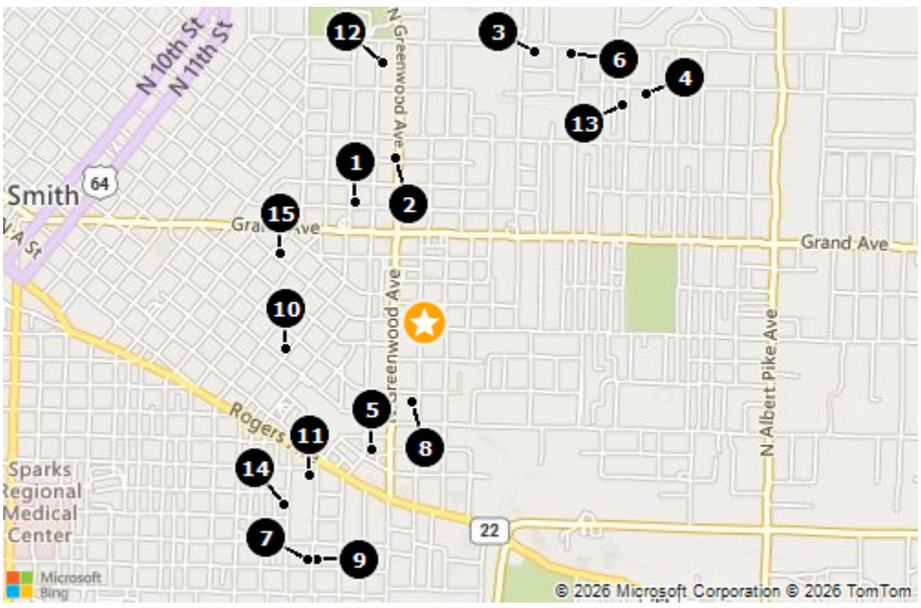
ICE SiteX Report

OrderID: 97908852

SiteX Property Information Report



Subject Property Location

2801 KINKEAD AVE, FORT SMITH, AR 72901-3143

County:	**SEBASTIAN AR**	Census Tract:	051310007.001018
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	13569-0002-00002-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$382,000**	FSD:	23	Common Confidence Score:	32
Value Range:	$294,140 - $469,860	ICE Confidence Score:	77		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	99FS
Assd Land Value:	$5,400	Market Land Value:	$27,000	Tax Year:	2025
Assd Improvement:	$76,287	Market Improvment Value:	$381,435	Total Taxable Value:	$3,146
Total Assessed Value:	$81,687	Total Assessor Market Value:	$408,435	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 1,2 Block: 2 Subdivision: HENDRICKS Sec/Twnship/Range: SEC 15 TWN 08 RNG 32
Abbreviated Description: LOTS 1 & 2 BLK 2

Property Characteristics

Lot Size:	14,000 SF	Bedrooms:		Pool:	
Building Area:	4754 SF	Baths:	2	Fireplace:	1
Year Built:	1905	Partial Baths:	1	Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	Veneer
Number of Units:		Garage Type:	Detached	Heating:	Central
Number of Stories:	2+B	Number of Cars:	1	A/C:	Central
Style:		Basement:	Unfinished	Roof Cover:	K
		Foundation:	Z	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	05/16/2025	Loan Amount:	N/A
Document #:	2025-09065 BK-PG -	Loan Type:	FHA
TD Due Date:	02/01/2051	Type Finance:	

Legal Description:
Lot: 1&2 Block: 2 Subdivision: HENDRICK ADDITION
City/Muni/Twp: FORT SMITH

Prior Transfer

Recording Date:	07/05/2023	Sales Price:	N/A
Document #:	2023F-13081 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/02/2022	Loan Amount:	N/A
Document #:	2022F-26465 BK-PG -	Loan Type:	FHA
TD Due Date:	02/01/2051	Type Finance:	

Legal Description:
Lot: 1&2 Block: 2 Subdivision: HENDRICK ADDITION
City/Muni/Twp: FORT SMITH

Prior Transfer

Recording Date:	02/01/2021	Sales Price:	$250,000

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Document #:	2021F-02524 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	02/01/2021		
Document Type:			

Legal Description:
Lot: 1&2 Block: 2 Subdivision: HENDRICK ADDDITION
City/Muni/Twp: FORT SMITH

Prior Transfer

Recording Date:	01/28/2021	Sales Price:	$250,000
Document #:	2021-002524 BK-PG 2021 -02524	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 1,2 Block: 2 Subdivision: HENDRICKS Sec/Twnship/Range: SEC 15 TWN 08 RNG 32
Abbreviated Description: LOTS 1 & 2 BLK 2

