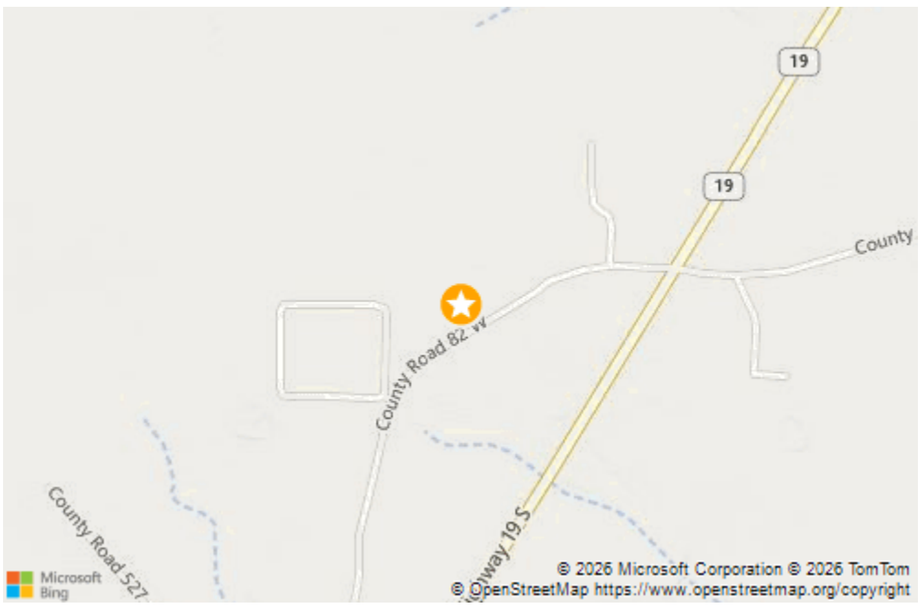
ICE SiteX Report

OrderID: 98388198

SiteX Property Information Report



Subject Property Location

60 COLUMBIA ROAD 82 W, MAGNOLIA, AR 71753-9446

County:	**COLUMBIA AR**	Census Tract:	050279503.021051
Property Use:	Rural/Agricultural Residence	Zoning:	
Parcel Number:	00-13685-00000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$199,000**	FSD:	29	Common Confidence Score:	24
Value Range:	$141,290 - $256,710	ICE Confidence Score:	71		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2023	Tax Rate Code Area:	04
Assd Land Value:	$848	Market Land Value:	$4,240	Tax Year:	2025
Assd Improvement:	$13,811	Market Improvment Value:	$69,055	Total Taxable Value:	$515
Total Assessed Value:	$14,659	Total Assessor Market Value:	$73,295	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Sec/Twnship/Range: SEC 09 TWN 18S RNG 21W
Abbreviated Description: 6.21AC N RD NW SW BOOK 2017 PAGE 0653 60 COLUMBIA RD 82 W PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER SECTION 9, T

Property Characteristics

Lot Size:	6.210 AC	Bedrooms:		Pool:	
Building Area:	1740 SF	Baths:	2	Fireplace:	
Year Built:	1939	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:		Garage Type:	Mixed	Heating:	Central
Number of Stories:	1	Number of Cars:	3	A/C:	Central
Style:		Basement:		Roof Cover:	Metal
		Foundation:	Z	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/15/2025	Sales Price:	$137,362
Document #:	2025-003865 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/30/2024	Sales Price:	$2,687
Document #:	2024-004240 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	12/17/2024	Loan Amount:	N/A
Document #:	2024-004121 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2055	Type Finance:	
Legal Description:			

Section: 9 Sec/Twnship/Range: NW4 SW4 T18S R21W

Mortgage Record

Recording Date:	09/19/2023	Loan Amount:	N/A
Document #:	2023-002690 BK-PG -	Loan Type:	Unknown
TD Due Date:	12/01/2050	Type Finance:	

ICE SiteX Report

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Legal Description:
Section: 09 Sec/Twnship/Range: NW4 SW4 T18S R21W

Mortgage Record

Recording Date:	01/13/2022	Loan Amount:	N/A
Document #:	2022-000085 BK-PG -	Loan Type:	Stand Alone First
TD Due Date:	12/01/2050	Type Finance:	FIX

Legal Description:
Section: 09
Abbreviated Description: NW4 SW4 T18S R21W

Mortgage Record

Recording Date:	02/01/2021	Loan Amount:	N/A
Document #:	2021-000397 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2050	Type Finance:	FIX

Legal Description:
Section: 09
Abbreviated Description: NW4 SW4 T18S R21W

Prior Transfer

Recording Date:	02/24/2017	Sales Price:	$110,000
Document #:	2017000653 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	02/22/2017		
Document Type:			

Legal Description:
Sec/Twnship/Range: NW4SW4 S09T18SR21W

Prior Transfer

Recording Date:	02/22/2017	Sales Price:	$110,000
Document #:	2017-000653 BK-PG 2017 -0653	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Sec/Twnship/Range: SEC 09 TWN 18S RNG 21W
Abbreviated Description: 6.21AC N RD NW SW BOOK 2017 PAGE 0653 60 COLUMBIA RD 82 W PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER SECTION 9, T

