

Single Family Residence **RESIDENTIAL**

609 SW RIVER ROCK ST

BENTONVILLE, AR 72712

\$423,433 TopHap Estimate · \$169 / ft² · confidence 86 · as of Jul 14, 2026



3

BATHS

2,499 ft²

LIVING AREA

0.19 ac

LOT SIZE

2016

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$423K

\$365K low

\$481K high

Last Sale

\$190,139 · Apr 26, 2016

Est. Owner Equity

\$183,433

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$2,506 (2025)
Assessed Value	\$81,495
Previous Assessed	\$81,495
Assessor Market Value	\$407,475

PROPERTY FACTS

Property Type	Single Family Residence
County	Benton
Lot (acres)	0.19
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Fiberglass
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	Yes

Patio · 412 ft²

Porch · 90 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 22, 2016	Resale	Warranty Deed	\$190,139	\$76	\$187K
Aug 7, 2014	Financing	Trustees Deed			\$332K
Feb 20, 2014	Financing	Trustees Deed			\$497K
Dec 20, 2013	Resale	Grant Deed	\$805,000	\$322	\$805K
Jul 24, 2009	Recorded document	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Elm Tree Elementary School	Elementary	KG–4	0.8 mi
Bentonville West High School	High	9–12	2.1 mi
Lincoln Junior High School	Middle	7–8	3.2 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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