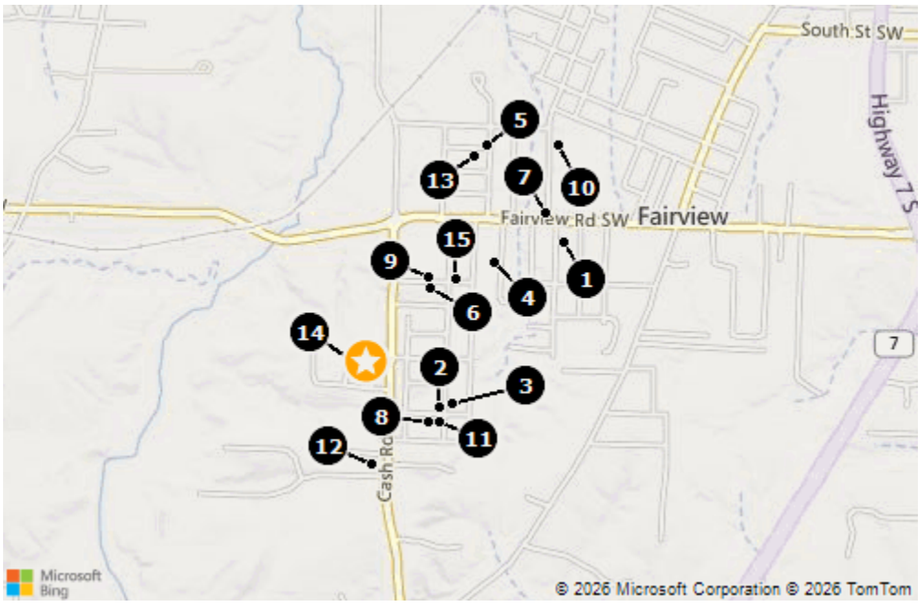
ICE SiteX Report

OrderID: 98472221

SiteX Property Information Report



Subject Property Location

3060 COMANCHE AVE, CAMDEN, AR 71701-6775

County:	**OUACHITA AR**	Census Tract:	051039503.022000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	908-00032-000R	Thomas Bros Pg-Grid:	

Valuation

Value:	**$355,000**	FSD:	17	Common Confidence Score:	46
Value Range:	$294,650 - $415,350	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	16C
Assd Land Value:	$2,000	Market Land Value:	$10,000	Tax Year:	2025
Assd Improvement:	$59,380	Market Improvment Value:	$296,900	Total Taxable Value:	$1,606
Total Assessed Value:	$61,380	Total Assessor Market Value:	$306,900	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 3,32 Subdivision: CHEROKEE WEST Sec/Twnship/Range: SEC 09 TWN 14S RNG 17W
Abbreviated Description: LOT 32 AND PART OF LOT 3 CHEROKEE WEST #2 MINOR SUB PER REPLAT ORDINANCE AND WD ATTACHED HERETO

Property Characteristics

Lot Size:	23,040 SF	Bedrooms:		Pool:	Yes
Building Area:	2538 SF	Baths:	2	Fireplace:	1
Year Built:	1999	Partial Baths:	1	Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:	Mixed	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/12/2025	Sales Price:	N/A
Document #:	2025-001710 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/24/2023	Sales Price:	N/A
Document #:	2023-002558 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/18/2023	Sales Price:	N/A
Document #:	2023-002485 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/14/2023		
Document Type:			
Legal Description:			

Lot: 32 3 Subdivision: CHEROKEE WEST SUB TO THE CITY OF CAMDEN

Prior Transfer

Recording Date:	08/14/2023	Sales Price:	N/A
Document #:	2023-002485 BK-PG 2023 -2485	Type of Sale:	Per Assessor Transaction History
Document Type:			

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Legal Description:
Lot: 3,32 Subdivision: CHEROKEE WEST Sec/Twnship/Range: SEC 09 TWN 14S RNG 17W
Abbreviated Description: LOT 32 AND PART OF LOT 3 CHEROKEE WEST #2 MINOR SUB PER REPLAT ORDINANCE AND WD ATTACHED HERETO

