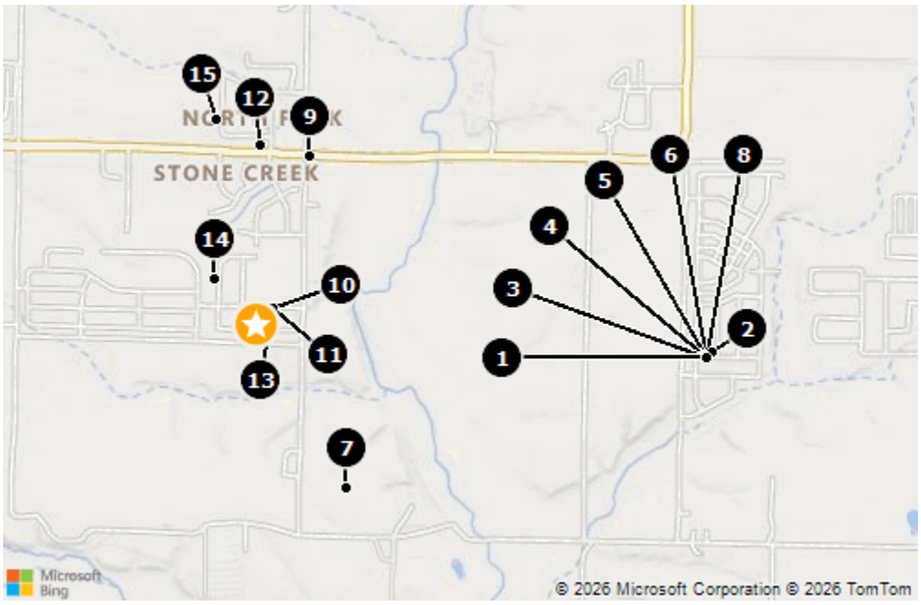
ICE SiteX Report

OrderID: 98230789

SiteX Property Information Report



Subject Property Location

6210 SW MEADOW WELL AVE, BENTONVILLE, AR 72713-8778

County:	**BENTON AR**	Census Tract:	050070213.052041
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	01-13390-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$248,000**	FSD:	8	Common Confidence Score:	70
Value Range:	$228,160 - $267,840	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2024	Tax Rate Code Area:	C6
Assd Land Value:	$15,600	Market Land Value:	$78,000	Tax Year:	2025
Assd Improvement:	$32,745	Market Improvment Value:	$163,725	Total Taxable Value:	$2,369
Total Assessed Value:	$48,345	Total Assessor Market Value:	$241,725	Delinquent Year:	2022
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 53 District: 01 Subdivision: HIGH MEADOWS-BENTONVILLE Sec/Twnship/Range: SEC 21 TWN 19 RNG 31
Abbreviated Description: PLAT 12/27/05 2005-1516 & 1517 50
City/Muni/Twp: BENTONVILLE

Property Characteristics

Lot Size:	7,841 SF	Bedrooms:		Pool:	
Building Area:	1292 SF	Baths:	2	Fireplace:	1
Year Built:	2006	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	K
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/06/2025	Sales Price:	$243,508
Document #:	L202506278 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	02/29/2024	Loan Amount:	N/A
Document #:	L202409461 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2052	Type Finance:	

Legal Description:
Lot: 53 Subdivision: HIGH MEADOWS SUBDIVISION
City/Muni/Twp: CITY OF BENTONVILLE

Prior Transfer

Recording Date:	10/25/2023	Sales Price:	N/A
Document #:	L202355416 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	09/20/2022	Loan Amount:	N/A
Document #:	L202260726 BK-PG -	Loan Type:	Stand Alone Second

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TD Due Date:	10/01/2032	Type Finance:	

Legal Description:
Lot: 53 Subdivision: HIGH MEADOWS SUBDIVISION
City/Muni/Twp: BENTONVILLE

Prior Transfer

Recording Date:	09/20/2022	Sales Price:	$248,000
Document #:	L202260724 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/15/2022		
Document Type:			

Legal Description:
Lot: 53 Subdivision: HIGH MEADOWS SUBDIVISION Map Ref: MB 2005 PG 1516
City/Muni/Twp: BENTONVILLE

