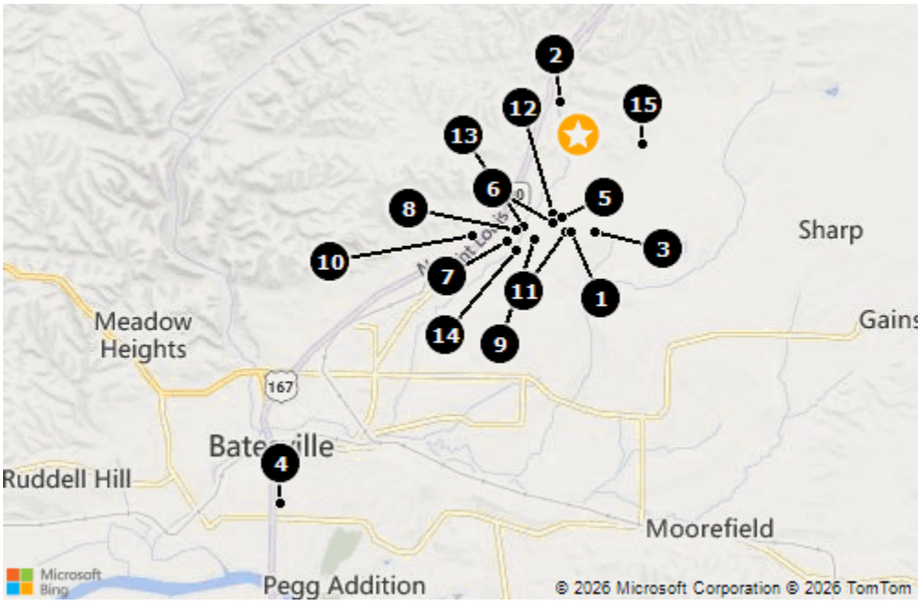
ICE SiteX Report

OrderID: 97841725

SiteX Property Information Report



Subject Property Location

20 VENTURA LN, BATESVILLE, AR 72501-9172

County:	**INDEPENDENCE AR**	Census Tract:	050634901.021078
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	01103090001	Thomas Bros Pg-Grid:	

Valuation

Value:	**$143,000**	FSD:	37	Common Confidence Score:	18
Value Range:	$90,090 - $195,910	ICE Confidence Score:	63		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	37O
Assd Land Value:	$910	Market Land Value:	$4,550	Tax Year:	2025
Assd Improvement:	$9,040	Market Improvment Value:	$45,200	Total Taxable Value:	$108
Total Assessed Value:	$9,950	Total Assessor Market Value:	$49,750	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: 01 Subdivision: S25 T14 R06 Sec/Twnship/Range: SEC 25 TWN 14 RNG 06
Abbreviated Description: PT SW NE

Property Characteristics

Lot Size:	34,412 SF	Bedrooms:		Pool:	
Building Area:	1904 SF	Baths:	2	Fireplace:	
Year Built:	1977	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Carport	Heating:	Central
Number of Stories:	1	Number of Cars:	3	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Z	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/22/2025	Sales Price:	N/A
Document #:	2025-004779 BK-PG 2025 -4779	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 01 Subdivision: S25 T14 R06 Sec/Twnship/Range: SEC 25 TWN 14 RNG 06
Abbreviated Description: PT SW NE

Prior Transfer

Recording Date:	05/23/2025	Sales Price:	N/A
Document #:	L202502880 BK-PG DT 2021-15159	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/12/2021	Sales Price:	$110,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/12/2021	Sales Price:	$110,000
Document #:	L202105078 BK-PG DEED 2021 -4601	Type of Sale:	Full Amount on Deed
Contract Date:	08/11/2021		

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Document Type:
Legal Description:
Sec/Twnship/Range: SW4NE4 S25T14NR06W 5PM

