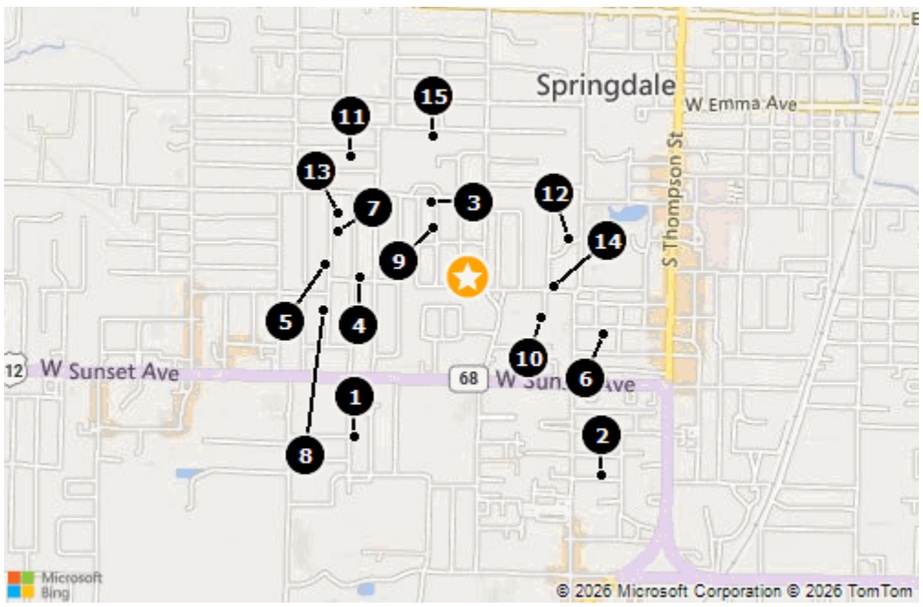
ICE SiteX Report

OrderID: 98689121

SiteX Property Information Report



Subject Property Location

611 HARVE ST, SPRINGDALE, AR 72762-5013

County:	**WASHINGTON AR**	Census Tract:	051430104.023010
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	815-22005-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$213,000**	FSD:	11	Common Confidence Score:	54
Value Range:	$189,570 - $236,430	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2023	Tax Rate Code Area:	501
Assd Land Value:	$14,000	Market Land Value:	$70,000	Tax Year:	2025
Assd Improvement:	$22,060	Market Improvment Value:	$110,300	Total Taxable Value:	$1,864
Total Assessed Value:	$36,060	Total Assessor Market Value:	$180,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 6 Block: 2 Subdivision: GARNER-LARIMORE ADD Sec/Twnship/Range: SEC 02 TWN 17 RNG 30
City/Muni/Twp: SPRINGDALE

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	1278 SF	Baths:	1	Fireplace:	
Year Built:	1960	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Other
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Z	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/02/2024	Sales Price:	N/A
Document #:	2024-00007601 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/01/2024	Sales Price:	$216,000
Document #:	2024-00007398 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	03/26/2024		
Document Type:			

Legal Description:
Lot: 6 Block: 2 Subdivision: GARNER AND LARIMORE ADDITION
City/Muni/Twp: SPRINGDALE

Prior Transfer

Recording Date:	03/26/2024	Sales Price:	$216,000
Document #:	2024-007398 BK-PG 2024 -07398	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 6 Block: 2 Subdivision: GARNER-LARIMORE ADD Sec/Twnship/Range: SEC 02 TWN 17 RNG 30
City/Muni/Twp: SPRINGDALE

ICE SiteX Report

OrderID: 98689121

Prior Transfer

Recording Date:	07/24/2019	Sales Price:	N/A
Document #:	2019-00021841 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/01/2019	Sales Price:	$139,900
Document #:	2019-00019256 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/27/2019		
Document Type:			

Legal Description:
Lot: 6 Block: 2 Subdivision: GARNER AND LARIMORE ADDITION
City/Muni/Twp: SPRINGDALE

Prior Transfer

Recording Date:	06/27/2019	Sales Price:	$139,900
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/11/2019	Sales Price:	$70,000
Document #:	2019-00001007 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	01/10/2019		
Document Type:			

