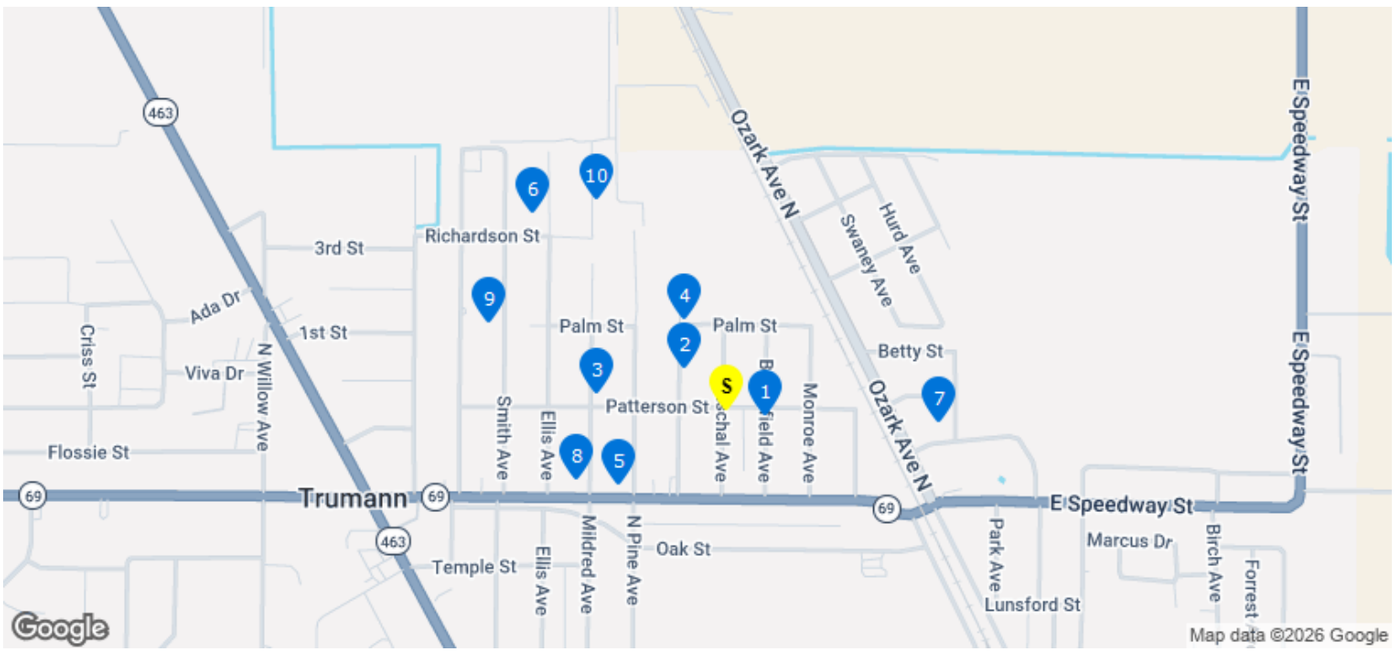
ICE SiteX Report

OrderID: 98809224

SiteX Property Information Report



Subject Property Location

605 PASCHAL AVE, TRUMANN, AR 72472-1723

County:	**POINSETT AR**	Census Tract:	4904.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	555-01096-0000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$120,000**	FSD:	17	Common Confidence Score:	46
Value Range:	$99,600 - $140,400	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2023	Tax Rate Code Area:	21TM
Assd Land Value:	$520	Market Land Value:	$2,600	Tax Year:	2026
Assd Improvement:	$15,859	Market Improvment Value:	$79,295	Total Taxable Value:	$796
Total Assessed Value:	$16,379	Total Assessor Market Value:	$81,895	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: A Subdivision: COIN'S 2025 REPLAT JP SEATONS 2ND Sec/Twnship/Range: SEC 12 TWN 12N RNG 05E
Abbreviated Description: ENV S250B-2383

