

Single Family Residence

RESIDENTIAL

303 KANIS RIDGE DR

LITTLE ROCK, AR 72223

\$478,550 TopHap Estimate · \$178 / ft² · confidence 92 · as of Jul 14, 2026



2.5

BATHS

2,695 ft²

LIVING AREA

0.16 ac

LOT SIZE

2024

YEAR BUILT

1

STORIES

VALUATION

\$479K

\$443K low

\$515K high

Last Sale

\$65,000 · Oct 16, 2019

Est. Owner Equity

\$108,550

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$4,628 (2025)
Assessed Value	\$71,981
Previous Assessed	\$13,000
Assessor Market Value	\$359,905

PROPERTY FACTS

Property Type	Single Family Residence
County	PULASKI
Lot (acres)	0.16
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

52
FLOOD

92
HEAT

69
STORM

7
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 3, 2023	Resale	Warranty Deed	\$60,000	\$22	\$96K
Jan 22, 2020	Recorded document	Correction Deed			

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

OWNERSHIP

Occupancy	Absentee owner
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