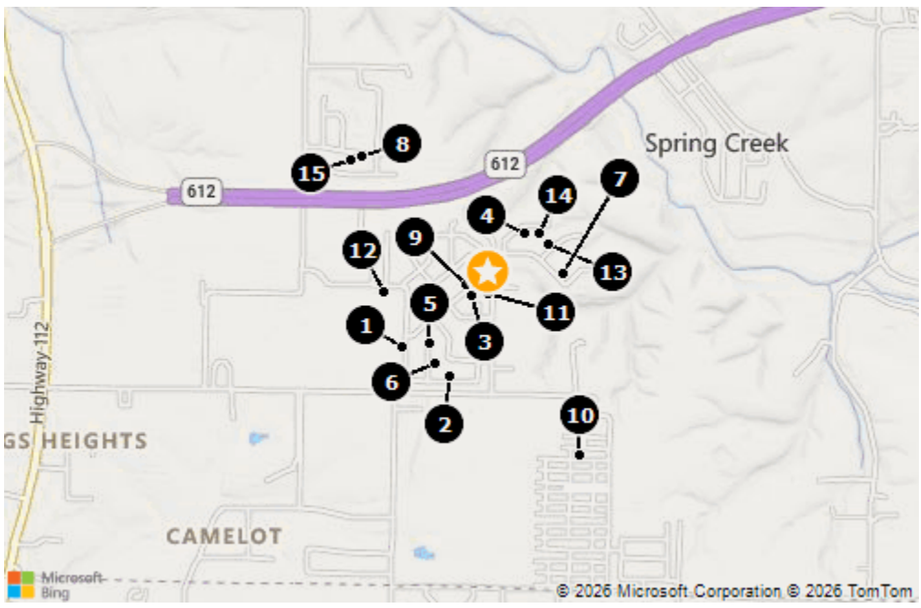
ICE SiteX Report

OrderID: 98312962

SiteX Property Information Report



Subject Property Location

4256 AUGUSTINE DR, SPRINGDALE, AR 72762-8498

County:	**BENTON AR**	Census Tract:	050070213.172027
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	21-01990-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$538,000**	FSD:	7	Common Confidence Score:	80
Value Range:	$500,340 - $575,660	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2024	Tax Rate Code Area:	C50
Assd Land Value:	$15,200	Market Land Value:	$76,000	Tax Year:	2025
Assd Improvement:	$73,479	Market Improvment Value:	$367,395	Total Taxable Value:	$2,537
Total Assessed Value:	$88,679	Total Assessor Market Value:	$443,395	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 178 District: 21 Subdivision: LEGENDARY SUB PH I-SPRINGDALE Sec/Twnship/Range: SEC 19 TWN 18 RNG 30

Abbreviated Description: PLAT 2007-791,792,794 9/24 /07 AFFIDAVIT TO FINAL PLA T 2010-198481 04/26/2010 A FFIDAVIT TO FINAL PLAT 201 3-46460 8/21/2013

City/Muni/Twp: SPRINGDALE

Property Characteristics

Lot Size:	8,712 SF	Bedrooms:		Pool:	
Building Area:	2641 SF	Baths:	2	Fireplace:	
Year Built:	2014	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	Masonry
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	1+	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	K
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/07/2026	Sales Price:	$246,394
Document #:	L202645697 BK-PG 2014-208819	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/13/2015	Sales Price:	N/A
Document #:	BK-PG 2014-014669	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/29/2014	Loan Amount:	N/A
Document #:	BK-PG 2014-208819	Loan Type:	FHA
TD Due Date:	01/01/2045	Type Finance:	

Legal Description:

Lot: 178 Subdivision: LEGENDARY SUBDIVISION Phase No: I
City/Muni/Twp: SPRINGDALE

Prior Transfer

Recording Date:	12/29/2014	Sales Price:	$250,940

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Document #:	BK-PG 2014-070612	Type of Sale:	Full Amount on Deed
Contract Date:	12/24/2014		
Document Type:			

