

Single Family Residence **RESIDENTIAL**

# 65 RANCH RIDGE RD

LITTLE ROCK, AR 72223

**\$1,004,836** TopHap Estimate · \$184 / ft<sup>2</sup> · confidence 83 · as of Jul 14, 2026



**5**

BATHS

**5,448 ft<sup>2</sup>**

LIVING AREA

**0.61 ac**

LOT SIZE

**2007**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$1M**

\$836K low

\$1.2M high

Last Sale

**\$90,000 · Jan 17, 2017**

Est. Owner Equity

**\$0**

Loan-to-Value

**102%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,105 (2025) |
| Assessed Value        | \$115,790      |
| Previous Assessed     | \$115,790      |
| Assessor Market Value | \$578,950      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| County        | Pulaski                               |
| Lot (acres)   | 0.61                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Foundation    | Closed Piers                          |
| Roof          | Asphalt                               |
| Heating       | Central                               |
| Cooling       | Central                               |
| Fireplace     | Yes                                   |
| Garage        | Garage, Attached                      |
| Pool          | In-Ground Vinyl Pool                  |

Deck · 646 ft²

Patio · 1,022 ft²

Porch · 328 ft²

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED          | PRICE | \$/FT² | LOAN   |
|-------------|-----------|---------------|-------|--------|--------|
| Apr 4, 2006 | Financing | Trustees Deed |       |        | \$500K |

## ASSIGNED SCHOOLS

| SCHOOL                                     | LEVEL      | GRADES | DISTANCE |
|--------------------------------------------|------------|--------|----------|
| Pinnacle View Middle School                | Middle     | 6–8    | 0.3 mi   |
| Little Rock West High School of Innovation | High       | 9–12   | 0.3 mi   |
| Don R. Roberts Elementary School           | Elementary | KG–5   | 0.7 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>50</b><br>CRIME INDEX | <b>159</b><br>AIR POLLUTION | <b>25,771</b><br>POPULATION | <b>\$127K</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 | <b>Owner occupied</b> |
|-----------|-----------------------|