

Single Family Residence **RESIDENTIAL**

12901 PLEASANT FOREST DR

LITTLE ROCK, AR 72212

\$220,902 TopHap Estimate · \$145 / ft² · confidence 85 · as of Jun 23, 2026



2

BATHS

1,522 ft²

LIVING AREA

0.21 ac

LOT SIZE

1977

YEAR BUILT

1

STORIES

VALUATION

\$221K

\$188K low

\$254K high

Est. Owner Equity

\$125,940

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$2,102 (2025)
Assessed Value	\$30,028
Previous Assessed	\$30,028
Assessor Market Value	\$150,140

PROPERTY FACTS

Property Type	Single Family Residence
County	Pulaski
Lot (acres)	0.21
Construction	Frame (Unspecified)
Foundation	Closed Piers
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Patio · 48 ft²

Porch · 36 ft²

CLIMATE RISK

1 FLOOD	17 WILDFIRE	93 HEAT	73 STORM	7 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 14, 2008	Quitclaim	Quit Claim Transfer			
Nov 4, 2004	Recorded document	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Don R. Roberts Elementary School	Elementary	KG–5	2.3 mi
Pinnacle View Middle School	Middle	6–8	2.8 mi
Little Rock West High School of Innovation	High	9–12	2.8 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 72212

55 CRIME INDEX	156 AIR POLLUTION	13,507 POPULATION	\$118K MEDIAN IN-COME	62°F AVG TEMP	62% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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