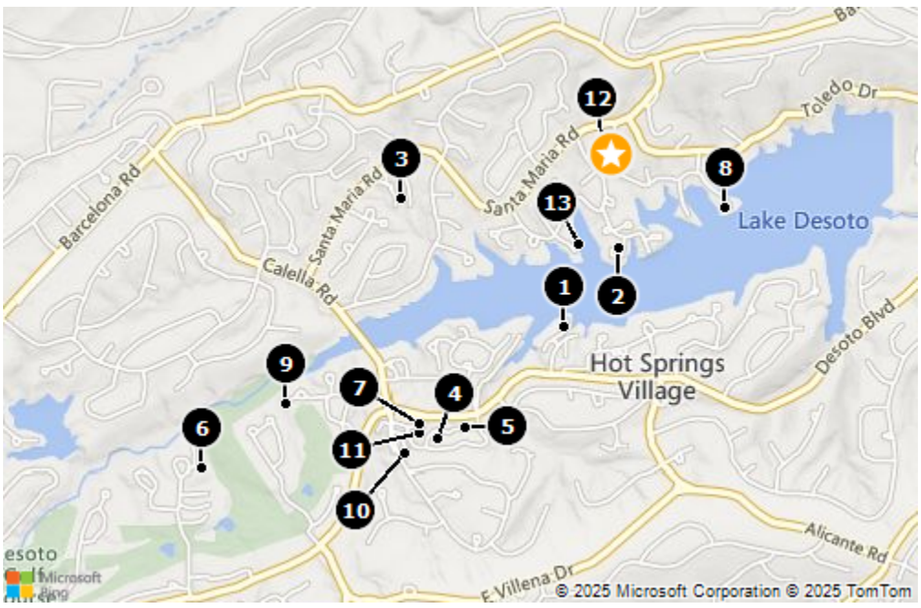
ICE SiteX Report

OrderID: 95961084

SiteX Property Information Report



Subject Property Location

49 HALCON PL, HOT SPRINGS, AR 71909-2840

County:	**GARLAND AR**	Census Tract:	050510120.011019
Property Use:	Townhouse (Residential)	Zoning:	
Parcel Number:	200-42650-003-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$173,000**	FSD:	10
Value Range:	$155,700 - $190,300	Confidence Score:	90

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2023	Tax Rate Code Area:	010
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:	$21,960	Market Improvment Value:	$109,800	Total Taxable Value:	$342
Total Assessed Value:	$21,960	Total Assessor Market Value:	$109,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 3 Block: 8 Subdivision: MADRID COURTS #8 Sec/Twnship/Range: SEC 03 TWN 01S RNG 19W
Abbreviated Description: LOT 3

Property Characteristics

Lot Size:	1,307 SF	Bedrooms:	2	Pool:	
Building Area:	1402 SF	Baths:	2	Fireplace:	
Year Built:	1977	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	4	Ext Walls:	Other
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	B/L+A	Number of Cars:		A/C:	Central
Style:		Basement:	Yes	Roof Cover:	Shingle
		Foundation:	Z	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/24/2023	Sales Price:	$165,000
Document #:	BK-PG 4555 -68	Type of Sale:	Full Amount on Deed
Contract Date:	05/16/2023		
Document Type:	Warranty Deed		

Legal Description:
Lot: 3 Block: 8 Subdivision: MADRID COURTS SUBDIVISION Map Ref: MB 5 PG 67

Prior Transfer

Recording Date:	05/16/2023	Sales Price:	$165,000
Document #:	4555-000068 BK-PG 4555 -068	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 3 Block: 8 Subdivision: MADRID COURTS #8 Sec/Twnship/Range: SEC 03 TWN 01S RNG 19W
Abbreviated Description: LOT 3

Prior Transfer

Recording Date:	06/03/2008	Sales Price:	N/A
Document #:	BK-PG 2966 -0088	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	05/29/2008		
Document Type:	Quit Claim Deed		

Legal Description:
Lot: 3 Block: 8 Subdivision: MADRID COURTS SUBDIVISION Map Ref: MB5 PG67

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Prior Transfer

Recording Date:	08/14/2007	Sales Price:	$115,000
Document #:	BK-PG 2870 -0400	Type of Sale:	Per Assessor Transaction History
Document Type:	Warranty Deed		

Legal Description:
Lot: 3 Block: 8 District: 010 Subdivision: MADRID COURTS #8 Sec/Twnship/Range: SEC 03 TWN 01S RNG 19W
Abbreviated Description: LOT 3
City/Muni/Twp: JESSIEVILLE

Prior Transfer

Recording Date:	03/01/2005	Sales Price:	$80,000
Document #:	BK-PG 2512 -0178	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	02/25/2005		
Document Type:	Warranty Deed		

