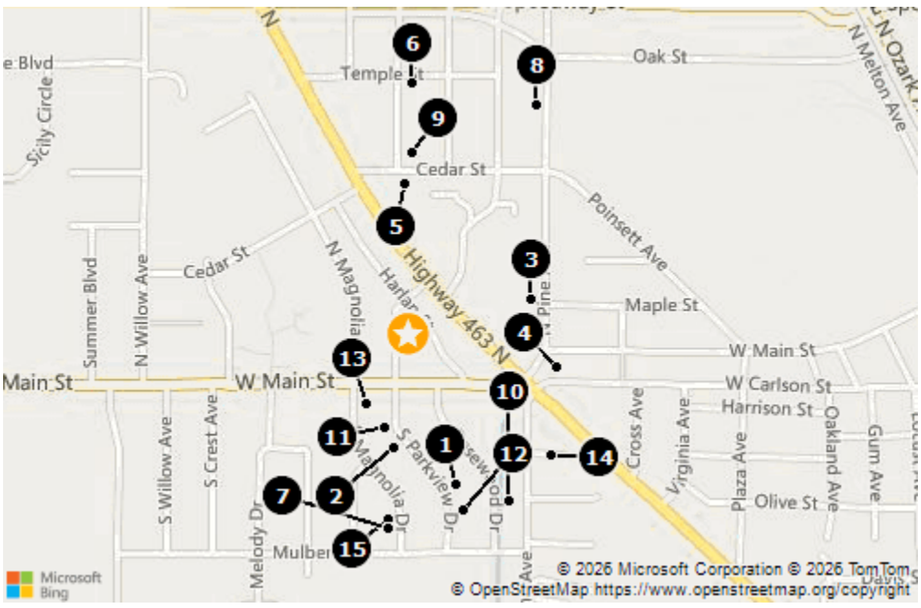
ICE SiteX Report

OrderID: 97524604

SiteX Property Information Report



Subject Property Location

120 N PARKVIEW DR, TRUMANN, AR 72472-2616

County:	**POINSETT AR**	Census Tract:	051114904.001016
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	555-02816-0000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$132,000**	FSD:	12	Common Confidence Score:	53
Value Range:	$116,160 - $147,840	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2023	Tax Rate Code Area:	21TM
Assd Land Value:	$2,700	Market Land Value:	$13,500	Tax Year:	2025
Assd Improvement:	$8,730	Market Improvment Value:	$43,650	Total Taxable Value:	$40
Total Assessed Value:	$11,430	Total Assessor Market Value:	$57,150	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 3 Block: 2 Subdivision: GOULD & GIBSON
Abbreviated Description: 120 N PARKVIEW DR TRUMANN
City/Muni/Twp: TRUMANN

Property Characteristics

Lot Size:	7,405 SF	Bedrooms:		Pool:	
Building Area:	1056 SF	Baths:	1	Fireplace:	
Year Built:	1981	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:		Garage Type:	Carport	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/22/2023	Sales Price:	N/A
Document #:	2023R-02754 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/26/2023	Sales Price:	N/A
Document #:	2023R-00293 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/28/2022	Sales Price:	$140,000
Document #:	2022R-04037 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	12/27/2022		
Document Type:			
Legal Description:			

Lot: 3 Block: 2 Subdivision: GOULD & GIBSON ADD

Prior Transfer

Recording Date:	12/27/2022	Sales Price:	$140,000
Document #:	2022R-004037 BK-PG 2022R -04037	Type of Sale:	Per Assessor Transaction History

ICE SiteX Report

OrderID: 97524604

Document Type:
Legal Description:
Lot: 3 Block: 2 Subdivision: GOULD & GIBSON
Abbreviated Description: 120 N PARKVIEW DR TRUMANN
City/Muni/Twp: TRUMANN

Prior Transfer

Recording Date:	09/01/2021	Sales Price:	$85,000
Document #:	2021R-02849 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/30/2021		
Document Type:			

Legal Description:
Lot: 3 Block: 2 Subdivision: GOULD & GIBSON ADD

Prior Transfer

Recording Date:	08/30/2021	Sales Price:	$85,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/15/2016	Sales Price:	$85,000
Document #:	2016R-02107 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/15/2016		
Document Type:			

