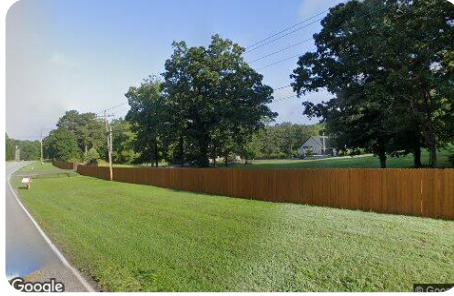


Single Family Residence **RESIDENTIAL**

1126 RIVER RUN

BENTON, AR 72019

\$394,943 TopHap Estimate · \$134 / ft² · confidence 75 · as of Jul 14, 2026



3

BATHS

2,951 ft²

LIVING AREA

3.65 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

VALUATION

\$395K

\$297K low

\$493K high

Est. Owner Equity

\$174,943

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$2,729 (2025)
Assessed Value	\$64,188
Previous Assessed	\$64,188
Assessor Market Value	\$320,940

PROPERTY FACTS

Property Type	Single Family Residence
County	Saline
Lot (acres)	3.65
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Fiberglass
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Deck · 492 ft²

Patio · 492 ft²

Porch · 204 ft²

CLIMATE RISK

34
FLOOD

49
WILDFIRE

90
HEAT

74
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 27, 2004	Non-arms-length	Warranty Deed	\$243,000	\$82	\$194K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Bethel Middle School	Middle	6–7	4.0 mi
Salem Elementary School	Elementary	KG–5	4.3 mi
Bryant High School	High	10–12	8.0 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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