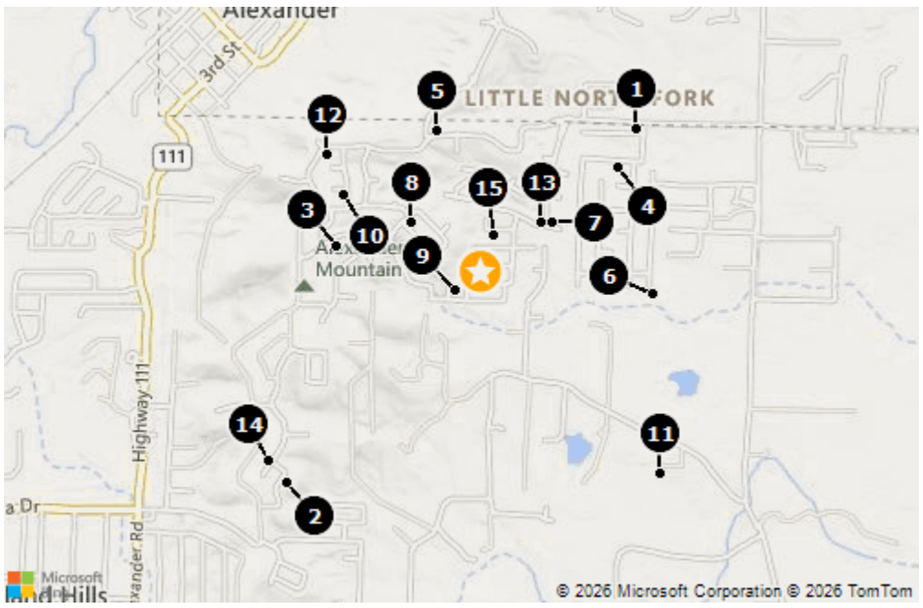
ICE SiteX Report

OrderID: 98671780

SiteX Property Information Report



Subject Property Location

14919 SAMMY JO CV, ALEXANDER, AR 72002-7310

County:	**SALINE AR**	Census Tract:	051250104.081007
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	880-01353-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$204,000**	FSD:	7	Common Confidence Score:	81
Value Range:	$189,720 - $218,280	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2023	Tax Rate Code Area:	255
Assd Land Value:	$6,500	Market Land Value:	$32,500	Tax Year:	2025
Assd Improvement:	$25,368	Market Improvment Value:	$126,840	Total Taxable Value:	$1,438
Total Assessed Value:	$31,868	Total Assessor Market Value:	$159,340	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 153 Subdivision: CARRINGTON PLACE PH 7 Sec/Twnship/Range: SEC 20 TWN 01S RNG 13W
Abbreviated Description: 2024-004557

Property Characteristics

Lot Size:	3,738 SF	Bedrooms:		Pool:	
Building Area:	1464 SF	Baths:	2	Fireplace:	1
Year Built:	2005	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:	09/02/2026	Sales Price:	N/A
Document #:	2026-019249 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/10/2024	Sales Price:	$136,000
Document #:	2024-008197 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/20/2024	Sales Price:	$205,000
Document #:	2024-004557 BK-PG 2024 -004557	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 153 Subdivision: CARRINGTON PLACE PH 7 Sec/Twnship/Range: SEC 20 TWN 01S RNG 13W
Abbreviated Description: 2024-004557

Prior Transfer

Recording Date:	03/20/2024	Sales Price:	$205,000
Document #:	2024-004557 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	03/15/2024		

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Document Type:
Legal Description:
Lot: 153 Subdivision: CARRINGTON PLACE SUBDIVISION Phase No: 7
City/Muni/Twp: SHANNON HILLS

Prior Transfer

Recording Date:	07/11/2022	Sales Price:	$170,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/11/2022	Sales Price:	$170,000
Document #:	2022-016182 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/05/2022		
Document Type:			

Legal Description:
Lot: 153 Subdivision: CARRINGTON PLACE SUBDIVISION Phase No: 7
City/Muni/Twp: SHANNON HILLS

Prior Transfer

Recording Date:	06/15/2018	Sales Price:	$147,000
Document #:	2018-011212 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/19/2017		
Document Type:			

Legal Description:
Lot: 153 Subdivision: CARRINGTON PLACE SUBDIVISION Phase No: 7
Abbreviated Description: PRIOR REF: 2017-011594
City/Muni/Twp: SHANNON HILLS

