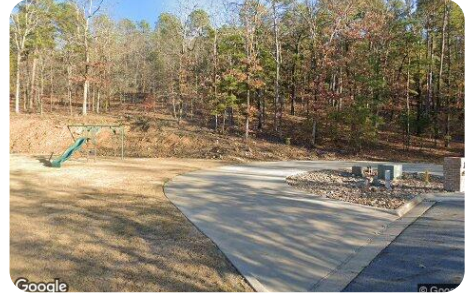


Single Family Residence **RESIDENTIAL**

# 8803 RANCH BLVD

LITTLE ROCK, AR 72223

**\$735,534** TopHap Estimate · \$228 / ft<sup>2</sup> · confidence 86 · as of Jul 14, 2026



**3**

BATHS

**3,222 ft<sup>2</sup>**

LIVING AREA

**0.85 ac**

LOT SIZE

**2019**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$736K**

\$631K low

\$840K high

Last Sale

**\$80,000 · Jul 25, 2017**

Est. Owner Equity

**\$296,534**

Loan-to-Value

**63%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,234 (2025) |
| Assessed Value        | \$89,051       |
| Previous Assessed     | \$89,051       |
| Assessor Market Value | \$445,255      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Pulaski                    |
| Lot (acres)   | 0.85                       |
| Construction  | Frame (Unspecified)        |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Asphalt                    |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Garage        | Garage, Attached           |

Porch · 409 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------|-----------|--------|--------|
| Aug 16, 2018 | Financing | Trustees Deed |           |        | \$410K |
| Oct 31, 2016 | Resale    | Warranty Deed | \$750,000 | \$233  | \$750K |

## ASSIGNED SCHOOLS

| SCHOOL                                     | LEVEL      | GRADES | DISTANCE |
|--------------------------------------------|------------|--------|----------|
| Pinnacle View Middle School                | Middle     | 6–8    | 0.5 mi   |
| Little Rock West High School of Innovation | High       | 9–12   | 0.5 mi   |
| Don R. Roberts Elementary School           | Elementary | KG–5   | 0.8 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>50</b><br>CRIME INDEX | <b>159</b><br>AIR POLLUTION | <b>25,771</b><br>POPULATION | <b>\$127K</b><br>MEDIAN IN-COME | <b>62°F</b><br>AVG TEMP | <b>62%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|