Legal Description:
Lot: 3 Block: 2 Subdivision: GOULD & GIBSON ADD

Prior Transfer

Recording Date:	02/24/2010	Sales Price:	$70,500
Document #:	49466 BK-PG 2010 -344	Type of Sale:	Full Amount on Deed
Contract Date:	02/24/2010		
Document Type:			

Legal Description:
Lot: 3 Block: 2 Subdivision: GOULD AND GIBSON ADDITION
City/Muni/Twp: TRUMANN

Prior Transfer

Recording Date:	11/25/2009	Sales Price:	N/A
Document #:	BK-PG 2009 -2622	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	11/17/2009		
Document Type:			

Legal Description:
Lot: 3 Block: 2 Subdivision: GOULD AND GIBSON ADDITION
City/Muni/Twp: TRUMANN

Prior Transfer

Recording Date:	11/13/2009	Sales Price:	$39,500
Document #:	BK-PG 2009 -2531	Type of Sale:	Full Amount on Deed
Contract Date:	11/10/2009		
Document Type:			

Legal Description:
Lot: 3 Block: 2 Subdivision: GOULD AND GIBSON ADDITION
City/Muni/Twp: TRUMANN

Prior Transfer

Recording Date:	04/15/2009	Sales Price:	$40,800
Document #:	BK-PG 2009 -801	Type of Sale:	Full Amount on Deed
Contract Date:	04/10/2009		
Document Type:			

Legal Description:
Lot: 3 Block: 2 Subdivision: GOULD AND GIBSON ADDITION
City/Muni/Twp: TRUMANN

Prior Transfer

Recording Date:	10/11/2001	Sales Price:	$50,000
Document #:	BK-PG 001 -4198	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 3 Block: 2 Subdivision: GOULD & GIBSON
Abbreviated Description: 120 N PARKVIEW DR

Area Sales Analysis

Total Area Sales	$1,557,600	Median # of Bedrooms	
Median Lot Size	8,276 SF	Median # of Baths	1
Median Living Area	1,018 SF	Median Year Built	1965
Price Range - 2 Yrs	$12,500 to $182,000	Age Range	40 years to 86 years
Median Value	$95,000	Median Age	61 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.21Mi.	**145 S PARKVIEW DR TRUMANN, AR 72472-2920**	03/31/2026	$164,900	$150	1096	//1	1965	17,424 SF	

APN: 555-01531-0000 Document #: 2026R-00863
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Block: 2 Subdivision: CABALLEROS REPLAT Abbreviated Description: Lot:1 Block:2 Subdivision:CABALLEROS REPLAT

