

Single Family Residence **RESIDENTIAL**

8804 RANCH BLVD

LITTLE ROCK, AR 72223

\$787,805 TopHap Estimate · \$172 / ft² · confidence 95 · as of Jul 14, 2026



3

BATHS

4,581 ft²

LIVING AREA

0.39 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

VALUATION

\$788K

\$751K low

\$825K high

Last Sale

\$780,000 · Feb 26, 2026

Est. Owner Equity

\$7,805

Loan-to-Value

100%

TAX & ASSESSMENT

Property Tax	\$6,232 (2025)
Assessed Value	\$111,583
Previous Assessed	\$111,583
Assessor Market Value	\$557,915

PROPERTY FACTS

Property Type	Single Family Residence
County	Pulaski
Lot (acres)	0.39
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	In-Ground Vinyl Pool

Patio · 200 ft²

Porch · 642 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 20, 2026	Resale	Warranty Deed	\$780,000	\$170	\$780K
Aug 21, 2014	Quitclaim	Quit Claim Transfer			
Jan 2, 2009	Financing	Trustees Deed			\$50K
Dec 4, 2007	Financing	Trustees Deed			\$80K
Oct 11, 2005	Financing	Trustees Deed			\$30K
Mar 29, 2005	Financing	Trustees Deed			\$30K
Aug 22, 2004	Financing	Trustees Deed			\$30K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pinnacle View Middle School	Middle	6–8	0.5 mi
Little Rock West High School of Innovation	High	9–12	0.5 mi

Don R. Roberts Elementary School	Elementary	KG–5	0.9 mi
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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

50 CRIME INDEX	159 AIR POLLUTION	25,771 POPULATION	\$127K MEDIAN IN-COME	62°F AVG TEMP	62% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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