

Single Family Residence

**RESIDENTIAL**

# 31 RIVER RIDGE CIR

LITTLE ROCK, AR 72227

**\$1,115,468** TopHap Estimate · \$206 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**5**

BATHS

**5,402 ft<sup>2</sup>**

LIVING AREA

**0.6 ac**

LOT SIZE

**1978**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$1.1M**

\$1M low

\$1.2M high

Last Sale

**\$1,125,000 · Aug 21, 2024**

Est. Owner Equity

**\$620,468**

Loan-to-Value

**46%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$13,291 (2025) |
| Assessed Value        | \$189,866       |
| Previous Assessed     | \$189,866       |
| Assessor Market Value | \$949,330       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Pulaski                 |
| Lot (acres)   | 0.60                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Closed Piers            |
| Roof          | Wood Shingle            |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | Above-Ground Pool       |

Patio · 570 ft²

Porch · 40 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE       | \$/FT² | LOAN   |
|--------------|--------|---------------|-------------|--------|--------|
| Aug 20, 2024 | Resale | Warranty Deed | \$1,125,000 | \$208  | \$495K |
| Feb 26, 2021 | Resale | Warranty Deed | \$850,000   | \$157  | \$765K |
| May 4, 2018  | Resale | Warranty Deed | \$579,000   | \$107  | \$485K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Jefferson Elementary School   | Elementary | KG–5   | 1.8 mi   |
| Pulaski Heights Middle School | Middle     | 6–8    | 4.1 mi   |
| Central High School           | High       | 9–12   | 5.6 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 72227

|                                      |                                         |                                         |                                            |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>84</div> <div>CRIME INDEX</div> | <div>159</div> <div>AIR POLLUTION</div> | <div>10,726</div> <div>POPULATION</div> | <div>\$83K</div> <div>MEDIAN IN-COME</div> | <div>62°F</div> <div>AVG TEMP</div> | <div>62%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

|
 OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|