

Single Family Residence **RESIDENTIAL**

39 RIVER RIDGE LN

ROSIE, AR 72571

\$381,187 TopHap Estimate · \$193 / ft² · confidence 82 · as of Jul 14, 2026



2

BATHS

1,976 ft²

LIVING AREA

3.03 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$381K

\$314K low

\$448K high

Last Sale

\$184,000 · Jul 3, 2008

Est. Owner Equity

\$231,187

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$1,594 (2025)
Assessed Value	\$39,060
Previous Assessed	\$39,060
Assessor Market Value	\$195,300

PROPERTY FACTS

Property Type	Single Family Residence
County	Independence
Lot (acres)	3.03
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Shingle
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

Porch · 180 ft²

CLIMATE RISK

45
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
Aug 24, 2006	Non-arms-length	Warranty Deed	\$178,000	\$90	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Southside Elementary School	Elementary	PK–3	6.5 mi
Southside Charter High School	High	10–12	7.0 mi
Southside Junior High School	Middle	7–9	7.2 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
-----------	-----------------------