

Single Family Residence **RESIDENTIAL**

2 RIVER RIDGE SPUR

ROSIE, AR 72571

\$358,364 TopHap Estimate · \$174 / ft² · confidence 88 · as of Jul 14, 2026



3

BATHS

2,060 ft²

LIVING AREA

17.03 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$358K

\$315K low

\$401K high

Last Sale

\$335,000 · Sep 8, 2025

Est. Owner Equity

\$0

Loan-to-Value

107%

TAX & ASSESSMENT

Property Tax	\$1,324 (2025)
Assessed Value	\$36,420
Previous Assessed	\$36,420
Assessor Market Value	\$182,100

PROPERTY FACTS

Property Type	Single Family Residence
County	Independence
Lot (acres)	17.03
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Metal
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

Patio · 192 ft²

Porch · 492 ft²

CLIMATE RISK

10
FLOOD

48
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
Apr 23, 2026	Financing	Mortgage			\$385K
Sep 8, 2025	Resale	Warranty Deed	\$335,000	\$163	\$357K
Mar 14, 2025	Resale	Warranty Deed	\$335,000	\$163	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Southside Elementary School	Elementary	PK–3	5.9 mi
Southside Charter High School	High	10–12	6.6 mi

Southside Junior High School	Middle	7–9	6.7 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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