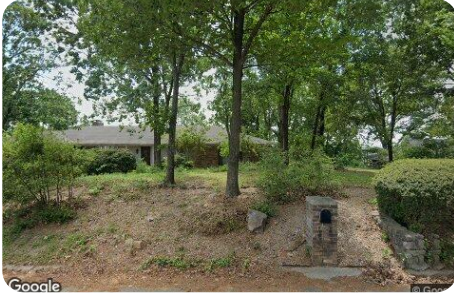


Single Family Residence **RESIDENTIAL**

# 13261 RIVERCREST DR

LITTLE ROCK, AR 72212

**\$403,937** TopHap Estimate · \$116 / ft<sup>2</sup> · confidence 87 · as of Jul 14, 2026



**3**

BATHS

**3,482 ft<sup>2</sup>**

LIVING AREA

**0.68 ac**

LOT SIZE

**1979**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$404K**

\$350K low

\$457K high

Est. Owner Equity

**\$162,612**

Loan-to-Value

**61%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,303 (2025) |
| Assessed Value        | \$104,334      |
| Previous Assessed     | \$104,334      |
| Assessor Market Value | \$521,670      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| County        | Pulaski                               |
| Lot (acres)   | 0.68                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Foundation    | Closed Piers                          |
| Roof          | Asphalt                               |
| Heating       | Central                               |
| Cooling       | Central                               |
| Fireplace     | Yes                                   |
| Garage        | Garage, Attached                      |
| Pool          | In-Ground Vinyl Pool                  |

Deck · 761 ft²

Patio · 300 ft²

Porch · 222 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED             | PRICE | \$/FT² | LOAN |
|--------------|-----------|------------------|-------|--------|------|
| Aug 26, 2025 | Financing | Beneficiary Deed |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                                     | LEVEL      | GRADES | DISTANCE |
|--------------------------------------------|------------|--------|----------|
| Don R. Roberts Elementary School           | Elementary | KG–5   | 2.0 mi   |
| Pinnacle View Middle School                | Middle     | 6–8    | 2.4 mi   |
| Little Rock West High School of Innovation | High       | 9–12   | 2.4 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

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

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