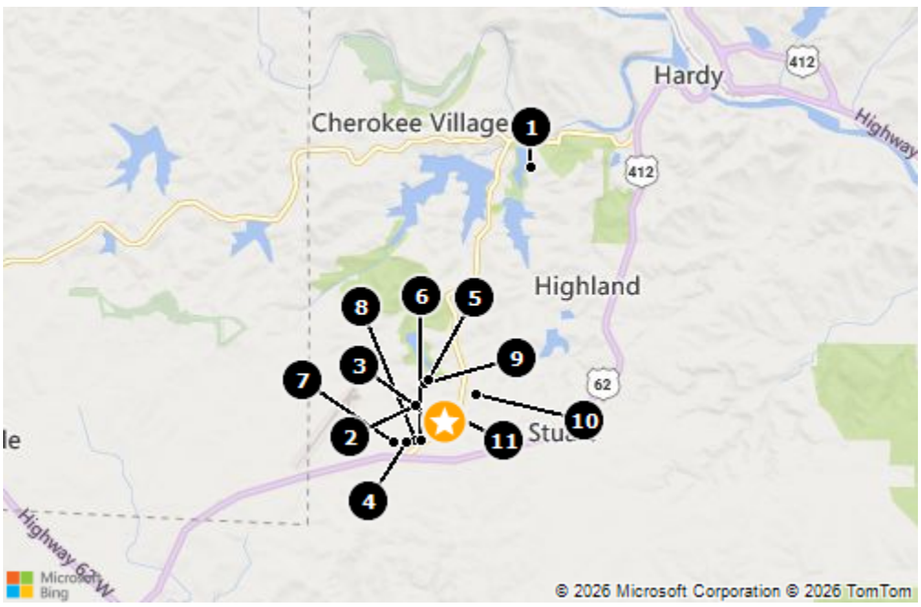
ICE SiteX Report

OrderID: 98029018

SiteX Property Information Report



Subject Property Location

15 OPALOCHEE DR, CHEROKEE VILLAGE, AR 72529-7623

County:	**SHARP AR**	Census Tract:	051354702.022045
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	244-00501-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$109,000**	FSD:	14	Common Confidence Score:	46
Value Range:	$93,740 - $124,260	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2023	Tax Rate Code Area:	42V
Assd Land Value:	$500	Market Land Value:	$2,500	Tax Year:	2025
Assd Improvement:	$11,800	Market Improvment Value:	$59,000	Total Taxable Value:	$90
Total Assessed Value:	$12,300	Total Assessor Market Value:	$61,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 13 Block: 23 Subdivision: CHOCTAW FOURTH Sec/Twnship/Range: SEC 29 TWN 19 RNG 05
Abbreviated Description: 13,23,CHOCTAW FOURTH

Property Characteristics

Lot Size:	12,225 SF	Bedrooms:		Pool:	
Building Area:	856 SF	Baths:	1	Fireplace:	1
Year Built:	1992	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Other
Number of Units:		Garage Type:	Carport	Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Shingle
		Foundation:	Z	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/11/2026	Sales Price:	$67,651
Document #:	L202602680 BK-PG 2021-25694	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/15/2021	Sales Price:	$68,900
Document #:	2106924 BK-PG 2021 -25691	Type of Sale:	Full Amount on Deed
Contract Date:	12/14/2021		
Document Type:			

Legal Description:
Lot: 13 Block: 23 Subdivision: CHOCTAW FOURTH ADDITION TO CHEROKEE VILLAGE SUBDIV

Prior Transfer

Recording Date:	12/14/2021	Sales Price:	$68,900
Document #:	2021-025691 BK-PG 2021 -25691	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 13 Block: 23 Subdivision: CHOCTAW FOURTH Sec/Twnship/Range: SEC 29 TWN 19 RNG 05
Abbreviated Description: 13,23,CHOCTAW FOURTH

Prior Transfer

Recording Date:	01/15/2019	Sales Price:	$26,400

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Document #:	1900187 BK-PG 2012-12890	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/15/2012	Sales Price:	$31,667
Document #:	BK-PG 2012 -12888	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/14/2012		
Document Type:			
Legal Description:			

