

Single Family Residence

RESIDENTIAL

321 KANIS RIDGE DR

LITTLE ROCK, AR 72223

\$434,791 TopHap Estimate · \$161 / ft² · confidence 94 · as of Jul 14, 2026



4

BATHS

2,704 ft²

LIVING AREA

0.3 ac

LOT SIZE

2019

YEAR BUILT

1

STORIES

VALUATION

\$435K

\$410K low

\$460K high

Est. Owner Equity

\$139,791

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$3,845 (2025)
Assessed Value	\$74,204
Previous Assessed	\$74,204
Assessor Market Value	\$371,020

PROPERTY FACTS

Property Type	Single Family Residence
County	Pulaski
Lot (acres)	0.30
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Porch · 228 ft²

CLIMATE RISK

10
FLOOD

92
HEAT

69
STORM

7
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 15, 2019	Quitclaim	Quit Claim Transfer			
May 15, 2019	Resale	Warranty Deed	\$377,500	\$140	\$302K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Baker Interdistrict Elementary School	Elementary	PK–5	0.5 mi
Joe T. Robinson Middle School	Middle	6–8	6.0 mi
Joe T. Robinson High School	High	9–12	6.2 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.

OWNERSHIP

Occupancy	Owner occupied
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