

Single Family Residence **RESIDENTIAL**

902 SW RIVER ROCK ST

BENTONVILLE, AR 72712

\$270,485 TopHap Estimate · \$195 / ft² · confidence 92 · as of Jul 14, 2026



2

BATHS

1,388 ft²

LIVING AREA

0.18 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$270K

\$250K low

\$291K high

Last Sale

\$136,000 · Jun 30, 2006

Est. Owner Equity

\$167,785

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$1,488 (2025)
Assessed Value	\$57,106
Previous Assessed	\$57,106
Assessor Market Value	\$285,530

PROPERTY FACTS

Property Type	Single Family Residence
County	Benton
Lot (acres)	0.18
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Fiberglass
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Patio · 30 ft²

Porch · 151 ft²

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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