

Single Family Residence **RESIDENTIAL**

# 17146 RANCH DR

LITTLE ROCK, AR 72210

**\$726,666** TopHap Estimate · \$244 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026

**3**

BATHS

**2,982 ft<sup>2</sup>**

LIVING AREA

**10.9 ac**

LOT SIZE

**1977**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$727K**

\$670K low

\$784K high

Est. Owner Equity

**\$726,666**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$1,443 (2025)</b> |
| Assessed Value        | <b>\$61,535</b>       |
| Previous Assessed     | <b>\$61,535</b>       |
| Assessor Market Value | <b>\$307,675</b>      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Saline                  |
| Lot (acres)   | 10.90                   |
| Foundation    | Closed Piers            |
| Roof          | Asphalt                 |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |

Deck · 720 ft²

Shed · 800 ft²

Patio · 720 ft²

Porch · 154 ft²

## CLIMATE RISK

|             |                |            |             |              |
|-------------|----------------|------------|-------------|--------------|
| 25<br>FLOOD | 47<br>WILDFIRE | 92<br>HEAT | 71<br>STORM | 7<br>DROUGHT |
|-------------|----------------|------------|-------------|--------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT² | LOAN |
|--------------|-----------|----------------------|-------|--------|------|
| Jan 30, 2024 | Financing | Intrafamily Transfer |       |        |      |
| Dec 30, 2008 | Quitclaim | Quit Claim Transfer  |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Bethel Middle School         | Middle     | 6–7    | 4.5 mi   |
| Springhill Elementary School | Elementary | KG–5   | 5.0 mi   |
| Bryant High School           | High       | 10–12  | 8.9 mi   |

District: Bryant 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 72210

|                                      |                                         |                                         |                                            |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>82</div> <div>CRIME INDEX</div> | <div>155</div> <div>AIR POLLUTION</div> | <div>19,424</div> <div>POPULATION</div> | <div>\$81K</div> <div>MEDIAN IN-COME</div> | <div>62°F</div> <div>AVG TEMP</div> | <div>62%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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