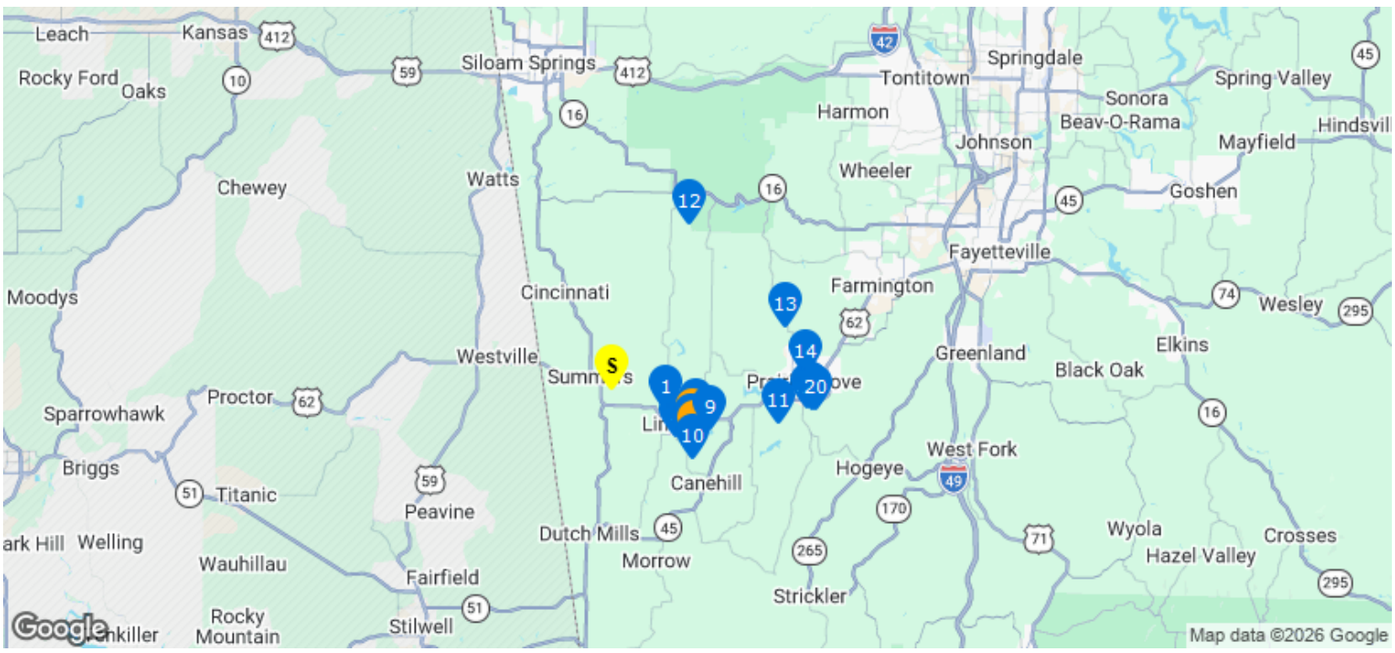
ICE SiteX Report

OrderID: 98768645

SiteX Property Information Report



Subject Property Location

10467 BOSTON RD, SUMMERS, AR 72769-9689

County:	**WASHINGTON AR**	Census Tract:	0105.13
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	825-37481-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$300,000**	FSD:	11	Common Confidence Score:	54
Value Range:	$267,000 - $333,000	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2023	Tax Rate Code Area:	480
Assd Land Value:	$5,600	Market Land Value:	$28,000	Tax Year:	2025
Assd Improvement:	$42,540	Market Improvment Value:	$212,700	Total Taxable Value:	$2,344
Total Assessed Value:	$48,140	Total Assessor Market Value:	$240,700	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Block: 13 Subdivision: SUMMERS ORIGINAL Sec/Twnship/Range: SEC 16 TWN 15 RNG 33

Abbreviated Description:	ALL OF BLOCK 13 ALSO 50 FT STRIP FURTHER DESCRIBED AS: ALL OF BLOCK 13 AND 50 FT STRIP LYING BETWEEN WEST LINE OF BOSTON ST &
City/Muni/Twp:	LINCOLN

Property Characteristics

Lot Size:	1.250 AC	Bedrooms:		Pool:	
Building Area:	1696 SF	Baths:	2	Fireplace:	
Year Built:	1950	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Attached Garage	Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Shingle (Not Wood)
		Foundation:	Closed Piers	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/13/2026	Sales Price:	$280,000
Document #:	2026-24067 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	07/08/2024	Sales Price:	$227,272
Document #:	2024-00016930 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	06/28/2024	Loan Amount:	N/A
Document #:	2024-00016161 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	06/27/2024		
TD Due Date:	07/01/2054	Type Finance:	
Legal Description:			
Block: 13 Map Ref: 0			
City/Muni/Twp: SUMMERS			

