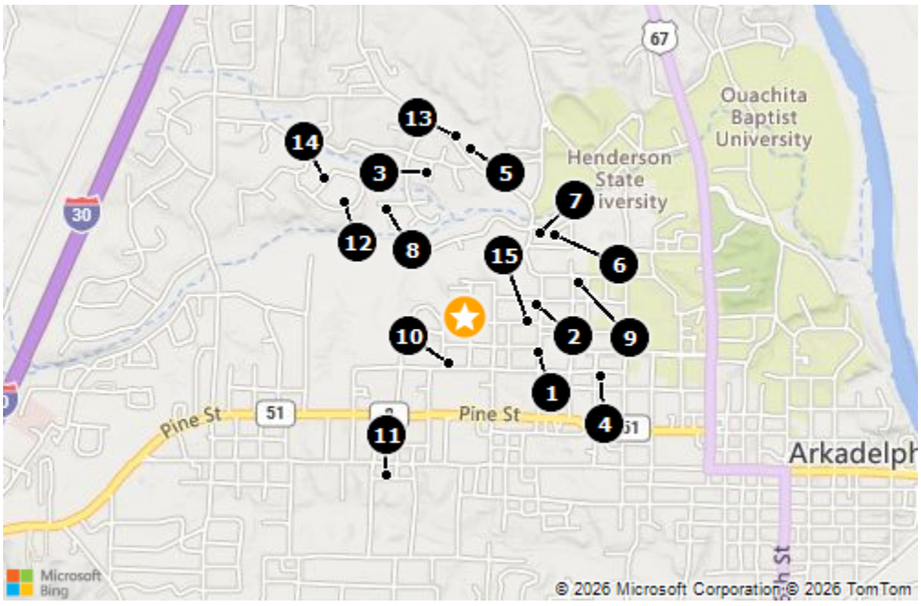
ICE SiteX Report

OrderID: 97850605

SiteX Property Information Report



Subject Property Location

1612 PHILLIPS ST, ARKADELPHIA, AR 71923-4544

County:	**CLARK AR**	Census Tract:	050199536.014017
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	74-02571-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$207,000**	FSD:	25	Common Confidence Score:	27
Value Range:	$155,250 - $258,750	ICE Confidence Score:	75		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	1AR
Assd Land Value:	$1,940	Market Land Value:	$9,700	Tax Year:	2025
Assd Improvement:	$28,650	Market Improvment Value:	$143,250	Total Taxable Value:	$809
Total Assessed Value:	$30,590	Total Assessor Market Value:	$152,950	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 4,5 Block: 2 District: 74 Subdivision: PRESBYTERIAN COLLEGE ADDN Tract No: 150

Abbreviated Description: PART OF LOTS 4,5,AND 6 IN BLOCK 2 OF PRESBYTERIAN COLLEGE ADDITION TO THE CITY OF ARKADELPHIA, ARKANSAS AND DESCRIBED AS BEGI

City/Muni/Twp: ARKADELPHIA

Property Characteristics

Lot Size:	20,700 SF	Bedrooms:		Pool:	
Building Area:	2887 SF	Baths:	2	Fireplace:	
Year Built:	2015	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Mixed	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:	03/17/2026	Sales Price:	$182,141
Document #:	2026R-00789 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/16/2025	Sales Price:	N/A
Document #:	2025R-00104 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/03/2025	Sales Price:	N/A
Document #:	2025R-00016 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	12/23/2024		
Document Type:			
Legal Description:			
Lot: 4-6 Block: 2			

Prior Transfer

Recording Date:	12/23/2024	Sales Price:	N/A

ICE SiteX Report

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Document #:	2025-000016 BK-PG 2025 -00016	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 4,5 Block: 2 District: 74 Subdivision: PRESBYTERIAN COLLEGE ADDN Tract No: 150
Abbreviated Description: PART OF LOTS 4,5,AND 6 IN BLOCK 2 OF PRESBYTERIAN COLLEGE ADDITION TO THE CITY OF ARKADELPHIA, ARKANSAS AND DESCRIBED AS BEGI
City/Muni/Twp: ARKADELPHIA

