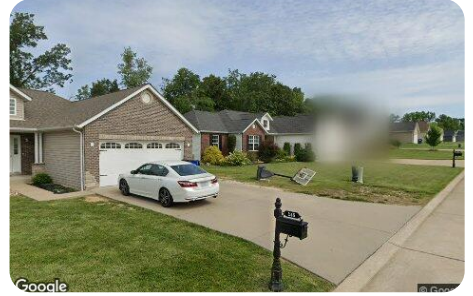


Single Family Residence **RESIDENTIAL**

246 ROCKPORT DR

TROY, MO 63379

\$384,577 TopHap Estimate · \$208 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,845 ft²

LIVING AREA

0.5 ac

LOT SIZE

2015

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$385K

\$366K low

\$403K high

Est. Owner Equity

\$204,577

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$2,912 (2025)
Assessed Value	\$47,633
Previous Assessed	\$47,633
Assessor Market Value	\$250,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Lincoln
Lot (acres)	0.50
Construction	Wood Frame
Foundation	Concrete
Roof	Asphalt
Heating	None
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 5, 2015	Financing	Warranty Deed			\$165K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Troy South Middle School	Middle	6–8	1.9 mi
Troy South Elementary School	Elementary	KG–5	2.1 mi
Troy Buchanan High School	High	9–12	4.2 mi

District: Troy R-III 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 63379

93 CRIME INDEX	76 AIR POLLUTION	29,250 POPULATION	\$83K MEDIAN IN-COME	55°F AVG TEMP	56% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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