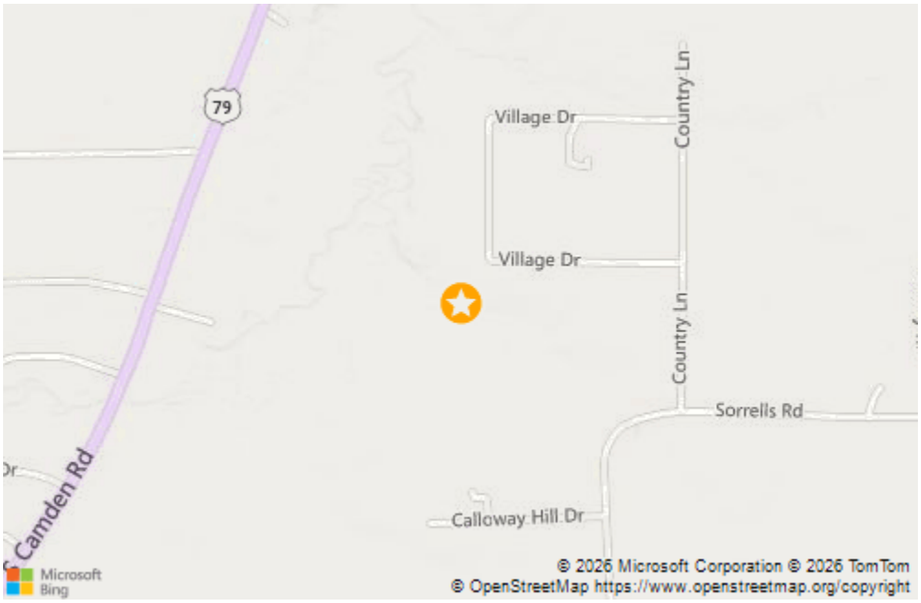
ICE SiteX Report

OrderID: 98458249

SiteX Property Information Report



Subject Property Location

6849 VILLAGE DR, PINE BLUFF, AR 71603-8919

County:	**JEFFERSON AR**	Census Tract:	050690021.042019
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	218-00006-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$221,000**	FSD:	56	Common Confidence Score:	12
Value Range:	$97,240 - $344,760	ICE Confidence Score:	44		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2023	Tax Rate Code Area:	240
Assd Land Value:	$5,510	Market Land Value:	$27,550	Tax Year:	2025
Assd Improvement:	$52,130	Market Improvment Value:	$260,650	Total Taxable Value:	$2,850
Total Assessed Value:	$57,640	Total Assessor Market Value:	$288,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 28,29 Subdivision: COUNTRY VILLAGE ESTATES #2 Sec/Twnship/Range: SEC 35 TWN 06 RNG 10
Abbreviated Description: LOTS 28 & 29

Property Characteristics

Lot Size:	6.320 AC	Bedrooms:		Pool:	
Building Area:	2312 SF	Baths:	3	Fireplace:	1
Year Built:	1987	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1+B	Number of Cars:		A/C:	Central
Style:		Basement:	Partial	Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/07/2024	Sales Price:	$275,000
Document #:	2024R-005293 BK-PG 2024R -5293	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 28,29 Subdivision: COUNTRY VILLAGE ESTATES #2 Sec/Twnship/Range: SEC 35 TWN 06 RNG 10
Abbreviated Description: LOTS 28 & 29

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.

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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.	**6849 VILLAGE DR**	**08/07/2024**	$288,200	$57,640	2,312	//3	1987	6 SF	
.07Mi.	**6901 VILLAGE DR**	**08/07/2023**	$167,650	$33,530	1,889	//2	1983	3 SF	
.08Mi.	**6845 VILLAGE DR**	**03/09/2021**	$262,950	$52,590	2,566	//2	1982	2 SF	
.11Mi.	**6907 VILLAGE DR**	**02/07/2018**	$275,200	$55,040	2,746	//3	1982	3 SF	
.11Mi.	**6841 VILLAGE DR**	**11/14/2014**	$246,250	$49,250	2,039	//2	1984	2 SF	
.12Mi.	**6900 VILLAGE DR**	**06/05/2014**	$219,100	$43,820	2,224	//2	1981	2 SF	
.14Mi.	**6906 VILLAGE DR**	**02/16/2017**	$404,200	$80,840	2,644	//3	2017	2 SF	
.15Mi.	**6835 VILLAGE DR**	**06/23/2021**	$218,400	$43,680	1,943	//2	1987	2 SF	
.15Mi.	**6911 VILLAGE DR**	**09/29/2014**	$190,450	$38,090	1,646	//2	1989	3 SF	
.18Mi.	**6910 VILLAGE DR**	**01/02/2019**	$194,800	$38,960	1,782	//2	1987	3 SF	
.18Mi.	**6831 VILLAGE DR**	**02/06/2015**	$356,850	$71,370	3,239	//2	2006	2 SF	
.19Mi.	**6914 VILLAGE DR**	**05/29/2020**	$230,450	$46,090	2,311	//2	1986	3 SF	
.21Mi.	**6814 VILLAGE DR**	**05/09/2017**	$527,500	$105,500	4,235	//3	1986	5 SF	Yes
.22Mi.	**6915 VILLAGE DR**	**12/01/2022**	$210,700	$42,140	1,950	//2	1986	2 SF	
.22Mi.	**6825 VILLAGE DR**	**03/17/2015**	$285,800	$57,160	2,842	//2	1987	2 SF	
.23Mi.	**6913 CALLOWAY HILL DR**	**10/07/2014**	$169,950	$33,990	1,568	//2	1979	7 SF	

Rent vs. Own

Households Occupied by Renters:	32%	Households Occupied by Owners:	54%

Demographics & Income

Median Age:	42.0 years old	Households:	10,749
Median Household Income:	$57,217	Households w/Family:	64%
Household Income Per Capita:	$29,724	Households w/Family Married:	39%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

School District

School District Zone:	Watson Chapel School District	Students:	1,552
Number of Schools:	4	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.25Mi.	**Watson Chapel Junior High School** Number of Students: 334 Student-Teacher Ratio: 10.32	F	Public	6 - 8
4.18Mi.	**Coleman Elementary School** Number of Students: 426 Student-Teacher Ratio: 13.86	D-	Public	2 - 5
3.24Mi.	**Edgewood Elementary School** Number of Students: 199 Student-Teacher Ratio: 13.55	NA	Public	KG - 1
2.13Mi.	**Watson Chapel High School** Number of Students: 593 Student-Teacher Ratio: 8.98 Advanced Placement: Yes	F	Public	9 - 12

Flood Report

The Subject Property of **6849 VILLAGE DR, PINE BLUFF, AR 71603-8919** 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	106%	SIMILAR
MOTOR VEHICLE THEFT	109%	SIMILAR
FORCIBLE ROBBERY	106%	SIMILAR
AGGRAVATED ASSAULT	110%	HIGHER
FORCIBLE RAPE	100%	SIMILAR
MURDER	112%	HIGHER
OVERALL	109%	SIMILAR

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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