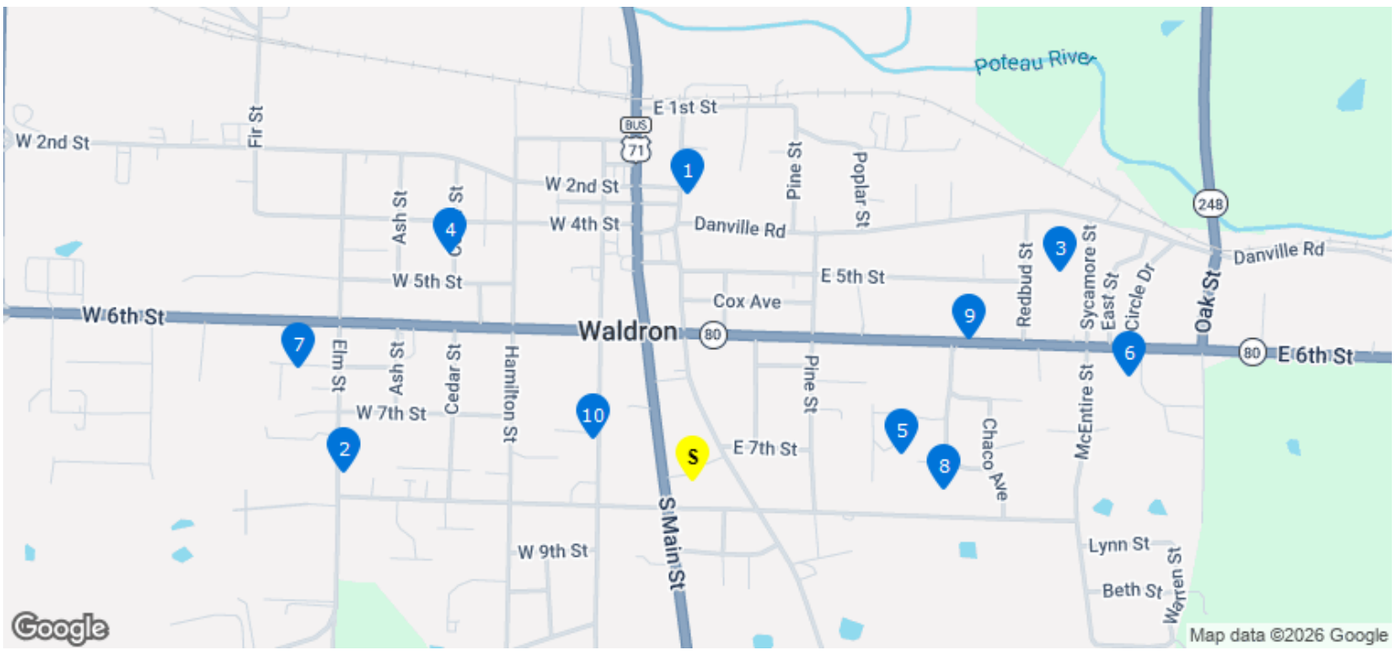
ICE SiteX Report

OrderID: 98761757

SiteX Property Information Report



Subject Property Location

727 S MAIN ST, WALDRON, AR 72958-7615

County:	**SCOTT AR**	Census Tract:	9502.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	080-00440-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$48,000**	FSD:	19	Common Confidence Score:	38
Value Range:	$38,880 - $57,120	ICE Confidence Score:	81		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2023	Tax Rate Code Area:	45C
Assd Land Value:	$1,160	Market Land Value:	$5,800	Tax Year:	2024
Assd Improvement:	$6,330	Market Improvment Value:	$31,650	Total Taxable Value:	$325
Total Assessed Value:	$7,490	Total Assessor Market Value:	$37,450	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 24 Subdivision: WOODS SURVEY 28-03-29 NW NW Sec/Twnship/Range: SEC 28 TWN 03 RNG 29

Abbreviated Description: PT NW NW (PT LOT 24 WOODS SURVEY) BEGINNING AT THE SE CORNER OF THE SAID NW1/4 OF THE NW1/4 AND RUNNING THENCE N 372 FEET TO

