

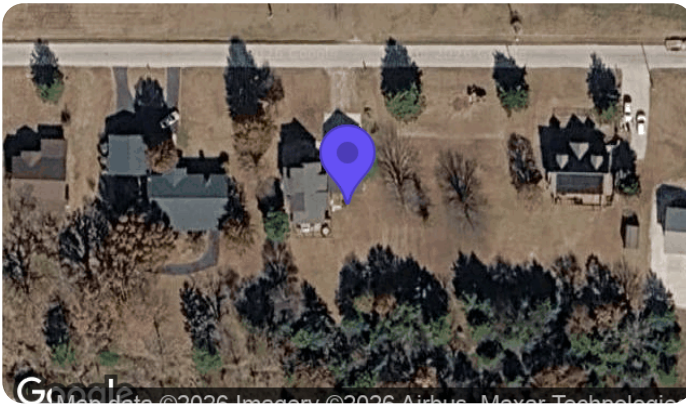
Single Family Residential

**RESIDENTIAL**

# 18499 FARM ROAD 2285

EAGLE ROCK, MO 65641

**\$268,100** TopHap Estimate · \$184 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**3**  
BEDS

**2**  
BATHS

**1,454 ft<sup>2</sup>**  
LIVING AREA

**0.38 ac**  
LOT SIZE

**1998**  
YEAR BUILT

**2**  
STORIES

**6**  
ROOMS

**3**  
PARKING

## VALUATION

**\$268K**

\$245K low

\$291K high

Last Sale

**\$287,500 · Apr 1, 2025**

Est. Owner Equity

**\$0**

Loan-to-Value

**160%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,254 (2025) |
| Assessed Value        | \$25,631       |
| Previous Assessed     | \$23,731       |
| Assessor Market Value | \$134,900      |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Single Family Residential |
| County        | BARRY                     |
| Lot (acres)   | 0.38                      |
| Construction  | Frame (Unspecified)       |
| Garage        | Garage, Detached          |
| Pool          | No                        |

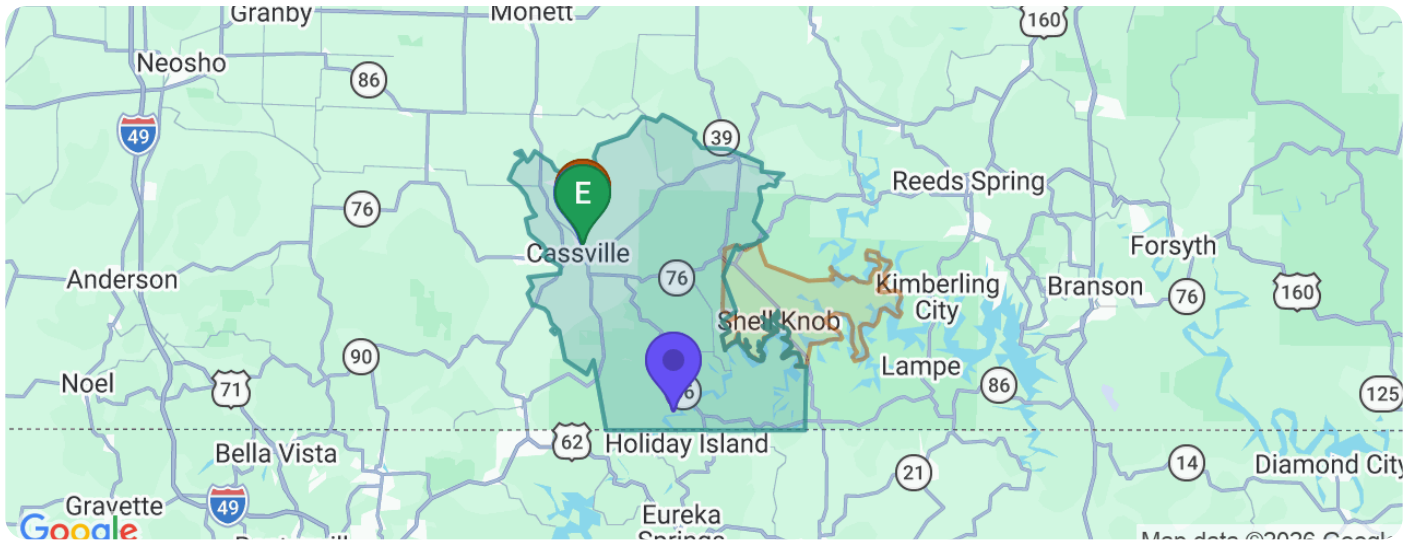
## TRANSACTION HISTORY

| DATE         | TYPE      | DEED            | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|-----------------|-------|--------------------|--------|
| Mar 28, 2025 | Financing | Correction Deed |       |                    | \$230K |
| Sep 11, 2012 | Financing | Warranty Deed   |       |                    | \$160K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Eunice Thomas Elementary School | Elementary | PK–2   | 13.3 mi  |
| Cassville Middle School         | Middle     | 6–8    | 13.3 mi  |
| Cassville High School           | High       | 9–12   | 13.6 mi  |

District: Cassville R-Iv 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 65641

|                           |                             |                            |                                |                         |                        |
|---------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>164</b><br>CRIME INDEX | <b>150</b><br>AIR POLLUTION | <b>1,584</b><br>POPULATION | <b>\$53K</b><br>MEDIAN IN-COME | <b>57°F</b><br>AVG TEMP | <b>60%</b><br>SUNSHINE |
|---------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|