Property Characteristics

Lot Size:	6,970 SF	Bedrooms:		Pool:	
Building Area:	1092 SF	Baths:	2	Fireplace:	
Year Built:	2022	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Carport	Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Fiberglass Roof
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/25/2026	Sales Price:	$126,262
Document #:	2026R-03174 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	06/30/2025	Loan Amount:	N/A
Document #:	2025R-01923 BK-PG -	Loan Type:	Conventional
Contract Date:	06/27/2025		
TD Due Date:	07/01/2055	Type Finance:	
Legal Description:			

Block: F Subdivision: COINS 2025 REPLAT

Prior Transfer

Recording Date:	06/30/2025	Sales Price:	$124,900
Document #:	2025R-01922 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	06/27/2025		
Document Type:	Deed		
Legal Description:			

Block: F Subdivision: COINS 2025 REPLAT

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Prior Transfer

Recording Date:	06/27/2025	Sales Price:	$124,900
Document #:	2025R-001922 BK-PG 2025R-01922	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Subdivision: COIN'S 2025 REPLAT JP SEATONS 2ND Sec/Twnship/Range: SEC 12 TWN 12N RNG 05E
Abbreviated Description: ENV S250B-2383

Prior Transfer

Recording Date:	03/12/2020	Sales Price:	$2,000
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Subdivision: COIN'S 2025 REPLAT JP SEATONS 2ND Sec/Twnship/Range: SEC 12 TWN 12N RNG 05E
Abbreviated Description: ENV S250B-2383

Area Sales Analysis

Total Area Sales	$1,156,950	Median # of Bedrooms	
Median Lot Size	8,494 SF	Median # of Baths	1
Median Living Area	1,100 SF	Median Year Built	1997
Price Range - 2 Yrs	$60,000 to $184,900	Age Range	2 years to 66 years
Median Value	$111,700	Median Age	29 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.05Mi.	**404 PATTERSON ST** **TRUMANN, AR 72472-1728**	10/20/2025	$113,500	$118	960	//1	2024	7,841 SF	
		APN: 555-01122-0000 Document #: 2025R-03189 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1 & 3 Subdivision: PEMBERTONS ADD Abbreviated Description: Lot:1 & 3 Subdivision:PEMBERTONS ADD								
2	.07Mi.	**628 EDGERTON AVE** **TRUMANN, AR 72472-1708**	06/30/2026	$130,000	$181	719	//1	1960	6,970 SF	
		APN: 555-01086-0000 Document #: 2026R-02085 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 16 Block: E Subdivision: J P SEATONS 2ND ADD Abbreviated Description: Lot:16 Block:E Subdivision:J P SEATONS 2ND ADD								
3	.09Mi.	**629 EDGERTON AVE** **TRUMANN, AR 72472-1709**	07/14/2025	$109,900	$114	960	//1	2024	6,970 SF	
		APN: 555-01085-0000 Document #: 2025R-02098 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 15 Block: E Subdivision: J P SEATONS 2ND ADD Abbreviated Description: Lot:15 Block:E Subdivision:J P SEATONS 2ND ADD								
4	.14Mi.	**713 EDGERTON AVE** **TRUMANN, AR 72472-1402**	02/17/2026	$67,250	$39	1713	//2	2003	10,454 SF	
		APN: 555-00491-0000 Document #: 2026R-00411 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 12 & 13 Block: 2 Subdivision: C H ALLENS ADD Abbreviated Description: Lot:12 & 13 Block:2 Subdivision:C H ALLENS ADD								
5	.2Mi.	**422 OAK ST** **TRUMANN, AR 72472-2207**	05/26/2026	$225,000	$306	736	//1	1990	8,276 SF	
		APN: 555-00379-0007 Document #: 2026R-01602 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 8 & 11 Subdivision: OAK STREET DEVELOPMENT 1ST ADD MapRef: MAP 1269 Abbreviated Description: Lot:8 & 11 Subdivision:OAK STREET DEVELOPMENT 1ST ADD Map Ref:MAP 1269								
6	.24Mi.	**704 N OZARK AVE** **TRUMANN, AR 72472-1534**	09/17/2025	$117,000	$122	960	//1	2025	6,970 SF	
		APN: 555-00914-0000 Document #: 2025R-02852 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1 & 3 Block: 4 Subdivision: R L HAYES ADD Abbreviated Description: Lot:1 & 3 Block:4 Subdivision:R L HAYES ADD								
7	.26Mi.	**529 ELLIS AVE** **TRUMANN, AR 72472-1607**	02/24/2026	$31,000	$54	575	//1	1940	7,405 SF	
		APN: 555-00599-0000 Document #: 2026R-00476 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 18 Block: 1 Subdivision: ELLIS ADD Abbreviated Description: Lot:18 Block:1 Subdivision:ELLIS ADD								
8	.3Mi.	**412 ELLIS AVE** **TRUMANN, AR 72472-2131**	02/19/2026	$129,900	$115	1125	//1	1970	7,405 SF	
		APN: 555-01213-0000 Document #: 2026R-00430 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 6 Block: B Subdivision: H C TEMPLES TRAM ADD Abbreviated Description: Lot:6 Block:B Subdivision:H C TEMPLES TRAM ADD								
9	.3Mi.	**118 SEATON ST** **TRUMANN, AR 72472-1810**	07/24/2025	$115,400	$98	1176	//1	1977	3,485 SF	A
		APN: 555-00861-0000 Document #: 2025R-02226 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 32 Block: 2 Subdivision: R L HAYS ADD Abbreviated Description: Lot:32 Block:2 Subdivision:R L HAYS ADD								
10	.31Mi.	**335 N PINE AVE** **TRUMANN, AR 72472-2232**	10/17/2025	$12,500	$12	1018	//1	1940	5,663 SF	
		APN: 555-00454-0000 Document #: 2025R-03173 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 9 Block: 19 Subdivision: POINSETT LUMBER & MANUFACTURING COS 4TH ADD Abbreviated Description: Lot:9 Block:19 Subdivision:POINSETT LUMBER & MANUFACTURING COS 4TH ADD								
11	.32Mi.	**529 SMITH AVE** **TRUMANN, AR 72472-1627**	09/16/2025	$137,800	$110	1248	//1	1980	6,970 SF	
		APN: 555-01191-0000 Document #: 2025R-02836 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential								

