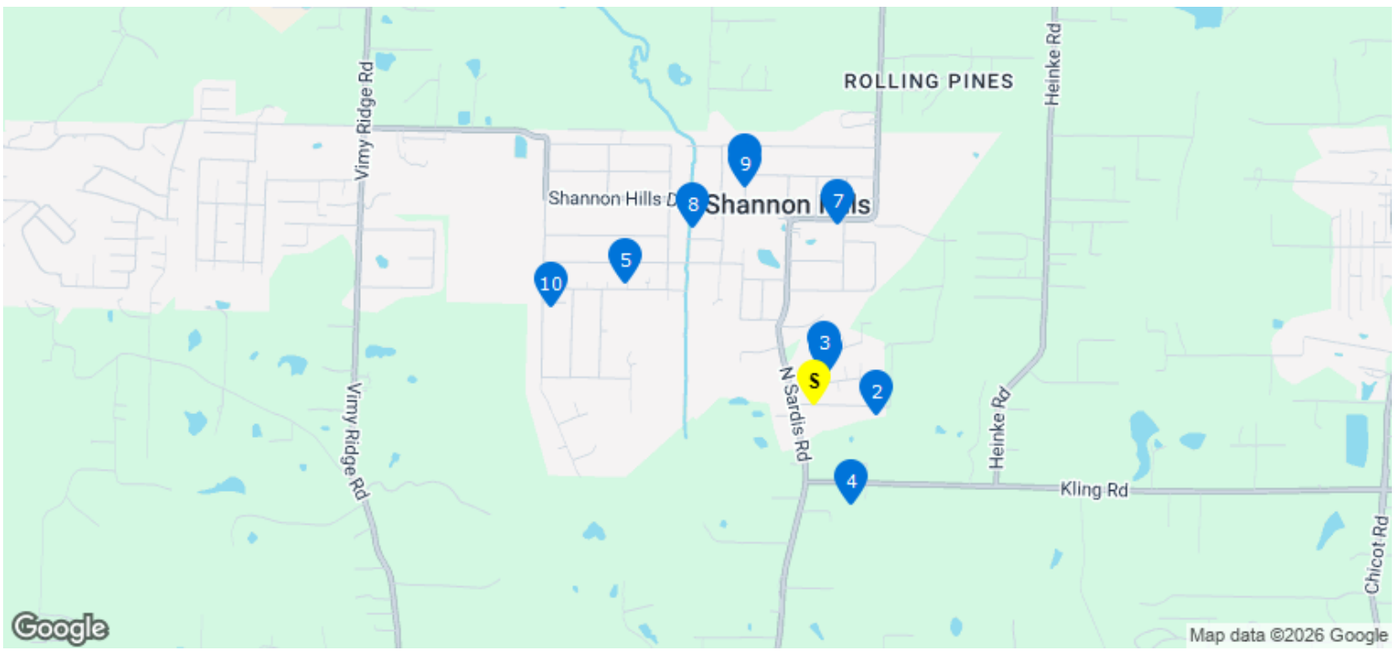
ICE SiteX Report

OrderID: 98775527

SiteX Property Information Report



Subject Property Location

10315 PLEASANT OAKS DR, MABELVALE, AR 72103-3435

County:	**SALINE AR**	Census Tract:	0104.09
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	248-00038-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$192,000**	FSD:	11	Common Confidence Score:	65
Value Range:	$170,880 - $213,120	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2023	Tax Rate Code Area:	740
Assd Land Value:	$4,600	Market Land Value:	$23,000	Tax Year:	2025
Assd Improvement:	$22,392	Market Improvment Value:	$111,960	Total Taxable Value:	$1,340
Total Assessed Value:	$26,992	Total Assessor Market Value:	$134,960	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 36 Subdivision: PLEASANT OAKS Sec/Twnship/Range: SEC 22 TWN 01S RNG 13W
Abbreviated Description: 2023-004127

Property Characteristics

Lot Size:	12,870 SF	Bedrooms:		Pool:	
Building Area:	1490 SF	Baths:	1	Fireplace:	1
Year Built:	1987	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/23/2026	Sales Price:	N/A
Document #:	2026-021093 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	03/22/2023	Sales Price:	N/A
Document #:	2023-004866 BK-PG 7-80135	Type of Sale:	
Document Type:	Release		
Legal Description:			

