

Single Family Residence

RESIDENTIAL

901 RIVER RIDGE RD

BENTON, AR 72019

\$269,223 TopHap Estimate · \$164 / ft² · confidence 85 · as of Jul 14, 2026



2

BATHS

1,642 ft²

LIVING AREA

0.54 ac

LOT SIZE

1974

YEAR BUILT

1

STORIES

VALUATION

\$269K

\$228K low

\$310K high

Est. Owner Equity

\$199,223

Loan-to-Value

25%

TAX & ASSESSMENT

Property Tax	\$522 (2025)
Assessed Value	\$26,373
Previous Assessed	\$26,373
Assessor Market Value	\$131,865

PROPERTY FACTS

Property Type	Single Family Residence
County	Saline
Lot (acres)	0.54
Foundation	Mat/Raft Foundation (Slab)
Roof	Asphalt
Heating	Central
Cooling	Central
Garage	Garage, Attached

Deck · 144 ft²

Patio · 144 ft²

Porch · 80 ft²

CLIMATE RISK

38
FLOOD

45
WILDFIRE

89
HEAT

72
STORM

26
DROUGHT

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Benton Middle School	Middle	5–7	4.5 mi
Caldwell Elementary School	Elementary	KG–4	4.5 mi
Benton High School	High	10–12	4.5 mi

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
-------------------	----------------------	----------------------	-------------------------	------------------	-----------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------