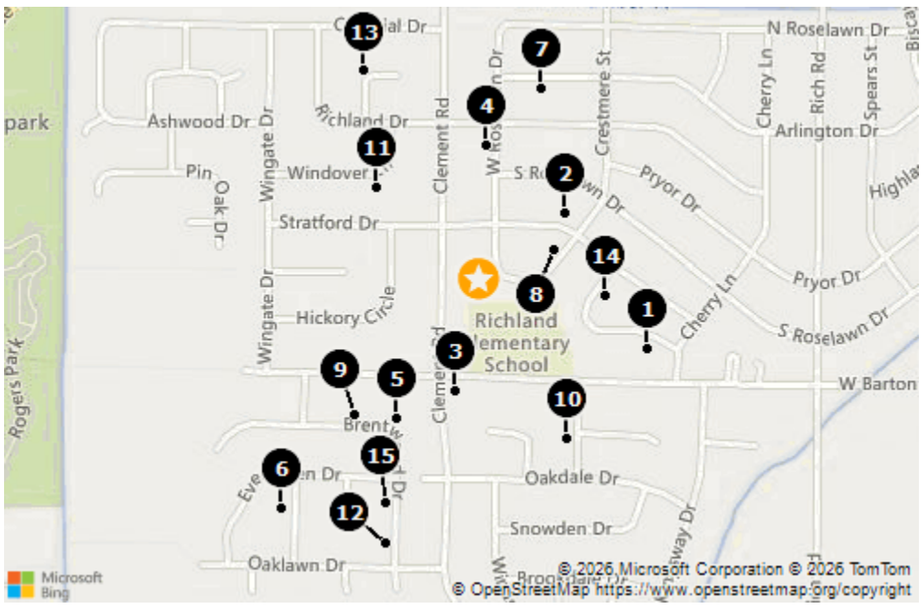
ICE SiteX Report

OrderID: 97909010

SiteX Property Information Report



Subject Property Location

1022 ROSELAWN CIR, WEST MEMPHIS, AR 72301-2842

County:	**CRITTENDEN AR**	Census Tract:	050350302.022005
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	378842000000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$210,000**	FSD:	19	Common Confidence Score:	32
Value Range:	$170,100 - $249,900	ICE Confidence Score:	81		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	114
Assd Land Value:	$5,000	Market Land Value:	$25,000	Tax Year:	2025
Assd Improvement:	$30,326	Market Improvment Value:	$151,630	Total Taxable Value:	$1,327
Total Assessed Value:	$35,326	Total Assessor Market Value:	$176,630	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 16 Block: 3 Subdivision: RICHLAND 1ST Sec/Twnship/Range: SEC 11 TWN 06 RNG 08
Abbreviated Description: PLAT BK 2 PG 411

Property Characteristics

Lot Size:	22,651 SF	Bedrooms:		Pool:	
Building Area:	1411 SF	Baths:	2	Fireplace:	1
Year Built:	1979	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	Veneer
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/06/2022	Sales Price:	$155,138
Document #:	2022-04787 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/22/2022	Sales Price:	$175,000
Document #:	2022-04464 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/17/2022		
Document Type:			

Legal Description:
Lot: 16 Block: 3 Subdivision: RICHLAND SUB Map Ref: MB 2 PG 411

Prior Transfer

Recording Date:	08/17/2022	Sales Price:	$175,000
Document #:	2022-004464 BK-PG 2022 -04464	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 16 Block: 3 Subdivision: RICHLAND 1ST Sec/Twnship/Range: SEC 11 TWN 06 RNG 08
Abbreviated Description: PLAT BK 2 PG 411

Mortgage Record

Recording Date:	10/26/2021	Loan Amount:	N/A

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Document #:	2021-06093 BK-PG -	Loan Type:	Unknown
TD Due Date:	11/01/2031	Type Finance:	FIX

Legal Description:
Lot: 16 Block: 3 Subdivision: RICHLAND 1ST ADD

Mortgage Record

Recording Date:	10/26/2021	Loan Amount:	N/A
Document #:	2021-06092 BK-PG -	Loan Type:	FHA
TD Due Date:	11/01/2051	Type Finance:	FIX

Legal Description:
Lot: 16 Block: 3 Subdivision: RICHLAND 1ST ADD

Prior Transfer

Recording Date:	10/26/2021	Sales Price:	$158,000
Document #:	2021-06091 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/21/2021		
Document Type:			

Legal Description:
Lot: 16 Block: 3 Subdivision: RICHLAND 1ST ADD Map Ref: MB 2 PG 411