ICE SiteX Report

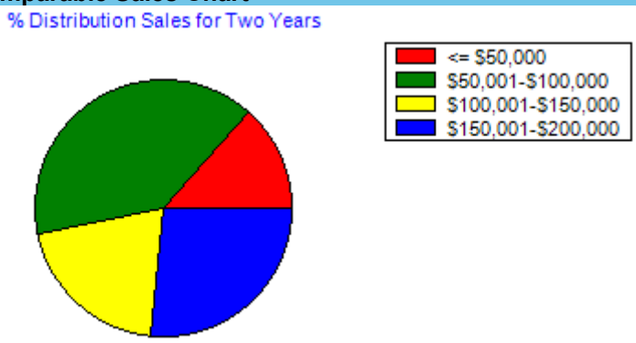
OrderID: 97524604

2	.15Mi.	**120 S PARKVIEW DR** **TRUMANN, AR 72472-2919**	12/09/2025	$133,000	$127	1040	//1	1970	9,148 SF	
		APN: 555-01548-0000 Document #: 2025R-03729 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Block: 3 Subdivision: SIMS ADD MapRef: MB A PG 156 Abbreviated Description: Lot:6 Block:3 Subdivision:SIMS ADD Map Ref:MB A PG 156								
3	.17Mi.	**205 N PINE AVE** **TRUMANN, AR 72472-2712**	11/25/2025	$149,900	$80	1866	//1	1970	6,098 SF	
		APN: 555-00301-0000 Document #: 2025R-03589 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Block: 21 Subdivision: POINSETT LUMBER & MANUFACTURING COS 2ND ADD Abbreviated Description: Lot:10 Block:21 Subdivision:POINSETT LUMBER & MANUFACTURING COS 2ND ADD								
4	.2Mi.	**625 W MAIN ST** **TRUMANN, AR 72472-3016**	11/17/2025	$182,000	$110	1650	//1	1960	7,841 SF	
		APN: 555-00304-0000 Document #: 2025R-03488 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 77-4 Block: 22 Subdivision: POINSETT LUMBER & MANUFACTURING COS 2ND ADD Abbreviated Description: Lot:77-4 Block:22 Subdivision:POINSETT LUMBER & MANUFACTURING COS 2ND ADD								
5	.2Mi.	**921 CEDAR ST** **TRUMANN, AR 72472-2124**	11/10/2025	$60,000	$86	696	//1	1950	8,276 SF	
		APN: 555-01268-0000 Document #: 2025R-03425 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 11 Block: 2 Subdivision: TEMPLES 3RD ADD Abbreviated Description: Lot:11 Block:2 Subdivision:TEMPLES 3RD ADD								
6	.33Mi.	**336 SMITH AVE** **TRUMANN, AR 72472-2137**	10/30/2025	$69,900	$86	808	//1	1940	9,148 SF	
		APN: 555-01313-0000 Document #: 2025R-03300 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Block: 5 Subdivision: TEMPLES 3RD ADD Abbreviated Description: Lot:11 Block:5 Subdivision:TEMPLES 3RD ADD								
7	.26Mi.	**220 S MAGNOLIA DR** **TRUMANN, AR 72472-2917**	10/30/2025	$95,000	$109	864	//1	1978	8,276 SF	Yes
		APN: 555-01612-0000 Document #: 2025R-03299 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 7 Block: 5 Subdivision: SIMS ADD MapRef: MB 7 PG 621 Abbreviated Description: Lot:7 Block:5 Subdivision:SIMS ADD Map Ref:MB 7 PG 621								
8	.34Mi.	**335 N PINE AVE** **TRUMANN, AR 72472-2232**	10/17/2025	$12,500	$12	1018	//1	1940	5,663 SF	
		APN: 555-00454-0000 Document #: 2025R-03173 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Block: 19 Subdivision: POINSETT LUMBER & MANUFACTURING COS 4TH ADD Abbreviated Description: Lot:9 Block:19 Subdivision:POINSETT LUMBER & MANUFACTURING COS 4TH ADD								
9	.24Mi.	**304 SMITH AVE** **TRUMANN, AR 72472-2137**	09/02/2025	$160,000	$156	1025	//2	1940	9,148 SF	
		APN: 555-01321-0000 Document #: 2025R-02634 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 19 Block: 5 Subdivision: TEMPLES 3RD ADD Abbreviated Description: Lot:19 Block:5 Subdivision:TEMPLES 3RD ADD								
10	.26Mi.	**149 ROSEWOOD DR** **TRUMANN, AR 72472-2922**	08/21/2025	$57,750	$51	1122	//1	1965	8,712 SF	
		APN: 555-01496-0000 Document #: 2025R-02539 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Block: 1 Subdivision: SIMS ADD MapRef: MB A PG 156 Abbreviated Description: Lot:13 Block:1 Subdivision:SIMS ADD Map Ref:MB A PG 156								
11	.13Mi.	**112 S PARKVIEW DR** **TRUMANN, AR 72472-2919**	08/18/2025	$159,900	$81	1952	//2	1970	10,454 SF	Yes
		APN: 555-01546-0000 Document #: 2025R-02497 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4 Block: 3 Subdivision: SIMS ADD MapRef: MB A PG 156 Abbreviated Description: Lot:4 Block:3 Subdivision:SIMS ADD Map Ref:MB A PG 156								
12	.24Mi.	**157 S PARKVIEW DR** **TRUMANN, AR 72472-2920**	05/29/2025	$80,000	$119	672	//1	1965	8,276 SF	
		APN: 555-01528-0000 Document #: 2025R-01602 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 24 Block: 2 Subdivision: SIMS ADD MapRef: MB 7 PG 621 Abbreviated Description: Lot:24 Block:2 Subdivision:SIMS ADD Map Ref:MB 7 PG 621								
13	.11Mi.	**105 S MAGNOLIA DR** **TRUMANN, AR 72472-2916**	05/23/2025	$89,750	$101	884	//1	1970	7,841 SF	
		APN: 555-01581-0000 Document #: 2025R-01554 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 39 Block: 3 Subdivision: SIMS ADD Abbreviated Description: Lot:39 Block:3 Subdivision:SIMS ADD								
14	.25Mi.	**113 MALLARD CV** **TRUMANN, AR 72472-3520**	05/22/2025	$30,000	$35	836	//1	1986	3,920 SF	
		APN: 555-01796-0009 Document #: 2025R-01510 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 9 Subdivision: MALLARD ESTATES SUB Abbreviated Description: Lot:9 Subdivision:MALLARD ESTATES SUB								
15	.24Mi.	**216 S MAGNOLIA DR** **TRUMANN, AR 72472-2917**	05/13/2025	$113,000	$130	864	//1	1970	8,276 SF	
		APN: 555-01611-0000 Document #: 2025R-01403 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Block: 5 Subdivision: SIMS ADD Abbreviated Description: Lot:6 Block:5 Subdivision:SIMS ADD								

