

Single Family Residence **RESIDENTIAL**

4032 RATCLIFFE

BENTONVILLE, AR 72713

\$1,252,343 TopHap Estimate · \$296 / ft² · confidence 84 · as of Jul 14, 2026



4

BATHS

4,232 ft²

LIVING AREA

0.94 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$1.3M

\$1.1M low

\$1.4M high

Est. Owner Equity

\$679,343

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$6,581 (2025)
Assessed Value	\$211,554
Previous Assessed	\$211,554
Assessor Market Value	\$1,057,770

PROPERTY FACTS

Property Type	Single Family Residence
County	Benton
Lot (acres)	0.94
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Fiberglass
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Mixed

Deck · 64 ft²

Patio · 360 ft²

Porch · 566 ft²

Outdoor kitchen

CLIMATE RISK

20
FLOOD

67
WILDFIRE

78
HEAT

69
STORM

38
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 14, 2023	Financing	Intrafamily Transfer			
Feb 14, 2023	Financing	Warranty Deed			\$573K
Feb 14, 2023	Financing	Intrafamily Transfer			
Nov 23, 2016	Resale	Warranty Deed	\$580,000	\$137	\$380K
Nov 14, 2007	Resale	Grant Deed	\$480,000	\$113	\$384K
Jun 11, 2007	Foreclosure sale	Trustees Deed	\$512,421	\$121	
Jan 18, 2006	Resale	Warranty Deed	\$655,000	\$155	\$491K
Aug 25, 2005	Financing	Trustees Deed			\$12K

Jun 21, 2005	Financing	Trustees Deed	\$50K
Jun 4, 2004	Financing	Trustees Deed	\$494K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Central Park Elementary School	Elementary	KG–4	0.3 mi
Fulbright Junior High School	Middle	7–8	0.5 mi
Bentonville High School	High	9–12	2.7 mi

District: Bentonville Public Schools

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 72713

81 CRIME INDEX	123 AIR POLLUTION	29,659 POPULATION	\$109K MEDIAN IN-COME	58°F AVG TEMP	61% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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