

Single Family Residence

RESIDENTIAL

2806 RIVER RIDGE RD

BENTON, AR 72019

\$278,525 TopHap Estimate · \$188 / ft² · confidence 85 · as of Jul 14, 2026



2

BATHS

1,484 ft²

LIVING AREA

1.91 ac

LOT SIZE

1985

YEAR BUILT

1

STORIES

VALUATION

\$279K

\$236K low

\$321K high

Est. Owner Equity

\$278,525

TAX & ASSESSMENT

Property Tax	\$1,203 (2025)
Assessed Value	\$40,461
Previous Assessed	\$40,461
Assessor Market Value	\$202,305

PROPERTY FACTS

Property Type	Single Family Residence
County	Saline
Lot (acres)	1.91
Foundation	Mat/Raft Foundation (Slab)
Roof	Metal
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Mixed
Pool	In-Ground Pool

Patio · 440 ft²

Porch · 332 ft²

CLIMATE RISK

35
FLOOD

53
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	Owner occupied
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