ICE SiteX Report

OrderID: 98809225

SiteX Property Information Report



Subject Property Location

200 ADAMS ST, HUGHES, AR 72348-9769

County:	**ST FRANCIS AR**	Census Tract:	9601.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0804-00667-0000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$117,000**	FSD:	12	Common Confidence Score:	67
Value Range:	$102,960 - $131,040	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2023	Tax Rate Code Area:	27F
Assd Land Value:	$1,750	Market Land Value:	$8,750	Tax Year:	2026
Assd Improvement:	$18,140	Market Improvment Value:	$90,700	Total Taxable Value:	$905
Total Assessed Value:	$19,890	Total Assessor Market Value:	$99,450	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 8 Subdivision: RIDGECREST SUBDIV #1
Abbreviated Description: & N 45' LOT 8 RIDGECREST SUBDIV #1 77/78

Property Characteristics

Lot Size:		Bedrooms:		Pool:	Above ground pool
Building Area:	2464 SF	Baths:	1	Fireplace:	1
Year Built:	1996	Partial Baths:	1	Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick veneer
Number of Units:		Garage Type:	Attached Garage	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Fiberglass Roof
		Foundation:	Closed Piers	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/28/2026	Sales Price:	$98,484
Document #:	2026R003562 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	02/08/2022	Loan Amount:	N/A
Document #:	2022R000354 BK-PG -	Loan Type:	Conventional
Contract Date:	01/26/2022		
TD Due Date:	02/01/2052	Type Finance:	

Legal Description:
Lot: MP Subdivision: RIDGECREST SUBDIVISION NO 1 Map Ref: PG 270
Abbreviated Description: PORTION LOT8
City/Muni/Twp: HUGHES

Prior Transfer

Recording Date:	02/08/2022	Sales Price:	$93,000
Document #:	2022R000353 BK-PG -	Type of Sale:	Lender Sold
Contract Date:	01/26/2022		
Document Type:	Deed		

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Legal Description:
Lot: MP Subdivision: RIDGECREST SUBDIVISION NO 1 Map Ref: PG 270
Abbreviated Description: PORTION LOT8
City/Muni/Twp: HUGHES

Prior Transfer

Recording Date:	01/26/2022	Sales Price:	$93,000
Document #:	2022-000353 BK-PG 2022-353	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Lot: P Subdivision: RIDGECREST SUBDIV #1
Abbreviated Description: & N 45' LOT 8 RIDGECREST SUBDIV #1 77/78

Prior Transfer

Recording Date:	05/27/2021	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Lot: P Subdivision: RIDGECREST SUBDIV #1
Abbreviated Description: & N 45' LOT 8 RIDGECREST SUBDIV #1 77/78

Mortgage Record

Recording Date:	07/25/2019	Loan Amount:	N/A
Document #:	2019R000084 BK-PG -	Loan Type:	2nd Mortgage made to cover down payment
Contract Date:	07/19/2019		
TD Due Date:	08/01/2029	Type Finance:	

Legal Description:
Subdivision: RIDGECREST SUBDIVISION NO 1 Map Ref: 0
Abbreviated Description: NORTH45FT LOT8
City/Muni/Twp: HUGHES

Mortgage Record

Recording Date:	07/25/2019	Loan Amount:	N/A
Document #:	2019R000083 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	04/11/2017		
TD Due Date:	08/01/2049	Type Finance:	

Legal Description:
Lot: MP Subdivision: RIDGECREST SUBDIVISION NO 1 Map Ref: PG 270
Abbreviated Description: NORTH45FT LOT8
City/Muni/Twp: HUGHES

Prior Transfer

Recording Date:	07/25/2019	Sales Price:	$140,000
Document #:	2019R000082 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	04/11/2017		
Document Type:	Deed		

Legal Description:
Lot: MP Subdivision: RIDGECREST SUBDIVISION NO 1 Map Ref: PG 270
Abbreviated Description: NORTH45FT LOT8
City/Muni/Twp: HUGHES

Prior Transfer

Recording Date:	04/13/2017	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	BK-PG 888-0899	Type of Sale:	Non Arms-Length Transfer
Contract Date:	04/11/2017		
Document Type:	Deed		

Legal Description:
Lot: MP Subdivision: RIDGECREST SUBDIVISION NO 1 Map Ref: PG 270
Abbreviated Description: NORTH45FT LOT8
City/Muni/Twp: HUGHES

