

Single Family Residence **RESIDENTIAL**

700 SW RIVER ROCK ST

BENTONVILLE, AR 72712

\$321,709 TopHap Estimate · \$231 / ft² · confidence 92 · as of Jul 14, 2026



2

BATHS

1,390 ft²

LIVING AREA

0.2 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$322K

\$297K low

\$346K high

Last Sale

\$295,000 · Aug 31, 2022

Est. Owner Equity

\$26,709

Loan-to-Value

93%

TAX & ASSESSMENT

Property Tax	\$1,826 (2025)
Assessed Value	\$56,747
Previous Assessed	\$56,747
Assessor Market Value	\$283,735

PROPERTY FACTS

Property Type	Single Family Residence
County	Benton
Lot (acres)	0.20
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Fiberglass
Heating	Central
Cooling	Central
Garage	Garage, Attached

Patio · 120 ft²

Porch · 180 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 29, 2022	Resale	Warranty Deed	\$295,000	\$212	\$295K
Oct 25, 2019	Resale	Warranty Deed	\$163,000	\$117	\$160K
Jan 18, 2013	Resale	Warranty Deed	\$125,000	\$90	\$128K
Feb 1, 2008	Resale	Warranty Deed	\$120,000	\$86	\$122K
Dec 27, 2007	Foreclosure sale	Trustees Deed	\$625,000	\$450	

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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