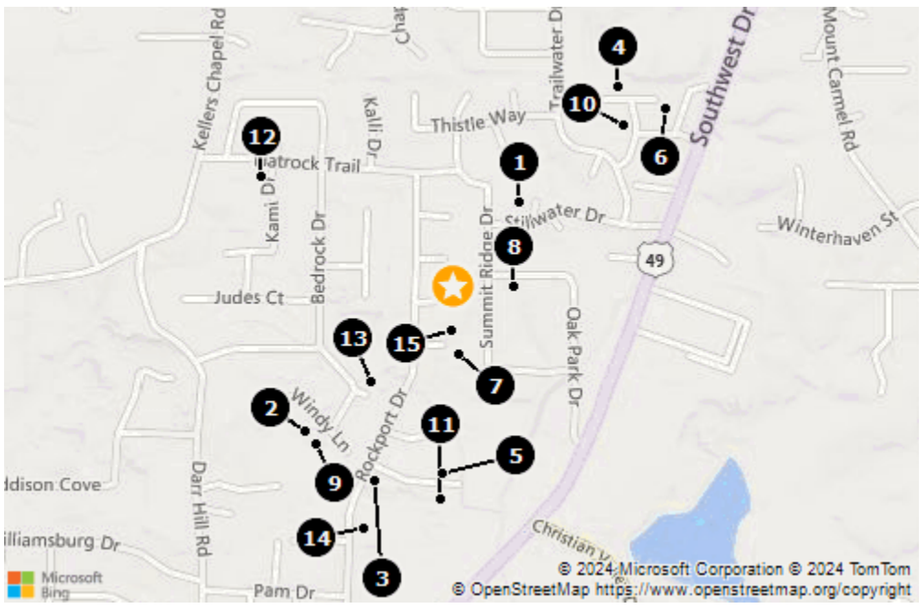
SiteX™ Report

OrderID: 93160544

SiteX Property Information Report



Subject Property Location

2104 FIELDSTONE CV, JONESBORO, AR 72404-9163

County:	**CRAIGHEAD AR**	Census Tract:	050310008.031008
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	01-133021-09600	Thomas Bros Pg-Grid:	

Valuation

Value:	**$387,000**	FSD:	7
Value Range:	$359,910 - $414,090	Confidence Score:	93

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2023	Tax Rate Code Area:	58 JB
Assd Land Value:	$6,000	Market Land Value:	$30,000	Tax Year:	2024
Assd Improvement:	$53,709	Market Improvment Value:	$268,545	Total Taxable Value:	$3,081
Total Assessed Value:	$59,709	Total Assessor Market Value:	$298,545	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 22 Block: B Subdivision: GRIFFIN PARK PHASE III Phase No: III Sec/Twnship/Range: SEC 02 TWN 13 RNG 03

Abbreviated Description:	GRIFFIN PARK PHASE III
City/Muni/Twp:	VALLEY VIEW-JONESBORO

Property Characteristics

Lot Size:	10,454 SF	Bedrooms:		Pool:	
Building Area:	2517 SF	Baths:	2	Fireplace:	1
Year Built:		Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1+B	Number of Cars:	2	A/C:	Central
Style:		Basement:	Finished	Roof Cover:	Asphalt
		Foundation:	Z	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/11/2024	Sales Price:	$345,624
Document #:	2024R-018344 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/23/2022	Sales Price:	$51,829
Document #:	2022R-011599 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/19/2022	Sales Price:	$352,000
Document #:	2022R-008728 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/18/2022		
Document Type:	Warranty Deed		

Legal Description:

Lot: 22 Block: B Subdivision: GRIFFIN PARK SUBDIVISION PHASE III Map Ref: CAB C PG 64&65
City/Muni/Twp: JONESBORO

Prior Transfer

Recording Date:	04/18/2022	Sales Price:	$352,000

Document #:	2022R-008728 BK-PG 2022R -008728	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 22 Block: B Subdivision: GRIFFIN PARK PHASE III Phase No: III Sec/Twnship/Range: SEC 02 TWN 13 RNG 03
Abbreviated Description: GRIFFIN PARK PHASE III
City/Muni/Twp: VALLEY VIEW-JONESBORO

Mortgage Record

Recording Date:	12/17/2021	Loan Amount:	N/A
Document #:	2021R-030361 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	12/01/2051	Type Finance:	

Legal Description:
Lot: 22 Block: B Subdivision: GRIFFIN PARK SUBDIVISION Phase No: III
City/Muni/Twp: JONESBORO

Prior Transfer

Recording Date:	07/06/2015	Sales Price:	$240,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/12/2009	Sales Price:	N/A
Document #:	BK-PG 1124-762	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/03/2009	Sales Price:	$240,000
Document #:	BK-PG 791 -556	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	02/27/2009		
Document Type:	Warranty Deed		

