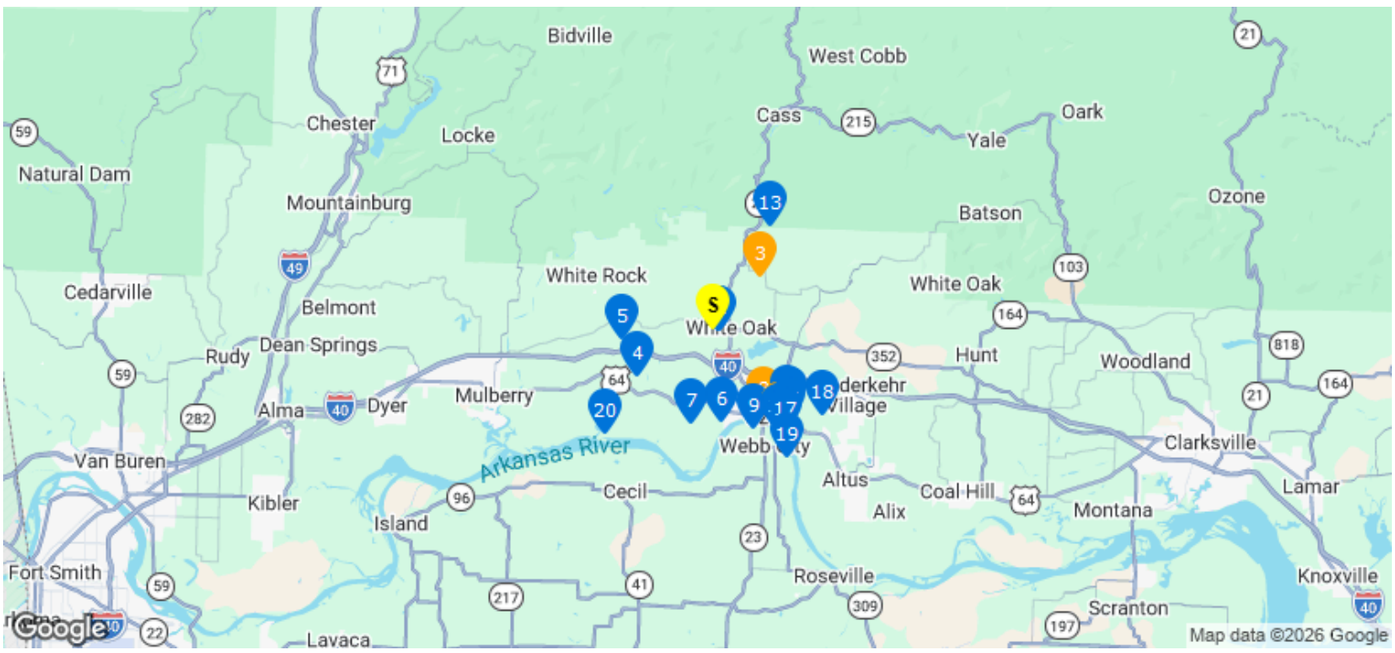
ICE SiteX Report

OrderID: 98798835

SiteX Property Information Report



Subject Property Location

1822 MATTOX RD, OZARK, AR 72949-3858

County:	**FRANKLIN AR**	Census Tract:	9501.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	001-03806-003	Thomas Bros Pg-Grid:	

Valuation

Value:	**$229,000**	FSD:	44	Common Confidence Score:	20
Value Range:	$128,240 - $329,760	ICE Confidence Score:	56		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2023	Tax Rate Code Area:	14
Assd Land Value:	$4,080	Market Land Value:	$20,400	Tax Year:	2025
Assd Improvement:	$25,380	Market Improvment Value:	$126,900	Total Taxable Value:	$1,272
Total Assessed Value:	$29,460	Total Assessor Market Value:	$147,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Tract No: L Sec/Twnship/Range: SEC 08 TWN 10 RNG 27

Abbreviated Description: LEGAL DESCRIPTION TRACT L: PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 10 NORTH, RANGE 27 W

Property Characteristics

Lot Size:	4.960 AC	Bedrooms:		Pool:	
Building Area:	1955 SF	Baths:	2	Fireplace:	
Year Built:		Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	Combination
Number of Units:		Garage Type:	Carport	Heating:	Central
Number of Stories:	1+	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Metal
		Foundation:	Closed Piers	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/05/2026	Sales Price:	N/A
Document #:	2026R-001115 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	10/21/2024	Loan Amount:	N/A
Document #:	2024R-002478 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	10/15/2024		
TD Due Date:	11/01/2054	Type Finance:	
Legal Description:			

Sec/Twnship/Range: NE4S08T10NR27W

Prior Transfer

Recording Date:	10/21/2024	Sales Price:	$226,000
Document #:	2024R-002477 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	10/15/2024		
Document Type:	Deed		
Legal Description:			

