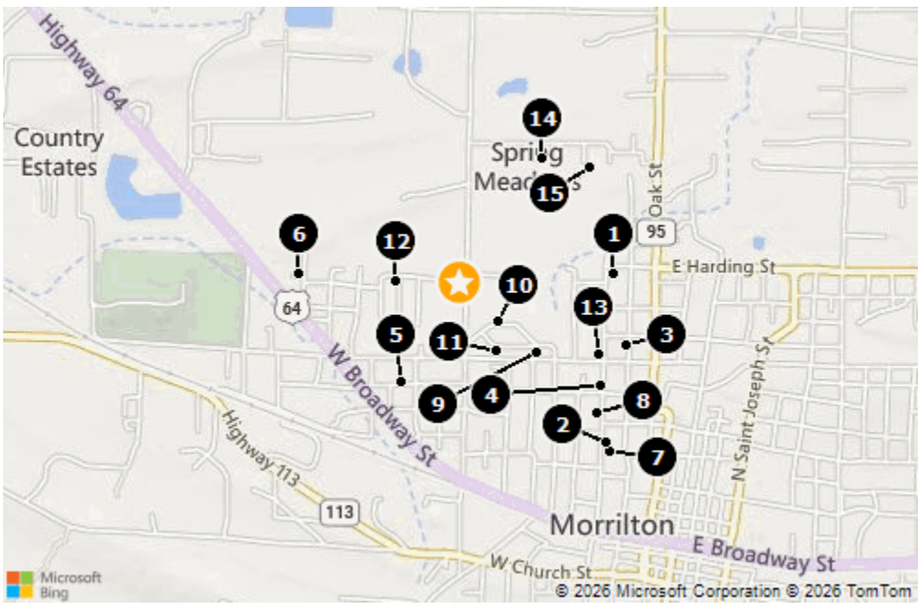
ICE SiteX Report

OrderID: 97537455

SiteX Property Information Report



Subject Property Location

707 N CEDAR ST, MORRILTON, AR 72110-1801

County:	**CONWAY AR**	Census Tract:	050299503.002066
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	006-03928-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$251,000**	FSD:	9	Common Confidence Score:	70
Value Range:	$228,410 - $273,590	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2023	Tax Rate Code Area:	117
Assd Land Value:	$5,670	Market Land Value:	$28,350	Tax Year:	2025
Assd Improvement:	$28,810	Market Improvment Value:	$144,050	Total Taxable Value:	$1,865
Total Assessed Value:	$34,480	Total Assessor Market Value:	$172,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1 District: 006 Subdivision: LEGACY PLACE Sec/Twnship/Range: SEC 13 TWN 06 RNG 17
City/Muni/Twp: MORRILTON

Property Characteristics

Lot Size:	31,363 SF	Bedrooms:		Pool:	
Building Area:	2242 SF	Baths:	2	Fireplace:	1
Year Built:	1980	Partial Baths:	1	Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Shingle
		Foundation:	Z	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/23/2025	Sales Price:	N/A
Document #:	2025R-004329 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/01/2025	Sales Price:	N/A
Document #:	2025R-002632 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/23/2025	Sales Price:	$285,000
Document #:	2025R-001801 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/23/2025		
Document Type:			
Legal Description:			

Lot: 1 Subdivision: LEGACY PLACE SUBDIVISION Map Ref: MB 3 PG 127
City/Muni/Twp: CITY OF MORRILTON

Prior Transfer

Recording Date:	05/23/2025	Sales Price:	$285,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History

ICE SiteX Report

OrderID: 97537455

Document Type:
Legal Description:
Lot: 1 District: 006 Subdivision: LEGACY PLACE Sec/Twnship/Range: SEC 13 TWN 06 RNG 17
City/Muni/Twp: MORRILTON

Prior Transfer

Recording Date:	08/19/2022	Sales Price:	$75,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/19/2022	Sales Price:	$120,000
Document #:	2022R-003205 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/19/2022		
Document Type:			

Legal Description:
Lot: 1 Subdivision: LEGACY PLACE SUBDIVISION Map Ref: MB 3 PG 127
City/Muni/Twp: MORRILTON

Prior Transfer

Recording Date:	08/19/2022	Sales Price:	$75,000
Document #:	2022R-003204 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/15/2022		
Document Type:			

Legal Description:
Lot: 1 Subdivision: LEGACY PLACE SUBDIVISION Map Ref: MB 3 PG 127

Mortgage Record

Recording Date:	10/27/2005	Loan Amount:	N/A
Document #:	BK-PG 399-53	Loan Type:	
TD Due Date:	11/01/2035	Type Finance:	

Legal Description:
Subdivision: S/T/R: PT NE1/4 SE1/4 S13T6NR17W
City/Muni/Twp: CONWAY COUNTY, ARKANSAS

