

Single Family Residence **RESIDENTIAL**

801 SW RIVER ROCK ST

BENTONVILLE, AR 72712

\$283,236 TopHap Estimate · \$219 / ft² · confidence 92 · as of Jul 14, 2026



2

BATHS

1,292 ft²

LIVING AREA

0.19 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$283K

\$261K low

\$306K high

Last Sale

\$272,000 · Apr 8, 2024

Est. Owner Equity

\$76,236

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$3,369 (2025)
Assessed Value	\$54,332
Previous Assessed	\$54,332
Assessor Market Value	\$271,660

PROPERTY FACTS

Property Type	Single Family Residence
County	Benton
Lot (acres)	0.19
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Fiberglass
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Patio · 120 ft²

Porch · 24 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 4, 2024	Resale	Warranty Deed	\$272,000	\$211	\$207K
Aug 8, 2018	Resale	Warranty Deed	\$150,000	\$116	\$120K
Jul 29, 2016	Resale	Warranty Deed	\$131,500	\$102	\$112K

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	Absentee owner
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