ICE SiteX Report

OrderID: 98821670

SiteX Property Information Report



Subject Property Location

14806 PARKWAY MEADOWS DR, ALEXANDER, AR 72002-1826

County:	**SALINE AR**	Census Tract:	0104.08
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	880-03000-047	Thomas Bros Pg-Grid:	

Valuation

Value:	**$188,000**	FSD:	8	Common Confidence Score:	82
Value Range:	$172,960 - $203,040	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2023	Tax Rate Code Area:	255
Assd Land Value:	$5,980	Market Land Value:	$29,900	Tax Year:	2025
Assd Improvement:	$22,930	Market Improvment Value:	$114,650	Total Taxable Value:	$1,428
Total Assessed Value:	$28,910	Total Assessor Market Value:	$144,550	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 47 Subdivision: PARKWAY MEADOWS PH 2 Sec/Twnship/Range: SEC 19 TWN 01S RNG 13W
Abbreviated Description: 2011-46386

Property Characteristics

Lot Size:	6,800 SF	Bedrooms:		Pool:	
Building Area:	1297 SF	Baths:	2	Fireplace:	
Year Built:	2011	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Masonry
Number of Units:		Garage Type:	Attached Garage	Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Fiberglass Roof
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/05/2011	Sales Price:	$128,900
Document #:	2011-046386 BK-PG 2011-46386	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Subdivision: PARKWAY MEADOWS PH 2 Sec/Twnship/Range: SEC 19 TWN 01S RNG 13W
Abbreviated Description: 2011-46386

Prior Transfer

Recording Date:	05/12/2010	Sales Price:	$1,228,000
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Subdivision: PARKWAY MEADOWS PH 2 Sec/Twnship/Range: SEC 19 TWN 01S RNG 13W
Abbreviated Description: 2011-46386

Area Sales Analysis

Total Area Sales	$1,875,600	Median # of Bedrooms	
Median Lot Size	7,140 SF	Median # of Baths	2
Median Living Area	1,294 SF	Median Year Built	2011
Price Range - 2 Yrs	$145,700 to $208,000	Age Range	13 years to 17 years
Median Value	$188,000	Median Age	15.5 years

