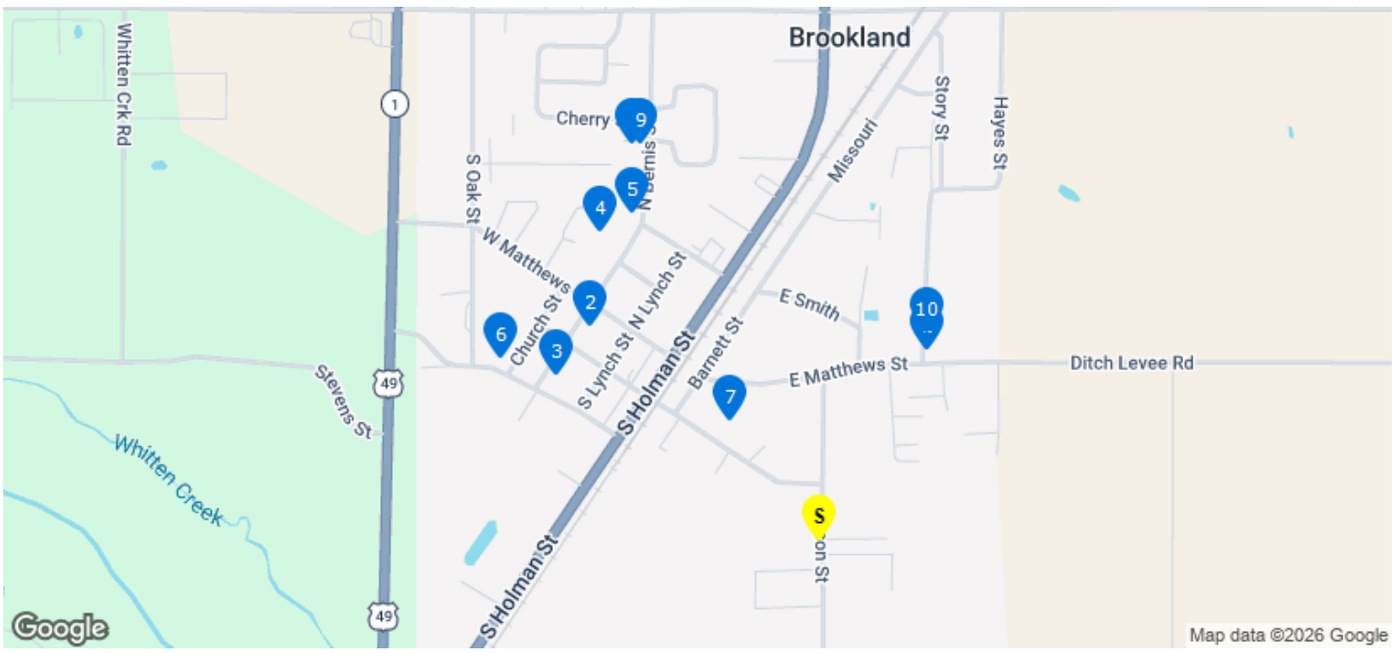
ICE SiteX Report

OrderID: 98809226

SiteX Property Information Report



Subject Property Location

206 EASON ST, BROOKLAND, AR 72417-8871

County:	**CRAIGHEAD AR**	Census Tract:	0011.02
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	11-155293-03820	Thomas Bros Pg-Grid:	

Valuation

Value:	**$200,000**	FSD:	28	Common Confidence Score:	28
Value Range:	$144,000 - $256,000	ICE Confidence Score:	72		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2023	Tax Rate Code Area:	BK BK
Assd Land Value:	$4,000	Market Land Value:	$20,000	Tax Year:	2025
Assd Improvement:	$30,230	Market Improvment Value:	$151,150	Total Taxable Value:	$878
Total Assessed Value:	$34,230	Total Assessor Market Value:	$171,150	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 2,11 Subdivision: EASON COMMONS Sec/Twnship/Range: SEC 29 TWN 15 RNG 05
Abbreviated Description: EASON COMMONS LOT 2 200.56'X64.50' REPLAT OF RYANS SURVEY S 193.50' OF LOT 11

Property Characteristics

Lot Size:	14,375 SF	Bedrooms:		Pool:	
Building Area:	1418 SF	Baths:	2	Fireplace:	
Year Built:		Partial Baths:		Type Const:	
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:		A/C:	Central
Style:		Basement:		Roof Cover:	Fiberglass Roof
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/25/2026	Sales Price:	$207,070
Document #:	2026R-020476 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	03/31/2025	Sales Price:	N/A
Document #:	2025R-005745 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	03/21/2025	Loan Amount:	N/A
Document #:	2025R-005063 BK-PG -	Loan Type:	Conventional
Contract Date:	03/21/2025		
TD Due Date:	04/01/2055	Type Finance:	

