

Single Family Residence **RESIDENTIAL**

# 8725 RANCH BLVD

LITTLE ROCK, AR 72223

**\$618,469** TopHap Estimate · \$195 / ft<sup>2</sup> · confidence 86 · as of Jul 14, 2026



**3**

BATHS

**3,165 ft<sup>2</sup>**

LIVING AREA

**0.46 ac**

LOT SIZE

**1999**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$618K**

\$530K low

\$707K high

Est. Owner Equity

**\$292,469**

Loan-to-Value

**55%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,273 (2025) |
| Assessed Value        | \$75,327       |
| Previous Assessed     | \$75,327       |
| Assessor Market Value | \$376,635      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| County        | Pulaski                               |
| Lot (acres)   | 0.46                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Foundation    | Mat/Raft Foundation (Slab)            |
| Roof          | Asphalt                               |
| Heating       | Central                               |
| Cooling       | Central                               |
| Fireplace     | Yes                                   |
| Garage        | Garage, Attached                      |
| Pool          | Yes                                   |

Patio · 640 ft²

Porch · 113 ft²

Outdoor kitchen

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-------|--------|--------|
| Aug 3, 2018  | Quitclaim | Quit Claim Transfer |       |        |        |
| Aug 3, 2018  | Quitclaim | Quit Claim Transfer |       |        | \$304K |
| Oct 20, 2011 | Quitclaim | Quit Claim Transfer |       |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                                     | LEVEL      | GRADES | DISTANCE |
|--------------------------------------------|------------|--------|----------|
| Pinnacle View Middle School                | Middle     | 6–8    | 0.4 mi   |
| Little Rock West High School of Innovation | High       | 9–12   | 0.4 mi   |
| Don R. Roberts Elementary School           | Elementary | KG–5   | 0.8 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> |
|-----------|-----------------------|