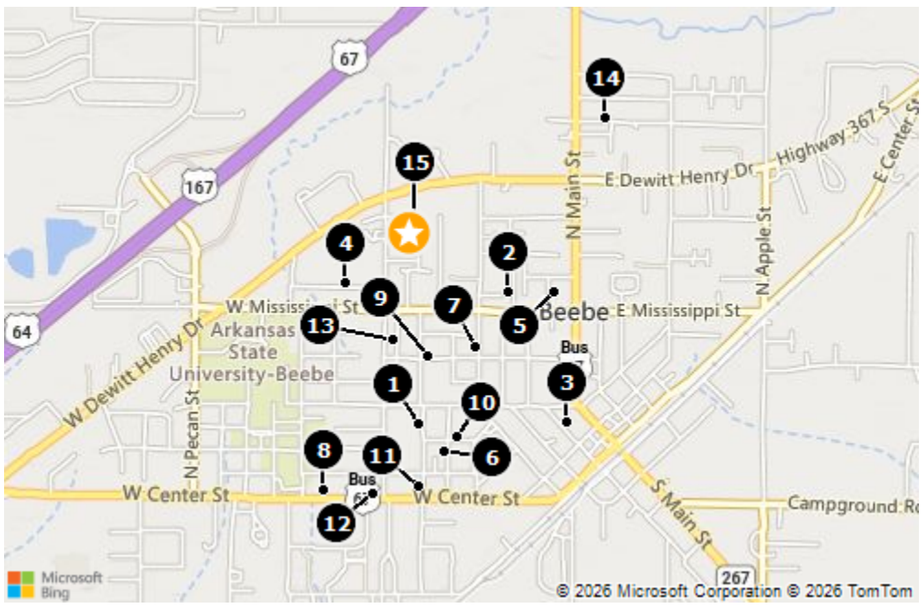
ICE SiteX Report

OrderID: 98508888

SiteX Property Information Report



Subject Property Location

604 OREGON ST, BEEBE, AR 72012-2758

County:	**WHITE AR**	Census Tract:	051450712.023002
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	004-00693-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$160,000**	FSD:	15	Common Confidence Score:	46
Value Range:	$136,000 - $184,000	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2023	Tax Rate Code Area:	BBB2
Assd Land Value:	$3,000	Market Land Value:	$15,000	Tax Year:	2025
Assd Improvement:	$14,060	Market Improvment Value:	$70,300	Total Taxable Value:	$725
Total Assessed Value:	$17,060	Total Assessor Market Value:	$85,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Block: 3 District: 004 Subdivision: MCCULLOCH ADD Sec/Twnship/Range: SEC 08 TWN 05 RNG 08
Abbreviated Description: W 50' OF 10 & E 50' OF 9

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	1603 SF	Baths:	2	Fireplace:	1
Year Built:	1974	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	Veneer
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Z	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/07/2025	Sales Price:	$150,000
Document #:	L202500268 BK-PG DEED 2025 -189	Type of Sale:	Full Amount on Deed
Contract Date:	01/03/2025		
Document Type:			

Legal Description:
Lot: 9&10 Block: 3 Subdivision: MCCULLOCH ADDITION
Abbreviated Description: PORTION LOTS9&10
City/Muni/Twp: BEEBE

Prior Transfer

Recording Date:	01/07/2025	Sales Price:	$150,000
Document #:	2025-000189 BK-PG 2025 -0189	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Block: 3 District: 004 Subdivision: MCCULLOCH ADD Sec/Twnship/Range: SEC 08 TWN 05 RNG 08
Abbreviated Description: W 50' OF 10 & E 50' OF 9

Prior Transfer

Recording Date:	12/01/2021	Sales Price:	$125,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

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Prior Transfer

Recording Date:	12/01/2021	Sales Price:	$125,000
Document #:	BK-PG DEED 2021 -20287	Type of Sale:	Full Amount on Deed
Contract Date:	11/22/2021		
Document Type:			

