

Single Family Residence **RESIDENTIAL**

1241 RIVER RUN

BENTON, AR 72019

\$532,196 TopHap Estimate · \$178 / ft² · confidence 87 · as of Jun 23, 2026



3

BATHS

2,986 ft²

LIVING AREA

2.5 ac

LOT SIZE

2020

YEAR BUILT

1

STORIES

VALUATION

\$532K

\$463K low

\$601K high

Last Sale

\$45,000 · Jun 25, 2018

Est. Owner Equity

\$260,196

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$3,754 (2025)
Assessed Value	\$74,526
Previous Assessed	\$74,526
Assessor Market Value	\$372,630

PROPERTY FACTS

Property Type	Single Family Residence
County	Saline
Lot (acres)	2.50
Foundation	Mat/Raft Foundation (Slab)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Deck · 150 ft²

Shed · 576 ft²

CLIMATE RISK

10 FLOOD	50 WILDFIRE	90 HEAT	74 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 6, 2019	Financing	Trustees Deed			\$264K
Jun 19, 2018	Financing	Trustees Deed			\$36K
May 27, 2004	Non-arms-length	Warranty Deed	\$27,000	\$9	\$25K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Bethel Middle School	Middle	6–7	4.0 mi
Salem Elementary School	Elementary	KG–5	4.4 mi
Bryant High School	High	10–12	8.1 mi

District: Bryant Public Schools

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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