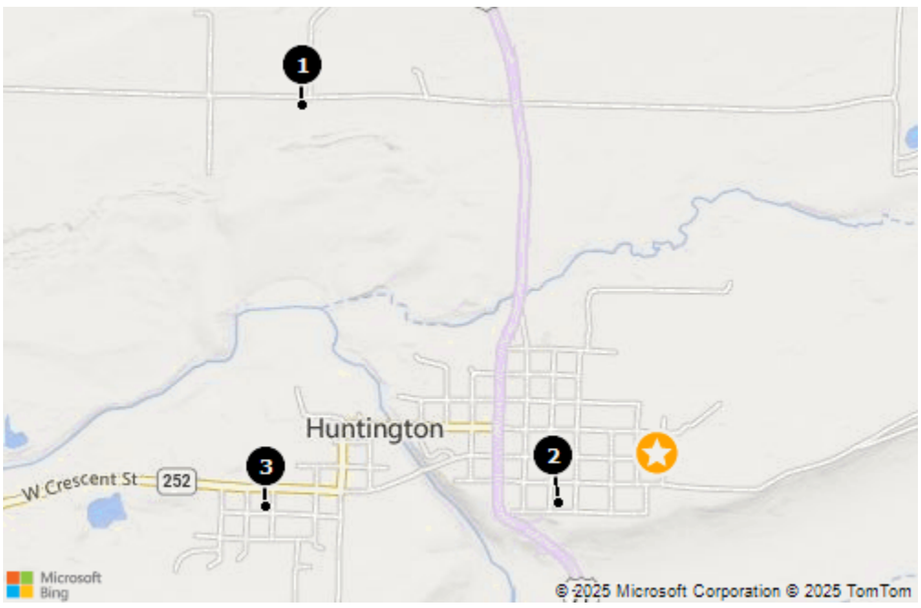
ICE SiteX Report

OrderID: 95469511

SiteX Property Information Report



Subject Property Location

622 E FOREST ST, HUNTINGTON, AR 72940-3530

County:	**SEBASTIAN AR**	Census Tract:	051310101.021068
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	68206-0012-00010-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$147,000**	FSD:	26
Value Range:	$108,780 - $185,220	Confidence Score:	74

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2023	Tax Rate Code Area:	76HU
Assd Land Value:	$1,200	Market Land Value:	$6,000	Tax Year:	2024
Assd Improvement:	$17,060	Market Improvment Value:	$85,300	Total Taxable Value:	$983
Total Assessed Value:	$18,260	Total Assessor Market Value:	$91,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 10-12 Block: 10 Subdivision: K T C 2ND-HUNTINGTON Sec/Twnship/Range: SEC 25 TWN 05 RNG 31

Property Characteristics

Lot Size:	21,000 SF	Bedrooms:		Pool:	
Building Area:	1615 SF	Baths:	1	Fireplace:	1
Year Built:		Partial Baths:	1	Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	Veneer
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:	Z	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/05/2023	Sales Price:	N/A
Document #:	2023G-00316 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/01/2022	Sales Price:	$145,000
Document #:	2022G-28552 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	11/08/2022		
Document Type:	Warranty Deed		

Legal Description:

Lot: 10,11&12 Block: 10 Subdivision: KANSAS & TEXAS COAL COAMPNYS 2ND ADDITION
City/Muni/Twp: HUNTINGTON

Prior Transfer

Recording Date:	11/30/2022	Sales Price:	$145,000
Document #:	2022-028552 BK-PG 2022 -28552	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Lot: 10-12 Block: 10 Subdivision: K T C 2ND-HUNTINGTON Sec/Twnship/Range: SEC 25 TWN 05 RNG 31

Prior Transfer

Recording Date:	03/24/2022	Sales Price:	$78,000
Document #:	2022G-07052 BK-PG -	Type of Sale:	Full Amount on Deed

ICE SiteX Report

OrderID: 95469511

Contract Date: 03/18/2022
Document Type: Warranty Deed
Legal Description:
Lot: 10-12 Block: 10 Subdivision: KANSAS & TEXAS COAL COMPAANY ADDITION
City/Muni/Twp: HUNTINGTON

