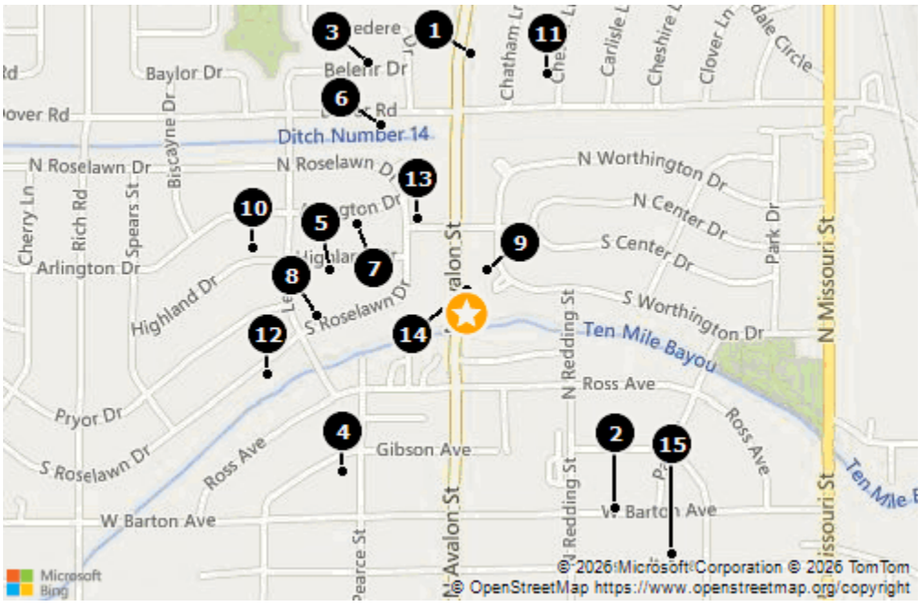
ICE SiteX Report

OrderID: 97753048

SiteX Property Information Report



Subject Property Location

1003 N AVALON ST, WEST MEMPHIS, AR 72301-2533

County:	**CRITTENDEN AR**	Census Tract:	050350302.015009
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	393270000000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$203,000**	FSD:	23	Common Confidence Score:	29
Value Range:	$156,310 - $249,690	ICE Confidence Score:	77		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	114
Assd Land Value:	$4,000	Market Land Value:	$20,000	Tax Year:	2025
Assd Improvement:	$33,169	Market Improvment Value:	$165,845	Total Taxable Value:	$1,306
Total Assessed Value:	$37,169	Total Assessor Market Value:	$185,845	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 25,26 Block: 11 Subdivision: WORTHINGTON PARK Sec/Twnship/Range: SEC 12 TWN 06 RNG 08
Abbreviated Description: S 50' LOT 25 & LOT 26 LESS HW PLAT BK 2 PG 14-SCANNED BILL OF ASSURANCE BK 193 PG 368

Property Characteristics

Lot Size:	14,810 SF	Bedrooms:		Pool:	
Building Area:	1745 SF	Baths:	2	Fireplace:	
Year Built:	1956	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Masonry
Number of Units:		Garage Type:	Carport	Heating:	Central
Number of Stories:	1	Number of Cars:	1	A/C:	Central
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Z	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/08/2025	Sales Price:	N/A
Document #:	2025-02967 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	05/30/2025	Loan Amount:	N/A
Document #:	2025-02310 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	11/01/2052	Type Finance:	

Legal Description:
Lot: 25 Block: 11 Subdivision: WORTHINGTON PARK ADD

Prior Transfer

Recording Date:	04/04/2025	Sales Price:	N/A
Document #:	2025-01349 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	09/09/2024	Loan Amount:	N/A
Document #:	2024-03811 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	11/01/2052	Type Finance:	

ICE SiteX Report

OrderID: 97753048

Legal Description:
Lot: 25 Block: 11

Prior Transfer

Recording Date:	07/08/2024	Sales Price:	N/A
Document #:	2024-02779 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/13/2023	Sales Price:	$7,665
Document #:	2023-00565 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/24/2022	Sales Price:	N/A
Document #:	2022-05651 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/20/2022	Loan Amount:	N/A
Document #:	2022-05602 BK-PG -	Loan Type:	Unknown
TD Due Date:	11/01/2052	Type Finance:	FIX