Property Characteristics

Lot Size:	12,632 SF	Bedrooms:		Pool:	
Building Area:	1138 SF	Baths:	1	Fireplace:	
Year Built:	1950	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Carport	Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Metal
		Foundation:	Closed Piers	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/20/2023	Sales Price:	$90,000
Document #:	BK-PG DEED 2023-3494	Type of Sale:	Arms-Length Transfer
Contract Date:	12/15/2023		
Document Type:	Deed		

Legal Description:

Sec/Twnship/Range: NW4NW4 S28T03NR29W

Prior Transfer

Recording Date:	12/20/2023	Sales Price:	$90,000
Document #:	BK-PG DEED 2023-3394	Type of Sale:	Arms-Length Transfer
Contract Date:	12/15/2023		
Document Type:	Deed		

Legal Description:

Sec/Twnship/Range: NW4NW4 S28T03NR29W

Mortgage Record

Recording Date:	02/03/2023	Loan Amount:	N/A
Document #:	MTG 2023/274 BK-PG -	Loan Type:	Purchase Money Mortgage
Contract Date:	01/26/2023		
TD Due Date:	01/15/2038	Type Finance:	

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Legal Description:
Sec/Twnship/Range: NW4NW4 S28T03NR29W

Prior Transfer

Recording Date:	02/03/2023	Sales Price:	$30,000
Document #:	BK-PG DEED 2023-184	Type of Sale:	Arms-Length Transfer
Contract Date:	01/26/2023		
Document Type:	Deed		

Legal Description:
Sec/Twnship/Range: NW4NW4 S28T03NR29W

Prior Transfer

Recording Date:	01/26/2023	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Subdivision: WOODS SURVEY 28-03-29 NW NW Sec/Twnship/Range: SEC 28 TWN 03 RNG 29
Abbreviated Description: PT NW NW (PT LOT 24 WOODS SURVEY) BEGINNING AT THE SE CORNER OF THE SAID NW1/4 OF THE NW1/4 AND RUNNING THENCE N 372 FEET TO

Area Sales Analysis

Total Area Sales	$839,500	Median # of Bedrooms	
Median Lot Size	10,019 SF	Median # of Baths	1
Median Living Area	1,232 SF	Median Year Built	1962
Price Range - 2 Yrs	$44,500 to $165,000	Age Range	22 years to 86 years
Median Value	$73,500	Median Age	64 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.15Mi.	**716 WASHINGTON ST** **WALDRON, AR 72958-7091**	04/28/2025	$165,000	$98	1680	//2	1964	43,560 SF	
		APN: 080-00407-000 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Sec/Twnship/Range: NW4NW4 S28T03NR29W Abbreviated Description: Sec/Twnship/Range:NW4NW4 S28T03NR29W								
2	.19Mi.	**353 MARTIN AVE** **WALDRON, AR 72958-7430**	01/07/2025	$18,000			//		SF	
		APN: 080-00363-000 Document #: Document Type: Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal: Sec/Twnship/Range: NE4NW4 S28T03NR29W Abbreviated Description: Sec/Twnship/Range:NE4NW4 S28T03NR29W								
3	.23Mi.	**108 E 6TH ST** **WALDRON, AR 72958-8372**	06/23/2025	$22,000	$20	1120	//1	1950	8,276 SF	
		APN: 080-00162-001 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Sec/Twnship/Range: SE4SW4 S21T03NR29W 5PM Abbreviated Description: Sec/Twnship/Range:SE4SW4 S21T03NR29W 5PM								
4	.24Mi.	**945 PINE ST** **WALDRON, AR 72958-9042**	01/16/2025	$23,000	$18	1272	//1	1950	8,712 SF	
		APN: 080-01241-000 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Sec/Twnship/Range: SE4NW4 S28T03NR29W Abbreviated Description: Sec/Twnship/Range:SE4NW4 S28T03NR29W								
5	.3Mi.	**219 E 6TH ST** **WALDRON, AR 72958-**	03/10/2025	$76,000	$47	1632	//2	1958	21,344 SF	
		APN: 080-00397-000 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Sec/Twnship/Range: NE4NW4 S28T03NR29W Abbreviated Description: Sec/Twnship/Range:NE4NW4 S28T03NR29W								
6	.3Mi.	**812 TAMMY ST** **WALDRON, AR 72958-7638**	02/14/2025	$134,000	$106	1266	//1	1975	SF	
		APN: 080-00523-000 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 18 Subdivision: CHERRY ADDITION MapRef: MB A PG 33 Abbreviated Description: Lot:18 Subdivision:CHERRY ADDITION Map Ref:MB A PG 33City/Muni/Twp:WALDRON City/Muni/Twp: WALDRON								
7	.32Mi.	**418 W 7TH ST** **WALDRON, AR 72958-7014**	06/03/2025	$15,000			//		SF	
		APN: 080-00563-000 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 5&6 Block: 17 Subdivision: FORRESTER DUNCAN LAND COMPANY ADDITION Sec/Twnship/Range: N2NE4NE4 S29T03NR29W Abbreviated Description: Lot:5&6 Block:17 Subdivision:FORRESTER DUNCAN LAND COMPANY ADDITION Sec/Twnship/Range:N2NE4NE4 S29T03NR29W Abbreviated Description:PORTION LOT6 City/Muni/Twp:WALDRON City/Muni/Twp: WALDRON								
8	.33Mi.	**655 E 5TH ST** **WALDRON, AR 72958-7669**	02/10/2025	$146,500	$78	1885	//2	1975	39,640 SF	
		APN: 080-00252-000 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal:								
9	.36Mi.	**455 LARA AVE** **WALDRON, AR 72958-7641**	04/08/2026	$47,500	$32	1480	//2	2004	10,890 SF	P
		APN: 080-00309-014 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Sec/Twnship/Range: NE4NW4 S21T03NR31W Abbreviated Description: Sec/Twnship/Range:NE4NW4 S21T03NR31W								
10	.38Mi.	**715 CHERRY ST** **WALDRON, AR 72958-6025**	05/07/2025	$149,800	$116	1292	//1	1992	13,504 SF	
		APN: 080-00309-005 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal:								

