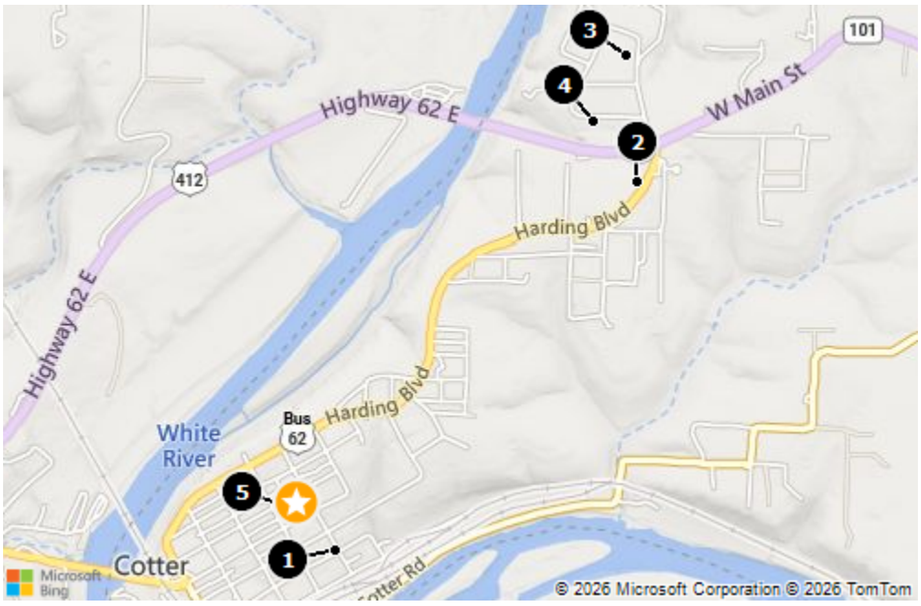
ICE SiteX Report

OrderID: 98508869

SiteX Property Information Report



Subject Property Location

420 DALTON AVE, COTTER, AR 72626-9603

County:	**BAXTER AR**	Census Tract:	050059509.002055
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	004-00249-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$118,000**	FSD:	42	Common Confidence Score:	16
Value Range:	$68,440 - $167,560	ICE Confidence Score:	58		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2023	Tax Rate Code Area:	60C
Assd Land Value:	$800	Market Land Value:	$4,000	Tax Year:	2025
Assd Improvement:	$12,680	Market Improvment Value:	$63,400	Total Taxable Value:	$34
Total Assessed Value:	$13,480	Total Assessor Market Value:	$67,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 1049 Subdivision: COTTER LOTS Sec/Twnship/Range: SEC 31 TWN 19 RNG 14
Abbreviated Description: LOTS 1049 & 1050 COTTER

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	1248 SF	Baths:	1	Fireplace:	
Year Built:		Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	None
Number of Stories:	1+	Number of Cars:		A/C:	N
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Z	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/02/2026	Sales Price:	$50,875
Document #:	L202605853 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/10/2022	Loan Amount:	N/A
Document #:	L202205338 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2052	Type Finance:	

Legal Description:
Lot: 1049&1050 Subdivision: THE TOWN OF COTTER
City/Muni/Twp: COTTER

Mortgage Record

Recording Date:	07/14/2020	Loan Amount:	N/A
Document #:	L202006811 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 1049&1050
City/Muni/Twp: COTTER

Prior Transfer

Recording Date:	03/09/2020	Sales Price:	N/A

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Document #:	L202002211 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	03/09/2020		
Document Type:			

Legal Description:
Lot: 1049&1050
City/Muni/Twp: COTTER

Prior Transfer

Recording Date:	03/09/2020	Sales Price:	N/A
Document #:	2020-L202002211 BK-PG 2020 -L202002211	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 1049 Subdivision: COTTER LOTS Sec/Twnship/Range: SEC 31 TWN 19 RNG 14
Abbreviated Description: LOTS 1049 & 1050 COTTER

Prior Transfer

Recording Date:	05/06/2013	Sales Price:	N/A
Document #:	BK-PG 2013 -4342	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	04/24/2013		
Document Type:			

Legal Description:
Lot: 1049-1050
City/Muni/Twp: COTTER

Prior Transfer

Recording Date:	11/21/2007	Sales Price:	$22,000
Document #:	BK-PG 2007 -13310	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 1049,1050 Subdivision: COTTER LOTS Sec/Twnship/Range: SEC 31 TWN 19 RNG 14
Abbreviated Description: LOTS 1049 & 1050 COTTER

Area Sales Analysis

Total Area Sales	$1,917,500	Median # of Bedrooms	
Median Lot Size	19,200 SF	Median # of Baths	1
Median Living Area	1,368 SF	Median Year Built	1997
Price Range - 2 Yrs	$25,000 to $1,400,000	Age Range	29 years to 29 years
Median Value	$180,000	Median Age	29 years

