

Single Family Residence

RESIDENTIAL

1017 RIVER RIDGE RD

BENTON, AR 72019

\$189,371 TopHap Estimate · \$145 / ft² · confidence 83 · as of Jul 14, 2026



2

BATHS

1,306 ft²

LIVING AREA

1 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

VALUATION

\$189K

\$157K low

\$222K high

Est. Owner Equity

\$189,371

TAX & ASSESSMENT

Property Tax	\$591 (2025)
Assessed Value	\$23,111
Previous Assessed	\$23,111
Assessor Market Value	\$115,555

PROPERTY FACTS

Property Type	Single Family Residence
County	Saline
Lot (acres)	1.00
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Asphalt
Heating	Central
Cooling	Central
Garage	Carport (Unspecified)

Porch · 100 ft²

CLIMATE RISK

49
FLOOD

46
WILDFIRE

89
HEAT

72
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 21, 2010	Quitclaim	Quit Claim Transfer			
Sep 4, 2007	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Benton Middle School	Middle	5–7	4.5 mi
Caldwell Elementary School	Elementary	KG–4	4.5 mi
Benton High School	High	10–12	4.5 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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