Legal Description:
Lot: 9&10 Block: 3 Subdivision: MCCULLOCH ADDITION
Abbreviated Description: PORTION LOTS9&10
City/Muni/Twp: BEEBE

Area Sales Analysis

Total Area Sales	$2,313,050	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	1
Median Living Area	1,519 SF	Median Year Built	1971
Price Range - 2 Yrs	$53,200 to $246,000	Age Range	18 years to 75 years
Median Value	$159,000	Median Age	55 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.51Mi.	**403 N HOLLY ST** **BEEBE, AR 72012-3243**	08/07/2026	$90,000	$54	1641	//1	1969	32,234 SF	
		APN: 004-03775-000 Document #: L2026-10987 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: SW4SW4 S08T05NR08W Abbreviated Description: Sec/Twnship/Range:SW4SW4 S08T05NR08W								
2	.31Mi.	**103 DRENNAN DR** **BEEBE, AR 72012-2788**	08/04/2026	$185,000	$117	1573	//2	2008	9,583 SF	
		APN: 004-00456-102 Document #: L2026-10737 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: DRENNAN SUBDIVISION MapRef: CAB C-1 SLV 28 Abbreviated Description: Lot:2 Subdivision:DRENNAN SUBDIVISION Map Ref:CAB C-1 SLV 28City/Muni/Twp:BEEBE City/Muni/Twp: BEEBE								
3	.65Mi.	**216 N CYPRESS ST** **BEEBE, AR 72012-3218**	06/09/2026	$53,200	$47	1120	//1	1951	10,454 SF	
		APN: 004-00080-000 Document #: L2026-7987 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
4	.21Mi.	**712 MCCULLOCH ST** **BEEBE, AR 72012-2634**	04/17/2026	$185,000	$130	1415	//1	1989	15,682 SF	
		APN: 004-03339-016 Document #: L2026-5113 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: SE4NE4 S07T05NR08W Abbreviated Description: Sec/Twnship/Range:SE4NE4 S07T05NR08W								
5	.43Mi.	**201 SPRUCE ST** **BEEBE, AR 72012-2763**	02/11/2026	$75,000	$65	1137	//1	1975	SF	
		APN: 004-00899-000 Document #: L2026-1809 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 2 Subdivision: WHITES ADDITION Abbreviated Description: Lot:5 Block:2 Subdivision:WHITES ADDITION City/Muni/Twp:BEEBE City/Muni/Twp: BEEBE								
6	.58Mi.	**211 N HICKORY ST** **BEEBE, AR 72012-3233**	12/09/2025	$120,000	$91	1311	//1	1988	SF	
		APN: 004-00331-002 Document #: L202515761 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10&11 Block: 2 Subdivision: CHUMLEYS ADDITION Abbreviated Description: Lot:10&11 Block:2 Subdivision:CHUMLEYS ADDITION Abbreviated Description:PORTION LOT10 City/Muni/Twp:BEEBE City/Muni/Twp: BEEBE								
7	.34Mi.	**701 N FIR ST** **BEEBE, AR 72012-2925**	11/13/2025	$130,000	$94	1378	//1	1965	SF	
		APN: 004-00574-000 Document #: L202514629 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Subdivision: HUFFAKER ADDITION Abbreviated Description: Lot:7 Subdivision:HUFFAKER ADDITION City/Muni/Twp:BEEBE City/Muni/Twp: BEEBE								
8	.72Mi.	**1104 W CENTER ST** **BEEBE, AR 72012-3166**	11/07/2025	$159,000	$95	1671	//1	1956	14,810 SF	
		APN: 004-00192-000 Document #: L202514389 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Block: 3 Subdivision: W H ABBINGTON ADDITION Abbreviated Description: Lot:2 Block:3 Subdivision:W H ABBINGTON ADDITION City/Muni/Twp:BEEBE City/Muni/Twp: BEEBE								
9	.32Mi.	**506 W LOUISIANA ST** **BEEBE, AR 72012-2958**	09/24/2025	$204,950	$134	1519	//2	1979	SF	
		APN: 004-00642-000 Document #: L202512136 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 19-21 Subdivision: LIBERTY HEIGHTS ADDITION Sec/Twnship/Range: NW4SW4 S08T05NR08W Abbreviated Description: Lot:19-21 Subdivision:LIBERTY HEIGHTS ADDITION Sec/Twnship/Range:NW4SW4 S08T05NR08W City/Muni/Twp:BEEBE City/Muni/Twp: BEEBE								
10	.55Mi.	**302 N HICKORY ST** **BEEBE, AR 72012-3236**	08/27/2025	$65,000	$31	2068	//2	1964	SF	
		APN: 004-00343-000 Document #: L202510863 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1&2 Block: 7 Subdivision: B F HOLFORDS SECOND ADDITION Abbreviated Description: Lot:1&2 Block:7 Subdivision:B F HOLFORDS SECOND ADDITION Abbreviated Description:PORTION LOTS1&2 City/Muni/Twp:BALD KNOB City/Muni/Twp: BALD KNOB								
11	.67Mi.	**105 N HOLLY ST** **BEEBE, AR 72012-3237**	08/26/2025	$205,000	$108	1887	//1	1952	8,276 SF	
		APN: 004-00454-000 Document #: L202510774 Document Type: Price Code: D Land Use: Single Family Residential								

