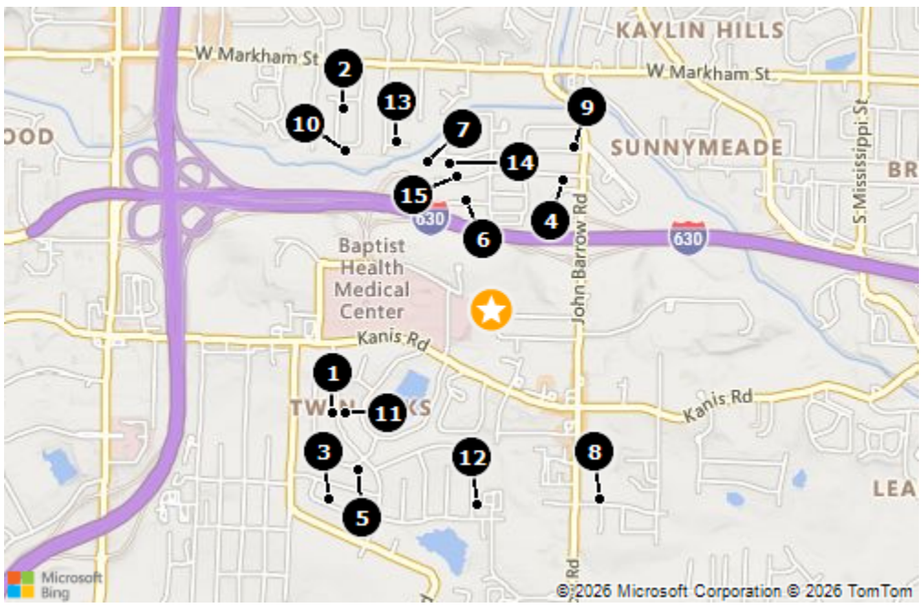
ICE SiteX Report

OrderID: 97631607

SiteX Property Information Report



Subject Property Location

1004 PATTON PL, LITTLE ROCK, AR 72205-6430

County:	**PULASKI AR**	Census Tract:	051190024.092010
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	44L-037-00-020-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$165,000**	FSD:	20	Common Confidence Score:	36
Value Range:	$132,000 - $198,000	ICE Confidence Score:	80		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2023	Tax Rate Code Area:	001
Assd Land Value:	$2,600	Market Land Value:	$13,000	Tax Year:	2025
Assd Improvement:	$23,171	Market Improvment Value:	$115,855	Total Taxable Value:	$1,574
Total Assessed Value:	$25,771	Total Assessor Market Value:	$128,855	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 20 Subdivision: PATTON PLACE Sec/Twnship/Range: SEC 01 TWN 01N RNG 13W

Property Characteristics

Lot Size:	7,841 SF	Bedrooms:		Pool:	
Building Area:	1854 SF	Baths:	2	Fireplace:	
Year Built:	1964	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	Masonry
Number of Units:		Garage Type:	Built-in	Heating:	Central
Number of Stories:	S/L	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Z	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	12/19/2024	Loan Amount:	N/A
Document #:	2024066007 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2064	Type Finance:	

Legal Description:
Lot: 20 Subdivision: PATTON PLACE
City/Muni/Twp: LITTLE ROCK

Mortgage Record

Recording Date:	03/22/2024	Loan Amount:	N/A
Document #:	2024014077 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2044	Type Finance:	

Legal Description:
Lot: 20 Subdivision: PATTON PLACE
City/Muni/Twp: CITY OF LITTLE ROCK

Mortgage Record

Recording Date:	08/15/2023	Loan Amount:	N/A
Document #:	2023042954 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2044	Type Finance:	

Legal Description:
Lot: 20 Subdivision: PATTON PLACE
City/Muni/Twp: LITTLE ROCK

ICE SiteX Report

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Mortgage Record

Recording Date:	04/14/2021	Loan Amount:	N/A
Document #:	2021025512 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2044	Type Finance:	

Legal Description:
Lot: 20 Subdivision: PATTON PLACE
City/Muni/Twp: LITTLE ROCK

Prior Transfer

Recording Date:	06/29/2020	Sales Price:	$104,865
Document #:	2020040404 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/03/2016	Sales Price:	N/A
Document #:	2016006417 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/25/2014	Sales Price:	$106,800
Document #:	2014036612 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/10/2014		
Document Type:			

