

Single Family Residence **RESIDENTIAL**

45 AVIGNON CT

LITTLE ROCK, AR 72223

\$745,137 TopHap Estimate · \$251 / ft² · confidence 87 · as of Jul 14, 2026



3

BATHS

2,973 ft²

LIVING AREA

0.28 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

VALUATION

\$745K

\$650K low

\$840K high

Last Sale

\$70,000 · Mar 8, 2001

Est. Owner Equity

\$629,637

Loan-to-Value

16%

TAX & ASSESSMENT

Property Tax	\$4,655 (2025)
Assessed Value	\$89,012
Previous Assessed	\$89,012
Assessor Market Value	\$445,060

PROPERTY FACTS

Property Type	Single Family Residence
County	Pulaski
Lot (acres)	0.28
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Closed Piers
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Porch · 159 ft²

CLIMATE RISK

37
FLOOD

92
HEAT

72
STORM

7
DROUGHT

Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Chenal Elementary School	Elementary	KG–5	1.9 mi
Joe T. Robinson Middle School	Middle	6–8	3.5 mi
Joe T. Robinson High School	High	9–12	3.7 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 72223

50 CRIME INDEX	159 AIR POLLUTION	25,771 POPULATION	\$127K 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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