

Residential - Vacant Land

RESIDENTIAL

2326 RIVER RIDGE RD

BENTON, AR 72019



2.13 ac

LOT SIZE

VALUATION

Last Sale

\$20,900 · Jun 11, 2026

TAX & ASSESSMENT

Property Tax	\$150 (2025)
Assessed Value	\$4,480
Assessor Market Value	\$22,400

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	SALINE
Lot (acres)	2.13

Pool

No

CLIMATE RISK

23
FLOOD

51
WILDFIRE

89
HEAT

73
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 29, 2026	Resale	Warranty Deed	\$20,900		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Caldwell Elementary School	Elementary	KG–4	4.5 mi
Benton Middle School	Middle	5–7	4.8 mi
Benton High School	High	10–12	4.9 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

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy

Absentee owner