

Single Family Residence

RESIDENTIAL

44 RANCH RIDGE RD

LITTLE ROCK, AR 72223

\$554,446 TopHap Estimate · \$191 / ft² · confidence 90 · as of Jul 14, 2026



3

BATHS

2,896 ft²

LIVING AREA

0.26 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

VALUATION

\$554K

\$497K low

\$612K high

Last Sale

\$348,000 · Aug 4, 2015

Est. Owner Equity

\$554,446

TAX & ASSESSMENT

Property Tax	\$4,156 (2025)
Assessed Value	\$70,821
Previous Assessed	\$70,821
Assessor Market Value	\$354,105

PROPERTY FACTS

Property Type	Single Family Residence
County	Pulaski
Lot (acres)	0.26
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Closed Piers
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Deck · 88 ft²

Patio · 315 ft²

Porch · 146 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 4, 2015	Resale	Warranty Deed	\$347,500	\$120	
Apr 29, 2004	Resale	Warranty Deed	\$360,000	\$124	\$364K

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

OWNERSHIP

Occupancy	Owner occupied
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