Legal Description:
Lot: 3 Block: 8 Subdivision: MADRID COURTS SUBDIVISION Map Ref: MB5 PG67
City/Muni/Twp: HOT SPRINGS VILLAGE

Prior Transfer

Recording Date:	03/20/1995	Sales Price:	$80,000
Document #:	BK-PG 1601 -0115	Type of Sale:	Per Assessor Transaction History
Document Type:	Warranty Deed		

Legal Description:
Lot: 3 Block: 8 District: 010 Subdivision: MADRID COURTS #8 Sec/Twnship/Range: SEC 03 TWN 01S RNG 19W
Abbreviated Description: LOT 3
City/Muni/Twp: JESSIEVILLE

Prior Transfer

Recording Date:	04/09/1994	Sales Price:	$52,000
Document #:	BK-PG 1550 -0642	Type of Sale:	Per Assessor Transaction History
Document Type:	Warranty Deed		

Legal Description:
Lot: 3 Block: 8 District: 010 Subdivision: MADRID COURTS #8 Sec/Twnship/Range: SEC 03 TWN 01S RNG 19W
Abbreviated Description: LOT 3
City/Muni/Twp: JESSIEVILLE

Area Sales Analysis

Total Area Sales	$2,555,400	Median # of Bedrooms	2
Median Lot Size	871 SF	Median # of Baths	2
Median Living Area	1,228 SF	Median Year Built	1975
Price Range - 2 Yrs	$120,000 to $395,000	Age Range	30 years to 54 years
Median Value	$155,000	Median Age	50 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.48Mi.	**32 CALANAS LN** **HOT SPRINGS, AR 71909-3119**	09/04/2025	$335,000	$212	1580	4/2/2	1973	SF	
		APN: 200-09100-016-000 Document #: Document Type: Warranty Deed Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 16 Block: 2 Subdivision: CASTELLON COURTS SUBDIVISION MapRef: MB 4 PG 160 Abbreviated Description: Lot:16 Block:2 Subdivision:CASTELLON COURTS SUBDIVISION Map Ref:MB 4 PG 160								
2	.25Mi.	**48 LEQUITA PL** **HOT SPRINGS, AR 71909-2835**	07/02/2025	$195,000	$126	1544	//3	1976	2,614 SF	
		APN: 200-42450-024-000 Document #: Document Type: Deed Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 24 Block: 4 Subdivision: MADRID COURTS SUBDIVISION MapRef: MB 5 PG 94 Abbreviated Description: Lot:24 Block:4 Subdivision:MADRID COURTS SUBDIVISION Map Ref:MB 5 PG 94City/Muni/Twp:HOT SPRINGS VILLAGE City/Muni/Twp: HOT SPRINGS VILLAGE								
3	.57Mi.	**26 TOMISA LN** **HOT SPRINGS, AR 71909-2847**	06/05/2025	$130,000	$119	1088	4/2/2	1984	2,178 SF	
		APN: 200-22250-005-000 Document #: Document Type: Warranty Deed Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 5 Block: 3 Subdivision: GUADALAJARA COURTS SUBDIVISION Abbreviated Description: Lot:5 Block:3 Subdivision:GUADALAJARA COURTS SUBDIVISION City/Muni/Twp:HOT SPRINGS VILLAGE City/Muni/Twp: HOT SPRINGS VILLAGE								
4	.89Mi.	**11 DESTINO WAY** **HOT SPRINGS, AR 71909-3111**	05/29/2025	$133,000	$81	1632	5/3/2	1975	SF	
		APN: 200-66550-011-000 Document #: Document Type: Warranty Deed Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 11 Block: 4 Subdivision: VALENCIA COURTS SUBDIVISION MapRef: MB 4 PG 238 Abbreviated Description: Lot:11 Block:4 Subdivision:VALENCIA COURTS SUBDIVISION Map Ref:MB 4 PG 238City/Muni/Twp:HOT SPRINGS VILLAGE City/Muni/Twp: HOT SPRINGS VILLAGE								
5	.83Mi.	**34 DESTINO WAY** **HOT SPRINGS, AR 71909-3110**	05/05/2025	$125,000	$109	1140	4/2/1	1974	SF	
		APN: 200-66600-010-000 Document #: Document Type: Deed Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 10 Block: 5 Subdivision: VALENCIA COURTS SUBDIVISION MapRef: MB 4 PG 253 Abbreviated Description: Lot:10 Block:5 Subdivision:VALENCIA COURTS SUBDIVISION Map Ref:MB 4 PG 253City/Muni/Twp:HOT SPRINGS VILLAGE City/Muni/Twp: HOT SPRINGS VILLAGE								
6	1.38Mi.	**4 EMANUEL PL** **HOT SPRINGS, AR 71909-3053**	01/31/2025	$320,000	$135	2362	5/3/2	1995	SF	
		APN: 200-67350-052-000 Document #: Document Type: Warranty Deed Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 2 Block: 6 Subdivision: VILLA ALEGRE COURTS SUBDIVISION MapRef: MB 10 PG 151 Abbreviated Description: Lot:2 Block:6 Subdivision:VILLA ALEGRE COURTS SUBDIVISION Map Ref:MB 10 PG 151								
7	.88Mi.	**4 FRESCA LN** **HOT SPRINGS, AR 71909-7510**	10/16/2024	$130,000	$114	1136	6/3/2	1974	2,178 SF	

