

Rural Residence

**RESIDENTIAL**

# 773 WESTMORELAND DR

ROSSTON, AR 71858

**\$76,947** TopHap Estimate · \$79 / ft<sup>2</sup> · confidence 70 · as of Jul 14, 2026



**1**

BATHS

**978 ft<sup>2</sup>**

LIVING AREA

**3.64 ac**

LOT SIZE

**1965**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$77K**

\$54K low

\$100K high

Est. Owner Equity

**\$76,947**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$398 (2025) |
| Assessed Value        | \$11,070     |
| Previous Assessed     | \$11,070     |
| Assessor Market Value | \$55,350     |

## PROPERTY FACTS

|               |                       |
|---------------|-----------------------|
| Property Type | Rural Residence       |
| County        | Nevada                |
| Lot (acres)   | 3.64                  |
| Construction  | Frame (Unspecified)   |
| Foundation    | Open Piers            |
| Roof          | Metal                 |
| Heating       | None                  |
| Cooling       | None                  |
| Garage        | Carport (Unspecified) |

Porch · 182 ft²

## CLIMATE RISK

**42**  
FLOOD

**37**  
WILDFIRE

**93**  
HEAT

**71**  
STORM

**14**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Nevada High School       | Middle     | 7–12   | 4.1 mi   |
| Nevada Elementary School | Elementary | KG–6   | 4.1 mi   |

District: Nevada 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 71858

|                    |                      |                     |                         |                  |                 |
|--------------------|----------------------|---------------------|-------------------------|------------------|-----------------|
| 104<br>CRIME INDEX | 140<br>AIR POLLUTION | 1,291<br>POPULATION | \$45K<br>MEDIAN IN-COME | 63°F<br>AVG TEMP | 62%<br>SUNSHINE |
|--------------------|----------------------|---------------------|-------------------------|------------------|-----------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|