

Single Family Residence **RESIDENTIAL**

# 41 FOREST CIR

LITTLE ROCK, AR 72211

**\$214,639** TopHap Estimate · \$168 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**2**

BATHS

**1,277 ft<sup>2</sup>**

LIVING AREA

**0.12 ac**

LOT SIZE

**1985**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$215K**

**\$194K low**

**\$236K high**

Last Sale

**\$203,000 · Oct 12, 2022**

Est. Owner Equity

**\$89,639**

Loan-to-Value

**56%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,288 (2025) |
| Assessed Value        | \$32,683       |
| Previous Assessed     | \$32,683       |
| Assessor Market Value | \$163,415      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | PULASKI                 |
| Lot (acres)   | 0.12                    |
| Construction  | Brick                   |
| Roof          | Asphalt                 |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Patio · 120 ft²

Porch · 90 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------------|-----------|--------|--------|
| Feb 23, 2012 | Resale            | Warranty Deed       | \$135,000 | \$106  | \$125K |
| Apr 15, 2009 | Recorded document | Grant Deed          |           |        |        |
| Apr 21, 2009 | Resale            | Warranty Deed       | \$130,000 | \$102  | \$127K |
| Apr 15, 2009 | Recorded document | Warranty Deed       |           |        |        |
| Apr 22, 2009 | Recorded document | Warranty Deed       |           |        |        |
| Apr 3, 2008  | Quitclaim         | Quit Claim Transfer |           |        |        |
| Mar 4, 2008  | Non-arms-length   | Trustees Deed       | \$131,522 | \$103  |        |
| Mar 4, 2008  | Resale            | Trustees Deed       | \$131,522 | \$103  |        |
| Oct 3, 2006  | Resale            | Warranty Deed       | \$155,000 | \$121  | \$124K |
| Oct 29, 2004 | Resale            | Grant Deed          | \$128,000 | \$100  | \$124K |

## ASSIGNED SCHOOLS

| SCHOOL                                     | LEVEL      | GRADES | DISTANCE |
|--------------------------------------------|------------|--------|----------|
| Terry Elementary School                    | Elementary | KG–5   | 0.6 mi   |
| Pinnacle View Middle School                | Middle     | 6–8    | 4.6 mi   |
| Little Rock West High School of Innovation | High       | 9–12   | 4.6 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 72211

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>104</b><br>CRIME INDEX | <b>153</b><br>AIR POLLUTION | <b>21,430</b><br>POPULATION | <b>\$73K</b><br>MEDIAN IN-COME | <b>62°F</b><br>AVG TEMP | <b>62%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|