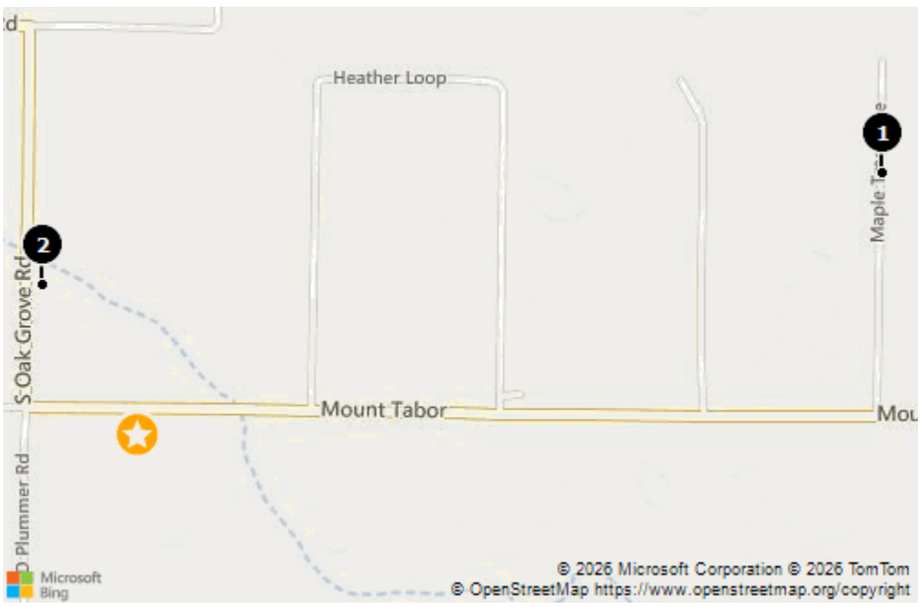
ICE SiteX Report

OrderID: 97980101

SiteX Property Information Report



Subject Property Location

6515 MOUNT TABOR, LONOKE, AR 72086-8841

County:	**LONOKE AR**	Census Tract:	050850201.082021
Property Use:	Mobile/Manufactured Home (regardless of ownership)	Land Zoning:	
Parcel Number:	001-05939-012	Thomas Bros Pg-Grid:	

Valuation

Value:	**$136,000**	FSD:	44	Common Confidence Score:	16
Value Range:	$76,160 - $195,840	ICE Confidence Score:	56		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2023	Tax Rate Code Area:	4
Assd Land Value:	$2,790	Market Land Value:	$13,950	Tax Year:	2025
Assd Improvement:	$7,780	Market Improvment Value:	$38,900	Total Taxable Value:	$45
Total Assessed Value:	$10,570	Total Assessor Market Value:	$52,850	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Sec/Twnship/Range: SEC 07 TWN 03N RNG 08W
Abbreviated Description: PT NW NE NE NW
City/Muni/Twp: RURAL

Property Characteristics

Lot Size:	1.860 AC	Bedrooms:		Pool:	AboveGround
Building Area:	1400 SF	Baths:		Fireplace:	
Year Built:	1999	Partial Baths:		Type Const:	Other
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Other
		Foundation:	Other	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	04/18/2024	Loan Amount:	N/A
Document #:	2024-03197 BK-PG 2024-3197	Loan Type:	FHA
TD Due Date:	12/01/2049	Type Finance:	

Legal Description:
Sec/Twnship/Range: NE4NW4 S07T03NR08W 5PM
City/Muni/Twp: LONOKE

Mortgage Record

Recording Date:	11/28/2022	Loan Amount:	N/A
Document #:	2022-13586 BK-PG 2022-13586	Loan Type:	FHA
TD Due Date:	12/01/2049	Type Finance:	

Legal Description:
Sec/Twnship/Range: NE4NW4 S07T03NR08W 5PM
City/Muni/Twp: LONOKE

Prior Transfer

Recording Date:	04/22/2022	Sales Price:	N/A
Document #:	2022-04848 BK-PG 2022 -4848	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	04/04/2022		
Document Type:			

Legal Description:
Sec/Twnship/Range: NE4NW4 S07T03NR08W 5PM

ICE SiteX Report

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Prior Transfer

Recording Date:	04/04/2022	Sales Price:	N/A
Document #:	2022-004848 BK-PG 2022 -04848	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Sec/Twnship/Range: SEC 07 TWN 03N RNG 08W
Abbreviated Description: PT NW NE NE NW
City/Muni/Twp: RURAL

Prior Transfer

Recording Date:	02/07/2022	Sales Price:	N/A
Document #:	2022-01537 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/02/2019	Loan Amount:	N/A
Document #:	2019-12037 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2050	Type Finance:	

