

Single Family Residence

RESIDENTIAL

22 RIVER RIDGE LN

ROSIE, AR 72571

\$467,227 TopHap Estimate · \$166 / ft² · confidence 83 · as of Jun 23, 2026



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3

BATHS

2,818 ft²

LIVING AREA

5.01 ac

LOT SIZE

2022

YEAR BUILT

1

STORIES

VALUATION

\$467K

\$388K low

\$547K high

Last Sale

\$31,000 · Dec 10, 2020

Est. Owner Equity

\$231,827

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$2,423 (2025)
Assessed Value	\$54,530
Previous Assessed	\$54,530
Assessor Market Value	\$272,650

PROPERTY FACTS

Property Type	Single Family Residence
County	Independence
Lot (acres)	5.01
Construction	Frame (Unspecified)
Foundation	Closed Piers
Roof	Shingle
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

Patio · 200 ft²

CLIMATE RISK

10
FLOOD

47
WILDFIRE

90
HEAT

66
STORM

6
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 22, 2022	Financing	Intrafamily Transfer			\$235K
Dec 5, 2020	Resale	Warranty Deed	\$31,000	\$11	
May 1, 2007	Non-arms-length	Warranty Deed	\$28,000	\$10	
Mar 17, 2006	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Southside Elementary School	Elementary	PK–3	6.1 mi
Southside Charter High School	High	10–12	6.7 mi
Southside Junior High School	Middle	7–9	6.8 mi

District: Southside School District



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Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 72571

119 CRIME INDEX	160 AIR POLLUTION	448 POPULATION	\$54K MEDIAN IN-COME	59°F AVG TEMP	73% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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