

Single Family Residence

RESIDENTIAL

2301 RIVER RIDGE RD

BENTON, AR 72019

\$514,397 TopHap Estimate · \$155 / ft² · confidence 91 · as of Jul 14, 2026



3

BATHS

3,311 ft²

LIVING AREA

2.89 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

VALUATION

\$514K

\$468K low

\$561K high

Est. Owner Equity

\$219,089

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$2,128 (2025)
Assessed Value	\$55,776
Previous Assessed	\$55,776
Assessor Market Value	\$278,880

PROPERTY FACTS

Property Type	Single Family Residence
County	Saline
Lot (acres)	2.89
Foundation	Closed Piers
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Porch · 600 ft²

CLIMATE RISK

30
FLOOD

52
WILDFIRE

89
HEAT

73
STORM

26
DROUGHT

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Caldwell Elementary School	Elementary	KG–4	4.4 mi
Benton Middle School	Middle	5–7	4.7 mi
Benton High School	High	10–12	4.8 mi

District: Benton 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 72019

91 CRIME INDEX	155 AIR POLLUTION	29,093 POPULATION	\$86K 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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