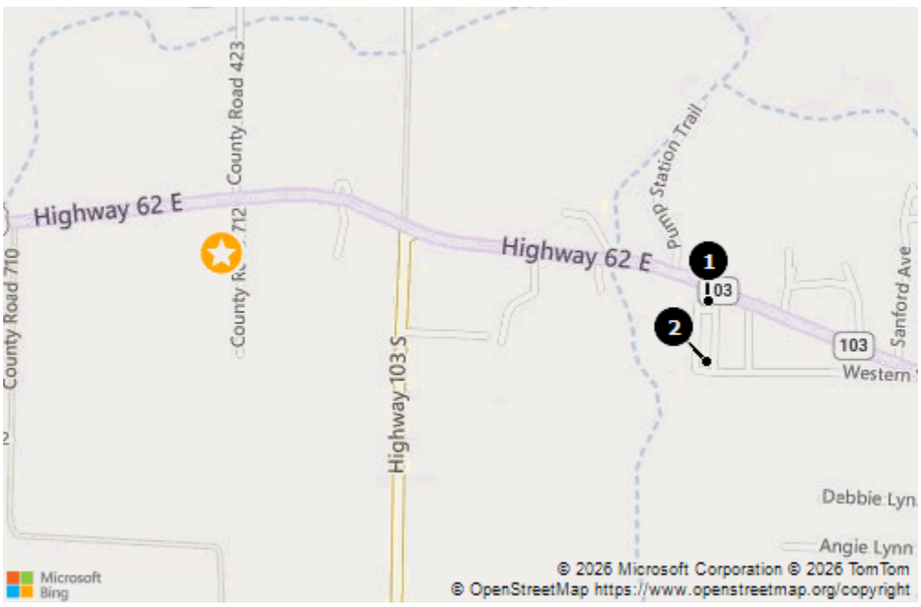
ICE SiteX Report

OrderID: 98444709

SiteX Property Information Report



Subject Property Location

66 COUNTY ROAD 712, GREEN FOREST, AR 72638-2319

County:	**CARROLL AR**	Census Tract:	050159505.023032
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	001-02043-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$205,000**	FSD:	34	Common Confidence Score:	22
Value Range:	$135,300 - $274,700	ICE Confidence Score:	66		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	32
Assd Land Value:	$3,540	Market Land Value:	$17,700	Tax Year:	2025
Assd Improvement:	$24,340	Market Improvment Value:	$121,700	Total Taxable Value:	$38
Total Assessed Value:	$27,880	Total Assessor Market Value:	$139,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Sec/Twnship/Range: SEC 06 TWN 19 RNG 23
Abbreviated Description: PT S/2 NE 90 X 220 + 315 X 220

Property Characteristics

Lot Size:	1.760 AC	Bedrooms:		Pool:	
Building Area:	1305 SF	Baths:	1	Fireplace:	
Year Built:	1970	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:	Carport	Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Metal
		Foundation:	Z	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	12/13/2018	Loan Amount:	N/A
Document #:	BK-PG MEAST2018-9377	Loan Type:	FHA
TD Due Date:	12/01/2048	Type Finance:	

Legal Description:
Sec/Twnship/Range: S2NE4T19NR23W

Prior Transfer

Recording Date:	11/13/2018	Sales Price:	N/A
Document #:	2018-2873-2875 BK-PG 2018 -2873-2875	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Sec/Twnship/Range: SEC 06 TWN 19 RNG 23
Abbreviated Description: PT S/2 NE 90 X 220 + 315 X 220

Prior Transfer

Recording Date:	11/13/2018	Sales Price:	N/A
Document #:	BK-PG DEAST2018 -2873	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	11/13/2018		
Document Type:			

