

Single Family Residence **RESIDENTIAL**

603 SW RIVER ROCK ST

BENTONVILLE, AR 72712

\$414,465 TopHap Estimate · \$184 / ft² · confidence 89 · as of Jul 14, 2026



3

BATHS

2,247 ft²

LIVING AREA

0.17 ac

LOT SIZE

2016

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$414K

\$368K low

\$461K high

Last Sale

\$182,000 · May 23, 2016

Est. Owner Equity

\$268,865

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$2,344 (2025)
Assessed Value	\$78,092
Previous Assessed	\$78,092
Assessor Market Value	\$390,460

PROPERTY FACTS

Property Type	Single Family Residence
County	Benton
Lot (acres)	0.17
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Fiberglass
Heating	Central
Cooling	Central
Garage	Garage, Attached

Patio · 204 ft²

Porch · 55 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 20, 2016	Resale	Warranty Deed	\$182,000	\$81	\$146K
Aug 7, 2014	Financing	Trustees Deed			\$332K
Feb 20, 2014	Financing	Trustees Deed			\$497K
Dec 20, 2013	Resale	Grant Deed	\$805,000	\$358	\$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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