

Single Family Residence

RESIDENTIAL

296 RIVER FOREST DR

CALICO ROCK, AR 72519

\$191,455 TopHap Estimate · \$124 / ft² · confidence 80 · as of Jul 14, 2026

3

BATHS

1,540 ft²

LIVING AREA

3.73 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

VALUATION

\$191K

\$152K low

\$231K high

Last Sale

\$4,980 · Aug 27, 2018

Est. Owner Equity

\$191,455

TAX & ASSESSMENT

Property Tax	\$2,208 (2025)
Assessed Value	\$44,150
Previous Assessed	\$44,150
Assessor Market Value	\$220,750

PROPERTY FACTS

Property Type	Single Family Residence
County	Izard
Lot (acres)	3.73
Construction	Frame (Unspecified)
Foundation	Closed Piers
Roof	Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

Deck · 80 ft²

Patio · 372 ft²

Porch · 743 ft²

CLIMATE RISK

10 FLOOD	83 HEAT	72 STORM	10 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 6, 2022	Quitclaim	Quit Claim Transfer			
Aug 22, 2018	Non-arms-length	Redemption Deed	\$4,980	\$3	
Aug 22, 2018	Non-arms-length	Redemption Deed	\$4,980	\$3	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Calico Rock Elementary School	Elementary	KG–6	3.2 mi
Calico Rock High School	Middle	7–12	3.7 mi

District: Calico Rock 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 72519

130 CRIME INDEX	142 AIR POLLUTION	4,285 POPULATION	\$48K MEDIAN IN-COME	58°F AVG TEMP	68% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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