ICE SiteX Report

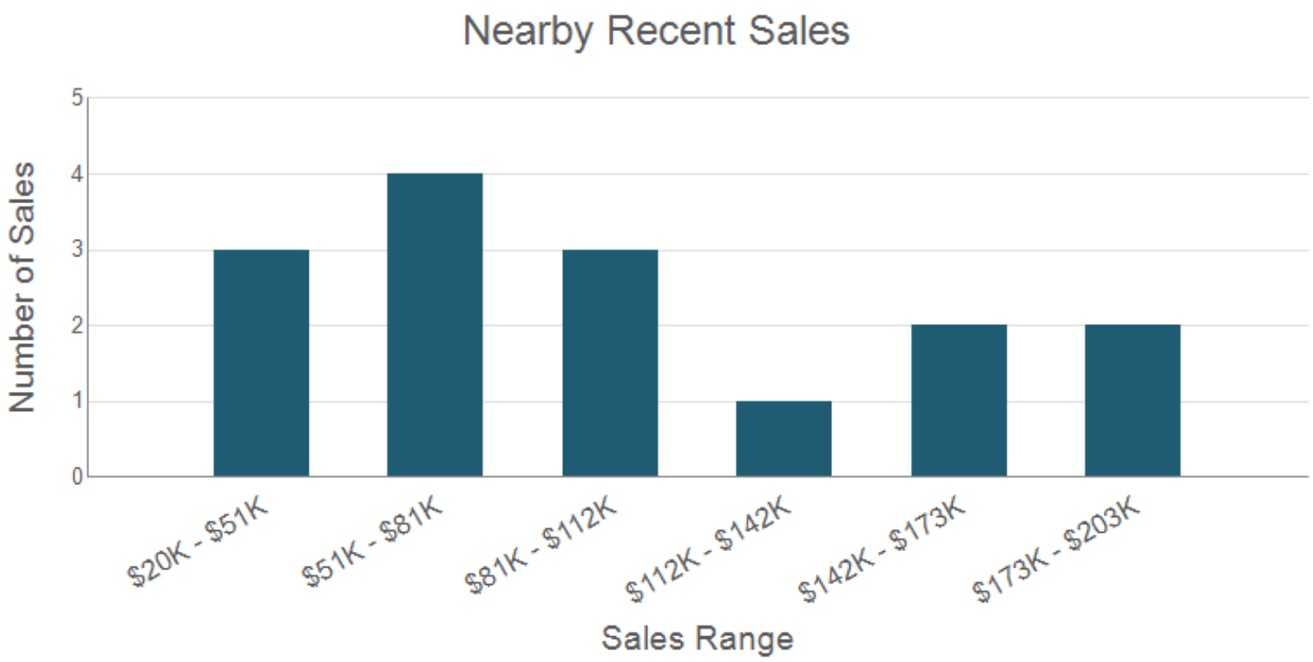
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11	.38Mi.	**82 E 3RD ST** **WALDRON, AR 72958-**	02/10/2025	$7,000			//		7,405 SF
		APN: 080-00130-000 Document #: Document Type: Warranty Deed Price Code: A Land Use: Commercial (General) Legal:							
12	.38Mi.	**200 S MAIN ST** **WALDRON, AR 72958-7784**	12/26/2024	$39,500	$15	2632	//	1900	SF
		APN: 080-00566-000 Document #: Document Type: Warranty Deed Price Code: A Land Use: Retail Stores (Personal Services, Photography, Travel) Legal: Lot: 1&2 Block: 1 Subdivision: TEN ACRE DONATION MapRef: MB C PG 511 Abbreviated Description: Lot:1&2 Block:1 Subdivision:TEN ACRE DONATION Map Ref:MB C PG 511City/Muni/Twp:WALDRON City/Muni/Twp: WALDRON							
13	.38Mi.	**535 E 5TH ST** **WALDRON, AR 72958-7049**	11/19/2024	$12,000	$15	810	//1	1940	SF
		APN: 080-00240-000 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Sec/Twnship/Range: SE4SW4&SW4SE4 S21T03NR29W Abbreviated Description: Sec/Twnship/Range:SE4SW4&SW4SE4 S21T03NR29W							
14	.39Mi.	**179 S MAIN ST** **WALDRON, AR 72958-7084**	01/22/2026	$10,000	$7	1520	//	1940	SF
		APN: 080-00605-000 Document #: Document Type: Warranty Deed Price Code: Land Use: Warehouse (Industrial) Legal: Lot: 2 Block: 13 Abbreviated Description: Lot:2 Block:13 Abbreviated Description:PORTION LOT2 City/Muni/Twp:WALDRON City/Muni/Twp: WALDRON							
15	.39Mi.	**256 DANVILLE RD** **WALDRON, AR 72958-7037**	01/15/2026	$107,000	$35	3037	//1	1920	46,609 SF
		APN: 080-00183-000 Document #: Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 17 Sec/Twnship/Range: SE4SW4 S21T03NR29W Abbreviated Description: Lot:17 Sec/Twnship/Range:SE4SW4 S21T03NR29W							