Prior Transfer

Recording Date:	03/17/2023	Sales Price:	N/A
Document #:	2023-004603 BK-PG 7-80135	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	03/10/2023	Loan Amount:	N/A
Document #:	2023-004128 BK-PG -	Loan Type:	Conventional
Contract Date:	03/06/2023		

ICE SiteX Report

OrderID: 98775527

TD Due Date:	04/01/2053	Type Finance:	

Legal Description:
Subdivision: PLEASANT OAKS SUBDIVISION

Prior Transfer

Recording Date:	03/10/2023	Sales Price:	$183,000
Document #:	2023-004127 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	03/06/2023		
Document Type:	Deed		

Legal Description:
Subdivision: PLEASANT OAKS SUBDIVISION

Mortgage Record

Recording Date:	07/20/2007	Loan Amount:	N/A
Document #:	07-080135 BK-PG -	Loan Type:	Conventional
Contract Date:	07/13/2007		
TD Due Date:	08/01/2037	Type Finance:	

Legal Description:
Subdivision: PLEASANT OAKS SUBDIVISION

Prior Transfer

Recording Date:	07/20/2007	Sales Price:	$110,000
Document #:	07-080133 BK-PG 07-080133	Type of Sale:	Arms-Length Transfer
Contract Date:	07/13/2007		
Document Type:	Deed		

Legal Description:
Subdivision: PLEASANT OAKS SUBDIVISION

Area Sales Analysis

Total Area Sales	$1,852,100	Median # of Bedrooms	
Median Lot Size	16,050 SF	Median # of Baths	1
Median Living Area	1,466 SF	Median Year Built	1976
Price Range - 2 Yrs	$150,000 to $233,000	Age Range	8 years to 64 years
Median Value	$184,350	Median Age	50 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.04Mi.	**8815 MCKIM DR** **MABELVALE, AR 72103-3553**	09/02/2026	$200,000	$113	1774	//2	1988	30,056 SF	
	APN: 001-01085-002 Document #: 2026-019154 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Sec/Twnship/Range: SW4NW4S23T01SR13W Abbreviated Description: Sec/Twnship/Range:SW4NW4S23T01SR13W									
2	2.23Mi.	**6720 REDBUD DR** **MABELVALE, AR 72103-3930**	10/08/2026	$46,000	$44	1040	//1	2000	10,500 SF	
	APN: 283-00163-000 Document #: 2026-022181 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 190,191 Subdivision: ROYAL OAKS TERRACE Abbreviated Description: Lot:190,191 Subdivision:ROYAL OAKS TERRACE									
3	2.34Mi.	**1037 SKYLINE DR** **ALEXANDER, AR 72002-1749**	10/27/2026	$14,500			//		12,180 SF	
	APN: 880-01729-000 Document #: 2026-023444 Document Type: Special Warranty Deed Price Code: Land Use: Residential - Vacant Land Legal: Lot: 29 Subdivision: EMERALD MOUNTAIN Sec/Twnship/Range: S20T01SR13W Abbreviated Description: Lot:29 Subdivision:EMERALD MOUNTAIN Sec/Twnship/Range:S20T01SR13W City/Muni/Twp:CITY OF SHANNON HILLS City/Muni/Twp: CITY OF SHANNON HILLS									
4	2.67Mi.	**18213 CHICOT RD** **MABELVALE, AR 72103-4610**	10/09/2026	$25,000	$30	840	//	1983	30,348 SF	
	APN: 265-00006-000 Document #: 2026-022268 Document Type: Special Warranty Deed Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 6 Subdivision: RED OAK HILLS Abbreviated Description: Lot:6 Subdivision:RED OAK HILLS									
5	2.76Mi.	**15807 MORGAN HILLS CV** **ALEXANDER, AR 72002-2409**	08/06/2026	$30,000	$41	728	//	2006	17,748 SF	
	APN: 810-72143-000 Document #: 2026-017028 Document Type: Warranty Deed Price Code: A Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 143,144 Subdivision: REGENCY HILLS ANNEY II Abbreviated Description: Lot:143,144 Subdivision:REGENCY HILLS ANNEY II Abbreviated Description:LOT:144A									
6	2.84Mi.	**JASON DR** **ALEXANDER, AR 72002-**	09/21/2026	$12,000			//		11,700 SF	
	APN: 810-70513-000 Document #: 2026-020646 Document Type: Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal: Lot: 13 Subdivision: RANCHETTE HOMES SUBDIVISION Sec/Twnship/Range: 1901S13W Abbreviated Description: Lot:13 Subdivision:RANCHETTE HOMES SUBDIVISION Sec/Twnship/Range:1901S13W									
7	2.87Mi.	**15721 ASHLEE DR** **ALEXANDER, AR 72002-2417**	08/20/2026	$23,000			//		10,920 SF	
	APN: 810-72070-000 Document #: 2026-018158 Document Type: Warranty Deed Price Code: Land Use: Residential - Vacant Land Legal: Lot: 70 Subdivision: REGENCY HILLS ANNEX I Abbreviated Description: Lot:70 Subdivision:REGENCY HILLS ANNEX I									
8	2.94Mi.	**15600 S ALEXANDER RD** **ALEXANDER, AR 72002-2384**	08/10/2026	$15,000	$18	812	//	1994	14,600 SF	
	APN: 810-72007-000 Document #: 2026-017275 Document Type: Warranty Deed Price Code: A Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 7 Subdivision: REGENCY HILLS Abbreviated Description: Lot:7 Subdivision:REGENCY HILLS									
9	3.46Mi.	**19525 CHICOT RD** **MABELVALE, AR 72103-9764**	10/02/2026	$63,000	$47	1344	//	1995	43,560 SF	
	APN: 320-00008-000 Document #: 2026-021758									

