

Single Family Residence **RESIDENTIAL**

4029 RATCLIFFE

BENTONVILLE, AR 72713

\$1,150,334 TopHap Estimate · \$286 / ft² · confidence 90 · as of Jul 14, 2026



4

BATHS

4,025 ft²

LIVING AREA

1.01 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$1.2M

\$1M low

\$1.3M high

Est. Owner Equity

\$680,334

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$7,551 (2025)
Assessed Value	\$171,052
Previous Assessed	\$171,052
Assessor Market Value	\$855,260

PROPERTY FACTS

Property Type	Single Family Residence
County	Benton
Lot (acres)	1.01
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Fiberglass
Heating	Central
Cooling	Central
Garage	Mixed

Patio · 80 ft²

Porch · 426 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
Apr 17, 2018	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Central Park Elementary School	Elementary	KG–4	0.3 mi
Fulbright Junior High School	Middle	7–8	0.6 mi
Bentonville High School	High	9–12	2.6 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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