Legal Description:
Lot: 178 Subdivision: LEGENDARY SUBDIVISION Phase No: I Map Ref: MB2007 PG791-794
City/Muni/Twp: SPRINGDALE

Prior Transfer

Recording Date:	12/24/2014	Sales Price:	$251,000
Document #:	2014-070612 BK-PG 2014 -70612	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 178 District: 21 Subdivision: LEGENDARY SUB PH I-SPRINGDALE Sec/Twnship/Range: SEC 19 TWN 18 RNG 30
Abbreviated Description: PLAT 2007-791,792,794 9/24 /07 AFFIDAVIT TO FINAL PLA T 2010-198481 04/26/2010 A FFIDAVIT TO FINAL PLAT 201 3-46460 8/21/2013
City/Muni/Twp: SPRINGDALE

Mortgage Record

Recording Date:	02/04/2014	Loan Amount:	N/A
Document #:	BK-PG 2014-014669	Loan Type:	Building or Construction Loan
TD Due Date:	01/24/2015	Type Finance:	

Legal Description:
Lot: 178 Subdivision: LEGENDARY SUBDIVISION Phase No: I
City/Muni/Twp: SPRINGDALE

Prior Transfer

Recording Date:	01/31/2014	Sales Price:	$30,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$6,286,800	Median # of Bedrooms	
Median Lot Size	10,019 SF	Median # of Baths	2
Median Living Area	1,982 SF	Median Year Built	2017
Price Range - 2 Yrs	$333,000 to $494,500	Age Range	4 years to 18 years
Median Value	$417,500	Median Age	9 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.3Mi.	**3892 BRIDGETON ST SPRINGDALE, AR 72762-7008**	03/27/2026	$392,000	$211	1856	//2	2017	8,712 SF	
		APN: 21-02616-000 Document #: L202616476 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Subdivision: LEGENDARY SUBDIVISION Phase No: IIA MapRef: MB 2016 PG 515 Abbreviated Description: Lot:6 Subdivision:LEGENDARY SUBDIVISION Phase No:IIA Map Ref:MB 2016 PG 515City/Muni/Twp:CITY OF SPRINGDALE City/Muni/Twp: CITY OF SPRINGDALE								
2	.29Mi.	**7376 CHARLOTTE AVE SPRINGDALE, AR 72762-7022**	01/16/2026	$398,000	$218	1821	//2	2018	8,276 SF	
		APN: 21-02693-000 Document #: L202603072 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 18 Subdivision: LEGENDARY SUBDIVISION Phase No: II-D MapRef: DOC L2017066338 Abbreviated Description: Lot:18 Subdivision:LEGENDARY SUBDIVISION Phase No:II-D Map Ref:DOC L2017066338City/Muni/Twp:CITY OF SPRINGDALE City/Muni/Twp: CITY OF SPRINGDALE								
3	.07Mi.	**7307 DEVONSHIRE AVE SPRINGDALE, AR 72762-8464**	12/31/2025	$368,000	$218	1682	//2	2017	10,890 SF	
		APN: 21-01996-000 Document #: L202573601 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 184 Subdivision: LEGENDARY SUBDIVISION Phase No: 1 MapRef: REC 2007 PG 791792&7 Abbreviated Description: Lot:184 Subdivision:LEGENDARY SUBDIVISION Phase No:1 Map Ref:REC 2007 PG 791792&7City/Muni/Twp:CITY OF SPRINGDALE City/Muni/Twp: CITY OF SPRINGDALE								
4	.14Mi.	**4445 GIBSON ST SPRINGDALE, AR 72762-8458**	11/19/2025	$429,900	$211	2029	//2	2015	12,197 SF	
		APN: 21-02194-000 Document #: L202565060 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 103 Subdivision: CHARLESTON PARK AT LEGENDARY PUD MapRef: REC 2007 PG 795-797 Abbreviated Description: Lot:103 Subdivision:CHARLESTON PARK AT LEGENDARY PUD Map Ref:REC 2007 PG 795-797City/Muni/Twp:CITY OF SPRINGDALE City/Muni/Twp: CITY OF SPRINGDALE								
5	.24Mi.	**3899 LEGENDARY LN SPRINGDALE, AR 72762-3069**	10/31/2025	$417,500	$207	2012	//2	2019	16,988 SF	
		APN: 21-02684-000 Document #: L202561515 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Subdivision: LEGENDARY SUBDIVISION Phase No: II-D MapRef: DOC L2017066338 Abbreviated Description: Lot:9 Subdivision:LEGENDARY SUBDIVISION Phase No:II-D Map Ref:DOC L2017066338City/Muni/Twp:CITY OF SPRINGDALE City/Muni/Twp: CITY OF SPRINGDALE								
6	.28Mi.	**3859 LEGENDARY LN SPRINGDALE, AR 72762-3069**	10/24/2025	$407,500	$219	1853	//2	2020	8,276 SF	
		APN: 21-02688-000 Document #: L202559984 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Subdivision: LEGENDARY SUBDIVISION Phase No: II---D MapRef: DOC L2017066338 Abbreviated Description: Lot:13 Subdivision:LEGENDARY SUBDIVISION Phase No:II---D Map Ref:DOC L2017066338City/Muni/Twp:CITY OF SPRINGDALE City/Muni/Twp: CITY OF SPRINGDALE								
7	.2Mi.	**6950 KINGSTON AVE SPRINGDALE, AR 72762-7502**	09/25/2025	$451,000	$209	2151	//2	2018	11,326 SF	
		APN: 21-02068-000 Document #: L202554089 Document Type: Price Code: D								

