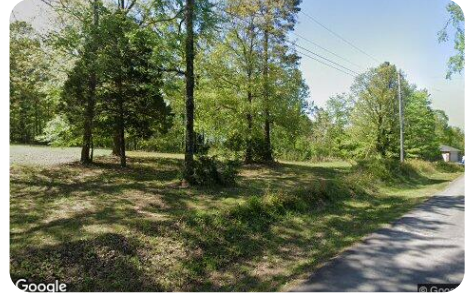


Single Family Residence **RESIDENTIAL**

1630 RIVER RUN

BENTON, AR 72019

\$534,418 TopHap Estimate · \$229 / ft² · confidence 90 · as of Jul 14, 2026



2

BATHS

2,337 ft²

LIVING AREA

3.76 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

VALUATION

\$534K

\$483K low

\$585K high

Last Sale

\$270,000 · Mar 11, 2014

Est. Owner Equity

\$292,492

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$2,112 (2025)
Assessed Value	\$60,966
Previous Assessed	\$60,966
Assessor Market Value	\$304,830

PROPERTY FACTS

Property Type	Single Family Residence
County	Saline
Lot (acres)	3.76
Foundation	Mat/Raft Foundation (Slab)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Mixed
Pool	In-Ground Pool

Deck · 432 ft²

Patio · 432 ft²

Porch · 132 ft²

CLIMATE RISK

17
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
Mar 7, 2014	Resale	Warranty Deed	\$270,000	\$116	\$270K

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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