

Single Family Residence

**RESIDENTIAL**

# 12 RANCH VALLEY RD

LITTLE ROCK, AR 72207

**\$389,261** TopHap Estimate · \$198 / ft<sup>2</sup> · confidence 82 · as of Jul 14, 2026



**2**

BATHS

**1,970 ft<sup>2</sup>**

LIVING AREA

**0.26 ac**

LOT SIZE

**1957**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$389K**

\$317K low

\$461K high

Last Sale

**\$220,000 · Nov 20, 2007**

Est. Owner Equity

**\$389,261**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,183 (2025) |
| Assessed Value        | \$59,757       |
| Previous Assessed     | \$59,757       |
| Assessor Market Value | \$298,785      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| County        | Pulaski                               |
| Lot (acres)   | 0.26                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Foundation    | Closed Piers                          |
| Roof          | Asphalt                               |
| Heating       | Central                               |
| Cooling       | Central                               |
| Fireplace     | Yes                                   |
| Garage        | Carport (Unspecified)                 |

Patio · 120 ft²

Porch · 91 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------|-----------|--------|--------|
| Nov 16, 2007 | Resale    | Warranty Deed | \$220,000 | \$112  |        |
| May 9, 2007  | Financing | Trustees Deed |           |        | \$100K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Forest Park Elementary School   | Elementary | PK–5   | 0.7 mi   |
| J.A. Fair K8 Preparatory School | Middle     | KG–8   | 2.6 mi   |
| Central High School             | High       | 9–12   | 3.2 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 72207

|                   |                      |                      |                          |                  |                 |
|-------------------|----------------------|----------------------|--------------------------|------------------|-----------------|
| 83<br>CRIME INDEX | 159<br>AIR POLLUTION | 11,859<br>POPULATION | \$104K<br>MEDIAN IN-COME | 62°F<br>AVG TEMP | 62%<br>SUNSHINE |
|-------------------|----------------------|----------------------|--------------------------|------------------|-----------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|