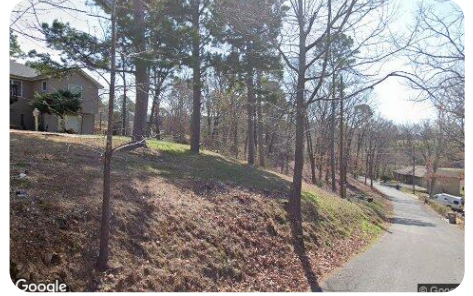


Single Family Residence **RESIDENTIAL**

# 8446 PINE RIDGE DR

ROGERS, AR 72756

**\$350,081** TopHap Estimate · \$195 / ft² · confidence 77 · as of Jul 14, 2026



**3**

BATHS

**1,792 ft²**

LIVING AREA

**0.45 ac**

LOT SIZE

**1993**

YEAR BUILT

**1**

STORIES

**6**

PARKING

## VALUATION

**\$350K**

\$270K low

\$430K high

Last Sale

**\$158,000 · Oct 9, 1995**

Est. Owner Equity

**\$236,581**

Loan-to-Value

**33%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,257 (2025) |
| Assessed Value        | \$94,483       |
| Previous Assessed     | \$94,483       |
| Assessor Market Value | \$472,415      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Benton                     |
| Lot (acres)   | 0.45                       |
| Construction  | Frame (Unspecified)        |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Asphalt                    |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Garage        | Mixed                      |
| Pool          | Yes                        |

Deck · 140 ft²

Patio · 170 ft²

Porch · 280 ft²

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Eastside Elementary School  | Elementary | KG–5   | 6.0 mi   |
| Rogers Heritage High School | High       | 9–12   | 6.7 mi   |
| Greer Lingle Middle School  | Middle     | 6–8    | 7.2 mi   |

District: Rogers 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 72756

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>112</b><br>CRIME INDEX | <b>124</b><br>AIR POLLUTION | <b>49,498</b><br>POPULATION | <b>\$73K</b><br>MEDIAN IN-COME | <b>58°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|