

Residential (General/Single)

RESIDENTIAL

356 ROCKIE RIDGE LN

THEODOSIA, MO 65761

\$252,727 TopHap Estimate · \$166 / ft² · confidence 97 · as of Jul 14, 2026

2

BATHS

1,520 ft²

LIVING AREA

22.6 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$253K

\$245K low

\$260K high

Est. Owner Equity

\$252,727

TAX & ASSESSMENT

Property Tax	\$901 (2025)
Assessed Value	\$21,850
Previous Assessed	\$19,420
Assessor Market Value	\$115,600

PROPERTY FACTS

Property Type	Residential (General/Single)
County	OZARK
Lot (acres)	22.60
Cooling	Central
Pool	No

CLIMATE RISK

90 FLOOD	57 WILDFIRE	85 HEAT	70 STORM	16 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 27, 2026	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lutie High School	High	9–12	1.3 mi
Lutie Elementary School	Elementary	PK–6	1.3 mi

District: Lutie R-Vi 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 65761

137 CRIME INDEX	128 AIR POLLUTION	483 POPULATION	\$50K MEDIAN IN-COME	57°F AVG TEMP	60% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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