Lot: 13 Block: 23 Subdivision: CHOCTAW FOURTH ADDITION TO CHEROKEE VILLAGE

Area Sales Analysis

Total Area Sales	$1,652,900	Median # of Bedrooms	
Median Lot Size	13,680 SF	Median # of Baths	1
Median Living Area	1,230 SF	Median Year Built	1992
Price Range - 2 Yrs	$85,000 to $320,000	Age Range	18 years to 36 years
Median Value	$129,900	Median Age	34 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.69Mi.	**46 ENID DR** **CHEROKEE VILLAGE, AR 72529-7018**	05/01/2026	$320,000	$238	1344	//1	1992	36,938 SF	
		APN: 274-00275-000 Document #: L202601978 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 33 Block: 4 Subdivision: NAVAJO 2ND ADDITION CHEROKEE VILLAGE SUBDIVISION Abbreviated Description: Lot:33 Block:4 Subdivision:NAVAJO 2ND ADDITION CHEROKEE VILLAGE SUBDIVISION								
2	.35Mi.	**78 SASKATCHEWAN DR** **CHEROKEE VILLAGE, AR 72529-7604**	04/28/2026	$85,000	$96	884	//1	1995	11,172 SF	
		APN: 274-00044-000 Document #: L202601928 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 46 Block: 1 Subdivision: NAVAJO FIRST 1ST ADDITION MapRef: MB 2026 PG 8099-8101 Abbreviated Description: Lot:46 Block:1 Subdivision:NAVAJO FIRST 1ST ADDITION Map Ref:MB 2026 PG 8099-8101City/Muni/Twp:CHEROKEE VILLAGE City/Muni/Twp: CHEROKEE VILLAGE								
3	.32Mi.	**57 OKLAWAHA DR** **CHEROKEE VILLAGE, AR 72529-7638**	04/02/2026	$129,900	$133	972	//1	1995	11,808 SF	
		APN: 244-00680-000 Document #: L202601451 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: 27 Subdivision: CHOCTAW FOURTH 4TH ADDITION TO CHEROKEE VILLAGE Abbreviated Description: Lot:7 Block:27 Subdivision:CHOCTAW FOURTH 4TH ADDITION TO CHEROKEE VILLAGE								
4	.46Mi.	**38 MIXTEC DR** **CHEROKEE VILLAGE, AR 72529-7640**	02/20/2026	$127,500	$103	1230	//1	1990	13,300 SF	
		APN: 244-00728-000 Document #: L202600714 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 20 Block: 28 Subdivision: CHOCTAW 4TH ADDITION TO CHEROKEE VILLAGE SUBDIVISI Abbreviated Description: Lot:20 Block:28 Subdivision:CHOCTAW 4TH ADDITION TO CHEROKEE VILLAGE SUBDIVISI								
5	.47Mi.	**25 ALLEGHENY DR** **CHEROKEE VILLAGE, AR 72529-6952**	12/17/2025	$151,500	$135	1120	//1	1995	22,134 SF	AboveGround
		APN: 274-00460-000 Document #: L202505884 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 39,40 Block: 8 Subdivision: NAVAJO THIRD 3RD ADDITION TO CHEROKEE VILLAGE SU Abbreviated Description: Lot:39,40 Block:8 Subdivision:NAVAJO THIRD 3RD ADDITION TO CHEROKEE VILLAGE SU								
6	.32Mi.	**1 PARACAS TRCE** **CHEROKEE VILLAGE, AR 72529-7619**	12/11/2025	$160,000	$94	1696	//1	1992	12,750 SF	
		APN: 244-00562-000 Document #: L202505799 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 60,61 Block: 24 Subdivision: CHOCTAW FOURTH 4TH ADDITION TO CHEROKEE VILLAGE Abbreviated Description: Lot:60,61 Block:24 Subdivision:CHOCTAW FOURTH 4TH ADDITION TO CHEROKEE VILLAGE								
7	.58Mi.	**44 MATECUMBE DR** **CHEROKEE VILLAGE, AR 72529-7611**	11/21/2025	$215,000	$124	1726	//2	2008	20,370 SF	
		APN: 244-00761-000 Document #: L202505520 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 31 Subdivision: CHOCTAW FIFTH 5TH ADDITION TO CHEROKEE VILLAGE S Abbreviated Description: Lot:5 Block:31 Subdivision:CHOCTAW FIFTH 5TH ADDITION TO CHEROKEE VILLAGE S								
8	.38Mi.	**14 MIXTEC CIR** **CHEROKEE VILLAGE, AR 72529-7600**	08/22/2025	$115,000	$81	1413	//1	1992	6,300 SF	
		APN: 244-00576-000 Document #: L202503516 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Block: 25 Subdivision: CHOCTAW 4TH ADDITION TO CHEROKEE VILLAGE Abbreviated Description: Lot:14 Block:25 Subdivision:CHOCTAW 4TH ADDITION TO CHEROKEE VILLAGE								
9	.45Mi.	**30 ALLEGHENY DR** **CHEROKEE VILLAGE, AR 72529-6950**	07/23/2025	$86,000	$90	954	//1	1994	14,560 SF	
		APN: 274-00209-000 Document #: L202503048 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 43 Block: 3 Subdivision: NAVAJO FIRST 1ST ADDITION Abbreviated Description: Lot:43 Block:3 Subdivision:NAVAJO FIRST 1ST ADDITION City/Muni/Twp:CHEROKEE VILLAGE City/Muni/Twp: CHEROKEE VILLAGE								
10	.43Mi.	**19 CAXAMBAS DR**	07/11/2025	$113,000	$108	1044	//1	1992	13,680 SF	