Legal Description:
Lot: 25 & 26 Block: 11 Subdivision: WORTHINGTON PARK ADD

Prior Transfer

Recording Date:	10/06/2022	Sales Price:	$190,000
Document #:	2022-05364 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/05/2022		
Document Type:			

Legal Description:
Lot: 25 & 26 Block: 11 Subdivision: WORTHINGTON PARK ADD Map Ref: MB 2 PG 14

Prior Transfer

Recording Date:	10/05/2022	Sales Price:	$190,000
Document #:	2022-005364 BK-PG 2022 -05364	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 25,26 Block: 11 Subdivision: WORTHINGTON PARK Sec/Twnship/Range: SEC 12 TWN 06 RNG 08
Abbreviated Description: S 50' LOT 25 & LOT 26 LESS HW PLAT BK 2 PG 14-SCANNED BILL OF ASSURANCE BK 193 PG 368

Mortgage Record

Recording Date:	10/04/2021	Loan Amount:	N/A
Document #:	2021-05632 BK-PG -	Loan Type:	Unknown
TD Due Date:	04/01/2050	Type Finance:	FIX

Legal Description:
Lot: 25 & 26 Block: 11 Subdivision: WORTHINGTON PARK ADD

Prior Transfer

Recording Date:	07/06/2021	Sales Price:	N/A
Document #:	2021-03716 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/07/2020	Loan Amount:	N/A
Document #:	2020-01525 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2050	Type Finance:	FIX

Legal Description:
Lot: 26 Block: 11 Subdivision: WORTHINGTON PARK ADD

Prior Transfer

Recording Date:	04/07/2020	Sales Price:	$111,000
Document #:	2020-01524 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/07/2020		
Document Type:			

Legal Description:
Lot: 26 Block: 11 Subdivision: WORTHINGTON PARK ADD

Mortgage Record

Recording Date:	04/01/2020	Loan Amount:	N/A
Document #:	2020-01419 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2050	Type Finance:	FIX

Legal Description:
Lot: 26 Block: 11 Subdivision: WORTHINGTON PARK ADD

Prior Transfer

Recording Date:	04/01/2020	Sales Price:	$111,000
Document #:	2020-01418 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/01/2020		
Document Type:			

Legal Description:
Lot: 26 Block: 11 Subdivision: WORTHINGTON PARK ADD

ICE SiteX Report

OrderID: 97753048

Prior Transfer

Recording Date:	03/26/2020	Sales Price:	$111,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/28/2011	Sales Price:	$40,000
Document #:	1518 BK-PG 1428 -720	Type of Sale:	Per Assessor Transaction History
Contract Date:	03/28/2011		
Document Type:			

Legal Description:
Lot: 25,26 Block: 11 Subdivision: WORTHINGTON PARK ADDITION
City/Muni/Twp: WEST MEMPHIS

Prior Transfer

Recording Date:	06/26/2000	Sales Price:	$40,000
Document #:	BK-PG 999 -221	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Block: 11 Subdivision: WORTHINGTON PARK Sec/Twnship/Range: SEC 12 TWN 06 RNG 08
Abbreviated Description: S 50' LOT 25 & N20' OF LOT 26