Legal Description:
Lot: 22 Block: B Subdivision: GRIFFIN PARK SUBDIVISION Phase No: III
City/Muni/Twp: JONESBORO

Prior Transfer

Recording Date:	03/02/2005	Sales Price:	$245,000
Document #:	BK-PG 692 -334	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	02/28/2005		
Document Type:	Warranty Deed		

Legal Description:
Lot: 22 Block: B Subdivision: GRIFFIN PARK SUBDIVISION Phase No: III
City/Muni/Twp: JONESBORO

Mortgage Record

Recording Date:	03/02/2005	Loan Amount:	N/A
Document #:	BK-PG 1124-762	Loan Type:	ARM (Adjustable Rate Mortgage)
TD Due Date:	03/01/2035	Type Finance:	ADJ

Legal Description:
Lot: 22 Block: B Subdivision: GRIFFIN PARK SUBDIVISION Phase No: III
City/Muni/Twp: JONESBORO

Mortgage Record

Recording Date:	01/03/2005	Loan Amount:	N/A
Document #:	BK-PG 1114-751	Loan Type:	Credit Line (Revolving)
TD Due Date:	03/16/2005	Type Finance:	VAR

Legal Description:
Lot: 22 Block: B Subdivision: GRIFFIN PARK SUBDIVISION Phase No: III
City/Muni/Twp: JONESBORO

Area Sales Analysis

Total Area Sales	$4,463,300	Median # of Bedrooms	
Median Lot Size	11,326 SF	Median # of Baths	2
Median Living Area	2,102 SF	Median Year Built	2015
Price Range - 2 Yrs	$195,000 to $420,000	Age Range	9 years to 9 years
Median Value	$285,000	Median Age	9 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.14Mi.	**4505 STILLWATER CV** **JONESBORO, AR 72404-9107**	11/20/2024	$280,000	$133	2102	//2		SF	
2	.27Mi.	**2309 WINDY LN** **JONESBORO, AR 72404-7154**	10/21/2024	$205,000	$132	1544	//2		11,761 SF	
3	.28Mi.	**2001 WINDY LN** **JONESBORO, AR 72404-7132**	10/16/2024	$364,000	$155	2345	//2		13,068 SF	

APN: 01-133021-06600 Document #: 2024R-020970
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Block: C Subdivision: GRIFFIN PARK SUBDIVISION Legal Unit: II MapRef: CAB B PG 184 Abbreviated Description: Lot:5 Block:C Subdivision:GRIFFIN PARK SUBDIVISION Legal Unit:II Map Ref:CAB B PG 184

APN: 01-133022-43400 Document #: 2024R-018967
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 26 Block: D Subdivision: JUDES CROSSING Phase No: VI MapRef: CAB C PG 333 Abbreviated Description: Lot:26 Block:D Subdivision:JUDES CROSSING Phase No:VI Map Ref:CAB C PG 333City/Muni/Twp:JONESBORO City/Muni/Twp: JONESBORO

APN: 01-133021-31400 Document #: 2024R-018619

Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 13 Subdivision: VALLEY VIEW MANOR MapRef: CAB C PG 251 Abbreviated Description: Lot:13 Subdivision:VALLEY VIEW MANOR Map Ref:CAB C PG 251

4	.34Mi.	**4405 STONEY DR** **JONESBORO, AR 72404-9571**	10/15/2024	$291,500	$137	2126	//2		10,454 SF

APN: 01-133021-17700 Document #: 2024R-018506
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 11 Block: A Subdivision: GRIFFIN PARK SUBDIVISION PHASE V MapRef: CAB C PG 169 Abbreviated Description: Lot:11 Block:A Subdivision:GRIFFIN PARK SUBDIVISION PHASE V Map Ref:CAB C PG 169

5	.25Mi.	**1980 WINDY LN** **JONESBORO, AR 72404-7017**	10/15/2024	$342,900	$160	2140	//2		9,583 SF

APN: 01-133021-32300 Document #: 2024R-018530
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 22 Subdivision: VILLAGE VIEW MANOR MapRef: CAB C PG 251 Abbreviated Description: Lot:22 Subdivision:VILLAGE VIEW MANOR Map Ref:CAB C PG 251

6	.36Mi.	**4418 STONEY DR** **JONESBORO, AR 72404-9571**	10/08/2024	$235,000	$126	1858	//2		13,068 SF

APN: 01-133021-18200 Document #: 2024R-018063
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 16 Block: A Subdivision: GRIFFIN PARK SUBDIVISION PHASE V MapRef: CAB C PG 166 Abbreviated Description: Lot:16 Block:A Subdivision:GRIFFIN PARK SUBDIVISION PHASE V Map Ref:CAB C PG 166City/Muni/Twp:JONESBORO City/Muni/Twp: JONESBORO