Prior Transfer

Recording Date:	10/21/2021	Sales Price:	$158,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/18/2016	Sales Price:	N/A
Document #:	201602434 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	05/05/2016		
Document Type:			

Legal Description:
Lot: 16 Block: 3 Subdivision: RICHLAND

Area Sales Analysis

Total Area Sales	$4,066,300	Median # of Bedrooms	
Median Lot Size	12,632 SF	Median # of Baths	2
Median Living Area	2,160 SF	Median Year Built	1984
Price Range - 2 Yrs	$140,000 to $384,900	Age Range	21 years to 51 years
Median Value	$265,000	Median Age	42 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.24Mi.	**902 ROSEWOOD DR** **WEST MEMPHIS, AR 72301-2844**	06/18/2026	$269,900	$106	2542	//2	1975	11,761 SF	
		APN: 378727000000 Document #: 2026-02721 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 12 Subdivision: RICHLAND SUBDIVISION MapRef: MB 2 PG 226 Abbreviated Description: Lot:4 Block:12 Subdivision:RICHLAND SUBDIVISION Map Ref:MB 2 PG 226City/Muni/Twp:WEST MEMPHIS City/Muni/Twp: WEST MEMPHIS								
2	.15Mi.	**1007 STRATFORD DR** **WEST MEMPHIS, AR 72301-2849**	05/28/2026	$235,000	$96	2443	//2	1977	6,534 SF	
		APN: 378885000000 Document #: 2026-02334 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Block: 5 Subdivision: RICHLAND SUBDIVISION FIRST ADDITION MapRef: MB 2 PG 411 Abbreviated Description: Lot:14 Block:5 Subdivision:RICHLAND SUBDIVISION FIRST ADDITION Map Ref:MB 2 PG 411City/Muni/Twp:WEST MEMPHIS City/Muni/Twp: WEST MEMPHIS								
3	.16Mi.	**1106 W BARTON AVE** **WEST MEMPHIS, AR 72301-2866**	05/18/2026	$250,000	$118	2109	//3	1984	20,038 SF	AboveGround
		APN: 378997000000 Document #: 2026-02116 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 3 Subdivision: RICHLAND SUBDIVISION MapRef: MB 2 PG 547 Abbreviated Description: Lot:1 Block:3 Subdivision:RICHLAND SUBDIVISION Map Ref:MB 2 PG 547City/Muni/Twp:WEST MEMPHIS City/Muni/Twp: WEST MEMPHIS								
4	.17Mi.	**1042 W ROSELAWN DR** **WEST MEMPHIS, AR 72301-2468**	04/30/2026	$219,900	$157	1397	//2	1979	12,197 SF	
		APN: 378825000000 Document #: 2026-01843 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 15 Block: 2 Subdivision: FIRST ADDITION TO RICHLAND SUBDIVISION MapRef: MB 2 PG 411 Abbreviated Description: Lot:15 Block:2 Subdivision:FIRST ADDITION TO RICHLAND SUBDIVISION Map Ref:MB 2 PG 411City/Muni/Twp:WEST MEMPHIS City/Muni/Twp: WEST MEMPHIS								
5	.21Mi.	**1205 BRENTWOOD DR** **WEST MEMPHIS, AR 72301-1881**	04/17/2026	$370,200	$144	2564	//3	2002	19,305 SF	
		APN: 379501300000 Document #: 2026-01652 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: 2 Subdivision: RICHLAND SUBDIVISION - RICHLAND SUBDIVISION MapRef: MB 4 PG 285 Abbreviated Description: Lot:7 Block:2 Subdivision:RICHLAND SUBDIVISION - RICHLAND SUBDIVISION Map Ref:MB 4 PG 285City/Muni/Twp:WEST MEMPHIS City/Muni/Twp: WEST MEMPHIS								
6	.4Mi.	**406 CEDAR CHASE DR** **WEST MEMPHIS, AR 72301-2978**	03/27/2026	$375,000	$125	2983	//3	2005	14,100 SF	
		APN: 379504600000 Document #: 2026-01314								

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Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: SIXTH ADDITION TO RICHLAND SUBDIVISION Phase No: 3 MapRef: MB 4 PG 541 Abbreviated
Description: Lot:10 Subdivision:SIXTH ADDITION TO RICHLAND SUBDIVISION Phase No:3 Map Ref:MB 4 PG 541City/Muni/Twp:WEST MEMPHIS City/Muni/Twp: WEST MEMPHIS

