

Single Family Residence **RESIDENTIAL**

602 SW RIVER ROCK ST

BENTONVILLE, AR 72712

\$395,027 TopHap Estimate · \$138 / ft² · confidence 90 · as of Jul 14, 2026



3

BATHS

2,861 ft²

LIVING AREA

0.2 ac

LOT SIZE

2016

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$395K

\$355K low

\$435K high

Est. Owner Equity

\$140,527

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$2,752 (2025)
Assessed Value	\$89,521
Previous Assessed	\$89,521
Assessor Market Value	\$447,605

PROPERTY FACTS

Property Type	Single Family Residence
County	Benton
Lot (acres)	0.20
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Fiberglass
Heating	Central
Cooling	Central
Garage	Garage, Attached

Deck · 396 ft²

Patio · 100 ft²

Porch · 108 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 9, 2016	Resale	Warranty Deed	\$219,395	\$77	\$211K
Aug 7, 2014	Financing	Trustees Deed			\$332K
Feb 20, 2014	Financing	Trustees Deed			\$497K
Dec 20, 2013	Resale	Grant Deed	\$805,000	\$281	\$805K

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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