

Single Family Residence **RESIDENTIAL**

919 RIVER RIDGE RD

BENTON, AR 72019

\$262,112 TopHap Estimate · \$111 / ft² · confidence 90 · as of Jul 14, 2026



2

BATHS

2,364 ft²

LIVING AREA

0.92 ac

LOT SIZE

1929

YEAR BUILT

1

STORIES

VALUATION

\$262K

\$237K low

\$287K high

Est. Owner Equity

\$17,962

Loan-to-Value

93%

TAX & ASSESSMENT

Property Tax	\$340 (2025)
Assessed Value	\$16,285
Previous Assessed	\$16,285
Assessor Market Value	\$81,425

PROPERTY FACTS

Property Type	Single Family Residence
County	Saline
Lot (acres)	0.92
Construction	Frame (Unspecified)
Foundation	Closed Piers
Roof	Asphalt
Heating	Central
Cooling	Central

Porch · 364 ft²

CLIMATE RISK

38
FLOOD

45
WILDFIRE

89
HEAT

72
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 17, 2025	Financing	Warranty Deed			
Feb 17, 2025	Financing	Contract Sale			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Benton Middle School	Middle	5–7	4.5 mi
Caldwell Elementary School	Elementary	KG–4	4.5 mi
Benton High School	High	10–12	4.5 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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