ICE SiteX Report

OrderID: 97524604

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.	**120 N PARKVIEW DR**	**12/27/2022**	$57,150	$11,430	1,056	//1	1981	7,405 SF	
.01Mi.	**124 N PARKVIEW DR**	**05/03/2021**	$60,750	$12,150	1,066	//1	1977	7,405 SF	
.02Mi.	**116 N PARKVIEW DR**	**04/04/2006**	$64,650	$12,930	1,250	//1	1981	8,276 SF	
.03Mi.	**128 N PARKVIEW DR**	**12/01/2005**	$81,900	$16,380	1,215	//1	1980	6,970 SF	
.03Mi.	**100 MARSHALL LN**	**09/25/2020**	$25,200	$5,040	480	//1		4,356 SF	
.04Mi.	**113 N PARKVIEW DR**	**04/11/2006**	$59,250	$11,850	1,045	//1	1976	6,970 SF	
.04Mi.	**129 N PARKVIEW DR**	**12/12/2018**	$77,600	$15,520	1,520	//1	1978	6,970 SF	
.04Mi.	**109 N PARKVIEW DR**	**04/27/2018**	$58,100	$11,620	1,067	//1	1988	6,970 SF	
.05Mi.	**133 N PARKVIEW DR**	**05/24/2024**	$44,500	$8,900	910	//1	1978	5,663 SF	
.05Mi.	**904 W MAIN ST**	**04/21/2023**	$66,700	$13,340	1,104	//2	1974	6,098 SF	
.05Mi.	**105 N PARKVIEW DR**	**09/19/2023**	$49,250	$9,850	1,033	//1	1981	6,970 SF	Yes
.05Mi.	**112 N MAGNOLIA DR**	**04/16/2007**	$99,900	$19,980	2,548	//2	1982	10,019 SF	
.05Mi.	**108 N MAGNOLIA DR**	**11/09/2006**	$82,450	$16,490	1,650	//2	1983	10,019 SF	
.06Mi.	**900 W MAIN ST**	**05/05/2023**	$54,900	$10,980	950	//1	1980	5,227 SF	
.06Mi.	**116 N MAGNOLIA DR**	**03/11/2010**	$94,100	$18,820	1,867	//2	1980	10,019 SF	
.06Mi.	**104 N MAGNOLIA DR**	**07/31/2014**	$82,000	$16,400	1,664	//2	1981	10,019 SF	

Rent vs. Own

Households Occupied by Renters:	41%	Households Occupied by Owners:	51%

Demographics & Income

Median Age:	39.3 years old	Households:	3,511
Median Household Income:	$40,272	Households w/Family:	57%
Household Income Per Capita:	$23,675	Households w/Family Married:	32%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	Trumann Schools	Students:	1,507
Number of Schools:	4	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.37Mi.	**Trumann Elementary School** Number of Students: 477 Student-Teacher Ratio: 16.68	D+	Public	KG - 3
0.65Mi.	**Trumann High School** Number of Students: 515 Student-Teacher Ratio: 13.19 Advanced Placement: Yes	B	Public	8 - 12
0.13Mi.	**Trumann Middle School** Number of Students: 418 Student-Teacher Ratio: 15.54	C	Public	4 - 7

ICE SiteX Report

OrderID: 97524604

Flood Report

The Subject Property of **120 N PARKVIEW DR, TRUMANN, AR 72472-2616** 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	164%	NOTABLY HIGHER
BURGLARY	118%	HIGHER
MOTOR VEHICLE THEFT	158%	NOTABLY HIGHER
FORCIBLE ROBBERY	92%	SIMILAR
AGGRAVATED ASSAULT	115%	HIGHER
FORCIBLE RAPE	109%	SIMILAR
MURDER	136%	NOTABLY HIGHER
OVERALL	120%	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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