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Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.18Mi.	**15103 SOUTHVIEW DR** **ALEXANDER, AR 72002-1829**	10/29/2025	$187,000	$140	1336	//2	2011	7,000 SF	
		APN: 880-03000-097 Document #: 2025-020843 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 97 Subdivision: PARKWAY MEADOWS SUBDIVISION Phase No: 2 Abbreviated Description: Lot:97 Subdivision:PARKWAY MEADOWS SUBDIVISION Phase No:2 City/Muni/Twp:CITY OF SHANNON HILLS City/Muni/Twp: CITY OF SHANNON HILLS								
2	.29Mi.	**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								
3	.44Mi.	**15137 PEAK LOOP** **ALEXANDER, AR 72002-1836**	09/22/2025	$200,000	$138	1448	//2	2012	5,684 SF	
		APN: 880-03000-112 Document #: 2025-017648 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 112 Subdivision: PARKWAY MEADOWS SUBDIVISION Phase No: 3 Abbreviated Description: Lot:112 Subdivision:PARKWAY MEADOWS SUBDIVISION Phase No:3 City/Muni/Twp:CITY OF SHANNON HILLS City/Muni/Twp: CITY OF SHANNON HILLS								
4	.47Mi.	**15511 DAVID RANCHETTE ST** **ALEXANDER, AR 72002-2440**	10/06/2025	$40,000	$30	1344	//	1984	13,416 SF	
		APN: 810-72133-000 Document #: 2025-018844 Document Type: Special Warranty Deed Price Code: A Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 133 Subdivision: REGENCY HILLS ANNEX II Abbreviated Description: Lot:133 Subdivision:REGENCY HILLS ANNEX II								
5	.48Mi.	**5005 BOULDER POINT DR** **ALEXANDER, AR 72002-1775**	10/28/2025	$235,000	$134	1751	//2	2008	9,000 SF	
		APN: 880-01900-147 Document #: 2025-020748 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 147 Subdivision: FALCON CREST SUBDIVISION Phase No: 2 Abbreviated Description: Lot:147 Subdivision:FALCON CREST SUBDIVISION Phase No:2 City/Muni/Twp:CITY OF SHANNON HILLS City/Muni/Twp: CITY OF SHANNON HILLS								
6	.5Mi.	**14010 SKYLINE DR** **SHANNON HILLS, AR 72103-**	10/08/2025	$250,000	$141	1778	//2	2016	8,580 SF	
		APN: 880-01797-000 Document #: 2025-019020 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 97 Subdivision: EMERALD MOUNTAIN SUBDIVISION Phase No: 4 Abbreviated Description: Lot:97 Subdivision:EMERALD MOUNTAIN SUBDIVISION Phase No:4 City/Muni/Twp:CITY OF SHANNON HILLS City/Muni/Twp: CITY OF SHANNON HILLS								
7	.54Mi.	**7024 PEARL VALLEY CV** **ALEXANDER, AR 72002-1862**	06/12/2026	$194,000	$154	1262	//2	2018	5,885 SF	
		APN: 880-06500-079 Document #: 2026-012520 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 78 Subdivision: VALLEY RIDGE SUBDIVISION Phase No: 2 MapRef: DOC 2014-65255 Abbreviated Description: Lot:78 Subdivision:VALLEY RIDGE SUBDIVISION Phase No:2 Map Ref:DOC 2014-65255City/Muni/Twp:CITY OF SHANNON HILLS City/Muni/Twp: CITY OF SHANNON HILLS								
8	.56Mi.	**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	.59Mi.	**2002 REAGAN CV** **ALEXANDER, AR 72002-7314**	07/29/2025	$205,000	$155	1325	//2	2007	8,100 SF	
		APN: 880-01390-216 Document #: 2025-013733 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 216 Subdivision: CARRINGTON PLACE SUBDIVISION Phase No: 9 Abbreviated Description: Lot:216 Subdivision:CARRINGTON PLACE SUBDIVISION Phase No:9 City/Muni/Twp:CITY OF SHANNON HILLS City/Muni/Twp: CITY OF SHANNON HILLS								
10	.6Mi.	**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								
11	.61Mi.	**3023 RED HAWK CV** **ALEXANDER, AR 72002-1765**	07/28/2025	$222,000	$158	1401	//2	2007	11,543 SF	
		APN: 880-01900-086 Document #: 2025-013627 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 86 Subdivision: FALCON CREST SUBDIVISION Phase No: 1 Abbreviated Description: Lot:86 Subdivision:FALCON CREST SUBDIVISION Phase No:1 City/Muni/Twp:CITY OF SHANNON HILLS City/Muni/Twp: CITY OF SHANNON HILLS								
12	.63Mi.	**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								
13	.63Mi.	**3951 MOUNTAIN CREST CIR** **ALEXANDER, AR 72002-2295**	07/29/2025	$230,000	$149	1545	//2	2010	9,006 SF	
		APN: 880-06400-092 Document #: 2025-013795 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 92R Subdivision: STALLION PASS SUBDIVISION Phase No: 2 Abbreviated Description: Lot:92R Subdivision:STALLION PASS SUBDIVISION Phase No:2 City/Muni/Twp:CITY OF SHANNON HILLS City/Muni/Twp: CITY OF SHANNON HILLS								
14	.66Mi.	**2104 FERN VALLEY DR** **ALEXANDER, AR 72002-1870**	09/05/2025	$219,578	$142	1544	//2	2017	7,200 SF	
		APN: 810-68500-132 Document #: 2025-016483 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential								

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Legal: Lot: 132 Subdivision: MEADOWS EDGE Phase No: 1 Abbreviated Description: Lot:132 Subdivision:MEADOWS EDGE Phase No:1 City/Muni/Twp:CITY OF ALEXANDER City/Muni/Twp: CITY OF ALEXANDER

15	.7Mi.	**4008 BUCKTHORN LN** **ALEXANDER, AR 72002-1885**	09/05/2025	$222,000	$155	1428	//2	2018	7,200 SF

APN: 810-68500-403 Document #: 2025-016534
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 403 Subdivision: MEADOWS EDGE Phase No: 2 Abbreviated Description: Lot:403 Subdivision:MEADOWS EDGE Phase No:2 City/Muni/Twp:CITY OF ALEXANDER City/Muni/Twp: CITY OF ALEXANDER

16	.71Mi.	**4016 BUCKTHORN LN** **ALEXANDER, AR 72002-1885**	07/25/2025	$220,000	$168	1308	//2	2018	7,200 SF

APN: 810-68500-404 Document #: 2025-013577
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 404 Subdivision: MEADOWS EDGE Phase No: 2 Abbreviated Description: Lot:404 Subdivision:MEADOWS EDGE Phase No:2 City/Muni/Twp:CITY OF ALEXANDER City/Muni/Twp: CITY OF ALEXANDER

