

Single Family Residence **RESIDENTIAL**

2806 RIVER RIDGE RD

BENTON, AR 72019

\$146,965 TopHap Estimate · confidence 79 · as of Jul 14, 2026



2.76 ac
LOT SIZE

1
STORIES

VALUATION

\$147K

\$116K low

\$178K high

Est. Owner Equity

\$146,965

TAX & ASSESSMENT

Property Tax

\$304 (2025)

Assessed Value

\$5,800

Previous Assessed	\$5,800
Assessor Market Value	\$29,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Saline
Lot (acres)	2.76
Foundation	Mat/Raft Foundation (Slab)
Roof	Asphalt
Heating	Central
Cooling	Central

CLIMATE RISK

35
FLOOD

53
WILDFIRE

89
HEAT

73
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Caldwell Elementary School	Elementary	KG–4	4.6 mi
Benton Middle School	Middle	5–7	5.0 mi
Benton High School	High	10–12	5.1 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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