Prior Transfer

Recording Date:	06/20/1994	Sales Price:	$667
Document #:	BK-PG 340-204	Type of Sale:	Arms-Length Transfer
Document Type:	Deed		

Legal Description:
Subdivision: RIDGECREST SUBDIV #1 Sec/Twnship/Range: SEC 00
Abbreviated Description: WAS # 13621-7 & N 45' LOT 8 RIDGECREST SUBDIV #1

Area Sales Analysis

Total Area Sales	$353,900	Median # of Bedrooms	
Median Lot Size	5,041 SF	Median # of Baths	2
Median Living Area	1,512 SF	Median Year Built	1998
Price Range - 2 Yrs	$69,900 to $169,000	Age Range	27 years to 30 years
Median Value	$115,000	Median Age	28 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.16Mi.	**1909 MAIN ST** **HUGHES, AR 72348-9144**	01/21/2026	$24,000	$16	1504	//2		SF	
		APN: 0804-00603-0000 Document #: 2026R000267 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 4,5 Block: 37 Subdivision: CA HUGHES ESTATE MapRef: PG 104 Abbreviated Description: Lot:4,5 Block:37 Subdivision:CA HUGHES ESTATE Map Ref:PG 104City/Muni/Twp:CITY OF HUGHES City/Muni/Twp: CITY OF HUGHES								
2	.16Mi.	**1811 MAIN ST** **HUGHES, AR 72348-8504**	05/02/2025	$125,000	$38	3304	//2		SF	

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APN: 0804-00595-0000 Document #: 2025R001508
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1 Block: 36 Subdivision: ESTATE OF MRS C A HUGHES SUBDIVISION NO FIVE Abbreviated Description: Lot:1 Block:36 Subdivision:ESTATE OF MRS C A HUGHES SUBDIVISION NO FIVE City/Muni/Twp:TOWN OF HUGHES City/Muni/Twp: TOWN OF HUGHES

3	.16Mi.	**211 MURRAY ST** **HUGHES, AR 72348-9736**	03/04/2025	$48,500			//		SF	

APN: 0804-00678-0000 Document #: 2025R000682
Document Type: Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 17,18 Subdivision: RIDGECREST SUBDIVISION MapRef: MB 3 PG 8 Abbreviated Description: Lot:17,18 Subdivision:RIDGECREST SUBDIVISION Map Ref:MB 3 PG 8City/Muni/Twp:TOWN OF HUGHES City/Muni/Twp: TOWN OF HUGHES

4	.22Mi.	**2000 MAIN ST** **HUGHES, AR 72348-9166**	06/24/2022	$50,000	$26	1960	//1	1992	SF	

APN: 0804-00514-0000 Document #: 2022R002442
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: GRIFFITH SUBDIVISION MapRef: PG 199 Abbreviated Description: Lot:3 Subdivision:GRIFFITH SUBDIVISION Map Ref:PG 199City/Muni/Twp:HUGHES City/Muni/Twp: HUGHES

5	.37Mi.	**303 CHURCH ST** **HUGHES, AR 72348-8013**	07/11/2022	$74,000	$39	1876	//1	1991	SF	

APN: 0804-00076-0000 Document #: 2022R002597
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 4 Block: 7 Subdivision: ORIGINAL TOWN OF HUGHES Sec/Twnship/Range: S2 S16T04NR06E 5PM Abbreviated Description: Lot:4 Block:7 Subdivision:ORIGINAL TOWN OF HUGHES Sec/Twnship/Range:S2 S16T04NR06E 5PM

6	.43Mi.	**428 LOVE ST** **HUGHES, AR 72348-5000**	09/05/2024	$1,200			//		SF	

APN: 0804-00403-0000 Document #: 2024R003105
Document Type: Special Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 6 Block: 15 Subdivision: COWANS ADDITION Abbreviated Description: Lot:6 Block:15 Subdivision:COWANS ADDITION

7	.44Mi.	**202 CIRCLE ST** **HUGHES, AR 72348-9164**	05/15/2025	$40,000	$33	1216	//	2021	SF	

APN: 0804-00127-0000 Document #: 2025R001686
Document Type: Special Warranty Deed Price Code: A
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 25 Subdivision: ADAMS FIRST ADDITION MapRef: MB 4 PG 120 Abbreviated Description: Lot:25 Subdivision:ADAMS FIRST ADDITION Map Ref:MB 4 PG 120City/Muni/Twp:CITY OF HUGHES City/Muni/Twp: CITY OF HUGHES