Legal Description:
Lot: 20 Subdivision: PATTON PLACE
City/Muni/Twp: LITTLE ROCK

Prior Transfer

Recording Date:	06/10/2014	Sales Price:	$107,000
Document #:	2014-036612 BK-PG 2014 -036612	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 20 Subdivision: PATTON PLACE Sec/Twnship/Range: SEC 01 TWN 01N RNG 13W

Area Sales Analysis

Total Area Sales	$2,658,900	Median # of Bedrooms	
Median Lot Size	8,712 SF	Median # of Baths	2
Median Living Area	1,458 SF	Median Year Built	1965
Price Range - 2 Yrs	$128,000 to $224,150	Age Range	53 years to 66 years
Median Value	$174,900	Median Age	61 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.51Mi.	**1420 MARLYN DR** **LITTLE ROCK, AR 72205-6747**	03/24/2026	$201,850	$139	1452	//2	1965	8,276 SF	
		APN: 44L-081-00-131-00 Document #: 2026015737 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 132 Section: A Subdivision: TWIN LAKES SUBDIVISION Abbreviated Description: Lot:132 Section:A Subdivision:TWIN LAKES SUBDIVISION City/Muni/Twp:LITTLE ROCK City/Muni/Twp: LITTLE ROCK								
2	.66Mi.	**36 MEADOWBROOK DR** **LITTLE ROCK, AR 72205-4500**	03/23/2026	$224,150	$124	1806	//1	1960	10,454 SF	
		APN: 44L-048-00-034-00 Document #: 2026015596 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 36 Subdivision: WEST MARKHAM HEIGHTS ADDITION Abbreviated Description: Lot:36 Subdivision:WEST MARKHAM HEIGHTS ADDITION City/Muni/Twp:LITTLE ROCK City/Muni/Twp: LITTLE ROCK								
3	.66Mi.	**9806 LABETTE DR** **LITTLE ROCK, AR 72205-6706**	03/19/2026	$200,000	$116	1712	//2	1972	8,712 SF	
		APN: 44L-081-00-324-00 Document #: 2026015028 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 325 Section: E Subdivision: TWIN LAKES SUBDIVISION Abbreviated Description: Lot:325 Section:E Subdivision:TWIN LAKES SUBDIVISION City/Muni/Twp:LITTLE ROCK City/Muni/Twp: LITTLE ROCK								
4	.39Mi.	**8815 CLOVERHILL RD** **LITTLE ROCK, AR 72205-4606**	03/18/2026	$199,500	$150	1325	//1	1961	9,583 SF	
		APN: 44L-032-00-073-00 Document #: 2026014783 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 5 Section: B Subdivision: PENNBROOK SUBDIVISION Abbreviated Description: Lot:4 Block:5 Section:B Subdivision:PENNBROOK SUBDIVISION City/Muni/Twp:LITTLE ROCK City/Muni/Twp: LITTLE ROCK								
5	.56Mi.	**1720 GLENDA DR** **LITTLE ROCK, AR 72205-6738**	03/17/2026	$199,500	$110	1811	//3	1965	11,326 SF	
		APN: 44L-081-00-166-00 Document #: 2026014529 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 167 Section: C Subdivision: TWIN LAKES SUBDIVISION Abbreviated Description: Lot:167 Section:C Subdivision:TWIN LAKES SUBDIVISION City/Muni/Twp:LITTLE ROCK City/Muni/Twp: LITTLE ROCK								
6	.31Mi.	**9216 W 6TH ST** **LITTLE ROCK, AR 72205-4601**	03/09/2026	$128,000	$107	1190	//2	1964	8,276 SF	
		APN: 44L-054-00-010-00 Document #: 2026012668 Document Type: Price Code: D								

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Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: CLOVER HILL PLACE Abbreviated Description: Lot:10 Subdivision:CLOVER HILL PLACE City/Muni/Twp:LITTLE ROCK City/Muni/Twp: LITTLE ROCK

7	.43Mi.	**9417 CYNTHIA DR**	02/27/2026	$150,000	$134	1113	//2	1964	13,939 SF	
		LITTLE ROCK, AR 72205-4623								

APN: 44L-060-00-003-00 Document #: 2026010916
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: SNOWS SUBDIVISION Sec/Twnship/Range: NE4SE4 S03T01NR13W Abbreviated Description: Lot:1 Subdivision:SNOWS SUBDIVISION Sec/Twnship/Range:NE4SE4 S03T01NR13W City/Muni/Twp:LITTLE ROCK City/Muni/Twp: LITTLE ROCK