Prior Transfer

Recording Date:	02/22/2022	Sales Price:	$270,750
Document #:	2022-000627 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/04/2022	Loan Amount:	N/A
Document #:	2022-000403 BK-PG -	Loan Type:	New Conventional
TD Due Date:	03/01/2037	Type Finance:	FIX

Legal Description:
Lot: 32 3 Subdivision: CHEROKEE WEST SUB TO THE CITY OF CAMDEN

Prior Transfer

Recording Date:	12/07/2021	Sales Price:	N/A
Document #:	2021-004290 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	12/07/2021		
Document Type:			

Legal Description:
Lot: 32 3 Subdivision: CHEROKEE WEST SUB TO THE CITY OF CAMDEN

Prior Transfer

Recording Date:	04/29/2019	Sales Price:	$285,000
Document #:	2019-001209 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/29/2019		
Document Type:			

Legal Description:
Lot: 32 3 Subdivision: CHEROKEE WEST SUB

Mortgage Record

Recording Date:	08/09/2012	Loan Amount:	N/A
Document #:	BK-PG M309-236	Loan Type:	
TD Due Date:	09/01/2027	Type Finance:	

Legal Description:
Lot: 32 Subdivision: CHEROKEE WEST SUBDIVISION
City/Muni/Twp: CAMDEN

Area Sales Analysis

Total Area Sales	$4,099,500	Median # of Bedrooms	
Median Lot Size	17,250 SF	Median # of Baths	2
Median Living Area	2,381 SF	Median Year Built	1974
Price Range - 2 Yrs	$90,000 to $800,000	Age Range	4 years to 73 years
Median Value	$213,000	Median Age	52 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.63Mi.	**2727 EVERGREEN AVE** **CAMDEN, AR 71701-6813**	05/05/2026	$257,500	$100	2568	//2	2000	12,225 SF	
		APN: 866-00029-000R Document #: 2026-001254 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 16 Block: 2 MapRef: REC 141 PG 55 Abbreviated Description: Lot:16 Block:2 Map Ref:REC 141 PG 55								
2	.23Mi.	**3090 CHEROKEE AVE** **CAMDEN, AR 71701-6780**	05/04/2026	$245,000	$107	2272	//2	1980	21,150 SF	
		APN: 863-00031-000R Document #: 2026-001215 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 32 Subdivision: CHEROKEE HILLS SUB NO 3 Abbreviated Description: Lot:32 Subdivision:CHEROKEE HILLS SUB NO 3								
3	.26Mi.	**3085 CHEROKEE AVE** **CAMDEN, AR 71701-6752**	04/28/2026	$800,000	$317	2521	//2	1980	16,500 SF	
		APN: 863-00028-000R Document #: 2026-001180 Document Type: Price Code: R Land Use: Single Family Residential Legal: Section: 27 Sec/Twnship/Range: SE4 NE4 T13S R17W Abbreviated Description: Section:27 Sec/Twnship/Range:SE4 NE4 T13S R17W								
4	.44Mi.	**2750 MIMOSA AVE** **CAMDEN, AR 71701-6726**	04/21/2026	$175,000	$117	1485	//1	1970	20,000 SF	
		APN: 864-00041-000R Document #: 2026-001107 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 22 23 Block: 2 MapRef: REC 2 PG 5 Abbreviated Description: Lot:22 23 Block:2 Map Ref:REC 2 PG 5								
5	.67Mi.	**1006 AMANDA ST** **CAMDEN, AR 71701-6404**	03/17/2026	$213,000	$85	2494	//2	1971	13,700 SF	
		APN: 846-00025-000R Document #: 2026-000751 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 12 Block: 2 Abbreviated Description: Lot:12 Block:2								
6	.26Mi.	**1081 CADDO ST** **CAMDEN, AR 71701-6703**	01/29/2026	$185,000	$138	1337	//2	1967	12,500 SF	
		APN: 861-00055-000R Document #: 2026-000296 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 55 Subdivision: CHEROKEE HILLS SUB MapRef: REC 2 PG 84 Abbreviated Description: Lot:55 Subdivision:CHEROKEE HILLS SUB Map Ref:REC 2 PG 84								
7	.61Mi.	**2698 WARREN AVE** **CAMDEN, AR 71701-6402**	01/12/2026	$90,000	$40	2224	//2	1953	29,375 SF	