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APN: 200-66450-009-000 Document #:
Document Type: Warranty Deed Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 9 Block: 2 Subdivision: VALENCIA COURTS SUBDIVISION MapRef: MB 4 PG 22 Abbreviated
Description: Lot:9 Block:2 Subdivision:VALENCIA COURTS SUBDIVISION Map Ref:MB 4 PG 22City/Muni/Twp:HOT SPRINGS City/Muni/Twp: HOT SPRINGS

8	.33Mi.	**14 ESCONDITE LN** **HOT SPRINGS, AR 71909-2845**	09/19/2024	$395,000	$227	1740	4/2/2	1981	3,485 SF

APN: 200-42600-007-000 Document #:
Document Type: Deed Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 7 Block: 7 Subdivision: MADRID COURTS MapRef: MB 6 PG 3 Abbreviated Description: Lot:7 Block:7 Subdivision:MADRID COURTS Map Ref:MB 6 PG 3City/Muni/Twp:HOT SPRINGS VILLAGE City/Muni/Twp: HOT SPRINGS VILLAGE

9	1.1Mi.	**179 CORDERO LN** **HOT SPRINGS, AR 71909-3006**	09/18/2024	$155,000	$150	1028	4/2/1	1971	871 SF

APN: 200-14750-042-000 Document #:
Document Type: Warranty Deed Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 179 Subdivision: DESOTO COURTS TOWNHOUSE SUBDIVISION Tract No: 2 MapRef: MB 4 PG 71 Abbreviated
Description: Lot:179 Subdivision:DESOTO COURTS TOWNHOUSE SUBDIVISION Tract No:2 Map Ref:MB 4 PG 71City/Muni/Twp:HOT SPRINGS VILLAGE City/Muni/Twp: HOT SPRINGS VILLAGE

10	.97Mi.	**9 PERRALENA LN** **HOT SPRINGS, AR 71909-3106**	09/06/2024	$120,000	$108	1104	4/2/1	1974	SF

APN: 200-66500-003-000 Document #:
Document Type: Warranty Deed Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 3 Block: 3 Subdivision: VALENCIA COURTS SUBDIVISION Abbreviated Description: Lot:3 Block:3 Subdivision:VALENCIA COURTS SUBDIVISION City/Muni/Twp:HOT SPRINGS VILLAGE City/Muni/Twp: HOT SPRINGS VILLAGE

11	.9Mi.	**7 FRESCA LN** **HOT SPRINGS, AR 71909-3109**	08/02/2024	$151,400	$90	1680	6/3/2	1974	1,742 SF

APN: 200-66450-012-000 Document #:
Document Type: Warranty Deed Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 12 Block: 2 Subdivision: VALENCIA COURTS SUBDIVISION MapRef: MB 4 PG 222 Abbreviated
Description: Lot:12 Block:2 Subdivision:VALENCIA COURTS SUBDIVISION Map Ref:MB 4 PG 222City/Muni/Twp:HOT SPRINGS VILLAGE City/Muni/Twp: HOT SPRINGS VILLAGE

12	.03Mi.	**8 HALCON PL** **HOT SPRINGS, AR 71909-3366**	07/15/2024	$156,000	$127	1228	4/2/2	1976	1,742 SF

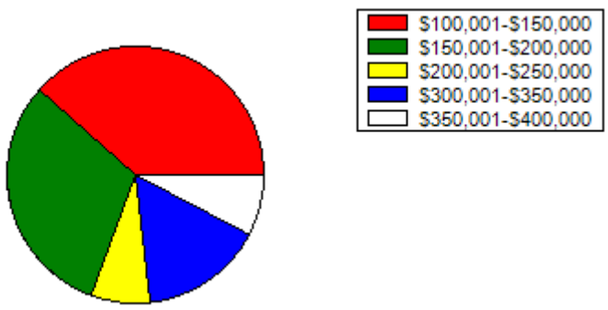
APN: 200-42700-018-000 Document #:
Document Type: Warranty Deed Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 18 Block: 9 Subdivision: MADRID COURTS MapRef: MB 5 PG 68 Abbreviated Description: Lot:18 Block:9 Subdivision:MADRID COURTS Map Ref:MB 5 PG 68City/Muni/Twp:HOT SPRINGS City/Muni/Twp: HOT SPRINGS

