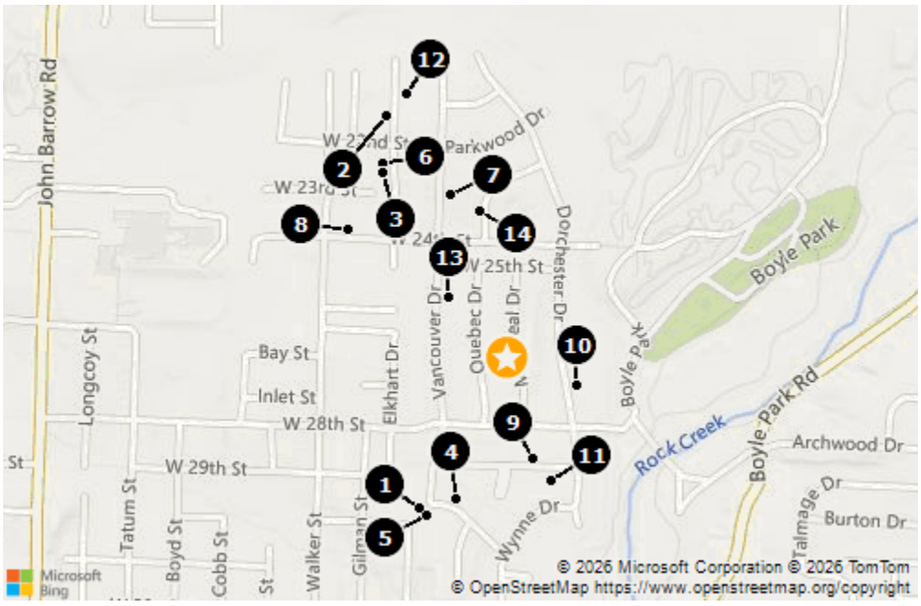
ICE SiteX Report

OrderID: 97580876

SiteX Property Information Report



Subject Property Location

2612 MONTREAL DR, LITTLE ROCK, AR 72204-3497

County:	**PULASKI AR**	Census Tract:	051190024.031017
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	44L-103-00-208-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$170,000**	FSD:	25	Common Confidence Score:	26
Value Range:	$127,500 - $212,500	ICE Confidence Score:	75		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2023	Tax Rate Code Area:	001
Assd Land Value:	$1,200	Market Land Value:	$6,000	Tax Year:	2025
Assd Improvement:	$24,325	Market Improvment Value:	$121,625	Total Taxable Value:	$1,787
Total Assessed Value:	$25,525	Total Assessor Market Value:	$127,625	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 208 Subdivision: MEADOW LARK SUB Sec/Twnship/Range: SEC 11 TWN 01N RNG 13W

Property Characteristics

Lot Size:	6,970 SF	Bedrooms:		Pool:	Yes
Building Area:	1742 SF	Baths:	2	Fireplace:	1
Year Built:	1965	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	Masonry
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Z	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	04/03/2025	Loan Amount:	N/A
Document #:	2025017078 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2055	Type Finance:	

Legal Description:
Lot: 208 Subdivision: MEADOWLARK
City/Muni/Twp: LITTLROCK

Prior Transfer

Recording Date:	02/18/2025	Sales Price:	$137,464
Document #:	2025007816 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/09/2024	Loan Amount:	N/A
Document #:	2024046420 BK-PG -	Loan Type:	FHA
TD Due Date:	08/01/2053	Type Finance:	

Legal Description:
Lot: 208 Subdivision: MEADOWLARK
City/Muni/Twp: LITTLE ROCK

Prior Transfer

Recording Date:	07/25/2023	Sales Price:	$140,000
Document #:	2023038338 BK-PG -	Type of Sale:	Full Amount on Deed

ICE SiteX Report

OrderID: 97580876

Contract Date: 07/14/2023
Document Type:
Legal Description:
Lot: 208 Subdivision: MEADOWLARK Map Ref: MB 13 PG 6
City/Muni/Twp: LITTLE ROCK

Prior Transfer

Recording Date: 07/14/2023 | Sales Price: $140,000
Document #: 2023-038338 BK-PG 2023 -038338 | Type of Sale: Per Assessor Transaction History
Document Type:
Legal Description:
Lot: 208 Subdivision: MEADOW LARK SUB Sec/Twnship/Range: SEC 11 TWN 01N RNG 13W

Prior Transfer

Recording Date: 03/07/2022 | Sales Price: N/A
Document #: 2022015877 BK-PG - | Type of Sale: Transfer Tax on doc. indicated as EXEMPT
Contract Date: 03/04/2022
Document Type:
Legal Description:
Lot: 208 Subdivision: MEADOWLARK Map Ref: MB 13 PG 6
City/Muni/Twp: LITTLE ROCK

