

Single Family Residence **RESIDENTIAL**

8718 RANCH BLVD

LITTLE ROCK, AR 72223

\$1,119,371 TopHap Estimate · \$243 / ft² · confidence 83 · as of Jul 14, 2026



4

BATHS

4,614 ft²

LIVING AREA

0.36 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

VALUATION

\$1.1M

\$932K low

\$1.3M high

Last Sale

\$775,000 · Jun 11, 2018

Est. Owner Equity

\$1,119,371

TAX & ASSESSMENT

Property Tax	\$7,004 (2025)
Assessed Value	\$124,078
Previous Assessed	\$124,078
Assessor Market Value	\$620,390

PROPERTY FACTS

Property Type	Single Family Residence
County	Pulaski
Lot (acres)	0.36
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	In-Ground Vinyl Pool

Patio · 150 ft²

Porch · 883 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 5, 2018	Resale	Warranty Deed	\$775,000	\$168	
Aug 7, 2017	Quitclaim	Quit Claim Transfer			
Sep 21, 2004	Quitclaim	Quit Claim Transfer			\$600K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pinnacle View Middle School	Middle	6–8	0.4 mi
Little Rock West High School of Innovation	High	9–12	0.4 mi
Don R. Roberts Elementary School	Elementary	KG–5	0.9 mi

District: Little Rock 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 72223

50 CRIME INDEX	159 AIR POLLUTION	25,771 POPULATION	\$127K MEDIAN IN-COME	62°F AVG TEMP	62% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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