

Single Family Residence

**RESIDENTIAL**

# 1725 RIVER RUN LN

OZARK, MO 65721

**\$430,405** TopHap Estimate · \$229 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**5**

BEDS

**1**

BATHS

**1,876 ft<sup>2</sup>**

LIVING AREA

**0.25 ac**

LOT SIZE

**2018**

YEAR BUILT

## VALUATION

**\$430K**

\$404K low

\$457K high

Last Sale

**\$312,000 · Jun 15, 2018**

Est. Owner Equity

**\$129,625**

Loan-to-Value

**69%**

## TAX & ASSESSMENT

|                       |           |
|-----------------------|-----------|
| Assessed Value        | \$66,520  |
| Previous Assessed     | \$62,170  |
| Assessor Market Value | \$350,100 |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Christian               |
| Lot (acres)   | 0.25                    |
| Heating       | Steam                   |
| Cooling       | Yes                     |
| Fireplace     | Prefab                  |
| Pool          | No                      |

## CLIMATE RISK

**73**  
FLOOD

**50**  
WILDFIRE

**83**  
HEAT

**66**  
STORM

**30**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## ASSIGNED SCHOOLS

| SCHOOL                 | LEVEL      | GRADES | DISTANCE |
|------------------------|------------|--------|----------|
| Ozark High School      | High       | 10–12  | 1.1 mi   |
| Ozark Middle School    | Middle     | 6–7    | 1.5 mi   |
| East Elementary School | Elementary | KG–5   | 2.1 mi   |

District: Ozark 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 65721

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>89</b><br>CRIME INDEX | <b>128</b><br>AIR POLLUTION | <b>35,664</b><br>POPULATION | <b>\$75K</b><br>MEDIAN IN-COME | <b>56°F</b><br>AVG TEMP | <b>60%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|