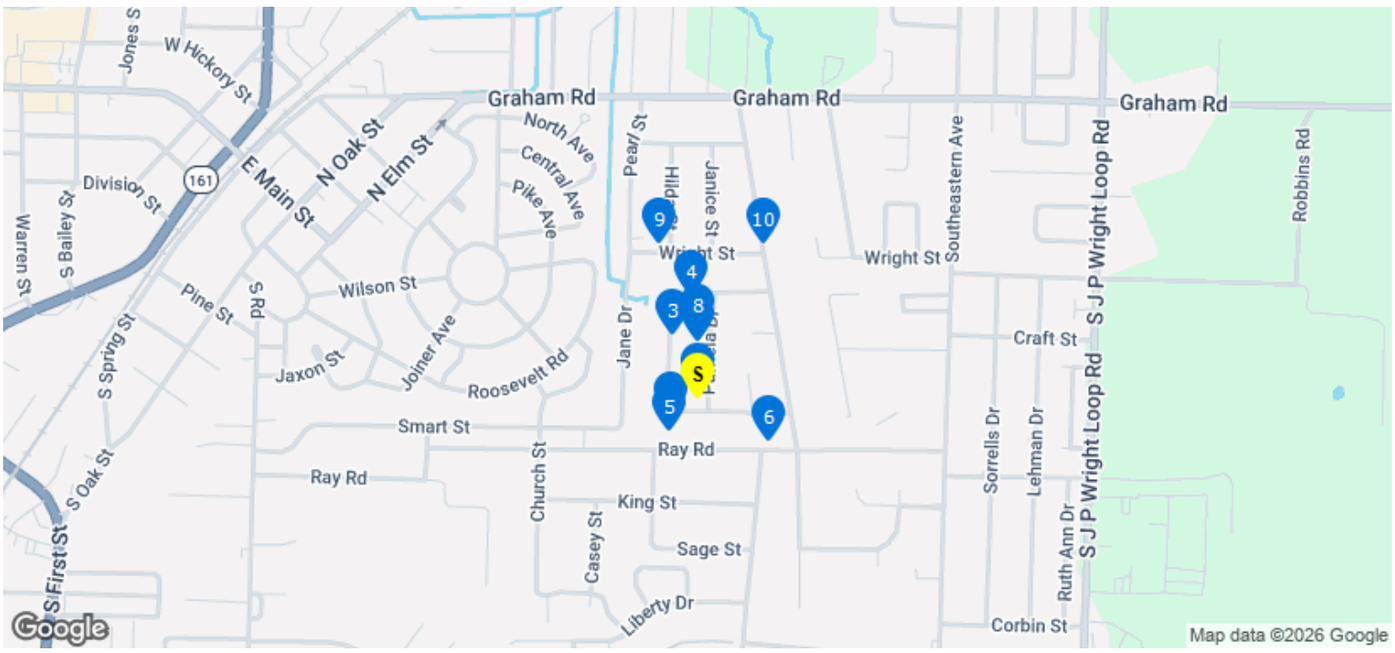
ICE SiteX Report

OrderID: 98798829

SiteX Property Information Report



Subject Property Location

1003 TOWERING OAKS DR, JACKSONVILLE, AR 72076-4855

County:	**PULASKI AR**	Census Tract:	0036.07
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	12J-066-05-008-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$152,000**	FSD:	29	Common Confidence Score:	25
Value Range:	$107,920 - $196,080	ICE Confidence Score:	71		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2023	Tax Rate Code Area:	009
Assd Land Value:	$1,000	Market Land Value:	$5,000	Tax Year:	2025
Assd Improvement:	$18,524	Market Improvment Value:	$92,620	Total Taxable Value:	$823
Total Assessed Value:	$19,524	Total Assessor Market Value:	$97,620	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 39 Subdivision: BOAZ REPLAT Tract No: A Phase No: II Sec/Twnship/Range: SEC 29 TWN 03N RNG 10W
Abbreviated Description: BOAZ REPLAT OF TR A TOWERING OAKS PH II LOT 39