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Prior Transfer

Recording Date:	06/28/2024	Sales Price:	$280,000
Document #:	2024-00016160 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	06/27/2024		
Document Type:	Deed		

Legal Description:
Block: 13 Subdivision: OZARK AVENUE
City/Muni/Twp: SUMMERS

Prior Transfer

Recording Date:	06/27/2024	Sales Price:	$280,000
Document #:	2024-016160 BK-PG 2024-16160	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Block: 13 Subdivision: SUMMERS ORIGINAL Sec/Twnship/Range: SEC 16 TWN 15 RNG 33
Abbreviated Description: ALL OF BLOCK 13 ALSO 50 FT STRIP FURTHER DESCRIBED AS: ALL OF BLOCK 13 AND 50 FT STRIP LYING BETWEEN WEST LINE OF BOSTON ST &
City/Muni/Twp: LINCOLN

Prior Transfer

Recording Date:	02/25/2021	Sales Price:	N/A
Document #:	2021-00007015 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	02/18/2021	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Block: 13 Subdivision: SUMMERS ORIGINAL Sec/Twnship/Range: SEC 16 TWN 15 RNG 33
Abbreviated Description: ALL OF BLOCK 13 ALSO 50 FT STRIP FURTHER DESCRIBED AS: ALL OF BLOCK 13 AND 50 FT STRIP LYING BETWEEN WEST LINE OF BOSTON ST &
City/Muni/Twp: LINCOLN

Mortgage Record

Recording Date:	01/26/2021	Loan Amount:	N/A
Document #:	2021-00003031 BK-PG -	Loan Type:	Conventional
Contract Date:	01/22/2021		
TD Due Date:	02/01/2051	Type Finance:	

Legal Description:
Block: 13
City/Muni/Twp: SUMMERS

Prior Transfer

Recording Date:	01/26/2021	Sales Price:	$225,000
Document #:	2021-00003030 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	01/22/2021		
Document Type:	Deed		

Legal Description:
Block: 13
City/Muni/Twp: SUMMERS

Prior Transfer

Recording Date:	06/09/2020	Sales Price:	N/A
Document #:	2020-00018782 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	03/26/2020	Loan Amount:	N/A
Document #:	2020-00009589 BK-PG -	Loan Type:	Future Advance Clause/Open End Mortgage
Contract Date:	03/26/2020		
TD Due Date:	03/26/2021	Type Finance:	

Legal Description:
Block: 13 Map Ref: 0
City/Muni/Twp: SUMMERS

Mortgage Record

Recording Date:	01/02/2020	Loan Amount:	N/A
Document #:	2020-00000183 BK-PG -	Loan Type:	Future Advance Clause/Open End Mortgage
Contract Date:	12/31/2019		
TD Due Date:	01/01/2023	Type Finance:	

Legal Description:
Block: 13
City/Muni/Twp: SUMMER

Prior Transfer

Recording Date:	01/02/2020	Sales Price:	N/A
Document #:	2020-00000181 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	12/31/2019		
Document Type:	Deed		

Legal Description:
Block: 13
City/Muni/Twp: SUMMER

Prior Transfer

Recording Date:	12/03/2019	Sales Price:	N/A

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Document #:	2019-00036961 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	10/28/2019		
Document Type:	Deed		

Legal Description:
Block: 13
City/Muni/Twp: SUMMERS

Prior Transfer

Recording Date:	12/03/2019	Sales Price:	N/A
Document #:	2019-00036960 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	10/28/2019		
Document Type:	Deed		

