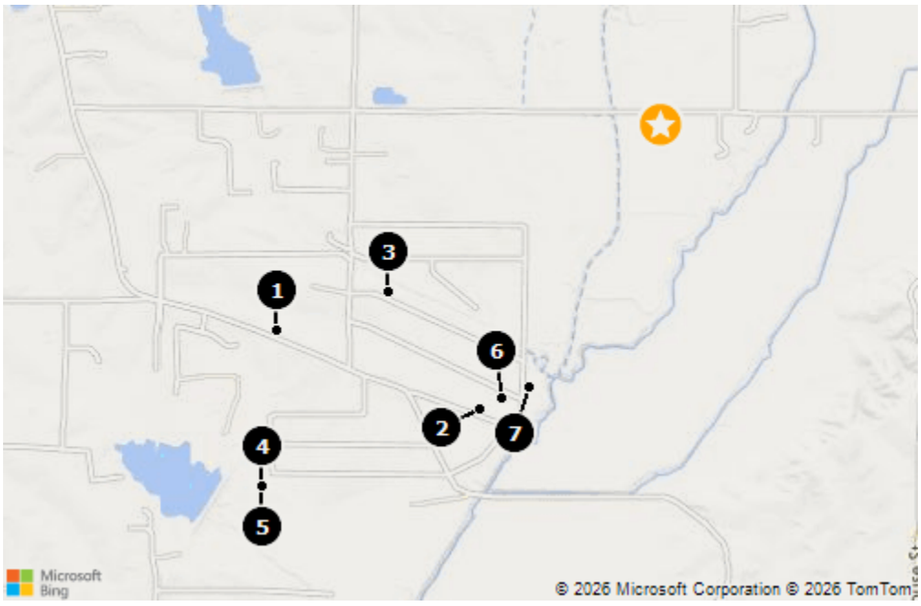
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

1483 COUNTY ROAD 304, JONESBORO, AR 72401-0176

County:	**CRAIGHEAD AR**	Census Tract:	050310007.011015
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	12-153253-00400	Thomas Bros Pg-Grid:	

Valuation

Value:	**$246,000**	FSD:	9	Common Confidence Score:	74
Value Range:	$223,860 - $268,140	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2023	Tax Rate Code Area:	WS
Assd Land Value:	$6,450	Market Land Value:	$32,250	Tax Year:	2025
Assd Improvement:	$26,934	Market Improvment Value:	$134,670	Total Taxable Value:	$895
Total Assessed Value:	$33,384	Total Assessor Market Value:	$166,920	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Sec/Twnship/Range: SEC 25 TWN 15 RNG 03
Abbreviated Description: PT NE SW
City/Muni/Twp: UNPLATTED TWP-RNG

Property Characteristics

Lot Size:	1.180 AC	Bedrooms:		Pool:	
Building Area:	1927 SF	Baths:	1	Fireplace:	
Year Built:		Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	Veneer
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Metal
		Foundation:	Z	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/30/2026	Sales Price:	N/A
Document #:	2026R-001825 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/31/2025	Sales Price:	$50,000
Document #:	2025R-014545 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/28/2025	Sales Price:	$250,000
Document #:	2025R-014277 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/28/2025		
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/23/2023	Sales Price:	$167,000
Document #:	2023R-010965 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/23/2023		

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Document Type:
Legal Description:
Sec/Twnship/Range: NW4SW4 S02T15NR03E

Mortgage Record

Recording Date:	02/22/2023	Loan Amount:	N/A
Document #:	2023R-003095 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	02/26/2043	Type Finance:	VAR

Legal Description:
Sec/Twnship/Range: NE4SW4 S25T15NR03E

Prior Transfer

Recording Date:	02/01/2022	Sales Price:	$160,000
Document #:	2022R-002274 BK-PG 2022R -002274	Type of Sale:	Per Assessor Transaction History

Document Type:
Legal Description:
Sec/Twnship/Range: SEC 25 TWN 15 RNG 03
Abbreviated Description: PT NE SW
City/Muni/Twp: UNPLATTED TWP-RNG

Prior Transfer

Recording Date:	02/01/2022	Sales Price:	$160,000
Document #:	2022R-002274 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	02/01/2022		

Document Type:
Legal Description:
Sec/Twnship/Range: NE4SW4 S25T15NR03E

Prior Transfer

Recording Date:	10/30/2014	Sales Price:	$40,800
Document #:		Type of Sale:	Per Assessor Transaction History