16	.41Mi.	**76 E 2ND ST** **WALDRON, AR 72958-7691**	01/20/2026	$87,500	$78	1128	//1	1965	10,019 SF
		APN: 080-00134-000 Document #: Document Type: Fiduciary Deed Price Code: A Land Use: Single Family Residential Legal: Sec/Twnship/Range: SW4SW4 S21T03NR29W Abbreviated Description: Sec/Twnship/Range:SW4SW4 S21T03NR29W							
17	.41Mi.	**186 WASHINGTON ST** **WALDRON, AR 72958-6039**	12/26/2024	$60,000	$12	4929	//	1940	SF
		APN: 080-00584-000 Document #: Document Type: Warranty Deed Price Code: A Land Use: Commercial (General) Legal: Lot: 1-3 Block: 6 Subdivision: FEATHERSTON DONATION Abbreviated Description: Lot:1-3 Block:6 Subdivision:FEATHERSTON DONATION City/Muni/Twp:WALDRON City/Muni/Twp: WALDRON							
18	.44Mi.	**720 CHACO AVE** **WALDRON, AR 72958-7575**	11/18/2024	$142,500	$103	1384	//2	1980	SF
		APN: 080-00504-000 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 2 Block: 4 Subdivision: BUEL JONES ADDITION Sec/Twnship/Range: NW4NE4 S28T03NR29W Abbreviated Description: Lot:2 Block:4 Subdivision:BUEL JONES ADDITION Sec/Twnship/Range:NW4NE4 S28T03NR29W City/Muni/Twp:WALDRON City/Muni/Twp: WALDRON							
19	.45Mi.	**322 E 6TH ST** **WALDRON, AR 72958-7035**	01/09/2026	$55,000	$33	1680	//1	1940	19,776 SF
		APN: 080-00248-000 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Sec/Twnship/Range: SW4SE4&SW4SE4 S21T03NR29W Abbreviated Description: Sec/Twnship/Range:SW4SE4&SW4SE4 S21T03NR29W							
20	.47Mi.	**840 E 8TH ST** **WALDRON, AR 72958-9043**	11/25/2025	$116,000	$105	1108	//1	1970	SF
		APN: 080-00500-000 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 4 Block: 3 Subdivision: BUEL JONES ADDITION Abbreviated Description: Lot:4 Block:3 Subdivision:BUEL JONES ADDITION City/Muni/Twp:WALDRON City/Muni/Twp: WALDRON							

