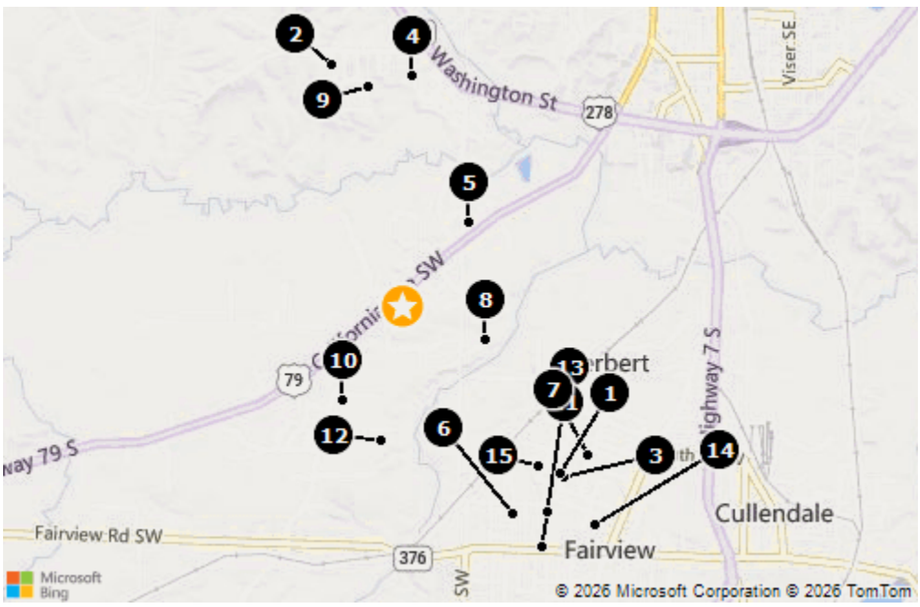
ICE SiteX Report

OrderID: 97944899

SiteX Property Information Report



Subject Property Location

1656 NIX AVE, CAMDEN, AR 71701-5716

County:	**OUACHITA AR**	Census Tract:	051039506.006012
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	895-00066-000R	Thomas Bros Pg-Grid:	

Valuation

Value:	**$139,000**	FSD:	8	Common Confidence Score:	74
Value Range:	$127,880 - $150,120	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	16C
Assd Land Value:	$490	Market Land Value:	$2,450	Tax Year:	2025
Assd Improvement:	$17,440	Market Improvment Value:	$87,200	Total Taxable Value:	
Total Assessed Value:	$17,930	Total Assessor Market Value:	$89,650	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Subdivision: CAMDEN CITY METES & BOUNDS Sec/Twnship/Range: SEC 33 TWN 13S RNG 17W
Abbreviated Description: PT NW1/4 SE1/4

Property Characteristics

Lot Size:	14,810 SF	Bedrooms:		Pool:	
Building Area:	1242 SF	Baths:	2	Fireplace:	
Year Built:	1984	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:	Carport	Heating:	Central
Number of Stories:	1	Number of Cars:	1	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/21/2026	Sales Price:	$135,353
Document #:	2026-001470 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/02/2023	Sales Price:	N/A
Document #:	2023-003365 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/25/2023	Sales Price:	$130,000
Document #:	2023-003276 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	10/20/2023		
Document Type:			
Legal Description:			

Section: 33 Sec/Twnship/Range: NW4 SE4 T13S R17W

Prior Transfer

Recording Date:	10/20/2023	Sales Price:	$130,000
Document #:	2023-003276 BK-PG 2023 -3276	Type of Sale:	Per Assessor Transaction History
Document Type:			

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Legal Description:
Subdivision: CAMDEN CITY METES & BOUNDS Sec/Twnship/Range: SEC 33 TWN 13S RNG 17W
Abbreviated Description: PT NW1/4 SE1/4

Mortgage Record

Recording Date:	11/01/2022	Loan Amount:	N/A
Document #:	2022-003898 BK-PG -	Loan Type:	FHA
TD Due Date:	11/01/2052	Type Finance:	FIX

