

Single Family Residence **RESIDENTIAL**

802 SW RIVER ROCK ST

BENTONVILLE, AR 72712

\$295,769 TopHap Estimate · \$203 / ft² · confidence 93 · as of Jul 14, 2026



2

BATHS

1,459 ft²

LIVING AREA

0.3 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$296K

\$276K low

\$315K high

Last Sale

\$205,000 · Jan 17, 2024

Est. Owner Equity

\$0

Loan-to-Value

135%

TAX & ASSESSMENT

Property Tax	\$3,584 (2025)
Assessed Value	\$57,799
Previous Assessed	\$57,799
Assessor Market Value	\$288,995

PROPERTY FACTS

Property Type	Single Family Residence
County	Benton
Lot (acres)	0.30
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Fiberglass
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Patio · 192 ft²

Porch · 16 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 19, 2016	Resale	Warranty Deed	\$144,500	\$99	\$148K
May 24, 2006	Resale	Warranty Deed	\$145,000	\$99	\$144K

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.