7	.09Mi.	**2101 ROCKWOOD CV** **JONESBORO, AR 72404-8082**	10/04/2024	$250,000	$138	1805	//2		11,326 SF

APN: 01-133021-10600 Document #: 2024R-017928
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 32 Block: B Subdivision: GRIFFIN PARK ADDITION PHASE III REPLAT MapRef: CAB C PG 67 Abbreviated Description: Lot:32 Block:B Subdivision:GRIFFIN PARK ADDITION PHASE III REPLAT Map Ref:CAB C PG 67City/Muni/Twp:JONESBORO City/Muni/Twp: JONESBORO

8	.08Mi.	**2021 BOUNDARY OAKS DR** **JONESBORO, AR 72404-9102**	08/20/2024	$389,500	$165	2358	//3		10,454 SF

APN: 01-133021-01800 Document #: 2024R-014766
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: BROWNS VALLEY VIEW ADDITION MapRef: CAB C PG 87 Abbreviated Description: Lot:2 Subdivision:BROWNS VALLEY VIEW ADDITION Map Ref:CAB C PG 87City/Muni/Twp:JONESBORE City/Muni/Twp: JONESBORE

9	.27Mi.	**2301 WINDY LN** **JONESBORO, AR 72404-7154**	07/22/2024	$195,000	$151	1284	//2		11,326 SF

APN: 01-133022-43600 Document #: 2024R-012876
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 28 Block: D Subdivision: JUDE S CROSSING Phase No: VI MapRef: CAB C PG 334 Abbreviated Description: Lot:28 Block:D Subdivision:JUDE S CROSSING Phase No:VI Map Ref:CAB C PG 334

10	.31Mi.	**4433 STONEY DR** **JONESBORO, AR 72404-9571**	07/11/2024	$255,000	$161	1580	//2		12,197 SF Yes

APN: 01-133021-16700 Document #: 2024R-012265
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Block: A Subdivision: GRIFFIN PARK SUBDIVISION PHASE V MapRef: CAB C PG 166 Abbreviated Description: Lot:1 Block:A Subdivision:GRIFFIN PARK SUBDIVISION PHASE V Map Ref:CAB C PG 166

11	.28Mi.	**1977 WINDY LN** **JONESBORO, AR 72404-7017**	06/03/2024	$369,900	$170	2171	//2	2015	9,583 SF

APN: 01-133021-32000 Document #: 2024R-009889
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 19 Subdivision: VALLEY VIEW MANOR MapRef: CAB C PG 251 Abbreviated Description: Lot:19 Subdivision:VALLEY VIEW MANOR Map Ref:CAB C PG 251City/Muni/Twp:JONESBORO City/Muni/Twp: JONESBORO

12	.29Mi.	**2501 FLATROCK TRL** **JONESBORO, AR 72404-8311**	05/29/2024	$420,000	$164	2546	//2		11,761 SF Yes

APN: 01-133022-09200 Document #: 2024R-009604
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 58 Subdivision: STONERIDGE ESTATES PHASE 1 MapRef: CAB C PG 174 Abbreviated Description: Lot:58 Subdivision:STONERIDGE ESTATES PHASE 1 Map Ref:CAB C PG 174

13	.17Mi.	**4904 BEDROCK DR** **JONESBORO, AR 72404-7146**	05/22/2024	$230,500	$148	1556	//2		13,068 SF

APN: 01-133022-44300 Document #: 2024R-009207
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 45 Block: B Subdivision: JUDES CROSSING Phase No: VI MapRef: CAB C PG 333 Abbreviated Description: Lot:45 Block:B Subdivision:JUDES CROSSING Phase No:VI Map Ref:CAB C PG 333City/Muni/Twp:JONESBORO City/Muni/Twp: JONESBORO

14	.34Mi.	**5044 ROCKPORT DR** **JONESBORO, AR 72404-9093**	04/30/2024	$350,000	$169	2065	//2		10,890 SF

APN: 01-133021-31000 Document #: 2024R-007659
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: VALLEY VIEW MANOR MapRef: CAB C PG 251 Abbreviated Description: Lot:9 Subdivision:VALLEY VIEW MANOR Map Ref:CAB C PG 251

