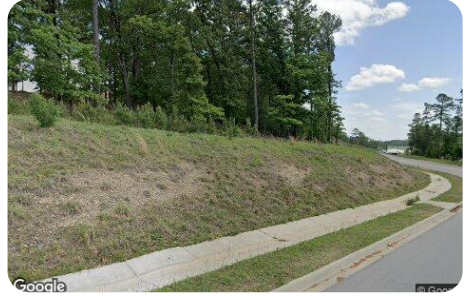


Single Family Residence **RESIDENTIAL**

7 BEAU RIVAGE CT

LITTLE ROCK, AR 72212

\$1,025,793 TopHap Estimate · \$204 / ft² · confidence 87 · as of Jun 23, 2026



5

BATHS

5,018 ft²

LIVING AREA

0.79 ac

LOT SIZE

2022

YEAR BUILT

1

STORIES

VALUATION

\$1M

\$892K low

\$1.2M high

Last Sale

\$123,000 · Apr 13, 2020

Est. Owner Equity

\$322,753

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$10,255 (2025)
Assessed Value	\$146,495
Previous Assessed	\$146,495
Assessor Market Value	\$732,475

PROPERTY FACTS

Property Type	Single Family Residence
County	Pulaski
Lot (acres)	0.79
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Mixed

Patio · 210 ft²

CLIMATE RISK

1
FLOOD

43
WILDFIRE

93
HEAT

71
STORM

7
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 26, 2019	Resale	Warranty Deed	\$30,000	\$6	
Oct 4, 2018	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Don R. Roberts Elementary School	Elementary	KG–5	3.3 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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