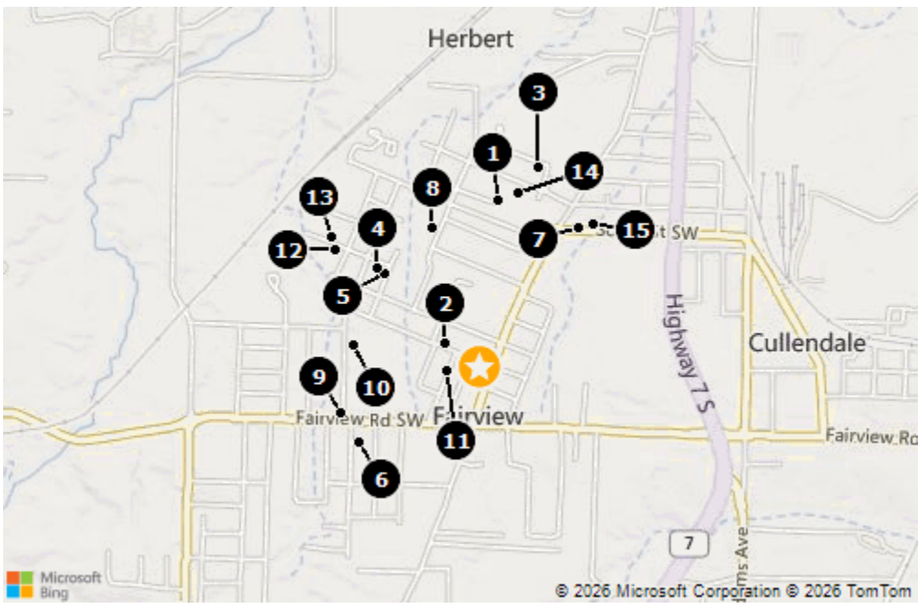
ICE SiteX Report

OrderID: 98345487

SiteX Property Information Report



Subject Property Location

519 JENKINS ST, CAMDEN, AR 71701-6528

County:	**OUACHITA AR**	Census Tract:	051039505.002028
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	901-00098-000R	Thomas Bros Pg-Grid:	

Valuation

Value:	**$90,000**	FSD:	18	Common Confidence Score:	43
Value Range:	$73,800 - $106,200	ICE Confidence Score:	82		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	16C
Assd Land Value:	$480	Market Land Value:	$2,400	Tax Year:	2025
Assd Improvement:	$18,560	Market Improvment Value:	$92,800	Total Taxable Value:	
Total Assessed Value:	$19,040	Total Assessor Market Value:	$95,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: G Subdivision: CAMDEN CITY METES & BOUNDS Sec/Twnship/Range: SEC 03 TWN 14S RNG 17W
Abbreviated Description: PT PLOTS G AND H FEARING EST S

Property Characteristics

Lot Size:	14,375 SF	Bedrooms:		Pool:	
Building Area:	1332 SF	Baths:	2	Fireplace:	
Year Built:	1987	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Other
Number of Units:		Garage Type:	Carport	Heating:	Central
Number of Stories:	1	Number of Cars:	1	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/23/2025	Sales Price:	N/A
Document #:	2025-003850 BK-PG M308-00468	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/06/2022	Loan Amount:	N/A
Document #:	2022-001276 BK-PG -	Loan Type:	Stand Alone First
TD Due Date:	04/01/2052	Type Finance:	FIX

Legal Description:
Section: 3 Subdivision: W H FEARING ESTATE PARTITION & SUB
Abbreviated Description: T14S R17W

Prior Transfer

Recording Date:	04/29/2019	Sales Price:	N/A
Document #:	2019-001256 BK-PG 2019 -1256	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: G Subdivision: CAMDEN CITY METES & BOUNDS Sec/Twnship/Range: SEC 03 TWN 14S RNG 17W
Abbreviated Description: PT PLOTS G AND H FEARING EST S

Prior Transfer

Recording Date:	04/29/2019	Sales Price:	N/A

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Document #:	2019-001256 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	04/29/2019		
Document Type:			

Legal Description:
Section: 3 Subdivision: W H FEARING ESTATE PARATITION & SUB Map Ref: BK 85 PG 32 33
Abbreviated Description: T14S R17W

Prior Transfer

Recording Date:	02/27/2018	Sales Price:	$48,738
Document #:	M2018-000215 BK-PG M308-00468	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/31/2012	Loan Amount:	N/A
Document #:	BK-PG M308-468	Loan Type:	
TD Due Date:	08/01/2027	Type Finance:	

Legal Description:
Subdivision: PORTION OF PLOT H & G OF W H FEARING ESTATE PARTIT

