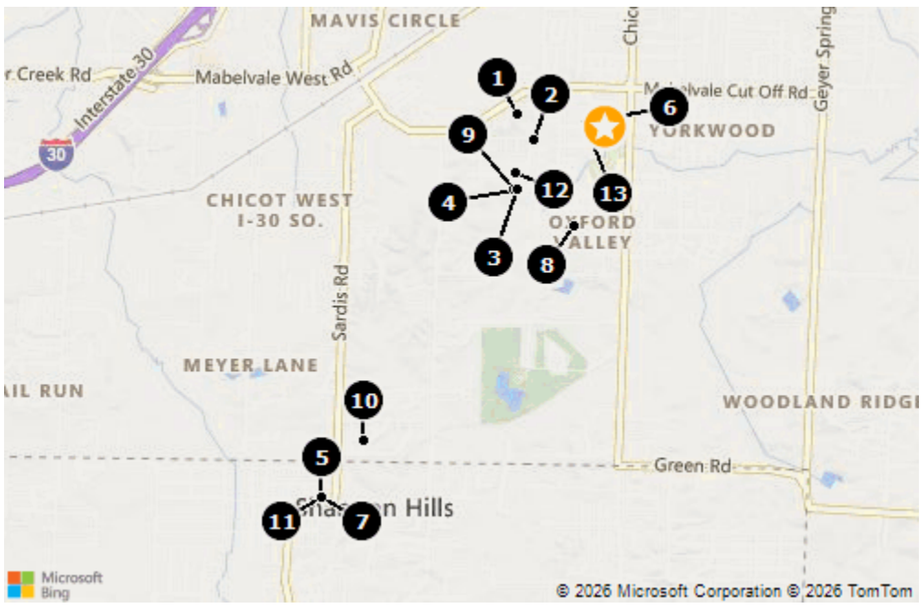
# ICE SiteX Report

**OrderID: 97524762**

## SiteX Property Information Report




## Subject Property Location

### 7 KELLI CT, MABELVALE, AR 72103-2219

| | | | |
|---|---|---|---|
| County: | **PULASKI AR** | Census Tract: | 051190041.053002 |
| Property Use: | Single Family Residential | Zoning: | |
| Parcel Number: | 45L-064-00-044-00 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$145,000** | FSD: | 16 | Common Confidence Score: | 41 |
| Value Range: | $121,800 - $168,200 | ICE Confidence Score: | 84 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2025 | Market Value Year: | 2023 | Tax Rate Code Area: | 001 |
| Assd Land Value: | $3,200 | Market Land Value: | $16,000 | Tax Year: | 2025 |
| Assd Improvement: | $22,198 | Market Improvment Value: | $110,990 | Total Taxable Value: | $1,778 |
| Total Assessed Value: | $25,398 | Total Assessor Market Value: | $126,990 | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | D |

## Assessment Legal Description

Lot: 44 Subdivision: KELLI MANOR Sec/Twnship/Range: SEC 11 TWN 01S RNG 13W

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 5,663 SF | Bedrooms: | | Pool: | AboveGround |
| Building Area: | 1644 SF | Baths: | 1 | Fireplace: | 1 |
| Year Built: | 1977 | Partial Baths: | | Type Const: | Frame |
| Number of Buildings: | | Number of Rooms: | | Ext Walls: | |
| Number of Units: | | Garage Type: | Attached | Heating: | Central |
| Number of Stories: | 1 | Number of Cars: | | A/C: | Central |
| Style: | | Basement: | | Roof Cover: | Asphalt |
| | | Foundation: | Slab | Elevator: | |

## Subject Property Deed/Transfer History

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 02/17/2026 | Sales Price: | N/A |
| Document #: | 2026008388 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 02/11/2025 | Sales Price: | $135,000 |
| Document #: | 2025006557 BK-PG - | Type of Sale: | Full Amount on Deed |
| Contract Date: | 02/03/2025 | | |
| Document Type: | | | |
| **Legal Description:** | | | |

Lot: 44 Subdivision: KELLI MANOR SUBDIVISION
City/Muni/Twp: LITTLE ROCK

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 02/10/2025 | Sales Price: | N/A |
| Document #: | 2025005616 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 01/21/2025 | Sales Price: | $135,000 |
| Document #: | 2025-006557 BK-PG 2025 -006557 | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

