

Single Family Residence

RESIDENTIAL

49 RIVER RIDGE LN

ROSIE, AR 72571

\$315,217 TopHap Estimate · \$114 / ft² · confidence 82 · as of Jul 14, 2026



3

BATHS

2,761 ft²

LIVING AREA

3.05 ac

LOT SIZE

2007

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$315K

\$259K low

\$372K high

Est. Owner Equity

\$315,217

TAX & ASSESSMENT

Property Tax	\$2,656 (2025)
Assessed Value	\$56,750
Previous Assessed	\$56,750
Assessor Market Value	\$283,750

PROPERTY FACTS

Property Type	Single Family Residence
County	Independence
Lot (acres)	3.05
Construction	Brick
Foundation	Closed Piers
Roof	Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 399 ft²

Porch · 119 ft²

CLIMATE RISK

70
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
Sep 26, 2019	Financing	Intrafamily Transfer			
Jun 28, 2006	Non-arms-length	Warranty Deed	\$60,000	\$22	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cedar Ridge High School	Middle	6–12	5.1 mi
Cedar Ridge Elementary School	Elementary	KG–5	5.1 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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