Prior Transfer

Recording Date:	09/15/2022	Sales Price:	$248,000
Document #:	L2022-060724 BK-PG L2022 -60724	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 53 District: 01 Subdivision: HIGH MEADOWS-BENTONVILLE Sec/Twnship/Range: SEC 21 TWN 19 RNG 31
Abbreviated Description: PLAT 12/27/05 2005-1516 & 1517 50
City/Muni/Twp: BENTONVILLE

Prior Transfer

Recording Date:	07/30/2021	Sales Price:	N/A
Document #:	2021056872 BK-PG 2012-255047	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/15/2021	Sales Price:	$187,500
Document #:	2021052684 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/14/2021		
Document Type:			

Legal Description:
Lot: 53 Subdivision: HIGH MEADOWS SUBDIVISION Map Ref: MB 2005 PG 1516
City/Muni/Twp: BENTONVILLE

Prior Transfer

Recording Date:	07/14/2021	Sales Price:	$188,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/15/2013	Sales Price:	N/A
Document #:	BK-PG 2007-216424	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/31/2012	Loan Amount:	N/A
Document #:	BK-PG 2012-255047	Loan Type:	New Conventional
TD Due Date:	01/01/2043	Type Finance:	

Legal Description:
Lot: 53 Subdivision: HIGH MEADOWS SUBDIVISION
City/Muni/Twp: BENTONVILLE

Prior Transfer

Recording Date:	09/24/2007	Sales Price:	$120,000
Document #:	BK-PG 2007-38978	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	09/21/2007		
Document Type:			

Legal Description:
Lot: 53 Subdivision: HIGH MEADOWS SUBDIVISION Map Ref: MB2005 PG1516
City/Muni/Twp: BENTONVILLE

Mortgage Record

Recording Date:	09/24/2007	Loan Amount:	N/A
Document #:	BK-PG 2007-216424	Loan Type:	Unknown
TD Due Date:	10/01/2037	Type Finance:	

Legal Description:
Lot: 53 Subdivision: HIGH MEADOWS SUBDIVISION
City/Muni/Twp: BENTONVILLE

Area Sales Analysis

Total Area Sales	$7,407,700	Median # of Bedrooms	
Median Lot Size	6,534 SF	Median # of Baths	2
Median Living Area	2,100 SF	Median Year Built	2014
Price Range - 2 Yrs	$266,000 to $1,500,000	Age Range	4 years to 20 years
Median Value	$440,000	Median Age	12 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.43Mi.	**7006 SW ORANGE AVE BENTONVILLE, AR 72713-4168**	07/08/2026	$389,900	$221	1762	//2		6,970 SF	

ICE SiteX Report

OrderID: 98230789

APN: 01-21260-000 Document #: L202639123
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 70 Subdivision: WALNUT GROVE SUBDIVISION Phase No: 2,1 MapRef: REC L202455193 Abbreviated Description: Lot:70 Subdivision:WALNUT GROVE SUBDIVISION Phase No:2,1 Map Ref:REC L202455193City/Muni/Twp:CITY OF BENTONVILLE City/Muni/Twp: CITY OF BENTONVILLE

2	.35Mi.	**6904 SW ORANGE AVE** **BENTONVILLE, AR 72713-4167**	06/04/2026	$468,900	$214	2190	//3		6,098 SF

APN: 01-21253-000 Document #: L202632161
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 63 Subdivision: WALNUT GROVE SUBDIVISION Phase No: 2 MapRef: REC L202455193 Abbreviated Description: Lot:63 Subdivision:WALNUT GROVE SUBDIVISION Phase No:2 Map Ref:REC L202455193City/Muni/Twp:BENTONVILLE City/Muni/Twp: BENTONVILLE

3	.43Mi.	**7008 SW BASSWOOD AVE** **BENTONVILLE, AR 72713-5251**	04/17/2026	$440,000	$209	2100	//3		6,098 SF

APN: 01-21215-000 Document #: L202621343
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 25 Subdivision: WALNUT GROVE SUBDIVISION Phase No: 2 MapRef: DOC L202461960 Abbreviated Description: Lot:25 Subdivision:WALNUT GROVE SUBDIVISION Phase No:2 Map Ref:DOC L202461960City/Muni/Twp:CITY OF BENTONVILLE City/Muni/Twp: CITY OF BENTONVILLE