Document Type:
Legal Description:

Prior Transfer

Recording Date:	09/16/2013	Sales Price:	N/A
Document #:	JB2013R-017174 BK-PG 1280-642	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Mortgage Record

Recording Date:	05/09/2007	Loan Amount:	N/A
Document #:	BK-PG 1280-642	Loan Type:	New Conventional
TD Due Date:	05/01/2037	Type Finance:	

Legal Description:
Sec/Twnship/Range: NE4SW4 S25T15NR03E

Area Sales Analysis

Total Area Sales	$1,140,999	Median # of Bedrooms	
Median Lot Size	49,659 SF	Median # of Baths	2
Median Living Area	1,298 SF	Median Year Built	2014
Price Range - 2 Yrs	$5,000 to $314,000	Age Range	12 years to 12 years
Median Value	$179,999	Median Age	12 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.13Mi.	**1896 COUNTY ROAD 318** **JONESBORO, AR 72401-0149**	02/26/2026	$65,000	$39	1656	//1		87,120 SF	Yes
		APN: 12-153353-02800 Document #: 2026R-004024 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: NE4NW4 S35T15NR03E Abbreviated Description: Sec/Twnship/Range:NE4NW4 S35T15NR03E								
2	.88Mi.	**199 COUNTY ROAD 305** **JONESBORO, AR 72401-1032**	08/13/2025	$203,000	$147	1379	//2		49,659 SF	
		APN: 13-153351-17200 Document #: 2025R-015469 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 15 Block: E Subdivision: LOST CREEK ESTATES REPLAT Phase No: 1-3 MapRef: CAB B PG 164 Abbreviated Description: Lot:15 Block:E Subdivision:LOST CREEK ESTATES REPLAT Phase No:1-3 Map Ref:CAB B PG 164								
3	.84Mi.	**87 COUNTY ROAD 335** **JONESBORO, AR 72401-8137**	06/09/2025	$179,999	$158	1136	//2		40,946 SF	
		APN: 13-153351-13800 Document #: 2025R-010849 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 33 Block: C Subdivision: LOST CREEK ESTATES REPLAT OF LAMBERTHS SUBDIVISIO Phase No: 1-3 MapRef: CAB B PG 164 Abbreviated Description: Lot:33 Block:C Subdivision:LOST CREEK ESTATES REPLAT OF LAMBERTHS SUBDIVISIO Phase No:1-3 Map Ref:CAB B PG 164								
4	1.37Mi.	**481 COUNTY ROAD 303** **JONESBORO, AR 72401-9175**	06/05/2025	$5,000			//		50,530 SF	
		APN: 13-153351-05300 Document #: 2025R-010499 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 16 Block: G Subdivision: LOST CREEK ESTATES REPLAT Phase No: 1-3 MapRef: CAB B PG 164 Abbreviated Description: Lot:16 Block:G Subdivision:LOST CREEK ESTATES REPLAT Phase No:1-3 Map Ref:CAB B PG 164								
5	1.4Mi.	**481 COUNTY ROAD 303** **JONESBORO, AR 72401-9175**	06/05/2025	$314,000	$181	1726	//2		99,317 SF	
		APN: 13-153351-05200 Document #: 2025R-010497 Document Type: Price Code: D Land Use: Single Family Residential								

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Legal: Lot: 14&15 Block: G Subdivision: LAMBERTHS SUBDIVISION Phase No: II MapRef: CAB B PG 119 Abbreviated Description: Lot:14&15 Block:G Subdivision:LAMBERTHS SUBDIVISION Phase No:II Map Ref:CAB B PG 119

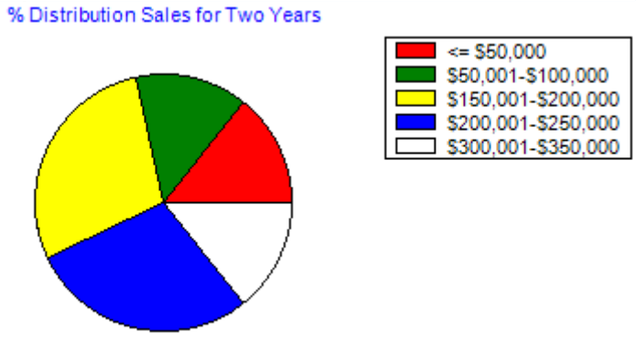
6	.83Mi.	**440 COUNTY ROAD 329** **JONESBORO, AR 72401-1033**	02/25/2025	$209,000	$161	1298	//2	2014	41,818 SF