Legal Description:
Section: 33 Sec/Twnship/Range: NW4 SE4 T13S R17W

Area Sales Analysis

Total Area Sales	$1,698,800	Median # of Bedrooms	
Median Lot Size	22,400 SF	Median # of Baths	2
Median Living Area	1,495 SF	Median Year Built	1956
Price Range - 2 Yrs	$11,000 to $213,000	Age Range	36 years to 96 years
Median Value	$132,900	Median Age	70 years

Comparable Sales Data

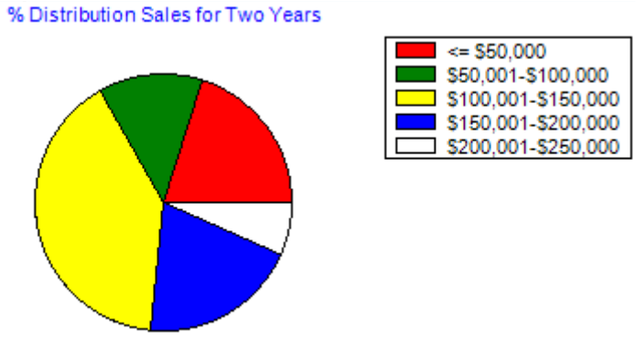
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.24Mi.	**719 WACO ST** **CAMDEN, AR 71701-6139**	05/13/2026	$158,500	$122	1296	//2	1953	22,600 SF	
		APN: 844-00026-000R Document #: 2026-001382 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 3 Block: 4 Subdivision: MCKAY & RUSSO SUB Sec/Twnship/Range: W2 Abbreviated Description: Lot:2 3 Block:4 Subdivision:MCKAY & RUSSO SUB Sec/Twnship/Range:W2								
2	1.36Mi.	**734 LUCAS LN** **CAMDEN, AR 71701-4541**	05/12/2026	$65,000	$45	1440	//1		SF	
		APN: 722-00081-000E Document #: 2026-001343 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 81 Subdivision: WEST CAMDEN HEIGHTS SUB MapRef: PB 2 PG 21 Abbreviated Description: Lot:81 Subdivision:WEST CAMDEN HEIGHTS SUB Map Ref:PB 2 PG 21								
3	1.48Mi.	**2354 DOVER AVE** **CAMDEN, AR 71701-6158**	05/12/2026	$134,000	$96	1390	//1	1957	22,400 SF	
		APN: 844-00024-000R Document #: 2026-001357 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 2 Block: 4 Subdivision: MCKAY & RUSSO SUB MapRef: BK 137 PG 498 Sec/Twnship/Range: E2 Abbreviated Description: Lot:1 2 Block:4 Subdivision:MCKAY & RUSSO SUB Map Ref:BK 137 PG 498Sec/Twnship/Range:E2								
4	1.25Mi.	**762 SHEILA ST** **CAMDEN, AR 71701-4554**	04/23/2026	$164,500	$98	1672	//2	1984	6,900 SF	
		APN: 772-00011-000R Document #: 2026-001143 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Subdivision: OSBORNE SUB Abbreviated Description: Lot:11 Subdivision:OSBORNE SUB								
5	.57Mi.	**1235 POWELL ST** **CAMDEN, AR 71701-5321**	04/20/2026	$115,000	$84	1356	//1	1960	32,670 SF	
		APN: 896-00019-000R Document #: 2026-001094 Document Type: Price Code: F Land Use: Single Family Residential Legal: Section: 34 Sec/Twnship/Range: NW4 NW4 NW4 T13S R17W Abbreviated Description: Section:34 Sec/Twnship/Range:NW4 NW4 NW4 T13S R17W								
6	1.25Mi.	**1006 AMANDA ST** **CAMDEN, AR 71701-6404**	03/17/2026	$213,000	$85	2494	//2	1971	13,700 SF	
		APN: 846-00025-000R Document #: 2026-000751 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 12 Block: 2 Abbreviated Description: Lot:12 Block:2								
7	1.27Mi.	**2240 AVON AVE** **CAMDEN, AR 71701-6108**	03/16/2026	$139,900	$93	1495	//2	1955	58,806 SF	
		APN: 901-00073-000R Document #: 2026-000733 Document Type: Price Code: D Land Use: Single Family Residential Legal: Section: 3 Subdivision: FEARING ESTATE PARTITION SUB MapRef: BK 85 PG 32&33 Sec/Twnship/Range: T14S R17W Abbreviated Description: Section:3 Subdivision:FEARING ESTATE PARTITION SUB Map Ref:BK 85 PG 32&33Sec/Twnship/Range:T14S R17W								
8	.46Mi.	**14 TIMBER TRL** **CAMDEN, AR 71701-5717**	03/10/2026	$20,000	$6	3330	//3	1990	87,120 SF	
		APN: 827-00004-000R Document #: 2026-000673 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 2 Block: 1 MapRef: BK 130 PG 365 Abbreviated Description: Lot:2 Block:1 Map Ref:BK 130 PG 365								
9	1.2Mi.	**812 GLASSELL AVE** **CAMDEN, AR 71701-4536**	02/26/2026	$12,000	$16	720	//1	1950	7,560 SF	
		APN: 722-00163-000R Document #: 2026-000560 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 163 Subdivision: WEST CAMDEN HEIGHTS SUB Abbreviated Description: Lot:163 Subdivision:WEST CAMDEN HEIGHTS SUB								
10	.59Mi.	**1797 LENDALE ST** **CAMDEN, AR 71701-6041**	02/04/2026	$11,000	$9	1129	//1	1965	11,000 SF	
		APN: 834-00006-000R Document #: 2026-000337 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Subdivision: WESTWOOD SUB Sec/Twnship/Range: N2 Abbreviated Description: Lot:6 Subdivision:WESTWOOD SUB Sec/Twnship/Range:N2								
11	1.49Mi.	**2698 WARREN AVE** **CAMDEN, AR 71701-6402**	01/12/2026	$90,000	$40	2224	//2	1953	29,375 SF	
		APN: 847-00019-000R Document #: 2026-000133 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 20 Subdivision: BROOKLINE SUB MapRef: PB 2 PG 43 Abbreviated Description: Lot:20 Subdivision:BROOKLINE SUB Map Ref:PB 2 PG 43								
12	.73Mi.	**1530 CARROLL RD**	12/05/2025	$150,000	$89	1672	//2	1955	217,801 SF	