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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.	**727 S MAIN ST**	**12/20/2023**	$37,450	$7,490	1,138	//1	1950	12,632 SF	
.02Mi.	**701 S MAIN ST**	**10/19/2020**	$22,550	$4,510	1,082	//1	1950	8,712 SF	
.03Mi.	**769 S MAIN ST**	**05/12/2023**	$48,650	$9,730	1,673		1941	35,719 SF	
.03Mi.	**743 S MAIN ST**	**05/12/2023**	$16,800	$3,360	770	//1	1945	29,185 SF	
.04Mi.	**756 FEATHERSTON ST**	**10/19/2015**	$208,400	$41,680	4,372	//3	1880	1 SF	P
.05Mi.	**691 S MAIN ST**	**04/25/2022**	$25,700	$5,140	1,064	//1	1950	6,970 SF	
.06Mi.	**796 S MAIN ST**	**11/05/2024**	$26,450	$5,290		//1			
.06Mi.	**802 FEATHERSTON ST**	**01/13/2016**	$97,350	$19,470	3,070	//2	1905	40,946 SF	
.07Mi.	**202 E 8TH ST**	**02/04/2013**	$38,650	$7,730	940	//1	1945	6,098 SF	
.07Mi.	**74 W 8TH ST**	**05/14/2024**	$29,750	$5,950	1,208	//1	1950	19,602 SF	
.08Mi.	**155 E 8TH ST**	**10/13/2007**			1,642	//1			
.09Mi.	**41 W 8TH ST**	**08/24/1953**	$20,600	$4,120	1,128	//1	1950	10,890 SF	
.09Mi.	**104 W 8TH ST**		$32,000	$6,400	1,004	//1	1960	12,197 SF	
.09Mi.	**203 E 8TH ST**	**11/08/1978**	$17,800	$3,560	784	//1	1950		
.1Mi.	**660 SUNSHINE ST**	**10/19/2015**	$24,700	$4,940				28,314 SF	
.11Mi.	**594 S MAIN ST**	**09/16/1999**	$68,250	$13,650	1,656	//1	1930	2 SF	S

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	59%

Demographics & Income

Median Age:	42.3 years old	Households:	2,533
Median Household Income:	$41,957	Households w/Family:	70%
Household Income Per Capita:	$21,322	Households w/Family Married:	56%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

School District

School District Zone:	Waldron School District	Students:	1,493
Number of Schools:	4	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.50Mi.	**Waldron Middle School** Number of Students: 409 Student-Teacher Ratio: 13.23	D+	Public	5 - 8
1.46Mi.	**Waldron High School** Number of Students: 401 Student-Teacher Ratio: 8.81	C-	Public	9 - 12

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Advanced Placement: Yes

1.40Mi. **Waldron Elementary School** D+ Public PK - 4
Number of Students: 648
Student-Teacher Ratio: 17.32

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	122%	HIGHER
BURGLARY	132%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	115%	HIGHER
FORCIBLE ROBBERY	132%	NOTABLY HIGHER
AGGRAVATED ASSAULT	134%	NOTABLY HIGHER
FORCIBLE RAPE	147%	NOTABLY HIGHER
MURDER	138%	NOTABLY HIGHER
OVERALL	126%	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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