APN: 13-153351-16900 Document #: 2025R-003285
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 11 Block: E Subdivision: LOST CREEK ESTATES REPLAT Phase No: 1-3 MapRef: CAB B PG 164 Abbreviated Description: Lot:11 Block:E Subdivision:LOST CREEK ESTATES REPLAT Phase No:1-3 Map Ref:CAB B PG 164

7	.77Mi.	**320 COUNTY ROAD 339** **JONESBORO, AR 72401-1046**	02/10/2025	$165,000	$133	1240	//2		41,818 SF

APN: 13-153351-20100 Document #: 2025R-002379
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 24 Block: A Subdivision: LOST CREEK ESTATES REPLAT OF LAMBERTHS SUBDIVISION Phase No: 1-3 MapRef: CAB B PG 164 Abbreviated Description: Lot:24 Block:A Subdivision:LOST CREEK ESTATES REPLAT OF LAMBERTHS SUBDIVISION Phase No:1-3 Map Ref:CAB B PG 164

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.	**1483 COUNTY ROAD 304**	**02/01/2022**	$166,920	$33,384	1,927	//1		1 SF	
.09Mi.	**1420 COUNTY ROAD 304**	**12/20/2022**	$177,320	$35,464	1,804	//2		2 SF	Yes
.22Mi.	**1253 COUNTY ROAD 304**	**07/31/2019**	$136,130	$27,226	1,325	//1		3 SF	AboveGround
.32Mi.	**1768 COUNTY ROAD 304**	**11/10/1997**	$32,760	$6,552	3,625	//3	1650	10 SF	
.38Mi.	**244 COUNTY ROAD 325**	**03/13/2002**	$112,280	$22,456	1,408	//1		2 SF	
.41Mi.	**1073 COUNTY ROAD 304**	**10/30/2013**	$167,670	$33,534	1,759	//2		5 SF	
.42Mi.	**248 COUNTY ROAD 325**	**12/07/2018**	$238,720	$47,744	2,086	//2		2 SF	
.44Mi.	**1045 COUNTY ROAD 304**	**09/09/2016**	$216,880	$43,376	1,586	//2		5 SF	
.46Mi.	**684 COUNTY ROAD 339**	**12/08/2010**	$239,080	$47,816	1,977	//2	2018	42,000 SF	
.52Mi.	**427 COUNTY ROAD 325**	**02/27/1996**	$154,745	$30,949	1,422	//2		2 SF	AboveGround
.55Mi.	**898 COUNTY ROAD 339**	**02/07/2023**	$147,470	$29,494	1,530	//2			
.56Mi.	**564 COUNTY ROAD 339**	**01/17/2007**	$176,520	$35,304	1,426	//2		41,818 SF	
.56Mi.	**577 COUNTY ROAD 339**	**05/12/1998**	$215,525	$43,105	2,429	//2		37,026 SF	AboveGround
.57Mi.	**2030 COUNTY ROAD 304**	**05/14/2021**	$278,275	$55,655	2,521	//2	2018	3 SF	
.58Mi.	**440 COUNTY ROAD 337**	**08/18/2017**	$105,685	$21,137	1,066	//1		2 SF	Yes
.59Mi.	**1988 COUNTY ROAD 304**	**04/28/2020**	$372,880	$74,576	2,773	//2		2 SF	

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:	Westside Consolidated School District	Students:	1,817
Number of Schools:	3	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.62Mi.	**Westside Elementary School**	B-	Public	PK - 4

Number of Students: 756
Student-Teacher Ratio: 18.01

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5.50Mi. **Westside Middle School** Number of Students: 414 Student-Teacher Ratio: 13.78		A-	Public	5 - 7
5.39Mi. **Westside High School** Number of Students: 647 Student-Teacher Ratio: 11.45 Advanced Placement: Yes		B	Public	8 - 12

Flood Report

The Subject Property of **1483 COUNTY ROAD 304, JONESBORO, AR 72401-0176** is in **Zone A** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH NO BFES HAVE BEEN DETER-MINED.
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

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