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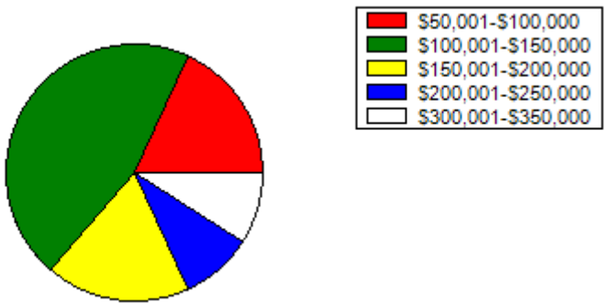
CHEROKEE VILLAGE, AR 72529-7403
APN: 244-00288-000 Document #: L202502838
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 10 Block: 17 Subdivision: CHOCTAW 3RD ADDITION TO CHEROKEE VILLAGE SUBDIVISI Abbreviated
Description: Lot:10 Block:17 Subdivision:CHOCTAW 3RD ADDITION TO CHEROKEE VILLAGE SUBDIVISI

11	.14Mi.	**21 OKLAWAHA DR**	07/07/2025	$150,000	$120	1248	//1	1990	14,480 SF	

CHEROKEE VILLAGE, AR 72529-7638
APN: 244-00698-000 Document #: L202502783
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 24-26 Block: 27 Subdivision: CHOCTAW 4TH ADDITION TO CHEROKEE VILLAGE SUBDIVISI Abbreviated
Description: Lot:24-26 Block:27 Subdivision:CHOCTAW 4TH ADDITION TO CHEROKEE VILLAGE SUBDIVISI

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.

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.	**15 OPALOCHEE DR**	**12/14/2021**	$61,500	$12,300	856	//1	1992	12,225 SF	
.01Mi.	**13 OPALOCHEE DR**	**08/11/2015**	$64,750	$12,950	1,290	//1	1992	13,200 SF	
.02Mi.	**17 OPALOCHEE DR**	**03/13/2023**	$64,300	$12,860	1,040	//1	1994	13,500 SF	
.04Mi.	**16 OPALOCHEE DR**	**02/23/2021**	$76,500	$15,300	1,155	//1	1992	12,150 SF	AboveGround
.04Mi.	**19 OPALOCHEE DR**	**03/29/2021**	$64,250	$12,850	1,234	//2	1992	13,005 SF	
.04Mi.	**4 OKLAWAHA DR**	**05/04/2017**	$73,900	$14,780	1,198	//2	1970	13,680 SF	
.04Mi.	**44 OPALOCHEE DR**	**05/24/2023**	$74,700	$14,940	1,388	//1	1992	13,630 SF	
.04Mi.	**42 OPALOCHEE DR**	**01/12/2022**	$71,300	$14,260	1,092	//1	1992	12,665 SF	
.05Mi.	**46 OPALOCHEE DR**	**08/09/2024**	$55,500	$11,100	1,008	//1	1992	12,070 SF	
.05Mi.	**40 OPALOCHEE DR**	**07/11/2024**	$76,400	$15,280	1,182	//1	1992	12,080 SF	
.06Mi.	**48 OPALOCHEE DR**	**03/04/2005**	$61,500	$12,300	1,104	//1	1992	12,510 SF	
.06Mi.	**38 OPALOCHEE DR**	**07/28/2011**	$63,550	$12,710	1,040	//1	1990	12,160 SF	
.07Mi.	**8 OKLAWAHA DR**	**12/23/2024**	$94,600	$18,920	1,224	//2	1994	13,674 SF	
.07Mi.	**36 OPALOCHEE DR**	**05/24/2024**	$75,800	$15,160	1,440	//1	1992	12,480 SF	
.07Mi.	**27 OPALOCHEE DR**	**01/16/2025**	$66,150	$13,230	1,080	//2	1990	13,125 SF	
.07Mi.	**3 OKLAWAHA DR**	**10/26/2022**	$99,350	$19,870	1,196	//1	1994	13,200 SF	

Rent vs. Own

Households Occupied by Renters:	10%	Households Occupied by Owners:	66%

Demographics & Income

Median Age:	52.2 years old	Households:	1,745
Median Household Income:	$42,724	Households w/Family:	70%
Household Income Per Capita:	$25,491	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Highland School District	Students:	1,499
Number of Schools:	3	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.55Mi.	**Highland High School**	A-	Public	9 - 12
Number of Students: 476				
Student-Teacher Ratio: 7.38				
Advanced Placement: Yes				
0.25Mi.	**Cherokee Elementary School**	A-	Public	PK - 4

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Number of Students: 581
Student-Teacher Ratio: 13.13

0.39Mi. **Highland Middle School** A- Public 5 - 8
Number of Students: 442
Student-Teacher Ratio: 14.13

Flood Report

The Subject Property of **15 OPALOCHEE DR, CHEROKEE VILLAGE, AR 72529-7623** 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	169%	NOTABLY HIGHER
BURGLARY	136%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	156%	NOTABLY HIGHER
FORCIBLE ROBBERY	48%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	147%	NOTABLY HIGHER
FORCIBLE RAPE	76%	NOTABLY LOWER
MURDER	102%	SIMILAR
OVERALL	120%	HIGHER

Disaster Alerts

3/14/2025 - Severe Storms And Tornadoes 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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