

Single Family Residence **RESIDENTIAL**

2513 RIVER RIDGE RD

BENTON, AR 72019

\$580,158 TopHap Estimate · \$258 / ft² · confidence 93 · as of Jul 14, 2026



3

BATHS

2,250 ft²

LIVING AREA

1.88 ac

LOT SIZE

2011

YEAR BUILT

1

STORIES

VALUATION

\$580K

\$537K low

\$623K high

Last Sale

\$549,900 · Jun 19, 2024

Est. Owner Equity

\$40,758

Loan-to-Value

93%

TAX & ASSESSMENT

Property Tax	\$3,234 (2025)
Assessed Value	\$72,361
Previous Assessed	\$72,361
Assessor Market Value	\$361,805

PROPERTY FACTS

Property Type	Single Family Residence
County	Saline
Lot (acres)	1.88
Construction	Frame (Unspecified)
Foundation	Closed Piers
Roof	Fiberglass
Heating	Central
Cooling	Central
Garage	Mixed

Deck · 420 ft²

Patio · 420 ft²

Porch · 12 ft²

CLIMATE RISK

23 FLOOD	53 WILDFIRE	89 HEAT	73 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
Jun 4, 2024	Resale	Warranty Deed	\$549,900	\$244	\$530K
Jan 13, 2017	Resale	Warranty Deed	\$330,000	\$147	\$314K
Jul 8, 2010	Resale	Warranty Deed	\$280,000	\$124	\$276K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Caldwell Elementary School	Elementary	KG–4	4.4 mi
Benton Middle School	Middle	5–7	4.8 mi
Benton High School	High	10–12	4.8 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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