Property Characteristics

Lot Size:	9,583 SF	Bedrooms:		Pool:	
Building Area:	1393 SF	Baths:	2	Fireplace:	
Year Built:	1972	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	Masonry
Number of Units:		Garage Type:	Carport	Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Closed Piers	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/25/2026	Sales Price:	$89,540
Document #:	2026055747 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	10/04/2022	Sales Price:	N/A
Document #:	2022068344 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	10/04/2022	Loan Amount:	N/A
Document #:	2022067897 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	09/22/2022		
TD Due Date:	10/01/2052	Type Finance:	

Legal Description:
Subdivision: TOWERING OAKS SUBDIVISION Tract No: A Phase No: II Map Ref: 0
City/Muni/Twp: JACKSONVILLE

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Prior Transfer

Recording Date:	04/24/2014	Sales Price:	$62,000
Document #:	2014022970 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	04/04/2014	Loan Amount:	N/A
Document #:	2014018650 BK-PG -	Loan Type:	Conventional
Contract Date:	03/25/2014		
TD Due Date:	04/01/2039	Type Finance:	

Legal Description:
Subdivision: TOWERING OAKS SUBDIVISION Tract No: A Phase No: II
City/Muni/Twp: JACKSONVILLE

Prior Transfer

Recording Date:	04/04/2014	Sales Price:	N/A
Document #:	2014018649 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	03/25/2014		
Document Type:	Deed		

Legal Description:
Subdivision: TOWERING OAKS SUBDIVISION Tract No: A Phase No: II
City/Muni/Twp: JACKSONVILLE

Prior Transfer

Recording Date:	03/25/2014	Sales Price:	N/A
Document #:	2014-018649 BK-PG 2014-018649	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Subdivision: BOAZ REPLAT Tract No: A Phase No: II Sec/Twnship/Range: SEC 29 TWN 03N RNG 10W
Abbreviated Description: BOAZ REPLAT OF TR A TOWERING OAKS PH II LOT 39

Mortgage Record

Recording Date:	06/10/2003	Loan Amount:	N/A
Document #:	2003056119 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	05/29/2003		
TD Due Date:	06/01/2033	Type Finance:	

Legal Description:
Subdivision: TOWERING OAKS SUBDIVISION Phase No: II
Abbreviated Description: FIRST REPLAT BOAZ REPLAT TRACT A
City/Muni/Twp: JACKSONVILLE

Prior Transfer

Recording Date:	06/10/2003	Sales Price:	$78,000
Document #:	2003056118 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	05/29/2003		
Document Type:	Deed		

Legal Description:
Subdivision: TOWERING OAKS SUBDIVISION Phase No: II
Abbreviated Description: FIRST REPLAT BOAZ REPLAT TRACT A
City/Muni/Twp: JACKSONVILLE

Area Sales Analysis

Total Area Sales	$1,399,650	Median # of Bedrooms	
Median Lot Size	10,019 SF	Median # of Baths	2
Median Living Area	1,499 SF	Median Year Built	1972
Price Range - 2 Yrs	$95,000 to $280,000	Age Range	54 years to 62 years
Median Value	$123,950	Median Age	54 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.05Mi.	**1000 TOWERING OAKS DR JACKSONVILLE, AR 72076-4856**	10/14/2026	$95,250	$83	1144	//2	1972	10,019 SF	
		APN: 12J-066-05-010-00 Document #: 2026058749 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 60 Subdivision: TOWERING OAKS SUBDIVISION Phase No: II Abbreviated Description: Lot:60 Subdivision:TOWERING OAKS SUBDIVISION Phase No:II City/Muni/Twp:JACKSONVILLE City/Muni/Twp: JACKSONVILLE								
2	.08Mi.	**1015 TOWERING OAKS DR JACKSONVILLE, AR 72076-4855**	01/05/2026	$95,000	$54	1755	//2	1972	12,197 SF	
		APN: 12J-066-05-002-00 Document #: 2026000345 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 33 Subdivision: TOWERING OAKS SUBDIVISION Tract No: A Phase No: II Abbreviated Description: Lot:33 Subdivision:TOWERING OAKS SUBDIVISION Tract No:A Phase No:II City/Muni/Twp:JACKSONVILLE City/Muni/Twp: JACKSONVILLE								
3	.09Mi.	**633 PAUL PL JACKSONVILLE, AR 72076-4816**	02/20/2026	$56,500	$53	1076	//1	1976	7,405 SF	
		APN: 12J-066-04-026-00 Document #: 2026009701 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 22 Subdivision: TOWERING OAKS SUBDIVISION Phase No: V Abbreviated Description: Lot:22 Subdivision:TOWERING OAKS SUBDIVISION Phase No:V City/Muni/Twp:JACKSONVILLE City/Muni/Twp: JACKSONVILLE								
4	.12Mi.	**1305 RAY RD JACKSONVILLE, AR 72076-4831**	03/25/2026	$139,900	$130	1076	//1	1972	6,534 SF	
		APN: 12J-066-04-013-00 Document #: 2026016265 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 13 Subdivision: TOWERING OAKS SUBDIVISION Tract No: A Phase No: V Abbreviated Description: Lot:13 Subdivision:TOWERING OAKS SUBDIVISION Tract No:A Phase No:V City/Muni/Twp:JACKSONVILLE City/Muni/Twp: JACKSONVILLE								

