

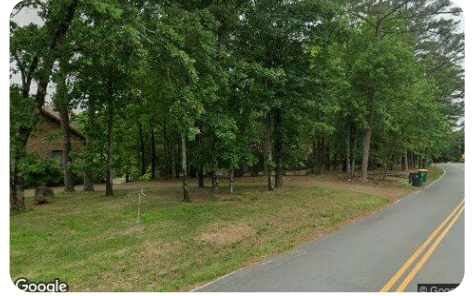
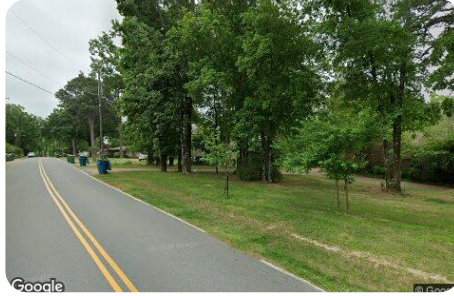
Single Family Residence

RESIDENTIAL

45 RIVER RIDGE RD

LITTLE ROCK, AR 72227

\$910,408 TopHap Estimate · \$175 / ft² · confidence 85 · as of Jul 14, 2026



5

BATHS

5,212 ft²
LIVING AREA

1.47 ac
LOT SIZE

1987
YEAR BUILT

1

STORIES

VALUATION

\$910K

\$773K low

\$1M high

Last Sale

\$600,000 · Mar 2, 2018

Est. Owner Equity

\$457,308

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$11,006 (2025)
Assessed Value	\$157,228
Previous Assessed	\$157,228
Assessor Market Value	\$786,140

PROPERTY FACTS

Property Type	Single Family Residence
County	Pulaski
Lot (acres)	1.47
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Closed Piers
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Mixed
Pool	Yes

Patio · 356 ft²

Porch · 654 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 12, 2020	Quitclaim	Quit Claim Transfer			
Nov 23, 2016	Resale	Warranty Deed	\$600,000	\$115	\$480K
Feb 25, 2011	Resale	Deed	\$660,000	\$127	\$417K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Jefferson Elementary School	Elementary	KG–5	2.3 mi
Pulaski Heights Middle School	Middle	6–8	4.6 mi
Central High School	High	9–12	6.1 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.

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 NEIGHBORHOOD · ZIP 72227

84 CRIME INDEX	159 AIR POLLUTION	10,726 POPULATION	\$83K MEDIAN IN-COME	62°F AVG TEMP	62% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Owner occupied
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