

Single Family Residence

RESIDENTIAL

2909 RIVER RIDGE RD

BENTON, AR 72019

\$320,384 TopHap Estimate · \$145 / ft² · confidence 82 · as of Jul 14, 2026



3

BATHS

2,212 ft²

LIVING AREA

2.37 ac

LOT SIZE

1976

YEAR BUILT

2

STORIES

VALUATION

\$320K

\$261K low

\$379K high

Last Sale

\$48,000 · May 31, 2007

Est. Owner Equity

\$320,384

TAX & ASSESSMENT

Property Tax	\$1,593 (2025)
Assessed Value	\$28,927
Previous Assessed	\$28,927
Assessor Market Value	\$144,635

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Saline
Lot (acres)	2.37
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Asphalt
Heating	Central
Cooling	Central

Patio · 380 ft²

Porch · 208 ft²

CLIMATE RISK

35

FLOOD

54

WILDFIRE

89

HEAT

73

STORM

26

DROUGHT

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

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

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	Absentee owner
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