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5	.12Mi.	**626 PAUL PL** **JACKSONVILLE, AR 72076-4816**	03/10/2026	$136,499	$127	1076	//1	1972	6,534 SF

APN: 12J-066-04-021-00 Document #: 2026012852
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 17 Subdivision: TOWERING OAKS SUBDIVISION Phase No: V Abbreviated Description: Lot:17 Subdivision:TOWERING OAKS SUBDIVISION Phase No:V City/Muni/Twp:JACKSONVILLE City/Muni/Twp: JACKSONVILLE

6	.13Mi.	**802 TOWERING OAKS DR** **JACKSONVILLE, AR 72076-4852**	09/15/2026	$168,000	$156	1076	//1	1972	6,098 SF

APN: 12J-066-04-004-00 Document #: 2026053059
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: TOWERING OAKS PHASE V Abbreviated Description: Lot:4 Subdivision:TOWERING OAKS PHASE V City/Muni/Twp:JACKSONVILLE City/Muni/Twp: JACKSONVILLE

7	.18Mi.	**704 SMART ST** **JACKSONVILLE, AR 72076-4836**	05/18/2026	$55,000	$70	784	//1	1965	6,534 SF

APN: 12J-072-00-005-00 Document #: 2026027493
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: JACKSONVILLE ADDITION Abbreviated Description: Lot:6 Subdivision:JACKSONVILLE ADDITION City/Muni/Twp:JACKSONVILLE City/Muni/Twp: JACKSONVILLE

8	.22Mi.	**110 EAST BLVD** **JACKSONVILLE, AR 72076-6129**	02/11/2026	$198,700			//		7,841 SF

APN: 12J-069-00-198-00 Document #: 2026007668
Document Type: Warranty Deed Price Code: A
Land Use: Multi-Family Dwellings (Generic, any combination 2+)
Legal: Lot: 195 Subdivision: SUNNYSIDE HILLS ADDITION Abbreviated Description: Lot:195 Subdivision:SUNNYSIDE HILLS ADDITION City/Muni/Twp:JACKSONVILLE City/Muni/Twp: JACKSONVILLE

9	.29Mi.	**221 PEARL ST** **JACKSONVILLE, AR 72076-4819**	12/10/2025	$93,000	$99	944	//1	1970	10,019 SF

APN: 12J-064-00-143-00 Document #: 2025067989
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 165 Subdivision: HICKMAN AND MCCONNELL ADDITION Abbreviated Description: Lot:165 Subdivision:HICKMAN AND MCCONNELL ADDITION City/Muni/Twp:JACKSONVILLE City/Muni/Twp: JACKSONVILLE

10	.34Mi.	**103 CROSS ST** **JACKSONVILLE, AR 72076-6132**	02/12/2026	$198,700			//		5,663 SF

APN: 12J-069-00-184-00 Document #: 2026007919
Document Type: Warranty Deed Price Code: A
Land Use: Multi-Family Dwellings (Generic, any combination 2+)
Legal: Lot: 181 Subdivision: SUNNYSIDE HILLS ADDITION Abbreviated Description: Lot:181 Subdivision:SUNNYSIDE HILLS ADDITION City/Muni/Twp:JACKSONVILLE City/Muni/Twp: JACKSONVILLE

