

Single Family Residence **RESIDENTIAL**

706 SW RIVER ROCK ST

BENTONVILLE, AR 72712

\$302,438 TopHap Estimate · \$197 / ft² · confidence 94 · as of Jul 14, 2026



2

BATHS

1,532 ft²

LIVING AREA

0.17 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$302K

\$283K low

\$322K high

Last Sale

\$137,000 · Apr 21, 2015

Est. Owner Equity

\$155,738

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$1,613 (2025)
Assessed Value	\$59,979
Previous Assessed	\$59,979
Assessor Market Value	\$299,895

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
Garage	Garage, Attached

Deck · 196 ft²

Patio · 196 ft²

Porch · 115 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 21, 2015	Resale	Warranty Deed	\$137,000	\$89	\$137K
Jul 22, 2010	Resale	Grant Deed	\$118,000	\$77	\$122K
May 5, 2010	Foreclosure sale	Trustees Deed	\$97,594	\$64	
Aug 14, 2006	Resale	Warranty Deed	\$157,000	\$102	\$130K

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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