

Single Family Residence

RESIDENTIAL

86 FLETCHER RIDGE CIR

LITTLE ROCK, AR 72223

\$538,871 TopHap Estimate · \$210 / ft² · confidence 90 · as of Jul 14, 2026



3

BATHS

2,564 ft²

LIVING AREA

0.13 ac

LOT SIZE

2022

YEAR BUILT

1

STORIES

VALUATION

\$539K

\$486K low

\$592K high

Last Sale

\$499,000 · Mar 16, 2023

Est. Owner Equity

\$139,671

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$4,893 (2025)
Assessed Value	\$76,104
Previous Assessed	\$76,104
Assessor Market Value	\$380,520

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

Porch · 147 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 10, 2023	Resale	Warranty Deed	\$499,000	\$195	\$399K
Nov 22, 2021	Resale	Special Warranty Deed	\$74,000	\$29	

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

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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