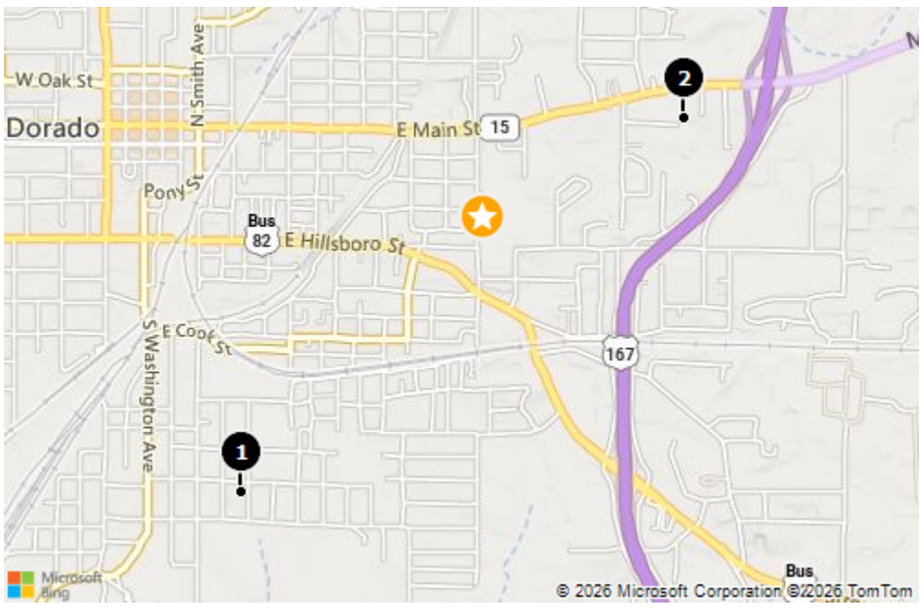
ICE SiteX Report

OrderID: 98458115

SiteX Property Information Report



Subject Property Location

413 DRY CREEK LN, EL DORADO, AR 71730-5017

County:	**UNION AR**	Census Tract:	051399510.006
Property Use:	Mobile/Manufactured Home (regardless of ownership)	Zoning:	
Parcel Number:	00000-19671-0020	Thomas Bros Pg-Grid:	

Valuation

Value:	**$161,000**	FSD:	41	Common Confidence Score:	17
Value Range:	$94,990 - $227,010	ICE Confidence Score:	59		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2024	Tax Rate Code Area:	35
Assd Land Value:	$3,600	Market Land Value:	$18,000	Tax Year:	2025
Assd Improvement:	$21,510	Market Improvment Value:	$107,550	Total Taxable Value:	$315
Total Assessed Value:	$25,110	Total Assessor Market Value:	$125,550	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Sec/Twnship/Range: SEC 07 TWN 18 RNG 16
Abbreviated Description: FRL SW SW 3AC #12R008352 #18R006229 #21R004779 #24R004710

Property Characteristics

Lot Size:	3.000 AC	Bedrooms:		Pool:	
Building Area:	1856 SF	Baths:		Fireplace:	
Year Built:	2013	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Carport	Heating:	
Number of Stories:	1	Number of Cars:		A/C:	
Style:	4	Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/26/2025	Sales Price:	N/A
Document #:	2025R001503 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/14/2024	Sales Price:	N/A
Document #:	2024-004710 BK-PG 2024 -004710	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Sec/Twnship/Range: SEC 07 TWN 18 RNG 16
Abbreviated Description: FRL SW SW 3AC #12R008352 #18R006229 #21R004779 #24R004710

Mortgage Record

Recording Date:	06/30/2021	Loan Amount:	N/A
Document #:	2021R004780 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2051	Type Finance:	FIX
Legal Description:			

Section: 7
Abbreviated Description: SW4 SW4 T18S R16W SW4 SW4 T18S R16W

ICE SiteX Report

OrderID: 98458115

Prior Transfer

Recording Date:	06/29/2021	Sales Price:	$160,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

