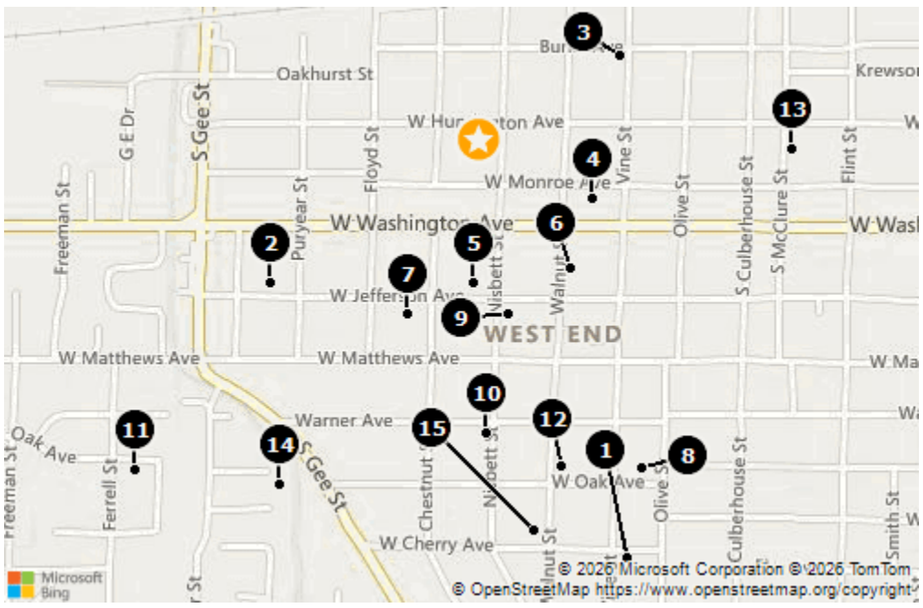
ICE SiteX Report

OrderID: 96944229

SiteX Property Information Report



Subject Property Location

1107 W HUNTINGTON AVE, JONESBORO, AR 72401-2618

County:	**CRAIGHEAD AR**	Census Tract:	050310002.001022
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	01-143134-37000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$106,000**	FSD:	30	Common Confidence Score:	23
Value Range:	$74,200 - $137,800	ICE Confidence Score:	70		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2023	Tax Rate Code Area:	J JB
Assd Land Value:	$1,500	Market Land Value:	$7,500	Tax Year:	2025
Assd Improvement:	$17,850	Market Improvment Value:	$89,250	Total Taxable Value:	$797
Total Assessed Value:	$19,350	Total Assessor Market Value:	$96,750	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Block: 11 Subdivision: NISBETTS 2ND ADD Sec/Twnship/Range: SEC 13 TWN 14 RNG 03
Abbreviated Description: NISBETTS 2ND ADD PT BLK 11 54X180 PTBLK 11 30X80
City/Muni/Twp: JONESBORO

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	1422 SF	Baths:	2	Fireplace:	1
Year Built:		Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Detached	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Z	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/25/2024	Sales Price:	N/A
Document #:	2024R-019345 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/13/2024	Sales Price:	$95,000
Document #:	2024R-002616 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	02/06/2024		
Document Type:			

Legal Description:
Block: 11 Subdivision: NISBETTS SECOND ADDITION
Abbreviated Description: PORTION BLK11
City/Muni/Twp: JONESBORO

Prior Transfer

Recording Date:	02/06/2024	Sales Price:	$95,000
Document #:	2024R-002616 BK-PG 2024R -002616	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Block: 11 Subdivision: NISBETTS 2ND ADD Sec/Twnship/Range: SEC 13 TWN 14 RNG 03
Abbreviated Description: NISBETTS 2ND ADD PT BLK 11 54X180 PTBLK 11 30X80
City/Muni/Twp: JONESBORO

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Prior Transfer

Recording Date:	04/09/2021	Sales Price:	$40,000
Document #:	2021R-008632 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/09/2021	Loan Amount:	N/A
Document #:	2021R-005419 BK-PG -	Loan Type:	Commercial
TD Due Date:	03/05/2026	Type Finance:	

Legal Description:
Block: 11 Subdivision: NISBETTS SECOND ADDITION
Abbreviated Description: PORTION BLK11
City/Muni/Twp: JONESBORO

Mortgage Record

Recording Date:	12/05/2019	Loan Amount:	N/A
Document #:	2019R-025097 BK-PG -	Loan Type:	New Conventional
TD Due Date:	12/01/2022	Type Finance:	FIX