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		CAMDEN, AR 71701-6026								
	APN: 902-00007-000R Document #: 2025-003685									
	Document Type: Price Code: R									
	Land Use: Single Family Residential									
	Legal: Section: 4 Sec/Twnship/Range: SW4 NE4 T14S R17W Abbreviated Description: Section:4 Sec/Twnship/Range:SW4 NE4 T14S R17W									
13	1.36Mi.	**2445 WARREN AVE**	11/24/2025	$183,000	$107	1705	//2	1974	15,000 SF	
		CAMDEN, AR 71701-6181								
	APN: 847-00002-000R Document #: 2025-003579									
	Document Type: Price Code: R									
	Land Use: Single Family Residential									
	Legal: Lot: 2 Subdivision: BROOKLINE SUB Abbreviated Description: Lot:2 Subdivision:BROOKLINE SUB									
14	1.56Mi.	**2526 WILLIAMS AVE**	11/18/2025	$110,000	$89	1232	//2	1940	14,000 SF	
		CAMDEN, AR 71701-6543								
	APN: 848-00029-000R Document #: 2025-003507									
	Document Type: Price Code: R									
	Land Use: Single Family Residential									
	Legal: Lot: 12 Section: 3 Subdivision: C C ADAMS SUB MapRef: REC 115 PG 445 Sec/Twnship/Range: T14S R17W Abbreviated Description: Lot:12 Section:3 Subdivision:C C ADAMS SUB Map Ref:REC 115 PG 445Sec/Twnship/Range:T14S R17W									
15	1.13Mi.	**817 WACO ST**	09/18/2025	$132,900	$87	1520	//2	1930	22,600 SF	
		CAMDEN, AR 71701-6141								
	APN: 844-00013-000R Document #: 2025-002846									
	Document Type: Price Code: D									
	Land Use: Single Family Residential									
	Legal: Lot: 2 3 Block: 2 Subdivision: MCKAY & RUSSO SUB MapRef: REC 137 PG 498 Abbreviated Description: Lot:2 3 Block:2 Subdivision:MCKAY & RUSSO SUB Map Ref:REC 137 PG 498									