ICE SiteX Report

OrderID: 98775527

Document Type: Special Warranty Deed Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 8 Subdivision: SOUTH POINT SUBDIVISION Phase No: 1 Abbreviated Description: Lot:8 Subdivision:SOUTH POINT SUBDIVISION Phase No:1

10	3.99Mi.	**19212 LAWHORN DR** **LITTLE ROCK, AR 72206-9491**	08/20/2026	$129,900	$132	984	//1	1958	36,590 SF

APN: 001-00172-000 Document #: 2026-018164
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NW4SW4S06T02SR12W Abbreviated Description: Sec/Twnship/Range:NW4SW4S06T02SR12W

11	5.39Mi.	**6900 HICKS RD** **MABELVALE, AR 72103-9097**	07/31/2026	$5,000	$4	1176	//2	1988	33,000 SF

APN: 125-00004-000 Document #: 2026-016544
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: GREEN ACRES Abbreviated Description: Lot:4 Subdivision:GREEN ACRES

12	5.92Mi.	**2211 N REYNOLDS RD** **BRYANT, AR 72022-2533**	08/19/2026	$1,800,000	$821	2192	//	1995	23,958 SF

APN: 840-12128-007 Document #: 2026-018023
Document Type: Special Warranty Deed Price Code: A
Land Use: Fast Food Restaurant / Drive-thru
Legal: Sec/Twnship/Range: SE4SE4S21T01SR14W Abbreviated Description: Sec/Twnship/Range:SE4SE4S21T01SR14W City/Muni/Twp:CITY OF BRYANT City/Muni/Twp: CITY OF BRYANT

13	5.99Mi.	**305 MONTICELLO W** **BRYANT, AR 72022-8351**	07/21/2026	$325,705	$163	1998	//2	2006	16,800 SF

APN: 840-09470-150 Document #: 2026-015642
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 150 Subdivision: STONEYBROOK SUBDIVISION Phase No: 3 Abbreviated Description: Lot:150 Subdivision:STONEYBROOK SUBDIVISION Phase No:3 City/Muni/Twp:CITY OF BRYANT City/Muni/Twp: CITY OF BRYANT

14	6.12Mi.	**32 CRAIN DR** **BRYANT, AR 72022-3760**	09/18/2026	$112,000	$93	1200	//2	1976	24,024 SF

APN: 840-08976-000 Document #: 2026-020537
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 32 Subdivision: SOUTHWOOD ACRES ADDITION Abbreviated Description: Lot:32 Subdivision:SOUTHWOOD ACRES ADDITION City/Muni/Twp:CITY OF BRYANT City/Muni/Twp: CITY OF BRYANT

15	6.98Mi.	**52 KELTON LN** **HENSLEY, AR 72065-8183**	09/03/2026	$249,800			//		10,019 SF

APN: 343-02400-022 Document #: 2026-019313
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 22 Subdivision: VILLAS AT HOPE VALLEY Phase No: 1 Abbreviated Description: Lot:22 Subdivision:VILLAS AT HOPE VALLEY Phase No:1

