

Single Family Residence

**RESIDENTIAL**

# 1089 LAKE RIDGE DR

RUSSELLVILLE, AR 72802

**\$203,286**

TopHap Estimate · \$121 / ft<sup>2</sup> · confidence 88 · as of Jul 14, 2026



**2**

BATHS

**1,675 ft<sup>2</sup>**

LIVING AREA

**0.85 ac**

LOT SIZE

**2008**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$203K**

\$178K low

\$228K high

Last Sale

**\$145,000 · Sep 29, 2021**

Est. Owner Equity

**\$87,286**

Loan-to-Value

**56%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,302 (2025) |
| Assessed Value        | \$28,740       |
| Previous Assessed     | \$28,740       |
| Assessor Market Value | \$143,700      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| County        | POPE                                  |
| Lot (acres)   | 0.85                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Fiberglass                            |
| Heating       | Central                               |
| Cooling       | Central                               |
| Garage        | Garage, Attached                      |
| Pool          | No                                    |

Deck · 84 ft²

Patio · 84 ft²

Porch · 54 ft²

## CLIMATE RISK

20  
FLOOD

90  
HEAT

74  
STORM

18  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Sep 27, 2021 | Resale | Warranty Deed | \$145,000 | \$87   | \$116K |
| Nov 21, 2006 | Resale | Warranty Deed | \$11,000  | \$7    |        |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| London Elementary School        | Elementary | PK–4   | 3.2 mi   |
| Russellville Junior High School | Middle     | 8–9    | 3.3 mi   |
| Russellville High School        | High       | 9–12   | 6.3 mi   |

District: Russellville 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

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

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|