

Single Family Residence **RESIDENTIAL**

# 31 KINGS RIVER RD

NORTH LITTLE ROCK, AR 72116

**\$407,908** TopHap Estimate · \$164 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**2.5**

BATHS

**2,493 ft<sup>2</sup>**

LIVING AREA

**0.39 ac**

LOT SIZE

**1993**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$408K**

\$371K low

\$445K high

Last Sale

**\$248,000 · May 5, 2006**

Est. Owner Equity

**\$0**

Loan-to-Value

**139%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,545 (2025) |
| Assessed Value        | \$53,414       |
| Previous Assessed     | \$53,414       |
| Assessor Market Value | \$267,070      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| Style         | Ranch                                 |
| County        | PULASKI                               |
| Lot (acres)   | 0.39                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Asphalt                               |
| Heating       | Central                               |
| Cooling       | Central                               |
| Fireplace     | Yes                                   |
| Garage        | Garage, Attached                      |
| Pool          | No                                    |

Deck · 300 ft²

Patio · 60 ft²

Porch · 68 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Dec 16, 2020 | Financing | Intrafamily Transfer |           |        | \$226K |
| Dec 16, 2020 | Financing | Intrafamily Transfer |           |        |        |
| Jun 2, 2020  | Quitclaim | Quit Claim Transfer  |           |        |        |
| Apr 17, 2015 | Quitclaim | Quit Claim Transfer  |           |        |        |
| Sep 21, 2011 | Quitclaim | Quit Claim Transfer  |           |        |        |
| Jun 1, 2010  | Quitclaim | Quit Claim Transfer  |           |        |        |
| Apr 28, 2006 | Resale    | Warranty Deed        | \$248,000 | \$99   | \$197K |
| Aug 5, 2004  | Quitclaim | Quit Claim Transfer  |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                                 | LEVEL      | GRADES | DISTANCE |
|----------------------------------------|------------|--------|----------|
| Crestwood Elementary School            | Elementary | KG–5   | 0.4 mi   |
| NLR Middle School 7th/8th Grade Campus | Middle     | 7–8    | 1.5 mi   |
| North Little Rock High School          | High       | 9–12   | 2.8 mi   |

District: North 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 72116

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>82</b><br>CRIME INDEX | <b>157</b><br>AIR POLLUTION | <b>21,471</b><br>POPULATION | <b>\$81K</b><br>MEDIAN IN-COME | <b>62°F</b><br>AVG TEMP | <b>62%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|