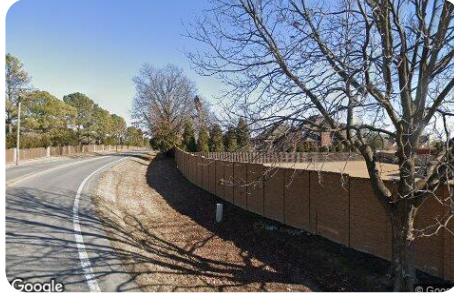


Single Family Residence **RESIDENTIAL**

4017 RATCLIFFE

BENTONVILLE, AR 72713

\$1,053,975 TopHap Estimate · \$274 / ft² · confidence 84 · as of Jul 14, 2026



4

BATHS

3,853 ft²

LIVING AREA

0.98 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$1.1M

\$883K low

\$1.2M high

Est. Owner Equity

\$418,975

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$8,335 (2025)
Assessed Value	\$165,867
Previous Assessed	\$165,867
Assessor Market Value	\$829,335

PROPERTY FACTS

Property Type	Single Family Residence
County	Benton
Lot (acres)	0.98
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Fiberglass
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Patio · 637 ft²

Porch · 45 ft²

CLIMATE RISK

10
FLOOD

67
WILDFIRE

78
HEAT

69
STORM

38
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 6, 2021	Resale	Warranty Deed	\$600,000	\$156	\$385K
Aug 27, 2008	Financing	Trustees Deed			\$990K
Jun 30, 2008	Resale	Warranty Deed	\$492,000	\$128	\$392K
Jun 15, 2004	Resale	Warranty Deed	\$78,000	\$20	\$469K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Central Park Elementary School	Elementary	KG–4	0.3 mi
Fulbright Junior High School	Middle	7–8	0.5 mi
Bentonville High School	High	9–12	2.7 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 72713

81 CRIME INDEX	123 AIR POLLUTION	29,659 POPULATION	\$109K 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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