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Legal: Lot: 15 Block: 1 Subdivision: SMITH & EDGERTON SUB Abbreviated Description: Lot:15 Block:1 Subdivision:SMITH & EDGERTON SUB

12	.35Mi.	**813 MILDRED AVE** **TRUMANN, AR 72472-1411**	06/01/2026	$160,000	$115	1386	//2	2014	9,148 SF	

APN: 555-02494-0000 Document #: 2026R-01676
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 5 & 6 Block: 2 Subdivision: MCKENZIE-WHITT ADD MapRef: MB C PG 86 Abbreviated Description: Lot:5 & 6 Block:2 Subdivision:MCKENZIE-WHITT ADD Map Ref:MB C PG 86

13	.35Mi.	**808 ELLIS AVE** **TRUMANN, AR 72472-1300**	11/26/2025	$15,000			//		10,454 SF	

APN: 555-02444-0002 Document #: 2025R-03615
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 3 Section: 11 Subdivision: HAYNES 2ND ADD Sec/Twnship/Range: S11 T12NR5E Abbreviated Description: Lot:3 Section:11 Subdivision:HAYNES 2ND ADD Sec/Twnship/Range:S11 T12NR5E

14	.36Mi.	**812 ELLIS AVE** **TRUMANN, AR 72472-1300**	11/05/2025	$71,673			//		10,454 SF	

APN: 555-02445-0000 Document #: 2025R-03380
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 4 Section: 11 Subdivision: HAYNES 2ND ADD Sec/Twnship/Range: S11 T12N R5E Abbreviated Description: Lot:4 Section:11 Subdivision:HAYNES 2ND ADD Sec/Twnship/Range:S11 T12N R5E

15	.37Mi.	**308 MILDRED AVE** **TRUMANN, AR 72472-2133**	08/14/2026	$80,699	$79	1026	//1	1950	9,148 SF	

APN: 555-01275-0000 Document #: 2026R-02638
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Block: 3 Subdivision: TEMPLES 3RD ADD Abbreviated Description: Lot:3 Block:3 Subdivision:TEMPLES 3RD ADD