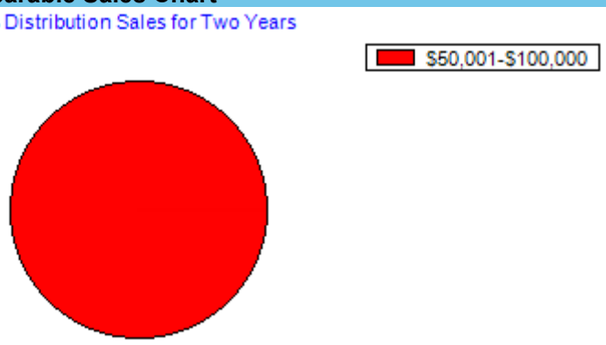
Area Sales Analysis

Total Area Sales	$171,500	Median # of Bedrooms	
Median Lot Size	16,793 SF	Median # of Baths	
Median Living Area	1,248 SF	Median Year Built	2019
Price Range - 2 Yrs	$51,500 to $120,000	Age Range	7 years to 7 years
Median Value	$85,750	Median Age	7 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.99Mi.	**1306 CRAIG AVE** **EL DORADO, AR 71730-7616**	04/20/2026	$51,500	$42	1216	//	2019	7,013 SF	
		APN: 03820-00093-0000 Document #: 2026R002054 Document Type: Price Code: D Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 13 Block: 15 Subdivision: SOUTH EL DORADO ADDITION Abbreviated Description: Lot:13 Block:15 Subdivision:SOUTH EL DORADO ADDITION City/Muni/Twp:EL DORADO City/Muni/Twp: EL DORADO								
2	.61Mi.	**1746 E CEDAR ST** **EL DORADO, AR 71730-6513**	02/17/2026	$120,000	$93	1280	//		26,572 SF	AboveGround
		APN: 04781-00994-0100 Document #: 2026R000880 Document Type: Price Code: D Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Sec/Twnship/Range: S2SW4NW4 S05T18SR15W Abbreviated Description: Sec/Twnship/Range:S2SW4NW4 S05T18SR15W								

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.	**413 DRY CREEK LN**	**08/14/2024**	$125,550	$25,110	1,856		2013	3 SF	
.06Mi.	**1312 BURNSIDE ST**	**07/01/2016**	$30,800	$6,160	1,216		1999	6,490 SF	
.07Mi.	**1306 E WESSON ST**	**01/01/1992**	$56,400	$11,280	1,344		2007	8,538 SF	
.08Mi.	**1304 E WESSON ST**	**05/12/2003**	$65,750	$13,150	1,426		2001	8,538 SF	
.09Mi.	**1302 E WESSON ST**	**01/01/1983**	$60,700	$12,140	1,248		2006	8,538 SF	
.15Mi.	**219 MARTIN LUTHER KING AVE**	**04/27/2021**	$105,300	$21,060	1,836			5,750 SF	
.16Mi.	**1307 E CEDAR ST**	**04/26/2018**	$77,900	$15,580	1,288		2011	13,983 SF	
.24Mi.	**1220 E 1ST ST**	**01/01/1992**	$32,650	$6,530	1,360		2004	4,922 SF	
.24Mi.	**1508 VAN ST**	**02/04/2021**	$49,600	$9,920	1,728		2000	14,244 SF	
.27Mi.	**519 BRUSTER AVE**	**06/21/2016**	$22,700	$4,540	924		1976	13,373 SF	
.28Mi.	**1014 E WESSON ST**		$90,350	$18,070	1,568				
.28Mi.	**1623 1/2 VAN ST**	**01/01/1983**	$9,500	$1,900	672		2001	21,780 SF	
.3Mi.	**1102 E 1ST ST**	**11/04/2005**	$43,300	$8,660	768		2019	4,879 SF	
.3Mi.	**1317 WILSON ST**		$30,000	$6,000	1,216		2009		
.3Mi.	**1700 E 2ND ST**	**08/29/2023**	$1,250	$250	672			6,229 SF	
.32Mi.	**611 LOUIS ST**	**08/27/2009**	$7,350	$1,470	1,064		1997	4,748 SF	

Rent vs. Own

Households Occupied by Renters:	31%	Households Occupied by Owners:	58%

ICE SiteX Report

OrderID: 98458115

Demographics & Income

Median Age:	39.4 years old	Households:	11,837
Median Household Income:	$58,830	Households w/Family:	63%
Household Income Per Capita:	$31,311	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	24%

School District

School District Zone:	El Dorado School District	Students:	3,921
Number of Schools:	6	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
6.77Mi.	**El Dorado High School** Number of Students: 1,235 Student-Teacher Ratio: 9.22 Advanced Placement: Yes	B-	Public	9 - 12
8.55Mi.	**Barton Jr. High School** Number of Students: 540 Student-Teacher Ratio: 11.88	C+	Public	5 - 8
8.58Mi.	**Northwest Elementary School** Number of Students: 477 Student-Teacher Ratio: 16.32	C	Public	KG - 4
9.44Mi.	**Washington Middle School** Number of Students: 581 Student-Teacher Ratio: 13.35	C	Public	5 - 6
8.03Mi.	**Yocum Elementary School** Number of Students: 580 Student-Teacher Ratio: 15.5	D	Public	KG - 4
9.04Mi.	**Hugh Goodwin Elementary School** Number of Students: 508 Student-Teacher Ratio: 20.66	A	Public	PK - 4

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	120%	HIGHER
BURGLARY	126%	HIGHER
MOTOR VEHICLE THEFT	122%	HIGHER
FORCIBLE ROBBERY	114%	HIGHER
AGGRAVATED ASSAULT	105%	SIMILAR
FORCIBLE RAPE	113%	HIGHER
MURDER	109%	SIMILAR
OVERALL	99%	SIMILAR

Disaster Alerts

4/2/2025 - Severe Tornados, Flooding 1/23/2026 - Severe Winter Storm 8/21/2026 - Pine Tree Road Fire

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.