Mortgage Record

Recording Date:	06/27/2017	Loan Amount:	N/A
Document #:	2017-011596 BK-PG -	Loan Type:	New Conventional
TD Due Date:	07/01/2047	Type Finance:	

Legal Description:
Lot: 153 Subdivision: CARRINGTON PLACE SUBDIVISION Phase No: 7
City/Muni/Twp: SHANNON HILLS

Prior Transfer

Recording Date:	06/27/2017	Sales Price:	$147,000
Document #:	2017-011595 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/19/2017		
Document Type:			

Legal Description:
Lot: 153 Subdivision: CARRINGTON PLACE SUBDIVISION Phase No: 7
City/Muni/Twp: SHANNON HILLS

Prior Transfer

Recording Date:	06/27/2017	Sales Price:	$147,000
Document #:	2017-011594 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/19/2017		
Document Type:			

Legal Description:
Lot: 153 Subdivision: CARRINGTON PLACE SUBDIVISION Phase No: 7
City/Muni/Twp: SHANNON HILLS

Prior Transfer

Recording Date:	02/11/2015	Sales Price:	N/A
Document #:	BK-PG 2015 -009846	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	02/06/2015		
Document Type:			

Legal Description:
Lot: 153 Subdivision: CARRINGTON PLACE SUBDIVISION Phase No: 7
City/Muni/Twp: SHANNON HILLS

Prior Transfer

Recording Date:	12/29/2014	Sales Price:	$103,500
Document #:	94241 BK-PG 10-83400	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/07/2010	Loan Amount:	N/A
Document #:	10 083400 BK-PG 10-83400	Loan Type:	New Conventional
TD Due Date:	10/01/2040	Type Finance:	

Legal Description:
Lot: 153 Subdivision: CARRINGTON PLACE SUBDIVISION Phase No: 7
City/Muni/Twp: SHANNON HILLS

Prior Transfer

Recording Date:	02/02/2006	Sales Price:	$96,000
Document #:	06-011826 BK-PG 05-066442	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/03/2006	Sales Price:	N/A
Document #:	06-000314 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

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Document Type:
Legal Description:

Prior Transfer

Recording Date:	12/28/2005	Sales Price:	$131,000
Document #:	05144566 BK-PG 05 -144566	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	12/21/2005		
Document Type:			

Legal Description:
Lot: 153 Subdivision: CARRINGTON PLACE SUBDVISION Phase No: 7
City/Muni/Twp: SHANNON HILLS

Mortgage Record

Recording Date:	06/29/2005	Loan Amount:	N/A
Document #:	05066442 BK-PG 05-066442	Loan Type:	Building or Construction Loan
TD Due Date:	03/06/2006	Type Finance:	VAR

Legal Description:
Lot: 153 Subdivision: CARRINGTON PLACE SUBDIVISION Phase No: 7
City/Muni/Twp: SHANNON HILLS

Prior Transfer

Recording Date:	06/29/2005	Sales Price:	$18,000
Document #:	05066440 BK-PG 05 -066440	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	06/16/2005		
Document Type:			

Legal Description:
Lot: 153 Subdivision: CARRINGTON PLACE SUBDIVISION Phase No: 7
City/Muni/Twp: SHANNON

Area Sales Analysis

Total Area Sales	$3,079,900	Median # of Bedrooms	
Median Lot Size	9,000 SF	Median # of Baths	2
Median Living Area	1,479 SF	Median Year Built	2007
Price Range - 2 Yrs	$64,600 to $259,500	Age Range	15 years to 39 years
Median Value	$213,900	Median Age	19 years

