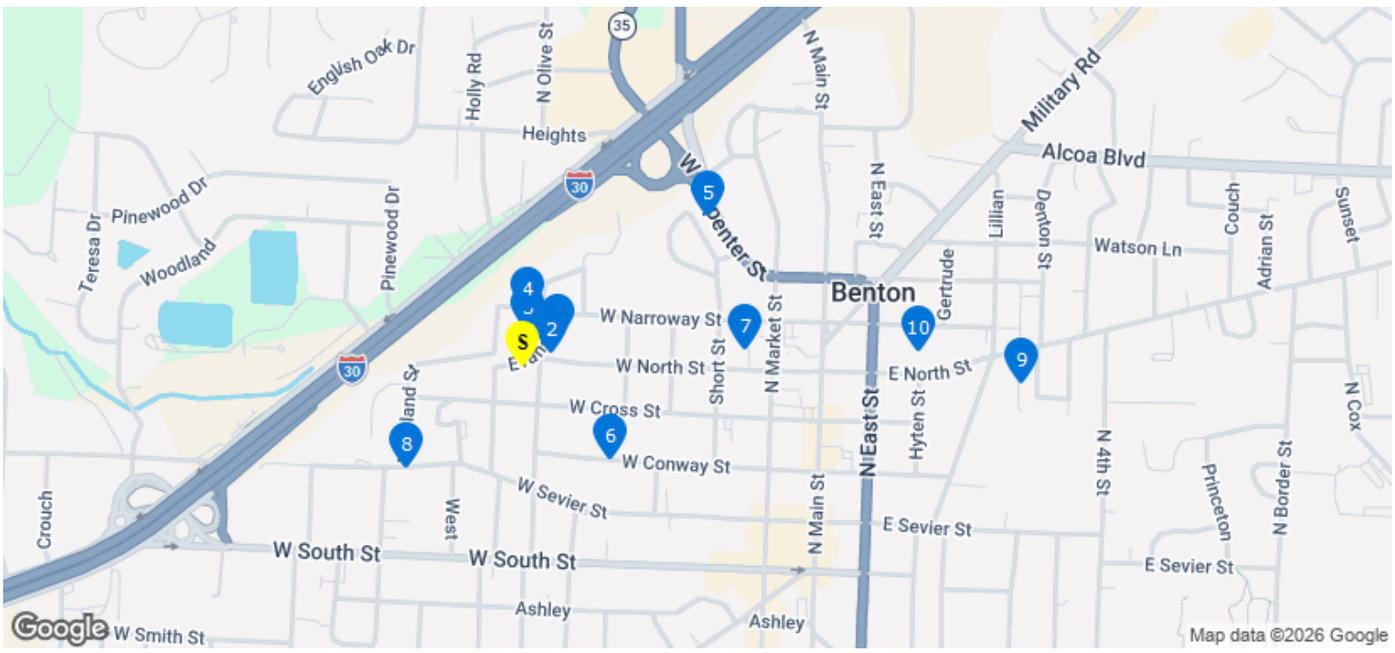
ICE SiteX Report

OrderID: 98745777

SiteX Property Information Report



Subject Property Location

825 EVANS DR, BENTON, AR 72015-3635

County:	**SALINE AR**	Census Tract:	0101.01
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	800-19634-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$270,000**	FSD:	5	Common Confidence Score:	95
Value Range:	$256,500 - $283,500	ICE Confidence Score:	95		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2023	Tax Rate Code Area:	082
Assd Land Value:	$7,500	Market Land Value:	$37,500	Tax Year:	2025
Assd Improvement:	$30,204	Market Improvment Value:	$151,020	Total Taxable Value:	$1,489
Total Assessed Value:	$37,704	Total Assessor Market Value:	$188,520	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: OFOF4 Subdivision: EDGEWOOD Sec/Twnship/Range: SEC 10 TWN 02S RNG 15W
Abbreviated Description: & ALL 5 2022-028506

Property Characteristics

Lot Size:	23,880 SF	Bedrooms:		Pool:	
Building Area:	1568 SF	Baths:	2	Fireplace:	1
Year Built:	1949	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Detached Garage	Heating:	Central
Number of Stories:	1+B	Number of Cars:		A/C:	Central
Style:		Basement:	Improved Basement (Finished)	Roof Cover:	Metal
		Foundation:	Closed Piers	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/20/2026	Sales Price:	$253,418
Document #:	2026-005702 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	11/21/2024	Sales Price:	N/A
Document #:	2024-021309 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	10/10/2024	Loan Amount:	N/A
Document #:	2024-018478 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	10/03/2024		
TD Due Date:	11/01/2049	Type Finance:	