17	.74Mi.	**14051 MAGNOLIA GLEN DR** **ALEXANDER, AR 72002-1760**	09/08/2025	$183,000	$149	1225	//2	2008	7,000 SF

APN: 810-80000-055 Document #: 2025-016594
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 55R Subdivision: SAINT JOSEPHS GLEN SUBDIVISION Phase No: 6 MapRef: DOC 2007-129475 Abbreviated Description: Lot:55R Subdivision:SAINT JOSEPHS GLEN SUBDIVISION Phase No:6 Map Ref:DOC 2007-129475City/Muni/Twp:CITY OF ALEXANDER City/Muni/Twp: CITY OF ALEXANDER

18	.74Mi.	**7057 WOODSGATE CV** **ALEXANDER, AR 72002-1898**	07/29/2025	$212,000	$161	1317	//2	2020	7,200 SF

APN: 810-68500-663 Document #: 2025-013792
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 662 Subdivision: MEADOWS EDGE Phase No: 4 Abbreviated Description: Lot:662 Subdivision:MEADOWS EDGE Phase No:4 City/Muni/Twp:CITY OF ALEXANDER City/Muni/Twp: CITY OF ALEXANDER

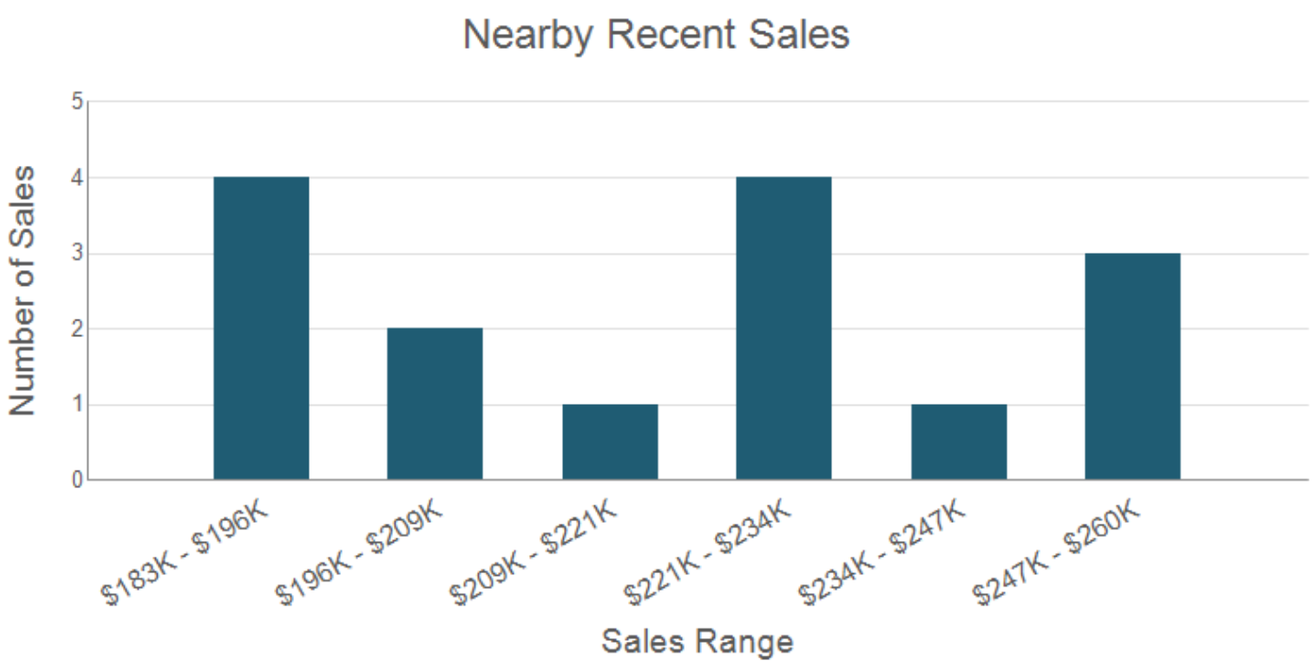
19	.77Mi.	**14300 CHERYLWOOD RD** **ALEXANDER, AR 72002-1691**	08/22/2025	$37,000	$30	1216	//	1988	49,223 SF

APN: 023-00015-000 Document #: 2025-015567
Document Type: Special Warranty Deed Price Code: A
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 15 Subdivision: BONNIE VIEW SUBDIVISION Abbreviated Description: Lot:15 Subdivision:BONNIE VIEW SUBDIVISION