Legal Description:
Subdivision: EASON COMMONS Map Ref: CAB C PG 371
City/Muni/Twp: JONESBORO

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Prior Transfer

Recording Date:	03/21/2025	Sales Price:	$205,000
Document #:	2025R-005062 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	03/21/2025		
Document Type:	Deed		

Legal Description:
Subdivision: EASON COMMONS Map Ref: CAB C PG 371
City/Muni/Twp: JONESBORO

Mortgage Record

Recording Date:	12/30/2021	Loan Amount:	N/A
Document #:	2021R-031334 BK-PG -	Loan Type:	Building or Construction Loan
Contract Date:	12/29/2021		
TD Due Date:	12/29/2022	Type Finance:	

Legal Description:
Subdivision: EASON COMMONS Map Ref: CAB C PG 371
City/Muni/Twp: JONESBORO

Prior Transfer

Recording Date:	12/30/2021	Sales Price:	$33,000
Document #:	2021R-031333 BK-PG -	Type of Sale:	Non Residential Transfer
Contract Date:	12/29/2021		
Document Type:	Deed		

Legal Description:
Subdivision: EASON COMMONS Map Ref: CAB C PG 371
City/Muni/Twp: JONESBORO

Prior Transfer

Recording Date:	12/29/2021	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Lot: M Subdivision: EASON COMMONS Sec/Twnship/Range: SEC 29 TWN 15 RNG 05
Abbreviated Description: EASON COMMONS LOT 2 200.56'X64.50' REPLAT OF RYANS SURVEY S 193.50' OF LOT 11

Area Sales Analysis

Total Area Sales	$1,812,500	Median # of Bedrooms	
Median Lot Size	9,583 SF	Median # of Baths	2
Median Living Area	1,236 SF	Median Year Built	2014
Price Range - 2 Yrs	$152,500 to $203,000	Age Range	10 years to 17 years
Median Value	$183,500	Median Age	12 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.08Mi.	**106 BROOKVALE CIR** **BROOKLAND, AR 72417-9109**	07/08/2025	$225,000	$153	1474	//2		7,405 SF	
		APN: 11-155293-15300 Document #: 2025R-012737 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 35 Subdivision: BROOKVALE SUBDIVISION MapRef: CAB C PG 194 Abbreviated Description: Lot:35 Subdivision:BROOKVALE SUBDIVISION Map Ref:CAB C PG 194								
2	.08Mi.	**113 E HINKLEY ST** **BROOKLAND, AR 72417-8870**	04/04/2025	$325,000	$126	2586	//2		30,056 SF	
		APN: 11-155293-05000 Document #: 2025R-006043 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 9&10 Block: D Subdivision: RYANS SURVEY MapRef: MB 48 PG 52 Abbreviated Description: Lot:9&10 Block:D Subdivision:RYANS SURVEY Map Ref:MB 48 PG 52Abbreviated Description:PORTION LOT9 City/Muni/Twp:BROOKLAND City/Muni/Twp: BROOKLAND								
3	.1Mi.	**138 BROOKVALE CIR** **BROOKLAND, AR 72417-9109**	08/27/2025	$209,000	$157	1334	//2		7,405 SF	
		APN: 11-155293-14500 Document #: 2025R-016359 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 27 Subdivision: BROOKVALE SUBDIVISION MapRef: CAB C PG 194 Sec/Twnship/Range: S29T15NR05E Abbreviated Description: Lot:27 Subdivision:BROOKVALE SUBDIVISION Map Ref:CAB C PG 194Sec/Twnship/Range:S29T15NR05E City/Muni/Twp:BROOKLAND City/Muni/Twp: BROOKLAND								
4	.11Mi.	**136 BROOKVALE CIR** **BROOKLAND, AR 72417-9109**	03/30/2026	$229,000	$151	1518	//2		7,405 SF	
		APN: 11-155293-14600 Document #: 2026R-006177 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 28 Subdivision: BROOKVALE SUBDIVISION MapRef: CAB C PG 194 Sec/Twnship/Range: S29T15NR05E Abbreviated Description: Lot:28 Subdivision:BROOKVALE SUBDIVISION Map Ref:CAB C PG 194Sec/Twnship/Range:S29T15NR05E City/Muni/Twp:BROOKLAND City/Muni/Twp: BROOKLAND								
5	.11Mi.	**134 BROOKVALE CIR** **BROOKLAND, AR 72417-9109**	07/31/2025	$230,000	$158	1459	//2		7,405 SF	
		APN: 11-155293-14700 Document #: 2025R-014554 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 29 Subdivision: BROOKVALE SUBDIVISION MapRef: CAB C PG 194 Sec/Twnship/Range: S29T15NR05E Abbreviated Description: Lot:29 Subdivision:BROOKVALE SUBDIVISION Map Ref:CAB C PG 194Sec/Twnship/Range:S29T15NR05E City/Muni/Twp:BROOKLAND City/Muni/Twp: BROOKLAND								
6	.13Mi.	**102 EASON ST** **BROOKLAND, AR 72417-8681**	08/27/2025	$269,000			//		15,246 SF	
		APN: 11-155293-05010 Document #: 2025R-016376 Document Type: Warranty Deed Price Code: Land Use: Residential - Vacant Land Legal: Lot: 9 Block: D Subdivision: RYANS SURVEY MapRef: DD 48 PG 52 Abbreviated Description: Lot:9 Block:D Subdivision:RYANS SURVEY Map Ref:DD 48 PG 52Abbreviated Description:PORTION LOT9 City/Muni/Twp:BROOKLAND City/Muni/Twp: BROOKLAND								
7	.18Mi.	**104 E MATTHEWS ST** **BROOKLAND, AR 72417-8682**	04/08/2026	$29,500			//		34,500 SF	

