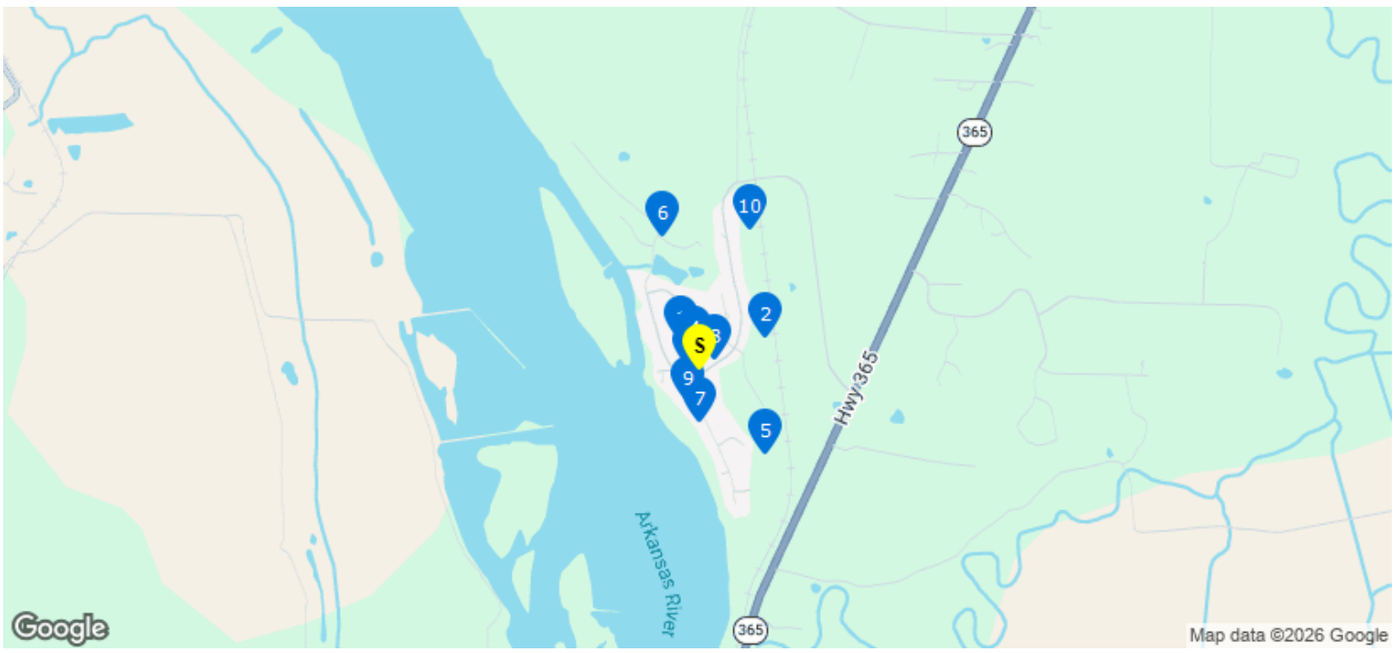
ICE SiteX Report

OrderID: 98798817

SiteX Property Information Report



Subject Property Location

7 RIVER BEND RD, MAYFLOWER, AR 72106-8415

County:	**FAULKNER AR**	Census Tract:	0311.02
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	421-00093-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$463,000**	FSD:	10	Common Confidence Score:	75
Value Range:	$416,700 - $509,300	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2024	Tax Rate Code Area:	78R
Assd Land Value:	$6,800	Market Land Value:	$34,000	Tax Year:	2026
Assd Improvement:	$70,560	Market Improvment Value:	$352,800	Total Taxable Value:	$3,298
Total Assessed Value:	$77,360	Total Assessor Market Value:	$386,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 93R Block: 1 Subdivision: THE RIVER PLANTATION PH II Phase No: IIFD55 Sec/Twnship/Range: SEC 12 TWN 03N RNG 14W
Abbreviated Description: LOT 93RTHE RIVER PLANTATION PH IIFD55

