

Single Family Residence

RESIDENTIAL

45 RANCH RIDGE RD

LITTLE ROCK, AR 72223

\$647,455 TopHap Estimate · \$170 / ft² · confidence 87 · as of Jul 14, 2026



3

BATHS

3,811 ft²

LIVING AREA

0.14 ac

LOT SIZE

1995

YEAR BUILT

1

STORIES

VALUATION

\$647K

\$565K low

\$730K high

Last Sale

\$427,500 · Dec 1, 2016

Est. Owner Equity

\$547,455

Loan-to-Value

16%

TAX & ASSESSMENT

Property Tax	\$6,304 (2025)
Assessed Value	\$90,054
Previous Assessed	\$90,054
Assessor Market Value	\$450,270

PROPERTY FACTS

Property Type	Single Family Residence
County	Pulaski
Lot (acres)	0.14
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Closed Piers
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	In-Ground Vinyl Pool

Deck · 20 ft²

Patio · 398 ft²

Porch · 306 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 21, 2026	Financing	Mortgage			\$100K
Nov 23, 2016	Resale	Warranty Deed	\$427,500	\$112	\$406K
Nov 30, 2012	Quitclaim	Quit Claim Transfer			
Dec 2, 2005	Resale	Warranty Deed	\$459,000	\$120	\$367K
May 27, 2004	Resale	Warranty Deed	\$450,000	\$118	\$450K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pinnacle View Middle School	Middle	6–8	0.1 mi
Little Rock West High School of Innovation	High	9–12	0.1 mi
Don R. Roberts Elementary School	Elementary	KG–5	0.7 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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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