

Single Family Residence

RESIDENTIAL

766 WESTMORELAND DR

ROSSTON, AR 71858

\$127,472 TopHap Estimate · \$86 / ft² · confidence 88 · as of Jul 14, 2026



2

BATHS

1,486 ft²

LIVING AREA

1.33 ac

LOT SIZE

1992

YEAR BUILT

1

STORIES

VALUATION

\$127K

\$112K low

\$143K high

Est. Owner Equity

\$127,472

TAX & ASSESSMENT

Property Tax	\$224 (2025)
Assessed Value	\$28,290
Previous Assessed	\$28,290
Assessor Market Value	\$141,450

PROPERTY FACTS

Property Type	Single Family Residence
County	Nevada
Lot (acres)	1.33
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Closed Piers
Roof	Metal
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Mixed

Patio · 280 ft²

Porch · 190 ft²

CLIMATE RISK

64

FLOOD

36

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	4.0 mi
Nevada Elementary School	Elementary	KG–6	4.0 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 CRIME INDEX	140 AIR POLLUTION	1,291 POPULATION	\$45K MEDIAN IN-COME	63°F AVG TEMP	62% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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