

Single Family Residence **RESIDENTIAL**

116 N PLEASANT RIDGE DR

ROGERS, AR 72756

\$647,388 TopHap Estimate · \$297 / ft² · confidence 80 · as of Jul 14, 2026



2

BATHS

2,178 ft²

LIVING AREA

2.91 ac

LOT SIZE

1

STORIES

2

PARKING

VALUATION

\$647K

\$515K low

\$780K high

Last Sale

\$480,000 · Jul 8, 2022

Est. Owner Equity

\$215,388

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$4,117 (2025)
Assessed Value	\$95,025
Previous Assessed	\$95,025
Assessor Market Value	\$475,125

PROPERTY FACTS

Property Type	Single Family Residence
County	Benton
Lot (acres)	2.91
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Fiberglass
Heating	Central
Cooling	Central
Garage	Garage, Attached

Deck · 1,122 ft²

Patio · 1,122 ft²

Porch · 504 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 30, 2022	Resale	Warranty Deed	\$480,000	\$220	\$432K
Aug 17, 2004	Resale	Warranty Deed	\$224,000	\$103	\$179K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Eastside Elementary School	Elementary	KG–5	1.4 mi
Rogers Heritage High School	High	9–12	1.8 mi
Greer Lingle Middle School	Middle	6–8	2.5 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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