

Single Family Residence **RESIDENTIAL**

701 SW RIVER ROCK ST

BENTONVILLE, AR 72712

\$332,764 TopHap Estimate · \$217 / ft² · confidence 92 · as of Jul 14, 2026



2

BATHS

1,534 ft²

LIVING AREA

0.21 ac

LOT SIZE

2014

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$333K

\$308K low

\$358K high

Last Sale

\$226,400 · May 13, 2021

Est. Owner Equity

\$134,914

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$3,103 (2025)
Assessed Value	\$63,094
Previous Assessed	\$63,094
Assessor Market Value	\$315,470

PROPERTY FACTS

Property Type	Single Family Residence
County	Benton
Lot (acres)	0.21
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Fiberglass
Heating	Central
Cooling	Central
Garage	Garage, Attached

Deck · 192 ft²

Patio · 84 ft²

Porch · 200 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 6, 2021	Resale	Warranty Deed	\$226,400	\$148	\$198K
Oct 15, 2014	Resale	Warranty Deed	\$153,345	\$100	\$156K
Aug 7, 2014	Financing	Trustees Deed			\$332K
Feb 20, 2014	Financing	Trustees Deed			\$497K
Dec 20, 2013	Resale	Grant Deed	\$805,000	\$525	\$805K

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	3.2 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
---------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------