

Single Family Residence **RESIDENTIAL**

49 RIVER ROCK DR

MOSCOW MILLS, MO 63362

\$286,181 TopHap Estimate · \$211 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,357 ft²

LIVING AREA

2022

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$286K

\$268K low

\$304K high

Est. Owner Equity

\$0

Loan-to-Value

104%

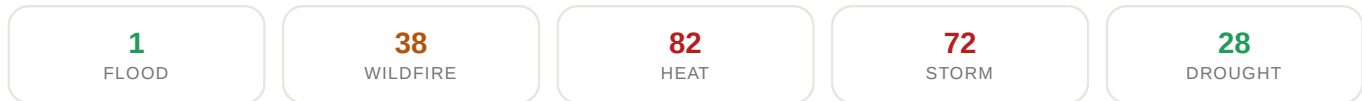
TAX & ASSESSMENT

Property Tax	\$1,937 (2025)
Assessed Value	\$33,223
Previous Assessed	\$33,223
Assessor Market Value	\$174,860

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
Nov 17, 2022	Financing	Warranty Deed			\$255K
May 19, 2022	Financing	Warranty Deed			\$193K

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

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

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

OWNERSHIP

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