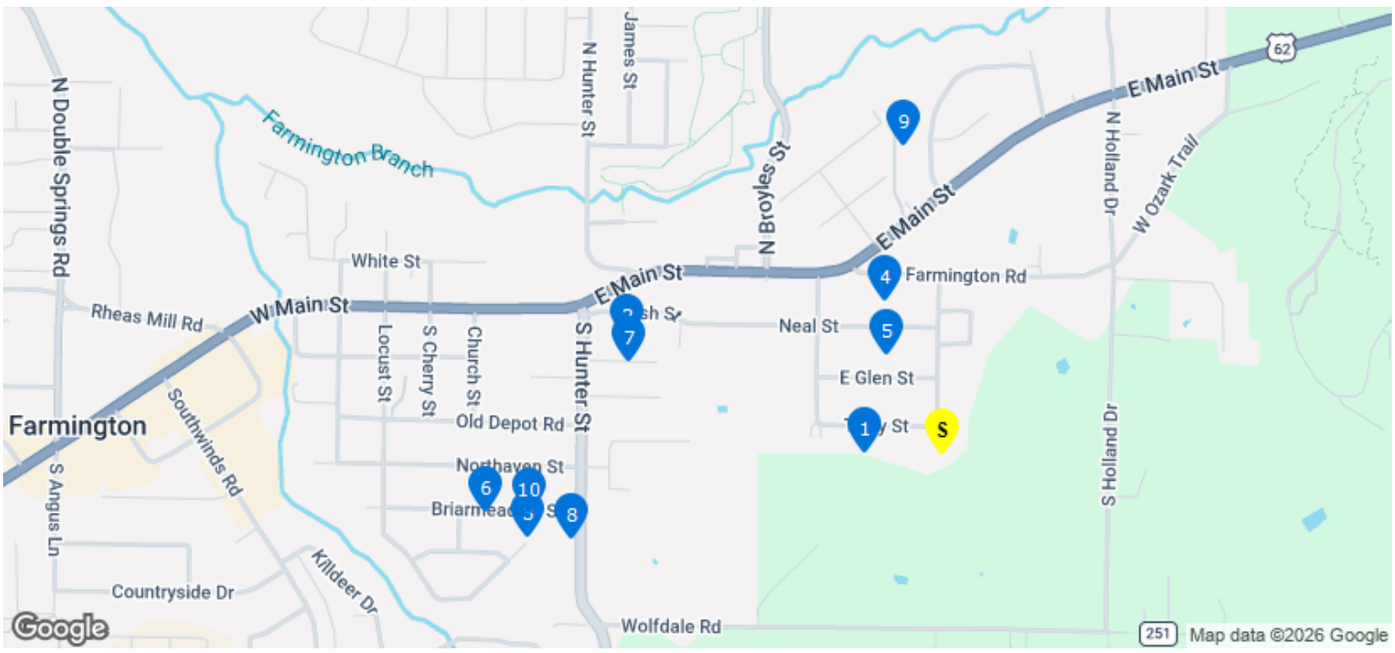
ICE SiteX Report

OrderID: 98809175

SiteX Property Information Report



Subject Property Location

197 TERRY ST, FARMINGTON, AR 72730-3103

County:	**WASHINGTON AR**	Census Tract:	0110.06
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	760-01302-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$291,000**	FSD:	12	Common Confidence Score:	69
Value Range:	$256,080 - $325,920	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2023	Tax Rate Code Area:	061
Assd Land Value:	$9,000	Market Land Value:	$45,000	Tax Year:	2026
Assd Improvement:	$42,000	Market Improvment Value:	$210,000	Total Taxable Value:	$1,921
Total Assessed Value:	$51,000	Total Assessor Market Value:	$255,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 9 Block: 4 Subdivision: SUBURBAN HOMES S/D Sec/Twnship/Range: SEC 26 TWN 16 RNG 31