Legal Description:
Block: 11 Subdivision: NISBETTS SECOND ADD
Abbreviated Description: NISBETTS SECOND ADD BLK 11

Area Sales Analysis

Total Area Sales	$1,921,878	Median # of Bedrooms	
Median Lot Size	3,480 SF	Median # of Baths	1
Median Living Area	1,469 SF	Median Year Built	2021
Price Range - 2 Yrs	$58,000 to $255,000	Age Range	5 years to 5 years
Median Value	$115,078	Median Age	5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.58Mi.	**1100 VINE ST** **JONESBORO, AR 72401-3957**	11/14/2025	$58,000	$21	2726	//2		SF	
		APN: 01-143241-35800 Document #: 2025R-022114 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: F Subdivision: STUCK BROTHERS THIRD ADDITION Abbreviated Description: Lot:1 Block:F Subdivision:STUCK BROTHERS THIRD ADDITION City/Muni/Twp:JONESBORO City/Muni/Twp: JONESBORO								
2	.33Mi.	**1406 W JEFFERSON AVE** **JONESBORO, AR 72401-3330**	11/05/2025	$255,000	$133	1916	//1		SF	
		APN: 01-143133-21100 Document #: 2025R-021507 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Block: 1 Subdivision: WILSONS ADDITION MapRef: DD 26 PG 241 Abbreviated Description: Lot:8 Block:1 Subdivision:WILSONS ADDITION Map Ref:DD 26 PG 241City/Muni/Twp:JONESBORO City/Muni/Twp: JONESBORO								
3	.22Mi.	**201 VINE ST** **JONESBORO, AR 72401-2638**	11/03/2025	$110,000	$227	484	//1	2021	4,340 SF	
		APN: 01-143134-32200 Document #: 2025R-021219 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: O Subdivision: NISBETTS ADDITION Abbreviated Description: Lot:6 Block:O Subdivision:NISBETTS ADDITION Abbreviated Description:PORTION LOT6 City/Muni/Twp:JONESBORO City/Muni/Twp: JONESBORO								
4	.17Mi.	**915 W MONROE AVE** **JONESBORO, AR 72401-2652**	10/24/2025	$112,500	$59	1894	//2		7,125 SF	
		APN: 01-143134-30200 Document #: 2025R-020671 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4&5 Block: M Subdivision: NISBETTS ADDITION MapRef: CAB A PG 116 Abbreviated Description: Lot:4&5 Block:M Subdivision:NISBETTS ADDITION Map Ref:CAB A PG 116Abbreviated Description:PORTION LOTS4&5 City/Muni/Twp:JONESBORO City/Muni/Twp: JONESBORO								
5	.19Mi.	**1110 W JEFFERSON AVE** **JONESBORO, AR 72401-3450**	10/22/2025	$135,000	$80	1685	//1		15,600 SF	
		APN: 01-143134-12100 Document #: 2025R-020440 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: 5 Subdivision: M C HOUGHTONS SUBDIVISION Abbreviated Description: Lot:7 Block:5 Subdivision:M C HOUGHTONS SUBDIVISION Abbreviated Description:PORTION LOT7								
6	.21Mi.	**612 WALNUT ST** **JONESBORO, AR 72401-3430**	10/21/2025	$105,000	$104	1007	//1		23,522 SF	
		APN: 01-143134-29300 Document #: 2025R-020263 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: L Subdivision: NISBETTS FIRST ADDITION Abbreviated Description: Lot:3 Block:L Subdivision:NISBETTS FIRST ADDITION Abbreviated Description:PORTION LOT3 City/Muni/Twp:JONESBORO City/Muni/Twp: JONESBORO								
7	.25Mi.	**1211 W JEFFERSON AVE** **JONESBORO, AR 72401-3327**	09/24/2025	$73,000	$42	1734	//2		10,192 SF	
		APN: 01-143134-13900 Document #: 2025R-018444 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Block: 3 Subdivision: J W LITTLES SUBDIVISION Abbreviated Description: Lot:12 Block:3 Subdivision:J W LITTLES SUBDIVISION City/Muni/Twp:JONESBORO City/Muni/Twp: JONESBORO								
8	.48Mi.	**820 W OAK AVE** **JONESBORO, AR 72401-3907**	08/18/2025	$115,078	$83	1376	//1		SF	
		APN: 01-143241-12900 Document #: 2025R-015757 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: 4 Subdivision: CULBERHOUSE THIRD ADDITION Abbreviated Description: Lot:7 Block:4 Subdivision:CULBERHOUSE THIRD ADDITION City/Muni/Twp:JONESBORO City/Muni/Twp: JONESBORO								
9	.23Mi.	**1021 W JEFFERSON AVE** **JONESBORO, AR 72401-3449**	07/02/2025	$97,500	$34	2836	//2		17,472 SF	
		APN: 01-143134-03100 Document #: 2025R-012447 Document Type: Price Code: D								