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	2620 SF	Baths:	3	Fireplace:	
Year Built:	2006	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick veneer
Number of Units:		Garage Type:	Attached Garage	Heating:	Central
Number of Stories:	1+	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Fiberglass Roof
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/23/2025	Sales Price:	N/A
Document #:	202500911 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	07/07/2020	Sales Price:	N/A
Document #:	202011069 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	06/24/2020	Loan Amount:	N/A
Document #:	202010123 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	06/12/2020		
TD Due Date:	07/01/2050	Type Finance:	
Legal Description:			

Block: 1 Subdivision: THE RIVER PLANTATION Phase No: II Map Ref: 0

Mortgage Record

Recording Date:	09/12/2019	Loan Amount:	N/A

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Document #:	201913649 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	09/09/2019		
TD Due Date:	10/01/2049	Type Finance:	

Legal Description:
Block: 1 Subdivision: THE RIVER PLANTATION Phase No: II Map Ref: 0

Prior Transfer

Recording Date:	04/10/2017	Sales Price:	N/A
Document #:	2017-05383 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	03/24/2017	Loan Amount:	N/A
Document #:	2017-04497 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	03/23/2017		
TD Due Date:	04/01/2047	Type Finance:	

Legal Description:
Block: 1 Subdivision: THE RIVER PLANTATION Phase No: II Map Ref: MB J PG 395

Prior Transfer

Recording Date:	03/24/2017	Sales Price:	$275,000
Document #:	2017-04496 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	03/23/2017		
Document Type:	Deed		

Legal Description:
Block: 1 Subdivision: THE RIVER PLANTATION Phase No: II Map Ref: MB J PG 395

Prior Transfer

Recording Date:	03/23/2017	Sales Price:	$275,000
Document #:	2017-004496 BK-PG 2017-04496	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Block: 1 Subdivision: THE RIVER PLANTATION PH II Phase No: IIFD55 Sec/Twnship/Range: SEC 12 TWN 03N RNG 14W
Abbreviated Description: LOT 93RTHE RIVER PLANTATION PH IIFD55

Prior Transfer

Recording Date:	07/01/2013	Sales Price:	N/A
Document #:	2013-12035 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	06/06/2013	Loan Amount:	N/A
Document #:	2013-10360 BK-PG -	Loan Type:	Commercial Loan
Contract Date:	05/23/2013		
TD Due Date:	06/01/2028	Type Finance:	

Legal Description:
Block: 1 Subdivision: THE RIVER PLANTATION Phase No: II Map Ref: 0

Prior Transfer

Recording Date:	03/18/2010	Sales Price:	N/A
Document #:	2010-04252 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	03/17/2010	Loan Amount:	N/A
Document #:	2010-04145 BK-PG -	Loan Type:	Conventional
Contract Date:	02/26/2010		
TD Due Date:	03/01/2040	Type Finance:	

Legal Description:
Block: 1 Subdivision: RIVER PLANTATION PHASE II Map Ref: 0

Mortgage Record

Recording Date:	04/16/2007	Loan Amount:	N/A
Document #:	2007-07821 BK-PG -	Loan Type:	Conventional
Contract Date:	04/09/2007		
TD Due Date:	05/01/2037	Type Finance:	

Legal Description:
Block: 1 Subdivision: THE RIVER PLANTATION Phase No: II Map Ref: MB J PG395

Prior Transfer

Recording Date:	04/16/2007	Sales Price:	$250,000
Document #:	2007-07820 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	04/09/2007		
Document Type:	Deed		

Legal Description:
Block: 1 Subdivision: THE RIVER PLANTATION Phase No: II Map Ref: MB J PG395

Area Sales Analysis

Total Area Sales	$4,645,400	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	3
Median Living Area	2,875 SF	Median Year Built	2014
Price Range - 2 Yrs	$325,000 to $599,900	Age Range	4 years to 24 years
Median Value	$452,500	Median Age	12.5 years