Legal Description:
Sec/Twnship/Range: S2NE4 S06T19NR23W

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Area Sales Analysis

Total Area Sales	$169,044	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	1
Median Living Area	1,166 SF	Median Year Built	1960
Price Range - 2 Yrs	$67,000 to $102,044	Age Range	61 years to 71 years
Median Value	$84,522	Median Age	66 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.64Mi.	**100 LOCUST AVE** **GREEN FOREST, AR 72638-2336**	06/29/2026	$102,044	$78	1292	//1	1965	SF	
		APN: 825-00576-000 Document #: 2026R-00004079 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: SE4NW4S05T19NR23W Abbreviated Description: Sec/Twnship/Range:SE4NW4S05T19NR23W City/Muni/Twp:TOWN OF GREEN FOREST City/Muni/Twp: TOWN OF GREEN FOREST								
2	.65Mi.	**204 LOCUST AVE** **GREEN FOREST, AR 72638-2326**	09/18/2025	$67,000	$64	1040	//1	1955	SF	
		APN: 825-00580-000 Document #: 2025R-00005210 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 3 Subdivision: OLD ORCHARD Sec/Twnship/Range: S05T19NR23W Abbreviated Description: Lot:5 Block:3 Subdivision:OLD ORCHARD Sec/Twnship/Range:S05T19NR23W City/Muni/Twp:GREEN FOREST City/Muni/Twp: GREEN FOREST								

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.	**66 COUNTY ROAD 712**	**11/13/2018**	$139,400	$27,880	1,305	//1	1970	2 SF	
.04Mi.	**32 COUNTY ROAD 712**	**11/16/2021**	$204,900	$40,980	1,898	//2	1970	1 SF	
.05Mi.	**69 COUNTY ROAD 712**	**06/09/2010**	$148,050	$29,610	1,345	//1	1975		
.05Mi.	**47 COUNTY ROAD 712**	**04/27/2006**	$144,800	$28,960	1,342	//1	1970		
.07Mi.	**202 COUNTY ROAD 712**	**11/02/2016**	$156,150	$31,230	1,766	//1	1980		
.08Mi.	**149 COUNTY ROAD 712**	**04/24/2018**	$140,450	$28,090	1,680	//1	1973		
.11Mi.	**151 COUNTY ROAD 712**	**08/22/2012**	$187,200	$37,440	1,938	//2	1973		AboveGround
.11Mi.	**5371 HIGHWAY 62 E**	**03/13/2020**	$138,500	$27,700	1,496	//1	1985	20,473 SF	
.13Mi.	**184 COUNTY ROAD 712**	**06/01/1986**	$103,700	$20,740	1,339	//1	1975		
.13Mi.	**5348 HIGHWAY 62 E**	**02/27/2008**	$269,700	$53,940	2,642	//1	1965	30,928 SF	
.14Mi.	**5407 HIGHWAY 62 E**	**12/21/2021**	$174,100	$34,820	1,484	//2	1975		
.15Mi.	**5115 HIGHWAY 62 E**	**05/16/2022**	$119,000	$23,800	1,304	//1	1950	19,602 SF	
.16Mi.	**5429 HIGHWAY 62 E**	**07/10/2014**	$256,750	$51,350	2,064	//2	1985	24,611 SF	Spa Only
.18Mi.	**5451 HIGHWAY 62 E**	**04/01/2025**	$105,850	$21,170	1,042		1950	2 SF	
.21Mi.	**98 HIGHWAY 103 S**	**08/01/2017**	$224,650	$44,930	2,210	//2	1965	2 SF	
.21Mi.	**42 HIGHWAY 103 S**	**12/28/2017**	$94,350	$18,870	894	//1	1950	23,087 SF	

Rent vs. Own

Households Occupied by Renters:	26%	Households Occupied by Owners:	63%

Demographics & Income

Median Age:	38.6 years old	Households:	3,230
Median Household Income:	$51,353	Households w/Family:	75%
Household Income Per Capita:	$23,602	Households w/Family Married:	51%
Most Common Education Level:	High School Graduate	Households w/Family Children:	37%

School District

School District Zone:	Green Forest School District	Students:	1,425
Number of Schools:	3	Rating:	C

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.83Mi.	**Green Forest Intermed School** Number of Students: 551 Student-Teacher Ratio: 12.66	C	Public	4 - 8
1.66Mi.	**Green Forest High School** Number of Students: 429 Student-Teacher Ratio: 5.96 Advanced Placement: Yes	C-	Public	9 - 12
1.74Mi.	**Green Forest Elementary School** Number of Students: 445 Student-Teacher Ratio: 14.81	B-	Public	PK - 3

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	129%	HIGHER
BURGLARY	119%	HIGHER
MOTOR VEHICLE THEFT	135%	NOTABLY HIGHER
FORCIBLE ROBBERY	148%	NOTABLY HIGHER
AGGRAVATED ASSAULT	112%	HIGHER
FORCIBLE RAPE	159%	NOTABLY HIGHER
MURDER	136%	NOTABLY HIGHER
OVERALL	120%	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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