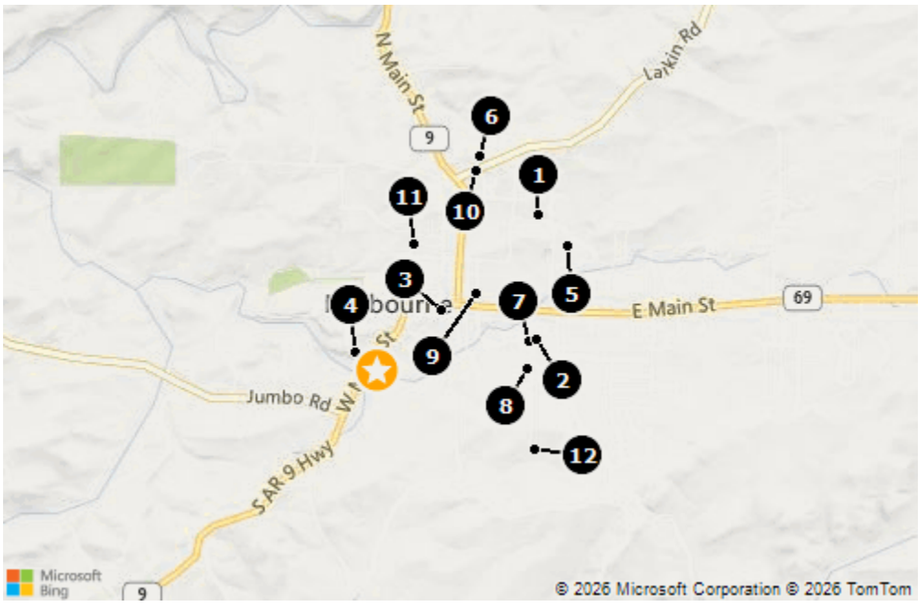
ICE SiteX Report

OrderID: 98692445

SiteX Property Information Report



Subject Property Location

636 W MAIN ST, MELBOURNE, AR 72556-9002

County:	**IZARD AR**	Census Tract:	050659602.002065
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	530-00032-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$135,000**	FSD:	20	Common Confidence Score:	35
Value Range:	$108,000 - $162,000	ICE Confidence Score:	80		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2023	Tax Rate Code Area:	120
Assd Land Value:	$1,740	Market Land Value:	$8,700	Tax Year:	2025
Assd Improvement:	$16,740	Market Improvment Value:	$83,700	Total Taxable Value:	$923
Total Assessed Value:	$18,480	Total Assessor Market Value:	$92,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Subdivision: MELBOURNE Sec/Twnship/Range: SEC 11 TWN 16 RNG 09
Abbreviated Description: PT SE/4 NE/4

Property Characteristics

Lot Size:	1.450 AC	Bedrooms:		Pool:	
Building Area:	1300 SF	Baths:	2	Fireplace:	
Year Built:	1988	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	Masonry
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1+B	Number of Cars:		A/C:	Central
Style:		Basement:	Finished	Roof Cover:	Other
		Foundation:	Z	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/23/2023	Sales Price:	N/A
Document #:	BK-PG 2021-14814	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/29/2021	Sales Price:	N/A
Document #:	BK-PG 2017-2247	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/14/2021	Sales Price:	$98,000
Document #:	BK-PG 2021 -14811	Type of Sale:	Full Amount on Deed
Contract Date:	08/16/2021		
Document Type:			
Legal Description:			

Sec/Twnship/Range: SE4NE4 S11T16NR09W

Prior Transfer

Recording Date:	08/16/2021	Sales Price:	$98,000
Document #:	2021-014811 BK-PG 2021 -14811	Type of Sale:	Per Assessor Transaction History
Document Type:			

ICE SiteX Report

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Legal Description:
Subdivision: MELBOURNE Sec/Twnship/Range: SEC 11 TWN 16 RNG 09
Abbreviated Description: PT SE/4 NE/4

Prior Transfer

Recording Date:	03/06/2017	Sales Price:	$90,000
Document #:	BK-PG 2017 -2244	Type of Sale:	Full Amount on Deed
Contract Date:	03/02/2017		
Document Type:			

Legal Description:
Sec/Twnship/Range: SE4NE4 S11T16NR09W

Mortgage Record

Recording Date:	03/06/2017	Loan Amount:	N/A
Document #:	BK-PG 2017-2247	Loan Type:	Unknown
TD Due Date:	04/01/2047	Type Finance:	

Legal Description:
Sec/Twnship/Range: SE4NE4 S11T16NR09W

Prior Transfer

Recording Date:	03/02/2017	Sales Price:	$90,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/06/2013	Loan Amount:	N/A
Document #:	BK-PG 2017-2247	Loan Type:	New Conventional
TD Due Date:	04/01/2047	Type Finance:	