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Legal: Lot: 17&19 Subdivision: DODDS ADDITION MapRef: CAB C-3 SLV 11 Abbreviated Description: Lot:17&19 Subdivision:DODDS ADDITION Map Ref:CAB C-3 SLV 11Abbreviated Description:PORTION LOT19 City/Muni/Twp:BEEBE City/Muni/Twp: BEEBE

12	.69Mi.	**906 W CENTER ST** **BEEBE, AR 72012-3102**	08/26/2025	$224,900	$185	1214	//1	1967	14,810 SF

APN: 004-00181-000 Document #: L202510770
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 Block: 1 Subdivision: W H ABINGTON ADDITION MapRef: MB 13 PG 506 Abbreviated Description: Lot:2 Block:1 Subdivision:W H ABINGTON ADDITION Map Ref:MB 13 PG 506

13	.28Mi.	**705 OAK ST** **BEEBE, AR 72012-2963**	07/30/2025	$235,000	$121	1936	//2	1986	SF

APN: 004-00600-000 Document #: L202509483
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Block: 2 Subdivision: LAUREL HEIGHTS ADDITION Sec/Twnship/Range: S08T05NR08W Abbreviated Description: Lot:1 Block:2 Subdivision:LAUREL HEIGHTS ADDITION Sec/Twnship/Range:S08T05NR08W City/Muni/Twp:BEEBE City/Muni/Twp: BEEBE

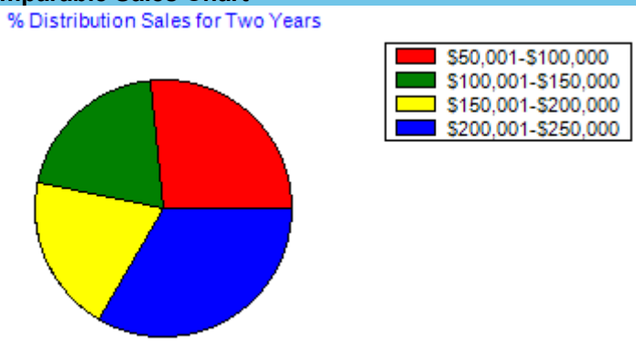
14	.61Mi.	**105 RHODE ISLAND ST** **BEEBE, AR 72012-2345**	07/16/2025	$135,000	$129	1040	//1	1978	SF

APN: 004-00434-000 Document #: L202508838
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: DEL LEE ADDITION Abbreviated Description: Lot:1 Subdivision:DEL LEE ADDITION City/Muni/Twp:BEEBE City/Muni/Twp: BEEBE