Legal Description:
Lot: 6 Block: 2 Subdivision: GARNER AND LARIMORE ADDITION
City/Muni/Twp: SPRINGDALE

Area Sales Analysis

Total Area Sales	$3,334,500	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	1
Median Living Area	1,240 SF	Median Year Built	1965
Price Range - 2 Yrs	$138,000 to $290,000	Age Range	51 years to 79 years
Median Value	$225,000	Median Age	61 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.51Mi.	**1101 HENRYETTA ST** **SPRINGDALE, AR 72762-6156**	09/16/2026	$138,000	$111	1240	//1	1969	SF	
		APN: 815-26839-000 Document #: 2026-27576 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Block: 4 Subdivision: WESTSIDE ADDITION Abbreviated Description: Lot:9 Block:4 Subdivision:WESTSIDE ADDITION City/Muni/Twp:SPRINGDALE City/Muni/Twp: SPRINGDALE								
2	.62Mi.	**1008 PORTER AVE** **SPRINGDALE, AR 72764-6231**	06/15/2026	$204,000	$178	1141	//1	1966	SF	
		APN: 815-25716-000 Document #: 2026-17501 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 1 Subdivision: SCHMIEDINGS FIRST ADDITION Abbreviated Description: Lot:5 Block:1 Subdivision:SCHMIEDINGS FIRST ADDITION City/Muni/Twp:SPRINGDALE City/Muni/Twp: SPRINGDALE								
3	.21Mi.	**1825 MCRAY AVE** **SPRINGDALE, AR 72762-4061**	04/08/2026	$147,500	$131	1118	//1	1975	10,454 SF	
		APN: 815-28840-000 Document #: 2026-10025 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: NE4NW4 S02T17NR30W Abbreviated Description: Sec/Twnship/Range:NE4NW4 S02T17NR30W City/Muni/Twp:SPRINGDALE City/Muni/Twp: SPRINGDALE								
4	.28Mi.	**627 HENRYETTA ST** **SPRINGDALE, AR 72762-5040**	03/02/2026	$180,000	$109	1649	//2	1963	SF	AboveGround
		APN: 815-21208-000 Document #: 2026-5698 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Block: C Subdivision: DANDYS ADDITION Abbreviated Description: Lot:13 Block:C Subdivision:DANDYS ADDITION City/Muni/Twp:SPRINGDALE City/Muni/Twp: SPRINGDALE								
5	.38Mi.	**604 MARIA ST** **SPRINGDALE, AR 72762-5051**	02/10/2026	$290,000	$150	1924	//2	1967	SF	
		APN: 815-21166-000 Document #: 2026-03713 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Block: A Subdivision: DANDY ADDITION MapRef: MB 3 PG 329 Abbreviated Description: Lot:11 Block:A Subdivision:DANDY ADDITION Map Ref:MB 3 PG 329City/Muni/Twp:SPRINGDALE City/Muni/Twp: SPRINGDALE								
6	.39Mi.	**1109 HIGHLAND AVE** **SPRINGDALE, AR 72764-5205**	01/30/2026	$225,000	$181	1240	//1	1947	SF	
		APN: 815-26387-000 Document #: 2026-02647 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9&10 Block: 10 Subdivision: BERT WATSON ADDITION MapRef: MB 5 PG 58 Abbreviated Description: Lot:9&10 Block:10 Subdivision:BERT WATSON ADDITION Map Ref:MB 5 PG 58City/Muni/Twp:SPRINGDALE City/Muni/Twp: SPRINGDALE								
7	.36Mi.	**511 MARIA ST** **SPRINGDALE, AR 72762-5048**	01/14/2026	$234,000	$180	1295	//1	1965	SF	
		APN: 815-21174-000 Document #: 2026-01140								

ICE SiteX Report

OrderID: 98689121

Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6 Block: B Subdivision: DANDY ADDITION MapRef: PL 3 PG 329 Abbreviated Description: Lot:6 Block:B Subdivision:DANDY ADDITION Map Ref:PL 3 PG 329City/Muni/Twp:SPRINGDALE City/Muni/Twp: SPRINGDALE