Area Sales Analysis

Total Area Sales	$2,234,300	Median # of Bedrooms	
Median Lot Size	11,761 SF	Median # of Baths	1
Median Living Area	1,172 SF	Median Year Built	1956
Price Range - 2 Yrs	$25,000 to $380,000	Age Range	14 years to 72 years
Median Value	$141,000	Median Age	70 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.34Mi.	**1409 N AVALON ST** **WEST MEMPHIS, AR 72301-1901**	05/05/2026	$164,900	$140	1172	//1	1961	11,761 SF	
		APN: 352024000000 Document #: 2026-01932 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: 3 Subdivision: AVONDALE GARDENS MapRef: MB 2 PG 38 Abbreviated Description: Lot:6 Block:3 Subdivision:AVONDALE GARDENS Map Ref:MB 2 PG 38City/Muni/Twp:WEST MEMPHIS City/Muni/Twp: WEST MEMPHIS								
2	.31Mi.	**221 W BARTON AVE** **WEST MEMPHIS, AR 72301-3066**	04/08/2026	$380,000	$90	4208	//3	2012	20,473 SF	
		APN: 373049100000 Document #: 2026-01484 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8A Block: D Subdivision: LYNDON SUBDIVISION MapRef: MB 4 PG 556 Abbreviated Description: Lot:8A Block:D Subdivision:LYNDON SUBDIVISION Map Ref:MB 4 PG 556City/Muni/Twp:WEST MEMPHIS City/Muni/Twp: WEST MEMPHIS								
3	.36Mi.	**507 BELEHR DR** **WEST MEMPHIS, AR 72301-1922**	02/17/2026	$141,000	$137	1025	//1	1967	7,405 SF	
		APN: 352237000000 Document #: 2026-00606 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 19 Block: 3 Subdivision: AVONDALE GARDENS FIRST ADDITION MapRef: MB 2 PG 97 Abbreviated Description: Lot:19 Block:3 Subdivision:AVONDALE GARDENS FIRST ADDITION Map Ref:MB 2 PG 97City/Muni/Twp:WEST MEMPHIS City/Muni/Twp: WEST MEMPHIS								
4	.27Mi.	**502 GIBSON AVE** **WEST MEMPHIS, AR 72301-2939**	01/09/2026	$25,000	$23	1053	//1	1955	12,632 SF	
		APN: 361100000000 Document #: 2026-00126 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Block: 6 Subdivision: GIBSON SUBDIVISION MapRef: MB 1 PG 188&189 Abbreviated Description: Lot:2 Block:6 Subdivision:GIBSON SUBDIVISION Map Ref:MB 1 PG 188&189City/Muni/Twp:WEST MEMPHIS City/Muni/Twp: WEST MEMPHIS								
5	.18Mi.	**516 HIGHLAND DR** **WEST MEMPHIS, AR 72301-2508**	12/22/2025	$155,000	$140	1103	//1	1956	11,326 SF	
		APN: 351109000000 Document #: 2025-05805 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Block: 5 Subdivision: AVALON HEIGHTS SUBDIVISION MapRef: MB 2 PG 84 Abbreviated Description: Lot:8 Block:5 Subdivision:AVALON HEIGHTS SUBDIVISION Map Ref:MB 2 PG 84City/Muni/Twp:WEST MEMPHIS City/Muni/Twp: WEST MEMPHIS								
6	.27Mi.	**506 DOVER RD** **WEST MEMPHIS, AR 72301-1909**	11/07/2025	$135,000	$131	1025	//1	1967	9,583 SF	
		APN: 352284000000 Document #: 2025-05089 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Block: 5 Subdivision: AVONDALE GARDENS 1ST MapRef: MB 2 PG 97 Abbreviated Description: Lot:10 Block:5 Subdivision:AVONDALE GARDENS 1ST Map Ref:MB 2 PG 97City/Muni/Twp:WEST MEMPHIS City/Muni/Twp: WEST MEMPHIS								
7	.18Mi.	**508 ARLINGTON DR** **WEST MEMPHIS, AR 72301-2502**	10/30/2025	$135,000	$133	1014	//1	1955	8,276 SF	
		APN: 351083000000 Document #: 2025-04972 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Block: 4 Subdivision: AVALON HEIGHTS ADDITION MapRef: MB 2 PG 84 Abbreviated Description: Lot:8 Block:4 Subdivision:AVALON HEIGHTS ADDITION Map Ref:MB 2 PG 84City/Muni/Twp:WEST MEMPHIS City/Muni/Twp: WEST MEMPHIS								
8	.2Mi.	**519 S ROSELAWN DR** **WEST MEMPHIS, AR 72301-2519**	10/23/2025	$100,000	$56	1780	//1	1956	14,810 SF	
		APN: 351118000000 Document #: 2025-04859 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 17 Block: 5 Subdivision: AVALON HEIGHTS ADDITION MapRef: MB 2 PG 84 Abbreviated Description: Lot:17 Block:5 Subdivision:AVALON HEIGHTS ADDITION Map Ref:MB 2 PG 84City/Muni/Twp:WEST MEMPHIS City/Muni/Twp: WEST MEMPHIS								
9	.06Mi.	**344 S WORTHINGTON DR** **WEST MEMPHIS, AR 72301-2640**	10/20/2025	$110,000	$76	1443	//1	1954	10,019 SF	
		APN: 393253000000 Document #: 2025-04783								