Prior Transfer

Recording Date:	02/06/2017	Sales Price:	N/A
Document #:	2017F-02598 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	02/02/2017		
Document Type:			

Legal Description:
Lot: 1&2 Block: 2 Subdivision: HENDRICK ADDITION
City/Muni/Twp: FORT SMITH

Mortgage Record

Recording Date:	04/28/2016	Loan Amount:	N/A
Document #:	2016F-06249 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	04/15/2019	Type Finance:	VAR

Legal Description:
Lot: 1&2 Block: 2 Subdivision: HENDRICK ADDITION
City/Muni/Twp: FORT SMITH

Mortgage Record

Recording Date:	03/09/2006	Loan Amount:	N/A
Document #:	7184549 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	03/15/2011	Type Finance:	VAR

Legal Description:
Lot: 1&2 Block: 2 Subdivision: HENDRICK ADDITION
City/Muni/Twp: FORT SMITH

Area Sales Analysis

Total Area Sales	$1,888,820	Median # of Bedrooms	
Median Lot Size	7,000 SF	Median # of Baths	1
Median Living Area	1,359 SF	Median Year Built	1948
Price Range - 2 Yrs	$22,600 to $294,000	Age Range	17 years to 118 years
Median Value	$112,000	Median Age	78 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.37Mi.	**2101 N I ST** **FORT SMITH, AR 72901-3007**	05/08/2026	$106,175	$33	3159	//2		6,450 SF	
		APN: 13905-0014-00011-01 Document #: 2026-09333 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12-14 Block: 11 Subdivision: HOME ADDITION Abbreviated Description: Lot:12-14 Block:11 Subdivision:HOME ADDITION City/Muni/Twp:FORT SMITH City/Muni/Twp: FORT SMITH								
2	.44Mi.	**1301 N GREENWOOD AVE** **FORT SMITH, AR 72901-1832**	04/07/2026	$112,000	$85	1304	//1		3,750 SF	
		APN: 13905-0022-00004-00 Document #: 2026-06843 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 20-22 Block: 4 Subdivision: HOME Abbreviated Description: Block:4 Subdivision:HOME Abbreviated Description:LOT: SOUTH 50 FT OF LOT 20-22 City/Muni/Twp:FORT SMITH City/Muni/Twp: FORT SMITH								
3	.77Mi.	**3210 N O ST** **FORT SMITH, AR 72904-6438**	03/20/2026	$117,000	$117	992	//1	1948	6,950 SF	
		APN: 18112-0017-00014-00 Document #: 2026-05653 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 16&17 Block: 14 Subdivision: URBANDALE ADDITION Abbreviated Description: Lot:16&17 Block:14 Subdivision:URBANDALE ADDITION City/Muni/Twp:FORT SMITH City/Muni/Twp: FORT SMITH								
4	.84Mi.	**1453 N 37TH ST** **FORT SMITH, AR 72904-6833**	03/19/2026	$22,600	$21	1036	//1	1945	6,850 SF	
		APN: 13553-0009-00008-00 Document #: 2026-05577 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Block: 8 Subdivision: HAWTHORNE PLACE ADDITION Abbreviated Description: Lot:9 Block:8 Subdivision:HAWTHORNE PLACE ADDITION City/Muni/Twp:FORT SMITH City/Muni/Twp: FORT SMITH								
5	.36Mi.	**216 BELLE AVE** **FORT SMITH, AR 72901-3436**	02/24/2026	$263,000	$93	2827	//2		7,000 SF	
		APN: 10036-0006-00006-00 Document #: 2026-03843 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6&7 Block: 6 Subdivision: ALDRIDGE ADDITION Abbreviated Description: Lot:6&7 Block:6 Subdivision:ALDRIDGE ADDITION Abbreviated Description:LOT: NORTH 5 FT OF LOT 7 City/Muni/Twp:FORT SMITH City/Muni/Twp: FORT SMITH								
6	.8Mi.	**3312 N O ST** **FORT SMITH, AR 72904-6440**	02/17/2026	$59,995	$45	1314	//1	1948	9,900 SF	
		APN: 15572-0024-00002-01 Document #: 2026-03265 Document Type: Price Code: D Land Use: Single Family Residential								

