

Single Family Residence **RESIDENTIAL**

86 RIVER MEADOW LN

CALICO ROCK, AR 72519

\$376,795 TopHap Estimate · \$199 / ft² · confidence 78 · as of Jul 14, 2026



2

BATHS

1,891 ft²

LIVING AREA

1.67 ac

LOT SIZE

1

STORIES

VALUATION

\$377K

\$293K low

\$460K high

Est. Owner Equity

\$376,795

TAX & ASSESSMENT

Property Tax

\$2,045 (2025)

Assessed Value

\$52,900

Previous Assessed	\$52,900
Assessor Market Value	\$264,500

PROPERTY FACTS

Property Type	Single Family Residence
County	Izard
Lot (acres)	1.67
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Closed Piers
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Mixed
Pool	No

Deck · 150 ft²

Patio · 876 ft²

Porch · 200 ft²

CLIMATE RISK

85
FLOOD

81
HEAT

70
STORM

10
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 29, 2021	Financing	Intrafamily Transfer			
Mar 11, 2019	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Calico Rock Elementary School	Elementary	KG–6	1.5 mi
Calico Rock High School	Middle	7–12	2.1 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
---------------------------	-----------------------------	----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------