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Land Use: Single Family Residential
Legal: Lot: 4 Block: 1 Subdivision: B H BERGERS SUBDIVISION Abbreviated Description: Lot:4 Block:1 Subdivision:B H BERGERS SUBDIVISION Abbreviated Description:PORTION LOT4 City/Muni/Twp:JONESBORO City/Muni/Twp: JONESBORO

10	.38Mi.	**1101 WARNER AVE** **JONESBORO, AR 72401-3824**	06/17/2025	$161,900	$96	1674	//1	5,750 SF

APN: 01-143241-20600 Document #: 2025R-011352
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1&2 Block: D Subdivision: GREGGS SUBDIVISION OF LANES ADDITION Abbreviated Description: Lot:1&2 Block:D Subdivision:GREGGS SUBDIVISION OF LANES ADDITION Abbreviated Description:PORTION LOTS1&2 City/Muni/Twp:JONESBORO City/Muni/Twp: JONESBORO

11	.62Mi.	**1607 W OAK AVE** **JONESBORO, AR 72401-3762**	06/09/2025	$170,000	$146	1158	//2	SF

APN: 01-143242-12000 Document #: 2025R-010821
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 Block: A Subdivision: HEATHER RIDGE II SUBDIVISION MapRef: CAB A PG 197 Abbreviated Description: Lot:2 Block:A Subdivision:HEATHER RIDGE II SUBDIVISION Map Ref:CAB A PG 197

12	.44Mi.	**906 WALNUT ST** **JONESBORO, AR 72401-3817**	05/30/2025	$81,000	$102	792	//1	SF

APN: 01-143241-11200 Document #: 2025R-010069
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6 Block: 3 Subdivision: CULBERHOUSE THIRD ADDITION Abbreviated Description: Lot:6 Block:3 Subdivision:CULBERHOUSE THIRD ADDITION Abbreviated Description:PORTION LOT6 City/Muni/Twp:JONESBORO City/Muni/Twp: JONESBORO

13	.41Mi.	**312 S MCCLURE ST** **JONESBORO, AR 72401-2736**	05/12/2025	$181,000	$149	1209	//1	3,480 SF

APN: 01-144183-20600 Document #: 2025R-008580
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 Block: 5 Subdivision: FLINTS ADDITION Abbreviated Description: Lot:3 Block:5 Subdivision:FLINTS ADDITION Abbreviated Description:PORTION LOT3 City/Muni/Twp:JONESBORO City/Muni/Twp: JONESBORO

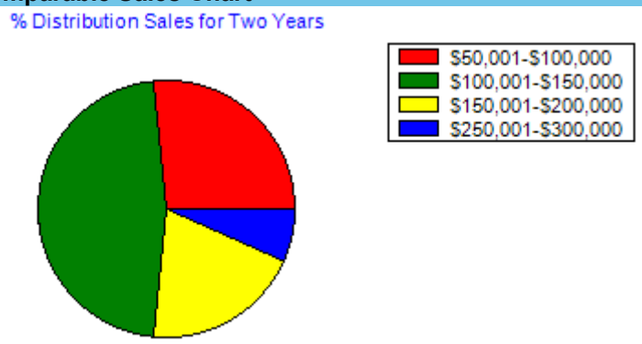
14	.52Mi.	**1603 AUBURN PL** **JONESBORO, AR 72401-3757**	05/02/2025	$137,000	$113	1210	//2	3,250 SF

APN: 01-143242-08300 Document #: 2025R-007936
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 11 Block: B Subdivision: COUNTRY MEADOW COLLECTION ADDITION Phase No: 2 MapRef: CAB B PG 39 Abbreviated Description: Lot:11 Block:B Subdivision:COUNTRY MEADOW COLLECTION ADDITION Phase No:2 Map Ref:CAB B PG 39City/Muni/Twp:JONESBORO City/Muni/Twp: JONESBORO

15	.52Mi.	**1004 W CHERRY AVE** **JONESBORO, AR 72401-3831**	04/09/2025	$129,900	$88	1469	//2	SF

APN: 01-143241-23100 Document #: 2025R-006371
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 23-26 Block: E Subdivision: GREGGS SUBDIVISION Abbreviated Description: Lot:23-26 Block:E Subdivision:GREGGS SUBDIVISION Abbreviated Description:PORTION LOT23 City/Muni/Twp:CITY OF JONESBORO City/Muni/Twp: CITY OF JONESBORO

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.