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Legal: Lot: 22-24 Block: 2 Subdivision: NORTH O STREET Abbreviated Description: Subdivision:NORTH O STREET Abbreviated Description:LOT : WEST 2 OF LOT 22-24 City/Muni/Twp:FORT SMITH City/Muni/Twp: FORT SMITH

7	.7Mi.	**1012 S 24TH ST** **FORT SMITH, AR 72901-4155**	12/23/2025	$88,500	$43	2032	//2		7,500 SF	

APN: 12763-0009-00128-00 Document #: 2025-24838
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9 Block: 128 Subdivision: FITZGERALD Abbreviated Description: Lot:9 Block:128 Subdivision:FITZGERALD City/Muni/Twp:FORT SMITH City/Muni/Twp: FORT SMITH

8	.21Mi.	**421 MAY AVE** **FORT SMITH, AR 72901-3519**	11/26/2025	$185,000	$78	2364	//2		10,500 SF	

APN: 14436-0012-00006-00 Document #: 2025-23050
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8,9&12 Block: 6 Subdivision: KINKEAD Abbreviated Description: Lot:8,9&12 Block:6 Subdivision:KINKEAD City/Muni/Twp:FORT SMITH City/Muni/Twp: FORT SMITH

9	.68Mi.	**1015 S 24TH ST** **FORT SMITH, AR 72901-4154**	10/31/2025	$139,550	$110	1264	//1		7,750 SF	

APN: 12763-0004-00425-00 Document #: 2025-21301
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Block: XXXA Subdivision: FITZGERALD ADDITION Abbreviated Description: Lot:4 Block:XXXA Subdivision:FITZGERALD ADDITION City/Muni/Twp:FORT SMITH City/Muni/Twp: FORT SMITH

10	.38Mi.	**411 N 21ST ST** **FORT SMITH, AR 72901-3407**	10/24/2025	$82,500	$58	1416	//2	1965	7,000 SF	

APN: 12763-0010-00086-00 Document #: 2025-20829
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 10 Block: 86 Subdivision: FITZGERALD ADDITION Abbreviated Description: Lot:10 Block:86 Subdivision:FITZGERALD ADDITION City/Muni/Twp:FORT SMITH City/Muni/Twp: FORT SMITH

11	.51Mi.	**702 S 24TH ST** **FORT SMITH, AR 72901-4149**	10/21/2025	$294,000	$69	4235	//2	1908	18,600 SF	Yes

APN: 15711-0005-00000-00 Document #: 2025-20501
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4&5 Subdivision: OAKLAND PLACE Abbreviated Description: Lot:4&5 Subdivision:OAKLAND PLACE City/Muni/Twp:FORT SMITH City/Muni/Twp: FORT SMITH

12	.69Mi.	**1526 BELLE AVE** **FORT SMITH, AR 72901-1827**	10/17/2025	$133,000	$116	1145	//1		6,500 SF	

APN: 10571-0001-00009-00 Document #: 2025-20189
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Block: 6 Subdivision: BOCQUINS ADDITION Abbreviated Description: Lot:1 Block:6 Subdivision:BOCQUINS ADDITION City/Muni/Twp:FORT SMITH City/Muni/Twp: FORT SMITH

13	.77Mi.	**1441 N 36TH ST** **FORT SMITH, AR 72904-6821**	10/08/2025	$75,000	$81	917	//1	1948	6,850 SF	

APN: 13273-0020-00000-00 Document #: 2025-19669
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 20 Subdivision: GREENBRIAR Abbreviated Description: Lot:20 Subdivision:GREENBRIAR City/Muni/Twp:FORT SMITH City/Muni/Twp: FORT SMITH

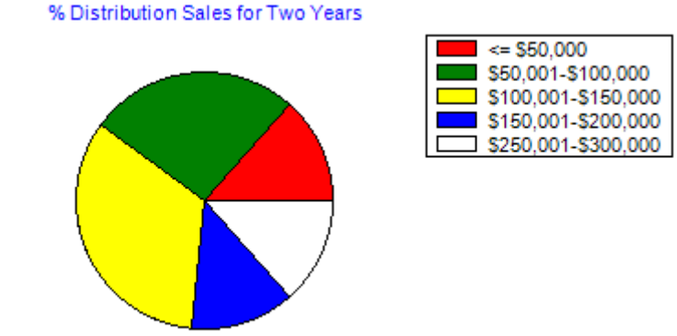
14	.61Mi.	**808 S 23RD ST** **FORT SMITH, AR 72901-4026**	10/03/2025	$160,500	$118	1359	//1	2009	7,000 SF	