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Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.03Mi.	**14 RIVER ROAD DR W** **MAYFLOWER, AR 72106-8414**	02/09/2026	$357,500	$163	2194	//2	2018	SF	
		APN: 421-00075-000 Document #: 202601956 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 75 Block: 1 Subdivision: THE RIVER PLANTATION PHASE II MapRef: MB J PG 219 Abbreviated Description: Lot:75 Block:1 Subdivision:THE RIVER PLANTATION PHASE II Map Ref:MB J PG 219								
2	.05Mi.	**18 RIVER BEND RD** **MAYFLOWER, AR 72106-8415**	09/03/2026	$599,900	$159	3772	//4	2013	SF	
		APN: 421-00065-000 Document #: 202614355 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 65 Block: 1 Subdivision: THE RIVER PLANTATION Phase No: II MapRef: MB J PG 219 Abbreviated Description: Lot:65 Block:1 Subdivision:THE RIVER PLANTATION Phase No:II Map Ref:MB J PG 219								
3	.1Mi.	**3 RIVER ROAD DR E** **MAYFLOWER, AR 72106-8409**	06/18/2026	$570,000	$152	3752	//3	2002	SF	
		APN: 421-00038-000 Document #: 202609821 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 38 Block: 1 Subdivision: THE RIVER PLANTATION PHASE 1 MapRef: MB J PG 131 Abbreviated Description: Lot:38 Block:1 Subdivision:THE RIVER PLANTATION PHASE 1 Map Ref:MB J PG 131								
4	.1Mi.	**30 RIVER ROAD DR E** **MAYFLOWER, AR 72106-8409**	09/03/2025	$365,000	$111	3291	//3	2015	SF	
		APN: 421-00079-000 Document #: 202512878 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 79 Block: 1 Subdivision: THE RIVER PLANTATION PHASE II MapRef: MB J PG 219 Abbreviated Description: Lot:79 Block:1 Subdivision:THE RIVER PLANTATION PHASE II Map Ref:MB J PG 219City/Muni/Twp:MAYFLOWER City/Muni/Twp: MAYFLOWER								
5	.15Mi.	**6 RIVER ROAD DR E** **MAYFLOWER, AR 72106-8409**	09/03/2025	$440,000	$197	2235	//2	2013	SF	
		APN: 421-00035-000 Document #: 202512872 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 35 Block: 1 Subdivision: THE RIVER PLANTATION SUBDIVISION PHASE I Abbreviated Description: Lot:35 Block:1 Subdivision:THE RIVER PLANTATION SUBDIVISION PHASE I								
6	.16Mi.	**14 RIVER CLIFF DR** **MAYFLOWER, AR 72106-8023**	09/01/2026	$340,000	$149	2280	//2	2024	SF	
		APN: 421-00903-000 Document #: 202614176 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 3 Subdivision: RIVER PLANTATION SUBDIVISION Phase No: VI MapRef: MB 2019 PG 69 Abbreviated Description: Lot:3 Subdivision:RIVER PLANTATION SUBDIVISION Phase No:VI Map Ref:MB 2019 PG 69								
7	.18Mi.	**26 PLANTATION DR** **MAYFLOWER, AR 72106-8013**	07/06/2026	$290,000	$156	1860	//2	2025	SF	