ICE SiteX Report

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APN: 11-155293-04500 Document #: 2026R-006937
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 6 Block: D Subdivision: RYANS SURVEY Abbreviated Description: Lot:6 Block:D Subdivision:RYANS SURVEY Abbreviated Description:PORTION LOT6 City/Muni/Twp:BROOKLAND City/Muni/Twp: BROOKLAND

8	.2Mi.	**104 EASON ST** **BROOKLAND, AR 72417-8681**	06/30/2025	$249,900			//		14,810 SF

APN: 11-155293-05020 Document #: 2025R-012233
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 9 Block: D Subdivision: RYANS SURVEY MapRef: MB 48 PG 52 Abbreviated Description: Lot:9 Block:D Subdivision:RYANS SURVEY Map Ref:MB 48 PG 52

9	.21Mi.	**103 BARNETT ST** **BROOKLAND, AR 72417-8869**	04/06/2026	$160,000	$132	1212	//1		61,420 SF

APN: 11-155293-04000 Document #: 2026R-006708
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 2&3 Block: D Subdivision: RYANS SURVEY Abbreviated Description: Lot:2&3 Block:D Subdivision:RYANS SURVEY City/Muni/Twp:BROOKLAND City/Muni/Twp: BROOKLAND

10	.31Mi.	**103 HAYES ST** **BROOKLAND, AR 72417-8677**	03/20/2026	$203,000	$137	1479	//2	2016	16,400 SF

APN: 11-155291-02600 Document #: 2026R-005673
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: JAYNES MapRef: CAB C PG 268 Abbreviated Description: Lot:1 Subdivision:JAYNES Map Ref:CAB C PG 268City/Muni/Twp:BROOKLAND City/Muni/Twp: BROOKLAND

11	.33Mi.	**105 HAYES ST** **BROOKLAND, AR 72417-8677**	11/27/2024	$152,500	$121	1260	//1		16,553 SF

APN: 11-155294-01800 Document #: 2024R-021387
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 12-15 Block: 1 Subdivision: R L HAYES ADDITION Abbreviated Description: Lot:12-15 Block:1 Subdivision:R L HAYES ADDITION City/Muni/Twp:BROOKLAND City/Muni/Twp: BROOKLAND

12	.41Mi.	**107 WESTON CV** **BROOKLAND, AR 72417-5011**	06/18/2025	$209,000	$148	1412	//2		25,265 SF

APN: 11-155292-30700 Document #: 2025R-011487
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: WESTON POINTE MapRef: DOC 2023R-021587 Abbreviated Description: Lot:4 Subdivision:WESTON POINTE Map Ref:DOC 2023R-021587City/Muni/Twp:BROOKLAND City/Muni/Twp: BROOKLAND

13	.42Mi.	**109 WESTON CV** **BROOKLAND, AR 72417-5011**	08/25/2025	$205,000	$145	1412	//2		14,810 SF

APN: 11-155292-30800 Document #: 2025R-016129
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: WESTON POINTE MapRef: CAB D PG 4 Abbreviated Description: Lot:5 Subdivision:WESTON POINTE Map Ref:CAB D PG 4City/Muni/Twp:BROOKLAND City/Muni/Twp: BROOKLAND