4	.38Mi.	**6911 SW ORANGE AVE** **BENTONVILLE, AR 72713-4167**	04/06/2026	$365,000	$201	1813	//2		6,970 SF

APN: 01-21243-000 Document #: L202618565
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 53 Subdivision: WALNUT GROVE SUBDIVISION Phase No: 2 MapRef: REC L202461960 Abbreviated Description: Lot:53 Subdivision:WALNUT GROVE SUBDIVISION Phase No:2 Map Ref:REC L202461960City/Muni/Twp:CITY OF BENTONVILLE City/Muni/Twp: CITY OF BENTONVILLE

5	.36Mi.	**6908 SW BASSWOOD AVE** **BENTONVILLE, AR 72713-5269**	02/18/2026	$449,900	$214	2100	//3		6,098 SF

APN: 01-21209-000 Document #: L202608970
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 19 Subdivision: WALNUT GROVE SUBDIVISION Phase No: 2 MapRef: DOC L202461960 Abbreviated Description: Lot:19 Subdivision:WALNUT GROVE SUBDIVISION Phase No:2 Map Ref:DOC L202461960City/Muni/Twp:CITY OF BENTONVILLE City/Muni/Twp: CITY OF BENTONVILLE

6	.41Mi.	**7005 SW BASSWOOD AVE** **BENTONVILLE, AR 72713-5251**	02/17/2026	$499,900	$238	2100	//3		6,534 SF

APN: 01-21193-000 Document #: L202608411
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: WALNUT GROVE SUBDIVISION Phase No: 2 MapRef: DOC L202461960 Abbreviated Description: Lot:3 Subdivision:WALNUT GROVE SUBDIVISION Phase No:2 Map Ref:DOC L202461960City/Muni/Twp:CITY OF BENTONVILLE City/Muni/Twp: CITY OF BENTONVILLE

7	.4Mi.	**7431 SW LEE HARRIS RD** **BENTONVILLE, AR 72713-9183**	01/15/2026	$1,500,000	$416	3600	//3	2022	232,176 SF

APN: 01-18913-001 Document #: L202602746
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: HIGHLAND EAST ADDITION MapRef: DOC L202003372 Abbreviated Description: Lot:5 Subdivision:HIGHLAND EAST ADDITION Map Ref:DOC L202003372City/Muni/Twp:CITY OF BENTONVILLE City/Muni/Twp: CITY OF BENTONVILLE

8	.38Mi.	**6910 SW BASSWOOD AVE** **BENTONVILLE, AR 72713-5269**	12/12/2025	$415,000	$225	1840	//2		6,098 SF

APN: 01-21210-000 Document #: L202570283
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 20 Subdivision: WALNUT GROVE SUBDIVISION Phase No: 2 MapRef: DOC L202455193 Abbreviated Description: Lot:20 Subdivision:WALNUT GROVE SUBDIVISION Phase No:2 Map Ref:DOC L202455193City/Muni/Twp:CITY OF BENTONVILLE City/Muni/Twp: CITY OF BENTONVILLE

9	.32Mi.	**6901 SW ORANGE AVE** **BENTONVILLE, AR 72713-4167**	12/08/2025	$383,200	$213	1792	//2		7,841 SF

APN: 01-21248-000 Document #: L202568452
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 58 Subdivision: WALNUT GROVE SUBDIVISION Phase No: 2 MapRef: REC L202455193 Abbreviated Description: Lot:58 Subdivision:WALNUT GROVE SUBDIVISION Phase No:2 Map Ref:REC L202455193City/Muni/Twp:CITY OF BENTONVILLE City/Muni/Twp: CITY OF BENTONVILLE

10	.43Mi.	**7009 SW HIGH MEADOW BLVD** **BENTONVILLE, AR 72713-8079**	12/08/2025	$449,900	$214	2100	//3		6,098 SF

APN: 01-21216-000 Document #: L202568501
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 26 Subdivision: WALNUT GROVE SUBDIVISION Phase No: 2 MapRef: DOC L202461960 Abbreviated Description: Lot:26 Subdivision:WALNUT GROVE SUBDIVISION Phase No:2 Map Ref:DOC L202461960City/Muni/Twp:CITY OF BENTONVILLE City/Muni/Twp: CITY OF BENTONVILLE

