

Single Family Residence **RESIDENTIAL**

423 RIVER RIDGE RD

BENTON, AR 72019

\$203,508 TopHap Estimate · \$129 / ft² · confidence 81 · as of Jul 14, 2026



2

BATHS

1,575 ft²

LIVING AREA

0.46 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

VALUATION

\$204K

\$165K low

\$242K high

Last Sale

\$60,000 · Nov 1, 1985

Est. Owner Equity

\$168,508

Loan-to-Value

17%

TAX & ASSESSMENT

Property Tax	\$570 (2025)
Assessed Value	\$33,123
Previous Assessed	\$33,123
Assessor Market Value	\$165,615

PROPERTY FACTS

Property Type	Single Family Residence
County	Saline
Lot (acres)	0.47
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Metal
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Patio · 576 ft²

Porch · 504 ft²

CLIMATE RISK

35
FLOOD

46
WILDFIRE

89
HEAT

72
STORM

26
DROUGHT

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Salem Elementary School	Elementary	KG–5	1.7 mi
Bethel Middle School	Middle	6–7	2.6 mi
Bryant High School	High	10–12	5.4 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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