Prior Transfer

Recording Date:	04/09/2024	Sales Price:	N/A
Document #:	2024R-00886 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/01/2024	Loan Amount:	N/A
Document #:	2024R-00790 BK-PG -	Loan Type:	VA
TD Due Date:	04/01/2054	Type Finance:	

Legal Description:
Lot: 4-6 Block: 2

Prior Transfer

Recording Date:	11/10/2022	Sales Price:	N/A
Document #:	2022R-03627 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/05/2021	Sales Price:	N/A
Document #:	2021R-00998 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	04/01/2021		
Document Type:			

Legal Description:
Lot: 4-6 Block: 2

Prior Transfer

Recording Date:	12/10/2020	Sales Price:	N/A
Document #:	2020R-03427 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/07/2019	Sales Price:	N/A
Document #:	2019R-00067 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/02/2019	Loan Amount:	N/A
Document #:	2019R-00001 BK-PG -	Loan Type:	New Conventional
TD Due Date:	01/01/2049	Type Finance:	FIX

Legal Description:
Lot: 4 5 6 Block: 2

Prior Transfer

Recording Date:	12/02/2013	Sales Price:	$69,076
Document #:	L20132977 BK-PG 635-436	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/02/2013	Loan Amount:	N/A
Document #:	L20131717 BK-PG 646-257	Loan Type:	
TD Due Date:	07/01/2043	Type Finance:	

Legal Description:

Mortgage Record

Recording Date:	02/11/2010	Loan Amount:	N/A
Document #:	L20100321 BK-PG 635-436	Loan Type:	
TD Due Date:	02/01/2030	Type Finance:	ADJ

Legal Description:
Lot: 4, 5, 6 Block: 2 Subdivision: PRESBYTERIAN COLLEGE ADDITION
City/Muni/Twp: ARKADELPHIA ARKANSAS

Area Sales Analysis

Total Area Sales	$2,831,500	Median # of Bedrooms	
Median Lot Size	8,100 SF	Median # of Baths	2
Median Living Area	1,400 SF	Median Year Built	1996
Price Range - 2 Yrs	$23,000 to $404,000	Age Range	16 years to 34 years
Median Value	$180,000	Median Age	30 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.22Mi.	**1501 GRESHAM ST ARKADELPHIA, AR 71923-4520**	05/08/2026	$84,000	$83	1012	//1		7,000 SF	

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APN: 74-01074-000 Document #: 2026R-01408
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5 6 Block: 4 Abbreviated Description: Lot:5 6 Block:4

2	.2Mi.	**521 N 15TH ST** **ARKADELPHIA, AR 71923-4656**	05/07/2026	$129,500	$102	1261	//1		7,841 SF

APN: 74-03419-000 Document #: 2026R-01374
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6 Section: 17 Sec/Twnship/Range: NW4 SW4 T07S R19W Abbreviated Description: Lot:6 Section:17 Sec/Twnship/Range:NW4 SW4 T07S R19W

3	.4Mi.	**5 LEXINGTON CIR** **ARKADELPHIA, AR 71923-3724**	03/31/2026	$73,500	$45	1614	//2		SF

APN: 74-00848-000 Document #: 2026R-00978
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Section: 13 Sec/Twnship/Range: NE4 NW4 NW4 NE4 T08S R22W Abbreviated Description: Section:13 Sec/Twnship/Range:NE4 NW4 NW4 NE4 T08S R22W

4	.4Mi.	**1225 LOGAN ST** **ARKADELPHIA, AR 71923-4634**	03/20/2026	$200,000	$156	1280	//1		8,100 SF

APN: 74-01754-000 Document #: 2026R-00841
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 16-20 Block: 1 Abbreviated Description: Lot:16-20 Block:1

5	.46Mi.	**1510 MILLCREEK DR** **ARKADELPHIA, AR 71923-3022**	02/24/2026	$347,500	$153	2262	//2		31,799 SF

APN: 74-03444-013 Document #: 2026R-00528
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: FERNWOOD ESTATES SUB Abbreviated Description: Lot:9 Subdivision:FERNWOOD ESTATES SUB

