

Mobile Home

RESIDENTIAL

2325 RIVER RIDGE RD

BENTON, AR 72019



924 ft²

LIVING AREA

2.15 ac

LOT SIZE

1992

YEAR BUILT

1

STORIES

VALUATION

Last Sale

\$27,000 · Sep 3, 2013

TAX & ASSESSMENT

Property Tax	\$497 (2025)
Assessed Value	\$8,665
Previous Assessed	\$8,665
Assessor Market Value	\$43,325

PROPERTY FACTS

Property Type	Mobile Home
Style	Mobile Home
County	Saline
Lot (acres)	2.15
Heating	Central
Cooling	Central

Deck · 144 ft²

Patio · 144 ft²

CLIMATE RISK

35 FLOOD	52 WILDFIRE	89 HEAT	73 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
Aug 30, 2013	Quitclaim	Quit Claim Transfer			
Aug 30, 2013	Resale	Warranty Deed	\$27,000	\$29	\$21K
Nov 19, 2007	Resale	Warranty Deed	\$44,000	\$48	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Caldwell Elementary School	Elementary	KG–4	4.4 mi
Benton Middle School	Middle	5–7	4.8 mi
Benton High School	High	10–12	4.8 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	Absentee owner
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