11	.38Mi.	**621 SOUTHEASTERN AVE** **JACKSONVILLE, AR 72076-5243**	07/27/2026	$24,604	$17	1438	//1	1972	10,890 SF

APN: 12J-068-00-001-00 Document #: 2026042037
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: SOUTHERN ACRES SUBDIVISION PHASE 1 Abbreviated Description: Lot:1 Subdivision:SOUTHERN ACRES SUBDIVISION PHASE 1 City/Muni/Twp:JACKSONVILLE City/Muni/Twp: JACKSONVILLE

12	.39Mi.	**1101 GRAHAM RD** **JACKSONVILLE, AR 72076-3826**	07/28/2026	$22,450	$26	880	//1	1954	9,148 SF

APN: 12J-064-00-003-00 Document #: 2026042410
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: HICKMAN & MCCONNELL ADDITION Abbreviated Description: Lot:3 Subdivision:HICKMAN & MCCONNELL ADDITION

13	.39Mi.	**1109 GRAHAM RD** **JACKSONVILLE, AR 72076-3826**	04/22/2026	$29,400	$36	816	//1	1955	9,148 SF

APN: 12J-064-00-005-00 Document #: 2026022140
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: HICKMAN AND MCCONNELL ADDITION Abbreviated Description: Lot:5 Subdivision:HICKMAN AND MCCONNELL ADDITION City/Muni/Twp:JACKSONVILLE City/Muni/Twp: JACKSONVILLE

14	.39Mi.	**105 FAULKNER ST** **JACKSONVILLE, AR 72076-4709**	03/25/2026	$193,700	$252	768	//1	1945	6,970 SF

APN: 12J-069-00-363-00 Document #: 2026016262
Document Type: Warranty Deed Price Code: A
Land Use: Residential (General) (Single)
Legal: Lot: 360 Subdivision: SUNNYSIDE HILLS ADDITION Abbreviated Description: Lot:360 Subdivision:SUNNYSIDE HILLS ADDITION City/Muni/Twp:JACKSONVILLE City/Muni/Twp: JACKSONVILLE

15	.41Mi.	**145 CENTRAL AVE** **JACKSONVILLE, AR 72076-6135**	02/04/2026	$198,700			//		6,098 SF

APN: 12J-069-00-426-00 Document #: 2026005977
Document Type: Warranty Deed Price Code: A
Land Use: Multi-Family Dwellings (Generic, any combination 2+)
Legal: Lot: 423 Subdivision: SUNNYSIDE HILLS ADDITION Abbreviated Description: Lot:423 Subdivision:SUNNYSIDE HILLS ADDITION City/Muni/Twp:JACKSONVILLE City/Muni/Twp: JACKSONVILLE

16	.42Mi.	**159 PIKE AVE** **JACKSONVILLE, AR 72076-4746**	05/20/2026	$55,000	$82	672	//1	1945	10,890 SF

APN: 12J-069-00-112-00 Document #: 2026028116
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 109 Subdivision: SUNNYSIDE HILLS ADDITION Abbreviated Description: Lot:109 Subdivision:SUNNYSIDE HILLS ADDITION City/Muni/Twp:JACKSONVILLE City/Muni/Twp: JACKSONVILLE

17	.43Mi.	**191 ROOSEVELT RD** **JACKSONVILLE, AR 72076-4781**	01/16/2026	$83,000	$124	672	//1	1945	5,663 SF

APN: 12J-069-00-073-00 Document #: 2026003300
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 70 Subdivision: SUNNYSIDE HILLS ADDITION Abbreviated Description: Lot:70 Subdivision:SUNNYSIDE HILLS ADDITION City/Muni/Twp:JACKSONVILLE City/Muni/Twp: JACKSONVILLE

