

Single Family Residence **RESIDENTIAL**

804 SW RIVER ROCK ST

BENTONVILLE, AR 72712

\$296,056 TopHap Estimate · \$198 / ft² · confidence 94 · as of Jul 14, 2026



2

BATHS

1,499 ft²

LIVING AREA

0.31 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$296K

\$278K low

\$315K high

Last Sale

\$149,000 · Jul 10, 2017

Est. Owner Equity

\$92,056

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$1,577 (2025)
Assessed Value	\$58,642
Previous Assessed	\$58,642
Assessor Market Value	\$293,210

PROPERTY FACTS

Property Type	Single Family Residence
County	Benton
Lot (acres)	0.31
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Fiberglass
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Patio · 80 ft²

Porch · 25 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 10, 2017	Resale	Warranty Deed	\$148,500	\$99	\$146K
Feb 29, 2008	Resale	Warranty Deed	\$117,000	\$78	\$117K
Aug 27, 2007	Quitclaim	Quit Claim Transfer			

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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