

Single Family Residence **RESIDENTIAL**

906 SW RIVER ROCK ST

BENTONVILLE, AR 72712

\$292,128 TopHap Estimate · \$203 / ft² · confidence 93 · as of Jul 14, 2026



2

BATHS

1,441 ft²

LIVING AREA

0.18 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$292K

\$272K low

\$312K high

Est. Owner Equity

\$176,128

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$1,529 (2025)
Assessed Value	\$57,485
Previous Assessed	\$57,485
Assessor Market Value	\$287,425

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

Porch · 95 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 11, 2020	Quitclaim	Quit Claim Transfer			
Jul 11, 2018	Resale	Warranty Deed	\$145,000	\$101	\$116K
Apr 3, 2009	Resale	Grant Deed	\$113,000	\$78	\$115K
Jan 7, 2009	Recorded document	Grant Deed			
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	2.2 mi
Lincoln Junior High School	Middle	7–8	3.4 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
---------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------