

Single Family Residence **RESIDENTIAL**

# 799 WESTMORELAND DR

ROSSTON, AR 71858

**\$121,137** TopHap Estimate · \$71 / ft<sup>2</sup> · confidence 88 · as of Jul 14, 2026



**1**

BATHS

**1,713 ft<sup>2</sup>**

LIVING AREA

**0.96 ac**

LOT SIZE

**1937**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$121K**

\$106K low

\$136K high

Last Sale

**\$1,000 · Nov 1, 2023**

Est. Owner Equity

**\$121,137**

## TAX & ASSESSMENT

|                       |             |
|-----------------------|-------------|
| Property Tax          | \$34 (2025) |
| Assessed Value        | \$580       |
| Previous Assessed     | \$1,950     |
| Assessor Market Value | \$2,900     |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| County        | Nevada                                |
| Lot (acres)   | 0.96                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Foundation    | Closed Piers                          |
| Roof          | Shingle                               |
| Heating       | None                                  |
| Cooling       | None                                  |

Porch · 119 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<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.