

Single Family Residence **RESIDENTIAL**

1804 RIVER HEIGHTS DR

LITTLE ROCK, AR 72202

\$723,235 TopHap Estimate · \$226 / ft² · confidence 86 · as of Jul 14, 2026



3

BATHS

3,196 ft²

LIVING AREA

0.28 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

VALUATION

\$723K

\$618K low

\$828K high

Est. Owner Equity

\$335,235

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$9,129 (2025)
Assessed Value	\$130,413
Previous Assessed	\$122,247
Assessor Market Value	\$652,065

PROPERTY FACTS

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

Deck · 704 ft²

Patio · 340 ft²

Porch · 565 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 1, 2024	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pulaski Heights Middle School	Middle	6–8	1.1 mi
Forest Park Elementary School	Elementary	PK–5	1.6 mi
Central High School	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 72202

163 CRIME INDEX	157 AIR POLLUTION	9,876 POPULATION	\$56K 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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