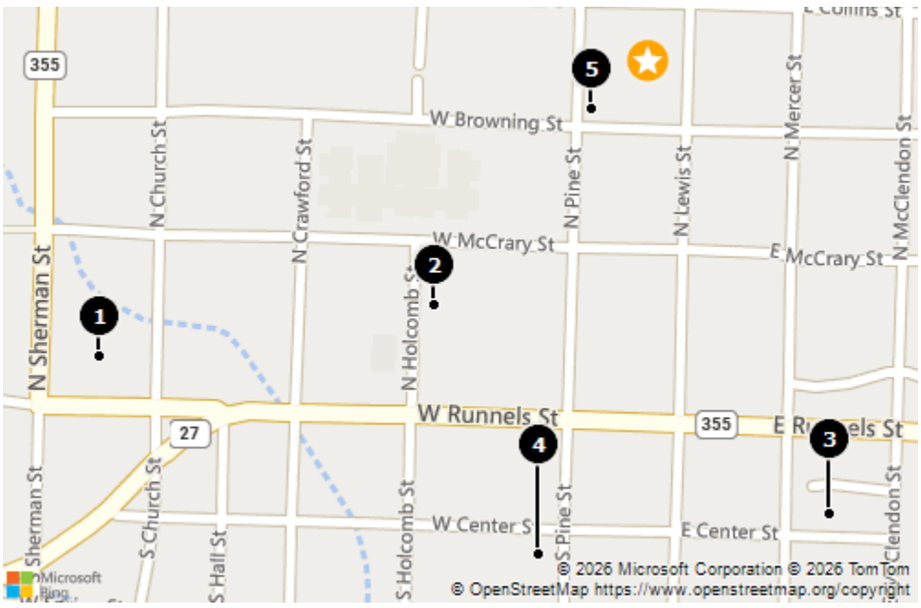
ICE SiteX Report

OrderID: 98162066

SiteX Property Information Report



Subject Property Location

305 N LEWIS ST, MINERAL SPRINGS, AR 71851-9178

County:	**HOWARD AR**	Census Tract:	050619502.003030
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	850-00165-0000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$161,000**	FSD:	10	Common Confidence Score:	62
Value Range:	$144,900 - $177,100	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2024	Tax Rate Code Area:	30MI
Assd Land Value:	$5,660	Market Land Value:	$28,300	Tax Year:	2025
Assd Improvement:	$29,420	Market Improvment Value:	$147,100	Total Taxable Value:	$1,330
Total Assessed Value:	$35,080	Total Assessor Market Value:	$175,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 1-13,17 Block: 38 Subdivision: HEIGHTS OF MINERAL SPRINGS Sec/Twnship/Range: SEC 00 TWN 00 RNG 00
Abbreviated Description: HEIGHTS OF MINERAL SPRINGS BL 38 W 37.38' LTS 1-3; S 5.87' W 37.38' LT 4; LTS 5 THRU 12; N10' LT 13; N125' LTS 17 THRU 18; E4

Property Characteristics

Lot Size:	12,000 SF	Bedrooms:		Pool:	
Building Area:	2232 SF	Baths:	3	Fireplace:	1
Year Built:	1950	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Detached	Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/03/2021	Sales Price:	$122,500
Document #:	BK-PG 2021 -793	Type of Sale:	Full Amount on Deed
Contract Date:	04/30/2021		
Document Type:			

Legal Description:
Lot: 1-12 Block: 38 Subdivision: HEIGHTS ADDITION
City/Muni/Twp: MINERAL SPRINGS

Prior Transfer

Recording Date:	04/30/2021	Sales Price:	$123,000
Document #:	R2021-000793 BK-PG R2021 -00793	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 1-13,17 Block: 38 Subdivision: HEIGHTS OF MINERAL SPRINGS Sec/Twnship/Range: SEC 00 TWN 00 RNG 00
Abbreviated Description: HEIGHTS OF MINERAL SPRINGS BL 38 W 37.38' LTS 1-3; S 5.87' W 37.38' LT 4; LTS 5 THRU 12; N10' LT 13; N125' LTS 17 THRU 18; E4

Area Sales Analysis

Total Area Sales	$407,000	Median # of Bedrooms	
Median Lot Size	18,753 SF	Median # of Baths	1
Median Living Area	1,247 SF	Median Year Built	1960
Price Range - 2 Yrs	$17,000 to $135,000	Age Range	63 years to 96 years
Median Value	$90,000	Median Age	66 years