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Land Use: Single Family Residential
Legal: Lot: 256 Subdivision: LEGENDARY SUBDIVISION Phase No: 1 MapRef: MB 2007 PG 791792& 7 Abbreviated Description: Lot:256 Subdivision:LEGENDARY SUBDIVISION Phase No:1 Map Ref:MB 2007 PG 791792& 7City/Muni/Twp:CITY OF SPRINGDALE City/Muni/Twp: CITY OF SPRINGDALE

8	.44Mi.	**7775 RANGE AVE** **SPRINGDALE, AR 72762-4630**	07/29/2025	$494,500	$229	2158	//3		10,019 SF

APN: 21-03824-000 Document #: L202541764
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 95 Subdivision: SPRING CREEK FARMS Phase No: 1 MapRef: REC L202407532 Abbreviated Description: Lot:95 Subdivision:SPRING CREEK FARMS Phase No:1 Map Ref:REC L202407532City/Muni/Twp:CITY OF SPRINGDALE City/Muni/Twp: CITY OF SPRINGDALE

9	.06Mi.	**7308 DEVONSHIRE AVE** **SPRINGDALE, AR 72762-8464**	07/17/2025	$470,000	$188	2500	//2	2012	11,326 SF

APN: 21-01986-000 Document #: L202539460
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 174 Subdivision: LEGENDARY SUBDIVISION Phase No: 1 MapRef: MB 2007 PGS 791-794 Abbreviated Description: Lot:174 Subdivision:LEGENDARY SUBDIVISION Phase No:1 Map Ref:MB 2007 PGS 791-794City/Muni/Twp:CITY OF SPRINGDALE City/Muni/Twp: CITY OF SPRINGDALE

10	.54Mi.	**6833 GARDEN TRAIL AVE** **SPRINGDALE, AR 72762-7047**	05/12/2025	$465,000	$226	2050	//2	2022	6,534 SF

APN: 21-02793-000 Document #: L202525756
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 18 Subdivision: COTTAGES AT THE PARK Phase No: 1 MapRef: DOC NO L202139930 Abbreviated Description: Lot:18 Subdivision:COTTAGES AT THE PARK Phase No:1 Map Ref:DOC NO L202139930City/Muni/Twp:SPRINGDALE City/Muni/Twp: SPRINGDALE