8	.39Mi.	**706 MARIA ST** **SPRINGDALE, AR 72762-5116**	11/26/2025	$285,000	$171	1659	//2	1965	SF	

APN: 815-26554-000 Document #: 2025-33162
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2&3 Block: 3 Subdivision: WESTERN OAKS PLACE ADDITION Abbreviated Description: Lot:2&3 Subdivision:WESTERN OAKS PLACE ADDITION Abbreviated Description:LOT: SOUTH 50 FT OF LOT 2 & N 50 FT OF LOT 3 City/Muni/Twp:SPRINGDALE City/Muni/Twp: SPRINGDALE

9	.16Mi.	**500 ZACHARY ST** **SPRINGDALE, AR 72762-5021**	11/21/2025	$170,000	$155	1092	//1	1960	SF	

APN: 815-28843-000 Document #: 2025-32706
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NE4NW4 S02T17NR30W Abbreviated Description: Sec/Twnship/Range:NE4NW4 S02T17NR30W

10	.22Mi.	**406 MICHAEL ST** **SPRINGDALE, AR 72764-5256**	10/28/2025	$250,000	$250	1000	/2/1	1965	SF	Yes

APN: 815-23520-000 Document #: 2025-29775
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Block: 1 Subdivision: MICHAEL ADDITION Abbreviated Description: Lot:4 Block:1 Subdivision:MICHAEL ADDITION City/Muni/Twp:SPRINGDALE City/Muni/Twp: SPRINGDALE

11	.44Mi.	**1811 PATTI AVE** **SPRINGDALE, AR 72762-4042**	10/24/2025	$200,000	$139	1431	//2	1965	SF	Spa Only

APN: 815-26983-000 Document #: 2025-29604
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 10 Block: 3 Subdivision: WESTWOOD HEIGHTS MapRef: MB 3 PG 361 Abbreviated Description: Lot:10 Block:3 Subdivision:WESTWOOD HEIGHTS Map Ref:MB 3 PG 361City/Muni/Twp:SPRINGDALE City/Muni/Twp: SPRINGDALE

12	.28Mi.	**1304 REBECCA LN** **SPRINGDALE, AR 72764-4217**	10/17/2025	$270,000	$230	1172	//1	1965	SF	

APN: 815-25424-000 Document #: 2025-28809
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7 Block: 1 Subdivision: ROGERS SECOND ADDITION MapRef: PL 1 PG 90 Abbreviated Description: Lot:7 Block:1 Subdivision:ROGERS SECOND ADDITION Map Ref:PL 1 PG 90City/Muni/Twp:SPRINGDALE City/Muni/Twp: SPRINGDALE

13	.38Mi.	**505 MARIA ST** **SPRINGDALE, AR 72762-5048**	09/17/2025	$279,000	$180	1548	//1	1966	SF	

APN: 815-21171-000 Document #: 2025-00025863
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 Block: B Subdivision: DANDYS ADDITION MapRef: PL 3 PG 329 Abbreviated Description: Lot:3 Block:B Subdivision:DANDYS ADDITION Map Ref:PL 3 PG 329City/Muni/Twp:SPRINGDALE City/Muni/Twp: SPRINGDALE

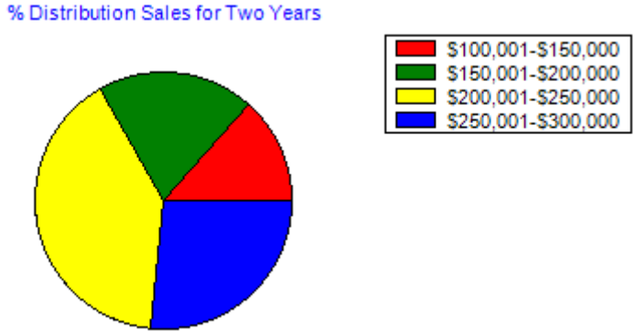
14	.23Mi.	**327 MICHAEL ST** **SPRINGDALE, AR 72764-4207**	09/12/2025	$225,000	$211	1066	//1	1963	SF	

APN: 815-25441-000 Document #: 2025-00025573
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Block: 2 Subdivision: ROGERS SECOND ADDITION Abbreviated Description: Lot:8 Block:2 Subdivision:ROGERS SECOND ADDITION City/Muni/Twp:SPRINGDALE City/Muni/Twp: SPRINGDALE

15	.52Mi.	**1703 SISCO AVE** **SPRINGDALE, AR 72762-3908**	09/10/2025	$237,000	$197	1201	//1	1961	10,980 SF	

APN: 815-20486-000 Document #: 2025-00025298
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6 Block: 2 Subdivision: BIRDS SUBDIVISION Abbreviated Description: Lot:6 Block:2 Subdivision:BIRDS SUBDIVISION City/Muni/Twp:SPRINGDALE City/Muni/Twp: SPRINGDALE

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.

