

Single Family Residence

RESIDENTIAL

12 BEAU RIVAGE CT

LITTLE ROCK, AR 72212

\$852,873 TopHap Estimate · \$205 / ft² · confidence 85 · as of Jun 23, 2026



4

BATHS

4,152 ft²

LIVING AREA

1.84 ac

LOT SIZE

2016

YEAR BUILT

1

STORIES

VALUATION

\$853K

\$725K low

\$981K high

Est. Owner Equity

\$652,873

Loan-to-Value

23%

TAX & ASSESSMENT

Property Tax	\$7,085 (2025)
Assessed Value	\$121,800
Previous Assessed	\$121,800
Assessor Market Value	\$609,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Pulaski
Lot (acres)	1.84
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Closed Piers
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Deck · 150 ft²

Patio · 342 ft²

Porch · 346 ft²

CLIMATE RISK

46
FLOOD

93
HEAT

71
STORM

7
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 27, 2018	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Don R. Roberts Elementary School	Elementary	KG–5	3.4 mi
Pinnacle View Middle School	Middle	6–8	3.8 mi
Little Rock West High School of Innovation	High	9–12	3.8 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

55 CRIME INDEX	156 AIR POLLUTION	13,507 POPULATION	\$118K 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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