Area Sales Analysis

Total Area Sales	$1,817,000	Median # of Bedrooms	
Median Lot Size	9,148 SF	Median # of Baths	1
Median Living Area	1,197 SF	Median Year Built	1950
Price Range - 2 Yrs	$9,000 to $265,000	Age Range	18 years to 104 years
Median Value	$120,000	Median Age	76 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.41Mi.	**906 N WEST ST**	03/25/2026	$42,600	$36	1182	//1	1938	9,750 SF	
		MORRILTON, AR 72110-1940								
		APN: 006-03567-000 Document #: 2026R-001008								
		Document Type: Price Code: D								
		Land Use: Single Family Residential								
		Legal: Lot: 11 Block: 1 Subdivision: WOODS EXTENSION TO WOODS ADDITION Abbreviated Description: Lot:11 Block:1 Subdivision:WOODS EXTENSION TO WOODS ADDITION City/Muni/Twp:MORRILTON City/Muni/Twp: MORRILTON								
2	.58Mi.	**316 N WEST ST**	09/17/2025	$9,000	$6	1312	//1	1936	10,200 SF	
		MORRILTON, AR 72110-2743								
		APN: 006-01148-000 Document #: 2025R-003200								
		Document Type: Price Code: D								
		Land Use: Single Family Residential								
		Legal: Lot: 1-3 Block: 5 Subdivision: CLIFTONS Sec/Twnship/Range: S18T06NR16W Abbreviated Description: Lot:1-3 Block:5 Subdivision:CLIFTONS Sec/Twnship/Range:S18T06NR16W City/Muni/Twp:MORRILTON City/Muni/Twp: MORRILTON								
3	.47Mi.	**609 N MORRILL ST**	07/24/2025	$71,000	$63	1110	//1	1928	7,500 SF	
		MORRILTON, AR 72110-1925								
		APN: 006-03545-000 Document #: 2025R-002507								
		Document Type: Price Code: D								
		Land Use: Single Family Residential								
		Legal: Lot: 5 Block: 3 Subdivision: WOODS ADDITION Abbreviated Description: Lot:5 Block:3 Subdivision:WOODS ADDITION City/Muni/Twp:CITY OF MORRILTON City/Muni/Twp: CITY OF MORRILTON								
4	.46Mi.	**503 N WEST ST**	07/17/2025	$124,000	$81	1524	//1	1944	SF	
		MORRILTON, AR 72110-2746								
		APN: 006-01192-000 Document #: 2025R-002406								
		Document Type: Price Code: D								
		Land Use: Single Family Residential								
		Legal: Block: 9 Subdivision: CLIFTONS ADDITION MapRef: MB 1 PG 117 Abbreviated Description: Block:9 Subdivision:CLIFTONS ADDITION Map Ref:MB 1 PG 117City/Muni/Twp:CITY OF MORRILTON City/Muni/Twp: CITY OF MORRILTON								
5	.3Mi.	**1204 W ROCK ST**	06/13/2025	$30,000	$30	984	//1	1950	7,500 SF	
		MORRILTON, AR 72110-2522								
		APN: 006-03332-000 Document #: 2025R-002000								
		Document Type: Price Code: D								
		Land Use: Single Family Residential								
		Legal: Lot: 7-9 Block: 9 Subdivision: SCROGGINS ADDITION Abbreviated Description: Lot:7-9 Block:9 Subdivision:SCROGGINS ADDITION Abbreviated Description:LOT: EAST 50 FEET OF LOTS 7, 8 AND 9 City/Muni/Twp:CITY OF MORRILTON City/Muni/Twp: CITY OF MORRILTON								
6	.32Mi.	**1001 DARTER DR**	06/11/2025	$109,000	$133	816	//1	2000	7,500 SF	
		MORRILTON, AR 72110-1634								
		APN: 006-02241-001 Document #: 2025R-001957								
		Document Type: Price Code: D								
		Land Use: Single Family Residential								

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Legal: Lot: 13,14 Block: 16 Subdivision: LINCOLN RESERVE ADDITION Abbreviated Description: Lot:13,14 Block:16 Subdivision:LINCOLN RESERVE ADDITION City/Muni/Twp:CITY OF MORRILTON City/Muni/Twp: CITY OF MORRILTON

7	.59Mi.	**312 N WEST ST**	05/22/2025	$145,000	$123	1176	//2	1922	12,750 SF	

MORRILTON, AR 72110-2743

APN: 006-01158-000 Document #: 2025R-001790
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 10-12 Block: 6 Subdivision: CLIFTONS ADDITION Abbreviated Description: Lot:10-12 Block:6 Subdivision:CLIFTONS ADDITION Abbreviated Description:LOT: PART OF LOTS 10, 11, AND 12 City/Muni/Twp:CITY OF MORRILTON City/Muni/Twp: CITY OF MORRILTON