Prior Transfer

Recording Date: 07/19/2021 | Sales Price: $66,300
Document #: 2021049968 BK-PG - | Type of Sale: Full-Computed from Transfer Tax
Document Type:
Legal Description:

Prior Transfer

Recording Date: 01/25/2019 | Sales Price: $72,000
Document #: 2019005404 BK-PG - | Type of Sale: Full Amount on Deed
Contract Date: 01/24/2019
Document Type:
Legal Description:
Lot: 208 Subdivision: MEADOWLARK Map Ref: MB 13 PG 6
City/Muni/Twp: LITTLE ROCK

Prior Transfer

Recording Date: 07/18/2002 | Sales Price: N/A
Document #: 2002161654 BK-PG - | Type of Sale: Non-Arms Length Transfer
Contract Date: 07/18/2002
Document Type:
Legal Description:

Prior Transfer

Recording Date: 12/01/2000 | Sales Price: $85,000
Document #: 2000085231 BK-PG - | Type of Sale: Full-Computed from Transfer Tax
Contract Date: 11/22/2000
Document Type:
Legal Description:
Lot: 208 Subdivision: MEADOWLARK Map Ref: MB13 PG6
City/Muni/Twp: LITTLE ROCK

Prior Transfer

Recording Date: 04/14/2000 | Sales Price: N/A
Document #: 2000025477 BK-PG - | Type of Sale: Transfer Tax on doc. indicated as EXEMPT
Contract Date: 04/12/2000
Document Type:
Legal Description:
Lot: 208 Subdivision: PHASE THREE OF MEADOWLARK
City/Muni/Twp: LITTLE ROCK

Prior Transfer

Recording Date: 04/14/2000 | Sales Price: N/A
Document #: 2000025476 BK-PG - | Type of Sale: Transfer Tax on doc. indicated as EXEMPT
Contract Date: 08/11/1999
Document Type:
Legal Description:
Lot: 208 Subdivision: PHASE THREE OF MEADOWLARK
City/Muni/Twp: LITTLE ROCK

Area Sales Analysis

Total Area Sales	$2,009,800	Median # of Bedrooms	
Median Lot Size	7,405 SF	Median # of Baths	1
Median Living Area	1,229 SF	Median Year Built	1970
Price Range - 2 Yrs	$92,000 to $187,000	Age Range	27 years to 63 years
Median Value	$149,000	Median Age	56 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.23Mi.	**2918 VANCOUVER DR LITTLE ROCK, AR 72204-4640**	03/04/2026	$160,000	$140	1138	//1	1967	7,405 SF	

APN: 44L-103-00-034-00 Document #: 2026011955
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 34 Subdivision: MEADOWLARK MapRef: PL 10 PG 62 Abbreviated Description: Lot:34 Subdivision:MEADOWLARK Map Ref:PL 10 PG 62City/Muni/Twp:LITTLE ROCK City/Muni/Twp: LITTLE ROCK

