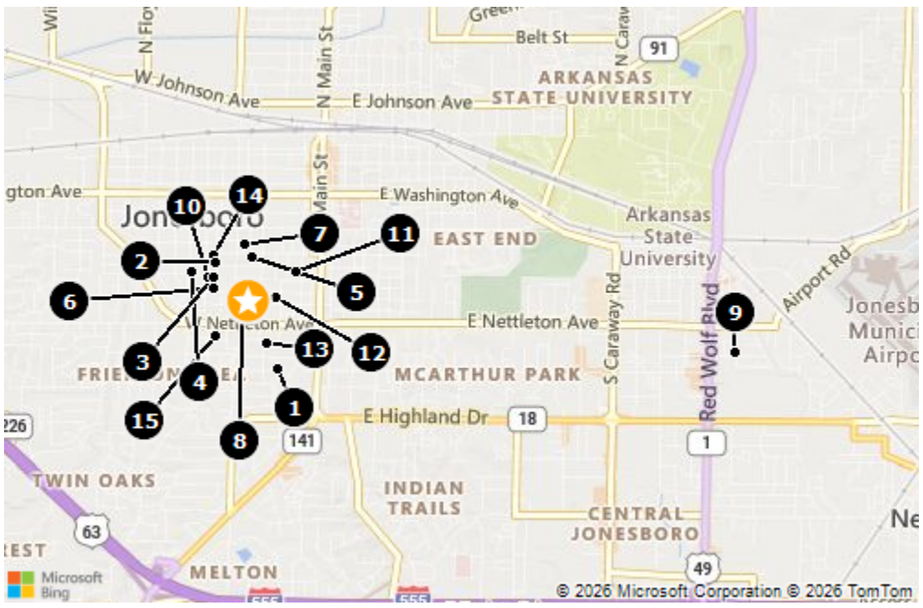
# ICE SiteX Report

**OrderID: 98444919**

## SiteX Property Information Report




## Subject Property Location

### 624 W STRAWN AVE, JONESBORO, AR 72401-3982

| | | | |
|---|---|---|---|
| County: | **CRAIGHEAD AR** | Census Tract: | 050310001.011030 |
| Property Use: | Single Family Residential | Zoning: | |
| Parcel Number: | 01-144192-09200 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$173,000** | FSD: | 34 | Common Confidence Score: | 20 |
| Value Range: | $114,180 - $231,820 | ICE Confidence Score: | 66 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2025 | Market Value Year: | 2023 | Tax Rate Code Area: | J JB |
| Assd Land Value: | $2,500 | Market Land Value: | $12,500 | Tax Year: | 2025 |
| Assd Improvement: | $25,478 | Market Improvment Value: | $127,390 | Total Taxable Value: | $411 |
| Total Assessed Value: | $27,978 | Total Assessor Market Value: | $139,890 | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | D |

## Assessment Legal Description

Lot: 3-6 Block: 44 Subdivision: HOME BUILDERS SUB Sec/Twnship/Range: SEC 19 TWN 14 RNG 04
Abbreviated Description: HOME BUILDERS SUB LOTS 3-4-5-6 BLK 44OF CULB SUB KNIGHTS 2ND 50X140
City/Muni/Twp: JONESBORO

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | | Bedrooms: | | Pool: | |
| Building Area: | 2040 SF | Baths: | 2 | Fireplace: | |
| Year Built: | | Partial Baths: | | Type Const: | Frame |
| Number of Buildings: | | Number of Rooms: | | Ext Walls: | |
| Number of Units: | | Garage Type: | | Heating: | Central |
| Number of Stories: | 2 | Number of Cars: | | A/C: | Central |
| Style: | | Basement: | | Roof Cover: | Asphalt |
| | | Foundation: | Z | Elevator: | |

## Subject Property Deed/Transfer History

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 02/12/2016 | Sales Price: | N/A |
| Document #: | JB2016R-002037 BK-PG JB2016R -002037 | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

**Legal Description:**
Lot: 3-6 Block: 44 Subdivision: HOME BUILDERS SUB Sec/Twnship/Range: SEC 19 TWN 14 RNG 04
Abbreviated Description: HOME BUILDERS SUB LOTS 3-4-5-6 BLK 44OF CULB SUB KNIGHTS 2ND 50X140
City/Muni/Twp: JONESBORO

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 11/16/2004 | Sales Price: | $96,000 |
| Document #: | | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

**Legal Description:**

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $2,901,978 | Median # of Bedrooms | |
| Median Lot Size | 6,090 SF | Median # of Baths | 1 |
| Median Living Area | 1,589 SF | Median Year Built | |
| Price Range - 2 Yrs | $52,500 to $890,000 | Age Range | |
| Median Value | $158,000 | Median Age | |