		APN: 421-00372-000 Document #: 202610697 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 12 Subdivision: RIVER PLANTATION SUBDIVISION Phase No: 9 MapRef: DOC P202500046 Abbreviated Description: Lot:12 Subdivision:RIVER PLANTATION SUBDIVISION Phase No:9 Map Ref:DOC P202500046								
8	.18Mi.	**22 PLANTATION DR** **MAYFLOWER, AR 72106-8013**	05/04/2026	$290,000	$145	2005	//2	2025	SF	
		APN: 421-00374-000 Document #: 202606988 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 14 Subdivision: RIVER PLANTATION SUBDIVISION Phase No: 9 MapRef: DOC P202500046 Abbreviated Description: Lot:14 Subdivision:RIVER PLANTATION SUBDIVISION Phase No:9 Map Ref:DOC P202500046								
9	.2Mi.	**30 PLANTATION DR** **MAYFLOWER, AR 72106-8013**	04/16/2026	$290,000	$144	2013	//2	2026	SF	
		APN: 421-00370-000 Document #: 202605928 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 10 Subdivision: RIVER PLANTATION SUBDIVISION Phase No: 9 MapRef: DOC P202500046 Abbreviated Description: Lot:10 Subdivision:RIVER PLANTATION SUBDIVISION Phase No:9 Map Ref:DOC P202500046								
10	.21Mi.	**34 PLANTATION DR** **MAYFLOWER, AR 72106-8013**	09/04/2026	$325,000	$149	2188	//2	2025	SF	
		APN: 421-00368-000 Document #: 202614488 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 8 Subdivision: RIVER PLANTATION SUBDIVISION Phase No: 9 MapRef: DOC P202500046 Abbreviated Description: Lot:8 Subdivision:RIVER PLANTATION SUBDIVISION Phase No:9 Map Ref:DOC P202500046								
11	.21Mi.	**187 PLANTATION DR** **MAYFLOWER, AR 72106-8420**	12/29/2025	$325,000	$121	2678	//2	2006	SF	
		APN: 421-00519-000 Document #: 202519505 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 19 Block: 5 Subdivision: THE RIVER PLANTATION Phase No: IV Abbreviated Description: Lot:19 Block:5 Subdivision:THE RIVER PLANTATION Phase No:IV								
12	.22Mi.	**38 PLANTATION DR** **MAYFLOWER, AR 72106-8013**	09/15/2026	$291,000	$155	1880	//2	2025	SF	
		APN: 421-00366-000 Document #: 202614998 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 6 Subdivision: RIVER PLANTATION SUBDIVISION Phase No: 9 MapRef: DOC P202500039 Abbreviated Description: Lot:6 Subdivision:RIVER PLANTATION SUBDIVISION Phase No:9 Map Ref:DOC P202500039								
13	.24Mi.	**42 PLANTATION DR** **MAYFLOWER, AR 72106-8013**	09/23/2026	$315,000	$147	2148	//2	2025	SF	
		APN: 421-00364-000 Document #: 202615524 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 4 Subdivision: RIVER PLANTATION SUBDIVISION Phase No: 9 MapRef: DOC P202500046 Abbreviated Description: Lot:4 Subdivision:RIVER PLANTATION SUBDIVISION Phase No:9 Map Ref:DOC P202500046								
14	.31Mi.	**11 RIVER CIR** **MAYFLOWER, AR 72106-8408**	07/09/2026	$407,000	$174	2342	//2	2022	SF	

