

Rural Residence

RESIDENTIAL

10102 SHEEP FARM RD

RATCLIFF, AR 72951

\$305,304 TopHap Estimate · \$103 / ft² · confidence 81 · as of Jul 14, 2026

3

BATHS

2,970 ft²

LIVING AREA

4.5 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

VALUATION

\$305K

\$248K low

\$362K high

Est. Owner Equity

\$0

Loan-to-Value

150%

TAX & ASSESSMENT

Property Tax

\$1,318 (2025)

Assessed Value

\$42,160

Previous Assessed

\$42,160

Assessor Market Value

\$210,800

PROPERTY FACTS

Property Type	Rural Residence
County	Franklin
Lot (acres)	4.50
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Closed Piers
Roof	Composition Shingle
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	Yes

Deck · 384 ft²

Patio · 764 ft²

Porch · 352 ft²

CLIMATE RISK

35 FLOOD	52 WILDFIRE	88 HEAT	63 STORM	4 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
County Line High School	Middle	7–12	5.6 mi
County Line Elementary School	Elementary	PK–6	5.7 mi

District: County Line 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 72951

90 CRIME INDEX	127 AIR POLLUTION	667 POPULATION	\$54K MEDIAN IN- COME	61°F AVG TEMP	61% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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