

Single Family Residence **RESIDENTIAL**

4013 RATCLIFFE

BENTONVILLE, AR 72713

\$1,091,775 TopHap Estimate · \$278 / ft² · confidence 91 · as of Jul 14, 2026



4

BATHS

3,922 ft²

LIVING AREA

0.85 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$1.1M

\$997K low

\$1.2M high

Last Sale

\$355,000 · Nov 17, 2011

Est. Owner Equity

\$503,775

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$7,064 (2025)
Assessed Value	\$166,094
Previous Assessed	\$166,094
Assessor Market Value	\$830,470

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
Fireplace	Yes
Garage	Garage, Attached

Patio · 302 ft²

Porch · 152 ft²

CLIMATE RISK

34
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
Nov 14, 2011	Resale	Grant Deed	\$355,000	\$91	\$305K
Jun 18, 2010	Recorded document	Warranty Deed			
Aug 27, 2008	Financing	Trustees Deed			\$990K
Aug 29, 2008	Recorded document	Warranty Deed			
May 17, 2004	Non-arms-length	Grant Deed	\$76,000	\$19	

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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