

Single Family Residence

RESIDENTIAL

1000 RIVER RIDGE RD

BENTON, AR 72019

\$290,969

TopHap Estimate · \$159 / ft² · confidence 88 · as of Jul 14, 2026

2

BATHS

1,830 ft²

LIVING AREA

0.89 ac

LOT SIZE

1992

YEAR BUILT

1

STORIES

VALUATION

\$291K

\$256K low

\$326K high

Last Sale

\$250,000 · Jul 11, 2023

Est. Owner Equity

\$90,969

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax

\$1,693 (2025)

Assessed Value

\$42,505

Previous Assessed

\$42,505

Assessor Market Value

\$212,525

PROPERTY FACTS

Property Type	Single Family Residence
County	Saline
Lot (acres)	0.89
Foundation	Closed Piers
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Deck · 336 ft²

Patio · 336 ft²

Porch · 120 ft²

CLIMATE RISK

46 FLOOD	45 WILDFIRE	89 HEAT	72 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 6, 2023	Resale	Warranty Deed	\$250,000	\$137	\$200K
Oct 17, 2019	Resale	Warranty Deed	\$165,000	\$90	\$162K
Nov 21, 2016	Resale	Warranty Deed	\$164,900	\$90	\$155K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Benton Middle School	Middle	5–7	4.5 mi
Caldwell Elementary School	Elementary	KG–4	4.5 mi
Benton High School	High	10–12	4.6 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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