Abbreviated Description:	LOT 9 BLOCK 4
City/Muni/Twp:	FARMINGTON

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	2144 SF	Baths:	3	Fireplace:	1
Year Built:	1970	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Composition Shingle
		Foundation:	Closed Piers	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/23/2026	Sales Price:	N/A
Document #:	2026-28207 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	07/21/2025	Sales Price:	N/A
Document #:	2025-00019893 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	07/10/2025	Loan Amount:	N/A
Document #:	2025-00018905 BK-PG -	Loan Type:	Stand Alone Second
Contract Date:	07/09/2025		
TD Due Date:	08/01/2035	Type Finance:	

Legal Description:
Block: 4 Subdivision: SUBURBAN HOMES INCORPORATED SUBDIVISION Map Ref: 0 Sec/Twnship/Range: NE4NE4 S26T16NR31W
City/Muni/Twp: FARMINGTON

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Mortgage Record

Recording Date:	07/10/2025	Loan Amount:	N/A
Document #:	2025-00018904 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	07/09/2025		
TD Due Date:	08/01/2055	Type Finance:	

Legal Description:
Block: 4 Subdivision: SUBURBAN HOMES INCORPORATED SUBDIVISION Sec/Twnship/Range: NE4NE4 S26T16NR31W
City/Muni/Twp: FARMINGTON

Prior Transfer

Recording Date:	07/10/2025	Sales Price:	$275,000
Document #:	2025-00018903 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	07/09/2025		
Document Type:	Deed		

Legal Description:
Block: 4 Subdivision: SUBURBAN HOMES INCORPORATED SUBDIVISION Sec/Twnship/Range: NE4NE4 S26T16NR31W
City/Muni/Twp: FARMINGTON

Prior Transfer

Recording Date:	12/08/2022	Sales Price:	N/A
Document #:	2022-00039377 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	11/29/2022	Loan Amount:	N/A
Document #:	2022-00038345 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	11/22/2022		
TD Due Date:	12/01/2052	Type Finance:	

Legal Description:
Block: 4 Subdivision: SUBURBAN HOMES INCORPORATED SUBDIVISION Map Ref: 0 Sec/Twnship/Range: NE4NE4 S26T16NR31W
City/Muni/Twp: FARMINGTON

Prior Transfer

Recording Date:	11/07/2019	Sales Price:	N/A
Document #:	2019-00034280 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	10/04/2019	Loan Amount:	N/A
Document #:	2019-00030314 BK-PG -	Loan Type:	Conventional
Contract Date:	09/14/2019		
TD Due Date:	10/01/2034	Type Finance:	

Legal Description:
Block: 4 Subdivision: SUBURBAN HOMES INCORPORATED SUBDIVISION Map Ref: 0 Sec/Twnship/Range: NE4NE4 S26T16NR31W
City/Muni/Twp: FARMINGTON

Mortgage Record

Recording Date:	03/13/2018	Loan Amount:	N/A
Document #:	2018-00006985 BK-PG -	Loan Type:	Conventional
Contract Date:	02/19/2018		
TD Due Date:	03/01/2033	Type Finance:	

Legal Description:
Block: 4 Subdivision: SUBURBAN HOMES INCOPORATED SUBDIVISION Map Ref: 0 Sec/Twnship/Range: NE4S26T16NR31W

Prior Transfer

Recording Date:	03/06/2015	Sales Price:	$4,545
Document #:	2015-00005772 BK-PG -	Type of Sale:	Forced Sale
Contract Date:	02/26/2015		
Document Type:	Deed		

Legal Description:
Block: 4 Subdivision: SUBURBAN HOMES Sec/Twnship/Range: S26T16SR31W

Prior Transfer

Recording Date:	02/26/2015	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Block: 4 Subdivision: SUBURBAN HOMES S/D Sec/Twnship/Range: SEC 26 TWN 16 RNG 31
Abbreviated Description: LOT 9 BLOCK 4
City/Muni/Twp: FARMINGTON

Area Sales Analysis

Total Area Sales	$2,795,500	Median # of Bedrooms	3
Median Lot Size	15,682 SF	Median # of Baths	2
Median Living Area	1,491 SF	Median Year Built	1987
Price Range - 2 Yrs	$200,000 to $540,000	Age Range	28 years to 64 years
Median Value	$242,750	Median Age	39.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.49Mi.	**2968 ARCHIE WATKINS RD FARMINGTON, AR 72730-8519**	10/13/2026	$210,000	$206	1020	//1	1937	43,560 SF	

