

Single Family Residence **RESIDENTIAL**

# 22 HOWARD PL

ROGERS, AR 72756

**\$509,205** TopHap Estimate · \$288 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**3**

BATHS

**1,766 ft<sup>2</sup>**

LIVING AREA

**2.17 ac**

LOT SIZE

**1995**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$509K**

\$463K low

\$555K high

Last Sale

**\$495,000 · Feb 12, 2026**

Est. Owner Equity

**\$57,205**

Loan-to-Value

**89%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,830 (2025) |
| Assessed Value        | \$79,791       |
| Assessor Market Value | \$398,955      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | BENTON                  |
| Lot (acres)   | 2.17                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Deck · 120 ft²

Patio · 603 ft²

Porch · 176 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Aug 27, 2025 | Resale | Warranty Deed | \$495,000 | \$280  | \$452K |
| May 22, 2015 | Resale | Warranty Deed | \$250,000 | \$142  | \$200K |
| Sep 5, 2008  | Resale | Warranty Deed | \$275,000 | \$156  | \$273K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Northside Elementary School | Elementary | KG–5   | 3.8 mi   |
| Greer Lingle Middle School  | Middle     | 6–8    | 4.0 mi   |
| Rogers Heritage High School | High       | 9–12   | 5.1 mi   |

District: Rogers Public Schools

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 72756

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>112</b><br>CRIME INDEX | <b>124</b><br>AIR POLLUTION | <b>49,498</b><br>POPULATION | <b>\$73K</b><br>MEDIAN IN-COME | <b>58°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|