7	.26Mi.	**1010 ARLINGTON DR**	03/18/2026	$239,000	$162	1467	//2	1975	10,454 SF	Yes
		WEST MEMPHIS, AR 72301-2406								

APN: 378911000000 Document #: 2026-01150
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6 Block: 7 Subdivision: FIRST ADDITION TO RICHLAND SUBDIVISION MapRef: MB 2 PG 411 Abbreviated
Description: Lot:6 Block:7 Subdivision:FIRST ADDITION TO RICHLAND SUBDIVISION Map Ref:MB 2 PG 411City/Muni/Twp:WEST MEMPHIS City/Muni/Twp: WEST MEMPHIS

8	.1Mi.	**1007 ROSELAWN CIR**	03/13/2026	$239,000	$141	1688	//2	1977	11,326 SF	
		WEST MEMPHIS, AR 72301-2841								

APN: 378864000000 Document #: 2026-01107
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 Block: 4 Subdivision: FIRST ADDITION RICHLAND SUBDIVISION MapRef: MB 2 PG 411 Abbreviated
Description: Lot:2 Block:4 Subdivision:FIRST ADDITION RICHLAND SUBDIVISION Map Ref:MB 2 PG 411City/Muni/Twp:WEST MEMPHIS City/Muni/Twp: WEST MEMPHIS

9	.24Mi.	**1303 BRENTWOOD DR**	03/02/2026	$384,900	$121	3178	//3	1999	13,939 SF	
		WEST MEMPHIS, AR 72301-1885								

APN: 379501000000 Document #: 2026-00872
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Block: 2 Subdivision: RICHLAND SUBDIVISION MapRef: MB 4 PG 285 Abbreviated Description: Lot:4 Block:2 Subdivision:RICHLAND SUBDIVISION Map Ref:MB 4 PG 285City/Muni/Twp:WEST MEMPHIS City/Muni/Twp: WEST MEMPHIS

10	.24Mi.	**504 CAMELOT DR**	02/24/2026	$199,500	$111	1794	//2	1979	11,761 SF	
		WEST MEMPHIS, AR 72301-2809								

APN: 379252000000 Document #: 2026-00750
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 Block: 1 Subdivision: FIFTH ADDITION RICHLAND SUBDIVISION MapRef: MB 2 PG 21 Abbreviated
Description: Lot:3 Block:1 Subdivision:FIFTH ADDITION RICHLAND SUBDIVISION Map Ref:MB 2 PG 21City/Muni/Twp:WEST MEMPHIS City/Muni/Twp: WEST MEMPHIS

11	.18Mi.	**1302 WINDOVER LN**	02/10/2026	$265,000	$148	1790	//2	1994	SF	Yes
		WEST MEMPHIS, AR 72301-2477								

APN: 379125107000 Document #: 2026-00536
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6 Block: 1 Subdivision: FOURTH ADDITION RICHLAND SUBDIVISION Phase No: 3 MapRef: MB 4 PG 105 Abbreviated
Description: Lot:6 Block:1 Subdivision:FOURTH ADDITION RICHLAND SUBDIVISION Phase No:3 Map Ref:MB 4 PG 105City/Muni/Twp:WEST MEMPHIS City/Muni/Twp: WEST MEMPHIS

12	.37Mi.	**402 BRENTWOOD DR**	01/23/2026	$320,000	$111	2862	//2	2002	13,504 SF	
		WEST MEMPHIS, AR 72301-1890								

APN: 379504000000 Document #: 2026-00340
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 12 Subdivision: RICHLAND SUBDIVISION SIXTH ADDITIONPHASE IL MapRef: MB 4 PG 325 Abbreviated
Description: Lot:12 Subdivision:RICHLAND SUBDIVISION SIXTH ADDITIONPHASE IL Map Ref:MB 4 PG 325City/Muni/Twp:WEST MEMPHIS City/Muni/Twp: WEST MEMPHIS

13	.32Mi.	**1108 RICHLAND CV**	01/23/2026	$269,000	$124	2160	//3	1999	12,632 SF	
		WEST MEMPHIS, AR 72301-2495								

APN: 379131800000 Document #: 2026-00318
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Block: 2 Subdivision: RICHLAND FOURTH ADDITION PHASE IV MapRef: MB 4 PG 202 Abbreviated
Description: Lot:8 Block:2 Subdivision:RICHLAND FOURTH ADDITION PHASE IV Map Ref:MB 4 PG 202City/Muni/Twp:WEST MEMPHIS City/Muni/Twp: WEST MEMPHIS