Area Sales Analysis

Total Area Sales	$1,533,300	Median # of Bedrooms	
Median Lot Size	15,000 SF	Median # of Baths	2
Median Living Area	1,390 SF	Median Year Built	1947
Price Range - 2 Yrs	$3,000 to $257,500	Age Range	26 years to 96 years
Median Value	$110,000	Median Age	79 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.45Mi.	**508 HAIRE ST** **CAMDEN, AR 71701-6219**	08/07/2026	$53,000	$60	870	//1	1956	18,972 SF	
		APN: 837-00046-000R Document #: 2026-002446 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 81 Subdivision: HOMESITE SUB MapRef: REC 114 PG 24 Abbreviated Description: Lot:81 Subdivision:HOMESITE SUB Map Ref:REC 114 PG 24								
2	.11Mi.	**578 JENKINS ST** **CAMDEN, AR 71701-6529**	07/07/2026	$24,000	$18	1310	//1	1945	13,939 SF	
		APN: 901-00022-000R Document #: 2026-002014 Document Type: Price Code: R Land Use: Single Family Residential Legal: Section: 3 Subdivision: W H FEARING ESTATE SUB MapRef: BK 85 PG 32&33 Sec/Twnship/Range: T14S R17W Abbreviated Description: Section:3 Subdivision:W H FEARING ESTATE SUB Map Ref:BK 85 PG 32&33Sec/Twnship/Range:T14S R17W								
3	.56Mi.	**415 HENNESSEY ST** **CAMDEN, AR 71701-6257**	05/14/2026	$114,500	$142	806	//1	1945	11,840 SF	
		APN: 838-00023-000R Document #: 2026-001390 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 17 Subdivision: HENNESSEYS SUB Abbreviated Description: Lot:17 Subdivision:HENNESSEYS SUB								
4	.39Mi.	**719 WACO ST** **CAMDEN, AR 71701-6139**	05/13/2026	$158,500	$122	1296	//2	1953	22,600 SF	
		APN: 844-00026-000R Document #: 2026-001382 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 3 Block: 4 Subdivision: MCKAY & RUSSO SUB Sec/Twnship/Range: W2 Abbreviated Description: Lot:2 3 Block:4 Subdivision:MCKAY & RUSSO SUB Sec/Twnship/Range:W2								
5	.17Mi.	**2354 DOVER AVE** **CAMDEN, AR 71701-6158**	05/12/2026	$134,000	$96	1390	//1	1957	22,400 SF	
		APN: 844-00024-000R Document #: 2026-001357 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 2 Block: 4 Subdivision: MCKAY & RUSSO SUB MapRef: BK 137 PG 498 Sec/Twnship/Range: E2 Abbreviated Description: Lot:1 2 Block:4 Subdivision:MCKAY & RUSSO SUB Map Ref:BK 137 PG 498Sec/Twnship/Range:E2								
6	.38Mi.	**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								
7	.46Mi.	**334 SOUTH ST** **CAMDEN, AR 71701-6210**	03/20/2026	$42,000	$24	1736	//1	1947	5,400 SF	
		APN: 851-00152-000R Document #: 2026-000787 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 11 12 Block: 10 MapRef: BK 69 PG 9 Abbreviated Description: Lot:11 12 Block:10 Map Ref:BK 69 PG 9								
8	.4Mi.	**2240 AVON AVE** **CAMDEN, AR 71701-6108**	03/16/2026	$139,900	$93	1495	//2	1955	58,806 SF	
		APN: 901-00073-000R Document #: 2026-000733 Document Type: Price Code: D Land Use: Single Family Residential Legal: Section: 3 Subdivision: FEARING ESTATE PARTITION SUB MapRef: BK 85 PG 32&33 Sec/Twnship/Range: T14S R17W Abbreviated Description: Section:3 Subdivision:FEARING ESTATE PARTITION SUB Map Ref:BK 85 PG 32&33Sec/Twnship/Range:T14S R17W								
9	.41Mi.	**2698 WARREN AVE** **CAMDEN, AR 71701-6402**	01/12/2026	$90,000	$40	2224	//2	1953	29,375 SF	
		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								
10	.35Mi.	**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								

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Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: BROOKLINE SUB Abbreviated Description: Lot:2 Subdivision:BROOKLINE SUB

11	.1Mi.	**2526 WILLIAMS AVE** **CAMDEN, AR 71701-6543**	11/18/2025	$110,000	$89	1232	//2	1940	14,000 SF

APN: 848-00029-000R Document #: 2025-003507
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 12 Section: 3 Subdivision: C C ADAMS SUB MapRef: REC 115 PG 445 Sec/Twnship/Range: T14S R17W Abbreviated Description: Lot:12 Section:3 Subdivision:C C ADAMS SUB Map Ref:REC 115 PG 445Sec/Twnship/Range:T14S R17W

12	.5Mi.	**817 WACO ST** **CAMDEN, AR 71701-6141**	09/18/2025	$132,900	$87	1520	//2	1930	22,600 SF

APN: 844-00013-000R Document #: 2025-002846
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 3 Block: 2 Subdivision: MCKAY & RUSSO SUB MapRef: REC 137 PG 498 Abbreviated Description: Lot:2 3 Block:2 Subdivision:MCKAY & RUSSO SUB Map Ref:REC 137 PG 498

