

Single Family Residence **RESIDENTIAL**

69 RANCH RIDGE RD

LITTLE ROCK, AR 72223

\$687,684 TopHap Estimate · \$191 / ft² · confidence 89 · as of Jul 14, 2026



4

BATHS

3,595 ft²

LIVING AREA

0.71 ac

LOT SIZE

2002

YEAR BUILT

1

STORIES

VALUATION

\$688K

\$615K low

\$761K high

Last Sale

\$415,000 · Oct 4, 2006

Est. Owner Equity

\$0

Loan-to-Value

116%

TAX & ASSESSMENT

Property Tax	\$6,658 (2025)
Assessed Value	\$95,117
Previous Assessed	\$95,117
Assessor Market Value	\$475,585

PROPERTY FACTS

Property Type	Single Family Residence
County	Pulaski
Lot (acres)	0.71
Construction	Frame (Unspecified)
Foundation	Closed Piers
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Deck · 88 ft²

Patio · 571 ft²

Porch · 759 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 29, 2006	Resale	Warranty Deed	\$415,000	\$115	\$415K
May 31, 2006	Resale	Warranty Deed	\$412,000	\$115	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pinnacle View Middle School	Middle	6–8	0.3 mi
Little Rock West High School of Innovation	High	9–12	0.3 mi
Don R. Roberts Elementary School	Elementary	KG–5	0.6 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

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

OWNERSHIP

Occupancy

Owner occupied