Legal Description:
Sec/Twnship/Range: SE4NE4 S11T16NR09W

Area Sales Analysis

Total Area Sales	$1,587,000	Median # of Bedrooms	
Median Lot Size	13,118 SF	Median # of Baths	1.5
Median Living Area	1,484 SF	Median Year Built	1988
Price Range - 2 Yrs	$10,000 to $280,000	Age Range	15 years to 56 years
Median Value	$117,000	Median Age	38 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.18Mi.	**137 SHARP ST** **MELBOURNE, AR 72556-8723**	03/06/2026	$199,500	$126	1580	//2	1996	57,064 SF	
		APN: 457-00017-000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 17 Subdivision: ASHLEY WOODS ADDITION MapRef: MB 2 PG 7 Abbreviated Description: Lot:17 Subdivision:ASHLEY WOODS ADDITION Map Ref:MB 2 PG 7City/Muni/Twp:CITY OF MELBOURNE City/Muni/Twp: CITY OF MELBOURNE								
2	.85Mi.	**116 UTOPIA DR** **MELBOURNE, AR 72556-8504**	01/23/2026	$10,000	$9	1032	//1	1986	13,167 SF	
		APN: 461-00006-000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Subdivision: BON TON VILLAGE ADDITION MapRef: MB 60 PG 403 Abbreviated Description: Lot:6 Subdivision:BON TON VILLAGE ADDITION Map Ref:MB 60 PG 403City/Muni/Twp:CITY OF MELBOURNE City/Muni/Twp: CITY OF MELBOURNE								
3	.47Mi.	**82 W MAIN ST** **MELBOURNE, AR 72556-9233**	12/22/2025	$120,000	$75	1600	//1	1973	SF	
		APN: 485-00239-000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9-12 Block: 3 Subdivision: BUSINESS CENTER ADDITION Abbreviated Description: Lot:9-12 Block:3 Subdivision:BUSINESS CENTER ADDITION								
4	.15Mi.	**94 CIRCLE DR** **MELBOURNE, AR 72556-9203**	11/12/2025	$109,000	$110	984	//2	2003	SF	
		APN: 505-00005-000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: A Subdivision: PINES ADDITION MapRef: MB 55 PG 408 Abbreviated Description: Lot:5 Block:A Subdivision:PINES ADDITION Map Ref:MB 55 PG 408City/Muni/Twp:TOWN OF MELBOURNE City/Muni/Twp: TOWN OF MELBOURNE								
5	1.21Mi.	**470 JUDGE ASHLEY DR** **MELBOURNE, AR 72556-8515**	11/12/2025	$225,000	$139	1618	//2	2005	34,848 SF	AboveGround
		APN: 458-00025-000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 25,26 Subdivision: ASHLEY WOODS FIRST ADDITION MapRef: MB 2 PG 7 Abbreviated Description: Lot:25,26 Subdivision:ASHLEY WOODS FIRST ADDITION Map Ref:MB 2 PG 7City/Muni/Twp:CITY OF MELBOURNE City/Muni/Twp: CITY OF MELBOURNE								
6	1.23Mi.	**144 LARKIN RD** **MELBOURNE, AR 72556-9258**	09/30/2025	$159,000	$101	1560	//1	1978	150,283 SF	
		APN: 525-00009-000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:STR:W2NE4NW4&W2SE4NW4S01T16NR09W5PM								
7	.81Mi.	**160 UTOPIA DR** **MELBOURNE, AR 72556-8504**	09/15/2025	$85,000	$71	1194	//2	1990	11,500 SF	
		APN: 461-00008-000 Document #:								

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Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: BON TON VILLAGE MapRef: MB 1 PG 15 Abbreviated Description: Lot:8 Subdivision:BON TON VILLAGE Map Ref:MB 1 PG 15City/Muni/Twp:CITY OF MELBOURNE City/Muni/Twp: CITY OF MELBOURNE

8	.79Mi.	**25 HERITAGE LN**	07/30/2025	$280,000	$132	2117	//2	2011	54,886 SF
		MELBOURNE, AR 72556-9306							

APN: 512-00010-001 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: WINDSONG ACRES ADDITION Abbreviated Description: Lot:8 Subdivision:WINDSONG ACRES ADDITION Abbreviated Description:LOT: PART OF LOT 8 City/Muni/Twp:CITY OF MELBOURNE City/Muni/Twp: CITY OF MELBOURNE

9	.65Mi.	**76 SPRING ST**	07/18/2025	$85,000	$75	1122	//1	1977	9,000 SF
		MELBOURNE, AR 72556-5003							

APN: 485-00006-000 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Block: 2 Subdivision: MELBOURNE Abbreviated Description: Lot:1 Block:2 Subdivision:MELBOURNE Abbreviated Description:LOT: THE EAST HALF (E 1/2) OF LOT 1 City/Muni/Twp:TOWN OF MELBOURNE City/Muni/Twp: TOWN OF MELBOURNE

10	1.16Mi.	**103 LARKIN RD**	07/15/2025	$20,500	$21	948	//1	1970	13,068 SF
		MELBOURNE, AR 72556-9258							

APN: 525-00080-000 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SE4NW4S01T16NR09W Abbreviated Description: Sec/Twnship/Range:SE4NW4S01T16NR09W

