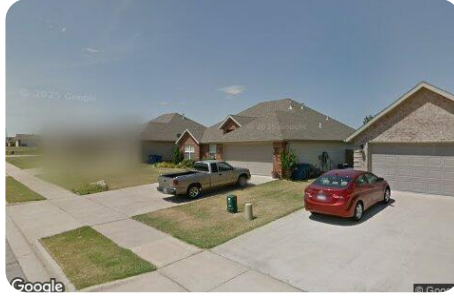


Single Family Residence **RESIDENTIAL**

702 SW RIVER ROCK ST

BENTONVILLE, AR 72712

\$285,504 TopHap Estimate · \$200 / ft² · confidence 92 · as of Jul 14, 2026



2

BATHS

1,425 ft²

LIVING AREA

0.17 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$286K

\$263K low

\$308K high

Last Sale

\$125,000 · Jan 29, 2008

Est. Owner Equity

\$169,905

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$752 (2025)
Assessed Value	\$56,575
Previous Assessed	\$56,575
Assessor Market Value	\$282,875

PROPERTY FACTS

Property Type	Single Family Residence
County	Benton
Lot (acres)	0.17
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Fiberglass
Heating	Central
Cooling	Central
Garage	Garage, Attached

Patio · 144 ft²

Porch · 120 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 25, 2008	Resale	Warranty Deed	\$125,000	\$88	\$124K
Dec 27, 2007	Foreclosure sale	Trustees Deed	\$625,000	\$439	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Elm Tree Elementary School	Elementary	KG–4	0.9 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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