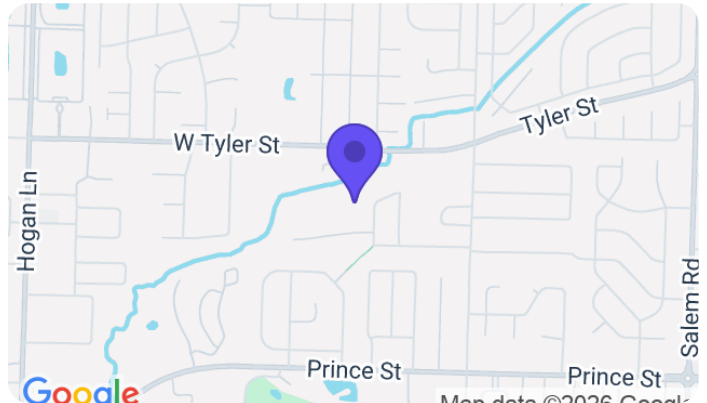


Single Family Residence **RESIDENTIAL**

18 RIVIERA DR

CONWAY, AR 72034

\$465,405 TopHap Estimate · \$153 / ft² · confidence 91 · as of Jul 14, 2026



2
BATHS

3,051 ft²
LIVING AREA

2.45 ac
LOT SIZE

1977
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$465K

\$426K low

\$505K high

Last Sale

\$461,000 · Jan 13, 2026

Est. Owner Equity

\$50,551

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$4,096 (2025)
Assessed Value	\$92,809
Previous Assessed	\$92,809
Assessor Market Value	\$464,045

PROPERTY FACTS

Property Type	Single Family Residence
County	Faulkner
Lot (acres)	2.45
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Metal
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Carport (Unspecified)

Deck · 324 ft²

Patio · 324 ft²

Porch · 40 ft²

CLIMATE RISK

45 FLOOD	92 HEAT	70 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

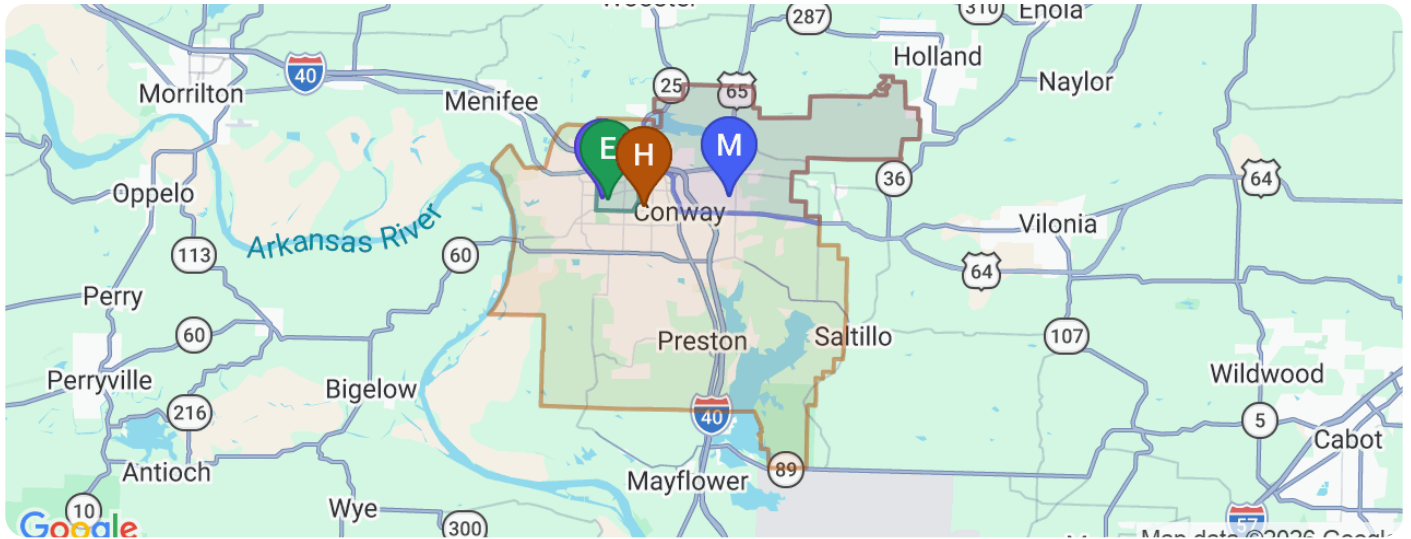
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 9, 2026	Resale	Warranty Deed	\$461,000	\$151	\$415K
Jan 4, 2005	Financing	Trustees Deed			\$200K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Julia Lee Moore Elementary School	Elementary	KG–4	0.2 mi
Conway High School	High	10–12	1.4 mi
Ray Phyllis Simon Middle School	Middle	5–7	4.5 mi

District: Conway 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 72034

99 CRIME INDEX	153 AIR POLLUTION	52,867 POPULATION	\$65K MEDIAN IN-COME	61°F AVG TEMP	73% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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