6	.32Mi.	**1427 WELCH ST** **ARKADELPHIA, AR 71923-3819**	12/30/2025	$205,000	$148	1376	//1		11,200 SF

APN: 74-00717-000 Document #: 2025R-03695
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 3 Block: 2 Abbreviated Description: Lot:2 3 Block:2

7	.3Mi.	**1441 WELCH ST** **ARKADELPHIA, AR 71923-3819**	11/18/2025	$23,000	$16	1400	//1		8,925 SF

APN: 74-00719-000 Document #: 2025R-03314
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Section: 08 Sec/Twnship/Range: NE4 NW4 T08S R20W Abbreviated Description: Section:08 Sec/Twnship/Range:NE4 NW4 T08S R20W

8	.36Mi.	**1 WESTMONT CIR** **ARKADELPHIA, AR 71923-3717**	10/02/2025	$205,000	$116	1766	//1		SF

APN: 74-00780-000 Document #: 2025R-02872
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 84 Abbreviated Description: Lot:84

9	.31Mi.	**1305 WILSON ST** **ARKADELPHIA, AR 71923-4650**	08/20/2025	$180,000	$128	1400	//2		9,240 SF

APN: 74-03102-000 Document #: 2025R-02427
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1-3 Block: 2 MapRef: BK 639 PG 217 Abbreviated Description: Lot:1-3 Block:2 Map Ref:BK 639 PG 217

10	.12Mi.	**1626 LOGAN ST** **ARKADELPHIA, AR 71923-4541**	08/01/2025	$180,000	$139	1290	//2		20,038 SF

APN: 74-02606-000 Document #: 2025R-02187
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5-9 Block: 10 Abbreviated Description: Lot:5-9 Block:10

11	.47Mi.	**1816 CLINTON ST** **ARKADELPHIA, AR 71923-5526**	07/18/2025	$85,000	$50	1685	//2		7,800 SF

APN: 74-00113-000 Document #: 2025R-01981
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 7 Block: 1 Abbreviated Description: Lot:7 Block:1

12	.45Mi.	**10 TIMBER RIDGE CIR** **ARKADELPHIA, AR 71923-3620**	07/11/2025	$404,000	$116	3482	//2	1996	SF

APN: 74-03445-051 Document #: 2025R-01907
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 51 Subdivision: SHADOW RIDGE SUB PHASE II Abbreviated Description: Lot:51 Subdivision:SHADOW RIDGE SUB PHASE II

13	.5Mi.	**1514 MILLCREEK DR** **ARKADELPHIA, AR 71923-3022**	06/30/2025	$275,000	$130	2100	//2	1992	28,750 SF

APN: 74-03444-011 Document #: 2025R-01786
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 7 Abbreviated Description: Lot:7

14	.54Mi.	**39 TIMBER RIDGE CIR** **ARKADELPHIA, AR 71923-3620**	05/27/2025	$310,000	$115	2676	//2	2010	SF

APN: 74-03445-038 Document #: 2025R-01413
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 38 Subdivision: SHADOW RIDGE SUB PHASE II Abbreviated Description: Lot:38 Subdivision:SHADOW RIDGE SUB PHASE II

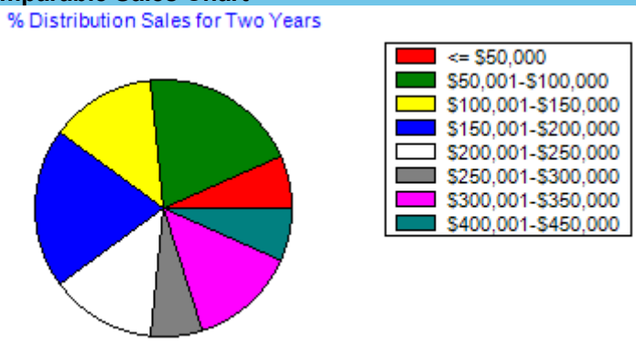
15	.09Mi.	**1534 PHILLIPS ST** **ARKADELPHIA, AR 71923-4529**	03/10/2025	$130,000	$104	1250	//1		11,761 SF