18	.44Mi.	**1305 LEE MAC DR** **JACKSONVILLE, AR 72076-5581**	04/24/2026	$235,000			//		6,098 SF

APN: 12J-062-11-009-00 Document #: 2026022667
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 9R Subdivision: LEE MAC ESTATES MapRef: DOC 2026001818 Abbreviated Description: Lot:9R Subdivision:LEE MAC ESTATES Map Ref:DOC 2026001818City/Muni/Twp:JACKSONVILLE City/Muni/Twp: JACKSONVILLE

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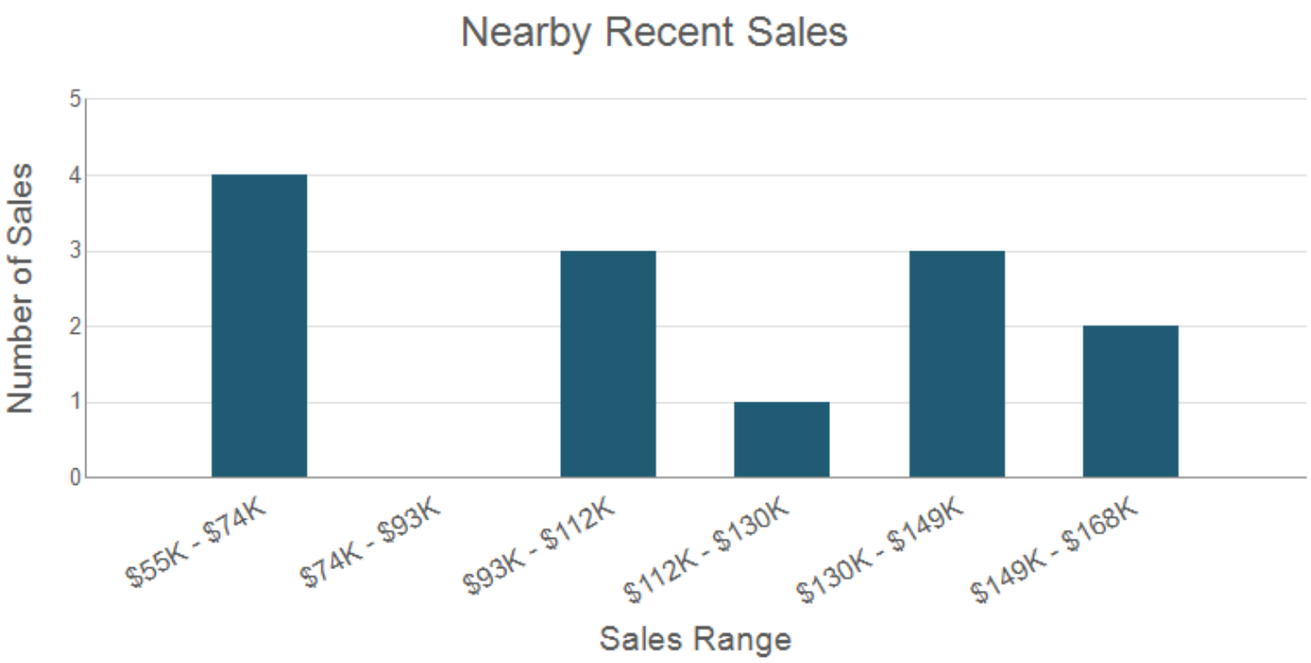
19	.44Mi.	**1307 LEE MAC DR** **JACKSONVILLE, AR 72076-5581**	04/24/2026	$235,000	//	6,098 SF

APN: 12J-062-11-010-00 Document #: 2026022658
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 10R Subdivision: LEE MAC ESTATES MapRef: DOC 2026001818 Abbreviated Description: Lot:10R Subdivision:LEE MAC ESTATES Map Ref:DOC 2026001818City/Muni/Twp:JACKSONVILLE City/Muni/Twp: JACKSONVILLE

20	.45Mi.	**1309 LEE MAC DR** **JACKSONVILLE, AR 72076-5581**	03/25/2026	$235,000	//	6,098 SF

APN: 12J-062-11-011-00 Document #: 2026016190
Document Type: Warranty Deed Price Code: A
Land Use: Multi-Family Dwellings (Generic, any combination 2+)
Legal: Lot: 11R Subdivision: LEE MAC ESTATES MapRef: DOC 2026001818 Abbreviated Description: Lot:11R Subdivision:LEE MAC ESTATES Map Ref:DOC 2026001818City/Muni/Twp:JACKSONVILLE City/Muni/Twp: JACKSONVILLE

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.

