

Single Family Residence **RESIDENTIAL**

99 RANCH RIDGE RD

LITTLE ROCK, AR 72223

\$1,058,190 TopHap Estimate · \$209 / ft² · confidence 82 · as of Jul 14, 2026



4

BATHS

5,067 ft²

LIVING AREA

0.71 ac

LOT SIZE

2020

YEAR BUILT

1

STORIES

VALUATION

\$1.1M

\$867K low

\$1.2M high

Last Sale

\$135,000 · Sep 4, 2018

Est. Owner Equity

\$803,190

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax	\$7,942 (2025)
Assessed Value	\$119,287
Previous Assessed	\$119,287
Assessor Market Value	\$596,435

PROPERTY FACTS

Property Type	Single Family Residence
County	Pulaski
Lot (acres)	0.71
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Closed Piers
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Deck · 887 ft²

CLIMATE RISK

38
FLOOD

93
HEAT

71
STORM

7
DROUGHT

Scores 0–100; higher = greater projected risk.

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	0.8 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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