

Rural Residence

RESIDENTIAL

1 RIVER RIDGE LN

ROSIE, AR 72571

\$504,084 TopHap Estimate · \$247 / ft² · confidence 77 · as of Jul 14, 2026

1

BATHS

2,040 ft²

LIVING AREA

38.55 ac

LOT SIZE

2020

YEAR BUILT

1

STORIES

VALUATION

\$504K

\$390K low

\$618K high

Est. Owner Equity

\$339,084

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax

\$1,986 (2025)

Assessed Value

\$37,050

Previous Assessed

\$37,050

Assessor Market Value

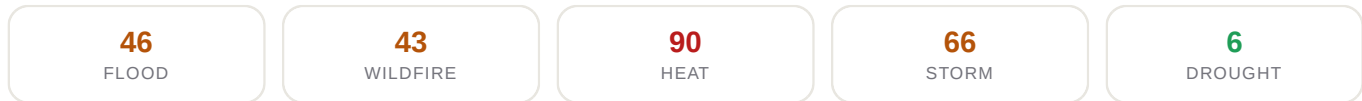
\$185,250

PROPERTY FACTS

Property Type	Rural Residence
County	Independence
Lot (acres)	38.55
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Metal
Heating	Central
Cooling	Central
Garage	Mixed
Pool	No

Patio · 2,400 ft²

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 8, 2016	Resale	Fiduciary Deed	\$55,770	\$27	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Southside Elementary School	Elementary	PK–3	5.8 mi
Southside Charter High School	High	10–12	6.3 mi
Southside Junior High School	Middle	7–9	6.5 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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