# ICE SiteX Report

**OrderID: 98444919**

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .38Mi. | **504 SHADOW LN**<br>**JONESBORO, AR 72401-4969** | 08/05/2026 | $270,000 | $93 | 2873 | //1 | | 13,200 SF | Yes |
| | | APN: 01-144193-22700 Document #: 2026R-016508<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 7&8 Subdivision: LANES SUBDIVISION Sec/Twnship/Range: NW4SW4 S19T14NR04E Abbreviated Description: Lot:7&8 Subdivision:LANES SUBDIVISION Sec/Twnship/Range:NW4SW4 S19T14NR04E | | | | | | | | |
| 2 | .27Mi. | **827 W OAK AVE**<br>**JONESBORO, AR 72401-3908** | 05/22/2026 | $52,500 | $39 | 1332 | //1 | | SF | |
| | | APN: 01-143241-13100 Document #: 2026R-010568<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 1 Block: 5 Subdivision: CULBERHOUSES THIRD ADDITION Abbreviated Description: Lot:1 Block:5 Subdivision:CULBERHOUSES THIRD ADDITION City/Muni/Twp:JONESBORO City/Muni/Twp: JONESBORO | | | | | | | | |
| 3 | .22Mi. | **1123 OLIVE ST**<br>**JONESBORO, AR 72401-3938** | 05/11/2026 | $158,000 | $133 | 1184 | //1 | | SF | |
| | | APN: 01-143241-36400 Document #: 2026R-009576<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 7 Block: F Subdivision: STUCK BROTHERS THIRD ADDITION Abbreviated Description: Lot:7 Block:F Subdivision:STUCK BROTHERS THIRD ADDITION City/Muni/Twp:JONESBORO City/Muni/Twp: JONESBORO | | | | | | | | |
| 4 | .34Mi. | **1012 WALNUT ST**<br>**JONESBORO, AR 72401-3856** | 04/16/2026 | $65,000 | $62 | 1044 | //1 | | SF | |
| | | APN: 01-143241-14400 Document #: 2026R-007726<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 6 Block: 6 Subdivision: CULBERHOUSES THIRD ADDITION Abbreviated Description: Lot:6 Block:6 Subdivision:CULBERHOUSES THIRD ADDITION Abbreviated Description:PORTION LOT6 City/Muni/Twp:JONESBORO City/Muni/Twp: JONESBORO | | | | | | | | |
| 5 | .23Mi. | **623 W OAK AVE**<br>**JONESBORO, AR 72401-3904** | 03/30/2026 | $254,000 | $86 | 2933 | //2 | | 11,200 SF | |
| | | APN: 01-144192-31400 Document #: 2026R-006199<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 10&11 Subdivision: RAGSDALE SUBDIVISION MapRef: DD 48 PG 253 Abbreviated Description: Lot:10&11 Subdivision:RAGSDALE SUBDIVISION Map Ref:DD 48 PG 253Abbreviated Description:PORTION LOT11 City/Muni/Twp:JONESBORO City/Muni/Twp: JONESBORO | | | | | | | | |
| 6 | .2Mi. | **1217 OLIVE ST**<br>**JONESBORO, AR 72401-3940** | 01/30/2026 | $106,000 | $55 | 1920 | //2 | | SF | |
| | | APN: 01-143241-36800 Document #: 2026R-001868<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 11 Block: F Subdivision: STUCK BROTHERS THIRD ADDITION Abbreviated Description: Lot:11 Block:F Subdivision:STUCK BROTHERS THIRD ADDITION City/Muni/Twp:JONESBORO City/Muni/Twp: JONESBORO | | | | | | | | |
| 7 | .3Mi. | **637 WARNER AVE**<br>**JONESBORO, AR 72401-3914** | 01/28/2026 | $120,000 | $89 | 1344 | //1 | | 6,090 SF | |
| | | APN: 01-144192-40600 Document #: 2026R-001727<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 5 Subdivision: WITTS SUBDIVISION Abbreviated Description: Lot:5 Subdivision:WITTS SUBDIVISION Abbreviated Description:PORTION LOT5 City/Muni/Twp:JONESBORO City/Muni/Twp: JONESBORO | | | | | | | | |
| 8 | .04Mi. | **635 POPLAR AVE**<br>**JONESBORO, AR 72401-3977** | 12/16/2025 | $160,000 | $99 | 1606 | //3 | | 8,400 SF | |
| | | APN: 01-144192-10000 Document #: 2025R-024298<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 15 Subdivision: HOMEBUILDERS SUBDIVISION Abbreviated Description: Lot:15 Subdivision:HOMEBUILDERS SUBDIVISION | | | | | | | | |
| 9 | .36Mi. | **1517 ALONZO ST**<br>**JONESBORO, AR 72401-4801** | 11/24/2025 | $175,000 | $109 | 1599 | //1 | | 19,800 SF | |
| | | APN: 01-143244-15900 Document #: 2025R-022757<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 4-8 Block: C Subdivision: KREWSONS SUBDIVISION OF JONESBORO COLLEGE ADDITION MapRef: DD 142 PG 59 Abbreviated Description: Lot:4-8 Block:C Subdivision:KREWSONS SUBDIVISION OF JONESBORO COLLEGE ADDITION Map Ref:DD 142 PG 59City/Muni/Twp:JONESBORO City/Muni/Twp: JONESBORO | | | | | | | | |
| 10 | .25Mi. | **1100 VINE ST**<br>**JONESBORO, AR 72401-3957** | 11/14/2025 | $58,000 | $21 | 2726 | //2 | | SF | |
| | | APN: 01-143241-35800 Document #: 2025R-022114<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 1 Block: F Subdivision: STUCK BROTHERS THIRD ADDITION Abbreviated Description: Lot:1 Block:F Subdivision:STUCK BROTHERS THIRD ADDITION City/Muni/Twp:JONESBORO City/Muni/Twp: JONESBORO | | | | | | | | |
| 11 | .29Mi. | **315 W CHERRY AVE**<br>**JONESBORO, AR 72401-4005** | 11/05/2025 | $160,000 | $102 | 1560 | //1 | | 14,100 SF | |
| | | APN: 01-144192-18200 Document #: 2025R-021473<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 19 Block: 19 Subdivision: KNIGHTS FIRST ADDITION Abbreviated Description: Lot:19 Block:19 Subdivision:KNIGHTS FIRST ADDITION Abbreviated Description:PORTION LOT19; POR BLK 19 City/Muni/Twp:JONESBORO City/Muni/Twp: JONESBORO | | | | | | | | |
| 12 | .15Mi. | **1235 HAVEN ST**<br>**JONESBORO, AR 72401-4088** | 09/29/2025 | $890,000 | $189 | 4686 | //4 | | SF | Yes |
| | | APN: 01-144193-22900 Document #: 2025R-018642<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 1-10 Subdivision: W S MONTAGUES SUBDIVISION Abbreviated Description: Lot:1-10 Subdivision:W S MONTAGUES SUBDIVISION City/Muni/Twp:JONESBORO City/Muni/Twp: JONESBORO | | | | | | | | |
| 13 | .24Mi. | **523 W THOMAS AVE**<br>**JONESBORO, AR 72401-4923** | 09/10/2025 | $123,400 | $108 | 1138 | //1 | | 6,750 SF | |
| | | APN: 01-144193-07400 Document #: 2025R-017389<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 1-3 Block: D Subdivision: COLES THIRD ADDITION Abbreviated Description: Lot:1-3 Block:D Subdivision:COLES THIRD ADDITION Abbreviated Description:PORTION LOTS1-3 | | | | | | | | |
| 14 | .31Mi. | **820 W OAK AVE**<br>**JONESBORO, AR 72401-3907** | 08/18/2025 | $115,078 | $83 | 1376 | //1 | | SF | |

