

Single Family Residence **RESIDENTIAL**

306 KANIS RIDGE DR

LITTLE ROCK, AR 72223

\$385,339 TopHap Estimate · \$191 / ft² · confidence 89 · as of Jun 23, 2026



3

BATHS

2,021 ft²

LIVING AREA

0.16 ac

LOT SIZE

1

STORIES

VALUATION

\$385K

\$343K low

\$428K high

Last Sale

\$585,000 · Apr 20, 2021

Est. Owner Equity

\$0

Loan-to-Value

675%

TAX & ASSESSMENT

Property Tax	\$3,922 (2025)
Assessed Value	\$61,002
Previous Assessed	\$61,002
Assessor Market Value	\$305,010

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

27
FLOOD

92
HEAT

69
STORM

7
DROUGHT

Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Baker Interdistrict Elementary School	Elementary	PK–5	0.4 mi
Joe T. Robinson Middle School	Middle	6–8	5.9 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.