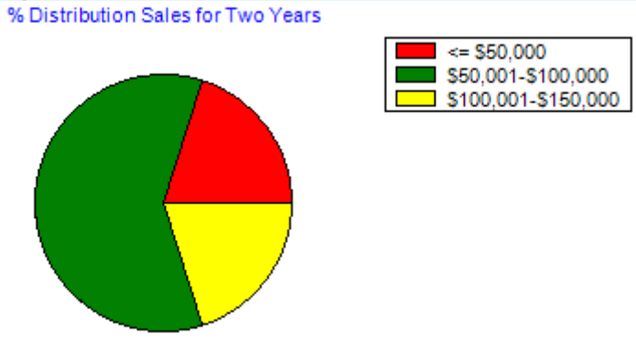
ICE SiteX Report

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Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.42Mi.	**514 W RUNNELS ST** **MINERAL SPRINGS, AR 71851-9016**	01/29/2026	$135,000	$62	2168	//2	1930	53,579 SF	
		APN: 850-00314-0000 Document #: R2026-00176 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 24-26 Block: 42 Subdivision: HEIGHTS ADDITION Abbreviated Description: Lot:24-26 Block:42 Subdivision:HEIGHTS ADDITION City/Muni/Twp:TOWN OF MINERAL SPRINGS City/Muni/Twp: TOWN OF MINERAL SPRINGS								
2	.21Mi.	**120 N HOLCOMB ST** **MINERAL SPRINGS, AR 71851-**	11/21/2025	$95,000	$34	2727	//2	1960	23,472 SF	
		APN: 850-00290-0000 Document #: R2025-01973 Document Type: Price Code: D Land Use: Single Family Residential Legal: Block: 1 Abbreviated Description: Block:1 Abbreviated Description:BLK: PART OF THE NW1/4 OF BLOCK 1 City/Muni/Twp:TOWN OF MINERAL SPRINGS City/Muni/Twp: TOWN OF MINERAL SPRINGS								
3	.32Mi.	**312 E CENTER ST** **MINERAL SPRINGS, AR 71851-9149**	10/28/2025	$17,000	$18	896	//1		15,000 SF	
		APN: 850-00272-0000 Document #: R2025-01821 Document Type: Price Code: D Land Use: Single Family Residential Legal: Block: 52 Subdivision: MC CULLOUGH SD Abbreviated Description: Block:52 Subdivision:MC CULLOUGH SD City/Muni/Twp:MINERAL SPRINGS City/Muni/Twp: MINERAL SPRINGS								
4	.34Mi.	**205 S PINE ST** **MINERAL SPRINGS, AR 71851-9155**	07/09/2025	$90,000	$72	1247	//1	1963	18,753 SF	
		APN: 850-00350-0000 Document #: R2025-01169 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: NE4SW4&SE4NW4S16T09SR27W Abbreviated Description: Sec/Twnship/Range:NE4SW4&SE4NW4S16T09SR27W								
5	.05Mi.	**302 N PINE ST** **MINERAL SPRINGS, AR 71851-8843**	04/08/2025	$70,000	$76	912	//1		7,500 SF	
		APN: 850-00168-0000 Document #: R2025-00567 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 19-21 Block: 38 Subdivision: HEIGHTS ADDITION Abbreviated Description: Lot:19-21 Block:38 Subdivision:HEIGHTS ADDITION Abbreviated Description:LOT: WEST 100 FEET OF LOTS 19, 20 AND 21 City/Muni/Twp:TOWN OF MINERAL SPRINGS City/Muni/Twp: TOWN OF MINERAL SPRINGS								

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.	**305 N LEWIS ST**	**04/30/2021**	$175,400	$35,080	2,232	//3	1950	12,000 SF	
.03Mi.	**316 N PINE ST**	**01/24/1995**	$53,800	$10,760	1,184	//1		17,500 SF	
.04Mi.	**301 N LEWIS ST**	**07/12/2018**	$119,700	$23,940	2,060	//2		12,600 SF	
.04Mi.	**110 E BROWNING ST**	**11/03/2017**	$79,700	$15,940	1,320	//1		7,875 SF	
.04Mi.	**308 N PINE ST**	**03/15/2018**	$40,050	$8,010	1,064	//1		12,500 SF	AboveGround
.04Mi.	**101 COLLINS ST**	**09/24/2015**	$85,950	$17,190	1,509	//2		10,500 SF	
.05Mi.	**302 N PINE ST**	**04/08/2025**	$57,000	$11,400	912	//1		7,500 SF	
.05Mi.	**308 N LEWIS ST**	**03/14/2022**	$142,000	$28,400	1,092	//1		1 SF	
.05Mi.	**202 E BROWNING ST**	**05/01/2019**	$92,000	$18,400	1,344	//1		21,000 SF	
.06Mi.	**401 N LEWIS ST**	**08/02/1988**	$98,200	$19,640	1,692	//3		20,250 SF	
.06Mi.	**229 N LEWIS ST**	**11/22/2017**	$122,400	$24,480	2,056	//2		9,918 SF	
.06Mi.	**112 E COLLINS ST**	**10/18/2019**	$86,800	$17,360	1,744	//1		20,909 SF	
.06Mi.	**406 N LEWIS ST**	**11/05/2018**	$74,400	$14,880	1,352	//1		10,440 SF	
.07Mi.	**101 E BROWNING ST**	**09/13/2004**	$123,200	$24,640	1,858	//2	1994	21,996 SF	
.07Mi.	**416 N PINE ST**	**04/28/1998**	$103,000	$20,600	1,600	//2	1963	24,394 SF	
.07Mi.	**305 N PINE ST**	**11/02/2022**	$66,950	$13,390	1,528	//1	1922	42,600 SF	

ICE SiteX Report

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Rent vs. Own

Households Occupied by Renters:	9%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	38.6 years old	Households:	679
Median Household Income:	$53,260	Households w/Family:	74%
Household Income Per Capita:	$27,270	Households w/Family Married:	50%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	Mineral Springs School District	Students:	401
Number of Schools:	2	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.19Mi.	**Mineral Springs Elementary School** Number of Students: 204 Student-Teacher Ratio: 10.01	D	Public	KG - 6
0.19Mi.	**Mineral Springs High School** Number of Students: 197 Student-Teacher Ratio: 5.39 Advanced Placement: Yes	D	Public	7 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	77%	NOTABLY LOWER
BURGLARY	142%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	70%	NOTABLY LOWER
FORCIBLE ROBBERY	123%	HIGHER
AGGRAVATED ASSAULT	110%	HIGHER
FORCIBLE RAPE	101%	SIMILAR
MURDER	110%	HIGHER
OVERALL	99%	SIMILAR

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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