

Single Family Residence **RESIDENTIAL**

4000 RATCLIFFE

BENTONVILLE, AR 72713

\$1,039,270 TopHap Estimate · \$310 / ft² · confidence 84 · as of Jul 14, 2026

4

BATHS

3,351 ft²

LIVING AREA

0.95 ac

LOT SIZE

2008

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$1M

\$871K low

\$1.2M high

Last Sale

\$475,500 · Nov 14, 2016

Est. Owner Equity

\$801,270

Loan-to-Value

22%

TAX & ASSESSMENT

Property Tax

\$6,721 (2025)

Assessed Value

\$153,526

Previous Assessed

\$153,526

Assessor Market Value

\$767,630

PROPERTY FACTS

Property Type	Single Family Residence
County	Benton
Lot (acres)	0.95
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Fiberglass
Heating	Central
Cooling	Central
Garage	Garage, Attached

Patio · 510 ft²

Porch · 276 ft²

CLIMATE RISK

30 FLOOD	68 WILDFIRE	78 HEAT	69 STORM	38 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 27, 2024	Financing	Beneficiary Deed			
Oct 28, 2016	Resale	Warranty Deed	\$475,500	\$142	\$238K
Jan 10, 2008	Financing	Trustees Deed			\$350K
Dec 12, 2007	Resale	Warranty Deed	\$60,000	\$18	\$61K
Aug 23, 2004	Resale	Grant Deed	\$2,978,000	\$889	\$3M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Central Park Elementary School	Elementary	KG–4	0.2 mi
Fulbright Junior High School	Middle	7–8	0.5 mi
Bentonville High School	High	9–12	2.8 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 72713

81 CRIME INDEX	123 AIR POLLUTION	29,659 POPULATION	\$109K 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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