Area Sales Analysis

Total Area Sales	$2,334,406	Median # of Bedrooms	
Median Lot Size	21,780 SF	Median # of Baths	2
Median Living Area	1,560 SF	Median Year Built	1976
Price Range - 2 Yrs	$74,865 to $259,900	Age Range	15 years to 53 years
Median Value	$160,000	Median Age	50 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.03Mi.	**212 SHARON ST** **BATESVILLE, AR 72501-5328**	05/28/2026	$185,000	$118	1564	//1		SF	
		APN: 02009950001 Document #: L202603104 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: N2SE4NW4&N2SW4NE4S11T14NR05W Abbreviated Description: Sec/Twnship/Range:N2SE4NW4&N2SW4NE4S11T14NR05W								
2	.39Mi.	**35 VICTORY LN** **BATESVILLE, AR 72501-9132**	05/27/2026	$78,241	$80	969	//1	1974	10,890 SF	
		APN: 01103210001 Document #: L202603086 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Subdivision: BRYANTS NORTH PFEIFFER ADDITION MapRef: MB H PG 17 Sec/Twnship/Range: NE4NW4S25T14NR06W5PM Abbreviated Description: Lot:9 Subdivision:BRYANTS NORTH PFEIFFER ADDITION Map Ref:MB H PG 17Sec/Twnship/Range:NE4NW4S25T14NR06W5PM								
3	1.06Mi.	**270 SHARON ST** **BATESVILLE, AR 72501-5328**	05/05/2026	$82,000	$44	1863	//1		38,160 SF	
		APN: 0201005000 Document #: L202602563 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: A-18 Subdivision: HUSKEY SUBDIVISION Abbreviated Description: Lot:A-18 Subdivision:HUSKEY SUBDIVISION								
4	1Mi.	**127 SHARON ST** **BATESVILLE, AR 72501-7359**	03/09/2026	$79,500	$65	1218	//2		21,600 SF	
		APN: 0201019000 Document #: L202601313 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: B-6 Subdivision: HUSKEY SUBDIVISION MapRef: MB B PG 69 Sec/Twnship/Range: SE4NW4S36T14N&R06W Abbreviated Description: Lot:B-6 Subdivision:HUSKEY SUBDIVISION Map Ref:MB B PG 69Sec/Twnship/Range:SE4NW4S36T14N&R06W								
5	.89Mi.	**530 STACEY DR** **BATESVILLE, AR 72501-7354**	02/12/2026	$176,000	$109	1611	//1		21,600 SF	
		APN: 0201070000 Document #: L202600849 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: C-21 Subdivision: HUSKEY SUBDIVISION Sec/Twnship/Range: SE4NW4S36T14NR06W Abbreviated Description: Lot:C-21 Subdivision:HUSKEY SUBDIVISION Sec/Twnship/Range:SE4NW4S36T14NR06W								
6	.96Mi.	**14 LISA ST** **BATESVILLE, AR 72501-5307**	12/31/2025	$232,000	$124	1858	//2	1973	21,600 SF	
		APN: 0201110000 Document #: L202507295 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: SE4NW4S36T14NR06W Abbreviated Description: Sec/Twnship/Range:SE4NW4S36T14NR06W								
7	1.34Mi.	**33 STACEY DR** **BATESVILLE, AR 72501-5310**	11/10/2025	$131,900	$84	1553	//2		33,977 SF	
		APN: 0110624000 Document #: L202506378 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: NE4SE4S35T14NR06W Abbreviated Description: Sec/Twnship/Range:NE4SE4S35T14NR06W								
8	1.19Mi.	**111 STACEY DR** **BATESVILLE, AR 72501-5313**	09/25/2025	$180,000	$125	1429	//1	1978	21,615 SF	
		APN: 0201682000 Document #: L202505408 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Subdivision: STONE SUBDIVISION Abbreviated Description: Lot:10 Subdivision:STONE SUBDIVISION								
9	1.2Mi.	**206 SPRING VALLEY DR** **BATESVILLE, AR 72501-5335**	09/19/2025	$259,900	$123	2106	//2		21,780 SF	
		APN: 0110724000 Document #: L202505275 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: NW4SW4S36T14NR06W Abbreviated Description: Sec/Twnship/Range:NW4SW4S36T14NR06W								
10	1.53Mi.	**50 ASHLEY DR** **BATESVILLE, AR 72501-5244**	09/19/2025	$132,000	$103	1272	//2		21,780 SF	
		APN: 0110564000 Document #: L202505280 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: NE4SW4S35T14NR06W Abbreviated Description: Sec/Twnship/Range:NE4SW4S35T14NR06W								
11	1.04Mi.	**130 SHARON ST** **BATESVILLE, AR 72501-7358**	07/29/2025	$74,865	$53	1400	//2		21,060 SF	
		APN: 0200993000 Document #: L202504158 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6-A Subdivision: HUSKEY SUBDIVISION Abbreviated Description: Lot:6-A Subdivision:HUSKEY SUBDIVISION Abbreviated Description:LOT: PART OF LOT A-6								
12	.86Mi.	**431 STACEY DR** **BATESVILLE, AR 72501-5319**	06/13/2025	$178,000	$103	1716	//2		27,800 SF	
		APN: 0201086000 Document #: L202503303 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: SE4NW4S36T14NR06W Abbreviated Description: Sec/Twnship/Range:SE4NW4S36T14NR06W								
13	1.14Mi.	**122 STACEY DR** **BATESVILLE, AR 72501-5312**	05/29/2025	$160,000	$102	1560	//2		48,352 SF	
		APN: 0110612000 Document #: L202502985 Document Type: Price Code: D								

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Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SE4NE4S35T14NR06W Abbreviated Description: Sec/Twnship/Range:SE4NE4S35T14NR06W

