

Single Family Residence **RESIDENTIAL**

209 RIVER RIDGE RD

BENTON, AR 72019

\$182,393 TopHap Estimate · \$134 / ft² · confidence 84 · as of Jul 14, 2026



2

BATHS

1,360 ft²

LIVING AREA

0.47 ac

LOT SIZE

1980

YEAR BUILT

1

STORIES

VALUATION

\$182K

\$153K low

\$212K high

Est. Owner Equity

\$164,393

Loan-to-Value

10%

TAX & ASSESSMENT

Property Tax	\$886 (2025)
Assessed Value	\$27,766
Previous Assessed	\$27,766
Assessor Market Value	\$138,830

PROPERTY FACTS

Property Type	Single Family Residence
County	Saline
Lot (acres)	0.47
Foundation	Mat/Raft Foundation (Slab)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Deck · 140 ft²

Patio · 140 ft²

Porch · 80 ft²

CLIMATE RISK

35

FLOOD

46

WILDFIRE

89

HEAT

72

STORM

26

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 5, 2013	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Salem Elementary School	Elementary	KG–5	1.5 mi
Bethel Middle School	Middle	6–7	2.5 mi
Bryant High School	High	10–12	5.2 mi

District: Bryant Public Schools

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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