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.	**1656 NIX AVE**	**10/20/2023**	$89,650	$17,930	1,242	//2	1984	14,810 SF	
.02Mi.	**1660 NIX AVE**	**07/10/2020**	$59,400	$11,880	964	//1	1952	24,394 SF	
.03Mi.	**1595 CALIFORNIA AVE SW**	**03/11/2022**	$82,650	$16,530	1,624	//2	1940	16,988 SF	
.04Mi.	**1665 NIX AVE**	**08/03/2023**	$164,600	$32,920	2,268	//2	1957	21,780 SF	
.05Mi.	**1662 NIX AVE**	**01/01/1999**	$24,550	$4,910	448	//1	1950	12,632 SF	
.05Mi.	**1669 NIX AVE**	**05/14/2019**	$55,000	$11,000	1,404	//1	1950	1 SF	
.06Mi.	**1635 CALIFORNIA AVE SW**	**01/01/1999**	$165,050	$33,010	2,408	//2	1945	29,185 SF	Yes
.07Mi.	**1600 CALIFORNIA AVE SW**	**04/11/2002**	$104,300	$20,860	1,542	//1	1960	19,602 SF	
.07Mi.	**1675 NIX AVE**	**01/01/1999**	$140,700	$28,140	1,916	//1	1950	8,712 SF	
.07Mi.	**1620 CALIFORNIA AVE SW**	**10/22/2014**	$78,250	$15,650	1,410	//1	1935	30,928 SF	
.07Mi.	**1590 CALIFORNIA AVE SW**	**04/27/2012**	$133,850	$26,770	2,282	//2	1950	1 SF	
.08Mi.	**1670 NIX AVE**	**05/18/2016**	$102,100	$20,420	1,388	//2	1955	21,780 SF	
.09Mi.	**1680 NIX AVE**	**08/19/1997**	$88,950	$17,790	1,316	//2	1970	23,522 SF	
.09Mi.	**1685 NIX AVE**	**08/27/2004**	$49,150	$9,830	784	//1	1973	10,454 SF	
.1Mi.	**1695 NIX AVE**	**10/06/2009**	$56,100	$11,220	1,040	//1	1945	10,454 SF	AboveGround
.1Mi.	**1470 VICKIE ST**	**07/08/2025**	$30,650	$6,130	518	//1	1960	20,909 SF	

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	57%

Demographics & Income

Median Age:	41.7 years old	Households:	6,415
Median Household Income:	$53,650	Households w/Family:	70%
Household Income Per Capita:	$28,295	Households w/Family Married:	44%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	Camden Fairview School District	Students:	1,995
Number of Schools:	5	Rating:	C-

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.52Mi.	**Ivory Primary School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	2 - 3
0.32Mi.	**Camden Fairview High School** Number of Students: 652 Student-Teacher Ratio: 9.23 Advanced Placement: Yes	D+	Public	9 - 12
2.52Mi.	**Camden Fairview Intermediate School** Number of Students: 286 Student-Teacher Ratio: 15	D+	Public	4 - 5
2.69Mi.	**Camden Fairview Middle School** Number of Students: 421 Student-Teacher Ratio: 9.96	D+	Public	6 - 8
1.87Mi.	**Fairview Primary School** Number of Students: 523 Student-Teacher Ratio: 14.55	C-	Public	KG - 1

Flood Report

The Subject Property of **1656 NIX AVE, CAMDEN, AR 71701-5716** 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	119%	HIGHER
BURGLARY	111%	HIGHER
MOTOR VEHICLE THEFT	117%	HIGHER
FORCIBLE ROBBERY	112%	HIGHER
AGGRAVATED ASSAULT	104%	SIMILAR
FORCIBLE RAPE	124%	HIGHER
MURDER	109%	SIMILAR
OVERALL	99%	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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