8	.47Mi.	**209 TUCKER RD** **HUGHES, AR 72348-**	06/16/2026	$3,130			//		SF	

APN: 0804-00115-0000 Document #: 2026R002230
Document Type: Special Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 13 Subdivision: ADAMS FIRST ADDITION Abbreviated Description: Lot:13 Subdivision:ADAMS FIRST ADDITION

9	.51Mi.	**711 MAIN ST** **HUGHES, AR 72348-9753**	05/04/2022	$23,000	$12	1986	//2	1988	SF	A

APN: 0804-00567-0000 Document #: 2022R001633
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 10 Block: 30 Subdivision: MRS CA HUGHES SUBDIVISION NUMBER ONE MapRef: PG 124 Abbreviated Description: Lot:10 Block:30 Subdivision:MRS CA HUGHES SUBDIVISION NUMBER ONE Map Ref:PG 124City/Muni/Twp:HUGHES City/Muni/Twp: HUGHES

10	.53Mi.	**222 5TH ST** **HUGHES, AR 72348-9735**	06/14/2024	$100,000	$44	2275	//2		14,810 SF	

APN: 0804-00864-0004 Document #: 2024R002073
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Block: 30 Subdivision: CA HUGHES SUBDIVISION Abbreviated Description: Block:30 Subdivision:CA HUGHES SUBDIVISION City/Muni/Twp:TOWN OF HUGHES City/Muni/Twp: TOWN OF HUGHES

11	.6Mi.	**112 4TH ST** **HUGHES, AR 72348-9711**	04/18/2023	$210,000	$67	3132	//3	1996	SF	P

APN: 0804-01192-0000 Document #: 2023R001180
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 45-51 Block: 42 Subdivision: HOYLE AND ADAMS FIRST SUBDIVISION Sec/Twnship/Range: SW4 S16T04NR06E Abbreviated Description: Lot:45-51 Block:42 Subdivision:HOYLE AND ADAMS FIRST SUBDIVISION Sec/Twnship/Range:SW4 S16T04NR06E City/Muni/Twp:HUGHES City/Muni/Twp: HUGHES

12	.61Mi.	**110 4TH ST** **HUGHES, AR 72348-9711**	11/25/2024	$115,000	$76	1512	//2	1996	SF	

APN: 0804-01187-0000 Document #: 2024R004077
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 42-44 Block: 42 Subdivision: HOYLE AND ADAMS FIRST SUBDIVISION Sec/Twnship/Range: S2SW4S16T04NR06E5PM Abbreviated Description: Lot:42-44 Block:42 Subdivision:HOYLE AND ADAMS FIRST SUBDIVISION Sec/Twnship/Range:S2SW4S16T04NR06E5PM City/Muni/Twp:CITY OF HUGHES City/Muni/Twp: CITY OF HUGHES

13	.62Mi.	**121 N 3RD** **HUGHES, AR 72348-9157**	02/24/2023	$4,000	$5	860	//1	1991	SF	

APN: 0804-00571-0000 Document #: 2023R000617
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 6&7 Block: 31 Subdivision: MRS C A HUGHES SUBDIVISION NO ONE Abbreviated Description: Lot:6&7 Block:31 Subdivision:MRS C A HUGHES SUBDIVISION NO ONE Abbreviated Description:PORTION LOTS6&7 City/Muni/Twp:HUGHES City/Muni/Twp: HUGHES

14	.64Mi.	**103 N 3RD** **HUGHES, AR 72348-9157**	12/19/2023	$30,000	$16	1932	//2	1996	SF	

APN: 0804-01164-0000 Document #: 2023R004171
Document Type: Warranty Deed Price Code: A
Land Use: Multi-Family Dwellings (Generic, any combination 2+)
Legal: Lot: 18-20 Block: 42 Subdivision: ADAMS FIRST SUBDIVISION MapRef: MB 3 PG 196 Abbreviated Description: Lot:18-20 Block:42 Subdivision:ADAMS FIRST SUBDIVISION Map Ref:MB 3 PG 196City/Muni/Twp:HUGHES City/Muni/Twp: HUGHES

