

Single Family Residence

RESIDENTIAL

907 SW RIVER ROCK ST

BENTONVILLE, AR 72712

\$294,063 TopHap Estimate · \$192 / ft² · confidence 92 · as of Jun 23, 2026



2

BATHS

1,531 ft²

LIVING AREA

0.17 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$294K

\$271K low

\$318K high

Last Sale

\$299,999 · Mar 31, 2022

Est. Owner Equity

\$33,964

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$2,749 (2025)
Assessed Value	\$60,033
Assessor Market Value	\$300,165

PROPERTY FACTS

Property Type	Single Family Residence
County	BENTON
Lot (acres)	0.17
Construction	Frame (Unspecified)
Roof	Fiberglass
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 192 ft²

Patio · 80 ft²

Porch · 25 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 24, 2022	Resale	Warranty Deed	\$299,999	\$196	\$260K
Aug 14, 2020	Resale	Warranty Deed	\$185,000	\$121	\$148K
Aug 5, 2016	Resale	Warranty Deed	\$146,500	\$96	\$144K
Feb 5, 2010	Financing	Grant Deed			\$110K
Nov 16, 2009	Foreclosure sale	Trustees Deed	\$122,936	\$80	
Sep 13, 2006	Resale	Warranty Deed	\$150,000	\$98	\$143K

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	3.3 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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