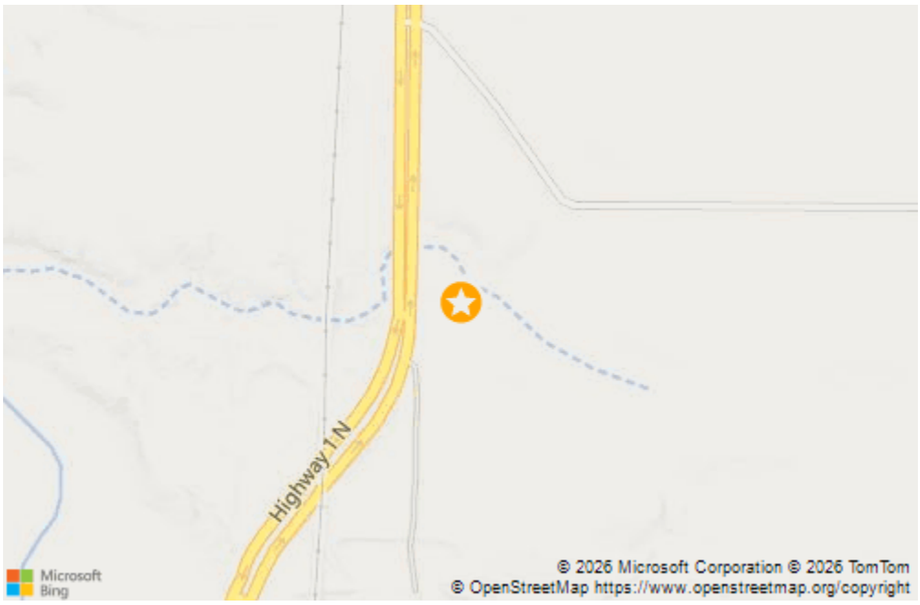
ICE SiteX Report

OrderID: 98263113

SiteX Property Information Report



Subject Property Location

6254 HIGHWAY 1 N, MARIANNA, AR 72360-9306

County:	**LEE AR**	Census Tract:	050774701.001102
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	01-06207-02	Thomas Bros Pg-Grid:	

Valuation

Value:	**$136,000**	FSD:	44	Common Confidence Score:	15
Value Range:	$76,160 - $195,840	ICE Confidence Score:	56		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2024	Tax Rate Code Area:	01
Assd Land Value:	$1,311	Market Land Value:	$6,555	Tax Year:	2024
Assd Improvement:	$20,078	Market Improvment Value:	$100,390	Total Taxable Value:	$561
Total Assessed Value:	$21,389	Total Assessor Market Value:	$106,945	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Sec/Twnship/Range: SEC 21 TWN 03N RNG 03E
Abbreviated Description: FRL NW1/4 NE1/4

Property Characteristics

Lot Size:	2.110 AC	Bedrooms:		Pool:	
Building Area:	1288 SF	Baths:	1	Fireplace:	
Year Built:		Partial Baths:	1	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:	Asphalt
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/27/2006	Sales Price:	N/A
Document #:	2006-000513 BK-PG 2006 -513	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Sec/Twnship/Range: SEC 21 TWN 03N RNG 03E
Abbreviated Description: FRL NW1/4 NE1/4

Prior Transfer

Recording Date:	02/27/2006	Sales Price:	N/A
Document #:	BK-PG 2006 -513	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	02/25/2006		
Document Type:			

Legal Description:

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.

ICE SiteX Report

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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.	**6254 HIGHWAY 1 N**	**02/27/2006**	$106,945	$21,389	1,288	//1		2 SF	
.05Mi.	**6216 HIGHWAY 1 N**	**04/19/2024**	$81,835	$16,367	1,460	//1		2 SF	
.2Mi.	**HWY 1 N**	**06/22/1977**	$48,290	$9,658	1,456	//1		2 SF	
.25Mi.	**HWY 1 N**		$750	$150					
.25Mi.	**5856 HWY 1**	**11/30/2006**	$18,295	$3,659				3 SF	
.42Mi.	**6680 HIGHWAY 1 N**	**05/09/2020**	$130,095	$26,019	1,942	//2		2 SF	
.46Mi.	**5796 HIGHWAY 1 N**	**03/31/2015**	$48,750	$9,750	1,372	//2		1 SF	
.49Mi.	**5762 HIGHWAY 1 N**	**06/01/1996**	$116,535	$23,307	1,852	//1		36,155 SF	
.51Mi.	**5736 HIGHWAY 1 N**	**07/11/2008**	$145,815	$29,163	1,755	//1		39,204 SF	

Rent vs. Own

Households Occupied by Renters:	25%	Households Occupied by Owners:	56%

Demographics & Income

Median Age:	37.8 years old	Households:	13
Median Household Income:	$66,667	Households w/Family:	78%
Household Income Per Capita:	$5,938	Households w/Family Married:	67%
Most Common Education Level:	High School Graduate	Households w/Family Children:	16%

School District

School District Zone:	Lee County School District	Students:	698
Number of Schools:	2	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.30Mi.	**Lee High School** Number of Students: 281 Student-Teacher Ratio: 5.51 Advanced Placement: Yes	D+	Public	7 - 12
6.43Mi.	**Anna Strong Learning Academy** Number of Students: 417 Student-Teacher Ratio: 16.1	C-	Public	PK - 6

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	24%	SIGNIFICANTLY LOWER
BURGLARY	79%	LOWER
MOTOR VEHICLE THEFT	6%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	14%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	4%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	95%	SIMILAR
MURDER	146%	NOTABLY HIGHER
OVERALL	111%	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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