

Single Family Residence **RESIDENTIAL**

3 RIVER OAKS CIR

LITTLE ROCK, AR 72207

\$868,875 TopHap Estimate · \$251 / ft² · confidence 78 · as of Jul 14, 2026



3

BATHS

3,466 ft²

LIVING AREA

0.42 ac

LOT SIZE

1985

YEAR BUILT

1

STORIES

VALUATION

\$869K

\$677K low

\$1.1M high

Est. Owner Equity

\$598,700

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$6,764 (2025)
Assessed Value	\$101,655
Previous Assessed	\$101,655
Assessor Market Value	\$508,275

PROPERTY FACTS

Property Type	Single Family Residence
County	Pulaski
Lot (acres)	0.42
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Closed Piers
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Deck · 128 ft²

Patio · 56 ft²

Porch · 490 ft²

CLIMATE RISK

1 FLOOD	41 WILDFIRE	93 HEAT	67 STORM	7 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 15, 2013	Quitclaim	Quit Claim Transfer			
Oct 5, 2009	Quitclaim	Quit Claim Transfer			\$270K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Jefferson Elementary School	Elementary	KG–5	0.9 mi
Pulaski Heights Middle School	Middle	6–8	3.2 mi
Central High School	High	9–12	4.7 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 72207

83 CRIME INDEX	159 AIR POLLUTION	11,859 POPULATION	\$104K 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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