APN: 760-02996-000 Document #: 2026-30419
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential

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Legal:

2	.49Mi.	**49 VALLEY DR** **FARMINGTON, AR 72730-3011**	06/01/2026	$252,000	$170	1485	/3/1	1976	13,460 SF	

APN: 760-01307-000 Document #: 2026-15785
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: WILLIAMS ADDITION Abbreviated Description: Lot:5 Subdivision:WILLIAMS ADDITION City/Muni/Twp:FARMINGTON City/Muni/Twp: FARMINGTON

3	.73Mi.	**82 N SHEEP DOG AVE** **FARMINGTON, AR 72730-3174**	08/19/2026	$378,000	$209	1812	//2	2024	10,454 SF	

APN: 760-04554-000 Document #: 2026-24551
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 12 Subdivision: SUMMERFIELD SUBDIVISION Phase No: 1 MapRef: PL 24A PG 420 Abbreviated Description: Lot:12 Subdivision:SUMMERFIELD SUBDIVISION Phase No:1 Map Ref:PL 24A PG 420City/Muni/Twp:FARMINGTON City/Muni/Twp: FARMINGTON

4	.76Mi.	**34 SAXONY ST** **FARMINGTON, AR 72730-3063**	06/01/2026	$295,000	$200	1475	//2	2004	SF	

APN: 760-02659-000 Document #: 2026-15743
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 18 Subdivision: MEADOWLARK SUBDIVISION PHASE V Abbreviated Description: Lot:18 Subdivision:MEADOWLARK SUBDIVISION PHASE V City/Muni/Twp:FARMINGTON City/Muni/Twp: FARMINGTON

5	.78Mi.	**214 KELSEY LN** **FARMINGTON, AR 72730-3013**	09/11/2026	$116,000	$100	1164	//2	1997	SF	A

APN: 760-02319-000 Document #: 2026-26991
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 14 Subdivision: MEADOW LARK ESTATES PHASE III MapRef: MB 15 PG 53 Abbreviated Description: Lot:14 Subdivision:MEADOW LARK ESTATES PHASE III Map Ref:MB 15 PG 53City/Muni/Twp:FARMINGTON City/Muni/Twp: FARMINGTON

6	.78Mi.	**107 N SHEEP DOG AVE** **FARMINGTON, AR 72730-3175**	06/30/2026	$422,000	$208	2030	//2	2023	10,019 SF	

APN: 760-04647-000 Document #: 2026-19217
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 105 Subdivision: SUMMERFIELD SUBDIVISION Phase No: 1 MapRef: MB 24A PG 420 Abbreviated Description: Lot:105 Subdivision:SUMMERFIELD SUBDIVISION Phase No:1 Map Ref:MB 24A PG 420City/Muni/Twp:FARMINGTON City/Muni/Twp: FARMINGTON

7	.81Mi.	**227 SAMUEL PL** **FARMINGTON, AR 72730-3022**	08/20/2026	$245,000	$233	1050	//2	1998	SF	

APN: 760-02324-000 Document #: 2026-24727
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 19 Subdivision: MEADOWLARK SUBDIVISION PHASE III MapRef: MB 15 PG 53 Abbreviated Description: Lot:19 Subdivision:MEADOWLARK SUBDIVISION PHASE III Map Ref:MB 15 PG 53City/Muni/Twp:FARMINGTON City/Muni/Twp: FARMINGTON

8	.81Mi.	**228 SAMUEL PL** **FARMINGTON, AR 72730-3022**	08/10/2026	$240,000	$217	1105	//2	1998	SF	

APN: 760-02327-000 Document #: 2026-23577
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 22 Subdivision: MEADOW LARK ESTATES MapRef: MB 15 PG 53 Abbreviated Description: Lot:22 Subdivision:MEADOW LARK ESTATES Map Ref:MB 15 PG 53City/Muni/Twp:FARMINGTON City/Muni/Twp: FARMINGTON