# ICE SiteX Report

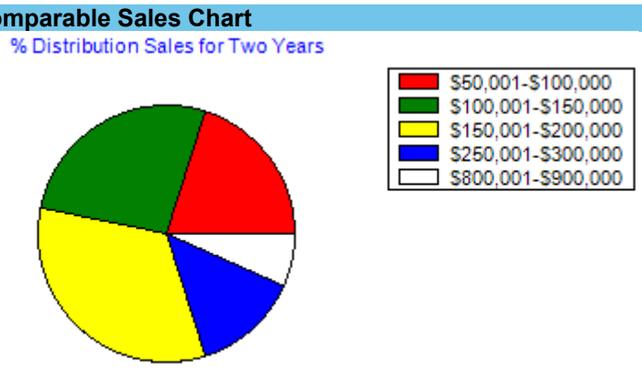
**OrderID: 98444919**

APN: 01-143241-12900 Document #: 2025R-015757
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7 Block: 4 Subdivision: CULBERHOUSE THIRD ADDITION Abbreviated Description: Lot:7 Block:4 Subdivision:CULBERHOUSE THIRD ADDITION City/Muni/Twp:JONESBORO City/Muni/Twp: JONESBORO

15 .25Mi. **812 PARK AVE** 07/01/2025 $195,000 $122 1589 //2 10,730 SF
**JONESBORO, AR 72401-4829**

APN: 01-143244-12500 Document #: 2025R-012376
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 15&16 Block: B Subdivision: HOLLYWOOD ADDITION MapRef: DD 48 PG 101 Abbreviated Description: Lot:15&16 Block:B Subdivision:HOLLYWOOD ADDITION Map Ref:DD 48 PG 101Abbreviated Description:PORTION LOTS15&16 City/Muni/Twp:JONESBORO City/Muni/Twp: JONESBORO