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APN: 421-00004-000 Document #: 202610983
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 4 Block: 1 Subdivision: THE RIVER PLANTATION Phase No: 1 MapRef: MB J PG 131 Abbreviated Description: Lot:4 Block:1 Subdivision:THE RIVER PLANTATION Phase No:1 Map Ref:MB J PG 131

15	.38Mi.	**RIVER ROAD CV** **MAYFLOWER, AR 72106-**	07/15/2026	$48,500			//		SF

APN: 421-00311-000 Document #: 202611370
Document Type: Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 11 Block: 3 Subdivision: THE RIVER PLANTATION Phase No: 3 MapRef: MB K PG 1 Abbreviated Description: Lot:11 Block:3 Subdivision:THE RIVER PLANTATION Phase No:3 Map Ref:MB K PG 1

16	.39Mi.	**23 PLANTATION DR** **MAYFLOWER, AR 72106-8013**	03/16/2026	$320,000	$166	1927	//2	2021	27,007 SF

APN: 421-00806-000 Document #: 202603962
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 6 Block: 8 Subdivision: THE RIVER PLANTATION PHASE VII Abbreviated Description: Lot:6 Block:8 Subdivision:THE RIVER PLANTATION PHASE VII

17	.4Mi.	**89 RIVER ROAD DR W** **MAYFLOWER, AR 72106-8424**	08/05/2026	$465,000	$177	2628	//2	2007	SF

APN: 421-00310-000 Document #: 202612637
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 10 Block: 3 Subdivision: THE RIVER PLANTATION Phase No: III MapRef: MB K PG 1 Abbreviated Description: Lot:10 Block:3 Subdivision:THE RIVER PLANTATION Phase No:III Map Ref:MB K PG 1

18	.42Mi.	**28 PLANTATION DR** **MAYFLOWER, AR 72106-8013**	08/18/2026	$299,500	$157	1906	//2	2025	SF

APN: 421-00371-000 Document #: 202613302
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 11 Subdivision: RIVER PLANTATION SUBDIVISION Phase No: 9 MapRef: DOC P202500046 Abbreviated Description: Lot:11 Subdivision:RIVER PLANTATION SUBDIVISION Phase No:9 Map Ref:DOC P202500046

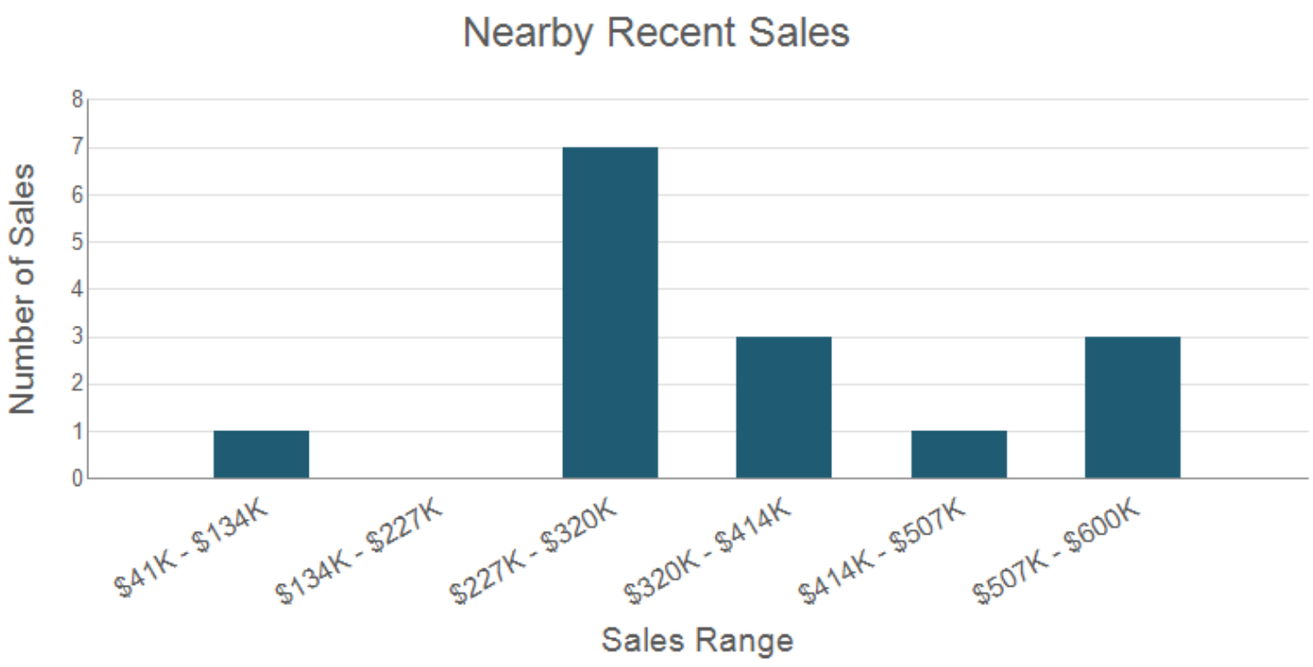
19	.42Mi.	**20 PLANTATION DR** **MAYFLOWER, AR 72106-8013**	04/23/2026	$300,500	$159	1888	//2	2025	SF

