

Single Family Residence **RESIDENTIAL**

# 8 ROSANS CT

LITTLE ROCK, AR 72223

**\$636,240** TopHap Estimate · \$202 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**4**

BATHS

**3,152 ft<sup>2</sup>**

LIVING AREA

**0.34 ac**

LOT SIZE

**2017**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$636K**

\$580K low

\$692K high

Last Sale

**\$520,000 · Oct 29, 2021**

Est. Owner Equity

**\$636,240**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,191 (2025) |
| Assessed Value        | \$96,280       |
| Previous Assessed     | \$96,280       |
| Assessor Market Value | \$481,400      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| County        | Pulaski                               |
| Lot (acres)   | 0.34                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Foundation    | Mat/Raft Foundation (Slab)            |
| Roof          | Asphalt                               |
| Heating       | Central                               |
| Cooling       | Central                               |
| Fireplace     | Yes                                   |
| Garage        | Garage, Attached                      |

Deck · 216 ft²

Patio · 216 ft²

Porch · 251 ft²

## CLIMATE RISK

25  
FLOOD

93  
HEAT

72  
STORM

7  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Oct 22, 2021 | Resale    | Warranty Deed       | \$520,000 | \$165  | \$445K |
| Oct 22, 2021 | Financing | Warranty Deed       |           |        |        |
| Sep 6, 2018  | Resale    | Grant Deed          | \$64,000  | \$20   |        |
| Aug 4, 2017  | Quitclaim | Quit Claim Transfer |           |        |        |
| May 12, 2017 | Resale    | Warranty Deed       | \$442,000 | \$140  | \$354K |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Joe T. Robinson High School       | High       | 9–12   | 0.6 mi   |
| Joe T. Robinson Elementary School | Elementary | PK–5   | 0.7 mi   |
| Joe T. Robinson Middle School     | Middle     | 6–8    | 0.8 mi   |

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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <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 | Owner occupied |
|-----------|----------------|