APN: 74-03421-000 Document #: 2025R-00601
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4 9 Section: 17 Sec/Twnship/Range: NW4 SW4 T07S R19W Abbreviated Description: Lot:4 9 Section:17 Sec/Twnship/Range:NW4 SW4 T07S R19W

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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.	**1612 PHILLIPS ST**	**12/23/2024**	$152,950	$30,590	2,887	//2	2015	20,700 SF	
.02Mi.	**1614 PHILLIPS ST**	**06/21/2021**	$60,000	$12,000	1,248	//1		14,400 SF	
.03Mi.	**523 N CLARK ST**	**05/15/2001**	$140,850	$28,170	2,051	//2		27,200 SF	
.03Mi.	**1608 PHILLIPS ST**	**11/02/2015**	$108,900	$21,780	2,442	//3		14,300 SF	
.03Mi.	**419 N CLARK ST**	**07/09/2008**	$61,400	$12,280	1,194	//1		10,500 SF	
.03Mi.	**1617 PHILLIPS ST**	**05/01/2001**	$90,150	$18,030	1,488	//1		10,500 SF	
.04Mi.	**1616 PHILLIPS ST**	**07/21/2021**	$73,850	$14,770	1,656	//2		15,750 SF	
.04Mi.	**520 N CLARK ST**	**10/31/2016**	$47,750	$9,550	1,050	//1		8,250 SF	
.04Mi.	**1611 PHILLIPS ST**	**09/29/2003**	$131,850	$26,370	2,204	//1		10,500 SF	
.04Mi.	**1621 PHILLIPS ST**	**06/01/1998**	$83,350	$16,670	1,736	//1		16,100 SF	
.05Mi.	**524 N CLARK ST**	**02/29/2008**	$69,250	$13,850	1,416	//1		9,900 SF	
.05Mi.	**1606 PHILLIPS ST**	**09/19/2011**	$55,300	$11,060	1,296	//1		8,250 SF	
.05Mi.	**1609 PHILLIPS ST**	**07/01/1988**	$168,550	$33,710	1,831	//2		10,500 SF	
.06Mi.	**1623 PHILLIPS ST**	**09/29/2003**	$33,150	$6,630	900	//1		10,500 SF	AboveGround
.06Mi.	**528 N CLARK ST**	**09/28/2009**	$145,700	$29,140	1,552	//1		8,030 SF	
.06Mi.	**525 N CLARK ST**	**07/22/2011**	$157,000	$31,400	1,616	//1		19,180 SF	

Rent vs. Own

Households Occupied by Renters:	32%	Households Occupied by Owners:	48%

Demographics & Income

Median Age:	31.3 years old	Households:	5,437
Median Household Income:	$54,695	Households w/Family:	60%
Household Income Per Capita:	$29,829	Households w/Family Married:	43%
Most Common Education Level:	Some College	Households w/Family Children:	23%

School District

School District Zone:	Arkadelphia School District	Students:	1,877
Number of Schools:	3	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.55Mi.	**Goza Middle School** Number of Students: 560 Student-Teacher Ratio: 14.91	B-	Public	5 - 8
0.30Mi.	**Peake Elementary School** Number of Students: 783 Student-Teacher Ratio: 19.55	C-	Public	PK - 4
1.73Mi.	**Arkadelphia High School** Number of Students: 534 Student-Teacher Ratio: 7.56 Advanced Placement: Yes	C	Public	9 - 12

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	137%	NOTABLY HIGHER
BURGLARY	120%	HIGHER
MOTOR VEHICLE THEFT	138%	NOTABLY HIGHER
FORCIBLE ROBBERY	143%	NOTABLY HIGHER
AGGRAVATED ASSAULT	112%	HIGHER
FORCIBLE RAPE	141%	NOTABLY HIGHER
MURDER	133%	NOTABLY HIGHER
OVERALL	109%	SIMILAR

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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