

Single Family Residence **RESIDENTIAL**

704 SW RIVER ROCK ST

BENTONVILLE, AR 72712

\$320,116 TopHap Estimate · \$209 / ft² · confidence 92 · 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

\$320K

\$294K low

\$346K high

Last Sale

\$292,500 · Sep 29, 2022

Est. Owner Equity

\$97,616

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$1,975 (2025)
Assessed Value	\$59,847
Previous Assessed	\$59,847
Assessor Market Value	\$299,235

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 · 160 ft²

Patio · 160 ft²

Porch · 115 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 28, 2022	Resale	Warranty Deed	\$292,500	\$191	\$223K

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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