

Single Family Residence **RESIDENTIAL**

1504 RIVER RUN

BENTON, AR 72019

\$461,101 TopHap Estimate · \$184 / ft² · confidence 86 · as of Jul 14, 2026



3

BATHS

2,509 ft²

LIVING AREA

4.62 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

VALUATION

\$461K

\$397K low

\$525K high

Last Sale

\$320,000 · Oct 8, 2019

Est. Owner Equity

\$157,101

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$2,727 (2025)
Assessed Value	\$64,163
Previous Assessed	\$64,163
Assessor Market Value	\$320,815

PROPERTY FACTS

Property Type	Single Family Residence
County	Saline
Lot (acres)	4.62
Foundation	Mat/Raft Foundation (Slab)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Mixed

Deck · 496 ft²

Patio · 496 ft²

Porch · 42 ft²

CLIMATE RISK

17
FLOOD

49
WILDFIRE

90
HEAT

74
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 4, 2019	Resale	Warranty Deed	\$320,000	\$128	\$304K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Bethel Middle School	Middle	6–7	3.9 mi
Salem Elementary School	Elementary	KG–5	4.3 mi
Bryant High School	High	10–12	8.0 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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