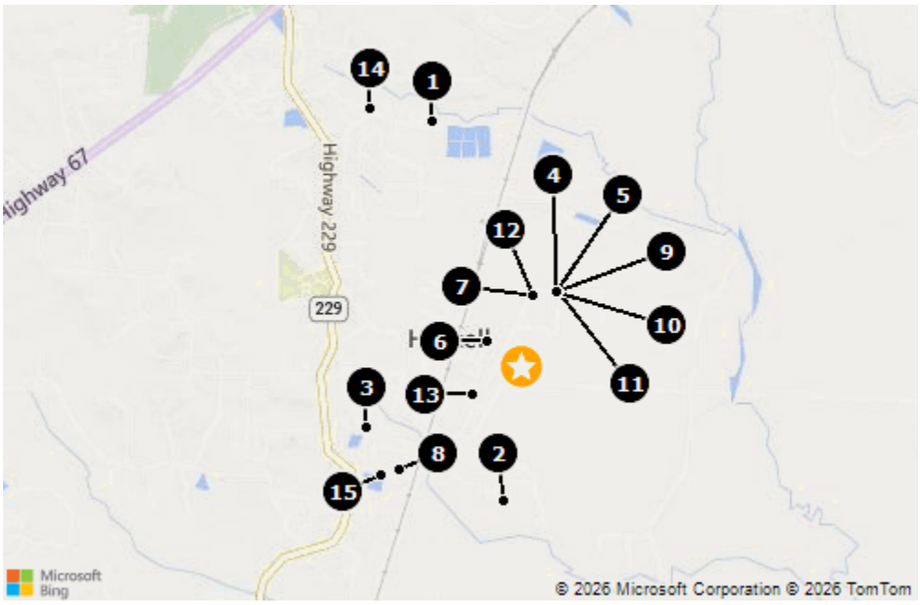
ICE SiteX Report

OrderID: 98230925

SiteX Property Information Report



Subject Property Location

1171 TULIP ST, HASKELL, AR 72015-8946

County:	**SALINE AR**	Census Tract:	051250105.131031
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	860-02483-045	Thomas Bros Pg-Grid:	

Valuation

Value:	**$212,000**	FSD:	10	Common Confidence Score:	62
Value Range:	$190,800 - $233,200	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2023	Tax Rate Code Area:	014
Assd Land Value:	$5,000	Market Land Value:	$25,000	Tax Year:	2025
Assd Improvement:	$26,569	Market Improvment Value:	$132,845	Total Taxable Value:	$1,869
Total Assessed Value:	$31,569	Total Assessor Market Value:	$157,845	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 44 Subdivision: OLIVE BRANCH PH 3 Sec/Twnship/Range: SEC 33 TWN 02S RNG 15W
Abbreviated Description: 2022-008438

Property Characteristics

Lot Size:	7,378 SF	Bedrooms:		Pool:	
Building Area:	1416 SF	Baths:	2	Fireplace:	
Year Built:	2013	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	K
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/29/2025	Sales Price:	$185,000
Document #:	2025-013843 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/25/2025		
Document Type:			

Legal Description:
Lot: 44 Subdivision: OLIVE BRANCH ADDITION Phase No: 3
City/Muni/Twp: CITY OF HASKELL

Prior Transfer

Recording Date:	06/07/2022	Sales Price:	$10,169
Document #:	2022-013403 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/08/2022	Sales Price:	$163,000
Document #:	2022-008438 BK-PG 2022 -008438	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 44 Subdivision: OLIVE BRANCH PH 3 Sec/Twnship/Range: SEC 33 TWN 02S RNG 15W
Abbreviated Description: 2022-008438

ICE SiteX Report

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Prior Transfer

Recording Date:	04/08/2022	Sales Price:	$163,000
Document #:	2022-008438 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/08/2022		
Document Type:			

Legal Description:
Lot: 44 Subdivision: OLIVE BRANCH ADDITION Phase No: 3
City/Muni/Twp: HASKELL

Mortgage Record

Recording Date:	04/12/2021	Loan Amount:	N/A
Document #:	2021-009037 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2044	Type Finance:	