Comparable Sales Data

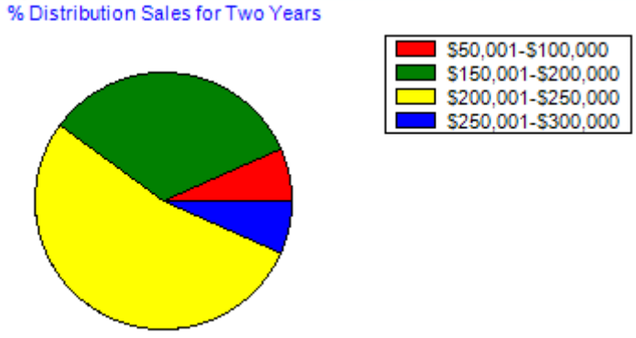
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.57Mi.	**12902 CAROUSEL CT** **ALEXANDER, AR 72002-7202**	03/31/2026	$64,600	$51	1263	//2	1997	8,710 SF	
		APN: 880-06300-001 Document #: 2026-006418 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Subdivision: SOUTHFORK RANCH Abbreviated Description: Lot:1 Subdivision:SOUTHFORK RANCH								
2	.76Mi.	**15103 SOUTHVIEW DR** **ALEXANDER, AR 72002-1829**	10/29/2025	$187,000	$139	1336	//2	2011	7,000 SF	
		APN: 880-03000-097 Document #: 2025-020843 Document Type: Price Code: D 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								
3	.39Mi.	**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: Price Code: D 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								
4	.46Mi.	**12923 HUMMINGBIRD LN** **ALEXANDER, AR 72002-7203**	10/02/2025	$194,000	$153	1265	//2	1999	9,000 SF	
		APN: 880-06300-071 Document #: 2025-018547 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 71 Subdivision: SOUTH FORK RANCH Abbreviated Description: Lot:71 Subdivision:SOUTH FORK RANCH								
5	.39Mi.	**1023 SKYLINE DR** **ALEXANDER, AR 72002-1749**	09/11/2025	$249,900	$131	1900	//2	2007	12,960 SF	
		APN: 880-01736-000 Document #: 2025-016927 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 36 Subdivision: EMERALD MOUNTAIN Abbreviated Description: Lot:36 Subdivision:EMERALD MOUNTAIN City/Muni/Twp:CITY OF SHANNON HILLS City/Muni/Twp: CITY OF SHANNON HILLS								
6	.47Mi.	**14307 COTTONTAIL LN** **ALEXANDER, AR 72002-7256**	09/10/2025	$190,000	$155	1224	//2	1999	8,920 SF	
		APN: 880-06300-140 Document #: 2025-016863 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 140 Subdivision: SOUTHFORK RANCH Phase No: 3 Abbreviated Description: Lot:140 Subdivision:SOUTHFORK RANCH Phase No:3								
7	.23Mi.	**13815 CARRINGTON PLACE DR** **ALEXANDER, AR 72002-7254**	08/13/2025	$221,000	$149	1479	//2	2005	11,023 SF	
		APN: 880-01231-000 Document #: 2025-014919 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 31 Subdivision: CARRINGTON PLACE SUBDIVISION Phase No: 6 Abbreviated Description: Lot:31 Subdivision:CARRINGTON PLACE SUBDIVISION Phase No:6 City/Muni/Twp:CITY OF SHANNON HILLS City/Muni/Twp: CITY OF SHANNON HILLS								
8	.23Mi.	**3951 MOUNTAIN CREST CIR** **ALEXANDER, AR 72002-2295**	07/29/2025	$230,000	$148	1545	//2	2010	9,006 SF	
		APN: 880-06400-092 Document #: 2025-013795 Document Type: Price Code: D 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								