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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.	**1107 W HUNTINGTON AVE**	**02/06/2024**	$96,750	$19,350	1,422	//2			
.01Mi.	**1103 W HUNTINGTON AVE**	**09/30/2020**	$54,695	$10,939	1,152	//1		4,680 SF	
.01Mi.	**1111 W HUNTINGTON AVE**	**06/11/2015**	$59,180	$11,836	952	//1		12,000 SF	
.02Mi.	**303 NISBETT ST**	**05/13/2013**	$56,660	$11,332	1,068	//1		6,600 SF	
.03Mi.	**1115 W HUNTINGTON AVE**	**03/23/2011**	$44,570	$8,914	966	//1		8,640 SF	
.03Mi.	**307 NISBETT ST**	**03/18/2022**	$105,890	$21,178	1,317	//2		7,644 SF	
.03Mi.	**1119 W HUNTINGTON AVE**	**08/24/2023**	$58,295	$11,659	1,405	//1		8,640 SF	
.04Mi.	**309 NISBETT ST**	**04/30/2020**	$102,865	$20,573	1,317	//2		7,644 SF	
.04Mi.	**1112 W MONROE AVE**	**11/11/1986**	$123,770	$24,754	1,317	//2		9,805 SF	
.04Mi.	**310 CHESTNUT ST**	**01/03/2017**	$121,270	$24,254	1,479	//2		12,610 SF	
.04Mi.	**1025 W HUNTINGTON AVE**	**05/16/2012**	$120,300	$24,060	2,148	//1		6,664 SF	
.04Mi.	**1121 W HUNTINGTON AVE**	**03/22/2024**	$58,410	$11,682	1,260	//1		8,640 SF	
.05Mi.	**1110 W HUNTINGTON AVE**	**04/12/2021**	$98,485	$19,697	1,216	//2		13,500 SF	
.05Mi.	**304 NISBETT ST**	**08/03/2018**	$102,535	$20,507	1,560	//2		6,588 SF	
.05Mi.	**1106 W HUNTINGTON AVE**	**10/31/2014**	$37,290	$7,458	436	//1		11,700 SF	
.05Mi.	**1116 W MONROE AVE**	**09/21/2011**	$141,475	$28,295	2,441	//2			

Rent vs. Own

Households Occupied by Renters:	43%	Households Occupied by Owners:	47%

Demographics & Income

Median Age:	34.8 years old	Households:	17,806
Median Household Income:	$49,708	Households w/Family:	63%
Household Income Per Capita:	$29,912	Households w/Family Married:	40%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Jonesboro Public Schools	Students:	6,762
Number of Schools:	11	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.87Mi.	**Jonesboro Pre-K Program** Number of Students: 315 Student-Teacher Ratio: 18.53	NA	Public	PK - PK
1.29Mi.	**The Academies at Jonesboro High School** Number of Students: 1,505 Student-Teacher Ratio: 14.77 Advanced Placement: Yes	NA	Public	10 - 12
0.87Mi.	**Annie Camp Jr High School** Number of Students: 701 Student-Teacher Ratio: 13.12	C	Public	7 - 9
1.97Mi.	**Douglas MacArthur Junior High School** Number of Students: 765 Student-Teacher Ratio: 14.18	C	Public	7 - 9
0.85Mi.	**Jonesboro Kindergarten Center** Number of Students: 485 Student-Teacher Ratio: 14.56	NA	Public	KG - KG

Flood Report

The Subject Property of **1107 W HUNTINGTON AVE, JONESBORO, AR 72401-2618** 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	135%	NOTABLY HIGHER
BURGLARY	117%	HIGHER
MOTOR VEHICLE THEFT	135%	NOTABLY HIGHER
FORCIBLE ROBBERY	108%	SIMILAR
AGGRAVATED ASSAULT	126%	HIGHER
FORCIBLE RAPE	114%	HIGHER
MURDER	116%	HIGHER
OVERALL	121%	HIGHER

Disaster Alerts

4/2/2025 - Severe Tornados, Flooding 1/23/2026 - Severe Winter Storm

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Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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