

Single Family Residence **RESIDENTIAL**

# 61 RIVERCLIFF RD

ROGERS, AR 72756

**\$1,200,741** TopHap Estimate · \$424 / ft<sup>2</sup> · confidence 70 · as of Jul 14, 2026



**3**

BATHS

**2,829 ft<sup>2</sup>**

LIVING AREA

**1.34 ac**

LOT SIZE

**1**

STORIES

**2**

PARKING

## VALUATION

**\$1.2M**

\$843K low

\$1.6M high

Est. Owner Equity

**\$1,088,269**

Loan-to-Value

**9%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,504 (2025) |
| Assessed Value        | \$120,739      |
| Previous Assessed     | \$120,739      |
| Assessor Market Value | \$603,695      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Benton                  |
| Lot (acres)   | 1.34                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Closed Piers            |
| Roof          | Asphalt                 |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |

Deck · 215 ft²

Patio · 1,244 ft²

Porch · 250 ft²

## TRANSACTION HISTORY

| DATE        | TYPE            | DEED       | PRICE     | \$/FT² | LOAN |
|-------------|-----------------|------------|-----------|--------|------|
| Jan 2, 2004 | Non-arms-length | Grant Deed | \$337,000 | \$119  |      |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Eastside Elementary School  | Elementary | KG–5   | 6.8 mi   |
| Rogers Heritage High School | High       | 9–12   | 7.4 mi   |
| Greer Lingle Middle School  | Middle     | 6–8    | 7.8 mi   |

District: Rogers 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 72756

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>112</b><br>CRIME INDEX | <b>124</b><br>AIR POLLUTION | <b>49,498</b><br>POPULATION | <b>\$73K</b><br>MEDIAN IN-COME | <b>58°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|