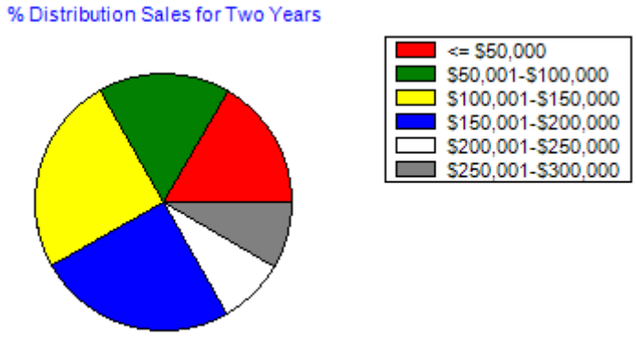
11	.69Mi.	**151 JAY ST**	07/08/2025	$114,000	$78	1444	//2	1976	SF
		MELBOURNE, AR 72556-8949							

APN: 485-00201-000 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NW4SW4S01T16NR09W Abbreviated Description: Sec/Twnship/Range:NW4SW4S01T16NR09W

12	.97Mi.	**343 S LACEY ST**	06/09/2025	$180,000	$118	1524	//1	1994	226,077 SF
		MELBOURNE, AR 72556-							

APN: 512-00011-000 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: WINDSONG ACRES ADDITION MapRef: MB 2 PG 48 Abbreviated Description: Lot:9 Subdivision:WINDSONG ACRES ADDITION Map Ref:MB 2 PG 48City/Muni/Twp:TOWN OF MELBOURNE City/Muni/Twp: TOWN OF MELBOURNE

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.

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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.	**636 W MAIN ST**	**08/16/2021**	$92,400	$18,480	1,300	//2	1988	1 SF	
.04Mi.	**616 W MAIN ST**	**05/09/2017**	$68,600	$13,720	1,196	//1		1 SF	
.04Mi.	**660 W MAIN ST**	**03/25/2025**	$67,150	$13,430	1,691	//1	1982	2 SF	AboveGround
.06Mi.	**586 W MAIN ST**	**05/11/1998**	$66,000	$13,200	1,317	//1	1984	34,848 SF	
.08Mi.	**605 W MAIN ST**	**01/04/2024**	$50,450	$10,090	912	//1	1982	9,583 SF	
.09Mi.	**24 CIRCLE DR**	**09/19/1997**	$85,950	$17,190	1,385	//2	2004		
.1Mi.	**554 W MAIN ST**	**10/10/2003**	$86,600	$17,320	1,132	//1	1985	1 SF	
.13Mi.	**45 CIRCLE DR**	**10/11/2016**	$64,450	$12,890	1,040	//1	1985		
.13Mi.	**766 W MAIN ST**	**11/15/2023**	$135,900	$27,180	2,558	//2	1988	25,700 SF	Yes
.13Mi.	**86 CIRCLE DR**	**03/07/2025**	$98,900	$19,780	1,248	//1	2011		
.14Mi.	**61 CIRCLE DR**	**04/05/2018**	$66,700	$13,340	1,404	//1	1980		
.15Mi.	**420 W MAIN ST**	**09/12/2024**	$130,600	$26,120	1,540	//2	2003	3 SF	
.15Mi.	**94 CIRCLE DR**	**07/07/2022**	$54,000	$10,800	984	//2	2003		
.16Mi.	**40 BEVERLY LN**	**01/22/2016**	$135,200	$27,040	1,592	//1	2014		
.17Mi.	**101 CIRCLE DR**	**05/31/2005**	$53,050	$10,610	1,198	//1	1988		
.22Mi.	**201 BEVERLY LN**	**05/29/2019**	$79,600	$15,920	1,544	//1	1984		AboveGround

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	52%

Demographics & Income

Median Age:	44.3 years old	Households:	1,286
Median Household Income:	$55,049	Households w/Family:	61%
Household Income Per Capita:	$29,505	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Melbourne School District	Students:	839
Number of Schools:	2	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.58Mi.	**Melbourne Elementary School** Number of Students: 458 Student-Teacher Ratio: 12.73	A-	Public	PK - 6
4.60Mi.	**Melbourne High School** Number of Students: 381 Student-Teacher Ratio: 7.01 Advanced Placement: Yes	B+	Public	7 - 12

Flood Report

The Subject Property of **636 W MAIN ST, MELBOURNE, AR 72556-9002** 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	67%	NOTABLY LOWER
BURGLARY	117%	HIGHER
MOTOR VEHICLE THEFT	112%	HIGHER
FORCIBLE ROBBERY	149%	NOTABLY HIGHER
AGGRAVATED ASSAULT	147%	NOTABLY HIGHER
FORCIBLE RAPE	166%	NOTABLY HIGHER
MURDER	144%	NOTABLY HIGHER
OVERALL	149%	NOTABLY HIGHER

Disaster Alerts

3/14/2025 - Severe Storms And Tornadoes 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

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