15	.06Mi.	**2104 ROCKWOOD CV** **JONESBORO, AR 72404-8082**	03/15/2024	$285,000	$127	2242	//2		10,454 SF

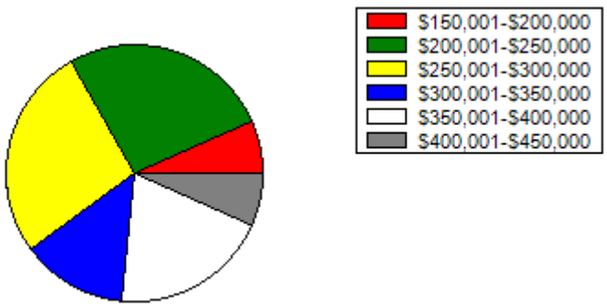
APN: 01-133021-10400 Document #: 2024R-004590
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 30 Block: B Subdivision: GRIFFIN PARK SUBDIVISION PHASE III MapRef: CAB C PG 64&65 Abbreviated Description: Lot:30 Block:B Subdivision:GRIFFIN PARK SUBDIVISION PHASE III Map Ref:CAB C PG 64&65City/Muni/Twp:JONESBORO City/Muni/Twp: JONESBORO

SiteX™ Report

OrderID: 93160544

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.	**2104 FIELDSTONE CV**	**04/18/2022**	$298,545	$59,709	2,517	//2		10,454 SF	
.01Mi.	**2100 FIELDSTONE CV**	**02/09/2004**	$188,700	$37,740	1,779	//2		10,454 SF	
.02Mi.	**2105 BOULDER CV**	**10/04/2010**	$243,995	$48,799	2,118	//3		10,454 SF	
.02Mi.	**2108 FIELDSTONE CV**	**08/17/2022**	$223,995	$44,799	2,086	//2		9,148 SF	
.03Mi.	**2109 BOULDER CV**	**12/29/2011**	$230,280	$46,056	2,366	//3		9,148 SF	
.03Mi.	**2101 BOULDER CV**	**05/20/2022**	$213,440	$42,688	2,106	//2		10,454 SF	Yes
.03Mi.	**4605 SUMMIT RIDGE DR**	**11/01/2018**	$201,295	$40,259	1,378	//2		9,600 SF	
.03Mi.	**4609 SUMMIT RIDGE DR**	**04/26/2018**	$225,765	$45,153	1,741	//2		9,600 SF	
.03Mi.	**2101 FIELDSTONE CV**	**10/14/2020**	$144,715	$28,943	1,365	//2		10,454 SF	
.03Mi.	**4804 ROCKPORT DR**	**06/26/2020**	$204,550	$40,910	2,273	//3		11,761 SF	
.04Mi.	**4601 SUMMIT RIDGE DR**	**04/19/2017**	$269,825	$53,965	1,945	//3		9,600 SF	
.04Mi.	**4613 SUMMIT RIDGE DR**	**08/06/1998**	$137,735	$27,547	1,321	//2		9,600 SF	
.04Mi.	**2113 BOULDER CV**	**04/08/2003**	$245,475	$49,095	2,504	//3		11,761 SF	AboveGround
.04Mi.	**2105 FIELDSTONE CV**	**04/08/2016**	$202,050	$40,410	2,167	//2		10,454 SF	
.04Mi.	**2109 FIELDSTONE CV**	**09/06/2011**	$204,185	$40,837	1,845	//2	2009	9,148 SF	
.05Mi.	**4521 SUMMIT RIDGE DR**	**05/22/2009**	$196,475	$39,295	1,621	//2			

Rent vs. Own

Households Occupied by Renters:	36%	Households Occupied by Owners:	58%

Demographics & Income

Median Age:	37.5 years old	Households:	11,678
Median Household Income:	$81,144	Households w/Family:	71%
Household Income Per Capita:	$40,911	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	37%

School District

School District Zone:	Valley View School District	Students:	2,958
Number of Schools:	4	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.71Mi.	**Valley View Junior High School** Number of Students: 727 Student-Teacher Ratio: 13.87	A-	Public	7 - 9
1.14Mi.	**Valley View Elementary School** Number of Students: 741 Student-Teacher Ratio: 16.15	NA	Public	PK - 2
1.28Mi.	**Valley View High School** Number of Students: 636 Student-Teacher Ratio: 15.54 Advanced Placement: Yes	B+	Public	10 - 12
0.85Mi.	**Valley View Intermediate School** Number of Students: 854 Student-Teacher Ratio: 15.39	A	Public	3 - 6

SiteX™ Report

OrderID: 93160544

Flood Report

The Subject Property of **2104 FIELDSTONE CV, JONESBORO, AR 72404-9163** 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	89%	LOWER
BURGLARY	86%	LOWER
MOTOR VEHICLE THEFT	89%	LOWER
FORCIBLE ROBBERY	84%	LOWER
AGGRAVATED ASSAULT	57%	NOTABLY LOWER
FORCIBLE RAPE	66%	NOTABLY LOWER
MURDER	74%	NOTABLY LOWER
OVERALL	60%	NOTABLY LOWER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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