16	.38Mi.	**336 SMITH AVE** **TRUMANN, AR 72472-2137**	10/30/2025	$69,900	$87	808	//1	1940	9,148 SF	

APN: 555-01313-0000 Document #: 2025R-03300
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 11 Block: 5 Subdivision: TEMPLES 3RD ADD Abbreviated Description: Lot:11 Block:5 Subdivision:TEMPLES 3RD ADD

17	.4Mi.	**401 SMITH AVE** **TRUMANN, AR 72472-2140**	04/27/2026	$45,000			//		7,405 SF	

APN: 555-01238-0000 Document #: 2026R-01192
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 1-3 Block: E Subdivision: TEMPLES 2ND ADD Abbreviated Description: Lot:1-3 Block:E Subdivision:TEMPLES 2ND ADD

18	.4Mi.	**808 SMITH AVE** **TRUMANN, AR 72472-1303**	12/01/2025	$100,000	$98	1024	//1	1991	8,712 SF	

APN: 555-02442-0002 Document #: 2025R-03621
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Section: 11 Sec/Twnship/Range: NE4 SE4 S11 T12N R5E Abbreviated Description: Section:11 Sec/Twnship/Range:NE4 SE4 S11 T12N R5E

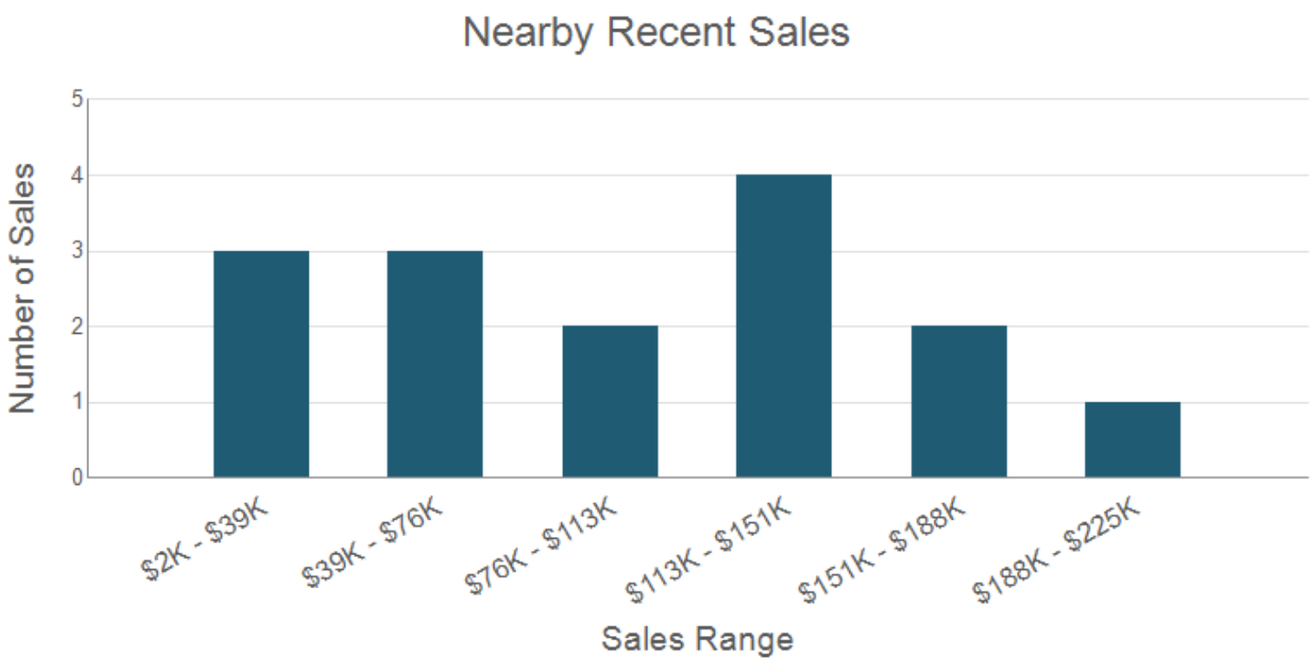
19	.45Mi.	**304 SMITH AVE** **TRUMANN, AR 72472-2137**	09/02/2025	$160,000	$147	1092	//2	2025	9,148 SF	

APN: 555-01321-0000 Document #: 2025R-02634
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 19 Block: 5 Subdivision: TEMPLES 3RD ADD Abbreviated Description: Lot:19 Block:5 Subdivision:TEMPLES 3RD ADD

20	.46Mi.	**1204 LAVETTE ST** **TRUMANN, AR 72472-1616**	09/08/2025	$145,000	$87	1676	//1	1979	12,197 SF	P

APN: 555-02544-0000 Document #: 2025R-02724
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 2 Block: 1 Subdivision: PAYNES 1ST ADD Abbreviated Description: Lot:2 Block:1 Subdivision:PAYNES 1ST ADD

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.

