

Single Family Residence

RESIDENTIAL

88 RANCH RIDGE RD

LITTLE ROCK, AR 72223

\$775,910 TopHap Estimate · \$227 / ft² · confidence 90 · as of Jul 14, 2026



3

BATHS

3,415 ft²

LIVING AREA

0.56 ac

LOT SIZE

2018

YEAR BUILT

1

STORIES

VALUATION

\$776K

\$697K low

\$855K high

Last Sale

\$725,000 · Jun 29, 2023

Est. Owner Equity

\$775,910

TAX & ASSESSMENT

Property Tax	\$6,760 (2025)
Assessed Value	\$96,571
Previous Assessed	\$96,571
Assessor Market Value	\$482,855

PROPERTY FACTS

Property Type	Single Family Residence
County	Pulaski
Lot (acres)	0.56
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Closed Piers
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Porch · 946 ft²

CLIMATE RISK

1
FLOOD

46
WILDFIRE

92
HEAT

73
STORM

7
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 27, 2023	Resale	Deed	\$725,000	\$212	
May 15, 2018	Financing	Trustees Deed			\$434K
Apr 13, 2018	Resale	Grant Deed	\$75,000	\$22	

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	0.7 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
-----------	----------------