9	.81Mi.	**82 W WATSON LN** **FARMINGTON, AR 72730-2802**	06/16/2026	$345,000	$199	1736	//2	2025	10,454 SF	

APN: 760-04595-000 Document #: 2026-17696
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 53 Subdivision: SUMMERFIELD SUBDIVISION Phase No: 1 MapRef: MB 24A PG 420 Abbreviated Description: Lot:53 Subdivision:SUMMERFIELD SUBDIVISION Phase No:1 Map Ref:MB 24A PG 420City/Muni/Twp:FARMINGTON City/Muni/Twp: FARMINGTON

10	.82Mi.	**9 S LOCUST ST** **FARMINGTON, AR 72730-**	09/25/2026	$345,000	$168	2050	//2	1920	SF	

APN: 760-00851-000 Document #: 2026-28526
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 5&6 Block: 2 Subdivision: FARMINGTON ORIGINAL TOWN SUBDIVISION Sec/Twnship/Range: S26T16NR31W 5PM Abbreviated Description: Lot:5&6 Block:2 Subdivision:FARMINGTON ORIGINAL TOWN SUBDIVISION Sec/Twnship/Range:S26T16NR31W 5PM City/Muni/Twp:FARMINGTON City/Muni/Twp: FARMINGTON

11	.84Mi.	**110 N BANNER AVE** **FARMINGTON, AR 72730-3195**	06/12/2026	$415,744	$203	2048	//2	2025	10,019 SF	

APN: 760-04621-000 Document #: 2026-17311
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 79 Subdivision: SUMMERFIELD SUBDIVISION Phase No: 1 Abbreviated Description: Lot:79 Subdivision:SUMMERFIELD SUBDIVISION Phase No:1 City/Muni/Twp:FARMINGTON City/Muni/Twp: FARMINGTON

12	.84Mi.	**75 W PITTS ST** **FARMINGTON, AR 72730-2818**	06/05/2026	$374,104	$202	1849	//2	2025	10,454 SF	

APN: 760-04592-000 Document #: 2026-16579
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 50 Subdivision: SUMMERFIELD SUBDIVISION Phase No: 1 Abbreviated Description: Lot:50 Subdivision:SUMMERFIELD SUBDIVISION Phase No:1 City/Muni/Twp:FARMINGTON City/Muni/Twp: FARMINGTON

13	.86Mi.	**4385 W SERVICEBERRY DR** **FAYETTEVILLE, AR 72704-7615**	07/14/2026	$319,999	$203	1575	/4/2	2008	SF	

APN: 765-25811-000 Document #: 2026-20620
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 45 Subdivision: WALNUT CROSSING SUBDIVISION MapRef: MB 23 PG 232 Abbreviated Description: Lot:45 Subdivision:WALNUT CROSSING SUBDIVISION Map Ref:MB 23 PG 232City/Muni/Twp:FAYETTEVILLE City/Muni/Twp: FAYETTEVILLE

14	.87Mi.	**4428 W SERVICEBERRY DR** **FAYETTEVILLE, AR 72704-7628**	08/11/2026	$289,000	$213	1358	//2	2009	SF	

APN: 765-25789-000 Document #: 2026-23696
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 23 Subdivision: WALNUT CROSSING SUBDIVISION MapRef: PL 23 PG 235 Abbreviated Description: Lot:23 Subdivision:WALNUT CROSSING SUBDIVISION Map Ref:PL 23 PG 235City/Muni/Twp:FAYETTEVILLE City/Muni/Twp: FAYETTEVILLE

15	.9Mi.	**124 SIGNATURE DR** **FARMINGTON, AR 72730-8669**	09/10/2026	$380,000	$180	2108	//2	2010	SF	

APN: 760-02692-000 Document #: 2026-26885
Document Type: Warranty Deed Price Code:

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Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: SOUTHWINDS SUBDIVISION PHASE 5 MapRef: MB 23 PG 91 Abbreviated Description: Lot:5 Subdivision:SOUTHWINDS SUBDIVISION PHASE 5 Map Ref:MB 23 PG 91City/Muni/Twp:FARMINGTON City/Muni/Twp: FARMINGTON

16 .9Mi. **175 VINE ST** 06/15/2026 $54,999 // SF
FARMINGTON, AR 72730-2925
APN: 760-00893-000 Document #: 2026-17545
Document Type: Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal:

