

Single Family Residence

RESIDENTIAL

45 RIVER RIDGE SPUR

ROSIE, AR 72571

\$312,959 TopHap Estimate · \$209 / ft² · confidence 82 · as of Jun 25, 2026

2

BATHS

1,500 ft²

LIVING AREA

2 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

VALUATION

\$313K

\$257K low

\$369K high

Last Sale

\$89,900 · May 7, 2026

Est. Owner Equity

\$312,959

TAX & ASSESSMENT

Property Tax	\$957 (2025)
Assessed Value	\$27,190
Previous Assessed	\$27,190
Assessor Market Value	\$135,950

PROPERTY FACTS

Property Type	Single Family Residence
County	INDEPENDENCE
Lot (acres)	2.00
Construction	Frame (Unspecified)
Roof	Shingle
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

Deck · 176 ft²

Patio · 176 ft²

Porch · 210 ft²

CLIMATE RISK

10 FLOOD	48 WILDFIRE	90 HEAT	66 STORM	6 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 22, 2026	Resale	Contract Sale	\$89,900	\$60	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Southside Elementary School	Elementary	PK–3	5.9 mi
Southside Charter High School	High	10–12	6.5 mi
Southside Junior High School	Middle	7–9	6.6 mi

District: Southside 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 72571

119 CRIME INDEX	160 AIR POLLUTION	448 POPULATION	\$54K MEDIAN IN-COME	59°F AVG TEMP	73% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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