13	.26Mi.	**16 DAGANZA PL** **HOT SPRINGS, AR 71909-2822**	07/02/2024	$210,000	$216	968	4/2/1	1977	871 SF

APN: 200-42500-012-000 Document #:
Document Type: Warranty Deed Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 12 Block: 5 Subdivision: MADRID COURTS SUBDIVISION MapRef: MB 5 PG 54 Abbreviated Description: Lot:12 Block:5 Subdivision:MADRID COURTS SUBDIVISION Map Ref:MB 5 PG 54City/Muni/Twp:HOT SPRINGS VILLAGE City/Muni/Twp: HOT SPRINGS VILLAGE

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.	**49 HALCON PL**	**05/16/2023**	$109,800	$21,960	1,402	4/2/2	1977	1,307 SF	
0Mi.	**51 HALCON PL**	**04/22/2020**	$111,250	$22,250	1,402	4/2/2	1977	1,307 SF	
0Mi.	**47 HALCON PL**	**04/08/2025**	$109,550	$21,910	1,402	4/2/2	1976	1,742 SF	
.01Mi.	**53 HALCON PL**	**06/14/2022**	$110,900	$22,180	1,402	4/2/2	1976	1,742 SF	
.01Mi.	**45 HALCON PL**	**09/23/2020**	$109,600	$21,920	1,402	4/2/2	1976	1,742 SF	
.02Mi.	**43 HALCON PL**	**08/22/2013**	$115,550	$23,110	1,402	4/2/2	1976	1,307 SF	
.02Mi.	**41 HALCON PL**	**10/24/2023**	$109,050	$21,810	1,402	4/2/2	1976	1,307 SF	
.02Mi.	**39 HALCON PL**	**11/28/2020**	$117,750	$23,550	1,528	4/2/2	1976	1,742 SF	
.03Mi.	**6 HALCON PL**	**01/31/2024**	$98,350	$19,670	1,088	4/2/2	1976	2,178 SF	
.03Mi.	**8 HALCON PL**	**02/24/2025**	$106,750	$21,350	1,228	4/2/2	1976	1,742 SF	
.04Mi.	**37 HALCON PL**	**09/09/2024**	$129,650	$25,930	1,725	6/3/2	1976	1,748 SF	
.04Mi.	**10 HALCON PL**	**09/29/2014**	$98,050	$19,610	1,088	4/2/2	1977	2,178 SF	
.04Mi.	**35 HALCON PL**	**12/01/1999**	$109,750	$21,950	1,402	4/2/2	1976	1,307 SF	
.04Mi.	**33 HALCON PL**	**10/01/2024**	$110,200	$22,040	1,402	4/2/2	1976	1,742 SF	
.05Mi.	**31 HALCON PL**	**03/12/2019**	$109,550	$21,910	1,402	4/2/1	1976	1,742 SF	
.05Mi.	**27 HALCON PL**	**11/30/2021**	$108,900	$21,780	1,402	4/2/1	1976	1,307 SF	

Rent vs. Own

Households Occupied by Renters:	11%	Households Occupied by Owners:	77%

Demographics & Income

Median Age:	65.3 years old	Households:	8,322
Median Household Income:	$59,914	Households w/Family:	68%
Household Income Per Capita:	$41,513	Households w/Family Married:	60%
Most Common Education Level:	Some College	Households w/Family Children:	10%

School District

School District Zone:	Jessieville School District	Students:	845
Number of Schools:	3	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.61Mi.	**Jessieville Middle School** Number of Students: 208 Student-Teacher Ratio: 12.31	C-	Public	6 - 8
2.61Mi.	**Jessieville Elementary School** Number of Students: 372 Student-Teacher Ratio: 14.33	B-	Public	PK - 5
2.61Mi.	**Jessieville High School** Number of Students: 265 Student-Teacher Ratio: 12.27 Advanced Placement: Yes	B	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	60%	NOTABLY LOWER
BURGLARY	96%	SIMILAR
MOTOR VEHICLE THEFT	66%	NOTABLY LOWER
FORCIBLE ROBBERY	44%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	138%	NOTABLY HIGHER
FORCIBLE RAPE	41%	SIGNIFICANTLY LOWER
MURDER	71%	NOTABLY LOWER
OVERALL	100%	SIMILAR

Disaster Alerts

4/2/2025 - Severe Tornados, Flooding

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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