Sec/Twnship/Range: NE4S08T10NR27W

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Mortgage Record

Recording Date:	10/23/2012	Loan Amount:	N/A
Document #:	BK-PG 153-714	Loan Type:	Unknown Loan Type
Contract Date:	07/27/2012		
TD Due Date:	07/25/2015	Type Finance:	

Legal Description:
Subdivision: SE/4 NE/4 S8E R27W Map Ref: 0

Mortgage Record

Recording Date:	10/23/2012	Loan Amount:	N/A
Document #:	BK-PG 153-713	Loan Type:	Unknown Loan Type
Contract Date:	07/27/2012		
TD Due Date:	07/27/2015	Type Finance:	

Legal Description:
Subdivision: NW/4 NE/4 S8 T10N R27W Map Ref: 0

Mortgage Record

Recording Date:	08/07/2009	Loan Amount:	N/A
Document #:	BK-PG 108-297	Loan Type:	Unknown Loan Type
Contract Date:	07/21/2009		
TD Due Date:		Type Finance:	

Legal Description:
Subdivision: PT NW1/4 NE1/4 S-8, T-10N, R-27W Map Ref: 0

Prior Transfer

Recording Date:	07/24/2003	Sales Price:	$97,000
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Tract No: L Sec/Twnship/Range: SEC 08 TWN 10 RNG 27
Abbreviated Description: LEGAL DESCRIPTION TRACT L: PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 10 NORTH, RANGE 27 W

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs		Age Range	
Median Value		Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.21Mi.	**1146 WIRE RD** **OZARK, AR 72949-3846**	01/23/2026	$155,000	$121	1280	//1	2003	372,874 SF	
		APN: 003-00743-000 Document #: 2026R-000206 Document Type: Warranty Deed Price Code: Land Use: Rural/Agricultural Residence Legal: Lot: 3 Subdivision: JEAN WILLIAMS ADDITION Abbreviated Description: Lot:3 Subdivision:JEAN WILLIAMS ADDITION Abbreviated Description:LOT: PART OF LOT 3								
2	.28Mi.	**1122 WIRE RD** **OZARK, AR 72949-3846**	05/01/2026	$275,000	$165	1662	//1	1972	223,027 SF	
		APN: 003-00741-000 Document #: 2026R-001089 Document Type: Warranty Deed Price Code: Land Use: Rural/Agricultural Residence Legal: Lot: 1,2 Subdivision: JEAN WILLIAMS SUBDIVISION Sec/Twnship/Range: E2NE4S08T10NR27W Abbreviated Description: Lot:1,2 Subdivision:JEAN WILLIAMS SUBDIVISION Sec/Twnship/Range:E2NE4S08T10NR27W								
3	3.18Mi.	**15061 N HIGHWAY 23** **OZARK, AR 72949-9273**	11/26/2025	$138,900	$79	1769	//1	1971	60,113 SF	
		APN: 001-04797-000 Document #: 2025R-003040 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Sec/Twnship/Range: NE4SE4S27T11NR27W Abbreviated Description: Sec/Twnship/Range:NE4SE4S27T11NR27W								
4	4.11Mi.	**10493 SCENIC VIEW RD** **OZARK, AR 72949-4224**	04/08/2026	$60,000			//		277,477 SF	
		APN: 003-01080-000 Document #: 2026R-000856 Document Type: Warranty Deed Price Code: Land Use: Misc. Structures - Ranch, Farm, Fixtures Legal: Lot: 16,17 Subdivision: WHITE OAK ESTATES MapRef: MB F PG 15 Abbreviated Description: Lot:16,17 Subdivision:WHITE OAK ESTATES Map Ref:MB F PG 15								
5	4.2Mi.	**5829 WIRE RD** **MULBERRY, AR 72947-8260**	02/11/2026	$215,000	$158	1363	//2	1985	98,010 SF	P
		APN: 001-06006-000 Document #: 2026R-000316 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Sec/Twnship/Range: NW4SE4S10T10NR28W Abbreviated Description: Sec/Twnship/Range:NW4SE4S10T10NR28W								
6	4.32Mi.	**805 CHEROKEE TRL** **OZARK, AR 72949-**	05/29/2026	$20,000			//		183,388 SF	
		APN: 001-04329-000 Document #: 2026R-001348 Document Type: Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal: Sec/Twnship/Range: SW4NW4S33T10NR27W Abbreviated Description: Sec/Twnship/Range:SW4NW4S33T10NR27W								
7	4.44Mi.	**2249 ADAMS RD** **OZARK, AR 72949-4160**	04/13/2026	$539,000	$337	1600	//2	2022	270,943 SF	
		APN: 001-04262-002 Document #: 2026R-000911 Document Type: Warranty Deed Price Code: A Land Use: Rural/Agricultural Residence Legal: Sec/Twnship/Range: SE4NE4S31T10NR27W Abbreviated Description: Sec/Twnship/Range:SE4NE4S31T10NR27W								
8	4.48Mi.	**1901 KRIS DR** **OZARK, AR 72949-3624**	07/29/2026	$75,000	$48	1552	//1		SF	
		APN: 009-01637-000 Document #: 2026R-001989 Document Type: Special Warranty Deed Price Code: A								