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APN: 847-00019-000R Document #: 2026-000133
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 20 Subdivision: BROOKLINE SUB MapRef: PB 2 PG 43 Abbreviated Description: Lot:20 Subdivision:BROOKLINE SUB Map Ref:PB 2 PG 43

8	.24Mi.	**1077 TOLTEC ST** **CAMDEN, AR 71701-7053**	01/05/2026	$250,000	$99	2514	//3		SF	

APN: 863-00036-000E Document #: 2026-000010
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 37 Subdivision: CHEROKEE HILLS SUB NO 3 Abbreviated Description: Lot:37 Subdivision:CHEROKEE HILLS SUB NO 3

9	.29Mi.	**1084 CADDO ST** **CAMDEN, AR 71701-6704**	12/05/2025	$139,000	$105	1320	//2	1971	15,000 SF	

APN: 861-00054-000R Document #: 2025-003683
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 54 Subdivision: CHEROKEE HILLS SUB MapRef: PB 2 PG 84 Abbreviated Description: Lot:54 Subdivision:CHEROKEE HILLS SUB Map Ref:PB 2 PG 84

10	.78Mi.	**2445 WARREN AVE** **CAMDEN, AR 71701-6181**	11/24/2025	$183,000	$107	1705	//2	1974	15,000 SF	

APN: 847-00002-000R Document #: 2025-003579
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: BROOKLINE SUB Abbreviated Description: Lot:2 Subdivision:BROOKLINE SUB

11	.25Mi.	**3130 CHEROKEE AVE** **CAMDEN, AR 71701-7060**	11/05/2025	$235,000	$91	2573	//3	1980	17,250 SF	

APN: 863-00032-000R Document #: 2025-003384
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 33 Subdivision: CHEROKEE HILLS SUB NO 3 Abbreviated Description: Lot:33 Subdivision:CHEROKEE HILLS SUB NO 3

12	.28Mi.	**1170 HOLLOW HILLS DR** **CAMDEN, AR 71701-7076**	11/03/2025	$400,000	$93	4266	//2	1991	131,552 SF	Yes

APN: 909-00017-000R Document #: 2025-003344
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 17 Subdivision: HOLLOW HILLS SUB Abbreviated Description: Lot:17 Subdivision:HOLLOW HILLS SUB

13	.63Mi.	**1019 AMANDA ST** **CAMDEN, AR 71701-6403**	08/18/2025	$187,000	$78	2381	//2	1965	27,400 SF	

APN: 846-00029-000R Document #: 2025-002507
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4 5 Block: 3 Abbreviated Description: Lot:4 5 Block:3

14	.02Mi.	**3051 COMANCHE AVE** **CAMDEN, AR 71701-6776**	07/23/2025	$575,000	$138	4162	//4	2022	98,882 SF	

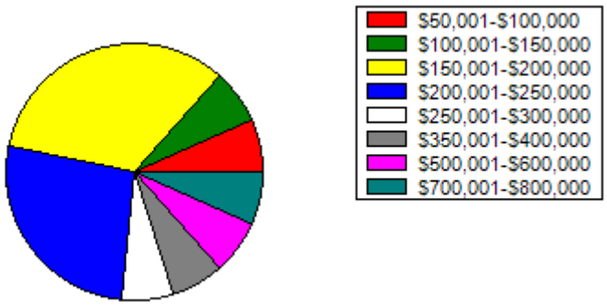
APN: 916-00004-000R Document #: 2025-002239
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: CHEROKEE WEST NO 2 MINOR SUB Abbreviated Description: Lot:4 Subdivision:CHEROKEE WEST NO 2 MINOR SUB

15	.34Mi.	**2785 CHEROKEE AVE** **CAMDEN, AR 71701-6707**	06/23/2025	$165,000	$83	1979	//2	1975	17,250 SF	

APN: 861-00033-000R Document #: 2025-001823
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 33 Subdivision: CHEROKEE HILLS SUB MapRef: PB 2 PG 84 Abbreviated Description: Lot:33 Subdivision:CHEROKEE HILLS SUB Map Ref:PB 2 PG 84

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.