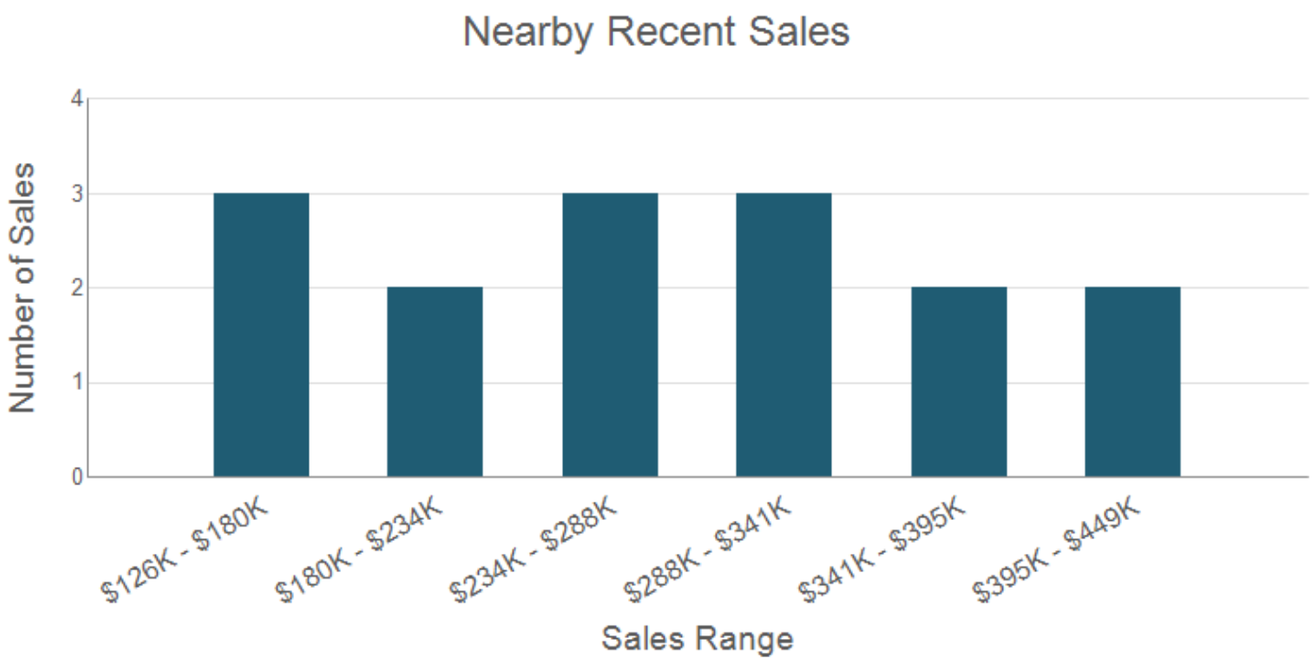
17 .91Mi. **156 N PANTHER AVE** 07/23/2026 $358,092 // 10,019 SF
FARMINGTON, AR 72730-4038
APN: 760-04897-000 Document #: 2026-21789
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 123 Subdivision: SUMMERFIELD SUBDIVISION PHASE 2 MapRef: MB 24A PG 524 Abbreviated Description: Lot:123 Subdivision:SUMMERFIELD SUBDIVISION PHASE 2 Map Ref:MB 24A PG 524City/Muni/Twp:FARMINGTON City/Muni/Twp: FARMINGTON

18 .91Mi. **137 N PANTHER AVE** 06/29/2026 $377,808 // 10,019 SF
FARMINGTON, AR 72730-4038
APN: 760-04905-000 Document #: 2026-18888
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 131 Subdivision: SUMMERFIELD SUBDIVISION PHASE 2 MapRef: PL 24A PG 524 Abbreviated Description: Lot:131 Subdivision:SUMMERFIELD SUBDIVISION PHASE 2 Map Ref:PL 24A PG 524City/Muni/Twp:FARMINGTON City/Muni/Twp: FARMINGTON

