

Single Family Residence **RESIDENTIAL**

1109 RIVER RIDGE RD

BENTON, AR 72019

\$162,160 TopHap Estimate · \$136 / ft² · confidence 78 · as of Jul 14, 2026



2

BATHS

1,192 ft²

LIVING AREA

0.91 ac

LOT SIZE

1994

YEAR BUILT

1

STORIES

VALUATION

\$162K

\$127K low

\$198K high

Est. Owner Equity

\$162,160

TAX & ASSESSMENT

Property Tax	\$1,017 (2025)
Assessed Value	\$22,911
Assessor Market Value	\$114,555

PROPERTY FACTS

Property Type	Single Family Residence
County	SALINE
Lot (acres)	0.91
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Central
Cooling	Central
Garage	Carport (Unspecified)
Pool	No

Deck · 288 ft²

Patio · 96 ft²

Porch · 264 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
May 26, 2026	Financing	Fiduciary Deed			
May 26, 2026	Financing	Fiduciary Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Caldwell Elementary School	Elementary	KG–4	4.5 mi
Benton Middle School	Middle	5–7	4.5 mi
Benton High School	High	10–12	4.6 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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