# ICE SiteX Report

**OrderID: 97524762**

**Legal Description:**
Lot: 44 Subdivision: KELLI MANOR Sec/Twnship/Range: SEC 11 TWN 01S RNG 13W

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 12/06/2022 | Loan Amount: | N/A |
| Document #: | 2022080962 BK-PG - | Loan Type: | 2nd Mortgage made to cover Down Payment |
| TD Due Date: | | Type Finance: | |

**Legal Description:**
Lot: 44 Subdivision: KELLI MANOR SUBDIVISION
City/Muni/Twp: LITTLE ROCK

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 12/06/2022 | Sales Price: | $102,500 |
| Document #: | 2022080960 BK-PG - | Type of Sale: | Full Amount on Deed |
| Contract Date: | 11/23/2022 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 44 Subdivision: KELLI MANOR SUBDIVISION
City/Muni/Twp: LITTLE ROCK

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 11/23/2022 | Sales Price: | $102,500 |
| Document #: | | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

**Legal Description:**

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $2,278,491 | Median # of Bedrooms | |
| Median Lot Size | 8,276 SF | Median # of Baths | 2 |
| Median Living Area | 1,438 SF | Median Year Built | 1977 |
| Price Range - 2 Yrs | $83,000 to $249,700 | Age Range | 42 years to 71 years |
| Median Value | $163,040 | Median Age | 49 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .47Mi. | **8517 FAIRWOOD RD**<br>**MABELVALE, AR 72103-2160** | 03/31/2026 | $122,000 | $96 | 1258 | //1 | 1955 | 33,541 SF | |
| | | APN: 45L-061-00-127-00 Document #: 2026017184<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Sec/Twnship/Range: W2SE4NE4NW4 S11T01SR13W Abbreviated Description: Sec/Twnship/Range:W2SE4NE4NW4 S11T01SR13W | | | | | | | | |
| 2 | .38Mi. | **10903 APPOMATTOX DR**<br>**MABELVALE, AR 72103-2110** | 12/12/2025 | $163,040 | $113 | 1434 | //2 | 1979 | 8,276 SF | |
| | | APN: 45L-075-00-026-00 Document #: 2025068512<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 26 Subdivision: SHILOH SUBDIVISION II Abbreviated Description: Lot:26 Subdivision:SHILOH SUBDIVISION II City/Muni/Twp:LITTLE ROCK City/Muni/Twp: LITTLE ROCK | | | | | | | | |
| 3 | .57Mi. | **8409 OXFORD VALLEY DR**<br>**MABELVALE, AR 72103-2334** | 11/21/2025 | $236,600 | $181 | 1304 | //2 | | 6,098 SF | |
| | | APN: 45L-061-07-031-00 Document #: 2025064205<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 81 Subdivision: SHILOH GROVE PHASE I MapRef: DOC 2024038586 Abbreviated Description: Lot:81 Subdivision:SHILOH GROVE PHASE I Map Ref:DOC 2024038586 | | | | | | | | |
| 4 | .56Mi. | **8407 OXFORD VALLEY DR**<br>**MABELVALE, AR 72103-2334** | 11/19/2025 | $236,600 | $162 | 1455 | //2 | | 6,098 SF | |
| | | APN: 45L-061-07-032-00 Document #: 2025063500<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 82 Subdivision: SHILOH GROVE PHASE I Abbreviated Description: Lot:82 Subdivision:SHILOH GROVE PHASE I | | | | | | | | |
| 5 | .03Mi. | **10819 LORIE LN**<br>**MABELVALE, AR 72103-2226** | 11/04/2025 | $160,000 | $111 | 1438 | //2 | 1978 | 6,970 SF | AboveGround |
| | | APN: 45L-064-00-034-00 Document #: 2025060663<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 34 Subdivision: KELLI MANOR SUBDIVISION Abbreviated Description: Lot:34 Subdivision:KELLI MANOR SUBDIVISION City/Muni/Twp:MABELVALE City/Muni/Twp: MABELVALE | | | | | | | | |
| 6 | .05Mi. | **7903 DEPRIEST RD**<br>**MABELVALE, AR 72103-2229** | 09/04/2025 | $207,000 | $120 | 1720 | //2 | 1977 | 9,148 SF | AboveGround |
| | | APN: 45L-064-00-039-00 Document #: 2025048532<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 39 Subdivision: KELLI MANOR SUBDIVISION Abbreviated Description: Lot:39 Subdivision:KELLI MANOR SUBDIVISION City/Muni/Twp:LITTLE ROCK City/Muni/Twp: LITTLE ROCK | | | | | | | | |
| 7 | .02Mi. | **10801 LORIE LN**<br>**MABELVALE, AR 72103-2226** | 08/28/2025 | $83,000 | $57 | 1437 | //2 | 1978 | 6,098 SF | |
| | | APN: 45L-064-00-037-00 Document #: 2025047152<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 37 Subdivision: KELLI MANOR SUBDIVISION Abbreviated Description: Lot:37 Subdivision:KELLI MANOR SUBDIVISION | | | | | | | | |
| 8 | .56Mi. | **7909 CLAYBROOK RD**<br>**MABELVALE, AR 72103-2328** | 08/11/2025 | $195,000 | $124 | 1566 | //2 | 1984 | 8,712 SF | |
| | | APN: 45L-076-00-037-00 Document #: 2025043481<br>Document Type: Price Code: D<br>Land Use: Single Family Residential | | | | | | | | |

