

Single Family Residence

RESIDENTIAL

2923 RIVER RIDGE RD

BENTON, AR 72019

\$351,147 TopHap Estimate · \$127 / ft² · confidence 92 · as of Jul 14, 2026



2

BATHS

2,764 ft²

LIVING AREA

2.34 ac

LOT SIZE

1978

YEAR BUILT

2

STORIES

VALUATION

\$351K

\$323K low

\$379K high

Est. Owner Equity

\$351,147

TAX & ASSESSMENT

Property Tax	\$1,655 (2024)
Assessed Value	\$46,898
Previous Assessed	\$46,898
Assessor Market Value	\$234,490

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Saline
Lot (acres)	2.34
Construction	Frame (Unspecified)
Foundation	Closed Piers
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Mixed
Pool	No

Shed · 560 ft²

Porch · 24 ft²

CLIMATE RISK

39
FLOOD

54
WILDFIRE

89
HEAT

73
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 5, 2014	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Caldwell Elementary School	Elementary	KG–4	4.5 mi
Benton Middle School	Middle	5–7	5.0 mi

Benton High School	High	10–12	5.0 mi
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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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