11	.36Mi.	**6909 SW HIGH MEADOW BLVD** **BENTONVILLE, AR 72713-7097**	11/17/2025	$390,000	$220	1766	//2		6,098 SF

APN: 01-21222-000 Document #: L202564582
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 32 Subdivision: WALNUT GROVE Phase No: 2 MapRef: DOC L202461960 Abbreviated Description: Lot:32 Subdivision:WALNUT GROVE Phase No:2 Map Ref:DOC L202461960City/Muni/Twp:CITY OF BENTONVILLE City/Muni/Twp: CITY OF BENTONVILLE

12	.47Mi.	**6303 SW HERITAGE AVE** **BENTONVILLE, AR 72713-5187**	11/13/2025	$425,000	$203	2087	//2	2020	11,761 SF

APN: 01-13619-000 Document #: L202563991
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: NORTH FORK ADDITION MapRef: REC 2006 PG 124 Abbreviated Description: Lot:2 Subdivision:NORTH FORK ADDITION Map Ref:REC 2006 PG 124City/Muni/Twp:CITY OF BENTONVILLE City/Muni/Twp: CITY OF BENTONVILLE

13	.39Mi.	**7001 SW HIGH MEADOW BLVD** **BENTONVILLE, AR 72713-8079**	10/30/2025	$515,000	$216	2383	//3		6,098 SF

APN: 01-21220-000 Document #: L202561137
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 30 Subdivision: WALNUT GROVE SUBDIVISION Phase No: 2 MapRef: DOC L202461960 Abbreviated Description: Lot:30 Subdivision:WALNUT GROVE SUBDIVISION Phase No:2 Map Ref:DOC L202461960City/Muni/Twp:CITY OF BENTONVILLE City/Muni/Twp: CITY OF BENTONVILLE

14	.16Mi.	**6604 SW SHADY RD** **BENTONVILLE, AR 72713-8718**	10/21/2025	$266,000	$205	1292	//2	2006	7,841 SF

APN: 01-13351-000 Document #: L202559209
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 14 Subdivision: HIGH MEADOWS MapRef: MB 2005 PG 1516 Abbreviated Description: Lot:14 Subdivision:HIGH MEADOWS Map Ref:MB 2005 PG 1516City/Muni/Twp:CITY OF BENTONVILLE City/Muni/Twp: CITY OF BENTONVILLE

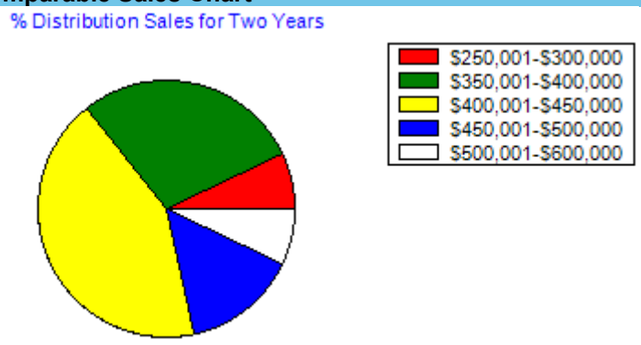
ICE SiteX Report

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15	.54Mi.	**5902 SW KNOTTY PINE RD BENTONVILLE, AR 72713-5655**	10/01/2025	$450,000	$172	2602	//2	2009	10,454 SF

APN: 01-13629-000 Document #: L202555057
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 12 Subdivision: NORTH FORK ADDITION MapRef: REC 2006 PG 124 Abbreviated Description: Lot:12 Subdivision:NORTH FORK ADDITION Map Ref:REC 2006 PG 124City/Muni/Twp:CITY OF BENTONVILLE City/Muni/Twp: CITY OF BENTONVILLE