8	.58Mi.	**8704 LABETTE DR**	01/21/2026	$209,500	$88	2356	//2	1971	8,712 SF	
		LITTLE ROCK, AR 72204-2327								

APN: 44L-092-00-029-00 Document #: 2026003989
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 28 Subdivision: BROWNWOOD TERRACE Phase No: 1 Abbreviated Description: Lot:28 Subdivision:BROWNWOOD TERRACE Phase No:1 City/Muni/Twp:LITTLE ROCK City/Muni/Twp: LITTLE ROCK

9	.49Mi.	**8806 MAYFLOWER RD**	01/07/2026	$159,000	$98	1620	//2	1960	9,583 SF	
		LITTLE ROCK, AR 72205-4642								

APN: 44L-032-00-036-00 Document #: 2026001133
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 11 Block: 3 Section: A Subdivision: PENNBROOK SUBDIVISION MapRef: MB 7 PG 57 Abbreviated Description: Lot:11 Block:3 Section:A Subdivision:PENNBROOK SUBDIVISION Map Ref:MB 7 PG 57City/Muni/Twp:LITTLE ROCK City/Muni/Twp: LITTLE ROCK

10	.58Mi.	**31 MEADOWBROOK DR**	01/07/2026	$172,000	$112	1531	//1	1968	9,583 SF	AboveGround
		LITTLE ROCK, AR 72205-4529								

APN: 44L-048-00-041-00 Document #: 2026001155
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 43 Subdivision: WEST MARKHAM HEIGHTS ADDITION Abbreviated Description: Lot:43 Subdivision:WEST MARKHAM HEIGHTS ADDITION City/Muni/Twp:LITTLE ROCK City/Muni/Twp: LITTLE ROCK

11	.48Mi.	**1423 MARLYN DR**	01/05/2026	$175,000	$120	1458	//2	1972	8,712 SF	
		LITTLE ROCK, AR 72205-6746								

APN: 44L-081-00-109-00 Document #: 2026000581
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 109 Section: A Subdivision: TWIN LAKES SUBDIVISION Abbreviated Description: Lot:109 Section:A Subdivision:TWIN LAKES SUBDIVISION City/Muni/Twp:LITTLE ROCK City/Muni/Twp: LITTLE ROCK

12	.51Mi.	**1813 LYNETTE DR**	12/02/2025	$144,500	$114	1263	//2	1973	8,712 SF	AboveGround
		LITTLE ROCK, AR 72205-6830								

APN: 44L-081-00-446-00 Document #: 2025065904
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 447 Section: F Subdivision: TWIN LAKES SUBDIVISION MapRef: MB 28 PG 30 Abbreviated Description: Lot:447 Section:F Subdivision:TWIN LAKES SUBDIVISION Map Ref:MB 28 PG 30City/Muni/Twp:LITTLE ROCK City/Muni/Twp: LITTLE ROCK

13	.52Mi.	**9516 WIGGINS PL**	11/03/2025	$174,900	$107	1620	//2	1964	13,504 SF	
		LITTLE ROCK, AR 72205-4527								

APN: 44L-049-00-013-00 Document #: 2025060447
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7 Block: 2 Subdivision: WEDGEWOOD Abbreviated Description: Lot:7 Block:2 Subdivision:WEDGEWOOD City/Muni/Twp:LITTLE ROCK City/Muni/Twp: LITTLE ROCK

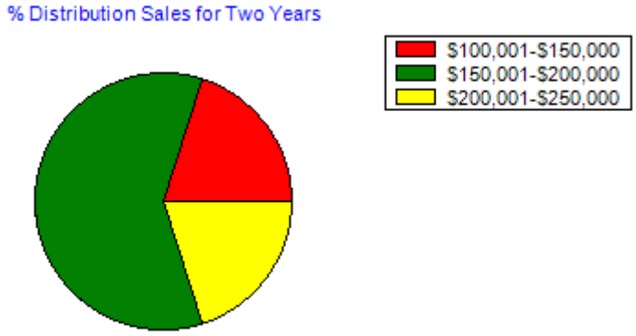
14	.41Mi.	**9317 CYNTHIA DR**	10/31/2025	$155,000	$132	1174	//1	1965	7,405 SF	
		LITTLE ROCK, AR 72205-4621								

