

Single Family Residence **RESIDENTIAL**

# 45 ADORATION LN

RUSSELLVILLE, AR 72802

**\$309,539** TopHap Estimate · \$179 / ft² · confidence 88 · as of Jul 14, 2026



**2**

BATHS

**1,732 ft²**

LIVING AREA

**3.05 ac**

LOT SIZE

**2001**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$310K**

\$273K low

\$346K high

Last Sale

**\$40,000 · May 23, 2025**

Est. Owner Equity

**\$273,539**

Loan-to-Value

**11%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,082 (2025) |
| Assessed Value        | \$35,111       |
| Previous Assessed     | \$35,111       |
| Assessor Market Value | \$175,555      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | POPE                    |
| Lot (acres)   | 3.05                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | Yes                     |

Shed · 600 ft²   Patio · 400 ft²   Porch · 644 ft²   Water feature

## CLIMATE RISK

**10**  
FLOOD

**90**  
HEAT

**74**  
STORM

**14**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE    | \$/FT² | LOAN  |
|--------------|--------|---------------|----------|--------|-------|
| May 31, 2023 | Resale | Warranty Deed | \$40,000 | \$23   | \$36K |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Atkins Middle School     | Middle     | 5–8    | 0.8 mi   |
| Atkins Elementary School | Elementary | PK–4   | 0.8 mi   |
| Atkins High School       | High       | 9–12   | 0.9 mi   |

District: Atkins Public Schools

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 72802

|                                       |                                         |                                         |                                            |                                     |                                    |
|---------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>103</div> <div>CRIME INDEX</div> | <div>138</div> <div>AIR POLLUTION</div> | <div>25,586</div> <div>POPULATION</div> | <div>\$66K</div> <div>MEDIAN IN-COME</div> | <div>61°F</div> <div>AVG TEMP</div> | <div>61%</div> <div>SUNSHINE</div> |
|---------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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