

Rural Residence

RESIDENTIAL

# 16650 RANCH DR

LITTLE ROCK, AR 72210

**\$202,820** TopHap Estimate · \$93 / ft<sup>2</sup> · confidence 45 · as of Jul 14, 2026

**2**

BATHS

**2,176 ft<sup>2</sup>**

LIVING AREA

**5.01 ac**

LOT SIZE

**1983**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$203K**

\$92K low

\$314K high

Est. Owner Equity

**\$202,820**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$1,405 (2025)</b> |
| Assessed Value        | <b>\$26,033</b>       |
| Previous Assessed     | <b>\$26,033</b>       |
| Assessor Market Value | <b>\$130,165</b>      |

## PROPERTY FACTS

|               |                  |
|---------------|------------------|
| Property Type | Rural Residence  |
| County        | Saline           |
| Lot (acres)   | 5.01             |
| Foundation    | Closed Piers     |
| Roof          | Asphalt          |
| Heating       | Central          |
| Cooling       | Central          |
| Garage        | Garage, Attached |

Deck · 512 ft²

Patio · 512 ft²

Porch · 152 ft²

## CLIMATE RISK

|             |                |            |             |              |
|-------------|----------------|------------|-------------|--------------|
| 52<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 |
|--------------|-----------------|---------------------|----------|--------|------|
| Jul 22, 2015 | Quitclaim       | Quit Claim Transfer |          |        |      |
| Dec 28, 2011 | Non-arms-length | Warranty Deed       | \$60,000 | \$28   |      |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Bethel Middle School         | Middle     | 6–7    | 4.7 mi   |
| Springhill Elementary School | Elementary | KG–5   | 5.2 mi   |
| Bryant High School           | High       | 10–12  | 9.1 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 | Absentee owner |
|-----------|----------------|