Mortgage Record

Recording Date:	06/23/2015	Loan Amount:	N/A
Document #:	BK-PG 352-162	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Sec/Twnship/Range: NW4SW4 S09T18SR21W

Prior Transfer

Recording Date:	07/27/2012	Sales Price:	N/A
Document #:	BK-PG 345-196	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/29/2012	Sales Price:	N/A
Document #:	BK-PG 370 -348	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	06/27/2012		
Document Type:			

Legal Description:
City/Muni/Twp: NW4 SW4 S9 T18SR21W

Mortgage Record

Recording Date:	06/29/2012	Loan Amount:	N/A
Document #:	BK-PG 348-682	Loan Type:	
TD Due Date:		Type Finance:	

Legal Description:
City/Muni/Twp: NW4 SW4 S9 T18SR21W

Mortgage Record

Recording Date:	08/04/2009	Loan Amount:	N/A
Document #:	BK-PG 345-196	Loan Type:	
TD Due Date:		Type Finance:	

Legal Description:
City/Muni/Twp: NW4 SW4 S9 T18SR21W

No Comparable Sales Found

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.	**60 COLUMBIA ROAD 82 W**	**02/22/2017**	$73,295	$14,659	1,740	//2	1939	6 SF	
.16Mi.	**11 COLUMBIA ROAD 82 W**	**02/25/2019**	$38,455	$7,691	1,040		2002	6 SF	
.2Mi.	**2660 HIGHWAY 19 S**	**09/28/2022**	$71,525	$14,305	1,452	//1		5 SF	
.21Mi.	**9 COLUMBIA ROAD 527**	**04/22/2022**	$186,535	$37,307	1,828	//2	1996	4 SF	
.27Mi.	**4 COLUMBIA ROAD 527**	**11/10/2005**	$246,415	$49,283	2,109	//2		7 SF	Spa Only
.27Mi.	**211 COLUMBIA ROAD 82 W**	**08/04/2023**	$107,555	$21,511	989	//1	1959	23 SF	
.28Mi.	**10 COLUMBIA ROAD 527**	**05/07/2002**	$197,675	$39,535	1,754	//3	2003	7 SF	
.34Mi.	**HWY 19 S**	**03/22/2019**	$35,555	$7,111				61 SF	
.37Mi.	**220 COLUMBIA ROAD 82 W**	**08/04/2023**	$9,660	$1,932				20 SF	
.39Mi.	**261 COLUMBIA ROAD 82 W**	**03/07/2006**	$91,415	$18,283	1,280	//1		6 SF	
.4Mi.	**260 COLUMBIA ROAD 82 W**	**04/29/2022**	$179,115	$35,823	1,968	//2		2 SF	
.44Mi.	**30 COLUMBIA ROAD 82 E**	**03/18/2025**	$54,370	$10,874	1,918	//2		6 SF	
.53Mi.	**61 COLUMBIA ROAD 261 E**	**03/12/2004**	$52,520	$10,504	1,521	//1		9 SF	
.56Mi.	**2911 HIGHWAY 19 S**	**01/21/2025**	$122,275	$24,455	1,985	//2		17 SF	
.63Mi.	**280 COLUMBIA ROAD 82 E**	**04/26/2022**	$47,885	$9,577	1,236	//1		74 SF	
.64Mi.	**71 COLUMBIA ROAD 261 E**	**03/12/2004**	$225,900	$45,180	1,732	//2		29 SF	

Rent vs. Own

Households Occupied by Renters:	28%	Households Occupied by Owners:	54%

Demographics & Income

Median Age:	34.8 years old	Households:	4,986
Median Household Income:	$53,620	Households w/Family:	70%
Household Income Per Capita:	$26,675	Households w/Family Married:	45%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Magnolia School District	Students:	2,505
Number of Schools:	5	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
6.48Mi.	**Central Elementary School** Number of Students: 527 Student-Teacher Ratio: 16.43	C+	Public	4 - 6
7.01Mi.	**Eastside Elementary School** Number of Students: 570 Student-Teacher Ratio: 17.36	NA	Public	KG - 3
6.55Mi.	**Magnolia Junior High School** Number of Students: 492 Student-Teacher Ratio: 10.82	C+	Public	7 - 9
7.46Mi.	**Magnolia High School** Number of Students: 797 Student-Teacher Ratio: 11.48 Advanced Placement: Yes	C	Public	10 - 12
4.72Mi.	**Walker Pre-K Center** Number of Students: 119 Student-Teacher Ratio: NA	NA	Public	PK - PK

Flood Report

The Subject Property of **60 COLUMBIA ROAD 82 W, MAGNOLIA, AR 71753-9446** 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	115%	HIGHER
MOTOR VEHICLE THEFT	122%	HIGHER
FORCIBLE ROBBERY	130%	NOTABLY HIGHER
AGGRAVATED ASSAULT	120%	HIGHER
FORCIBLE RAPE	134%	NOTABLY HIGHER
MURDER	127%	HIGHER
OVERALL	113%	HIGHER

Disaster Alerts

4/2/2025 - Severe Tornados, Flooding 1/23/2026 - Severe Winter Storm

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