

Single Family Residence

RESIDENTIAL

1899 RIVER RIDGE RD

BENTON, AR 72019

\$242,062 TopHap Estimate · \$86 / ft² · confidence 91 · as of Jul 14, 2026



4

BATHS

2,824 ft²

LIVING AREA

1.96 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

VALUATION

\$242K

\$221K low

\$263K high

Last Sale

\$240,000 · Feb 18, 2026

Est. Owner Equity

\$242,062

TAX & ASSESSMENT

Property Tax	\$2,530 (2025)
Assessed Value	\$64,678
Previous Assessed	\$64,678
Assessor Market Value	\$323,390

PROPERTY FACTS

Property Type	Single Family Residence
County	Saline
Lot (acres)	1.96
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Fiberglass
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Mixed

Deck · 269 ft²

Patio · 192 ft²

Porch · 332 ft²

CLIMATE RISK

39
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	\$/FT²	LOAN
Feb 17, 2026	Resale	Warranty Deed	\$240,000	\$85	
Dec 4, 2009	Non-arms-length	Warranty Deed	\$210,000	\$74	\$195K
Dec 4, 2009	Recorded document	Warranty Deed			
Mar 16, 2009	Recorded document	Grant Deed			
Jul 28, 2006	Resale	Warranty Deed	\$270,000	\$96	\$270K
Jul 24, 2006	Recorded document	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Caldwell Elementary School	Elementary	KG–4	4.4 mi
Benton Middle School	Middle	5–7	4.6 mi
Benton High School	High	10–12	4.7 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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