

Single Family Residence **RESIDENTIAL**

106 PLEASANT RIDGE LN

ROGERS, AR 72756

\$765,199 TopHap Estimate · \$242 / ft² · confidence 81 · as of Jul 14, 2026



2.5
BATHS

3,162 ft²
LIVING AREA

2.21 ac
LOT SIZE

1
STORIES

2
PARKING

VALUATION

\$765K

\$620K low

\$910K high

Last Sale

\$262,000 · Aug 26, 2004

Est. Owner Equity

\$523,921

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$3,400 (2025)
Assessed Value	\$123,349
Assessor Market Value	\$616,745

PROPERTY FACTS

Property Type	Single Family Residence
County	BENTON
Lot (acres)	2.21
Construction	Frame (Unspecified)
Roof	Fiberglass
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Deck · 20 ft²

Patio · 600 ft²

Porch · 308 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 23, 2004	Non-arms-length	Warranty Deed	\$262,000	\$83	\$210K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Eastside Elementary School	Elementary	KG–5	1.3 mi
Rogers Heritage High School	High	9–12	1.7 mi
Greer Lingle Middle School	Middle	6–8	2.4 mi

District: Rogers Public Schools

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 72756

112 CRIME INDEX	124 AIR POLLUTION	49,498 POPULATION	\$73K MEDIAN IN-COME	58°F AVG TEMP	61% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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