

Single Family Residence **RESIDENTIAL**

8816 RANCH BLVD

LITTLE ROCK, AR 72223

\$945,667 TopHap Estimate · \$188 / ft² · confidence 85 · as of Jul 14, 2026



6

BATHS

5,020 ft²

LIVING AREA

0.3 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

VALUATION

\$946K

\$805K low

\$1.1M high

Est. Owner Equity

\$945,667

TAX & ASSESSMENT

Property Tax	\$10,120 (2025)
Assessed Value	\$167,381
Previous Assessed	\$167,381
Assessor Market Value	\$836,905

PROPERTY FACTS

Property Type	Single Family Residence
County	Pulaski
Lot (acres)	0.30
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Closed Piers
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Spa/Hot Tub (Only)

Deck · 626 ft²

Patio · 722 ft²

Porch · 72 ft²

CLIMATE RISK

99
FLOOD

93
HEAT

71
STORM

7
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 8, 2016	Resale	Warranty Deed	\$629,000	\$125	\$417K
Apr 27, 2007	Resale	Warranty Deed	\$630,000	\$125	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Joe T. Robinson Middle School	Middle	6–8	2.6 mi
Joe T. Robinson High School	High	9–12	2.8 mi

Joe T. Robinson Elementary School	Elementary	PK–5	2.8 mi
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District: Pulaski County Special 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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