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 TOWERING OAKS DR**	**03/25/2014**	$97,620	$19,524	1,393	//2	1972	9,583 SF	
.01Mi.	**907 TOWERING OAKS DR**	**10/25/2019**	$5,900	$1,180				9,148 SF	
.01Mi.	**1005 TOWERING OAKS DR**	**06/30/2025**	$106,615	$21,323	1,633	//2	1972	9,583 SF	
.03Mi.	**609 PAMELA DR**	**07/28/2023**	$86,840	$17,368	1,312	//1	1972	9,148 SF	
.03Mi.	**1007 TOWERING OAKS DR**	**05/25/2012**	$95,220	$19,044	1,393	//2	1972	9,583 SF	
.03Mi.	**907 TOWERING OAKS DR**	**10/25/2019**	$110,725	$22,145	1,852	//2	1994	9,148 SF	
.03Mi.	**607 PAMELA DR**	**04/29/2005**	$88,480	$17,696	1,185	//1	1972	9,148 SF	
.03Mi.	**611 PAMELA DR**	**03/28/2007**	$84,755	$16,951	1,297	//2	1972	9,148 SF	
.04Mi.	**605 PAMELA DR**	**04/01/1996**	$75,780	$15,156	1,156	//1	1972	9,148 SF	
.04Mi.	**1004 TOWERING OAKS DR**	**03/10/2015**	$81,230	$16,246	1,066	//2	1972	10,019 SF	
.04Mi.	**903 TOWERING OAKS DR**	**10/31/2022**	$119,665	$23,933	1,787	//2	1972	11,761 SF	
.04Mi.	**1006 TOWERING OAKS DR**	**03/20/2019**	$74,910	$14,982	1,144	//2	1972	10,019 SF	
.04Mi.	**1009 TOWERING OAKS DR**	**10/25/2016**	$30,745	$6,149	1,344	//2	1972	9,583 SF	A
.04Mi.	**1002 TOWERING OAKS DR**	**09/01/2015**	$87,830	$17,566	1,263	//1	1972	10,019 SF	
.04Mi.	**1008 TOWERING OAKS DR**	**11/22/2023**	$95,020	$19,004	1,421	//2	1972	10,019 SF	
.05Mi.	**1000 TOWERING OAKS DR**	**11/06/2023**	$102,550	$20,510	1,144	//2	1972	10,019 SF	

Rent vs. Own

Households Occupied by Renters:	44%	Households Occupied by Owners:	46%

Demographics & Income

Median Age:	37.2 years old	Households:	14,748
Median Household Income:	$56,281	Households w/Family:	57%
Household Income Per Capita:	$29,343	Households w/Family Married:	41%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

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School District

School District Zone:	Jacksonville North Pulaski School District	Students:	4,360
Number of Schools:	7	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.69Mi.	**Pinewood Elementary School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	KG - 5
2.62Mi.	**Adkins Pre-K Center** Number of Students: 228 Student-Teacher Ratio: 17.54	NA	Public	PK - PK
1.46Mi.	**Jacksonville High School** Number of Students: 1,208 Student-Teacher Ratio: 10.59 Advanced Placement: Yes	D-	Public	9 - 12
1.78Mi.	**Jacksonville Middle School** Number of Students: 926 Student-Teacher Ratio: 12.05	F	Public	6 - 8

Flood Report

The Subject Property of **1003 TOWERING OAKS DR, JACKSONVILLE, AR 72076-4855** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
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	119%	HIGHER
BURGLARY	128%	HIGHER
MOTOR VEHICLE THEFT	119%	HIGHER
FORCIBLE ROBBERY	130%	NOTABLY HIGHER
AGGRAVATED ASSAULT	97%	SIMILAR
FORCIBLE RAPE	136%	NOTABLY HIGHER
MURDER	125%	HIGHER
OVERALL	120%	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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