

Single Family Residence **RESIDENTIAL**

8607 RANCH BLVD

LITTLE ROCK, AR 72223

\$495,250 TopHap Estimate · \$149 / ft² · confidence 91 · as of Jul 14, 2026



4

BATHS

3,318 ft²

LIVING AREA

0.35 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

VALUATION

\$495K

\$451K low

\$540K high

Last Sale

\$328,468 · Mar 29, 2016

Est. Owner Equity

\$209,647

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$5,294 (2025)
Assessed Value	\$75,626
Previous Assessed	\$75,626
Assessor Market Value	\$378,130

PROPERTY FACTS

Property Type	Single Family Residence
County	Pulaski
Lot (acres)	0.35
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Closed Piers
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Patio · 480 ft²

Porch · 64 ft²

CLIMATE RISK

99
FLOOD

42
WILDFIRE

93
HEAT

71
STORM

7
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 25, 2016	Resale	Warranty Deed	\$328,468	\$99	\$312K
Jun 28, 2012	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pinnacle View Middle School	Middle	6–8	0.3 mi
Little Rock West High School of Innovation	High	9–12	0.3 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

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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