

Single Family Residence

RESIDENTIAL

2851 RIVER RIDGE RD

BENTON, AR 72019

\$205,905 TopHap Estimate · \$163 / ft² · confidence 81 · as of Jul 14, 2026



2

BATHS

1,260 ft²

LIVING AREA

1.84 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

VALUATION

\$206K

\$166K low

\$246K high

Est. Owner Equity

\$195,905

Loan-to-Value

5%

TAX & ASSESSMENT

Property Tax	\$597 (2025)
Assessed Value	\$31,123
Previous Assessed	\$31,123
Assessor Market Value	\$155,615

PROPERTY FACTS

Property Type	Single Family Residence
County	Saline
Lot (acres)	1.84
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Fiberglass
Heating	Central
Cooling	Central
Garage	Garage, Attached

Porch · 491 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.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 23, 2009	Quitclaim	Quit Claim Transfer			

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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