14	.17Mi.	**921 ROSEWOOD DR**	01/20/2026	$140,000	$66	2120	//2	1975	20,100 SF	
		WEST MEMPHIS, AR 72301-2843								

APN: 378946000000 Document #: 2026-00268
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 13 Block: 11 Subdivision: RICHLAND SUBDIVISION MapRef: MB 2 PG 411 Abbreviated Description: Lot:13 Block:11 Subdivision:RICHLAND SUBDIVISION Map Ref:MB 2 PG 411City/Muni/Twp:WEST MEMPHIS City/Muni/Twp: WEST MEMPHIS

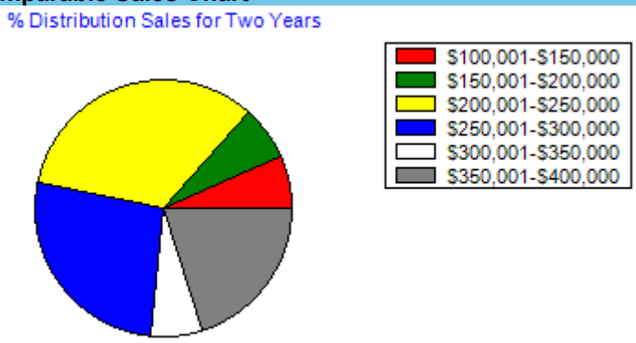
15	.33Mi.	**408 BRENTWOOD DR**	11/21/2025	$289,900	$133	2172	//2	2002	13,504 SF	
		WEST MEMPHIS, AR 72301-1890								

APN: 379504300000 Document #: 2025-05340
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 15 Subdivision: RICHLAND SUBDIVISION Phase No: 2 MapRef: MB 4 PG 325 Abbreviated Description: Lot:15 Subdivision:RICHLAND SUBDIVISION Phase No:2 Map Ref:MB 4 PG 325City/Muni/Twp:WEST MEMPHIS City/Muni/Twp: WEST MEMPHIS

ICE SiteX Report

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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.	**1022 ROSELAWN CIR**	**08/17/2022**	$176,630	$35,326	1,411	//2	1979	22,651 SF	
.02Mi.	**1020 ROSELAWN CIR**	**06/22/1976**	$187,160	$37,432	1,558	//2	1979	20,909 SF	
.02Mi.	**1024 ROSELAWN CIR**	**02/26/2021**	$182,225	$36,445	1,512	//2	1979	11,761 SF	AboveGround
.03Mi.	**903 CLEMENT RD**	**08/13/2015**	$173,730	$34,746	1,484	//2	1978	11,761 SF	Yes
.03Mi.	**905 CLEMENT RD**	**06/25/1993**	$166,580	$33,316	1,566	//2	1973	11,761 SF	
.03Mi.	**901 CLEMENT RD**	**09/14/2007**	$190,835	$38,167	1,521	//2	1977	11,761 SF	Yes
.04Mi.	**907 CLEMENT RD**	**09/19/2022**	$232,605	$46,521	2,038	//2	1977	11,761 SF	Yes
.04Mi.	**1026 ROSELAWN CIR**	**05/01/1979**	$196,480	$39,296	1,632	//2	1979	11,761 SF	
.04Mi.	**1018 ROSELAWN CIR**	**01/30/2020**	$181,645	$36,329	1,460	//2	1979	13,504 SF	
.04Mi.	**1015 ROSELAWN CIR**	**12/21/2015**	$191,835	$38,367	1,784	//2	1983	14,810 SF	
.05Mi.	**811 CLEMENT RD**	**06/21/1996**	$210,290	$42,058	1,650	//2	1975	11,761 SF	
.05Mi.	**909 CLEMENT RD**	**05/26/2022**	$151,830	$30,366	1,506	//2	1979	11,761 SF	
.05Mi.	**1100 STRATFORD DR**	**04/20/2020**	$181,990	$36,398	1,606	//2	1979	12,197 SF	
.06Mi.	**1016 ROSELAWN CIR**	**06/23/2025**	$155,895	$31,179	1,444	//2	1979	13,504 SF	
.06Mi.	**1013 ROSELAWN CIR**	**08/16/2012**	$142,590	$28,518	1,415	//2	1978	12,197 SF	
.06Mi.	**809 CLEMENT RD**	**06/26/1997**	$210,570	$42,114	1,650	//2	1975	11,761 SF	Yes

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
0.96Mi.	**West Junior High School** Number of Students: 461 Student-Teacher Ratio: 10.94	C-	Public	7 - 9
0.12Mi.	**Richland Elementary School** Number of Students: 462 Student-Teacher Ratio: 16.48	B	Public	KG - 6

Flood Report

The Subject Property of **1022 ROSELAWN CIR, WEST MEMPHIS, AR 72301-2842** 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.

ICE SiteX Report

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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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