ICE SiteX Report

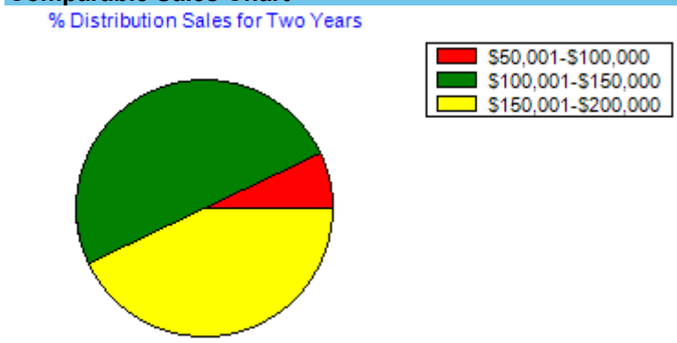
OrderID: 97580876

2	.36Mi.	**2112 SINGLETON CT** **LITTLE ROCK, AR 72204-3489**	02/17/2026	$132,000	$116	1136	//1	1986	6,970 SF	
		APN: 44L-098-03-003-00 Document #: 2026008206 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Subdivision: SINGLETON RIDGE SUBDIVISION Phase No: I Abbreviated Description: Lot:3 Subdivision:SINGLETON RIDGE SUBDIVISION Phase No:I City/Muni/Twp:LITTLE ROCK City/Muni/Twp: LITTLE ROCK								
3	.29Mi.	**2208 SINGLETON CV** **LITTLE ROCK, AR 72204-3419**	02/06/2026	$110,000	$89	1229	//2	1999	6,970 SF	
		APN: 44L-098-04-003-00 Document #: 2026006590 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Subdivision: PARKVIEW HILL ADDITION Abbreviated Description: Lot:3 Subdivision:PARKVIEW HILL ADDITION City/Muni/Twp:LITTLE ROCK City/Muni/Twp: LITTLE ROCK								
4	.19Mi.	**3003 VANCOUVER DR** **LITTLE ROCK, AR 72204-4641**	02/06/2026	$148,000	$125	1176	//1	1965	11,761 SF	
		APN: 44L-103-00-081-00 Document #: 2026006815 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 81 Subdivision: MEADOWLARK Abbreviated Description: Lot:81 Subdivision:MEADOWLARK City/Muni/Twp:LITTLE ROCK City/Muni/Twp: LITTLE ROCK								
5	.24Mi.	**2922 VANCOUVER DR** **LITTLE ROCK, AR 72204-4640**	01/12/2026	$92,000	$62	1465	//1	1963	10,019 SF	
		APN: 44L-103-00-033-00 Document #: 2026002218 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 33 Subdivision: MEADOWLARK MapRef: MB 10 PG 62 Abbreviated Description: Lot:33 Subdivision:MEADOWLARK Map Ref:MB 10 PG 62City/Muni/Twp:LITTLE ROCK City/Muni/Twp: LITTLE ROCK								
6	.3Mi.	**2204 SINGLETON CV** **LITTLE ROCK, AR 72204-3419**	01/07/2026	$160,000	$132	1204	//2	1999	7,405 SF	
		APN: 44L-098-04-002-00 Document #: 2026001400 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: PARKVIEW HILL ADDITION MapRef: MB D PG 146 Abbreviated Description: Lot:2 Subdivision:PARKVIEW HILL ADDITION Map Ref:MB D PG 146City/Muni/Twp:LITTLE ROCK City/Muni/Twp: LITTLE ROCK								
7	.23Mi.	**2301 VANCOUVER DR** **LITTLE ROCK, AR 72204-9005**	01/06/2026	$108,500	$65	1662	//2	1973	8,712 SF	Yes
		APN: 44L-097-00-044-00 Document #: 2026001075 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 4 Subdivision: PARKWOOD SUBDIVISION Phase No: 1 Abbreviated Description: Lot:5 Block:4 Subdivision:PARKWOOD SUBDIVISION Phase No:1 City/Muni/Twp:LITTLE ROCK City/Muni/Twp: LITTLE ROCK								
8	.27Mi.	**8212 W 24TH ST** **LITTLE ROCK, AR 72204-3310**	12/02/2025	$143,000	$139	1024	//1	1985	9,583 SF	
		APN: 44L-098-01-003-00 Document #: 2025065886 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: 12 Subdivision: PINE HILL SUBDIVISION Abbreviated Description: Lot:3 Block:12 Subdivision:PINE HILL SUBDIVISION City/Muni/Twp:LITTLE ROCK City/Muni/Twp: LITTLE ROCK								
9	.13Mi.	**7800 W 29TH ST** **LITTLE ROCK, AR 72204-4616**	11/13/2025	$158,300	$128	1229	//1	1965	6,970 SF	
		APN: 44L-103-00-054-00 Document #: 2025062690 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 54 Subdivision: MEADOWLARK Abbreviated Description: Lot:54 Subdivision:MEADOWLARK City/Muni/Twp:LITTLE ROCK City/Muni/Twp: LITTLE ROCK								
10	.1Mi.	**2701 DORCHESTER DR** **LITTLE ROCK, AR 72204-3458**	10/27/2025	$150,000	$138	1081	//2	1966	7,405 SF	
		APN: 44L-103-00-147-00 Document #: 2025058743 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 147 Subdivision: MEADOWLARK Abbreviated Description: Lot:147 Subdivision:MEADOWLARK City/Muni/Twp:LITTLE ROCK City/Muni/Twp: LITTLE ROCK								
11	.17Mi.	**7713 W 29TH ST** **LITTLE ROCK, AR 72204-4613**	09/23/2025	$140,000	$95	1472	//1	1963	6,970 SF	
		APN: 44L-103-00-061-00 Document #: 2025051928 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 61 Subdivision: MEADOWLARK Abbreviated Description: Lot:61 Subdivision:MEADOWLARK City/Muni/Twp:LITTLE ROCK City/Muni/Twp: LITTLE ROCK								
12	.37Mi.	**2015 SINGLETON CT** **LITTLE ROCK, AR 72204-3488**	09/22/2025	$187,000	$129	1448	//1	1986	7,405 SF	
		APN: 44L-098-03-013-00 Document #: 2025051730 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Subdivision: SINGLETON RIDGE SUBDIVISION Phase No: 1 MapRef: PL B-634 Abbreviated Description: Lot:13 Subdivision:SINGLETON RIDGE SUBDIVISION Phase No:1 Map Ref:PL B-634								
13	.11Mi.	**2509 VANCOUVER DR** **LITTLE ROCK, AR 72204-3478**	09/22/2025	$155,000	$121	1279	//2	1967	7,405 SF	
		APN: 44L-103-00-265-00 Document #: 2025051837 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 265 Subdivision: MEADOWLARK SUBDIVISION Abbreviated Description: Lot:265 Subdivision:MEADOWLARK SUBDIVISION City/Muni/Twp:LITTLE ROCK City/Muni/Twp: LITTLE ROCK								
14	.19Mi.	**6 WOODWIND DR** **LITTLE ROCK, AR 72204-3483**	09/10/2025	$166,000	$88	1874	//2	1973	8,712 SF	
		APN: 44L-097-00-065-00 Document #: 2025049631 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 26 Block: 4 Subdivision: PARKWOOD SUBDIVISION Phase No: II Abbreviated Description: Lot:26 Block:4 Subdivision:PARKWOOD SUBDIVISION Phase No:II City/Muni/Twp:LITTLE ROCK City/Muni/Twp: LITTLE ROCK								

