

Single Family Residence **RESIDENTIAL**

89 RANCH RIDGE RD

LITTLE ROCK, AR 72223

\$1,574,331 TopHap Estimate · \$243 / ft² · confidence 82 · as of Jul 14, 2026



6

BATHS

6,492 ft²

LIVING AREA

4.5 ac

LOT SIZE

1

STORIES

VALUATION

\$1.6M

\$1.3M low

\$1.9M high

Est. Owner Equity

\$0

Loan-to-Value

184%

TAX & ASSESSMENT

Property Tax	\$20,623 (2025)
Assessed Value	\$294,609
Previous Assessed	\$294,609
Assessor Market Value	\$1,473,045

PROPERTY FACTS

Property Type	Single Family Residence
County	Pulaski
Lot (acres)	4.50
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

CLIMATE RISK

95
FLOOD

47
WILDFIRE

92
HEAT

73
STORM

7
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 11, 2021	Financing	Warranty Deed			\$1.3M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pinnacle View Middle School	Middle	6–8	0.5 mi
Little Rock West High School of Innovation	High	9–12	0.5 mi
Don R. Roberts Elementary School	Elementary	KG–5	0.7 mi

District: Little Rock 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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