

Single Family Residence

RESIDENTIAL

3019 RIVER RIDGE RD

BENTON, AR 72019

\$407,397 TopHap Estimate · \$278 / ft² · confidence 91 · as of Jul 14, 2026



2

BATHS

1,464 ft²

LIVING AREA

1.26 ac

LOT SIZE

1992

YEAR BUILT

1

STORIES

VALUATION

\$407K

\$370K low

\$444K high

Last Sale

\$308,000 · Sep 23, 2020

Est. Owner Equity

\$114,797

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$536 (2025)
Assessed Value	\$20,074
Previous Assessed	\$20,074
Assessor Market Value	\$100,370

PROPERTY FACTS

Property Type	Single Family Residence
County	Saline
Lot (acres)	1.26
Construction	Frame (Unspecified)
Foundation	Closed Piers
Roof	Asphalt
Heating	Central
Cooling	Central
Garage	Mixed

Deck · 240 ft²

Patio · 240 ft²

Porch · 120 ft²

CLIMATE RISK

39

FLOOD

54

WILDFIRE

89

HEAT

73

STORM

26

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 18, 2020	Resale	Warranty Deed	\$308,000	\$210	\$293K
Jan 13, 2017	Quitclaim	Quit Claim Transfer			\$176K
Apr 21, 2011	Resale	Warranty Deed	\$149,000	\$102	\$145K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Caldwell Elementary School	Elementary	KG–4	4.5 mi
Benton Middle School	Middle	5–7	5.0 mi
Benton High School	High	10–12	5.0 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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