

Single Family Residence **RESIDENTIAL**

106 RIVER FOREST DR

CALICO ROCK, AR 72519

\$454,626 TopHap Estimate · \$253 / ft² · confidence 78 · as of Jun 23, 2026



2

BATHS

1,800 ft²

LIVING AREA

1995

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$455K

\$355K low

\$555K high

Last Sale

\$295,000 · Feb 26, 2018

Est. Owner Equity

\$354,626

Loan-to-Value

22%

TAX & ASSESSMENT

Property Tax	\$2,313 (2025)
Assessed Value	\$50,380
Previous Assessed	\$50,380
Assessor Market Value	\$251,900

PROPERTY FACTS

Property Type	Single Family Residence
County	Izard
Construction	Frame (Unspecified)
Foundation	Closed Piers
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

Deck · 192 ft²

Porch · 1,440 ft²

CLIMATE RISK

39

FLOOD

85

HEAT

76

STORM

10

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 23, 2018	Resale	Warranty Deed	\$295,000	\$164	\$100K
Apr 7, 2014	Resale	Warranty Deed	\$325,000	\$181	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Melbourne Elementary School	Elementary	PK–6	17.9 mi
Melbourne High School	Middle	7–12	18.0 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.

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 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.

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 OWNERSHIP

Occupancy	Absentee owner
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