

Single Family Residence

RESIDENTIAL

305 KANIS RIDGE DR

LITTLE ROCK, AR 72223

\$456,895 TopHap Estimate · \$202 / ft² · confidence 92 · as of Jul 14, 2026



3

BATHS

2,264 ft²

LIVING AREA

0.16 ac

LOT SIZE

1

STORIES

VALUATION

\$457K

\$423K low

\$491K high

Last Sale

\$475,000 · Jul 17, 2024

Est. Owner Equity

\$29,395

Loan-to-Value

93%

TAX & ASSESSMENT

Property Tax	\$4,211 (2025)
Assessed Value	\$65,485
Previous Assessed	\$13,000
Assessor Market Value	\$327,425

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

37
FLOOD

92
HEAT

69
STORM

7
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 9, 2024	Resale	Warranty Deed	\$475,000	\$210	\$428K
May 3, 2023	Resale	Warranty Deed	\$60,000	\$27	\$96K
Oct 11, 2019	Resale	Warranty Deed	\$65,000	\$29	

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	6.2 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
--------------------------------------	---	---	---	-------------------------------------	------------------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------