

Single Family Residence **RESIDENTIAL**

89 RIVER ROCK DR

MOSCOW MILLS, MO 63362

\$304,685 TopHap Estimate · \$241 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,264 ft²

LIVING AREA

0.23 ac

LOT SIZE

2022

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$305K

\$288K low

\$321K high

Est. Owner Equity

\$47,530

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$2,031 (2025)
Assessed Value	\$33,231
Previous Assessed	\$33,231
Assessor Market Value	\$174,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Lincoln
Lot (acres)	0.23
Foundation	Concrete
Roof	Asphalt

CLIMATE RISK

1
FLOOD

39
WILDFIRE

82
HEAT

72
STORM

28
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 22, 2022	Financing	Warranty Deed			\$258K
Aug 22, 2022	Financing	Warranty Deed			\$210K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
William Cappel Elementary School	Elementary	KG–5	2.6 mi
Troy South Middle School	Middle	6–8	3.5 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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