14	1.39Mi.	**34 PEARL LN** **BATESVILLE, AR 72501-5341**	05/20/2025	$145,000	$106	1364	//1	2011	68,825 SF	

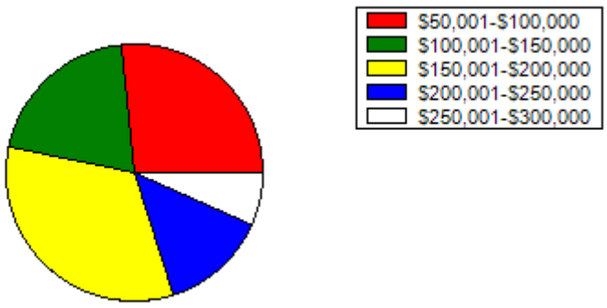
APN: 01106320002 Document #: L202502820
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NE4SE4S35T14NR06W Abbreviated Description: Sec/Twnship/Range:NE4SE4S35T14NR06W

15	.71Mi.	**595 PFEIFFER RD** **BATESVILLE, AR 72501-9256**	04/16/2025	$240,000	$84	2838	//2		174,676 SF	Yes

APN: 0105713000 Document #: L202502125
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: W2S30T14NR05W Abbreviated Description: Sec/Twnship/Range:W2S30T14NR05W

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**20 VENTURA LN**	**07/22/2025**	$49,750	$9,950	1,904	//2	1977	34,412 SF	
.09Mi.	**50 TEMPEST LN**	**04/21/2014**	$72,150	$14,430	988	//1	1974	4 SF	
.1Mi.	**70 CHALLENGER LN**	**12/06/2024**	$48,150	$9,630	1,800	//1		1 SF	
.1Mi.	**50 KACY LN**	**05/01/1993**	$75,600	$15,120	1,264	//1		1 SF	
.12Mi.	**25 KACY LN**	**02/11/2025**	$77,500	$15,500	1,896	//1	1977	1 SF	
.13Mi.	**20 KACY LN**	**06/15/2022**	$71,600	$14,320	1,520	//1		3 SF	
.14Mi.	**20 TEMPEST LN**	**11/22/2021**	$29,050	$5,810	639	//1		15,246 SF	
.17Mi.	**55 GOFORTH DR**	**04/10/2006**	$41,750	$8,350	1,104	//1	1974	1 SF	
.2Mi.	**175 GOFORTH DR**	**02/08/2021**	$58,000	$11,600	1,264	//1		1 SF	
.22Mi.	**265 PFEIFFER RD**	**08/25/2008**	$69,250	$13,850	1,272	//2	1972	4 SF	
.22Mi.	**115 GOFORTH DR**	**01/16/2025**	$33,050	$6,610	1,208	//1	1968	1 SF	
.23Mi.	**15 GOFORTH DR**	**08/01/2024**	$33,950	$6,790	1,260	//1	1965	3 SF	
.26Mi.	**267 PFEIFFER RD**	**04/21/2016**	$101,450	$20,290	2,104	//2	1989	1 SF	
.31Mi.	**120 GREEN LN**	**08/22/1988**	$60,750	$12,150	1,000	//1	1990	29,795 SF	
.33Mi.	**125 GREEN LN**	**10/23/2001**	$64,950	$12,990	1,536	//1	1988	25,918 SF	
.36Mi.	**125 PFEIFFER RD**	**12/20/2024**	$20,550	$4,110	816	//1	1950	37,897 SF	

Rent vs. Own

Households Occupied by Renters:	35%	Households Occupied by Owners:	56%

Demographics & Income

Median Age:	39.5 years old	Households:	9,968
Median Household Income:	$55,333	Households w/Family:	69%
Household Income Per Capita:	$29,615	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	Cave City School District	Students:	1,239
Number of Schools:	3	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
8.66Mi.	**Cave City High Career & Collegiate Preparatory School**	A+	Public	9 - 12

Number of Students: 375
Student-Teacher Ratio: 5.86
Advanced Placement: Yes

8.77Mi.	**Cave City Elementary School**	B	Public	PK - 5

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Number of Students: 605
Student-Teacher Ratio: 15.25

8.69Mi. **Cave City Middle School Career and Collegiate Preparatory** A Public 6 - 8
Number of Students: 259
Student-Teacher Ratio: 10.7

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	127%	HIGHER
BURGLARY	125%	HIGHER
MOTOR VEHICLE THEFT	135%	NOTABLY HIGHER
FORCIBLE ROBBERY	117%	HIGHER
AGGRAVATED ASSAULT	131%	NOTABLY HIGHER
FORCIBLE RAPE	140%	NOTABLY HIGHER
MURDER	128%	HIGHER
OVERALL	122%	HIGHER

Disaster Alerts

3/14/2025 - Severe Storms And Tornadoes 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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