

Single Family Residence **RESIDENTIAL**

81 RIVER ROCK DR

MOSCOW MILLS, MO 63362

\$344,529 TopHap Estimate · \$201 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.8

BATHS

1,713 ft²

LIVING AREA

0.31 ac

LOT SIZE

2022

YEAR BUILT

1

STORIES

7

ROOMS

3

PARKING

VALUATION

\$345K

\$326K low

\$363K high

Est. Owner Equity

\$66,329

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$2,637 (2025)
Assessed Value	\$43,143
Previous Assessed	\$39,408
Assessor Market Value	\$227,070

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	LINCOLN
Lot (acres)	0.30
Roof	Asphalt
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 6, 2026	Quitclaim	Quit Claim Transfer			\$278K
Nov 17, 2022	Financing	Warranty Deed			\$283K
May 19, 2022	Financing	Warranty Deed			\$221K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
William Cappel Elementary School	Elementary	KG–5	2.6 mi
Troy South Middle School	Middle	6–8	3.6 mi
Troy Buchanan High School	High	9–12	5.4 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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