13	.34Mi.	**822 WACO ST** **CAMDEN, AR 71701-6142**	08/05/2025	$85,000	$45	1851	//2	1945	15,000 SF

APN: 844-00041-000R Document #: 2025-002400
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4 Block: 7 Subdivision: MCKAY & RUSSO SUB MapRef: REC 137 PG 498 Abbreviated Description: Lot:4 Block:7 Subdivision:MCKAY & RUSSO SUB Map Ref:REC 137 PG 498

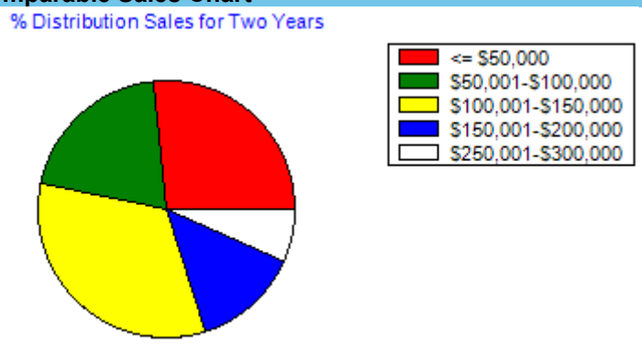
14	.48Mi.	**431 NORTH ST** **CAMDEN, AR 71701-6232**	08/01/2025	$3,000	$2	1152	//1	1940	18,216 SF

APN: 838-00006-000R Document #: 2025-002352
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 Section: 3 Sec/Twnship/Range: W2 T14S R17W Abbreviated Description: Lot:3 Section:3 Sec/Twnship/Range:W2 T14S R17W

15	.49Mi.	**310 SOUTH ST** **CAMDEN, AR 71701-6210**	08/01/2025	$6,000	$8	720	//1	1947	7,500 SF

APN: 851-00155-000R Document #: 2025-002319
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 15 Block: 10 Section: 2 Sec/Twnship/Range: T14S R17W Abbreviated Description: Lot:15 Block:10 Section:2 Sec/Twnship/Range:T14S R17W

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.	**519 JENKINS ST**	**04/29/2019**	$95,200	$19,040	1,332	//2	1987	14,375 SF	
.01Mi.	**515 JENKINS ST**	**04/01/2021**	$72,500	$14,500	1,116	//1	1920	13,504 SF	
.02Mi.	**523 JENKINS ST**	**12/30/2016**	$81,950	$16,390	1,544	//2	1950	7,405 SF	
.03Mi.	**2500 MOUNT HOLLY RD**	**12/21/2020**	$13,500	$2,700	2,460	//2	1950	6,098 SF	
.03Mi.	**518 JENKINS ST**	**01/01/1999**	$86,950	$17,390	2,063	//1	1970	12,750 SF	
.03Mi.	**2424 MOUNT HOLLY RD**	**01/01/1999**	$39,700	$7,940	1,055	//1	1945	10,875 SF	
.04Mi.	**534 JENKINS ST**	**01/14/2022**	$88,300	$17,660	1,264	//1	1945	11,761 SF	
.04Mi.	**2523 BRYANT AVE**	**02/25/2021**	$49,600	$9,920	928	//1	1945	8,712 SF	
.05Mi.	**2416 MOUNT HOLLY RD**	**04/22/2020**	$70,350	$14,070	1,467	//1	1945	10,875 SF	
.05Mi.	**545 JENKINS ST**	**10/19/2004**	$152,900	$30,580	1,960	//2	1954	40,000 SF	
.05Mi.	**2600 MOUNT HOLLY RD**	**08/14/2009**	$104,350	$20,870	1,506	//1	1950	26,136 SF	AboveGround
.05Mi.	**544 JENKINS ST**	**07/31/2024**	$81,700	$16,340	1,104	//1	1940	1 SF	
.05Mi.	**2524 BRYANT AVE**	**12/31/2009**	$88,450	$17,690	1,430	//1	1980	10,000 SF	
.06Mi.	**2519 MOUNT HOLLY RD**	**04/30/2021**	$70,900	$14,180	1,316	//1	1950	12,632 SF	
.06Mi.	**2527 BRYANT AVE**	**11/15/2012**	$68,100	$13,620	1,080	//1	1977	8,712 SF	
.07Mi.	**2533 BRYANT AVE**	**05/13/2011**	$69,400	$13,880	1,132	//1	1978	8,712 SF	

Rent vs. Own

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

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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:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.71Mi.	**Ivory Primary School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	2 - 3
1.31Mi.	**Camden Fairview High School** Number of Students: 652 Student-Teacher Ratio: 9.23 Advanced Placement: Yes	D+	Public	9 - 12
3.71Mi.	**Camden Fairview Intermediate School** Number of Students: 286 Student-Teacher Ratio: 15	D+	Public	4 - 5
3.84Mi.	**Camden Fairview Middle School** Number of Students: 421 Student-Teacher Ratio: 9.96	D+	Public	6 - 8
0.54Mi.	**Fairview Primary School** Number of Students: 523 Student-Teacher Ratio: 14.55	C-	Public	KG - 1

Flood Report

The Subject Property of **519 JENKINS ST, CAMDEN, AR 71701-6528** 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

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