

Single Family Residence **RESIDENTIAL**

# 4020 RATCLIFFE

BENTONVILLE, AR 72713

**\$1,462,973** TopHap Estimate · \$276 / ft<sup>2</sup> · confidence 82 · as of Jul 14, 2026



**5**

BATHS

**5,300 ft<sup>2</sup>**

LIVING AREA

**0.94 ac**

LOT SIZE

**2006**

YEAR BUILT

**1**

STORIES

**4**

PARKING

## VALUATION

**\$1.5M**

\$1.2M low

\$1.7M high

Last Sale

**\$1,350,000 · Nov 13, 2024**

Est. Owner Equity

**\$112,973**

Loan-to-Value

**92%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$12,995 (2025) |
| Assessed Value        | \$220,000       |
| Previous Assessed     | \$220,000       |
| Assessor Market Value | \$1,100,000     |

## 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        | Carport (Unspecified)                 |
| Pool          | Yes                                   |

Deck · 372 ft²

Porch · 999 ft²

Outdoor kitchen

## CLIMATE RISK

30

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   |
|--------------|-----------|----------------------|-------------|--------|--------|
| Oct 11, 2024 | Resale    | Warranty Deed        | \$1,350,000 | \$255  | \$1.4M |
| Aug 25, 2023 | Resale    | Warranty Deed        | \$1,100,000 | \$208  | \$720K |
| Aug 12, 2021 | Financing | Intrafamily Transfer |             |        |        |
| May 21, 2019 | Resale    | Warranty Deed        | \$338,500   | \$64   |        |
| Feb 8, 2019  | Resale    | Warranty Deed        | \$136,500   | \$26   |        |
| Sep 14, 2016 | Quitclaim | Quit Claim Transfer  |             |        |        |
| May 7, 2015  | Resale    | Warranty Deed        | \$697,430   | \$132  | \$417K |

|              |           |               |             |       |        |
|--------------|-----------|---------------|-------------|-------|--------|
| Jul 29, 2005 | Financing | Trustees Deed |             |       | \$500K |
| May 6, 2005  | Resale    | Warranty Deed | \$100,000   | \$19  |        |
| Aug 23, 2004 | Resale    | Grant Deed    | \$2,978,000 | \$562 | \$3M   |

## 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<br>CRIME INDEX | 123<br>AIR POLLUTION | 29,659<br>POPULATION | \$109K<br>MEDIAN IN-COME | 58°F<br>AVG TEMP | 61%<br>SUNSHINE |
|-------------------|----------------------|----------------------|--------------------------|------------------|-----------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|