

Single Family Residence **RESIDENTIAL**

86 RIVER ROCK DR

MOSCOW MILLS, MO 63362

\$339,683 TopHap Estimate · \$220 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,542 ft²

LIVING AREA

0.42 ac

LOT SIZE

2022

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$340K

\$322K low

\$358K high

Est. Owner Equity

\$95,695

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$2,342 (2025)
Assessed Value	\$38,312
Previous Assessed	\$38,312
Assessor Market Value	\$201,640

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Lincoln
Lot (acres)	0.42
Foundation	Concrete
Roof	Asphalt

CLIMATE RISK

1 FLOOD	39 WILDFIRE	82 HEAT	72 STORM	28 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 1, 2022	Financing	Warranty Deed			\$244K
Sep 9, 2022	Financing	Warranty Deed			\$229K

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	5.3 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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