

Single Family Residence

RESIDENTIAL

3118 RIVER RIDGE RD

BENTON, AR 72019

\$161,303 TopHap Estimate · \$130 / ft² · confidence 78 · as of Jul 14, 2026



2

BATHS

1,240 ft²

LIVING AREA

3.44 ac

LOT SIZE

1972

YEAR BUILT

1

STORIES

VALUATION

\$161K

\$126K low

\$197K high

Est. Owner Equity

\$161,303

TAX & ASSESSMENT

Property Tax	\$167 (2025)
Assessed Value	\$23,567
Previous Assessed	\$23,567
Assessor Market Value	\$117,835

PROPERTY FACTS

Property Type	Single Family Residence
County	Saline
Lot (acres)	3.44
Construction	Frame (Unspecified)
Foundation	Closed Piers
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Mixed

Porch · 308 ft²

CLIMATE RISK

39
FLOOD

54
WILDFIRE

89
HEAT

73
STORM

26
DROUGHT

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Caldwell Elementary School	Elementary	KG–4	4.6 mi
Benton Middle School	Middle	5–7	5.2 mi
Benton High School	High	10–12	5.2 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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