Legal Description:
Block: 13
City/Muni/Twp: SUMMERS

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs		Age Range	
Median Value		Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	2.61Mi.	**11138 S OLD CINCINNATI RD** **LINCOLN, AR 72744-8782**	09/15/2026	$200,000	$120	1664	//	1994	43,560 SF	
		APN: 001-09660-000 Document #: 2026-27357 Document Type: Warranty Deed Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Sec/Twnship/Range: E2SW4NW4 S24T15NR33W Abbreviated Description: Sec/Twnship/Range:E2SW4NW4 S24T15NR33W								
2	3.62Mi.	**1103 SUGAR HILL RD** **LINCOLN, AR 72744-9082**	04/28/2026	$105,000	$95	1104	//1	1966	SF	
		APN: 790-18603-000 Document #: 2026-12129 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 2 Subdivision: STAR HILL ADDITION Sec/Twnship/Range: NW4SE4 S25T15NR3EW Abbreviated Description: Lot:2 Subdivision:STAR HILL ADDITION Sec/Twnship/Range:NW4SE4 S25T15NR3EW City/Muni/Twp:LINCOLN City/Muni/Twp: LINCOLN								
3	3.94Mi.	**406 W BEAN ST** **LINCOLN, AR 72744-9373**	09/17/2026	$200,000	$123	1632	//2	1957	9,148 SF	
		APN: 790-18873-000 Document #: 2026-27637 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Sec/Twnship/Range: NW4SW4 S30T15NR32W 5PM Abbreviated Description: Sec/Twnship/Range:NW4SW4 S30T15NR32W 5PM								
4	4.16Mi.	**504 E HOLT RD** **LINCOLN, AR 72744-9389**	06/25/2026	$475,000	$713	666	//1	2000	217,800 SF	
		APN: 790-18661-012 Document #: 2026-18635 Document Type: Warranty Deed Price Code: A Land Use: Rural/Agricultural Residence Legal: Sec/Twnship/Range: NE4 S30T15NR32W Abbreviated Description: Sec/Twnship/Range:NE4 S30T15NR32W								
5	4.18Mi.	**116 N CARTER AVE** **LINCOLN, AR 72744-9378**	01/20/2026	$143,015	$67	2130	/3/1	1915	SF	A
		APN: 790-18196-000 Document #: 2026-01594 Document Type: Commissioner's Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 21&22 Block: 4 Abbreviated Description: Lot:21&22 Block:4 City/Muni/Twp:LINCOLN City/Muni/Twp: LINCOLN								
6	4.26Mi.	**100 E PRIDEMORE DR** **LINCOLN, AR 72744-9014**	04/16/2026	$325,000	$29	11184	//	1949	28,314 SF	
		APN: 790-18904-000 Document #: 2026-10753 Document Type: Warranty Deed Price Code: Land Use: Auto repair (& related), Garage Legal: Sec/Twnship/Range: SE4SW4 S30T15NR32W 5PM Abbreviated Description: Sec/Twnship/Range:SE4SW4 S30T15NR32W 5PM								
7	4.43Mi.	**604 S MITCHELL AVE** **LINCOLN, AR 72744-9013**	03/12/2026	$219,000	$132	1656	//2	1956	SF	
		APN: 790-18394-000 Document #: 2026-6959 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 4-7 Block: 7 Subdivision: W C BRALYS ADDITION Abbreviated Description: Lot:4-7 Subdivision:W C BRALYS ADDITION Abbreviated Description:LOT: NORTH 5 FT OF LOT 7 City/Muni/Twp:LINCOLN City/Muni/Twp: LINCOLN								
8	4.54Mi.	**315 HALF ST** **LINCOLN, AR 72744-8801**	01/28/2026	$155,000	$124	1248	//1	1963	SF	
		APN: 790-18420-000 Document #: 2026-02256 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 29-31 Block: 10 Subdivision: THE W C BRALEYS ADDITION Abbreviated Description: Lot:29-31 Block:10 Subdivision:THE W C BRALEYS ADDITION City/Muni/Twp:LINCOLN City/Muni/Twp: LINCOLN								
9	4.81Mi.	**216 CHERRY ST** **LINCOLN, AR 72744-8898**	09/11/2026	$200,000	$166	1205	//2	2021	SF	
		APN: 790-19379-000 Document #: 2026-27093 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 9 Subdivision: COUNTRY MEADOWS SUBDIVISION MapRef: PL 23 PG 236 Abbreviated Description: Lot:9 Subdivision:COUNTRY MEADOWS SUBDIVISION Map Ref:PL 23 PG 236City/Muni/Twp:LINCOLN City/Muni/Twp: LINCOLN								
10	4.89Mi.	**306 REED ST** **LINCOLN, AR 72744-8839**	03/30/2026	$45,000	$45	1000	//1	1970	SF	
		APN: 790-18573-000 Document #: 2026-8714 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 11 Subdivision: REED ADDITION MapRef: MB 3 PG 421 Abbreviated Description: Lot:11 Subdivision:REED ADDITION Map Ref:MB 3 PG 421City/Muni/Twp:LINCOLN City/Muni/Twp: LINCOLN								
11	7.78Mi.	**11561 OLD APPLE HILL RD** **PRAIRIE GROVE, AR 72753-9361**	03/18/2026	$160,000	$116	1384	//1	1962	261,360 SF	
		APN: 001-08830-000 Document #: 2026-7562								