## 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. | **624 W STRAWN AVE** | **02/12/2016** | $139,890 | $27,978 | 2,040 | //2 | | | |
| .01Mi. | **620 W STRAWN AVE** | **04/19/2021** | $83,555 | $16,711 | 1,176 | //1 | | | |
| .02Mi. | **632 W STRAWN AVE** | **11/10/2021** | $162,400 | $32,480 | 1,710 | //1 | | 7,000 SF | |
| .02Mi. | **616 W STRAWN AVE** | **10/11/2021** | $74,865 | $14,973 | 1,337 | //1 | | | |
| .03Mi. | **636 W STRAWN AVE** | **12/31/2003** | $78,610 | $15,722 | 1,440 | //1 | | 7,000 SF | |
| .03Mi. | **611 POPLAR AVE** | **07/14/1995** | $91,215 | $18,243 | 1,026 | //1 | | | |
| .03Mi. | **607 POPLAR AVE** | **04/16/2021** | $98,750 | $19,750 | 1,020 | //1 | | | |
| .03Mi. | **615 POPLAR AVE** | **12/02/2021** | $87,555 | $17,511 | 1,266 | //1 | | 7,000 SF | |
| .03Mi. | **605 POPLAR AVE** | **08/11/2020** | $70,025 | $14,005 | 1,096 | //1 | | | |
| .04Mi. | **633 POPLAR AVE** | **03/28/2018** | $105,015 | $21,003 | 1,404 | //1 | | 8,260 SF | |
| .04Mi. | **638 W STRAWN AVE** | **03/12/2021** | $76,440 | $15,288 | 1,058 | //2 | | 7,000 SF | |
| .04Mi. | **635 POPLAR AVE** | **08/31/2023** | $89,395 | $17,879 | 1,606 | //3 | | 8,400 SF | |
| .05Mi. | **640 W STRAWN AVE** | **12/11/2015** | $92,055 | $18,411 | 1,177 | //1 | | | |
| .05Mi. | **637 POPLAR AVE** | **11/05/2020** | $55,290 | $11,058 | 837 | //1 | | 4,560 SF | |
| .06Mi. | **642 W STRAWN AVE** | **03/29/2024** | $71,585 | $14,317 | 1,108 | //1 | | | |
| .06Mi. | **1220 S CULBERHOUSE ST** | **06/25/2025** | $112,445 | $22,489 | 1,487 | //2 | | 8,820 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 43% | Households Occupied by Owners: | 47% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 34.8 years old | Households: | 17,806 |
| Median Household Income: | $49,708 | Households w/Family: | 63% |
| Household Income Per Capita: | $29,912 | Households w/Family Married: | 40% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 32% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Jonesboro Public Schools | Students: | 6,762 |
| Number of Schools: | 11 | Rating: | D+ |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 0.08Mi. | **Jonesboro Pre-K Program**<br>Number of Students: 315<br>Student-Teacher Ratio: 18.53 | NA | Public | PK - PK |
| 0.49Mi. | **The Academies at Jonesboro High School**<br>Number of Students: 1,505<br>Student-Teacher Ratio: 14.77 | D | Public | 10 - 12 |

# ICE SiteX Report

**OrderID: 98444919**

| | | | | |
|---|---|---|---|---|
| Advanced Placement: Yes | | | | |
| 0.93Mi. **Annie Camp Jr High School**<br>Number of Students: 701<br>Student-Teacher Ratio: 13.12 | | D | Public | 7 - 9 |
| 1.30Mi. **Douglas MacArthur Junior High School**<br>Number of Students: 765<br>Student-Teacher Ratio: 14.18 | | D | Public | 7 - 9 |
| 0.08Mi. **Jonesboro Kindergarten Center**<br>Number of Students: 485<br>Student-Teacher Ratio: 14.56 | | NA | Public | KG - KG |

## Flood Report

The Subject Property of **624 W STRAWN AVE, JONESBORO, AR 72401-3982** 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** | 135% | NOTABLY HIGHER |
| **BURGLARY** | 117% | HIGHER |
| **MOTOR VEHICLE THEFT** | 135% | NOTABLY HIGHER |
| **FORCIBLE ROBBERY** | 108% | SIMILAR |
| **AGGRAVATED ASSAULT** | 126% | HIGHER |
| **FORCIBLE RAPE** | 114% | HIGHER |
| **MURDER** | 116% | HIGHER |
| **OVERALL** | 121% | 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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