

Single Family Residence **RESIDENTIAL**

# 102 RIVER ROCK DR

MOSCOW MILLS, MO 63362

**\$313,076** TopHap Estimate · \$217 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**1,440 ft<sup>2</sup>**  
LIVING AREA

**0.27 ac**  
LOT SIZE

**2022**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$313K**

\$296K low

\$330K high

Est. Owner Equity

**\$96,251**

Loan-to-Value

**67%**

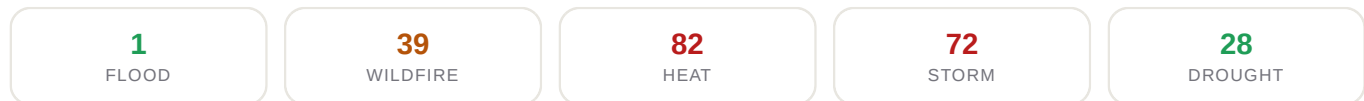
## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,214 (2025) |
| Assessed Value        | \$36,222       |
| Previous Assessed     | \$36,222       |
| Assessor Market Value | \$190,640      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | Lincoln                 |
| Lot (acres)   | 0.27                    |
| Foundation    | Concrete                |
| Roof          | Asphalt                 |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE | \$/FT² | LOAN   |
|--------------|-----------|---------------|-------|--------|--------|
| Apr 28, 2022 | Financing | Warranty Deed |       |        | \$217K |

## 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

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

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|