8	.52Mi.	**401 N WEST ST**	04/16/2025	$259,900	$174	1486	//2	1936	9,000 SF	

MORRILTON, AR 72110-2744

APN: 006-01127-000 Document #: 2025R-001298
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7-9 Subdivision: CLIFTONS ADDITION Abbreviated Description: Lot:7-9 Subdivision:CLIFTONS ADDITION Abbreviated Description:LOT: NORTH 15 FEET OF LOTS 7, 8 & 9 City/Muni/Twp:CITY OF MORRILTON City/Muni/Twp: CITY OF MORRILTON

9	.27Mi.	**203 ROOSEVELT CIR**	03/26/2025	$120,000	$100	1197	//1	1950	12,325 SF	AboveGround

MORRILTON, AR 72110-1829

APN: 006-02660-000 Document #: 2025R-000976
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 15 Block: 1 Subdivision: MORGAN AND LOH ADDITION TO MORRILTON MapRef: MB 1 PG 199 Sec/Twnship/ Range: NW4SW4S18T06NR16W Abbreviated Description: Lot:15 Block:1 Subdivision:MORGAN AND LOH ADDITION TO MORRILTON Map Ref:MB 1 PG 199Sec/Twnship/Range:NW4SW4S18T06NR16W City/Muni/Twp:MORRILTON City/Muni/Twp: MORRILTON

10	.13Mi.	**500 LEE DR**	03/24/2025	$137,500	$118	1156	//1	1963	7,600 SF	

MORRILTON, AR 72110-1826

APN: 006-02689-000 Document #: 2025R-000940
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Block: 4 Subdivision: MORGAN LOH ADDITION Abbreviated Description: Lot:1 Block:4 Subdivision:MORGAN LOH ADDITION City/Muni/ Twp:CITY OF MORRILTON City/Muni/Twp: CITY OF MORRILTON

11	.21Mi.	**403 ROOSEVELT CIR**	03/20/2025	$104,000	$147	704	//1	1948	11,625 SF	

MORRILTON, AR 72110-1833

APN: 006-02652-000 Document #: 2025R-000886
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7 Block: 1 Subdivision: MORGAN AND LOH ADDITION Sec/Twnship/Range: NW4SW4S18T6NR16W Abbreviated Description: Lot:7 Block:1 Subdivision:MORGAN AND LOH ADDITION Sec/Twnship/Range:NW4SW4S18T6NR16W City/Muni/Twp:MORRILTON City/Muni/ Twp: MORRILTON

12	.17Mi.	**707 LEGACY DR**	02/20/2025	$170,000	$115	1474	//2	2008	9,148 SF	

MORRILTON, AR 72110-8954

APN: 006-03959-000 Document #: 2025R-000546
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 32 Subdivision: LEGACY PLACE SUBDIVISION MapRef: MB 3 PG 127 Abbreviated Description: Lot:32 Subdivision:LEGACY PLACE SUBDIVISION Map Ref:MB 3 PG 127City/Muni/Twp:CITY OF MORRILTON City/Muni/Twp: CITY OF MORRILTON

13	.42Mi.	**605 N WEST ST**	02/05/2025	$42,000	$24	1732	//2	1976	9,782 SF	

MORRILTON, AR 72110-1917

APN: 006-02261-000 Document #: 2025R-000428
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: LOVES ADDITION Sec/Twnship/Range: NE4SW4S18T06NR16W Abbreviated Description: Lot:10 Subdivision:LOVES ADDITION Sec/Twnship/Range:NE4SW4S18T06NR16W City/Muni/Twp:CITY OF MORRILTON City/Muni/Twp: CITY OF MORRILTON

14	.4Mi.	**502 BRYAN CIR**	01/31/2025	$188,000	$138	1355	//2	2006	SF	

MORRILTON, AR 72110-4748

APN: 006-03835-000 Document #: 2025R-000393
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 28 Block: 2 Subdivision: SPRING MEADOW SUBDIVISION Phase No: 2 Abbreviated Description: Lot:28 Block:2 Subdivision:SPRING MEADOW SUBDIVISION Phase No:2 City/Muni/Twp:CITY OF MORRILTON City/Muni/Twp: CITY OF MORRILTON

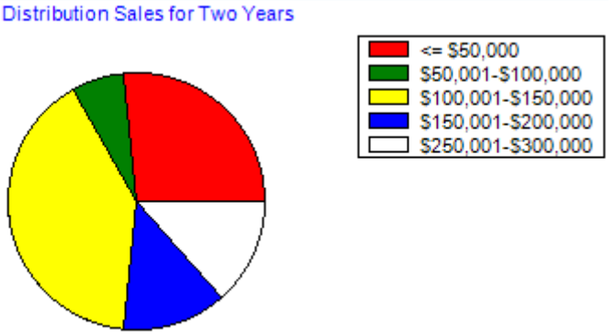
15	.46Mi.	**311 MICHAEL CIR**	01/17/2025	$265,000	$98	2696	//2	2001	13,504 SF	

