

Single Family Residence **RESIDENTIAL**

8719 RANCH BLVD

LITTLE ROCK, AR 72223

\$760,406 TopHap Estimate · \$204 / ft² · confidence 89 · as of Jul 14, 2026



3

BATHS

3,730 ft²

LIVING AREA

0.41 ac

LOT SIZE

2007

YEAR BUILT

1

STORIES

VALUATION

\$760K

\$678K low

\$843K high

Last Sale

\$750,000 · Dec 30, 2025

Est. Owner Equity

\$85,406

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax	\$6,417 (2025)
Assessed Value	\$91,672
Previous Assessed	\$91,672
Assessor Market Value	\$458,360

PROPERTY FACTS

Property Type	Single Family Residence
County	PULASKI
Lot (acres)	0.41
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Patio · 277 ft²

Porch · 169 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 17, 2025	Resale	Warranty Deed	\$750,000	\$201	\$675K
Apr 16, 2007	Resale	Warranty Deed	\$68,000	\$18	\$349K

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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