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Document Type: Warranty Deed Price Code: A
Land Use: Rural/Agricultural Residence
Legal: Sec/Twnship/Range: SE4SW4 S23T15NR32W Abbreviated Description: Sec/Twnship/Range:SE4SW4 S23T15NR32W

12	8.31Mi.	**15618 N JACKSON HWY** **FAYETTEVILLE, AR 72704-5191**	06/16/2026	$260,000	$172	1512	//2	2021	256,568 SF

APN: 001-12686-004 Document #: 2026-17701
Document Type: Warranty Deed Price Code:
Land Use: Rural/Agricultural Residence
Legal: Sec/Twnship/Range: S07T16NR32W 5PM Abbreviated Description: Sec/Twnship/Range:S07T16NR32W 5PM

13	8.37Mi.	**15893 BETHEL BLACKTOP RD** **PRAIRIE GROVE, AR 72753-8147**	05/28/2026	$1,100,000	$988	1113	//1	1936	1,742,400 SF

APN: 001-13106-000 Document #: 2026-15512
Document Type: Warranty Deed Price Code:
Land Use: Rural/Agricultural Residence
Legal: Sec/Twnship/Range: NW4SE4 S35T16NR32W Abbreviated Description: Sec/Twnship/Range:NW4SE4 S35T16NR32W

14	8.81Mi.	**841 MADISON DR** **PRAIRIE GROVE, AR 72753-2864**	02/02/2026	$240,000	$195	1229	//2	2016	SF

APN: 805-21116-000 Document #: 2026-02800
Document Type: Fiduciary Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 130 Subdivision: BATTLEFIELD ESTATES Phase No: II MapRef: PL 23 PG 225 Abbreviated Description: Lot:130 Subdivision:BATTLEFIELD ESTATES Phase No:II Map Ref:PL 23 PG 225City/Muni/Twp:PRAIRIE GROVE City/Muni/Twp: PRAIRIE GROVE

15	8.98Mi.	**605 CHAMBERLAIN RD** **PRAIRIE GROVE, AR 72753-3038**	06/15/2026	$380,000	$175	2168	//2	2019	SF

APN: 805-20920-000 Document #: 2026-17476
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 234 Subdivision: PRAIRIE MEADOWS SUBDIVISION PHASE 3 MapRef: MB 23 PG 204 Abbreviated Description: Lot:234 Subdivision:PRAIRIE MEADOWS SUBDIVISION PHASE 3 Map Ref:MB 23 PG 204City/Muni/Twp:PRAIRIE GROVE City/Muni/Twp: PRAIRIE GROVE

16	9.06Mi.	**706 SEDGWICK DR** **PRAIRIE GROVE, AR 72753-2879**	07/09/2026	$299,000	$181	1651	//2	2012	SF

APN: 805-20899-000 Document #: 2026-20223
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 213 Subdivision: PRAIRIE MEADOWS SUBDIVISION Phase No: 3 MapRef: MB 23A PG 204 Abbreviated Description: Lot:213 Subdivision:PRAIRIE MEADOWS SUBDIVISION Phase No:3 Map Ref:MB 23A PG 204City/Muni/Twp:PRAIRIE GROVE City/Muni/Twp: PRAIRIE GROVE

17	9.08Mi.	**707 SEDGWICK DR** **PRAIRIE GROVE, AR 72753-2879**	07/16/2026	$358,000	$209	1717	//2	2016	SF

APN: 805-20912-000 Document #: 2026-20994
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 226 Subdivision: PRAIRIE MEADOWS SUBDIVISION Phase No: 3 MapRef: MB 23 PG 204 Abbreviated Description: Lot:226 Subdivision:PRAIRIE MEADOWS SUBDIVISION Phase No:3 Map Ref:MB 23 PG 204City/Muni/Twp:PRAIRIE GROVE City/Muni/Twp: PRAIRIE GROVE

18	9.19Mi.	**652 S BAGGETT ST** **PRAIRIE GROVE, AR 72753-3188**	05/27/2026	$419,000	$196	2142	//2		7,841 SF

APN: 805-22342-000 Document #: 2026-15284
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 20 Subdivision: SNYDER GROVE SUBDIVISION Phase No: 5 MapRef: PL 24 PG 481 Abbreviated Description: Lot:20 Subdivision:SNYDER GROVE SUBDIVISION Phase No:5 Map Ref:PL 24 PG 481City/Muni/Twp:PRAIRIE GROVE City/Muni/Twp: PRAIRIE GROVE

