

Single Family Residence **RESIDENTIAL**

605 SW RIVER ROCK ST

BENTONVILLE, AR 72712

\$422,565 TopHap Estimate · \$169 / ft² · confidence 86 · as of Jul 14, 2026



3

BATHS

2,499 ft²

LIVING AREA

0.16 ac

LOT SIZE

2016

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$423K

\$365K low

\$480K high

Est. Owner Equity

\$268,440

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$3,747 (2025)
Assessed Value	\$80,625
Previous Assessed	\$80,625
Assessor Market Value	\$403,125

PROPERTY FACTS

Property Type	Single Family Residence
County	Benton
Lot (acres)	0.16
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Fiberglass
Heating	Central
Cooling	Central
Garage	Garage, Attached

Patio · 100 ft²

Porch · 90 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 20, 2019	Financing	Warranty Deed			\$154K
Aug 29, 2019	Resale	Trustees Deed	\$171,000	\$68	
Jan 29, 2016	Resale	Warranty Deed	\$189,539	\$76	\$186K
Aug 7, 2014	Financing	Trustees Deed			\$332K
Feb 20, 2014	Financing	Trustees Deed			\$497K
Dec 20, 2013	Resale	Grant Deed	\$805,000	\$322	\$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	Absentee owner
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