

Single Family Residence **RESIDENTIAL**

## 2825 PLEASANT RIDGE RD

ROGERS, AR 72756

**\$759,570** TopHap Estimate · \$330 / ft<sup>2</sup> · confidence 78 · as of Jul 14, 2026

**2**

BATHS

**2,302 ft<sup>2</sup>**

LIVING AREA

**14.17 ac**

LOT SIZE

**2006**

YEAR BUILT

**1**

STORIES

**3**

PARKING

### VALUATION

**\$760K**

\$590K low

\$929K high

Last Sale

**\$90,000 · Jun 23, 2022**

Est. Owner Equity

**\$719,570**

Loan-to-Value

**5%**

### TAX & ASSESSMENT

Property Tax

**\$2,453 (2025)**

Assessed Value

**\$113,935**

Previous Assessed

**\$113,935**

Assessor Market Value

**\$569,675**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Benton                  |
| Lot (acres)   | 14.17                   |
| Construction  | Frame (Unspecified)     |
| Foundation    | Closed Piers            |
| Roof          | Fiberglass              |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |

Deck · 324 ft²

Patio · 256 ft²

Porch · 599 ft²

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 66<br>FLOOD | 62<br>WILDFIRE | 79<br>HEAT | 67<br>STORM | 23<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED                | PRICE | \$/FT² | LOAN |
|-------------|-----------|---------------------|-------|--------|------|
| Aug 3, 2006 | Quitclaim | Quit Claim Transfer |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Eastside Elementary School  | Elementary | KG–5   | 1.6 mi   |
| Rogers Heritage High School | High       | 9–12   | 2.3 mi   |
| Greer Lingle Middle School  | Middle     | 6–8    | 3.2 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> |
|-----------|-----------------------|