

Single Family Residence **RESIDENTIAL**

1369 RIVER RUN

BENTON, AR 72019

\$588,661 TopHap Estimate · \$208 / ft² · confidence 85 · as of Jun 23, 2026

3

BATHS

2,834 ft²

LIVING AREA

3.87 ac

LOT SIZE

2017

YEAR BUILT

1

STORIES

VALUATION

\$589K

\$500K low

\$677K high

Last Sale

\$347,279 · May 2, 2017

Est. Owner Equity

\$266,600

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax

\$3,646 (2025)

Assessed Value

\$82,433

Previous Assessed

\$82,433

Assessor Market Value

\$412,165

PROPERTY FACTS

Property Type	Single Family Residence
County	Saline
Lot (acres)	3.87
Foundation	Mat/Raft Foundation (Slab)
Roof	Fiberglass
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Patio · 384 ft²

Porch · 376 ft²

CLIMATE RISK

10 FLOOD	50 WILDFIRE	90 HEAT	74 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 28, 2022	Financing	Intrafamily Transfer			
Apr 28, 2017	Resale	Warranty Deed	\$347,279	\$123	\$278K
Nov 30, 2016	Resale	Warranty Deed	\$50,000	\$18	\$295K
Feb 5, 2016	Resale	Warranty Deed	\$39,900	\$14	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Bethel Middle School	Middle	6–7	4.0 mi
Salem Elementary School	Elementary	KG–5	4.4 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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