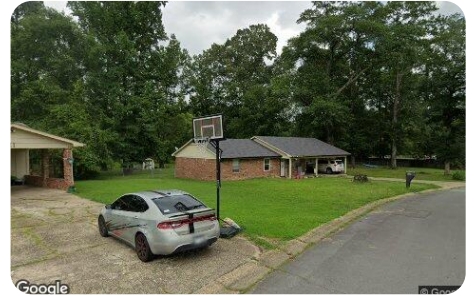


Single Family Residence **RESIDENTIAL**

# 311 ROSEWOOD DR

BENTON, AR 72015

**\$185,629** TopHap Estimate · \$141 / ft<sup>2</sup> · confidence 82 · as of Jun 23, 2026



**2**

BATHS

**1,320 ft<sup>2</sup>**

LIVING AREA

**0.36 ac**

LOT SIZE

**1978**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$186K**

\$152K low

\$219K high

Last Sale

**\$55,235 · Dec 11, 2015**

Est. Owner Equity

**\$125,629**

Loan-to-Value

**32%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,510 (2025) |
| Assessed Value        | \$27,256       |
| Previous Assessed     | \$27,256       |
| Assessor Market Value | \$136,280      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Saline                     |
| Lot (acres)   | 0.36                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Asphalt                    |
| Heating       | Central                    |
| Cooling       | Central                    |
| Garage        | Carport (Unspecified)      |

Deck · 120 ft²

Patio · 120 ft²

Porch · 180 ft²

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 45<br>FLOOD | 34<br>WILDFIRE | 88<br>HEAT | 68<br>STORM | 26<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE    | \$/FT² | LOAN  |
|--------------|-------------------|---------------------|----------|--------|-------|
| Dec 10, 2015 | Resale            | Grant Deed          | \$55,235 | \$42   | \$44K |
| Aug 10, 2015 | Recorded document | Grant Deed          |          |        |       |
| Jul 14, 2015 | Non-arms-length   | Trustees Deed       | \$72,250 | \$55   |       |
| Sep 6, 2006  | Non-arms-length   | Warranty Deed       | \$87,000 | \$66   | \$86K |
| Sep 6, 2006  | Quitclaim         | Quit Claim Transfer |          |        |       |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Benton Middle School          | Middle     | 5–7    | 0.5 mi   |
| Benton High School            | High       | 10–12  | 0.6 mi   |
| Angie Grant Elementary School | Elementary | KG–4   | 0.6 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 72015

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>118</b><br>CRIME INDEX | <b>151</b><br>AIR POLLUTION | <b>26,965</b><br>POPULATION | <b>\$69K</b><br>MEDIAN IN-COME | <b>62°F</b><br>AVG TEMP | <b>62%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|