

Single Family Residence **RESIDENTIAL**

803 SW RIVER ROCK ST

BENTONVILLE, AR 72712

\$316,294 TopHap Estimate · \$207 / ft² · confidence 92 · as of Jul 14, 2026



2

BATHS

1,531 ft²

LIVING AREA

0.3 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$316K

\$292K low

\$341K high

Est. Owner Equity

\$316,294

TAX & ASSESSMENT

Property Tax	\$2,732 (2025)
Assessed Value	\$59,423
Previous Assessed	\$59,423
Assessor Market Value	\$297,115

PROPERTY FACTS

Property Type	Single Family Residence
County	Benton
Lot (acres)	0.30
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Fiberglass
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Patio · 80 ft²

Porch · 25 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 21, 2016	Recorded document	Warranty Deed			
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	2.1 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.