

Single Family Residence

RESIDENTIAL

85 RANCH RIDGE RD

LITTLE ROCK, AR 72223

\$953,413 TopHap Estimate · \$223 / ft² · confidence 83 · as of Jul 14, 2026



4

BATHS

4,275 ft²

LIVING AREA

0.65 ac

LOT SIZE

2019

YEAR BUILT

1

STORIES

VALUATION

\$953K

\$793K low

\$1.1M high

Last Sale

\$90,000 · Jan 11, 2017

Est. Owner Equity

\$322,413

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$7,009 (2025)
Assessed Value	\$100,128
Previous Assessed	\$100,128
Assessor Market Value	\$500,640

PROPERTY FACTS

Property Type	Single Family Residence
County	Pulaski
Lot (acres)	0.65
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Closed Piers
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Patio · 24 ft²

Porch · 683 ft²

Outdoor kitchen

CLIMATE RISK

43
FLOOD

92
HEAT

73
STORM

7
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 30, 2018	Financing	Trustees Deed			\$544K

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

OWNERSHIP

Occupancy	Owner occupied
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