

Single Family Residence **RESIDENTIAL**

279 RUSTIC RIDGE CT

HOT SPRINGS, AR 71913

\$616,604 TopHap Estimate · \$210 / ft² · confidence 81 · as of Jul 14, 2026



3

BATHS

2,939 ft²

LIVING AREA

8.07 ac

LOT SIZE

2013

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$617K

\$502K low

\$732K high

Est. Owner Equity

\$215,604

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$3,387 (2025)
Assessed Value	\$108,220
Previous Assessed	\$108,220
Assessor Market Value	\$541,100

PROPERTY FACTS

Property Type	Single Family Residence
County	Garland
Lot (acres)	8.07
Construction	Concrete
Foundation	Closed Piers
Roof	Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Deck · 16 ft²

Patio · 276 ft²

Porch · 810 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 16, 2014	Resale	Warranty Deed	\$54,000	\$18	\$43K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lake Hamilton Middle School	Middle	6–7	1.5 mi
Lake Hamilton Primary School	Elementary	PK–1	1.7 mi
Lake Hamilton High School	High	10–12	1.8 mi

District: Lake Hamilton 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 71913

101 CRIME INDEX	144 AIR POLLUTION	47,269 POPULATION	\$58K 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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