

Single Family Residence **RESIDENTIAL**

70 RIVER ROCK DR

MOSCOW MILLS, MO 63362

\$362,358 TopHap Estimate · \$172 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,104 ft²

LIVING AREA

0.4 ac

LOT SIZE

2023

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$362K

\$353K low

\$372K high

Est. Owner Equity

\$73,343

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$2,572 (2025)
Assessed Value	\$42,077
Previous Assessed	\$42,077
Assessor Market Value	\$221,460

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Lincoln
Lot (acres)	0.40
Foundation	Concrete
Roof	Asphalt

CLIMATE RISK

1 FLOOD	38 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
May 25, 2023	Financing	Warranty Deed			\$289K
Mar 2, 2023	Financing	Warranty Deed			\$254K

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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