

Residential - Vacant Land **RESIDENTIAL**

**KANIS RIDGE DR**  
LITTLE ROCK, AR 72223



**0.18 ac**  
LOT SIZE

**VALUATION**

Last Sale **\$50,000 · Aug 6, 2021**

**TAX & ASSESSMENT**

|                       |                     |
|-----------------------|---------------------|
| Property Tax          | <b>\$836 (2025)</b> |
| Assessed Value        | <b>\$13,000</b>     |
| Previous Assessed     | <b>\$13,000</b>     |
| Assessor Market Value | <b>\$65,000</b>     |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Residential - Vacant Land |
| County        | Pulaski                   |
| Lot (acres)   | 0.18                      |
| Heating       | None                      |
| Pool          | No                        |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED          | PRICE    | \$/FT <sup>2</sup> | LOAN |
|-------------|--------|---------------|----------|--------------------|------|
| Aug 4, 2021 | Resale | Warranty Deed | \$50,000 |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                                | LEVEL      | GRADES | DISTANCE |
|---------------------------------------|------------|--------|----------|
| Baker Interdistrict Elementary School | Elementary | PK–5   | 0.2 mi   |
| Joe T. Robinson Middle School         | Middle     | 6–8    | 5.8 mi   |
| Joe T. Robinson High School           | High       | 9–12   | 6.0 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-<br>COME | <b>62°F</b><br>AVG TEMP | <b>62%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|-------------------------------------|-------------------------|------------------------|

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