

Single Family Residence **RESIDENTIAL**

905 SW RIVER ROCK ST

BENTONVILLE, AR 72712

\$307,763 TopHap Estimate · \$207 / ft² · confidence 93 · as of Jul 14, 2026



2

BATHS

1,485 ft²

LIVING AREA

0.17 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$308K

\$286K low

\$329K high

Last Sale

\$163,500 · Aug 1, 2019

Est. Owner Equity

\$8,078

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax	\$1,664 (2025)
Assessed Value	\$60,411
Previous Assessed	\$60,411
Assessor Market Value	\$302,055

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

Deck · 282 ft²

Patio · 30 ft²

Porch · 95 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 29, 2019	Resale	Warranty Deed	\$163,500	\$110	\$169K
Sep 21, 2015	Resale	Warranty Deed	\$138,000	\$93	\$131K
Sep 24, 2012	Resale	Warranty Deed	\$126,000	\$85	\$124K
Aug 1, 2006	Resale	Warranty Deed	\$145,000	\$98	\$145K

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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