15	.66Mi.	**550 LOVE ST** **HUGHES, AR 72348-**	11/13/2024	$1,800			//		5,663 SF	

APN: 0804-00957-0000 Document #: 2024R003944
Document Type: Special Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal:

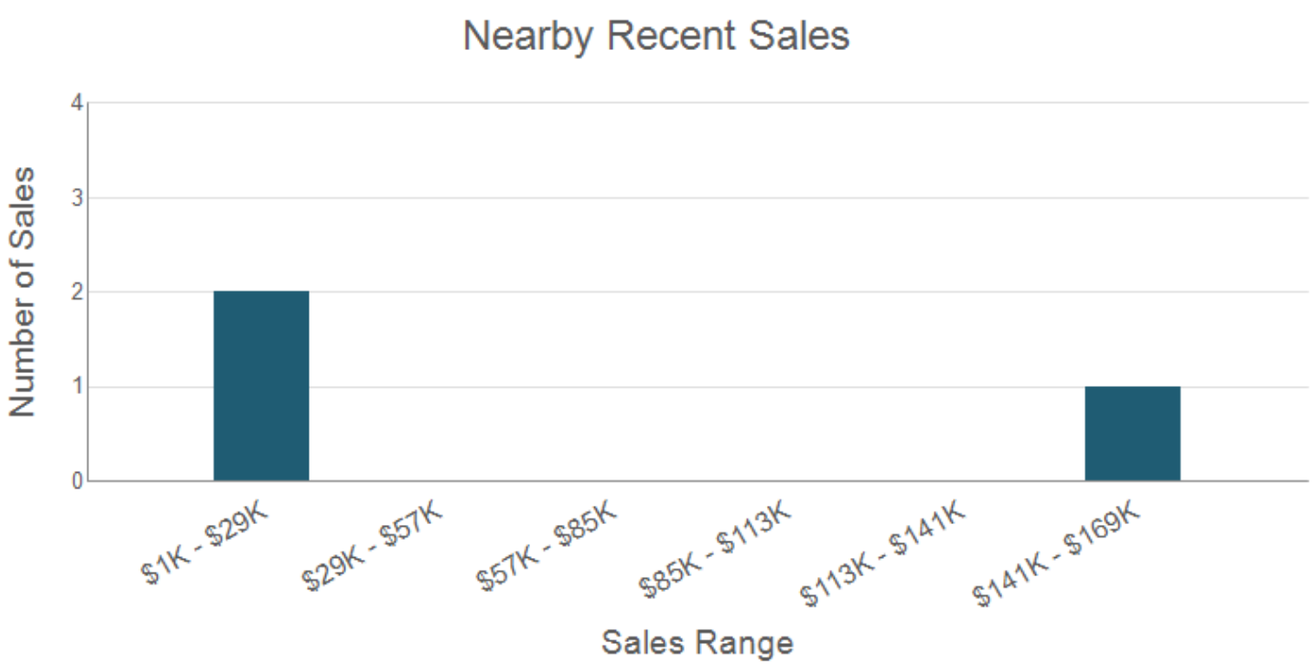
16	.78Mi.	**212 BAIRD ST**	03/17/2025	$69,900	$55	1275	//1	1999	10,080 SF	