Legal Description:
Lot: 44 Subdivision: OLIVE BRANCH ADDITION Phase No: 3
City/Muni/Twp: HASKELL

Prior Transfer

Recording Date:	07/01/2014	Sales Price:	$114,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/01/2014	Sales Price:	$113,200
Document #:	14046339 BK-PG 14 -046339	Type of Sale:	Full Amount on Deed
Contract Date:	06/25/2014		
Document Type:			

Legal Description:
Lot: 44 Subdivision: OLIVE BRANCH ADDITION Phase No: 3
City/Muni/Twp: HASKELL

Area Sales Analysis

Total Area Sales	$2,775,940	Median # of Bedrooms	
Median Lot Size	9,313 SF	Median # of Baths	1
Median Living Area	1,110 SF	Median Year Built	2004
Price Range - 2 Yrs	$90,000 to $349,900	Age Range	18 years to 56 years
Median Value	$179,960	Median Age	22 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.4Mi.	**1438 DAVID LEE RD** **HASKELL, AR 72015-1458**	03/19/2026	$90,000	$81	1110	//2	2004	7,575 SF	
		APN: 860-02657-000 Document #: 2026-005644 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Subdivision: UTLEY SUBDIVISION Phase No: 2 Abbreviated Description: Lot:7 Subdivision:UTLEY SUBDIVISION Phase No:2 City/Muni/Twp:CITY OF HASKELL City/Muni/Twp: CITY OF HASKELL								
2	.72Mi.	**211 GLEN OAKS DR** **HASKELL, AR 72015-8951**	03/05/2026	$159,000	$131	1208	//2	2007	11,000 SF	
		APN: 860-02480-037 Document #: 2026-004577 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 35-37 Subdivision: OLD MEADOWS SUBDIVISION Phase No: 1 Abbreviated Description: Lot:35-37 Subdivision:OLD MEADOWS SUBDIVISION Phase No:1 City/Muni/Twp:CITY OF HASKELL City/Muni/Twp: CITY OF HASKELL								
3	.89Mi.	**345 MEADOW CREEK DR** **HASKELL, AR 72015-6547**	10/08/2025	$195,000	$146	1333	//2	2007	8,190 SF	
		APN: 860-02425-066 Document #: 2025-019015 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 66 Subdivision: MEADOW CREEK Phase No: 2 Abbreviated Description: Lot:66 Subdivision:MEADOW CREEK Phase No:2 City/Muni/Twp:CITY OF HASKELL City/Muni/Twp: CITY OF HASKELL								
4	.41Mi.	**1290 MAPLE HASKELL ST** **HASKELL, AR 72015-**	10/06/2025	$178,890			//		9,583 SF	
		APN: 860-02492-024 Document #: 2025-018749 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 24 Subdivision: SOUTH HAVEN ESTATE Phase No: 1 MapRef: DOC 2024-013412 Abbreviated Description: Lot:24 Subdivision:SOUTH HAVEN ESTATE Phase No:1 Map Ref:DOC 2024-013412								
5	.42Mi.	**1296 MAPLE HASKELL ST** **HASKELL, AR 72015-**	09/30/2025	$168,850			//		9,148 SF	
		APN: 860-02492-027 Document #: 2025-018306 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 27 Subdivision: SOUTH HAVEN ESTATE Phase No: 1 MapRef: DOC 2024-013412 Abbreviated Description: Lot:27 Subdivision:SOUTH HAVEN ESTATE Phase No:1 Map Ref:DOC 2024-013412								
6	.23Mi.	**216 SPRING BRANCH DR** **HASKELL, AR 72015-6086**	09/24/2025	$197,500	$143	1376	//2	2008	9,021 SF	
		APN: 860-02495-023 Document #: 2025-017875 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 23 Subdivision: SPRINGBRANCH SUBDIVISION Phase No: 2 Abbreviated Description: Lot:23 Subdivision:SPRINGBRANCH SUBDIVISION Phase No:2 City/Muni/Twp:CITY OF HASKELL City/Muni/Twp: CITY OF HASKELL								
7	.35Mi.	**508 N HARDING ST** **HASKELL, AR 72015-8998**	09/17/2025	$182,000			//		10,890 SF	
		APN: 860-02492-002 Document #: 2025-017331 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: SOUTH HAVEN ESTATE Phase No: 1 MapRef: DOC 2024-013412 Abbreviated Description: Lot:2 Subdivision:SOUTH HAVEN ESTATE Phase No:1 Map Ref:DOC 2024-013412								
8	.85Mi.	**337 LAMPLIGHTER DR**	09/12/2025	$165,000	$105	1557	//2	2005	8,733 SF	

