

Single Family Residence **RESIDENTIAL**

4025 RATCLIFFE

BENTONVILLE, AR 72713

\$1,339,004 TopHap Estimate · \$263 / ft² · confidence 81 · as of Jul 14, 2026



4

BATHS

5,084 ft²

LIVING AREA

0.85 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$1.3M

\$1.1M low

\$1.6M high

Last Sale

\$645,000 · Sep 14, 2017

Est. Owner Equity

\$577,504

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$10,574 (2025)
Assessed Value	\$212,623
Previous Assessed	\$212,623
Assessor Market Value	\$1,063,115

PROPERTY FACTS

Property Type	Single Family Residence
County	Benton
Lot (acres)	0.85
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Fiberglass
Heating	Central
Cooling	Central
Garage	Garage, Attached

Patio · 106 ft²

Porch · 315 ft²

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
Sep 7, 2017	Resale	Warranty Deed	\$645,000	\$127	\$424K
May 5, 2016	Quitclaim	Quit Claim Transfer			
Sep 25, 2014	Resale	Grant Deed	\$530,000	\$104	\$398K
Jan 13, 2014	Non-arms-length	Trustees Deed	\$638,000	\$125	
Mar 30, 2008	Quitclaim	Quit Claim Transfer			
Aug 1, 2006	Resale	Warranty Deed	\$721,000	\$142	\$577K
Aug 23, 2004	Resale	Grant Deed	\$2,978,000	\$586	\$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 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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