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		HUGHES, AR 72348-9718								
	APN: 0804-00620-0000 Document #: 2025R000882 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 10 Block: 1 Subdivision: KH KINNEY SUBDIVISION MapRef: MB 3 PG 17 Abbreviated Description: Lot:10 Block:1 Subdivision:KH KINNEY SUBDIVISION Map Ref:MB 3 PG 17City/Muni/Twp:CITY OF HUGHES City/Muni/Twp: CITY OF HUGHES									
17	.79Mi.	**1125 BLACKWOOD ST**	06/09/2026	$4,000			//		22,500 SF	
		HUGHES, AR 72348-8925								
	APN: 0804-00611-0000 Document #: 2026R002112 Document Type: Special Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal: Lot: 1 Block: 1 Subdivision: K H KINNEY Abbreviated Description: Lot:1 Block:1 Subdivision:K H KINNEY City/Muni/Twp:HUGHES City/Muni/Twp: HUGHES									
18	.8Mi.	**223 MAIN ST**	09/25/2023	$155,000	$66	2351	//2		43,560 SF	P
		HUGHES, AR 72348-9751								
	APN: 0804-00898-0000 Document #: 2023R003180 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Sec/Twnship/Range: SE4SE4 S17T04NR06E Abbreviated Description: Sec/Twnship/Range:SE4SE4 S17T04NR06E									
19	.88Mi.	**207 N 1ST ST**	05/19/2026	$169,000	$73	2318	//2	1998	92,347 SF	
		HUGHES, AR 72348-9728								
	APN: 0804-00901-0000 Document #: 2026R001854 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Tract No: 3 Sec/Twnship/Range: E2SE4S17T04NR06E Abbreviated Description: Tract No:3 Sec/Twnship/Range:E2SE4S17T04NR06E									
20	1.22Mi.	**59 SFC 624**	03/27/2024	$67,000	$73	921	//1	2011	35,284 SF	
		HUGHES, AR 72348-8502								
	APN: 0001-02760-0005 Document #: 2024R001079 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Section: 22 MapRef: MB 388 PG 153 Sec/Twnship/Range: SE%NE%S22T04NR06E Abbreviated Description: Section:22 Map Ref:MB 388 PG 153Sec/Twnship/Range:SE%NE%S22T04NR06E									

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.

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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.	**200 ADAMS ST**	**01/26/2022**	$99,450	$19,890	2,464	//1	1996		A
.03Mi.	**202 ADAMS ST**	**03/18/2009**	$151,300	$30,260	3,026	//2	1999		P
.03Mi.	**114 ADAMS ST**	**11/30/2021**	$87,550	$17,510	2,400	//2	1997		
.04Mi.	**201 ADAMS ST**	**08/26/2019**	$74,450	$14,890	1,935	//2	1999		
.05Mi.	**112 ADAMS ST**	**10/30/2018**	$77,800	$15,560	2,419	//2	1996		
.06Mi.	**104 MURRAY ST**	**10/04/2006**	$60,300	$12,060	2,159	//2	1994		
.06Mi.	**300 ADAMS ST**	**07/08/2019**	$99,100	$19,820	2,668	//3	1999		
.06Mi.	**110 ADAMS ST**	**11/15/2016**	$69,100	$13,820	1,903	//2	1996		
.08Mi.	**106 ADAMS ST**	**06/08/2021**	$70,200	$14,040	2,537	//2	1996		P
.08Mi.	**109 ADAMS ST**	**11/13/2017**	$100,400	$20,080	2,210	//2	1999		
.1Mi.	**103 RASPBERRY ST**	**05/28/2024**	$110,750	$22,150	3,206	//2	2001		
.1Mi.	**100 RASPBERRY ST**	**04/29/2014**	$130,650	$26,130	3,640	//2	1999		
.1Mi.	**107 MURRAY ST**	**01/03/2020**	$256,850	$51,370	6,387	//4			P
.11Mi.	**1810 MAIN ST**	**11/16/2006**	$22,050	$4,410	1,595	//1	1988		
.11Mi.	**110 MURRAY ST**	**02/09/2004**	$47,700	$9,540	1,206	//1	1999		
.12Mi.	**1814 MAIN ST**	**07/20/1989**	$42,200	$8,440	1,616	//1	1997	7,841 SF	

Rent vs. Own

Households Occupied by Renters:	26%	Households Occupied by Owners:	50%

Demographics & Income

Median Age:	46.2 years old	Households:	1,033
Median Household Income:	$51,531	Households w/Family:	64%
Household Income Per Capita:	$26,384	Households w/Family Married:	37%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	West Memphis School District	Students:	4,511
Number of Schools:	9	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
19.72Mi.	**Faulk Elementary School** Number of Students: 523 Student-Teacher Ratio: 16.87	F	Public	PK - 6
21.13Mi.	**West Junior High School** Number of Students: 461 Student-Teacher Ratio: 10.94	D-	Public	7 - 9

Flood Report

The Subject Property of **200 ADAMS ST, HUGHES, AR 72348-9769** 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	57%	NOTABLY LOWER
BURGLARY	163%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	95%	SIMILAR
FORCIBLE ROBBERY	107%	SIMILAR
AGGRAVATED ASSAULT	153%	NOTABLY HIGHER
FORCIBLE RAPE	139%	NOTABLY HIGHER
MURDER	144%	NOTABLY HIGHER
OVERALL	160%	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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