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Land Use: Single Family Residential
Legal: Lot: 53 Subdivision: NORTHGATE SUBDIVISION Sec/Twnship/Range: W2SW4S26T10NR27W Abbreviated Description: Lot:53 Subdivision:NORTHGATE SUBDIVISION Sec/Twnship/Range:W2SW4S26T10NR27W City/Muni/Twp:OZARK City/Muni/Twp: OZARK

9	4.95Mi.	**2709 W COMMERCIAL ST** **OZARK, AR 72949-3409**	03/23/2026	$146,300	$61	2380	//2	1984	21,760 SF

APN: 009-01306-000 Document #: 2026R-000661
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: ROOK ADDITION 1 Abbreviated Description: Lot:2 Subdivision:ROOK ADDITION 1 City/Muni/Twp:CITY OF OZARK City/Muni/Twp: CITY OF OZARK

10	5.06Mi.	**1209 N 3RD ST** **OZARK, AR 72949-9003**	05/07/2026	$79,200	$42	1906	//1		20,038 SF

APN: 009-00073-000 Document #: 2026R-001128
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: CURTIS ADDITION Sec/Twnship/Range: NW4SW4S25T10NR27W Abbreviated Description: Lot:3 Subdivision:CURTIS ADDITION Sec/Twnship/Range:NW4SW4S25T10NR27W City/Muni/Twp:TOWN OF OZARK City/Muni/Twp: TOWN OF OZARK

11	5.19Mi.	**1113 N 2ND ST** **OZARK, AR 72949-9725**	04/10/2026	$40,000	$31	1280	//1		6,534 SF

APN: 009-00064-000 Document #: 2026R-000898
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:STR:S2SE4NW4S35T09NR27WALSONE4SW4&NE4SW4S25T10NR27W

12	5.37Mi.	**809 W GIBSON ST** **OZARK, AR 72949-2625**	07/15/2026	$20,000	$12	1682	//1		9,148 SF

APN: 009-00455-000 Document #: 2026R-001836
Document Type: Special Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NE4S35T10NR27W Abbreviated Description: Sec/Twnship/Range:NE4S35T10NR27W

13	5.37Mi.	**755 CRIPPLE BRANCH RD** **OZARK, AR 72949-9529**	04/01/2026	$365,000	$221	1650	//2	2006	221,720 SF

APN: 001-04474-000 Document #: 2026R-000788
Document Type: Warranty Deed Price Code:
Land Use: Rural/Agricultural Residence
Legal: Sec/Twnship/Range: SW4NW4S14T11NR27W Abbreviated Description: Sec/Twnship/Range:SW4NW4S14T11NR27W

14	5.48Mi.	**107 N 9TH ST** **OZARK, AR 72949-2796**	04/24/2026	$350,000	$126	2768	//	1990	24,219 SF

APN: 009-01250-000 Document #: 2026R-001017
Document Type: Warranty Deed Price Code: A
Land Use: Medical Bldg/Clinic
Legal: Block: 16 Subdivision: FLEEMANS ADDITION Abbreviated Description: Block:16 Subdivision:FLEEMANS ADDITION Abbreviated Description:BLK: NORTH HALF OF BLOCK 16 City/Muni/Twp:TOWN OF OZARK City/Muni/Twp: TOWN OF OZARK

15	5.51Mi.	**206 ALSTON ST** **OZARK, AR 72949-2612**	08/04/2026	$10,000	$10	972	//1		11,475 SF

APN: 009-01317-000 Document #: 2026R-002041
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 9,10 Subdivision: HAMMS ADDITION Abbreviated Description: Lot:9,10 Subdivision:HAMMS ADDITION Abbreviated Description:LOT: SOUTH HALF OF LOT NINE (9) City/Muni/Twp:OZARK City/Muni/Twp: OZARK

16	5.52Mi.	**217 CLOOS CIRCLE DR** **OZARK, AR 72949-2321**	03/16/2026	$159,000	$128	1245	//2	1984	7,405 SF

APN: 009-01040-000 Document #: 2026R-000592
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 16 Subdivision: CLOOS PLACE Sec/Twnship/Range: NE4NW4S36T10NR27W Abbreviated Description: Lot:16 Subdivision:CLOOS PLACE Sec/Twnship/Range:NE4NW4S36T10NR27W Abbreviated Description:LOT: PART OF LOT 16 City/Muni/Twp:CITY OF OZARK City/Muni/Twp: CITY OF OZARK

