

Single Family Residence **RESIDENTIAL**

13 RIVER RIDGE LN

ROSIE, AR 72571

\$467,644 TopHap Estimate · \$173 / ft² · confidence 87 · as of Jul 14, 2026



2

BATHS

2,697 ft²

LIVING AREA

3.87 ac

LOT SIZE

2008

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$468K

\$409K low

\$527K high

Last Sale

\$395,000 · Jun 14, 2024

Est. Owner Equity

\$467,644

TAX & ASSESSMENT

Property Tax	\$2,130 (2025)
Assessed Value	\$52,160
Previous Assessed	\$52,160
Assessor Market Value	\$260,800

PROPERTY FACTS

Property Type	Single Family Residence
County	Independence
Lot (acres)	3.87
Construction	Brick
Foundation	Closed Piers
Roof	Shingle
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

Deck · 480 ft²

Patio · 640 ft²

Porch · 224 ft²

CLIMATE RISK

10
FLOOD

43
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
Jun 12, 2024	Resale	Warranty Deed	\$395,000	\$146	
Apr 28, 2023	Financing	Intrafamily Transfer			\$100K
Mar 29, 2010	Resale	Warranty Deed	\$242,000	\$90	

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

OWNERSHIP

Occupancy	Owner occupied
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