

Single Family Residence

RESIDENTIAL

2201 RIVER RIDGE RD

BENTON, AR 72019

\$319,502 TopHap Estimate · \$102 / ft² · confidence 86 · as of Jul 14, 2026



3

BATHS

3,136 ft²

LIVING AREA

1.27 ac

LOT SIZE

1994

YEAR BUILT

2

STORIES

VALUATION

\$320K

\$276K low

\$363K high

Last Sale

\$180,000 · Feb 5, 2018

Est. Owner Equity

\$319,502

TAX & ASSESSMENT

Property Tax	\$2,943 (2025)
Assessed Value	\$57,036
Assessor Market Value	\$285,180

PROPERTY FACTS

Property Type	Single Family Residence
County	SALINE
Lot (acres)	1.27
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Fiberglass
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 60 ft²

Porch · 60 ft²

CLIMATE RISK

30
FLOOD

52
WILDFIRE

89
HEAT

73
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 31, 2018	Resale	Warranty Deed	\$180,000	\$57	
Jan 31, 2018	Resale	Warranty Deed	\$180,000	\$57	
Jul 21, 2015	Quitclaim	Quit Claim Transfer			
Jun 6, 2006	Recorded document	Grant Deed			
Mar 16, 2006	Recorded document	Warranty Deed			
Oct 13, 2005	Recorded document	Grant Deed			
Sep 26, 2005	Recorded document	Warranty Deed			

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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