17	5.74Mi.	**309 W COLLEGE ST** **OZARK, AR 72949-2743**	09/22/2025	$30,000			//		SF

APN: 009-00870-000 Document #: 2025R-002511
Document Type: Warranty Deed Price Code:
Land Use: Residential (General) (Single)
Legal: Lot: 4 Block: 19 Abbreviated Description: Lot:4 Block:19 Abbreviated Description:LOT: PART OF LOT FOUR

18	6.39Mi.	**4629 STAGECOACH RD** **OZARK, AR 72949-2872**	03/03/2026	$390,000	$165	2369	//2		377,665 SF

APN: 003-00473-000 Document #: 2026R-000468
Document Type: Warranty Deed Price Code: A
Land Use: Rural/Agricultural Residence
Legal: Lot: 89-12 Subdivision: OZARK COUNTRY ESTATES Phase No: 1 Abbreviated Description: Lot:89-12 Subdivision:OZARK COUNTRY ESTATES Phase No:1 Abbreviated Description:LOT: PART OF LOT 89-12

19	6.78Mi.	**1128 SANTA FE TRL** **OZARK, AR 72949-2435**	12/30/2025	$180,000	$126	1428	//2	1995	46,174 SF

APN: 003-00887-000 Document #: 2025R-003319
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 304 Subdivision: BRIDGEPORT ESTATES Phase No: 1 MapRef: MB E PG 1 Abbreviated Description: Lot:304 Subdivision:BRIDGEPORT ESTATES Phase No:1 Map Ref:MB E PG 1

20	6.92Mi.	**27 MCCAIN LN** **MULBERRY, AR 72947-6005**	09/26/2025	$130,000	$217	600	//1	2019	44,431 SF

APN: 001-05423-003 Document #: 2025R-002546
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: W2NE4NE4NE4S04T09NR28W5PM Abbreviated Description: Sec/Twnship/Range:W2NE4NE4NE4S04T09NR28W5PM

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.

ICE SiteX Report

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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.	**1822 MATTOX RD**	**10/15/2024**	$147,300	$29,460	1,955	//2		5 SF	
.1Mi.	**1846 MATTOX RD**	**11/10/2020**	$209,750	$41,950	3,155	//3		4 SF	P
.15Mi.	**1609 MATTOX RD**	**05/10/2012**	$62,200	$12,440	1,368	//1		3 SF	
.25Mi.	**1202 WIRE RD**	**05/27/2015**	$72,400	$14,480	724	//1		2 SF	
.28Mi.	**1417 WIRE RD**	**09/29/2015**	$87,200	$17,440	1,664	//1	1970	5 SF	
.33Mi.	**12023 WISHING WELL LN**	**05/24/2018**	$49,050	$9,810	912	//1	1975	1 SF	
.35Mi.	**1209 WIRE RD**	**01/24/2005**	$131,350	$26,270	2,300	//3	1970	3 SF	
.62Mi.	**11800 WISHING WELL LN**	**06/06/2023**	$117,050	$23,410	1,680	//1		2 SF	P
.68Mi.	**1741 WIRE RD**	**10/23/2014**	$120,500	$24,100	1,599	//1		1 SF	
.93Mi.	**522 WIRE RD**	**06/17/2024**	$62,350	$12,470	1,920	//1	1922	1 SF	
.95Mi.	**13200 TWISTED OAK LN**	**11/20/2023**	$94,450	$18,890	2,250	//1		1 SF	

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	62%

Demographics & Income

Median Age:	42.5 years old	Households:	3,876
Median Household Income:	$48,062	Households w/Family:	59%
Household Income Per Capita:	$24,097	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Mulberry School District	Students:	442
Number of Schools:	3	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
9.71Mi.	**Marvin Primary School** Number of Students: 185 Student-Teacher Ratio: 11.31	D+	Public	PK - 4
5.12Mi.	**Pleasant View Campus School** Number of Students: 127 Student-Teacher Ratio: 10.72	D	Public	5 - 8
10.19Mi.	**Mulberry High School** Number of Students: 130 Student-Teacher Ratio: 5.76 Advanced Placement: Yes	C-	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	87%	LOWER
BURGLARY	143%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	86%	LOWER
FORCIBLE ROBBERY	135%	NOTABLY HIGHER
AGGRAVATED ASSAULT	125%	HIGHER
FORCIBLE RAPE	154%	NOTABLY HIGHER
MURDER	134%	NOTABLY HIGHER
OVERALL	139%	NOTABLY 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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