16	6.98Mi.	**60 KELTON LN** **HENSLEY, AR 72065-8183**	07/23/2026	$249,800			//		8,712 SF

APN: 343-02400-023 Document #: 2026-015857
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 23 Subdivision: VILLAS AT HOPE VALLEY Phase No: 1 Abbreviated Description: Lot:23 Subdivision:VILLAS AT HOPE VALLEY Phase No:1

17	6.98Mi.	**92 KELTON LN** **HENSLEY, AR 72065-8183**	07/23/2026	$236,200			//		6,970 SF

APN: 343-02400-027 Document #: 2026-015859
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 27 Subdivision: VILLAS AT HOPE VALLEY Phase No: 1 Abbreviated Description: Lot:27 Subdivision:VILLAS AT HOPE VALLEY Phase No:1

18	6.98Mi.	**44 KELTON LN** **HENSLEY, AR 72065-8183**	07/23/2026	$236,200			//		12,197 SF

APN: 343-02400-021 Document #: 2026-015855
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 21 Subdivision: VILLAS AT HOPE VALLEY Phase No: 1 Abbreviated Description: Lot:21 Subdivision:VILLAS AT HOPE VALLEY Phase No:1

19	7.74Mi.	**6021 HARDIN DR** **BRYANT, AR 72022-7528**	09/30/2026	$325,000	$167	1950	//2	2012	10,578 SF

APN: 840-08538-051 Document #: 2026-021583
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 50 Subdivision: REMINGTON PLACE SUBDIVISION Phase No: 3 Abbreviated Description: Lot:50 Subdivision:REMINGTON PLACE SUBDIVISION Phase No:3 City/Muni/Twp:CITY OF BRYANT City/Muni/Twp: CITY OF BRYANT

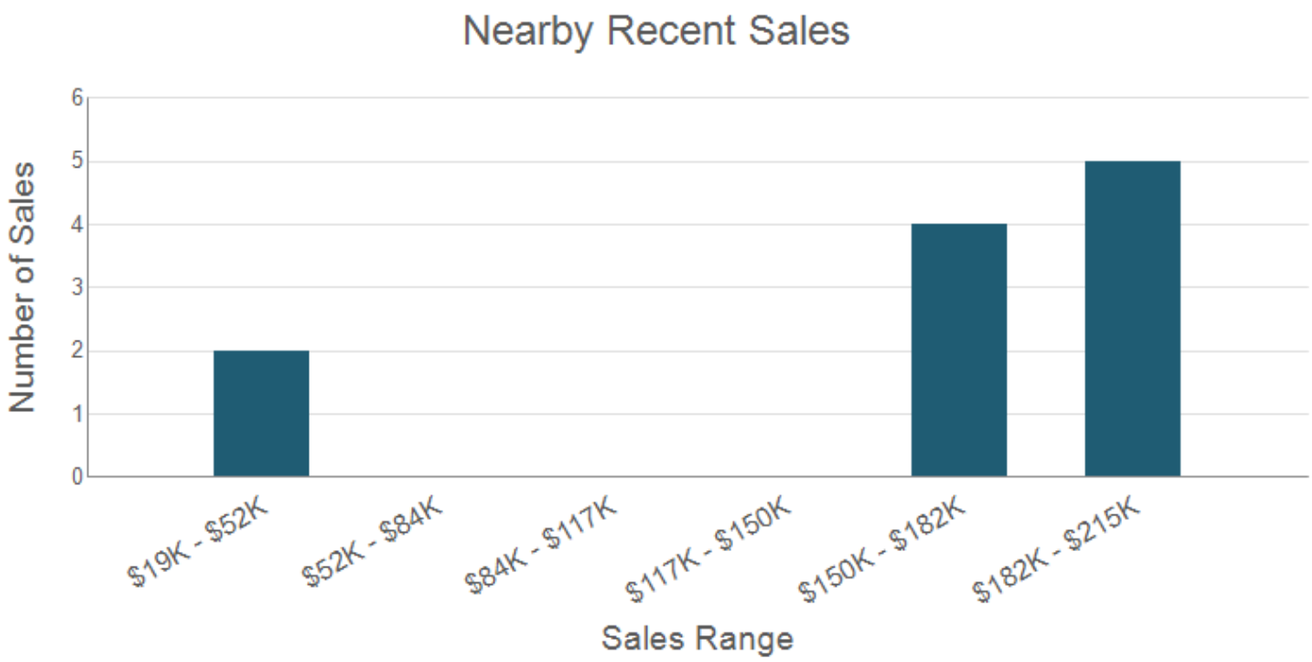
20	8.39Mi.	**260 ALYECE LN** **HENSLEY, AR 72065-**	07/21/2026	$249,800			//		10,454 SF