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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.	**3060 COMANCHE AVE**	**08/14/2023**	$306,900	$61,380	2,538	//2	1999	23,040 SF	Yes
.02Mi.	**3051 COMANCHE AVE**	**07/18/2025**	$490,450	$98,090	4,162	//4	2022	2 SF	
.02Mi.	**3070 COMANCHE AVE**	**02/26/2021**	$265,650	$53,130	2,289	//2	2006	16,800 SF	
.03Mi.	**3040 COMANCHE AVE**	**09/13/2016**	$277,150	$55,430	2,014	//2	2011	2 SF	
.04Mi.	**3020 COMANCHE AVE**	**10/11/2021**	$317,750	$63,550	2,211	//2	2013	3 SF	
.04Mi.	**3040 SEMINOLE AVE**	**04/25/2019**	$347,950	$69,590	2,679	//2	2010	5 SF	
.05Mi.	**3061 COMANCHE AVE**	**06/24/2016**	$284,800	$56,960	2,419	//2	2002	21,700 SF	
.05Mi.	**3079 SEMINOLE AVE**	**03/04/1998**	$272,650	$54,530	2,236	//2	1986	16,000 SF	
.06Mi.	**1220 APACHE DR**	**10/22/2019**	$172,800	$34,560	1,520	//2	1989	16,000 SF	Yes
.06Mi.	**3099 SEMINOLE AVE**	**08/02/2010**	$284,500	$56,900	2,365	//2	2000	16,000 SF	
.07Mi.	**1170 APACHE DR**	**04/01/2021**	$295,300	$59,060	2,522	//2	1996	23,870 SF	
.07Mi.	**3058 SEMINOLE AVE**	**05/27/2010**	$336,850	$67,370	2,596	//3	2011	42,000 SF	
.08Mi.	**1284 APACHE DR**	**05/28/2021**	$323,400	$64,680	2,748	//2	1985	21,000 SF	Yes
.09Mi.	**1300 APACHE DR**	**01/01/1999**	$311,300	$62,260	2,568	//2	1986	20,000 SF	
.1Mi.	**1225 APACHE DR**	**06/03/2011**	$279,050	$55,810	2,162	//2	1993	42,400 SF	
.1Mi.	**1239 APACHE DR**	**01/31/1996**	$254,200	$50,840	2,361	//3	1985	21,800 SF	

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	57%

Demographics & Income

Median Age:	41.7 years old	Households:	6,415
Median Household Income:	$53,650	Households w/Family:	70%
Household Income Per Capita:	$28,295	Households w/Family Married:	44%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	Camden Fairview School District	Students:	1,995
Number of Schools:	5	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.17Mi.	**Ivory Primary School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	2 - 3
1.44Mi.	**Camden Fairview High School** Number of Students: 652 Student-Teacher Ratio: 9.23 Advanced Placement: Yes	F	Public	9 - 12
4.17Mi.	**Camden Fairview Intermediate School** Number of Students: 286 Student-Teacher Ratio: 15	D-	Public	4 - 5
4.33Mi.	**Camden Fairview Middle School** Number of Students: 421 Student-Teacher Ratio: 9.96	F	Public	6 - 8
0.61Mi.	**Fairview Primary School** Number of Students: 523 Student-Teacher Ratio: 14.55	F	Public	KG - 1

Flood Report

The Subject Property of **3060 COMANCHE AVE, CAMDEN, AR 71701-6775** 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	119%	HIGHER
BURGLARY	111%	HIGHER
MOTOR VEHICLE THEFT	117%	HIGHER
FORCIBLE ROBBERY	112%	HIGHER
AGGRAVATED ASSAULT	104%	SIMILAR
FORCIBLE RAPE	124%	HIGHER
MURDER	109%	SIMILAR
OVERALL	99%	SIMILAR

Disaster Alerts

4/2/2025 - Severe Tornados, Flooding 1/23/2026 - Severe Winter Storm

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