

Single Family Residence **RESIDENTIAL**

807 SW RIVER ROCK ST

BENTONVILLE, AR 72712

\$304,236 TopHap Estimate · \$211 / ft² · confidence 92 · as of Jun 23, 2026



2

BATHS

1,441 ft²

LIVING AREA

0.17 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$304K

\$280K low

\$329K high

Last Sale

\$108,730 · Nov 2, 2010

Est. Owner Equity

\$0

Loan-to-Value

224%

TAX & ASSESSMENT

Property Tax	\$2,590 (2025)
Assessed Value	\$57,796
Assessor Market Value	\$288,980

PROPERTY FACTS

Property Type	Single Family Residence
County	BENTON
Lot (acres)	0.17
Construction	Frame (Unspecified)
Roof	Fiberglass
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 30 ft²

Porch · 95 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 13, 2016	Quitclaim	Quit Claim Transfer			
Aug 13, 2015	Quitclaim	Quit Claim Transfer			
Dec 30, 2010	Financing	Grant Deed			\$75K
Sep 28, 2010	Recorded document	Grant Deed			
Sep 9, 2010	Non-arms-length	Trustees Deed	\$108,730	\$75	
Feb 29, 2008	Resale	Warranty Deed	\$122,000	\$85	\$97K
Aug 27, 2007	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Elm Tree Elementary School	Elementary	KG–4	0.9 mi
Bentonville West High School	High	9–12	2.2 mi
Lincoln Junior High School	Middle	7–8	3.3 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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