

Single Family Residence

**RESIDENTIAL**

# 3970 ROUTE E

ROCKY COMFORT, MO 64861

**\$130,125** TopHap Estimate · \$120 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**1,083 ft<sup>2</sup>**  
LIVING AREA

**2.06 ac**  
LOT SIZE

**2016**  
YEAR BUILT

## VALUATION

**\$130K**

\$118K low

\$143K high

Est. Owner Equity

**\$130,125**

## TAX & ASSESSMENT

Property Tax

**\$488 (2023)**

Assessed Value

**\$12,410**

|                       |          |
|-----------------------|----------|
| Previous Assessed     | \$11,490 |
| Assessor Market Value | \$65,330 |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | McDonald                   |
| Lot (acres)   | 2.06                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Shingle                    |
| Heating       | Gravity                    |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE | \$/FT <sup>2</sup> | LOAN |
|--------------|-----------|---------------|-------|--------------------|------|
| Mar 9, 2023  | Financing | Warranty Deed |       |                    |      |
| Oct 28, 2016 | Financing | Warranty Deed |       |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Rocky Comfort Elementary School | Elementary | PK–8   | 4.2 mi   |
| McDonald County High School     | High       | 9–12   | 12.9 mi  |

District: McDonald County R-I 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 64861**

|                           |                             |                            |                                |                         |                        |
|---------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>125</b><br>CRIME INDEX | <b>122</b><br>AIR POLLUTION | <b>1,118</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>Owner occupied</b> |
|-----------|-----------------------|