

Single Family Residence **RESIDENTIAL**

16 FLETCHER RIDGE CIR

LITTLE ROCK, AR 72223

\$465,827 TopHap Estimate · \$193 / ft² · confidence 94 · as of Jul 14, 2026



3

BATHS

2,408 ft²

LIVING AREA

0.13 ac

LOT SIZE

2022

YEAR BUILT

1

STORIES

VALUATION

\$466K

\$436K low

\$495K high

Last Sale

\$450,000 · Aug 1, 2025

Est. Owner Equity

\$465,827

TAX & ASSESSMENT

Property Tax	\$4,582 (2025)
Assessed Value	\$71,261
Previous Assessed	\$71,261
Assessor Market Value	\$356,305

PROPERTY FACTS

Property Type	Single Family Residence
County	Pulaski
Lot (acres)	0.13
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Patio · 168 ft²

Porch · 202 ft²

CLIMATE RISK

1
FLOOD

46
WILDFIRE

92
HEAT

72
STORM

7
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 30, 2025	Resale	Warranty Deed	\$450,000	\$187	
Mar 30, 2022	Resale	Warranty Deed	\$429,900	\$179	\$230K
Jan 15, 2021	Resale	Special Warranty Deed	\$66,000	\$27	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Chenal Elementary School	Elementary	KG–5	1.3 mi
Joe T. Robinson Middle School	Middle	6–8	3.7 mi

Joe T. Robinson High School	High	9–12	3.9 mi
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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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