

Single Family Residence

RESIDENTIAL

69 RIVER RIDGE LN

ROSIE, AR 72571

\$179,863 TopHap Estimate · \$102 / ft² · confidence 81 · as of Jul 14, 2026

2

BATHS

1,771 ft²

LIVING AREA

3.56 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

VALUATION

\$180K

\$145K low

\$214K high

Last Sale

\$179,000 · Aug 15, 2017

Est. Owner Equity

\$179,863

TAX & ASSESSMENT

Property Tax	\$1,732 (2025)
Assessed Value	\$37,000
Previous Assessed	\$37,000
Assessor Market Value	\$185,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Independence
Lot (acres)	3.56
Construction	Frame (Unspecified)
Foundation	Closed Piers
Roof	Metal
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 32 ft²

Patio · 280 ft²

Porch · 834 ft²

CLIMATE RISK

48 FLOOD	47 WILDFIRE	90 HEAT	66 STORM	6 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 15, 2017	Resale	Warranty Deed	\$178,500	\$101	
Nov 24, 2014	Resale	Warranty Deed	\$170,000	\$96	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cedar Ridge Elementary School	Elementary	KG–5	5.2 mi
Cedar Ridge High School	Middle	6–12	5.2 mi

District: Cedar Ridge 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	Absentee owner
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