

Single Family Residence **RESIDENTIAL**

2608 RIVER RIDGE RD

BENTON, AR 72019

\$269,493 TopHap Estimate · \$148 / ft² · confidence 84 · as of Jun 25, 2026



1

BATHS

1,820 ft²

LIVING AREA

2.09 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

VALUATION

\$269K

\$227K low

\$312K high

Last Sale

\$53,000 · Sep 13, 2013

Est. Owner Equity

\$269,493

TAX & ASSESSMENT

Property Tax	\$879 (2025)
Assessed Value	\$29,139
Previous Assessed	\$29,139
Assessor Market Value	\$145,695

PROPERTY FACTS

Property Type	Single Family Residence
County	Saline
Lot (acres)	2.09
Foundation	Mat/Raft Foundation (Slab)
Roof	Roll Composition (rolled Mineral Roof)
Heating	Forced Air

Porch · 440 ft²

CLIMATE RISK

35
FLOOD

53
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	4.5 mi
Benton Middle School	Middle	5–7	4.9 mi
Benton High School	High	10–12	4.9 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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