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HASKELL, AR 72015-9063
APN: 860-02500-130 Document #: 2025-016967
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 130 Subdivision: TIMBERLAKE Phase No: 6 Abbreviated Description: Lot:130 Subdivision:TIMBERLAKE Phase No:6 City/Muni/Twp:CITY OF HASKELL City/Muni/Twp: CITY OF HASKELL

9	.41Mi.	**1294 MAPLE HASKELL ST** **HASKELL, AR 72015-**	09/10/2025	$189,990		//		9,583 SF

APN: 860-02492-026 Document #: 2025-016780
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 26 Subdivision: SOUTH HAVEN ESTATE Phase No: 1 MapRef: DOC 2024-013412 Abbreviated Description: Lot:26 Subdivision:SOUTH HAVEN ESTATE Phase No:1 Map Ref:DOC 2024-013412

10	.4Mi.	**1288 MAPLE HASKELL ST** **HASKELL, AR 72015-**	09/10/2025	$179,960		//		9,583 SF

APN: 860-02492-023 Document #: 2025-016835
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 23 Subdivision: SOUTH HAVEN ESTATE Phase No: 1 MapRef: DOC 2024-013412 Abbreviated Description: Lot:23 Subdivision:SOUTH HAVEN ESTATE Phase No:1 Map Ref:DOC 2024-013412

11	.43Mi.	**1300 MAPLE HASKELL ST** **HASKELL, AR 72015-**	09/03/2025	$176,850		//		9,148 SF

APN: 860-02492-029 Document #: 2025-016337
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 29 Subdivision: SOUTH HAVEN ESTATE Phase No: 1 MapRef: DOC 2024-013412 Abbreviated Description: Lot:29 Subdivision:SOUTH HAVEN ESTATE Phase No:1 Map Ref:DOC 2024-013412

12	.34Mi.	**506 N HARDING ST** **HASKELL, AR 72015-8998**	09/03/2025	$186,000		//		12,197 SF

APN: 860-02492-001 Document #: 2025-016258
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: SOUTH HAVEN ESTATE Phase No: 1 MapRef: DOC 2024-013412 Abbreviated Description: Lot:1 Subdivision:SOUTH HAVEN ESTATE Phase No:1 Map Ref:DOC 2024-013412

13	.29Mi.	**119 N TAFT ST** **HASKELL, AR 72015-8944**	08/14/2025	$132,000	$114	1152	//1	1980 SF

APN: 860-00548-000 Document #: 2025-015005
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Block: 78 Abbreviated Description: Block:78 City/Muni/Twp:TOWN OF HASKELL City/Muni/Twp: TOWN OF HASKELL

14	1.45Mi.	**1235 ODESSA HASKELL ST** **HASKELL, AR 72015-1451**	07/24/2025	$349,900	$105	3332	//4	1970 28,400 SF

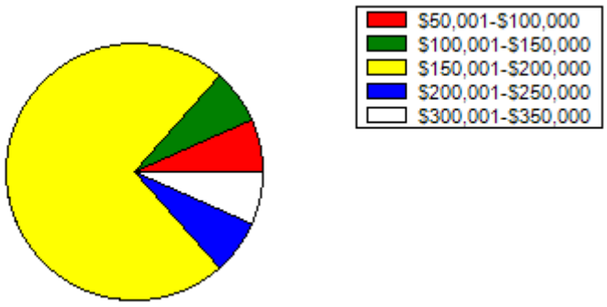
APN: 860-02152-000 Document #: 2025-013520
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 17,18 Subdivision: HARMONY GROVE SUBDIVISION Abbreviated Description: Lot:17,18 Subdivision:HARMONY GROVE SUBDIVISION Abbreviated Description:LOT: NORTH 55 FEET OF LOT 17, AND, THE SOUTH 87 FEET OF LOT 18

