

Single Family Residence **RESIDENTIAL**

206 KANIS RIDGE DR

LITTLE ROCK, AR 72223

\$394,625 TopHap Estimate · \$197 / ft² · confidence 95 · as of Jul 14, 2026



3

BATHS

2,008 ft²

LIVING AREA

0.16 ac

LOT SIZE

2022

YEAR BUILT

1

STORIES

VALUATION

\$395K

\$375K low

\$414K high

Est. Owner Equity

\$0

Loan-to-Value

150%

TAX & ASSESSMENT

Property Tax	\$3,736 (2025)
Assessed Value	\$58,104
Previous Assessed	\$58,104
Assessor Market Value	\$290,520

PROPERTY FACTS

Property Type	Single Family Residence
County	Pulaski
Lot (acres)	0.16
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 20, 2021	Financing	Intrafamily Transfer			
Jan 23, 2019	Financing	Trustees Deed			\$334K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Baker Interdistrict Elementary School	Elementary	PK–5	0.3 mi
Joe T. Robinson Middle School	Middle	6–8	5.8 mi
Joe T. Robinson High School	High	9–12	6.1 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

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.