

Single Family Residence **RESIDENTIAL**

1009 RIVER RUN

BENTON, AR 72019

\$353,733 TopHap Estimate · \$171 / ft² · confidence 92 · as of Jul 14, 2026



2

BATHS

2,064 ft²

LIVING AREA

3.4 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

VALUATION

\$354K

\$326K low

\$382K high

Est. Owner Equity

\$138,733

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$1,978 (2025)
Assessed Value	\$49,298
Previous Assessed	\$49,298
Assessor Market Value	\$246,490

PROPERTY FACTS

Property Type	Single Family Residence
County	Saline
Lot (acres)	3.40
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Fiberglass
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Porch · 337 ft²

CLIMATE RISK

10
FLOOD

50
WILDFIRE

90
HEAT

74
STORM

26
DROUGHT

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

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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