

Single Family Residence **RESIDENTIAL**

800 SW RIVER ROCK ST

BENTONVILLE, AR 72712

\$287,384 TopHap Estimate · \$214 / ft² · confidence 92 · as of Jul 14, 2026



2

BATHS

1,346 ft²

LIVING AREA

0.17 ac

LOT SIZE

2007

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$287K

\$265K low

\$310K high

Last Sale

\$100,000 · Sep 3, 2008

Est. Owner Equity

\$182,060

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$1,461 (2025)
Assessed Value	\$56,042
Previous Assessed	\$56,042
Assessor Market Value	\$280,210

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
Fireplace	Yes
Garage	Garage, Attached

Porch · 90 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 29, 2008	Resale	Warranty Deed	\$100,000	\$74	\$102K
Oct 9, 2007	Recorded document	Deed In Lieu Of Foreclosure			
Sep 22, 2006	Resale	Warranty Deed	\$32,000	\$24	

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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