14	.43Mi.	**101 CAMERON AVE** **BROOKLAND, AR 72417-9110**	05/15/2026	$195,500	$133	1475	//2		10,890 SF

APN: 11-155291-06300 Document #: 2026R-009987
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: CAMERON PLACE SUBDIVISION MapRef: CAB C PG 283 Abbreviated Description: Lot:1 Subdivision:CAMERON PLACE SUBDIVISION Map Ref:CAB C PG 283City/Muni/Twp:JONESBORO City/Muni/Twp: JONESBORO

15	.43Mi.	**92 N BERNIS ST** **BROOKLAND, AR 72417-9176**	06/16/2025	$226,000	$105	2159	//2		6,970 SF

APN: 11-155292-07900 Document #: 2025R-011282
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: G AND K BERNIS STREET ADDITION MapRef: CAB C PG 382 Abbreviated Description: Lot:2 Subdivision:G AND K BERNIS STREET ADDITION Map Ref:CAB C PG 382City/Muni/Twp:BROOKLAND City/Muni/Twp: BROOKLAND

16	.44Mi.	**108 WESTON CV** **BROOKLAND, AR 72417-5011**	06/18/2025	$204,000	$144	1412	//2		11,761 SF

APN: 11-155292-30900 Document #: 2025R-011461
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: WESTON POINTE MapRef: DOC 2023R-021587 Abbreviated Description: Lot:6 Subdivision:WESTON POINTE Map Ref:DOC 2023R-021587City/Muni/Twp:BROOKLAND City/Muni/Twp: BROOKLAND

17	.44Mi.	**204 S BERNIS ST** **BROOKLAND, AR 72417-8902**	03/07/2025	$195,000	$151	1288	//2	2014	7,405 SF

APN: 11-155292-05201 Document #: 2025R-004114
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1 Block: 4 Subdivision: BARKER BROTHERS MapRef: CAB C PG 233 Abbreviated Description: Lot:1 Block:4 Subdivision:BARKER BROTHERS Map Ref:CAB C PG 233City/Muni/Twp:BROOKLAND City/Muni/Twp: BROOKLAND

18	.45Mi.	**101 S BERNIS ST** **BROOKLAND, AR 72417-8952**	02/18/2026	$178,000	$114	1556	//2		6,970 SF

APN: 11-155292-04840 Document #: 2026R-003256
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 3 Subdivision: THIELEMIER REPLAT MapRef: CAB C PG 352 Abbreviated Description: Lot:4 Block:3 Subdivision:THIELEMIER REPLAT Map Ref:CAB C PG 352City/Muni/Twp:BROOKLAND City/Muni/Twp: BROOKLAND

19	.46Mi.	**106 WESTON CV** **BROOKLAND, AR 72417-5011**	05/30/2025	$204,000	$144	1412	//2		19,602 SF

APN: 11-155292-31000 Document #: 2025R-010076
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: WESTON POINTE TO BROOKLAND MapRef: DOC 2023R-021587 Abbreviated Description: Lot:7 Subdivision:WESTON POINTE TO BROOKLAND Map Ref:DOC 2023R-021587

