

Single Family Residence **RESIDENTIAL**

## 22708 ROLAND CUTOFF RD

ROLAND, AR 72135

**\$336,913** TopHap Estimate · \$148 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026

**2**

BATHS

**2,275 ft<sup>2</sup>**

LIVING AREA

**2.02 ac**

LOT SIZE

**1997**

YEAR BUILT

**1**

STORIES

### VALUATION

**\$337K**

\$314K low

\$360K high

Last Sale

**\$295,900 · Jan 5, 2022**

Est. Owner Equity

**\$61,013**

Loan-to-Value

**82%**

### TAX & ASSESSMENT

Property Tax

**\$2,887 (2025)**

Assessed Value

**\$56,838**

Previous Assessed

**\$56,838**

Assessor Market Value

**\$284,190**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Pulaski                 |
| Lot (acres)   | 2.02                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Closed Piers            |
| Roof          | Asphalt                 |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |

Deck · 340 ft²

Patio · 340 ft²

Porch · 700 ft²

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|-----------------------|-----------|--------|--------|
| Nov 23, 2021 | Resale          | Warranty Deed         | \$295,900 | \$130  | \$276K |
| Apr 6, 2015  | Resale          | Special Warranty Deed | \$158,000 | \$69   | \$153K |
| Jan 16, 2015 | Non-arms-length | Trustees Deed         | \$180,336 | \$79   |        |
| Jul 31, 2006 | Resale          | Warranty Deed         | \$215,000 | \$95   | \$172K |
| Apr 11, 2005 | Resale          | Warranty Deed         | \$185,000 | \$81   | \$138K |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Joe T. Robinson Elementary School | Elementary | PK–5   | 5.8 mi   |
| Joe T. Robinson High School       | High       | 9–12   | 6.0 mi   |
| Joe T. Robinson Middle School     | Middle     | 6–8    | 6.1 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 72135

|                          |                             |                            |                                 |                         |                        |
|--------------------------|-----------------------------|----------------------------|---------------------------------|-------------------------|------------------------|
| <b>55</b><br>CRIME INDEX | <b>157</b><br>AIR POLLUTION | <b>3,567</b><br>POPULATION | <b>\$102K</b><br>MEDIAN IN-COME | <b>62°F</b><br>AVG TEMP | <b>62%</b><br>SUNSHINE |
|--------------------------|-----------------------------|----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|