

Single Family Residence **RESIDENTIAL**

1495 RIVER RUN

BENTON, AR 72019

\$391,154 TopHap Estimate · \$208 / ft² · confidence 94 · as of Jul 14, 2026

2

BATHS

1,883 ft²

LIVING AREA

3.33 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

VALUATION

\$391K

\$369K low

\$413K high

Last Sale

\$385,000 · Oct 22, 2025

Est. Owner Equity

\$156,154

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax

\$2,057 (2025)

Assessed Value

\$50,836

Previous Assessed

\$50,836

Assessor Market Value

\$254,180

PROPERTY FACTS

Property Type	Single Family Residence
County	Saline
Lot (acres)	3.33
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Fiberglass
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Mixed
Pool	In-Ground Pool

Deck · 140 ft²

Patio · 140 ft²

Porch · 84 ft²

CLIMATE RISK

54 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
Oct 16, 2025	Resale	Warranty Deed	\$385,000	\$204	\$235K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Bethel Middle School	Middle	6–7	4.0 mi
Salem Elementary School	Elementary	KG–5	4.5 mi
Bryant High School	High	10–12	8.2 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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