

Single Family Residence **RESIDENTIAL**

# 13501 RIVERCREST DR

LITTLE ROCK, AR 72212

**\$494,473** TopHap Estimate · \$126 / ft<sup>2</sup> · confidence 87 · as of Jul 14, 2026



**4**

BATHS

**3,924 ft<sup>2</sup>**

LIVING AREA

**0.96 ac**

LOT SIZE

**1975**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$494K**

\$428K low

\$561K high

Est. Owner Equity

**\$479,473**

Loan-to-Value

**3%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,821 (2025) |
| Assessed Value        | \$120,110      |
| Previous Assessed     | \$120,110      |
| Assessor Market Value | \$600,550      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| County        | Pulaski                               |
| Lot (acres)   | 0.96                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Foundation    | Closed Piers                          |
| Roof          | Asphalt                               |
| Heating       | Central                               |
| Cooling       | Central                               |
| Fireplace     | Yes                                   |
| Garage        | Garage, Attached                      |
| Pool          | Yes                                   |

Deck · 336 ft²

Patio · 336 ft²

Porch · 24 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE | \$/FT² | LOAN |
|--------------|-----------|---------------------|-------|--------|------|
| Mar 31, 2017 | Quitclaim | Quit Claim Transfer |       |        |      |
| Feb 5, 2010  | Quitclaim | Quit Claim Transfer |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                                     | LEVEL      | GRADES | DISTANCE |
|--------------------------------------------|------------|--------|----------|
| Don R. Roberts Elementary School           | Elementary | KG–5   | 1.8 mi   |
| Pinnacle View Middle School                | Middle     | 6–8    | 2.2 mi   |
| Little Rock West High School of Innovation | High       | 9–12   | 2.2 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 72212

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>55</b><br>CRIME INDEX | <b>156</b><br>AIR POLLUTION | <b>13,507</b><br>POPULATION | <b>\$118K</b><br>MEDIAN IN-COME | <b>62°F</b><br>AVG TEMP | <b>62%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|