

Single Family Residence **RESIDENTIAL**

# 41 RIVER ROCK DR

MOSCOW MILLS, MO 63362

**\$276,791** TopHap Estimate · \$231 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,197 ft<sup>2</sup>**

LIVING AREA

**2022**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$277K**

\$258K low

\$296K high

Est. Owner Equity

**\$22,089**

Loan-to-Value

**90%**

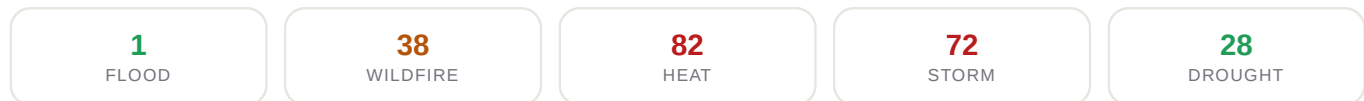
## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,940 (2025) |
| Assessed Value        | \$31,745       |
| Previous Assessed     | \$31,745       |
| Assessor Market Value | \$167,080      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | Lincoln                 |
| Foundation    | Concrete                |
| Roof          | Asphalt                 |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE | \$/FT² | LOAN   |
|--------------|-----------|---------------|-------|--------|--------|
| Sep 27, 2022 | Financing | Warranty Deed |       |        | \$255K |
| Jun 3, 2022  | Financing | Warranty Deed |       |        | \$192K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| William Cappel Elementary School | Elementary | KG–5   | 2.5 mi   |
| Troy South Middle School         | Middle     | 6–8    | 3.5 mi   |
| Troy Buchanan High School        | High       | 9–12   | 5.3 mi   |

District: Troy R-III 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 63362

|                                       |                                        |                                        |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>107</div> <div>CRIME INDEX</div> | <div>79</div> <div>AIR POLLUTION</div> | <div>9,637</div> <div>POPULATION</div> | <div>\$83K</div> <div>MEDIAN IN-COME</div> | <div>55°F</div> <div>AVG TEMP</div> | <div>56%</div> <div>SUNSHINE</div> |
|---------------------------------------|----------------------------------------|----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|