# ICE SiteX Report

**OrderID: 97524762**

Legal: Lot: 21 Block: 2 Subdivision: OXFORD VALLEY ADDITION Abbreviated Description: Lot:21 Block:2 Subdivision:OXFORD VALLEY ADDITION City/Muni/Twp:LITTLE ROCK City/Muni/Twp: LITTLE ROCK

9 .59Mi. **8415 OXFORD VALLEY DR** 06/13/2025 $249,700 $155 1605 //2 6,098 SF

**MABELVALE, AR 72103-2334**

APN: 45L-061-07-029-00 Document #: 2025031254
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 79 Subdivision: SHILOH GROVE PHASE I MapRef: DOC 2024038586 Abbreviated Description: Lot:79 Subdivision:SHILOH GROVE PHASE I Map Ref:DOC 2024038586

10 .02Mi. **9 KELLI CT** 06/05/2025 $185,000 $139 1326 //2 1977 9,583 SF Yes

**MABELVALE, AR 72103-2219**

APN: 45L-064-00-045-00 Document #: 2025029744
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 45 Subdivision: KELLI MANOR SUBDIVISION Abbreviated Description: Lot:45 Subdivision:KELLI MANOR SUBDIVISION City/Muni/Twp:LITTLE ROCK City/Muni/Twp: LITTLE ROCK

11 .05Mi. **10901 LORIE LN** 05/09/2025 $130,551 $60 2175 //2 1964 20,038 SF

**MABELVALE, AR 72103-2224**

APN: 45L-071-00-005-00 Document #: 2025024208
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Section: A Subdivision: GREEN MEADOWS SUBDIVISION Abbreviated Description: Lot:5 Section:A Subdivision:GREEN MEADOWS SUBDIVISION City/Muni/Twp:MABELVALE City/Muni/Twp: MABELVALE

12 .53Mi. **8520 KENNESAW MOUNTAIN DR** 04/28/2025 $150,000 $95 1566 //2 1979 8,712 SF

**MABELVALE, AR 72103-2118**

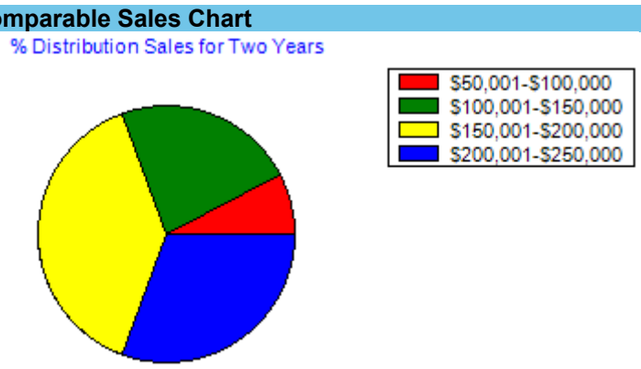
APN: 45L-075-00-098-00 Document #: 2025021658
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 98 Subdivision: SHILOH SUBDIVISION II Abbreviated Description: Lot:98 Subdivision:SHILOH SUBDIVISION II

13 .1Mi. **8024 DEPRIEST RD** 04/22/2025 $160,000 $123 1300 //2 1977 7,405 SF

**MABELVALE, AR 72103-2228**

APN: 45L-064-00-015-00 Document #: 2025020493
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 15 Subdivision: KELLI MANOR SUBDIVISION Abbreviated Description: Lot:15 Subdivision:KELLI MANOR SUBDIVISION City/Muni/Twp:LITTLE ROCK City/Muni/Twp: LITTLE ROCK

