

Single Family Residence

**RESIDENTIAL**

# 8 RIVER RIDGE LN

ROSIE, AR 72571

**\$360,821** TopHap Estimate · \$251 / ft<sup>2</sup> · confidence 83 · as of Jul 14, 2026



**2**

BATHS

**1,440 ft<sup>2</sup>**

LIVING AREA

**16 ac**

LOT SIZE

**2018**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$361K**

\$299K low

\$423K high

Last Sale

**\$22,150 · Apr 11, 2022**

Est. Owner Equity

**\$163,229**

Loan-to-Value

**52%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,979 (2025) |
| Assessed Value        | \$36,930       |
| Previous Assessed     | \$36,930       |
| Assessor Market Value | \$184,650      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Independence               |
| Lot (acres)   | 16.00                      |
| Construction  | Wood (Unspecified)         |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Metal                      |
| Heating       | Central                    |
| Cooling       | Central                    |
| Garage        | Mixed                      |
| Pool          | No                         |

Patio · 192 ft²

Porch · 436 ft²

## CLIMATE RISK

**40**  
FLOOD

**46**  
WILDFIRE

**90**  
HEAT

**66**  
STORM

**6**  
DROUGHT

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

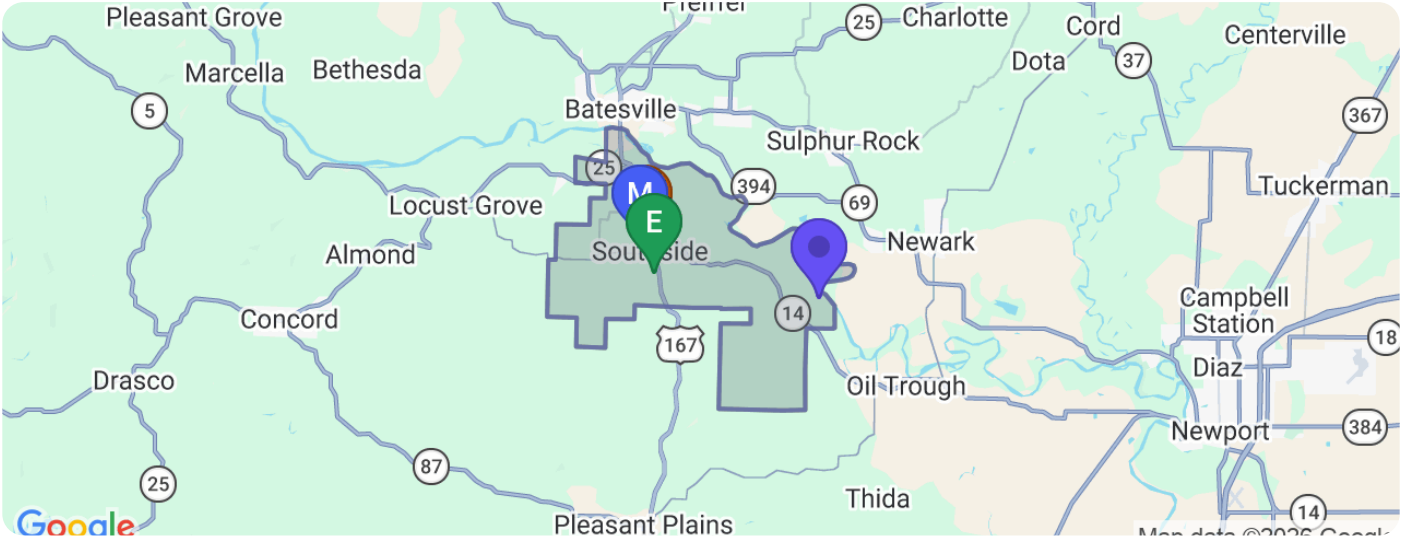
## TRANSACTION HISTORY

| DATE                | TYPE            | DEED          | PRICE    | \$/FT² | LOAN  |
|---------------------|-----------------|---------------|----------|--------|-------|
| <b>Apr 8, 2022</b>  | Resale          | Warranty Deed | \$22,150 | \$15   | \$17K |
| <b>Dec 22, 2016</b> | Resale          | Warranty Deed | \$40,000 | \$28   |       |
| <b>Jun 30, 2008</b> | Non-arms-length | Warranty Deed | \$50,000 | \$35   |       |
| <b>Oct 16, 2007</b> | Resale          | Warranty Deed | \$40,000 | \$28   |       |

ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Southside Elementary School   | Elementary | PK–3   | 5.9 mi   |
| Southside Charter High School | High       | 10–12  | 6.5 mi   |
| Southside Junior High School  | Middle     | 7–9    | 6.6 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