19	9.2Mi.	**702 S BAGGETT ST** **PRAIRIE GROVE, AR 72753-3187**	12/15/2025	$445,900			//		14,810 SF

APN: 805-22333-000 Document #: 2025-35226
Document Type: Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 11 Subdivision: SNYDER GROVE SUBDIVISION Phase No: 5 MapRef: PL 24-481 Abbreviated Description: Lot:11 Subdivision:SNYDER GROVE SUBDIVISION Phase No:5 Map Ref:PL 24-481City/Muni/Twp:PRAIRIE GROVE City/Muni/Twp: PRAIRIE GROVE

20	9.33Mi.	**681 BRANDON MICHAEL ST** **PRAIRIE GROVE, AR 72753-3049**	06/18/2026	$335,000	$174	1923	//2		11,326 SF

APN: 805-22018-000 Document #: 2026-18027
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 85 Subdivision: SNYDER GROVE PHASE 4 MapRef: MB 24 PG 409 Abbreviated Description: Lot:85 Subdivision:SNYDER GROVE PHASE 4 Map Ref:MB 24 PG 409City/Muni/Twp:PRAIRIE GROVE City/Muni/Twp: PRAIRIE GROVE

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

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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.	**10467 BOSTON RD**	**06/27/2024**	$240,700	$48,140	1,696	//2	1950	1 SF	
.07Mi.	**BOSTON (WC 680)**	**05/24/2012**	$120,650	$24,130	392	//1	2012	30,056 SF	
.07Mi.	**10508 BOSTON RD**	**10/08/2021**	$56,400	$11,280	1,222	//1	1945	11,761 SF	
.08Mi.	**22198 ANDERSON RD**	**08/31/2004**	$168,750	$33,750	2,026	//2	1955	40,511 SF	
.1Mi.	**22280 ANDERSON RD**	**10/16/2015**	$71,400	$14,280	1,002	//1	1950	40,511 SF	A
.11Mi.	**22224 W HIGHWAY 62**	**11/29/2024**	$140,000	$28,000	1,374	//1	1942	37,462 SF	
.11Mi.	**10404 BOSTON RD**	**04/05/2019**	$112,950	$22,590	764	//1	1955	1 SF	
.12Mi.	**10494 CENTER RD**	**09/07/2021**	$70,300	$14,060	700	//1	1980		
.15Mi.	**22307 NORTH RD**	**04/07/2021**	$43,850	$8,770	968	//1	1903		
.15Mi.	**22341 ANDERSON RD**	**10/25/1902**	$23,800	$4,760	1,560		1920		
.16Mi.	**22274 W HIGHWAY 62**	**09/11/1998**	$284,950	$56,990	1,995	//2	2005	30,056 SF	
.17Mi.	**22288 W HIGHWAY 62**	**06/19/2019**	$124,700	$24,940	1,008	//1	1928		
.17Mi.	**10422 CENTER RD**	**11/14/2014**	$104,900	$20,980	1,350	/2/1	1935		
.18Mi.	**22109 NORTH RD**	**01/25/2022**	$165,150	$33,030	1,632	//2	1915	1 SF	S
.2Mi.	**22223 W HIGHWAY 62**	**06/01/2023**	$104,050	$20,810	1,056	//2	1998	5 SF	A
.21Mi.	**22115 W HIGHWAY 62**	**01/01/2024**	$20,450	$4,090	1,368	//1	1945	2 SF	

Rent vs. Own

Households Occupied by Renters:	23%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	35.8 years old	Households:	593
Median Household Income:	$57,614	Households w/Family:	75%
Household Income Per Capita:	$30,861	Households w/Family Married:	59%
Most Common Education Level:	High School Graduate	Households w/Family Children:	37%

School District

School District Zone:	Lincoln School District	Students:	1,095
Number of Schools:	3	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.12Mi.	**Lincoln High School** Number of Students: 338 Student-Teacher Ratio: 5.91	C-	Public	9 - 12
4.19Mi.	**Lincoln Elementary School** Number of Students: 356 Student-Teacher Ratio: 15.72	C	Public	PK - 3
4.01Mi.	**Lincoln Middle School** Number of Students: 401 Student-Teacher Ratio: 16.14	C+	Public	4 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	11%	SIGNIFICANTLY LOWER
BURGLARY	151%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	16%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	135%	NOTABLY HIGHER
AGGRAVATED ASSAULT	104%	SIMILAR
FORCIBLE RAPE	141%	NOTABLY HIGHER
MURDER	41%	SIGNIFICANTLY LOWER
OVERALL	72%	NOTABLY LOWER

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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