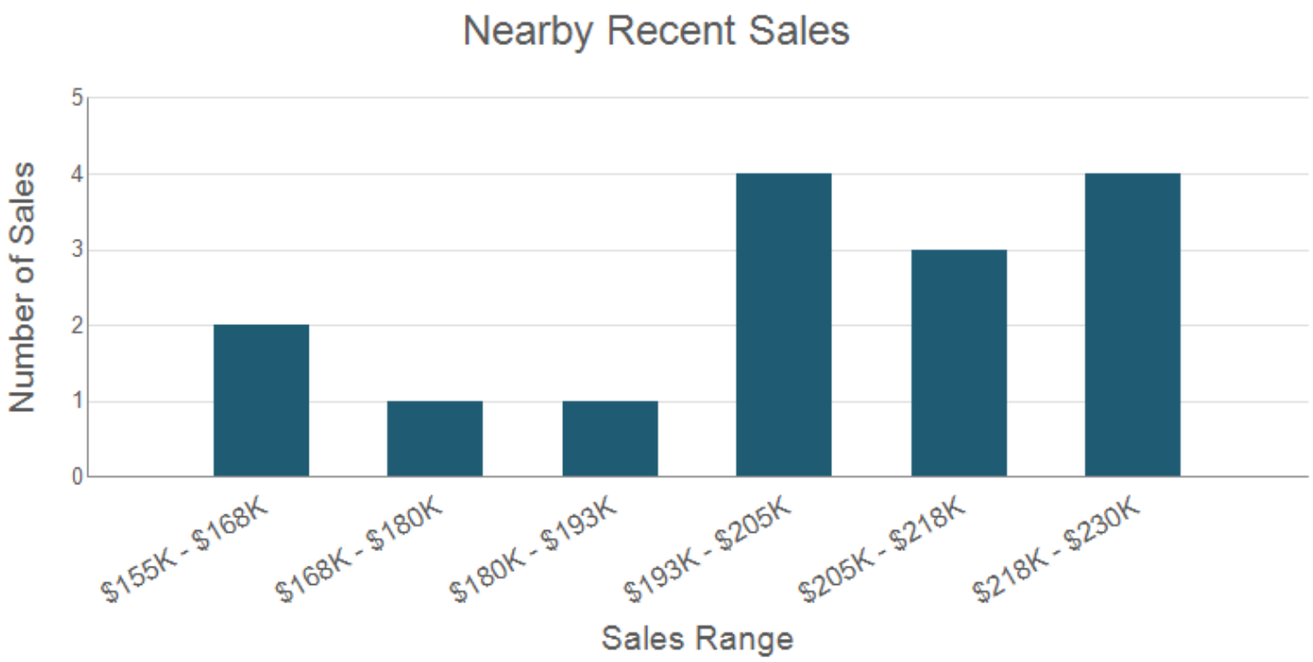
20	.47Mi.	**103 CHURCH ST** **BROOKLAND, AR 72417-9156**	01/15/2026	$180,000	$116	1556	//2		6,970 SF

APN: 11-155292-04830 Document #: 2026R-001004
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: THIELEMIER REPLAT MapRef: CAB C PG 352 Abbreviated Description: Lot:3 Subdivision:THIELEMIER REPLAT Map Ref:CAB C PG 352City/Muni/Twp:BROOKLAND City/Muni/Twp: BROOKLAND

ICE SiteX Report

OrderID: 98809226

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.	**206 EASON ST**	**03/20/2025**	$171,150	$34,230	1,418	//2		14,375 SF	
.01Mi.	**208 EASON ST**	**12/29/2021**	$176,290	$35,258	1,418	//2		14,375 SF	
.01Mi.	**204 EASON ST**	**12/29/2021**	$171,150	$34,230	1,418	//2		14,375 SF	
.03Mi.	**202 EASON ST**	**06/25/2012**	$103,550	$20,710	1,296	//2		14,375 SF	
.03Mi.	**300 EASON ST**	**11/15/1989**	$36,085	$7,217	936	//1	1650	28,080 SF	
.04Mi.	**116 E HINKLEY ST**	**03/13/2013**	$54,485	$10,897	1,260	//1			
.05Mi.	**101 CARDINAL ST**	**07/07/2021**	$116,730	$23,346	1,280	//2	2014	7,405 SF	
.05Mi.	**118 E HINKLEY ST**	**12/22/1997**	$98,385	$19,677	1,317	//1		9,583 SF	
.05Mi.	**109 BROOKVALE CIR**	**03/26/2024**	$178,030	$35,606	1,375	//2		15,682 SF	
.05Mi.	**200 EASON ST**	**01/31/2000**	$98,520	$19,704	1,296	//2		10,890 SF	
.05Mi.	**105 BROOKVALE CIR**	**12/29/2020**	$170,765	$34,153	1,410	//2		7,841 SF	
.05Mi.	**103 BROOKVALE CIR**	**01/28/2021**	$161,730	$32,346	1,410	//2		7,405 SF	
.05Mi.	**203 EASON ST**	**05/11/2023**	$129,735	$25,947	1,275	//2		13,068 SF	
.05Mi.	**205 EASON ST**		$122,355	$24,471	1,914	//1		17,000 SF	
.05Mi.	**107 BROOKVALE CIR**	**02/18/2021**	$169,585	$33,917	1,410	//2		7,841 SF	
.05Mi.	**101 BROOKVALE CIR**	**11/22/2022**	$161,195	$32,239	1,321	//2	2021	8,276 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

ICE SiteX Report

OrderID: 98809226

Flood Report

The Subject Property of **206 EASON ST, BROOKLAND, AR 72417-8871** 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	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

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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Data deemed reliable, but not guaranteed.
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