APN: 44L-054-00-048-00 Document #: 2025060046
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 48 Subdivision: CLOVER HILL PLACE Abbreviated Description: Lot:48 Subdivision:CLOVER HILL PLACE City/Muni/Twp:LITTLE ROCK City/Muni/Twp: LITTLE ROCK

15	.38Mi.	**9300 CLOVERHILL RD**	09/29/2025	$166,000	$140	1179	//1	1964	8,276 SF	
		LITTLE ROCK, AR 72205-4617								

APN: 44L-054-00-031-00 Document #: 2025053067
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 31 Subdivision: CLOVER HILL PLACE ADDITION Abbreviated Description: Lot:31 Subdivision:CLOVER HILL PLACE ADDITION City/Muni/Twp:LITTLE ROCK City/Muni/Twp: LITTLE ROCK

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.

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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.	**1004 PATTON PL**	**06/10/2014**	$128,855	$25,771	1,854	//2	1964	7,841 SF	
.01Mi.	**1008 PATTON PL**	**05/24/2023**	$130,105	$26,021	1,566	//2	1964	7,841 SF	
.01Mi.	**1000 PATTON PL**	**08/10/1979**	$106,210	$21,242	1,438	//2	1965	7,841 SF	
.02Mi.	**1012 PATTON PL**	**10/01/1991**	$121,780	$24,356	1,608	//2	1964	7,841 SF	
.03Mi.	**1001 PATTON PL**	**02/24/2025**	$150,535	$30,107	2,382	//2	1965	10,454 SF	
.04Mi.	**1018 PATTON PL**	**03/26/1982**	$116,280	$23,256	1,566	//2	1965	7,841 SF	
.04Mi.	**9108 BYRON DR**	**03/14/2022**	$146,415	$29,283	1,943	//2	1964	8,276 SF	
.04Mi.	**9115 BYRON DR**	**06/14/2017**	$116,300	$23,260	1,692	//2	1964	9,583 SF	
.05Mi.	**1100 PATTON PL**	**12/03/1980**	$72,640	$14,528	1,027	//1	1966	7,405 SF	
.05Mi.	**9109 BYRON DR**	**01/11/2018**	$76,800	$15,360	942	//1	1970	9,583 SF	
.05Mi.	**9104 BYRON DR**	**01/11/1982**	$110,020	$22,004	1,378	//2	1964	7,841 SF	
.06Mi.	**1104 PATTON PL**	**05/01/1990**	$182,030	$36,406	2,699	//3	1966	10,019 SF	
.06Mi.	**9107 BYRON DR**	**08/07/2006**	$110,750	$22,150	1,628	//1	1985	7,841 SF	
.06Mi.	**9104 LONGACRE DR**	**05/30/2024**	$100,850	$20,170	1,018	//1	1966	37,026 SF	
.07Mi.	**9100 BYRON DR**	**03/13/2018**	$137,390	$27,478	1,536	//2	1965	9,148 SF	
.08Mi.	**9100 LONGACRE DR**	**07/12/2024**	$78,870	$15,774	1,089	//2	1965	8,276 SF	

Rent vs. Own

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

Demographics & Income

Median Age:	38.0 years old	Households:	10,820
Median Household Income:	$72,572	Households w/Family:	41%
Household Income Per Capita:	$47,477	Households w/Family Married:	26%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	18%

School District

School District Zone:	Little Rock School District	Students:	21,086
Number of Schools:	38	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.29Mi.	**J.A. Fair K8 Preparatory School** Number of Students: 779 Student-Teacher Ratio: 14.71	D-	Public	KG - 8
5.65Mi.	**Little Rock Southwest High School** Number of Students: 2,045 Student-Teacher Ratio: 12.03	D	Public	9 - 12
0.94Mi.	**Brady Elementary School** Number of Students: 309 Student-Teacher Ratio: 14.75	D-	Public	PK - 5

Flood Report

The Subject Property of **1004 PATTON PL, LITTLE ROCK, AR 72205-6430** 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	144%	NOTABLY HIGHER
BURGLARY	109%	SIMILAR
MOTOR VEHICLE THEFT	135%	NOTABLY HIGHER
FORCIBLE ROBBERY	102%	SIMILAR
AGGRAVATED ASSAULT	126%	HIGHER
FORCIBLE RAPE	73%	NOTABLY LOWER
MURDER	123%	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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