

Single Family Residence **RESIDENTIAL**

806 SW RIVER ROCK ST

BENTONVILLE, AR 72712

\$270,819 TopHap Estimate · \$195 / ft² · confidence 92 · as of Jul 14, 2026



2

BATHS

1,388 ft²

LIVING AREA

0.17 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$271K

\$250K low

\$292K high

Last Sale

\$97,400 · Jun 5, 2009

Est. Owner Equity

\$171,109

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$2,112 (2025)
Assessed Value	\$57,181
Assessor Market Value	\$285,905

PROPERTY FACTS

Property Type	Single Family Residence
County	BENTON
Lot (acres)	0.17
Construction	Frame (Unspecified)
Roof	Fiberglass
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 150 ft²

Porch · 151 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 3, 2009	Resale	Grant Deed	\$97,400	\$70	\$100K
Aug 27, 2007	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Elm Tree Elementary School	Elementary	KG–4	1.0 mi
Bentonville West High School	High	9–12	2.1 mi
Lincoln Junior High School	Middle	7–8	3.3 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 72712

100 CRIME INDEX	124 AIR POLLUTION	47,837 POPULATION	\$103K 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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