

Residential - Vacant Land

RESIDENTIAL

265 RIVER RIDGE RD

ROSIE, AR 72571

\$121,554 TopHap Estimate · confidence 79 · as of Jul 14, 2026



4.75 ac
LOT SIZE

VALUATION

\$122K

\$96K low

\$147K high

Last Sale

\$306,000 · Jul 21, 2021

Est. Owner Equity

\$0

Loan-to-Value

253%

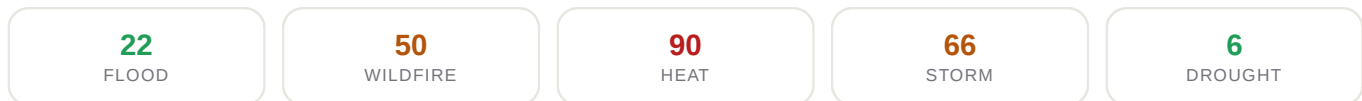
TAX & ASSESSMENT

Property Tax	\$172 (2025)
Assessed Value	\$3,210
Previous Assessed	\$3,210
Assessor Market Value	\$16,050

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Independence
Lot (acres)	4.75
Heating	None
Pool	No

CLIMATE RISK



TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 20, 2021	Resale	Warranty Deed	\$306,000		\$306K
Jan 4, 2010	Resale	Corporation Deed	\$30,000		
May 27, 2009	Financing	Warranty Deed			
Mar 7, 2007	Non-arms-length	Warranty Deed	\$40,000		

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

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
---------------------------------------	---	--------------------------------------	--	-------------------------------------	------------------------------------

Index values: 100 = US average; lower is better.

|
 OWNERSHIP

Occupancy	Owner occupied
-----------	----------------