

Single Family Residence **RESIDENTIAL**

3 BEAU RIVAGE CT

LITTLE ROCK, AR 72212

\$729,284 TopHap Estimate · confidence 85 · as of Jun 23, 2026



0.59 ac
LOT SIZE

1
STORIES

VALUATION

\$729K

\$620K low

\$839K high

Last Sale

\$175,000 · Jun 8, 2023

Est. Owner Equity

\$0

Loan-to-Value

154%

TAX & ASSESSMENT

Property Tax	\$7,291 (2025)
Assessed Value	\$104,150
Previous Assessed	\$19,000
Assessor Market Value	\$520,750

PROPERTY FACTS

Property Type	Single Family Residence
County	Pulaski
Lot (acres)	0.59
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Fiberglass
Heating	Central
Cooling	Central
Garage	Garage, Attached

Patio · 222 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 1, 2023	Resale	Warranty Deed	\$175,000		
Aug 6, 2019	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Don R. Roberts Elementary School	Elementary	KG–5	3.3 mi
Pinnacle View Middle School	Middle	6–8	3.7 mi
Little Rock West High School of Innovation	High	9–12	3.7 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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