

Single Family Residence **RESIDENTIAL**

85 FLETCHER RIDGE CIR

LITTLE ROCK, AR 72223

\$547,342 TopHap Estimate · \$218 / ft² · confidence 87 · as of Jul 14, 2026



4

BATHS

2,510 ft²
LIVING AREA

0.14 ac
LOT SIZE

2022
YEAR BUILT

1

STORIES

VALUATION

\$547K

\$476K low

\$619K high

Last Sale

\$533,500 · Nov 5, 2025

Est. Owner Equity

\$40,517

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax	\$4,937 (2025)
Assessed Value	\$76,779
Previous Assessed	\$76,779
Assessor Market Value	\$383,895

PROPERTY FACTS

Property Type	Single Family Residence
County	Pulaski
Lot (acres)	0.14
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Porch · 323 ft²

CLIMATE RISK

48
FLOOD

92
HEAT

72
STORM

7
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 31, 2025	Resale	Warranty Deed	\$533,500	\$213	\$507K
Apr 24, 2023	Resale	Warranty Deed	\$497,000	\$198	\$507K
Nov 12, 2021	Resale	Special Warranty Deed	\$74,000	\$29	\$366K

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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