ICE SiteX Report

OrderID: 98689121

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.	**611 HARVE ST**	**03/26/2024**	$180,300	$36,060	1,278	//1	1960		
.01Mi.	**609 HARVE ST**	**03/26/2025**	$172,400	$34,480	1,388	//1	1960		
.02Mi.	**613 HARVE ST**	**08/20/2022**	$176,950	$35,390	1,243	//1	1957		
.03Mi.	**618 S WEST END ST**	**03/15/2024**	$139,950	$27,990	960	//1	1970	11,326 SF	
.03Mi.	**607 HARVE ST**	**12/21/2021**	$166,750	$33,350	1,305	//1	1960		
.03Mi.	**612 S WEST END ST**	**08/16/2007**	$157,800	$31,560	992	//1	1970	9,148 SF	
.03Mi.	**620 S WEST END ST**	**01/08/1971**	$131,000	$26,200	836	//1	1970	11,326 SF	
.04Mi.	**612 HARVE ST**	**06/17/2011**	$166,050	$33,210	1,068	//1	1965		
.04Mi.	**610 HARVE ST**	**10/30/2024**	$179,250	$35,850	1,220	//1	1965		
.04Mi.	**614 HARVE ST**	**10/30/2015**	$181,400	$36,280	1,395	//1	1960		
.04Mi.	**610 S WEST END ST**	**11/17/2017**	$166,000	$33,200	1,233	//1	1976	10,019 SF	
.04Mi.	**1603 WATSON AVE**	**06/12/2012**	$210,700	$42,140	1,347	//2	1984		
.04Mi.	**1605 WATSON AVE**	**06/21/2019**	$212,800	$42,560	1,344	//2	1984		
.04Mi.	**605 HARVE ST**	**05/05/2020**	$204,050	$40,810	1,395	//1	1961		
.05Mi.	**608 HARVE ST**	**03/10/2023**	$199,100	$39,820	1,688	//2	1963		
.05Mi.	**1607 WATSON AVE**	**02/04/2019**	$213,750	$42,750	1,361	//2	1984		

Rent vs. Own

Households Occupied by Renters:	49%	Households Occupied by Owners:	47%

Demographics & Income

Median Age:	33.0 years old	Households:	20,100
Median Household Income:	$60,729	Households w/Family:	69%
Household Income Per Capita:	$28,007	Households w/Family Married:	46%
Most Common Education Level:	High School Graduate	Households w/Family Children:	40%

School District

School District Zone:	Springdale School District	Students:	22,685
Number of Schools:	29	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.59Mi.	**Har-Ber High School** Number of Students: 2,271 Student-Teacher Ratio: 13.38 Advanced Placement: Yes	B-	Public	10 - 12
2.27Mi.	**Helen Tyson Middle School** Number of Students: 676 Student-Teacher Ratio: 13.34	C-	Public	6 - 7
0.66Mi.	**Southwest Junior High School** Number of Students: 694 Student-Teacher Ratio: 15.48 Advanced Placement: Yes	C	Public	8 - 9
0.30Mi.	**Westwood Elementary School** Number of Students: 498 Student-Teacher Ratio: 17.68	D-	Public	PK - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	97%	SIMILAR
BURGLARY	77%	NOTABLY LOWER
MOTOR VEHICLE THEFT	109%	SIMILAR
FORCIBLE ROBBERY	74%	NOTABLY LOWER
AGGRAVATED ASSAULT	60%	NOTABLY LOWER
FORCIBLE RAPE	77%	NOTABLY LOWER
MURDER	70%	NOTABLY LOWER
OVERALL	60%	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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ICE SiteX Report

OrderID: 98689121

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