APN: 343-02400-045 Document #: 2026-015701
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 45 Subdivision: VILLAS AT HOPE VALLEY Phase No: 1 Abbreviated Description: Lot:45 Subdivision:VILLAS AT HOPE VALLEY Phase No:1

ICE SiteX Report

OrderID: 98775527

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.	**10315 PLEASANT OAKS DR**	**03/10/2023**	$134,960	$26,992	1,490	//1	1987	12,870 SF	
.02Mi.	**14917 SARDIS RD**	**07/31/2024**	$122,820	$24,564	959	//2	1985	12,152 SF	
.02Mi.	**10311 PLEASANT OAKS DR**	**09/12/2016**	$112,655	$22,531	1,089	//2	1987	14,652 SF	
.04Mi.	**14825 SARDIS RD**	**08/04/2020**	$219,510	$43,902	2,129	//2	1995	32,234 SF	
.04Mi.	**10312 PLEASANT OAKS DR**	**09/20/1994**	$153,070	$30,614	1,888	//2	1987	11,036 SF	
.05Mi.	**10305 PLEASANT OAKS DR**	**08/27/2009**	$131,965	$26,393	1,305	//2	1985	17,136 SF	
.05Mi.	**14810 PIN OAKS CV**	**07/24/2003**	$118,400	$23,680	1,131	//2	1998	5,238 SF	
.05Mi.	**14702 PLEASANT OAKS CV**	**06/30/2017**	$123,520	$24,704	1,284	//2	1987	5,325 SF	
.06Mi.	**14705 PLEASANT OAKS CV**	**11/05/2024**	$107,000	$21,400	892	//2	1987	8,515 SF	
.06Mi.	**15001 N SARDIS RD**	**06/30/2023**	$213,300	$42,660	2,427	//2	1985	1 SF	
.07Mi.	**14703 PLEASANT OAKS CV**	**11/25/2020**	$164,205	$32,841	1,608	//1	1988	8,400 SF	
.08Mi.	**14701 PLEASANT OAKS CV**	**09/24/2020**	$123,965	$24,793	1,165	//2	1988	2,610 SF	
.08Mi.	**14809 PIN OAKS CV**	**05/16/2002**	$137,865	$27,573	1,363	//2	1990	7,676 SF	
.08Mi.	**14803 PIN OAKS CV**	**07/10/2024**	$125,770	$25,154	1,248	//2	1988	7,425 SF	
.09Mi.	**10228 PLEASANT OAKS DR**	**11/23/2022**	$142,300	$28,460	1,126	//2	1987	10,370 SF	
.09Mi.	**15010 N SARDIS RD**	**11/25/2009**	$40,845	$8,169	1,005	//1	1955	30,492 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	73%

Demographics & Income

Median Age:	34.8 years old	Households:	5,441
Median Household Income:	$61,224	Households w/Family:	69%
Household Income Per Capita:	$27,594	Households w/Family Married:	47%
Most Common Education Level:	High School Graduate	Households w/Family Children:	37%

School District

School District Zone:	Pulaski County Special School District	Students:	12,368
Number of Schools:	25	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
9.02Mi.	**Mills Middle School** Number of Students: 420 Student-Teacher Ratio: 9.94	D-	Public	6 - 8
4.15Mi.	**Landmark Elementary School** Number of Students: 301 Student-Teacher Ratio: 16.74	D	Public	PK - 5

ICE SiteX Report

OrderID: 98775527

8.80Mi.	**Wilbur D. Mills University Studies High School**	D-	Public	9 - 12

Number of Students: 612
Student-Teacher Ratio: 11.88

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	103%	SIMILAR
BURGLARY	120%	HIGHER
MOTOR VEHICLE THEFT	98%	SIMILAR
FORCIBLE ROBBERY	126%	HIGHER
AGGRAVATED ASSAULT	78%	LOWER
FORCIBLE RAPE	109%	SIMILAR
MURDER	100%	SIMILAR
OVERALL	98%	SIMILAR

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.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.