11	.06Mi.	**7229 DEVONSHIRE AVE** **SPRINGDALE, AR 72762-8497**	05/09/2025	$333,000	$218	1526	//2	2017	10,019 SF

APN: 21-01993-000 Document #: L202525372
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 181 Subdivision: LEGENDARY SUBDIVISION Phase No: 1 MapRef: REC 2007 PG 791792 Abbreviated Description: Lot:181 Subdivision:LEGENDARY SUBDIVISION Phase No:1 Map Ref:REC 2007 PG 791792City/Muni/Twp:CITY OF SPRINGDALE City/Muni/Twp: CITY OF SPRINGDALE

12	.28Mi.	**7667 BRIDGEGATE AVE** **SPRINGDALE, AR 72762-8452**	05/08/2025	$345,000	$224	1537	//2	2008	6,534 SF

APN: 21-02094-000 Document #: L202525063
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: CHARLESTON PARK AT LEGENDARY PUD MapRef: REC 2007 PGS 795-797 Abbreviated Description: Lot:3 Subdivision:CHARLESTON PARK AT LEGENDARY PUD Map Ref:REC 2007 PGS 795-797City/Muni/Twp:SPRINGDALE City/Muni/Twp: SPRINGDALE

13	.17Mi.	**4252 SUSSEX CV** **SPRINGDALE, AR 72762-8466**	05/07/2025	$453,000	$228	1982	//2	2020	10,890 SF

APN: 21-02083-000 Document #: L202524925
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 271 Subdivision: LEGENDARY SUBDIVISION Phase No: 1 MapRef: REC 2007 PG 791792&7 Abbreviated Description: Lot:271 Subdivision:LEGENDARY SUBDIVISION Phase No:1 Map Ref:REC 2007 PG 791792&7City/Muni/Twp:CITY OF SPRINGDALE City/Muni/Twp: CITY OF SPRINGDALE

14	.17Mi.	**4511 GIBSON ST** **SPRINGDALE, AR 72762-8526**	05/02/2025	$387,500	$206	1872	//2	2015	9,583 SF

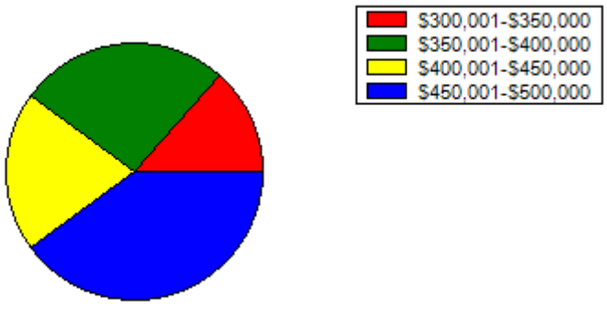
APN: 21-02191-000 Document #: L202523767
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 100 Subdivision: CHARLESTON PUD MapRef: REC 795-797 Abbreviated Description: Lot:100 Subdivision:CHARLESTON PUD Map Ref:REC 795-797City/Muni/Twp:SPRINGDALE City/Muni/Twp: SPRINGDALE

15	.47Mi.	**7821 RANGE AVE** **SPRINGDALE, AR 72762-4631**	04/28/2025	$474,900	$220	2158	//3		10,019 SF

APN: 21-03826-000 Document #: L202522780
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 97 Subdivision: SPRING CREEK FARMS Phase No: 1 MapRef: DOC NO L202407532 Abbreviated Description: Lot:97 Subdivision:SPRING CREEK FARMS Phase No:1 Map Ref:DOC NO L202407532City/Muni/Twp:CITY OF SPRINGDALE City/Muni/Twp: CITY OF SPRINGDALE