Legal Description:
City/Muni/Twp: LONOKE

Prior Transfer

Recording Date:	06/30/2008	Sales Price:	$10,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$306,900	Median # of Bedrooms	
Median Lot Size	166,618 SF	Median # of Baths	
Median Living Area	1,064 SF	Median Year Built	2000
Price Range - 2 Yrs	$107,000 to $199,900	Age Range	26 years to 26 years
Median Value	$153,450	Median Age	26 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.12Mi.	**365 MAPLE TREE CV**	10/30/2025	$107,000			//		135,472 SF	
		LONOKE, AR 72086-9059								
		APN: 434-10094-000 Document #: 2025-10283								
		Document Type: Price Code: D								
		Land Use: Mobile/Manufactured Home (regardless of Land ownership)								
		Legal: Lot: 94 Subdivision: WATTENSAW ESTATES Abbreviated Description: Lot:94 Subdivision:WATTENSAW ESTATES								
2	.22Mi.	**545 S OAK GROVE RD**	03/24/2025	$199,900	$93	2128	//	2000	197,763 SF	AboveGround
		LONOKE, AR 72086-8844								
		APN: 001-05926-000 Document #: 2025-02384								
		Document Type: Price Code: D								
		Land Use: Mobile/Manufactured Home (regardless of Land ownership)								
		Legal: Sec/Twnship/Range: SE4SW4 S06T03NR08W Abbreviated Description: Sec/Twnship/Range:SE4SW4 S06T03NR08W								

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.	**6515 MOUNT TABOR**	**04/04/2022**	$52,850	$10,570	1,400	1999	2 SF		AboveGround
.07Mi.	**6461 MOUNT TABOR**	**09/21/2015**	$46,950	$9,390	924		5 SF		
.07Mi.	**6553 MOUNT TABOR**	**12/11/2024**	$71,300	$14,260	2,400		5 SF		
.1Mi.	**6449 MOUNT TABOR**	**02/08/2000**	$59,700	$11,940	784		5 SF		
.1Mi.	**6605 MOUNT TABOR**	**12/03/2013**	$64,850	$12,970	1,152	1981	5 SF		
.12Mi.	**6424 MOUNT TABOR**				1,056	1996			
.13Mi.	**65 D PLUMMER RD**	**03/12/2015**	$61,600	$12,320	1,848	1999	1 SF		
.14Mi.	**93 D PLUMMER RD**	**08/13/1993**	$43,100	$8,620	1,768	1993	1 SF		
.16Mi.	**155 D PLUMMER RD**	**04/17/2018**	$33,650	$6,730	1,196		1 SF		
.18Mi.	**187 D PLUMMER RD**	**12/19/2014**	$34,950	$6,990	1,120		1 SF		
.18Mi.	**1115 HEATHER LOOP**	**11/27/2006**	$116,100	$23,220	2,128	1996	5 SF		
.2Mi.	**251 D PLUMMER RD**	**08/07/2024**	$114,900	$22,980	1,792	1996	6 SF		
.21Mi.	**973 HEATHER LOOP**	**09/04/2015**	$98,450	$19,690			4 SF		
.22Mi.	**545 S OAK GROVE RD**	**03/20/2025**	$111,050	$22,210	2,128	2000	5 SF		AboveGround
.26Mi.	**935 HEATHER LOOP**	**06/15/2017**	$87,850	$17,570	2,128	2000	3 SF		AboveGround
.26Mi.	**957 HEATHER LOOP**		$38,650	$7,730					

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	73%

ICE SiteX Report

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Demographics & Income

Median Age:	40.3 years old	Households:	4,447
Median Household Income:	$62,100	Households w/Family:	64%
Household Income Per Capita:	$33,198	Households w/Family Married:	50%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Cabot Public Schools	Students:	10,672
Number of Schools:	17	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
7.05Mi.	**Cabot Middle School South** Number of Students: 747 Student-Teacher Ratio: 17.18	B+	Public	5 - 6
5.70Mi.	**Stagecoach Elementary School** Number of Students: 481 Student-Teacher Ratio: 15.82	A	Public	KG - 4
7.59Mi.	**Cabot High School** Number of Students: 2,170 Student-Teacher Ratio: 17.64 Advanced Placement: Yes	A-	Public	9 - 12
6.72Mi.	**Cabot Junior High South** Number of Students: 699 Student-Teacher Ratio: 15.31	B+	Public	7 - 8

Flood Report

The Subject Property of **6515 MOUNT TABOR, LONOKE, AR 72086-8841** 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	103%	SIMILAR
BURGLARY	141%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	121%	HIGHER
FORCIBLE ROBBERY	142%	NOTABLY HIGHER
AGGRAVATED ASSAULT	128%	HIGHER
FORCIBLE RAPE	152%	NOTABLY HIGHER
MURDER	138%	NOTABLY HIGHER
OVERALL	128%	HIGHER

Disaster Alerts

4/2/2025 - Severe Tornados, Flooding 1/23/2026 - Severe Winter Storm

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