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9	.09Mi.	**2002 REAGAN CV** **ALEXANDER, AR 72002-7314**	07/29/2025	$205,000	$154	1325	//2	2007	8,100 SF
	APN: 880-01390-216 Document #: 2025-013733 Document Type: Price Code: D 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	.42Mi.	**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: Price Code: D 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								
11	.75Mi.	**12921 BARTH RD** **ALEXANDER, AR 72002-1904**	07/21/2025	$225,000	$143	1568	//1	1987	115,434 SF
	APN: 001-01002-001 Document #: 2025-013168 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: W2SE4SE4S20T01SR13W Abbreviated Description: Sec/Twnship/Range:W2SE4SE4S20T01SR13W								
12	.51Mi.	**1056 SKYLINE DR** **ALEXANDER, AR 72002-1749**	07/14/2025	$259,500	$134	1935	//2	2007	18,720 SF
	APN: 880-01768-000 Document #: 2025-012666 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 68 Subdivision: EMERALD MOUNTAIN Phase No: 2 Abbreviated Description: Lot:68 Subdivision:EMERALD MOUNTAIN Phase No:2 City/Muni/Twp:CITY OF SHANNON HILLS City/Muni/Twp: CITY OF SHANNON HILLS								
13	.21Mi.	**13506 DYNASTY DR** **ALEXANDER, AR 72002-7300**	07/02/2025	$194,000	$108	1792	//2	2005	13,860 SF
	APN: 880-01242-000 Document #: 2025-011973 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 42 Subdivision: CARRINGTON PLACE SUBDIVISION Phase No: 6 Abbreviated Description: Lot:42 Subdivision:CARRINGTON PLACE SUBDIVISION Phase No:6 City/Muni/Twp:CITY OF SHANNON HILLS City/Muni/Twp: CITY OF SHANNON HILLS								
14	.76Mi.	**15008 PARKWAY MEADOWS DR** **ALEXANDER, AR 72002-1828**	07/02/2025	$189,000	$152	1242	//2	2011	7,000 SF
	APN: 880-03000-057 Document #: 2025-011963 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 57 Subdivision: PARKWAY MEADOWS SUBDIVISION Phase No: 2 Abbreviated Description: Lot:57 Subdivision:PARKWAY MEADOWS SUBDIVISION Phase No:2 City/Muni/Twp:CITY OF SHANNON HILLS City/Muni/Twp: CITY OF SHANNON HILLS								
15	.1Mi.	**13295 EDMINGTON CV** **ALEXANDER, AR 72002-7299**	06/17/2025	$213,900	$142	1504	//2	2004	6,525 SF
	APN: 880-01307-000 Document #: 2025-010998 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 107 Subdivision: CARRINGTON PLACE SUBDIVISION Phase No: 5 Abbreviated Description: Lot:107 Subdivision:CARRINGTON PLACE SUBDIVISION Phase No:5 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.	**14919 SAMMY JO CV**	**03/20/2024**	$159,340	$31,868	1,464	//2	2005	3,738 SF	
.02Mi.	**14922 SAMMY JO CV**	**03/26/2018**	$182,625	$36,525	1,713	//2	2006	4,005 SF	
.02Mi.	**14917 SAMMY JO CV**	**01/06/2006**	$158,635	$31,727	1,345	//2	2005	5,760 SF	
.02Mi.	**15920 MARY JO CV**	**01/04/2006**	$185,550	$37,110	1,679	//2	2006	4,263 SF	
.02Mi.	**1012 CLINTON CT**	**07/11/2022**	$149,685	$29,937	1,312	//2	2007	8,200 SF	
.02Mi.	**1010 CLINTON CT**	**04/01/2020**	$156,315	$31,263	1,348	//2	2006	6,000 SF	
.02Mi.	**15918 MARY JO CV**	**06/05/2006**	$150,715	$30,143	1,261	//2	2006	6,960 SF	
.03Mi.	**1008 CLINTON CT**	**10/30/2006**	$156,315	$31,263	1,348	//2	2006	6,000 SF	
.03Mi.	**14920 SAMMY JO CV**	**09/19/2023**	$190,265	$38,053	1,741	//3	2006	3,360 SF	
.03Mi.	**1014 CLINTON CT**	**03/03/2020**	$155,285	$31,057	1,271	//2	2007	3,975 SF	
.03Mi.	**14915 SAMMY JO CV**	**01/30/2006**	$177,205	$35,441	1,736	//2	2005	7,425 SF	
.03Mi.	**14918 SAMMY JO CV**	**09/10/2008**	$206,095	$41,219	2,304	//3	2005	7,500 SF	
.04Mi.	**15916 MARY JO CV**	**12/09/2013**	$167,975	$33,595	1,533	//2	2005	7,500 SF	
.04Mi.	**1006 CLINTON CT**	**04/30/2021**	$157,970	$31,594	1,348	//2	2006	6,000 SF	
.04Mi.	**15922 MARY JO CV**	**03/31/2006**	$168,365	$33,673	1,412	//2	2006	4,004 SF	
.04Mi.	**14916 SAMMY JO CV**	**03/03/2017**	$163,170	$32,634	1,515	//2	2005	7,500 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
3.78Mi.	**Bryant High School** Number of Students: 2,369 Student-Teacher Ratio: 16.02 Advanced Placement: Yes	B+	Public	10 - 12
0.97Mi.	**Davis Elementary School** Number of Students: 504 Student-Teacher Ratio: 16.16	C+	Public	KG - 5
3.98Mi.	**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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