MORRILTON, AR 72110-4739

APN: 006-03621-000 Document #: 2025R-000165
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 11-13 Block: 2 Subdivision: SPRING MEADOWS SUBDIVISION MapRef: MB 3 PG 44 Abbreviated Description: Lot:11-13 Block:2 Subdivision:SPRING MEADOWS SUBDIVISION Map Ref:MB 3 PG 44City/Muni/Twp:CITY OF MORRILTON City/Muni/ Twp: CITY OF MORRILTON

Comparable Sales Chart

% Distribution Sales for Two Years



ICE SiteX Report

OrderID: 97537455

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.	**707 N CEDAR ST**	**05/23/2025**	$172,400	$34,480	2,242	//2	1980	31,363 SF	
.03Mi.	**103 LEGACY DR**	**01/31/2019**	$178,350	$35,670	1,950	//2	2010	21,344 SF	
.04Mi.	**712 N CEDAR ST**	**01/04/2016**	$149,200	$29,840	1,696	//2	2015	10,890 SF	
.04Mi.	**102 LEGACY DR**	**07/21/2023**	$124,800	$24,960	1,424	//2	2009	10,454 SF	
.05Mi.	**710 N CEDAR ST**	**09/15/2016**	$174,200	$34,840	2,020	//2	2016	11,050 SF	
.06Mi.	**104 LEGACY DR**	**08/13/2015**	$117,150	$23,430	1,368	//2	2009	7,841 SF	
.06Mi.	**105 LEGACY DR**	**09/17/2009**	$167,250	$33,450	1,816	//2	2009	19,602 SF	
.06Mi.	**801 N CEDAR ST**	**02/04/1998**	$181,900	$36,380	2,036	//2	1988	3 SF	Yes
.07Mi.	**701 N CEDAR ST**	**11/04/1994**	$258,850	$51,770	3,417	//3	1976	3 SF	V
.07Mi.	**106 LEGACY DR**	**06/10/2013**	$120,100	$24,020	1,402	//2	2010	7,841 SF	
.09Mi.	**108 LEGACY DR**	**02/26/2014**	$118,650	$23,730	1,410	//2	2009	7,841 SF	
.09Mi.	**101 HERITAGE LN**	**09/28/2023**	$151,350	$30,270	1,967	//2	2009	10,019 SF	
.09Mi.	**704 N CEDAR ST**	**03/31/2021**	$140,000	$28,000	1,728	//2	2017	11,050 SF	
.09Mi.	**103 HERITAGE LN**	**02/26/2021**	$146,950	$29,390	1,848	//2	2009	10,019 SF	
.09Mi.	**805 N CEDAR ST**	**12/15/1994**	$150,800	$30,160	1,845	//2	1977	2 SF	
.09Mi.	**105 HERITAGE LN**	**12/27/2018**	$140,950	$28,190	1,736	//2	2009	10,019 SF	

Rent vs. Own

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

Demographics & Income

Median Age:	40.0 years old	Households:	4,003
Median Household Income:	$53,742	Households w/Family:	72%
Household Income Per Capita:	$30,172	Households w/Family Married:	46%
Most Common Education Level:	High School Graduate	Households w/Family Children:	38%

School District

School District Zone:	South Conway County School District	Students:	2,332
Number of Schools:	5	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.10Mi.	**Morrilton Junior High School** Number of Students: 362 Student-Teacher Ratio: 11.46	B+	Public	7 - 8
1.20Mi.	**Morrilton Intermediate School** Number of Students: 539 Student-Teacher Ratio: 16.34	B-	Public	4 - 6
1.57Mi.	**Morrilton Primary School** Number of Students: 432 Student-Teacher Ratio: 22.29	NA	Public	PK - 1
1.10Mi.	**Morrilton Senior High School** Number of Students: 688 Student-Teacher Ratio: 4.53 Advanced Placement: Yes	B-	Public	9 - 12
0.83Mi.	**Morrilton Elementary School** Number of Students: 311 Student-Teacher Ratio: 16.06	C	Public	2 - 3

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	130%	NOTABLY HIGHER
BURGLARY	120%	HIGHER
MOTOR VEHICLE THEFT	128%	HIGHER
FORCIBLE ROBBERY	139%	NOTABLY HIGHER
AGGRAVATED ASSAULT	128%	HIGHER
FORCIBLE RAPE	139%	NOTABLY HIGHER
MURDER	141%	NOTABLY HIGHER
OVERALL	127%	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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ICE SiteX Report

OrderID: 97537455

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