

Single Family Residence

**RESIDENTIAL**

# 2801 RIVER RIDGE RD

BENTON, AR 72019

**\$276,776** TopHap Estimate · \$197 / ft<sup>2</sup> · confidence 81 · as of Jul 14, 2026



**2**

BATHS

**1,408 ft<sup>2</sup>**

LIVING AREA

**1.56 ac**

LOT SIZE

**1978**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$277K**

\$225K low

\$329K high

Last Sale

**\$125,000 · Sep 1, 2015**

Est. Owner Equity

**\$149,225**

Loan-to-Value

**50%**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$783 (2025) |
| Assessed Value        | \$26,162     |
| Previous Assessed     | \$26,162     |
| Assessor Market Value | \$130,810    |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Saline                  |
| Lot (acres)   | 1.56                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Closed Piers            |
| Roof          | Metal                   |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |

Deck

Porch · 75 ft²

## CLIMATE RISK

35

FLOOD

54

WILDFIRE

89

HEAT

73

STORM

26

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE             | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|------------------|---------------|-----------|--------|--------|
| Aug 28, 2015 | Resale           | Warranty Deed | \$125,000 | \$89   | \$128K |
| Dec 13, 2006 | Non-arms-length  | Warranty Deed | \$119,000 | \$85   | \$119K |
| Oct 21, 2005 | Foreclosure sale | Trustees Deed | \$81,000  | \$58   |        |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Caldwell Elementary School | Elementary | KG–4   | 4.5 mi   |
| Benton Middle School       | Middle     | 5–7    | 5.0 mi   |

|                           |      |       |        |
|---------------------------|------|-------|--------|
| <b>Benton High School</b> | High | 10–12 | 5.0 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>91</b><br>CRIME INDEX | <b>155</b><br>AIR POLLUTION | <b>29,093</b><br>POPULATION | <b>\$86K</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 | <b>Owner occupied</b> |
|-----------|-----------------------|