

Single Family Residence

RESIDENTIAL

900 RIVER RIDGE RD

BENTON, AR 72019

\$235,548

TopHap Estimate · \$149 / ft² · confidence 80 · as of Jul 14, 2026



2

BATHS

1,586 ft²

LIVING AREA

0.89 ac

LOT SIZE

1986

YEAR BUILT

1

STORIES

VALUATION

\$236K

\$190K low

\$282K high

Last Sale

\$115,000 · Feb 4, 2013

Est. Owner Equity

\$118,202

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$1,270 (2025)
Assessed Value	\$37,120
Previous Assessed	\$37,120
Assessor Market Value	\$185,600

PROPERTY FACTS

Property Type	Single Family Residence
County	Saline
Lot (acres)	0.89
Construction	Frame (Unspecified)
Foundation	Closed Piers
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Mixed

Deck · 216 ft²

Patio · 216 ft²

Porch · 112 ft²

Greenhouse

CLIMATE RISK

38 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
Dec 18, 2012	Resale	Grant Deed	\$115,000	\$73	\$117K

ASSIGNED SCHOOLS

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