19 .92Mi. **164 N PANTHER AVE** 07/29/2026 $410,000 // 10,019 SF
FARMINGTON, AR 72730-4038
APN: 760-04896-000 Document #: 2026-22475
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 122 Subdivision: SUMMERFIELD SUBDIVISION Phase No: 2 MapRef: PL 24A PG 524 Abbreviated Description: Lot:122 Subdivision:SUMMERFIELD SUBDIVISION Phase No:2 Map Ref:PL 24A PG 524City/Muni/Twp:FARMINGTON City/Muni/Twp: FARMINGTON

20 .93Mi. **1223 S SPRINGFIELD DR** 07/30/2026 $307,000 $211 1456 //2 2016 SF
FAYETTEVILLE, AR 72704-7123
APN: 765-29924-000 Document #: 2026-22606
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 39 Subdivision: THE COVES SUBDIVISION Phase No: II MapRef: PL 24-29 Abbreviated Description: Lot:39 Subdivision:THE COVES SUBDIVISION Phase No:II Map Ref:PL 24-29City/Muni/Twp:FAYETTEVILLE City/Muni/Twp: FAYETTEVILLE

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.

ICE SiteX Report

OrderID: 98809175

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.	**197 TERRY ST**	**07/09/2025**	$255,000	$51,000	2,144	//3	1970		
.02Mi.	**189 TERRY ST**	**05/16/2016**	$185,850	$37,170	1,426	//2	1972		
.04Mi.	**181 TERRY ST**	**11/03/2016**	$154,450	$30,890	1,040	//1	1970		
.04Mi.	**196 TERRY ST**	**12/18/2015**	$200,000	$40,000	1,300	//2	1970		A
.04Mi.	**100 SPRAGUE LN**	**07/07/2020**	$217,650	$43,530	1,904	//3	1979	39,204 SF	
.04Mi.	**188 TERRY ST**	**07/09/2021**	$153,800	$30,760	1,176	//1	1974		A
.04Mi.	**107 SPRAGUE LN**	**10/07/2002**	$454,550	$90,910	1,842	//2	1987	30,492 SF	P
.05Mi.	**180 TERRY ST**	**08/27/2018**	$154,400	$30,880	1,107	/3/1	1970		
.05Mi.	**173 TERRY ST**	**05/10/2010**	$183,550	$36,710	1,404	//1	1970		
.06Mi.	**80 SPRAGUE LN**	**01/30/2019**	$251,050	$50,210	2,046	//2	1985	1 SF	
.07Mi.	**172 TERRY ST**	**02/14/1995**	$164,650	$32,930	1,378	//1	1970		
.07Mi.	**197 GLEN ST**	**02/04/2020**	$199,750	$39,950	1,300	//1	1970		
.07Mi.	**189 GLEN ST**	**11/30/1992**	$162,150	$32,430	1,404	//1	1970		A
.07Mi.	**165 TERRY ST**	**12/31/2020**	$276,850	$55,370	2,080	//3	1970		P
.08Mi.	**181 GLEN ST**	**07/08/2025**	$164,150	$32,830	1,404	//1	1970		
.08Mi.	**164 TERRY ST**	**06/24/2024**	$153,600	$30,720	1,404	//1	1970		

Rent vs. Own

Households Occupied by Renters:	17%	Households Occupied by Owners:	78%

Demographics & Income

Median Age:	36.9 years old	Households:	3,709
Median Household Income:	$88,538	Households w/Family:	71%
Household Income Per Capita:	$39,632	Households w/Family Married:	60%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	Farmington School District	Students:	2,987
Number of Schools:	6	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.41Mi.	**Farmington Middle School** Number of Students: 638 Student-Teacher Ratio: 19.75	A-	Public	4 - 6
1.35Mi.	**Bob Folsom Elementary School** Number of Students: 438 Student-Teacher Ratio: 17.91	B+	Public	KG - 3

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	60%	NOTABLY LOWER
BURGLARY	87%	LOWER
MOTOR VEHICLE THEFT	60%	NOTABLY LOWER
FORCIBLE ROBBERY	108%	SIMILAR
AGGRAVATED ASSAULT	69%	NOTABLY LOWER
FORCIBLE RAPE	74%	NOTABLY LOWER
MURDER	85%	LOWER
OVERALL	88%	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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