

Single Family Residence **RESIDENTIAL**

8612 RANCH BLVD

LITTLE ROCK, AR 72223

\$486,570 TopHap Estimate · \$166 / ft² · confidence 92 · as of Jul 14, 2026



3

BATHS

2,930 ft²

LIVING AREA

0.39 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

VALUATION

\$487K

\$446K low

\$527K high

Est. Owner Equity

\$0

Loan-to-Value

138%

TAX & ASSESSMENT

Property Tax	\$5,314 (2025)
Assessed Value	\$75,908
Previous Assessed	\$75,908
Assessor Market Value	\$379,540

PROPERTY FACTS

Property Type	Single Family Residence
County	Pulaski
Lot (acres)	0.39
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Patio · 447 ft²

Porch · 42 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 23, 2013	Resale	Grant Deed	\$295,000	\$101	
Jan 23, 2013	Resale	Warranty Deed	\$295,000	\$101	\$236K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pinnacle View Middle School	Middle	6–8	0.4 mi
Little Rock West High School of Innovation	High	9–12	0.4 mi
Don R. Roberts Elementary School	Elementary	KG–5	0.9 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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