ICE SiteX Report

OrderID: 97753048

Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 12 Block: 11 Subdivision: WORTHINGTON PARK ADDITION MapRef: MB 2 PG 56 Abbreviated
Description: Lot:12 Block:11 Subdivision:WORTHINGTON PARK ADDITION Map Ref:MB 2 PG 56City/Muni/Twp:WEST MEMPHIS City/Muni/Twp: WEST MEMPHIS

10	.29Mi.	**603 HIGHLAND DR** **WEST MEMPHIS, AR 72301-2509**	10/17/2025	$169,900	$78	2164	//2	1959	13,939 SF

APN: 351195000000 Document #: 2025-04727
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 32 Block: 7 Subdivision: AVALON HEIGHTS EXTENSION MapRef: MB 2 PG 165 Abbreviated Description: Lot:32 Block:7 Subdivision:AVALON HEIGHTS EXTENSION Map Ref:MB 2 PG 165City/Muni/Twp:WEST MEMPHIS City/Muni/Twp: WEST MEMPHIS

11	.33Mi.	**1404 CHESTER LN** **WEST MEMPHIS, AR 72301-1714**	10/10/2025	$173,500	$149	1164	//1	1963	12,197 SF

APN: 352049000000 Document #: 2025-04643
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 13 Block: 4 Subdivision: AVONDALE GARDENS SUBDIVISION MapRef: MB 2 PG 38 Abbreviated
Description: Lot:13 Block:4 Subdivision:AVONDALE GARDENS SUBDIVISION Map Ref:MB 2 PG 38City/Muni/Twp:WEST MEMPHIS City/Muni/Twp: WEST MEMPHIS

12	.27Mi.	**606 S ROSELAWN DR** **WEST MEMPHIS, AR 72301-2522**	09/24/2025	$123,000	$69	1763	//1	1955	12,197 SF

APN: 351268000000 Document #: 2025-04388
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Block: 10 Subdivision: AVALON HEIGHTS EXTENSION Abbreviated Description: Lot:4 Block:10 Subdivision:AVALON HEIGHTS EXTENSION City/Muni/Twp:WEST MEMPHIS City/Muni/Twp: WEST MEMPHIS

13	.14Mi.	**424 N ROSELAWN DR** **WEST MEMPHIS, AR 72301-1960**	09/19/2025	$185,000	$119	1554	//1	1956	11,761 SF

APN: 351010000000 Document #: 2025-04319
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Block: 1 Subdivision: AVALON HEIGHTS ADDITION MapRef: MB 2 PG 84 Abbreviated Description: Lot:8 Block:1 Subdivision:AVALON HEIGHTS ADDITION Map Ref:MB 2 PG 84City/Muni/Twp:WEST MEMPHIS City/Muni/Twp: WEST MEMPHIS

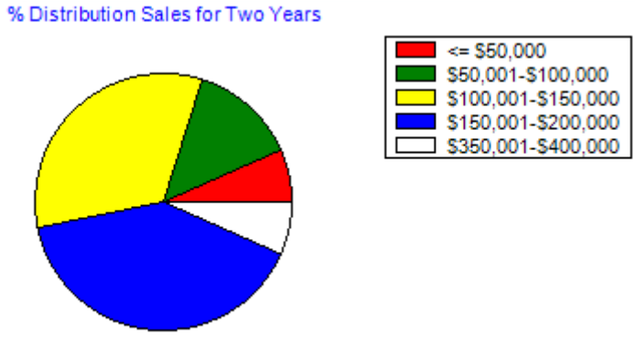
14	.03Mi.	**1007 N AVALON ST** **WEST MEMPHIS, AR 72301-2533**	09/18/2025	$170,000	$115	1472	//1	1956	9,148 SF

APN: 393267000000 Document #: 2025-04298
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 23 Block: 11 Subdivision: WORTHINGTON PARK ADDITION MapRef: MB 2 PG 12-14 Abbreviated
Description: Lot:23 Block:11 Subdivision:WORTHINGTON PARK ADDITION Map Ref:MB 2 PG 12-14City/Muni/Twp:WEST MEMPHIS City/Muni/Twp: WEST MEMPHIS

