

Single Family Residence

**RESIDENTIAL**

# 53 RANCH RIDGE RD

LITTLE ROCK, AR 72223

**\$667,711** TopHap Estimate · \$157 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**4**

BATHS

**4,254 ft<sup>2</sup>**

LIVING AREA

**0.45 ac**

LOT SIZE

**1994**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$668K**

\$604K low

\$731K high

Last Sale

**\$475,000 · Oct 1, 2019**

Est. Owner Equity

**\$360,711**

Loan-to-Value

**47%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,491 (2025) |
| Assessed Value        | \$92,733       |
| Previous Assessed     | \$92,733       |
| Assessor Market Value | \$463,665      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| County        | Pulaski                               |
| Lot (acres)   | 0.45                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Foundation    | Closed Piers                          |
| Roof          | Asphalt                               |
| Heating       | Central                               |
| Cooling       | Central                               |
| Fireplace     | Yes                                   |
| Garage        | Garage, Attached                      |

Deck · 140 ft²

Patio · 242 ft²

Porch · 432 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Sep 30, 2019 | Resale | Warranty Deed | \$475,000 | \$112  | \$307K |

## ASSIGNED SCHOOLS

| SCHOOL                                     | LEVEL      | GRADES | DISTANCE |
|--------------------------------------------|------------|--------|----------|
| Pinnacle View Middle School                | Middle     | 6–8    | 0.2 mi   |
| Little Rock West High School of Innovation | High       | 9–12   | 0.2 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> |
|-----------|-----------------------|