

Single Family Residence **RESIDENTIAL**

40 RIVER FOREST DR

CALICO ROCK, AR 72519

\$372,932 TopHap Estimate · \$183 / ft² · confidence 79 · as of Jul 14, 2026



2

BATHS

2,036 ft²

LIVING AREA

2000

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$373K

\$296K low

\$450K high

Est. Owner Equity

\$222,932

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$3,018 (2025)
Assessed Value	\$65,720
Previous Assessed	\$65,720
Assessor Market Value	\$328,600

PROPERTY FACTS

Property Type	Single Family Residence
County	Izard
Construction	Frame (Unspecified)
Foundation	Closed Piers
Roof	Composition Shingle
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

Deck · 20 ft²

Patio · 20 ft²

Porch · 596 ft²

CLIMATE RISK

89 FLOOD	85 HEAT	76 STORM	10 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 20, 2022	Financing	Beneficiary Deed			
Feb 20, 2015	Resale	Deed	\$206,500	\$101	\$150K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Melbourne Elementary School	Elementary	PK–6	17.9 mi
Melbourne High School	Middle	7–12	17.9 mi

District: Melbourne 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.