APN: 12763-0010-00123-00 Document #: 2025-19240
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 10 Block: 123 Subdivision: FITZGERALD Abbreviated Description: Lot:10 Block:123 Subdivision:FITZGERALD City/Muni/Twp:FORT SMITH City/Muni/Twp: FORT SMITH

15	.42Mi.	**702 N 18TH ST** **FORT SMITH, AR 72901-3310**	09/05/2025	$50,000	$15	3279	//2		10,500 SF	

APN: 12763-0002-00073-00 Document #: 2025-17264
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1&2 Block: 73 Subdivision: FITZGERALD ADDITION Abbreviated Description: Lot:1&2 Block:73 Subdivision:FITZGERALD ADDITION Abbreviated Description:LOT: SOUTHWEST 2 OF LOT 2 City/Muni/Twp:FORT SMITH City/Muni/Twp: FORT SMITH

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.	**2801 KINKEAD AVE**	**01/28/2021**	$408,435	$81,687	4,754	//2	1905	14,000 SF	
.02Mi.	**2809 KINKEAD AVE**	**02/10/2025**	$180,365	$36,073	2,530	//2		9,800 SF	
.03Mi.	**2819 KINKEAD AVE**	**05/02/2024**	$193,275	$38,655	2,160	//2		7,700 SF	Yes
.03Mi.	**2800 HARDIE AVE**	**08/14/2013**	$140,135	$28,027	1,864	//1		7,000 SF	
.03Mi.	**2804 HARDIE AVE**	**10/25/2013**	$110,510	$22,102	1,608	//1		7,000 SF	
.03Mi.	**2808 HARDIE AVE**	**10/08/2014**	$59,450	$11,890	1,008	//1		5,880 SF	
.04Mi.	**624 MAY AVE**	**04/04/2017**	$193,810	$38,762	3,108	//1		17,780 SF	Yes
.04Mi.	**2818 HARDIE AVE**	**02/14/2013**	$77,150	$15,430	1,556	//1		10,500 SF	
.04Mi.	**701 LECTA AVE**	**09/16/2025**	$127,305	$25,461	1,868	//1		10,500 SF	
.04Mi.	**2722 HARDIE AVE**	**11/01/2017**	$104,460	$20,892	2,274	//2			
.04Mi.	**2715 KINKEAD AVE**	**03/02/2022**	$109,345	$21,869	1,408	//2		7,000 SF	
.04Mi.	**625 MAY AVE**	**02/16/2022**	$159,020	$31,804	2,450	//1	1929	10,780 SF	
.05Mi.	**2822 HARDIE AVE**	**01/19/2006**	$112,980	$22,596	1,738	//1		10,500 SF	
.05Mi.	**2709 KINKEAD AVE**	**12/22/2023**	$103,835	$20,767	1,346	//1		7,000 SF	
.05Mi.	**2712 HARDIE AVE**	**11/02/2010**	$68,885	$13,777	1,472	//1		7,000 SF	
.05Mi.	**623 LECTA AVE**	**01/21/2014**	$221,115	$44,223	2,478	//1		17,640 SF	

Rent vs. Own

Households Occupied by Renters:	47%	Households Occupied by Owners:	39%

Demographics & Income

Median Age:	36.7 years old	Households:	8,643
Median Household Income:	$45,957	Households w/Family:	59%
Household Income Per Capita:	$25,819	Households w/Family Married:	35%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	Fort Smith Public Schools	Students:	14,045
Number of Schools:	26	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.40Mi.	**Northside High School** Number of Students: 2,231 Student-Teacher Ratio: 11.23 Advanced Placement: Yes	C	Public	9 - 12
0.68Mi.	**William O. Darby Middle School** Number of Students: 711 Student-Teacher Ratio: 12.5	C-	Public	6 - 8
0.60Mi.	**Tilles Elementary School** Number of Students: 343 Student-Teacher Ratio: 18.99	D+	Public	PK - 5

Flood Report

The Subject Property of **2801 KINKEAD AVE, FORT SMITH, AR 72901-3143** 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	157%	NOTABLY HIGHER
BURGLARY	137%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	150%	NOTABLY HIGHER
FORCIBLE ROBBERY	142%	NOTABLY HIGHER
AGGRAVATED ASSAULT	131%	NOTABLY HIGHER
FORCIBLE RAPE	101%	SIMILAR
MURDER	133%	NOTABLY HIGHER
OVERALL	134%	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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ICE SiteX Report

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