

Single Family Residence **RESIDENTIAL**

2920 RIVER RIDGE RD

BENTON, AR 72019

\$399,966 TopHap Estimate · \$171 / ft² · confidence 92 · as of Jul 14, 2026



2

BATHS

2,340 ft²

LIVING AREA

1.92 ac

LOT SIZE

1976

YEAR BUILT

1

STORIES

VALUATION

\$400K

\$367K low

\$433K high

Est. Owner Equity

\$399,966

TAX & ASSESSMENT

Property Tax	\$1,835 (2025)
Assessed Value	\$45,260
Previous Assessed	\$45,260
Assessor Market Value	\$226,300

PROPERTY FACTS

Property Type	Single Family Residence
County	Saline
Lot (acres)	1.92
Foundation	Closed Piers
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Deck · 336 ft²

Patio · 336 ft²

Porch · 138 ft²

CLIMATE RISK

35

FLOOD

53

WILDFIRE

89

HEAT

73

STORM

26

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 21, 2005	Recorded document	Warranty Deed			
Feb 17, 2005	Resale	Warranty Deed	\$176,000	\$75	\$158K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Caldwell Elementary School	Elementary	KG–4	4.6 mi
Benton Middle School	Middle	5–7	5.1 mi
Benton High School	High	10–12	5.1 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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