

Single Family Residence **RESIDENTIAL**

72 RACHEL CIR

RUSSELLVILLE, AR 72802

\$323,887 TopHap Estimate · \$155 / ft² · confidence 92 · as of Jul 14, 2026



2

BATHS

2,096 ft²

LIVING AREA

0.27 ac

LOT SIZE

2007

YEAR BUILT

1

STORIES

VALUATION

\$324K

\$297K low

\$351K high

Last Sale

\$260,000 · May 16, 2022

Est. Owner Equity

\$130,112

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$1,316 (2025)
Assessed Value	\$39,890
Previous Assessed	\$39,890
Assessor Market Value	\$199,450

PROPERTY FACTS

Property Type	Single Family Residence
County	POPE
Lot (acres)	0.27
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Fiberglass
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 144 ft²

Patio · 144 ft²

Porch · 108 ft²

CLIMATE RISK

37

FLOOD

90

HEAT

72

STORM

18

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 13, 2022	Resale	Warranty Deed	\$260,000	\$124	\$194K
May 5, 2021	Resale	Warranty Deed	\$234,600	\$112	\$235K
Oct 5, 2006	Resale	Warranty Deed	\$23,000	\$11	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Dover High School	High	9–12	3.1 mi
Dover Middle School	Middle	5–8	3.3 mi

Dover Elementary School	Elementary	PK–4	3.9 mi
-------------------------	------------	------	--------

District: Dover 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 72802

103 CRIME INDEX	138 AIR POLLUTION	25,586 POPULATION	\$66K MEDIAN IN-COME	61°F AVG TEMP	61% SUNSHINE
---------------------------------------	---	---	--	-------------------------------------	------------------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------