15	.94Mi.	**323 LAMPLIGHTER DR** **HASKELL, AR 72015-9063**	06/30/2025	$225,000	$112	1999	//2	2004 9,313 SF

APN: 860-02500-137 Document #: 2025-011713
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 137 Subdivision: TIMBERLAKE Phase No: 5 Abbreviated Description: Lot:137 Subdivision:TIMBERLAKE Phase No:5 City/Muni/Twp:CITY OF HASKELL City/Muni/Twp: CITY OF HASKELL

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**1171 TULIP ST**	**04/08/2022**	$157,845	$31,569	1,416	//2	2013	7,378 SF	
.01Mi.	**1169 TULIP ST**	**07/28/2015**	$170,685	$34,137	1,512	//2	2014	7,440 SF	
.01Mi.	**1173 TULIP ST**	**12/07/2023**	$157,910	$31,582	1,416	//2	2013	7,316 SF	
.02Mi.	**1167 TULIP ST**	**11/03/2021**	$160,780	$32,156	1,368	//2	2014	7,564 SF	
.03Mi.	**212 IRIS ST**	**08/04/2020**	$157,380	$31,476	1,352	//2	2011	4,500 SF	
.03Mi.	**210 IRIS ST**	**01/28/2021**	$169,670	$33,934	1,736	//2	2011	6,000 SF	
.03Mi.	**1166 TULIP ST**	**08/24/2022**	$159,415	$31,883	1,416	//2	2013	8,255 SF	
.03Mi.	**208 IRIS ST**	**10/14/2011**	$157,380	$31,476	1,352	//2	2011	6,000 SF	
.03Mi.	**1164 TULIP ST**	**02/15/2023**	$177,640	$35,528	1,512	//2	2014	8,320 SF	
.04Mi.	**1168 TULIP ST**	**07/31/2024**	$159,205	$31,841	1,416	//2	2013	8,645 SF	
.04Mi.	**1165 TULIP ST**	**05/14/2024**	$174,165	$34,833	1,472	//2	2015	7,626 SF	
.04Mi.	**1162 TULIP ST**	**05/27/2015**	$174,880	$34,976	1,512	//2	2014	8,255 SF	
.04Mi.	**206 IRIS ST**	**08/03/2023**	$154,650	$30,930	1,352	//2	2011	6,000 SF	
.05Mi.	**1163 TULIP ST**	**11/20/2015**	$166,735	$33,347	1,472	//2	2015	8,375 SF	
.05Mi.	**204 IRIS ST**	**07/29/2015**	$159,040	$31,808	1,394	//2	2010	6,000 SF	
.05Mi.	**218 IRIS ST**	**03/08/2022**	$159,050	$31,810	1,352	//2	2013	7,000 SF	

Rent vs. Own

Households Occupied by Renters:	30%	Households Occupied by Owners:	63%

Demographics & Income

Median Age:	38.6 years old	Households:	10,982
Median Household Income:	$68,957	Households w/Family:	62%
Household Income Per Capita:	$30,549	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	Harmony Grove School District	Students:	1,269
Number of Schools:	4	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.17Mi.	**Westbrook Elementary School** Number of Students: 371 Student-Teacher Ratio: 19.39	A-	Public	PK - 3
1.11Mi.	**Harmony Grove Junior High School** Number of Students: 288 Student-Teacher Ratio: 11.06	B	Public	7 - 9
1.11Mi.	**Harmony Grove High School** Number of Students: 312 Student-Teacher Ratio: 6.09 Advanced Placement: Yes	B+	Public	10 - 12
1.13Mi.	**Harmony Grove Middle School** Number of Students: 298 Student-Teacher Ratio: 17.43	B+	Public	4 - 6

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	148%	NOTABLY HIGHER
BURGLARY	122%	HIGHER
MOTOR VEHICLE THEFT	146%	NOTABLY HIGHER
FORCIBLE ROBBERY	98%	SIMILAR
AGGRAVATED ASSAULT	126%	HIGHER
FORCIBLE RAPE	92%	SIMILAR
MURDER	122%	HIGHER
OVERALL	118%	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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ICE SiteX Report

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