

Single Family Residence

RESIDENTIAL

16 RIVER RIDGE LN

ROSIE, AR 72571

\$426,870 TopHap Estimate · \$174 / ft² · confidence 79 · as of Jun 23, 2026



3

BATHS

2,448 ft²

LIVING AREA

5 ac

LOT SIZE

2017

YEAR BUILT

1

STORIES

VALUATION

\$427K

\$337K low

\$517K high

Last Sale

\$19,000 · Sep 10, 2015

Est. Owner Equity

\$242,870

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$2,170 (2025)
Assessed Value	\$49,820
Previous Assessed	\$49,820
Assessor Market Value	\$249,100

PROPERTY FACTS

Property Type	Single Family Residence
County	Independence
Lot (acres)	5.00
Construction	Frame (Unspecified)
Foundation	Closed Piers
Roof	Shingle
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	Yes

Patio · 192 ft²

Porch · 352 ft²

CLIMATE RISK

45 FLOOD	46 WILDFIRE	90 HEAT	66 STORM	6 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 9, 2015	Resale	Warranty Deed	\$19,000	\$8	\$171K
Apr 17, 2015	Resale	Warranty Deed	\$18,000	\$7	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Southside Elementary School	Elementary	PK–3	6.1 mi
Southside Charter High School	High	10–12	6.7 mi
Southside Junior High School	Middle	7–9	6.8 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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