15	.02Mi.	**602 OREGON ST** **BEEBE, AR 72012-2758**	07/01/2025	$246,000	$108	2257	//1	1971	SF

APN: 004-00694-000 Document #: L202508194
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 10&11 Block: 3 Subdivision: MCCULLOCH ADDITION Abbreviated Description: Lot:10&11 Block:3 Subdivision:MCCULLOCH ADDITION Abbreviated Description:PORTION LOT10 City/Muni/Twp:BEEBE City/Muni/Twp: BEEBE

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.	**604 OREGON ST**	**01/07/2025**	$85,300	$17,060	1,603	//2	1974		
.02Mi.	**606 OREGON ST**	**12/09/2002**	$94,200	$18,840	1,394	//2	1989		
.02Mi.	**602 OREGON ST**	**07/01/2025**	$101,550	$20,310	2,257	//1	1971		
.03Mi.	**603 PENNSYLVANIA ST**	**07/14/1997**	$61,300	$12,260	1,108	//1	1968		
.03Mi.	**601 PENNSYLVANIA ST**	**05/10/2018**	$76,350	$15,270	1,240	//1	1972		
.03Mi.	**605 PENNSYLVANIA ST**	**03/17/1997**	$74,800	$14,960	1,328	//1	1973		
.03Mi.	**603 OREGON ST**	**10/03/2023**	$70,800	$14,160	1,300	//1	1972		
.04Mi.	**601 OREGON ST**	**09/14/2012**	$83,900	$16,780	1,517	//1	1967		
.04Mi.	**605 OREGON ST**	**10/08/2001**	$106,500	$21,300	1,856	//2	1966		V
.04Mi.	**1202 N LEMON ST**	**05/18/2021**	$76,200	$15,240	1,344	//1	1960		
.05Mi.	**1206 N LEMON ST**	**12/17/2019**	$104,800	$20,960	1,912	//1	1968		
.05Mi.	**1202 LOCUST ST**	**02/21/1997**	$94,450	$18,890	1,488	//1	1973		
.05Mi.	**1106 N LEMON ST**	**03/14/2001**	$88,150	$17,630	1,536	//1	1966		
.06Mi.	**1106 LOCUST ST**	**12/20/2019**	$69,950	$13,990	1,382	//1	1967		
.06Mi.	**1208 LOCUST ST**	**01/24/2007**	$88,450	$17,690	1,476	//1	1968		
.06Mi.	**604 NEVADA ST**	**07/30/2024**	$94,050	$18,810	1,840	//2	1967		

Rent vs. Own

Households Occupied by Renters:	35%	Households Occupied by Owners:	58%

Demographics & Income

Median Age:	37.2 years old	Households:	4,983
Median Household Income:	$63,089	Households w/Family:	75%
Household Income Per Capita:	$30,239	Households w/Family Married:	56%
Most Common Education Level:	High School Graduate	Households w/Family Children:	43%

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School District

School District Zone:	Beebe School District	Students:	3,392
Number of Schools:	5	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.92Mi.	**Beebe Middle School** Number of Students: 509 Student-Teacher Ratio: 17.03	B-	Public	5 - 6
0.91Mi.	**Beebe Elementary School** Number of Students: 904 Student-Teacher Ratio: 18.49	B	Public	2 - 4
1.00Mi.	**Beebe High School** Number of Students: 1,049 Student-Teacher Ratio: 8.3 Advanced Placement: Yes	B+	Public	9 - 12
0.85Mi.	**Beebe Early Childhood** Number of Students: 439 Student-Teacher Ratio: 14.44	NA	Public	KG - 1
1.06Mi.	**Beebe Junior High School** Number of Students: 491 Student-Teacher Ratio: 12.94	A	Public	7 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	116%	HIGHER
BURGLARY	87%	LOWER
MOTOR VEHICLE THEFT	106%	SIMILAR
FORCIBLE ROBBERY	123%	HIGHER
AGGRAVATED ASSAULT	79%	LOWER
FORCIBLE RAPE	119%	HIGHER
MURDER	80%	LOWER
OVERALL	76%	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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