

Single Family Residence **RESIDENTIAL**

40 FOREST CIR

LITTLE ROCK, AR 72211

\$772,766 TopHap Estimate · \$539 / ft² · confidence 80 · as of Jul 14, 2026



2

BATHS

1,435 ft²

LIVING AREA

0.25 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

VALUATION

\$773K

\$621K low

\$925K high

Last Sale

\$775,000 · Feb 10, 2025

Est. Owner Equity

\$772,766

TAX & ASSESSMENT

Property Tax	\$2,402 (2025)
Assessed Value	\$34,308
Previous Assessed	\$34,308
Assessor Market Value	\$171,540

PROPERTY FACTS

Property Type	Single Family Residence
County	Pulaski
Lot (acres)	0.25
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Deck · 176 ft²

Patio · 135 ft²

Porch · 70 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 3, 2025	Resale	Warranty Deed	\$775,000	\$540	
Sep 19, 2024	Financing	Correction Deed			
Jul 18, 2024	Quitclaim	Quit Claim Transfer			
Oct 22, 2014	Resale	Personal Representative Deed	\$144,000	\$100	\$134K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Terry Elementary School	Elementary	KG–5	0.5 mi
Pinnacle View Middle School	Middle	6–8	4.7 mi
Little Rock West High School of Innovation	High	9–12	4.7 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 72211

104 CRIME INDEX	153 AIR POLLUTION	21,430 POPULATION	\$73K 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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