20	.79Mi.	**1039 SKYLINE DR** **ALEXANDER, AR 72002-1749**	11/10/2026	$14,500			//		12,012 SF

APN: 880-01728-000 Document #: 2026-024647
Document Type: Special Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 28 Subdivision: EMERALD MOUNTAIN SD 255 Sec/Twnship/Range: S20T01SR13W Abbreviated Description: Lot:28 Subdivision:EMERALD MOUNTAIN SD 255 Sec/Twnship/Range:S20T01SR13W City/Muni/Twp:CITY OF SHANNON HILLS City/Muni/Twp: CITY OF SHANNON HILLS

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.	**14806 PARKWAY MEADOWS DR**	**07/05/2011**	$144,550	$28,910	1,297	//2	2011	6,800 SF	
.01Mi.	**14810 PARKWAY MEADOWS DR**	**09/15/2010**	$138,375	$27,675	1,228	//2	2010	7,600 SF	
.01Mi.	**14802 PARKWAY MEADOWS DR**	**08/03/2011**	$142,750	$28,550	1,264	//2	2011	5,720 SF	
.02Mi.	**14565 SKYLINE DR**	**11/30/2018**	$196,340	$39,268	1,824	//2	2018	5,200 SF	
.02Mi.	**14557 SKYLINE DR**	**06/26/2020**	$176,125	$35,225	1,498	//2	2018	7,300 SF	
.02Mi.	**14573 SKYLINE DR**	**11/01/2018**	$188,515	$37,703	1,690	//2	2018	7,150 SF	
.03Mi.	**14816 PARKWAY MEADOWS DR**	**12/30/2021**	$140,440	$28,088	1,242	//2	2010	8,000 SF	
.03Mi.	**14801 PARKWAY MEADOWS DR**	**06/24/2022**	$134,675	$26,935	1,149	//2	2010	11,544 SF	
.03Mi.	**14805 PARKWAY MEADOWS DR**	**10/24/2024**	$133,965	$26,793	1,149	//2	2010	4,757 SF	
.03Mi.	**14537 SKYLINE DR**	**06/24/2013**	$205,380	$41,076	1,910	//2	2013	8,591 SF	
.04Mi.	**14809 PARKWAY MEADOWS DR**	**10/28/2019**	$133,965	$26,793	1,149	//2	2010	6,800 SF	
.04Mi.	**14581 SKYLINE DR**	**07/01/2019**	$182,015	$36,403	1,562	//2	2018	8,255 SF	
.04Mi.	**14721 PARKWAY MEADOWS DR**	**04/06/2011**	$138,580	$27,716	1,144	//2	2010	6,060 SF	
.04Mi.	**14822 PARKWAY MEADOWS DR**	**11/07/2014**	$152,570	$30,514	1,345	//2	2010	8,000 SF	
.04Mi.	**14718 PARKWAY MEADOWS DR**	**07/05/2011**	$142,345	$28,469	1,264	//2	2011	7,476 SF	
.04Mi.	**14815 PARKWAY MEADOWS DR**	**04/12/2023**	$143,735	$28,747	1,242	//2	2010	6,800 SF	

Rent vs. Own

Households Occupied by Renters:	12%	Households Occupied by Owners:	83%

Demographics & Income

Median Age:	36.8 years old	Households:	8,444
Median Household Income:	$82,821	Households w/Family:	78%
Household Income Per Capita:	$38,566	Households w/Family Married:	63%
Most Common Education Level:	High School Graduate	Households w/Family Children:	43%

School District

School District Zone:	Bryant Public Schools	Students:	9,827
Number of Schools:	12	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.12Mi.	**Bryant High School** Number of Students: 2,369 Student-Teacher Ratio: 16.02 Advanced Placement: Yes	B+	Public	10 - 12
1.63Mi.	**Davis Elementary School** Number of Students: 504 Student-Teacher Ratio: 16.16	C+	Public	KG - 5
3.35Mi.	**Bryant Middle School** Number of Students: 774 Student-Teacher Ratio: 15.32	B	Public	6 - 7

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	75%	NOTABLY LOWER
BURGLARY	115%	HIGHER
MOTOR VEHICLE THEFT	70%	NOTABLY LOWER
FORCIBLE ROBBERY	106%	SIMILAR
AGGRAVATED ASSAULT	67%	NOTABLY LOWER
FORCIBLE RAPE	125%	HIGHER
MURDER	73%	NOTABLY LOWER
OVERALL	75%	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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