

Single Family Residence

RESIDENTIAL

2025 RIVER RIDGE RD

BENTON, AR 72019

\$559,607 TopHap Estimate · \$173 / ft² · confidence 91 · as of Jul 14, 2026



3

BATHS

3,230 ft²

LIVING AREA

1.5 ac

LOT SIZE

2022

YEAR BUILT

1

STORIES

VALUATION

\$560K

\$510K low

\$609K high

Last Sale

\$465,000 · May 2, 2022

Est. Owner Equity

\$204,557

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$3,935 (2025)
Assessed Value	\$87,895
Previous Assessed	\$87,895
Assessor Market Value	\$439,475

PROPERTY FACTS

Property Type	Single Family Residence
County	Saline
Lot (acres)	1.50
Foundation	Mat/Raft Foundation (Slab)
Roof	Fiberglass
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Patio · 150 ft²

Porch · 696 ft²

CLIMATE RISK

40
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
Apr 29, 2022	Resale	Warranty Deed	\$465,000	\$144	\$355K

ASSIGNED SCHOOLS

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