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.	**6210 SW MEADOW WELL AVE**	**09/15/2022**	$241,725	$48,345	1,292	//2	2006	7,841 SF	
.01Mi.	**6208 SW MEADOW WELL AVE**	**09/18/2017**	$251,715	$50,343	1,374	//2	2006	7,841 SF	
.01Mi.	**6300 SW MEADOW WELL AVE**	**09/05/2008**	$269,365	$53,873	1,571	//2	2006	7,841 SF	
.02Mi.	**6206 SW MEADOW WELL AVE**	**06/30/2014**	$256,875	$51,375	1,438	//2	2006	7,841 SF	
.02Mi.	**6302 SW MEADOW WELL AVE**	**10/31/2025**	$260,140	$52,028	1,500	//2	2006	9,583 SF	
.02Mi.	**6211 SW HIGH MEADOW BLVD**	**01/15/2024**	$260,760	$52,152	1,438	//2	2006	7,841 SF	
.03Mi.	**6209 SW HIGH MEADOW BLVD**	**03/16/2015**	$268,630	$53,726	1,500	//2	2006	7,841 SF	
.03Mi.	**6301 SW HIGH MEADOW BLVD**	**09/23/2020**	$251,755	$50,351	1,374	//2	2006	7,841 SF	
.03Mi.	**6207 SW HIGH MEADOW BLVD**	**01/31/2022**	$269,420	$53,884	1,571	//2	2006	7,841 SF	
.03Mi.	**6204 SW MEADOW WELL AVE**	**02/10/2020**	$262,410	$52,482	1,500	//2	2006	7,841 SF	
.03Mi.	**6303 SW HIGH MEADOW BLVD**	**08/18/2022**	$243,500	$48,700	1,292	//2	2006	9,583 SF	
.03Mi.	**6209 SW MEADOW WELL AVE**	**03/24/2025**	$261,585	$52,317	1,500	//2	2006	8,276 SF	
.04Mi.	**6301 SW MEADOW WELL AVE**	**01/27/2014**	$257,985	$51,597	1,438	//2	2006	8,276 SF	
.04Mi.	**6207 SW MEADOW WELL AVE**	**12/14/2007**	$267,560	$53,512	1,571	//2	2006	8,276 SF	
.04Mi.	**6303 SW MEADOW WELL AVE**	**04/19/2019**	$255,790	$51,158	1,374	//2	2006	8,276 SF	
.04Mi.	**6205 SW HIGH MEADOW BLVD**	**05/14/2021**	$242,680	$48,536	1,292	//2	2006	7,841 SF	

Rent vs. Own

Households Occupied by Renters:	40%	Households Occupied by Owners:	52%

Demographics & Income

Median Age:	32.6 years old	Households:	11,061
Median Household Income:	$112,821	Households w/Family:	70%
Household Income Per Capita:	$51,218	Households w/Family Married:	57%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	46%

School District

School District Zone:	Bentonville Public Schools	Students:	19,575
Number of Schools:	24	Rating:	A+

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.96Mi.	**Bright Field Middle School** Number of Students: 697 Student-Teacher Ratio: 19.79	A	Public	5 - 6
3.04Mi.	**Central Park Elementary School** Number of Students: 604 Student-Teacher Ratio: 18.88	A-	Public	KG - 4
4.80Mi.	**Elm Tree Elementary School** Number of Students: 583 Student-Teacher Ratio: 20.09	A-	Public	KG - 4
5.75Mi.	**Bentonville High School** Number of Students: 3,579 Student-Teacher Ratio: 11.67 Advanced Placement: Yes	A	Public	9 - 12
2.82Mi.	**Fulbright Junior High School** Number of Students: 718 Student-Teacher Ratio: 14.27	A	Public	7 - 8

Flood Report

The Subject Property of **6210 SW MEADOW WELL AVE, BENTONVILLE, AR 72713-8778** 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	82%	LOWER
BURGLARY	66%	NOTABLY LOWER
MOTOR VEHICLE THEFT	100%	SIMILAR
FORCIBLE ROBBERY	68%	NOTABLY LOWER
AGGRAVATED ASSAULT	51%	NOTABLY LOWER
FORCIBLE RAPE	36%	SIGNIFICANTLY LOWER
MURDER	97%	SIMILAR
OVERALL	77%	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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