15	.42Mi.	**209 ROOSEVELT AVE** **WEST MEMPHIS, AR 72301-3953**	09/05/2025	$67,000	$63	1050	//1	1969	8,712 SF

APN: 355041000000 Document #: 2025-03979
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9 Block: 2 Subdivision: COMPRESS SUBDIVISION MapRef: MB 1 PG 12 Abbreviated Description: Lot:9 Block:2 Subdivision:COMPRESS SUBDIVISION Map Ref:MB 1 PG 12Abbreviated Description:WEST2 LO9 City/Muni/Twp:WEST MEMPHIS City/Muni/Twp: WEST MEMPHIS

Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

ICE SiteX Report

OrderID: 97753048

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**1003 N AVALON ST**	**10/05/2022**	$185,845	$37,169	1,745	//2	1956	14,810 SF	
.02Mi.	**1005 N AVALON ST**	**01/21/2019**	$118,645	$23,729	1,552	//2	1956	9,148 SF	
.03Mi.	**338 S WORTHINGTON DR**	**11/09/2006**	$134,360	$26,872	1,925	//2	1954	21,780 SF	
.03Mi.	**1007 N AVALON ST**	**09/11/2025**	$132,115	$26,423	1,472	//1	1956	9,148 SF	
.04Mi.	**1002 N AVALON ST**	**11/02/2012**	$179,565	$35,913	1,668	//2	1961	10,890 SF	
.04Mi.	**1000 N AVALON ST**	**03/24/2010**	$163,800	$32,760	1,664	//2	1961	17,860 SF	
.04Mi.	**340 S WORTHINGTON DR**	**03/08/2012**	$62,625	$12,525	960	//1	1954	7,405 SF	
.04Mi.	**336 S WORTHINGTON DR**	**02/25/2019**	$118,585	$23,717	1,696	//2	1955	12,632 SF	
.04Mi.	**1009 N AVALON ST**	**03/31/1992**	$122,805	$24,561	1,276	//1	1956	9,148 SF	
.04Mi.	**1004 N AVALON ST**	**07/01/2004**	$142,075	$28,415	1,873	//2	1956	13,504 SF	
.05Mi.	**342 S WORTHINGTON DR**	**10/02/2024**	$74,370	$14,874	840	//1	1954	10,019 SF	
.05Mi.	**1011 N AVALON ST**	**02/27/2025**	$123,370	$24,674	1,292	//1	1956	9,148 SF	
.06Mi.	**1006 N AVALON ST**	**04/05/2024**	$138,020	$27,604	1,464	//2	1956	13,504 SF	
.06Mi.	**334 S WORTHINGTON DR**	**03/16/1998**	$103,705	$20,741	1,530	//2	1954	12,632 SF	
.06Mi.	**344 S WORTHINGTON DR**	**07/15/2022**	$96,640	$19,328	1,443	//1	1954	10,019 SF	
.06Mi.	**470 S ROSELAWN DR**	**05/09/2019**	$149,960	$29,992	1,668	//2	1966	15,246 SF	

Rent vs. Own

Households Occupied by Renters:	48%	Households Occupied by Owners:	40%

Demographics & Income

Median Age:	36.0 years old	Households:	8,912
Median Household Income:	$48,599	Households w/Family:	65%
Household Income Per Capita:	$23,936	Households w/Family Married:	26%
Most Common Education Level:	High School Graduate	Households w/Family Children:	35%

School District

School District Zone:	West Memphis School District	Students:	4,511
Number of Schools:	9	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.14Mi.	**West Junior High School** Number of Students: 461 Student-Teacher Ratio: 10.94	C-	Public	7 - 9
0.18Mi.	**Bragg Elementary School** Number of Students: 473 Student-Teacher Ratio: 16.89	D+	Public	KG - 6

Flood Report

The Subject Property of **1003 N AVALON ST, WEST MEMPHIS, AR 72301-2533** is in **Zone X500** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 0.2% ANNUAL CHANCE FLOODING; AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AN AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOODING.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	135%	NOTABLY HIGHER
BURGLARY	112%	HIGHER
MOTOR VEHICLE THEFT	143%	NOTABLY HIGHER
FORCIBLE ROBBERY	103%	SIMILAR
AGGRAVATED ASSAULT	125%	HIGHER
FORCIBLE RAPE	114%	HIGHER
MURDER	118%	HIGHER
OVERALL	115%	HIGHER

Disaster Alerts

4/2/2025 - Severe Tornados, Flooding 1/23/2026 - Severe Winter Storm

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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ICE SiteX Report

OrderID: 97753048

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