

Single Family Residence **RESIDENTIAL**

8723 RANCH BLVD

LITTLE ROCK, AR 72223

\$644,092 TopHap Estimate · \$165 / ft² · confidence 89 · as of Jul 14, 2026



3

BATHS

3,911 ft²

LIVING AREA

0.8 ac

LOT SIZE

2007

YEAR BUILT

1

STORIES

VALUATION

\$644K

\$571K low

\$717K high

Last Sale

\$400,000 · Jul 11, 2014

Est. Owner Equity

\$644,092

TAX & ASSESSMENT

Property Tax	\$6,574 (2025)
Assessed Value	\$93,916
Previous Assessed	\$93,916
Assessor Market Value	\$469,580

PROPERTY FACTS

Property Type	Single Family Residence
County	Pulaski
Lot (acres)	0.80
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Patio · 150 ft²

Porch · 244 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 8, 2014	Resale	Warranty Deed	\$400,000	\$102	
Sep 30, 2005	Resale	Warranty Deed	\$65,000	\$17	\$346K

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	0.8 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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