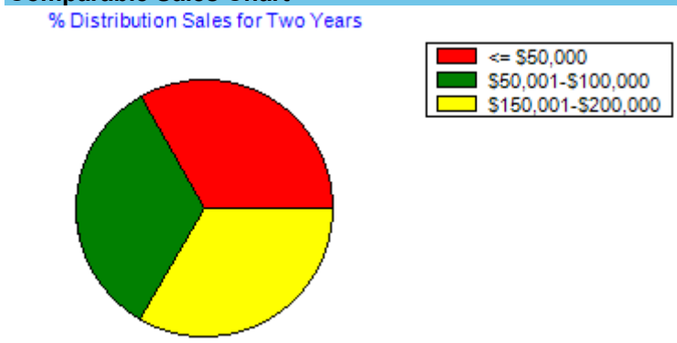
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.15Mi.	**433 SOUTH AVE** **COTTER, AR 72626-8104**	02/27/2026	$25,000	$27	896	//1		SF	
		APN: 004-00075-000 Document #: L202601735 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 312-314 Abbreviated Description: Lot:312-314 City/Muni/Twp:COTTER City/Muni/Twp: COTTER								
2	1.19Mi.	**1815 HARDING BLVD** **COTTER, AR 72626-9602**	01/02/2026	$1,400,000	$823	1700	//1		41,382 SF	
		APN: 004-00511-000 Document #: L202600017 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Subdivision: BURKES FIRST ADDITION TO COTTER HEIGHTS Abbreviated Description: Lot:3 Subdivision:BURKES FIRST ADDITION TO COTTER HEIGHTS City/Muni/Twp:COTTER HEIGHTS City/Muni/Twp: COTTER HEIGHTS								
3	1.45Mi.	**104 RAINBOW HEIGHTS DR** **COTTER, AR 72626-9787**	10/21/2025	$252,500	$159	1580	//2		30,478 SF	
		APN: 004-00560-000 Document #: L202509287 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: B Subdivision: RAINBOW HEIGHTS SUBDIVISION Abbreviated Description: Lot:3 Block:B Subdivision:RAINBOW HEIGHTS SUBDIVISION								
4	1.24Mi.	**244 WALLICK DR** **COTTER, AR 72626-9782**	08/04/2025	$180,000	$135	1329	//2	1997	19,200 SF	
		APN: 004-00625-008 Document #: L202506818 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Block: G Subdivision: RAINBOW HEIGHTS Abbreviated Description: Lot:8 Block:G Subdivision:RAINBOW HEIGHTS								
5	.03Mi.	**408 DALTON AVE** **COTTER, AR 72626-9603**	06/24/2025	$60,000	$43	1368	//1		SF	
		APN: 004-00251-000 Document #: L202505504 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1054-1057 Abbreviated Description: Lot:1054-1057 City/Muni/Twp:COTTER City/Muni/Twp: COTTER								

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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.	**420 DALTON AVE**	**03/09/2020**	$67,400	$13,480	1,248	//1			
.02Mi.	**430 DALTON AVE**	**08/05/2019**	$132,250	$26,450	1,312	//1			
.03Mi.	**421 COMBS AVE**	**10/01/2008**	$66,700	$13,340	828	//1			
.03Mi.	**419 COMBS AVE**	**08/27/2007**	$53,100	$10,620	770	//1			
.03Mi.	**408 DALTON AVE**	**06/19/2025**	$53,955	$10,791	1,368	//1			
.03Mi.	**433 COMBS AVE**	**09/26/2023**	$104,350	$20,870	1,186	//2			
.03Mi.	**415 COMBS AVE**	**10/03/2003**	$53,100	$10,620	990	//1			
.04Mi.	**413 DALTON AVE**	**08/27/2021**	$121,350	$24,270	1,056	//1			
.05Mi.	**303 FOURTH ST**	**09/14/2005**	$98,000	$19,600	1,356	//2			
.05Mi.	**407 COMBS AVE**	**02/15/2022**	$83,200	$16,640	1,216	//1			
.05Mi.	**407 DALTON AVE**	**12/18/2020**	$146,000	$29,200	1,088	//1	2020		
.06Mi.	**504 DALTON AVE**	**01/29/2018**	$162,450	$32,490	1,856	//1			
.06Mi.	**403 COMBS AVE**	**04/13/2005**	$77,000	$15,400	1,260	//1			
.06Mi.	**505 COMBS AVE**	**09/27/2018**	$128,200	$25,640	1,204	//2			
.06Mi.	**225 FIFTH ST**	**12/29/2004**	$141,150	$28,230	1,378	//1			
.06Mi.	**403 DALTON AVE**	**09/25/2024**	$67,750	$13,550	1,083	//1			

Rent vs. Own

Households Occupied by Renters:	26%	Households Occupied by Owners:	60%

Demographics & Income

Median Age:	49.7 years old	Households:	648
Median Household Income:	$38,071	Households w/Family:	60%
Household Income Per Capita:	$26,821	Households w/Family Married:	45%
Most Common Education Level:	High School Graduate	Households w/Family Children:	17%

School District

School District Zone:	Cotter School District	Students:	698
Number of Schools:	2	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.06Mi.	**Amanda Gist Elementary School** Number of Students: 374 Student-Teacher Ratio: 13.27	B+	Public	PK - 6
1.01Mi.	**Cotter High School** Number of Students: 324 Student-Teacher Ratio: 5.65 Advanced Placement: Yes	A-	Public	7 - 12

Flood Report

The Subject Property of **420 DALTON AVE, COTTER, AR 72626-9603** 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.

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	42%	SIGNIFICANTLY LOWER
BURGLARY	126%	HIGHER
MOTOR VEHICLE THEFT	115%	HIGHER
FORCIBLE ROBBERY	96%	SIMILAR
AGGRAVATED ASSAULT	132%	NOTABLY HIGHER
FORCIBLE RAPE	168%	NOTABLY HIGHER
MURDER	140%	NOTABLY HIGHER
OVERALL	147%	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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