

Single Family Residence **RESIDENTIAL**

1378 RIVER RUN

BENTON, AR 72019

\$431,129 TopHap Estimate · \$162 / ft² · confidence 91 · as of Jul 14, 2026



3

BATHS

2,655 ft²

LIVING AREA

4.03 ac

LOT SIZE

2020

YEAR BUILT

1

STORIES

VALUATION

\$431K

\$392K low

\$470K high

Last Sale

\$258,000 · Jun 11, 2003

Est. Owner Equity

\$154,129

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$2,906 (2025)
Assessed Value	\$73,617
Previous Assessed	\$73,617
Assessor Market Value	\$368,085

PROPERTY FACTS

Property Type	Single Family Residence
County	Saline
Lot (acres)	4.03
Foundation	Mat/Raft Foundation (Slab)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Mixed
Pool	In-Ground Pool

Porch · 418 ft²

CLIMATE RISK

21
FLOOD

49
WILDFIRE

90
HEAT

74
STORM

26
DROUGHT

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

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	8.1 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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