

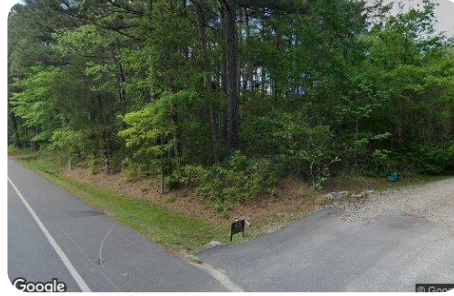
Single Family Residence

RESIDENTIAL

45 RIVER ESTATES CV

LITTLE ROCK, AR 72223

\$1,363,475 TopHap Estimate · \$252 / ft² · confidence 79 · as of Jul 14, 2026



6

BATHS

5,400 ft²

LIVING AREA

5.03 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

VALUATION

\$1.4M

\$1.1M low

\$1.7M high

Last Sale

\$1,230,000 · Nov 8, 2022

Est. Owner Equity

\$379,475

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$9,739 (2025)
Assessed Value	\$191,711
Previous Assessed	\$191,711
Assessor Market Value	\$958,555

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	PULASKI
Lot (acres)	5.03
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Patio · 120 ft²

Porch · 756 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 7, 2022	Resale	Warranty Deed	\$1,230,000	\$228	\$984K
Nov 17, 2021	Resale	Warranty Deed	\$1,103,500	\$204	\$882K
Dec 17, 2020	Resale	Grant Deed	\$131,000	\$24	\$600K
Nov 23, 2020	Resale	Grant Deed	\$66,000	\$12	\$350K
Mar 16, 2020	Resale	Grant Deed	\$72,000	\$13	\$256K
Mar 14, 2020	Resale	Grant Deed	\$58,000	\$11	
Mar 16, 2020	Resale	Grant Deed	\$60,000	\$11	\$305K
Mar 16, 2020	Resale	Grant Deed	\$30,000	\$6	\$145K
Aug 2, 2016	Quitclaim	Quit Claim Transfer			
Aug 8, 2016	Resale	Warranty Deed	\$825,000	\$153	\$417K
Jul 10, 2015	Resale	Warranty Deed	\$850,000	\$157	\$750K

May 7, 2008	Quitclaim	Quit Claim Transfer	
Apr 27, 2004	Financing	Trustees Deed	\$71K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Joe T. Robinson Middle School	Middle	6–8	3.3 mi
Joe T. Robinson Elementary School	Elementary	PK–5	3.5 mi
Joe T. Robinson High School	High	9–12	3.5 mi

District: Pulaski County Special 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 72223

50 CRIME INDEX	159 AIR POLLUTION	25,771 POPULATION	\$127K 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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