ICE SiteX Report

OrderID: 97580876

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.	**2612 MONTREAL DR**	**07/14/2023**	$127,625	$25,525	1,742	//2	1965	6,970 SF	Yes
.01Mi.	**2618 MONTREAL DR**	**07/07/2004**	$84,775	$16,955	1,310	//2	1965	6,970 SF	
.01Mi.	**2606 MONTREAL DR**	**05/29/2015**	$88,835	$17,767	1,244	//2	1964	7,405 SF	
.02Mi.	**2617 QUEBEC DR**	**07/01/1997**	$75,490	$15,098	1,183	//2	1966	7,405 SF	
.02Mi.	**2624 MONTREAL DR**	**12/06/2023**	$73,295	$14,659	1,137	//1	1964	7,405 SF	
.02Mi.	**2613 QUEBEC DR**	**01/30/2002**	$89,335	$17,867	1,494	//1	1966	6,970 SF	
.02Mi.	**2600 MONTREAL DR**	**11/01/2005**	$99,615	$19,923	1,528	//2	1965	7,405 SF	
.02Mi.	**2621 QUEBEC DR**	**07/14/2008**	$81,585	$16,317	1,129	//1	1965	7,405 SF	
.03Mi.	**2611 MONTREAL DR**	**12/28/2018**	$106,035	$21,207	2,029	//2	1968	6,970 SF	
.03Mi.	**2605 MONTREAL DR**	**03/08/2021**	$121,690	$24,338	1,947	//2	1968	6,970 SF	
.03Mi.	**2607 QUEBEC DR**	**04/27/2015**	$99,865	$19,973	1,700	//2	1966	6,534 SF	
.03Mi.	**2701 QUEBEC DR**	**02/18/2020**	$35,935	$7,187	1,172	//1	1965	7,405 SF	
.03Mi.	**2619 MONTREAL DR**	**01/17/2013**	$98,615	$19,723	1,307	//1	1968	6,970 SF	
.03Mi.	**2700 MONTREAL DR**	**12/31/2018**	$80,660	$16,132	1,055	//1	1968	7,841 SF	
.04Mi.	**2524 MONTREAL DR**	**01/20/2011**	$96,240	$19,248	1,331	//2	1965	7,405 SF	
.04Mi.	**2601 QUEBEC DR**	**11/05/2004**	$95,265	$19,053	1,474	//1	1966	6,970 SF	

Rent vs. Own

Households Occupied by Renters:	39%	Households Occupied by Owners:	49%

Demographics & Income

Median Age:	37.6 years old	Households:	11,943
Median Household Income:	$44,852	Households w/Family:	50%
Household Income Per Capita:	$23,373	Households w/Family Married:	25%
Most Common Education Level:	High School Graduate	Households w/Family Children:	23%

School District

School District Zone:	Little Rock School District	Students:	21,086
Number of Schools:	38	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.22Mi.	**J.A. Fair K8 Preparatory School** Number of Students: 779 Student-Teacher Ratio: 14.71	D-	Public	KG - 8
4.75Mi.	**Little Rock Southwest High School** Number of Students: 2,045 Student-Teacher Ratio: 12.03	D	Public	9 - 12

Flood Report

The Subject Property of **2612 MONTREAL DR, LITTLE ROCK, AR 72204-3497** 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.

ICE SiteX Report

OrderID: 97580876

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	130%	NOTABLY HIGHER
BURGLARY	123%	HIGHER
MOTOR VEHICLE THEFT	126%	HIGHER
FORCIBLE ROBBERY	88%	LOWER
AGGRAVATED ASSAULT	120%	HIGHER
FORCIBLE RAPE	120%	HIGHER
MURDER	113%	HIGHER
OVERALL	125%	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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