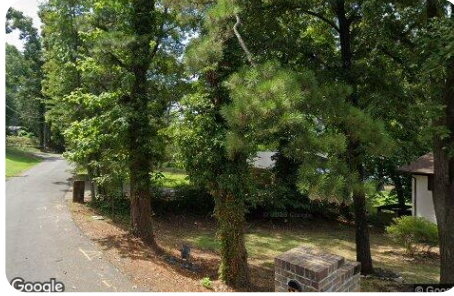


Single Family Residence **RESIDENTIAL**

174 RIVERS DR

HOT SPRINGS, AR 71913

\$795,434 TopHap Estimate · \$354 / ft² · confidence 81 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,250 ft²

LIVING AREA

0.31 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

7

ROOMS

3

PARKING

VALUATION

\$795K

\$641K low

\$950K high

Last Sale

\$760,000 · Jul 9, 2025

Est. Owner Equity

\$111,510

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$2,902 (2025)
Assessed Value	\$76,460
Previous Assessed	\$76,460
Assessor Market Value	\$382,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	Garland
Lot (acres)	0.31
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Closed Piers
Roof	Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Mixed
Pool	No

Shed · 384 ft²

Patio · 50 ft²

Porch · 390 ft²

Boat access

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 30, 2025	Resale	Warranty Deed	\$760,000	\$338	\$684K
Jun 11, 2025	Financing	Correction Deed			
Jun 21, 2022	Resale	Warranty Deed	\$640,000	\$284	\$338K
Mar 15, 2019	Resale	Grant Deed	\$72,000	\$32	
Oct 25, 2016	Resale	Grant Deed	\$178,000	\$79	\$142K
Oct 25, 2016	Quitclaim	Quit Claim Transfer			
Aug 10, 2016	Non-arms-length	Trustees Deed	\$230,000	\$102	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hot Springs World Class High School	High	9–12	2.3 mi
Oaklawn STEM Magnet School	Elementary	PK–6	2.5 mi
Hot Springs Junior Academy	Middle	7–8	2.7 mi

District: Hot Springs 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 71913

101 CRIME INDEX	144 AIR POLLUTION	47,269 POPULATION	\$58K 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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