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.	**4256 AUGUSTINE DR**	**12/24/2014**	$443,395	$88,679	2,641	//2	2014	8,712 SF	
.01Mi.	**4234 AUGUSTINE DR**	**12/06/2021**	$333,450	$66,690	1,526	//2	2017	8,712 SF	
.02Mi.	**4280 AUGUSTINE DR**	**09/07/2016**	$393,620	$78,724	1,978	//2	2013	20,909 SF	
.03Mi.	**4212 AUGUSTINE DR**	**11/29/2021**	$352,990	$70,598	1,682	//2	2017	10,890 SF	
.03Mi.	**4245 AUGUSTINE DR**	**07/19/2017**	$462,945	$92,589	2,778	//2	2017	25,265 SF	
.04Mi.	**7172 DEVONSHIRE AVE**	**04/12/2019**	$389,320	$77,864	1,918	//2	2018	14,810 SF	
.04Mi.	**7235 KINGSTON AVE**	**10/22/2018**	$430,450	$86,090	2,148	//2	2018	17,424 SF	
.04Mi.	**7281 BELLGROVE AVE**	**04/26/2024**	$427,945	$85,589	2,478	//2	2018	12,632 SF	
.05Mi.	**7331 BELLGROVE AVE**	**06/24/2022**	$341,610	$68,322	1,666	//2	2014	9,583 SF	
.05Mi.	**7154 DEVONSHIRE AVE**	**12/20/2021**	$455,920	$91,184	2,730	//2	2014	13,939 SF	
.05Mi.	**7213 KINGSTON AVE**	**09/27/2019**	$415,370	$83,074	2,128	//2	2015	16,553 SF	
.05Mi.	**7286 DEVONSHIRE AVE**	**08/05/2020**	$400,395	$80,079	2,010	//2	2017	13,068 SF	
.05Mi.	**4342 AUGUSTINE DR**	**08/11/2025**	$347,080	$69,416	1,671	//2	2017	18,731 SF	
.06Mi.	**7349 BELLGROVE AVE**	**08/11/2020**	$356,980	$71,396	1,788	//2	2013	9,583 SF	
.06Mi.	**7229 DEVONSHIRE AVE**	**05/05/2025**	$332,240	$66,448	1,526	//2	2017	10,019 SF	
.06Mi.	**7245 DEVONSHIRE AVE**	**05/26/2021**	$398,975	$79,795	2,123	//2	2014	8,276 SF	

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	67%

Demographics & Income

Median Age:	36.2 years old	Households:	16,561
Median Household Income:	$81,400	Households w/Family:	72%
Household Income Per Capita:	$38,624	Households w/Family Married:	58%
Most Common Education Level:	High School Graduate	Households w/Family Children:	38%

School District

School District Zone:	Springdale School District	Students:	22,685
Number of Schools:	29	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.74Mi.	**Hellstern Middle School** Number of Students: 849 Student-Teacher Ratio: 16.38	A	Public	6 - 7
3.61Mi.	**Central Junior High School** Number of Students: 852 Student-Teacher Ratio: 15.02 Advanced Placement: Yes	B+	Public	8 - 9
0.40Mi.	**Willis D. Shaw Elementary School** Number of Students: 634 Student-Teacher Ratio: 16.8	A	Public	PK - 5
2.75Mi.	**Har-Ber High School** Number of Students: 2,271 Student-Teacher Ratio: 13.38 Advanced Placement: Yes	B	Public	10 - 12

Flood Report

The Subject Property of **4256 AUGUSTINE DR, SPRINGDALE, AR 72762-8498** 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	90%	LOWER
BURGLARY	72%	NOTABLY LOWER
MOTOR VEHICLE THEFT	97%	SIMILAR
FORCIBLE ROBBERY	77%	NOTABLY LOWER
AGGRAVATED ASSAULT	58%	NOTABLY LOWER
FORCIBLE RAPE	66%	NOTABLY LOWER
MURDER	66%	NOTABLY LOWER
OVERALL	58%	NOTABLY LOWER

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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