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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.	**605 PASCHAL AVE**	**06/27/2025**	$81,895	$16,379	1,092	//2	2022	6,970 SF	
0Mi.	**601 PASCHAL AVE**	**03/12/2020**	$97,550	$19,510	1,092	//2	2022	9,148 SF	
.02Mi.	**613 PASCHAL AVE**	**05/21/2026**	$39,950	$7,990	733	//1	1940	6,970 SF	
.02Mi.	**549 PASCHAL AVE**	**03/04/2025**	$16,250	$3,250	700	//1	1950	9,148 SF	
.03Mi.	**600 EDGERTON AVE**	**03/04/2008**	$36,350	$7,270	824	//1	1960	6,970 SF	
.03Mi.	**608 EDGERTON AVE**	**04/10/2024**	$65,300	$13,060	936	//1	1979	6,970 SF	
.03Mi.	**617 PASCHAL AVE**	**03/27/2020**	$82,900	$16,580	986	//1	2020	6,970 SF	
.03Mi.	**545 PASCHAL AVE**	**10/12/2022**	$53,150	$10,630	1,092	//2	2015	6,970 SF	
.04Mi.	**612 EDGERTON AVE**	**07/28/2023**	$68,865	$13,773	936	//1	1979	6,970 SF	
.04Mi.	**542 EDGERTON AVE**	**10/31/2023**	$3,000	$600				5,663 SF	
.04Mi.	**612 PASCHAL AVE**	**05/09/2002**	$43,450	$8,690	1,268	//1	1960	6,970 SF	
.04Mi.	**621 PASCHAL AVE**	**08/21/2024**	$77,450	$15,490	1,024	//1	2022	6,970 SF	
.04Mi.	**541 PASCHAL AVE**	**10/12/2022**	$48,550	$9,710	1,080	//2	2014	6,970 SF	
.04Mi.	**616 EDGERTON AVE**	**11/02/2022**	$83,900	$16,780	960	//2	2023	6,970 SF	
.04Mi.	**544 PASCHAL AVE**	**10/29/2024**	$33,850	$6,770	792	//1	2001	12,632 SF	
.04Mi.	**540 & 542 EDGERTON**	**10/31/2023**	$16,600	$3,320	925	//1	1930	11,326 SF	

Rent vs. Own

Households Occupied by Renters:	41%	Households Occupied by Owners:	51%

Demographics & Income

Median Age:	39.3 years old	Households:	3,511
Median Household Income:	$40,272	Households w/Family:	57%
Household Income Per Capita:	$23,675	Households w/Family Married:	32%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	Trumann Schools	Students:	1,507
Number of Schools:	4	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.73Mi.	**Trumann Elementary School** Number of Students: 477 Student-Teacher Ratio: 16.68	D-	Public	KG - 3
1.10Mi.	**Trumann High School** Number of Students: 515 Student-Teacher Ratio: 13.19 Advanced Placement: Yes	D+	Public	8 - 12
0.55Mi.	**Trumann Middle School** Number of Students: 418 Student-Teacher Ratio: 15.54	D	Public	4 - 7

Flood Report

The Subject Property of **605 PASCHAL AVE, TRUMANN, AR 72472-1723** 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	164%	NOTABLY HIGHER
BURGLARY	118%	HIGHER
MOTOR VEHICLE THEFT	158%	NOTABLY HIGHER
FORCIBLE ROBBERY	92%	SIMILAR
AGGRAVATED ASSAULT	115%	HIGHER
FORCIBLE RAPE	109%	SIMILAR
MURDER	136%	NOTABLY HIGHER
OVERALL	120%	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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