## 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. | **7 KELLI CT** | **01/21/2025** | $126,990 | $25,398 | 1,644 | //1 | 1977 | 5,663 SF | AboveGround |
| .01Mi. | **5 KELLI CT** | **05/12/1978** | $114,500 | $22,900 | 1,430 | //2 | 1977 | 5,663 SF | AboveGround |
| .02Mi. | **9 KELLI CT** | **05/29/2025** | $110,600 | $22,120 | 1,326 | //2 | 1977 | 9,583 SF | Yes |
| .02Mi. | **10807 LORIE LN** | **08/08/2013** | $102,785 | $20,557 | 1,300 | //2 | 1978 | 6,970 SF | AboveGround |
| .02Mi. | **10811 LORIE LN** | **01/02/2018** | $102,075 | $20,415 | 1,248 | //2 | 1978 | 6,970 SF | AboveGround |
| .02Mi. | **10801 LORIE LN** | **12/09/2014** | $121,245 | $24,249 | 1,437 | //2 | 1978 | 6,098 SF | |
| .03Mi. | **10819 LORIE LN** | **04/01/1998** | $113,490 | $22,698 | 1,438 | //2 | 1978 | 6,970 SF | AboveGround |
| .03Mi. | **3 KELLI CT** | **07/03/2025** | $125,905 | $25,181 | 1,810 | //2 | 1977 | 6,970 SF | AboveGround |
| .03Mi. | **8 KELLI CT** | **03/15/2022** | $80,120 | $16,024 | 1,292 | //2 | 1977 | 7,841 SF | AboveGround |
| .03Mi. | **11 KELLI CT** | **11/21/2007** | $115,230 | $23,046 | 1,561 | //2 | 1977 | 16,553 SF | |
| .03Mi. | **10725 LORIE LN** | **08/23/2007** | $108,460 | $21,692 | 1,340 | //2 | 1978 | 6,970 SF | AboveGround |
| .04Mi. | **10823 LORIE LN** | **05/05/2025** | $117,470 | $23,494 | 1,644 | //2 | 1978 | 8,276 SF | AboveGround |
| .04Mi. | **2 KELLI CT** | **04/04/2014** | $140,515 | $28,103 | 1,368 | //2 | 2014 | 16,117 SF | |
| .04Mi. | **7821 DEPRIEST RD** | **07/31/2023** | $152,970 | $30,594 | 1,615 | //2 | 1977 | 7,405 SF | AboveGround |
| .04Mi. | **7811 DEPRIEST RD** | **10/27/2016** | $121,060 | $24,212 | 1,590 | //2 | 1977 | 7,405 SF | AboveGround |
| .05Mi. | **15 KELLI CT** | **11/21/2007** | $19,020 | $3,804 | 1,220 | //2 | 1978 | 10,019 SF | |

# ICE SiteX Report

**OrderID: 97524762**

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 19% | Households Occupied by Owners: | 73% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 34.8 years old | Households: | 5,441 |
| Median Household Income: | $61,224 | Households w/Family: | 69% |
| Household Income Per Capita: | $27,594 | Households w/Family Married: | 47% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 37% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Little Rock School District | Students: | 21,086 |
| Number of Schools: | 38 | Rating: | C+ |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 0.19Mi. | **Chicot Elementary School**<br>Number of Students: 897<br>Student-Teacher Ratio: 17.62 | C+ | Public | PK - 5 |
| 1.89Mi. | **Mabelvale Middle School**<br>Number of Students: 477<br>Student-Teacher Ratio: 13.15 | D | Public | 6 - 8 |
| 1.17Mi. | **Little Rock Southwest High School**<br>Number of Students: 2,045<br>Student-Teacher Ratio: 12.03 | D | Public | 9 - 12 |

## Flood Report

The Subject Property of **7 KELLI CT, MABELVALE, AR 72103-2219** 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** | 120% | HIGHER |
| **MOTOR VEHICLE THEFT** | 98% | SIMILAR |
| **FORCIBLE ROBBERY** | 126% | HIGHER |
| **AGGRAVATED ASSAULT** | 78% | LOWER |
| **FORCIBLE RAPE** | 109% | SIMILAR |
| **MURDER** | 100% | SIMILAR |
| **OVERALL** | 98% | 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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