APN: 421-00375-000 Document #: 202606397
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 15 Subdivision: RIVER PLANTATION SUBDIVISION Phase No: 9 MapRef: DOC P202500046 Abbreviated Description: Lot:15 Subdivision:RIVER PLANTATION SUBDIVISION Phase No:9 Map Ref:DOC P202500046

20	.42Mi.	**88 RIVER ROAD DR W** **MAYFLOWER, AR 72106-8424**	10/28/2025	$45,000			//		SF

APN: 421-00337-000 Document #: 202516086
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 37 Block: 3 Subdivision: THE RIVER PLANTATION SUBDIVISION Phase No: III MapRef: MB K PG 1 Abbreviated Description: Lot:37 Block:3 Subdivision:THE RIVER PLANTATION SUBDIVISION Phase No:III Map Ref:MB K PG 1

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.

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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.	**7 RIVER BEND RD**	**03/23/2017**	$386,800	$77,360	2,620	//3	2006		
.02Mi.	**11 RIVER BEND RD**	**09/12/2018**	$465,950	$93,190	3,376	//3	2006		
.03Mi.	**3 RIVER BEND RD**	**01/23/2024**	$418,900	$83,780	3,174	//3	2003		
.03Mi.	**14 RIVER ROAD DR W**	**02/06/2026**	$340,300	$68,060	2,194	//2	2018		
.04Mi.	**15 RIVER BEND RD**	**01/22/2025**	$382,900	$76,580	2,275	//2	2019		
.04Mi.	**6 RIVER BEND RD**	**02/08/2022**	$246,400	$49,280	1,801	//2	2003		
.05Mi.	**6 RIVER ROAD DR W**	**01/18/2024**	$360,500	$72,100	2,465	//2	2002		
.05Mi.	**14 RIVER BEND RD**	**11/14/2014**	$454,450	$90,890	2,944	//3	2003		
.05Mi.	**18 RIVER BEND RD**	**03/29/2022**	$592,850	$118,570	3,772	//4	2013		
.05Mi.	**19 RIVER BEND RD**	**01/03/2025**	$459,500	$91,900	3,102	//3	2014		P
.06Mi.	**212 PLANTATION DR**	**05/13/2025**	$253,500	$50,700	1,869	//2	2002		
.06Mi.	**206 PLANTATION DR**	**03/24/2023**	$249,400	$49,880	1,869	//2	2002		
.06Mi.	**22 RIVER BEND RD**	**10/09/2001**	$478,950	$95,790	2,867	//3	2002		
.07Mi.	**204 PLANTATION DR**	**11/08/2025**	$301,050	$60,210	1,952	//2	2006		
.07Mi.	**23 RIVER BEND RD**	**05/05/2022**	$393,500	$78,700	2,467	//2	2018		
.08Mi.	**15 RIVER ROAD DR W**	**04/29/2004**	$755,900	$151,180	4,153	//4	2015		

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	71%

Demographics & Income

Median Age:	47.0 years old	Households:	2,142
Median Household Income:	$53,593	Households w/Family:	77%
Household Income Per Capita:	$27,893	Households w/Family Married:	62%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	Mayflower School District	Students:	1,015
Number of Schools:	3	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.85Mi.	**Mayflower High School** Number of Students: 348 Student-Teacher Ratio: 10.37 Advanced Placement: Yes	C	Public	9 - 12
3.25Mi.	**Mayflower Elementary School** Number of Students: 363 Student-Teacher Ratio: 12.97	C	Public	PK - 4
2.79Mi.	**Mayflower Middle School** Number of Students: 304 Student-Teacher Ratio: 14.88	C	Public	5 - 8

Flood Report

The Subject Property of **7 RIVER BEND RD, MAYFLOWER, AR 72106-8415** 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	81%	LOWER
BURGLARY	147%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	83%	LOWER
FORCIBLE ROBBERY	95%	SIMILAR
AGGRAVATED ASSAULT	128%	HIGHER
FORCIBLE RAPE	124%	HIGHER
MURDER	96%	SIMILAR
OVERALL	125%	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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