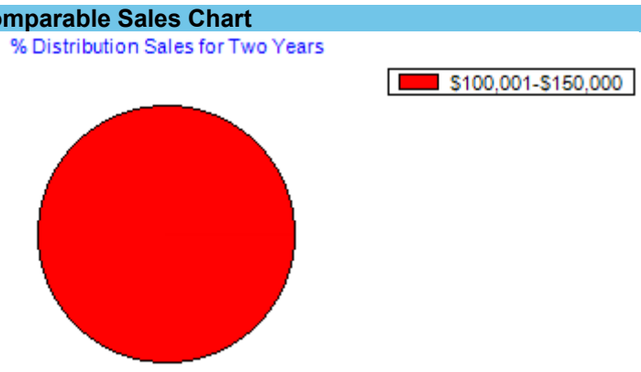
Area Sales Analysis

Total Area Sales	$462,000	Median # of Bedrooms	
Median Lot Size	7,405 SF	Median # of Baths	1
Median Living Area	1,008 SF	Median Year Built	2003
Price Range - 2 Yrs	$136,000 to $185,000	Age Range	22 years to 22 years
Median Value	$141,000	Median Age	22 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.32Mi.	**905 W BROWNTOWN RD HUNTINGTON, AR 72940-9217**	09/09/2024	$141,000	$139	1008	//1		395,962 SF	
		APN: 60001-0000-03067-00 Document #: 2024-18477 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: NW4SE4 S23T05NR31W Abbreviated Description: Sec/Twnship/Range:NW4SE4 S23T05NR31W								
2	.3Mi.	**314 S GLENDENING AVE HUNTINGTON, AR 72940-3418**	06/06/2024	$185,000	$97	1891	//2	2003	SF	
		APN: 68270-0003-00004-00 Document #: 2024-10928 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 1-3&7 Block: 4 Subdivision: MARTINS ADDITION Abbreviated Description: Lot:1-3&7 Block:4 Subdivision:MARTINS ADDITION City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON								
3	1.05Mi.	**1008 W GRACE ST HUNTINGTON, AR 72940-**	05/10/2024	$136,000	$141	960	//1		7,405 SF	
		APN: 68078-0012-00007-00 Document #: 2024-09008 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Block: 7 Subdivision: CRAWFORD ADDITION Abbreviated Description: Lot:10 Block:7 Subdivision:CRAWFORD ADDITION City/Muni/Twp:GREENWOOD DISTRICT City/Muni/Twp: GREENWOOD DISTRICT								

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.	**622 E FOREST ST**	**11/30/2022**	$91,300	$18,260	1,615	//1		21,000 SF	
.04Mi.	**120 S MAGNOLIA ST**	**03/05/2024**	$95,900	$19,180	1,145	//1	2018	21,000 SF	
.05Mi.	**202 S MAGNOLIA ST**	**04/01/2016**	$45,150	$9,030	972	//1			
.07Mi.	**624 E MARTIN ST**	**04/01/2016**	$104,500	$20,900	2,089	//2		21,000 SF	
.07Mi.	**704 E MARTIN ST**	**05/18/2022**	$96,000	$19,200	1,697	//1		30,000 SF	
.07Mi.	**618 E MARTIN ST**	**05/09/2022**	$97,400	$19,480	1,550	//1		21,000 SF	
.07Mi.	**618 E BROADWAY ST**	**03/04/2024**	$7,500	$1,500	360	//1			
.08Mi.	**523 E BROADWAY ST**	**05/27/2021**	$72,100	$14,420	1,878	//1		21,000 SF	
.08Mi.	**102 N MAGNOLIA ST**	**08/30/2017**	$26,050	$5,210	921	//1			
.1Mi.	**522 E MARTIN ST**	**02/08/2006**	$11,450	$2,290	1,023	//1		21,000 SF	
.1Mi.	**120 S CHERRY ST**	**06/29/2021**	$71,900	$14,380	1,354	//1			
.1Mi.	**110 S CHERRY ST**	**03/13/2018**			1,897	//1			
.1Mi.	**807 E BROADWAY ST**	**01/10/2023**	$103,750	$20,750	1,932	//1	2006	2 SF	
.11Mi.	**503 E BROADWAY ST**	**08/25/2015**	$50,500	$10,100	1,298	//1			
.11Mi.	**204 N PINE ST**	**01/03/2023**	$31,300	$6,260	864	//1			
.11Mi.	**611 E MARTIN ST**	**02/03/2015**	$140,710	$28,142	1,639	//2	2021	37,500 SF	

ICE SiteX Report

OrderID: 95469511

Rent vs. Own

Households Occupied by Renters:	12%	Households Occupied by Owners:	77%

Demographics & Income

Median Age:	40.8 years old	Households:	696
Median Household Income:	$49,108	Households w/Family:	70%
Household Income Per Capita:	$27,034	Households w/Family Married:	58%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Mansfield School District	Students:	715
Number of Schools:	3	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.60Mi.	**Mansfield Elementary School** Number of Students: 264 Student-Teacher Ratio: 11.04	C+	Public	KG - 4
2.10Mi.	**Mansfield High School** Number of Students: 230 Student-Teacher Ratio: 10.56 Advanced Placement: Yes	D	Public	9 - 12
1.37Mi.	**Mansfield Middle School** Number of Students: 221 Student-Teacher Ratio: 10.36	B-	Public	5 - 8

Flood Report

The Subject Property of **622 E FOREST ST, HUNTINGTON, AR 72940-3530** is in **Zone ANI** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS LOCATED WITHIN A COMMUNITY OR COUNTY THAT IS NOT MAPPED ON ANY PUBLISHED FIRM.
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	15%	SIGNIFICANTLY LOWER
BURGLARY	146%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	26%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	131%	NOTABLY HIGHER
AGGRAVATED ASSAULT	90%	LOWER
FORCIBLE RAPE	138%	NOTABLY HIGHER
MURDER	81%	LOWER
OVERALL	94%	SIMILAR

Disaster Alerts

4/2/2025 - Severe Tornados, Flooding

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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