Legal Description:
Subdivision: EDGEWOOD ADDITION Map Ref: 0
Abbreviated Description: LOT: PART OF LOT 4
City/Muni/Twp: CITY OF BENTON

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Mortgage Record

Recording Date:	12/27/2022	Loan Amount:	N/A
Document #:	2022-028507 BK-PG -	Loan Type:	Conventional
Contract Date:	12/19/2022		
TD Due Date:	01/01/2053	Type Finance:	

Legal Description:
Lot: MP Subdivision: EDGEWOOD ADDITION
Abbreviated Description: PORTION LOT4
City/Muni/Twp: BENTON

Prior Transfer

Recording Date:	12/27/2022	Sales Price:	$245,000
Document #:	2022-028506 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	12/19/2022		
Document Type:	Deed		

Legal Description:
Lot: MP Subdivision: EDGEWOOD ADDITION
Abbreviated Description: PORTION LOT4
City/Muni/Twp: BENTON

Prior Transfer

Recording Date:	11/22/2022	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Lot: P Subdivision: EDGEWOOD Sec/Twnship/Range: SEC 10 TWN 02S RNG 15W
Abbreviated Description: & ALL 5 2022-028506

Prior Transfer

Recording Date:	11/03/2021	Sales Price:	N/A
Document #:	2021-029860 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	10/21/2021	Loan Amount:	N/A
Document #:	2021-028610 BK-PG -	Loan Type:	Conventional
Contract Date:	10/19/2021		
TD Due Date:	10/19/2022	Type Finance:	

Legal Description:
Lot: MP Subdivision: EDGEWOOD ADDITION
Abbreviated Description: PORTION LOT4
City/Muni/Twp: BENTON

Prior Transfer

Recording Date:	10/21/2021	Sales Price:	$232,000
Document #:	2021-028609 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	10/19/2021		
Document Type:	Deed		

Legal Description:
Lot: MP Subdivision: EDGEWOOD ADDITION
Abbreviated Description: PORTION LOT4
City/Muni/Twp: BENTON

Mortgage Record

Recording Date:	02/13/2020	Loan Amount:	N/A
Document #:	2020-002781 BK-PG -	Loan Type:	Conventional
Contract Date:	02/05/2020		
TD Due Date:	02/11/2030	Type Finance:	

Legal Description:
Subdivision: EDGEWOOD ADDITION Map Ref: 0
City/Muni/Twp: BENTON

Prior Transfer

Recording Date:	08/29/2013	Sales Price:	N/A
Document #:	D0062765 BK-PG 09-092504	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	08/16/2013	Loan Amount:	N/A
Document #:	D0060858 BK-PG 13-077398	Loan Type:	Conventional
Contract Date:	08/09/2013		
TD Due Date:	09/01/2028	Type Finance:	

Legal Description:
Subdivision: EDGEWOOD ADDITION Map Ref: 0
Abbreviated Description: PART LOT 4
City/Muni/Twp: BENTON

Prior Transfer

Recording Date:	08/16/2013	Sales Price:	N/A
Document #:	D0060857 BK-PG 13-077397	Type of Sale:	Non Arms-Length Transfer
Contract Date:	07/24/2013		
Document Type:	Deed		

Legal Description:
Lot: MP Subdivision: EDGEWOOD ADDITION
Abbreviated Description: PART LOT 4
City/Muni/Twp: BENTON

ICE SiteX Report

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Prior Transfer

Recording Date:	11/06/2009	Sales Price:	N/A
Document #:	09-097674 BK-PG 09-33237	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	10/20/2009	Loan Amount:	N/A
Document #:	09 092504 BK-PG 09-092504	Loan Type:	Unknown Loan Type
Contract Date:	08/26/2009		
TD Due Date:	09/06/2014	Type Finance:	

Legal Description:
Subdivision: EDGEWOOD ADDITION Map Ref: 0
Abbreviated Description: PART OF LOT 4
City/Muni/Twp: BENTON

Prior Transfer

Recording Date:	04/21/2009	Sales Price:	N/A
Document #:	09_034227 BK-PG 08-007783	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	04/17/2009	Loan Amount:	N/A
Document #:	09 033237 BK-PG 09-033237	Loan Type:	Conventional
Contract Date:	03/30/2009		
TD Due Date:	04/05/2014	Type Finance:	

Legal Description:
Subdivision: EDGEWOOD ADDITION Map Ref: 0
Abbreviated Description: PART OF LOT 4
City/Muni/Twp: BENTON

Mortgage Record

Recording Date:	01/30/2008	Loan Amount:	N/A
Document #:	08-007783 BK-PG 08-007783	Loan Type:	Credit Line (Revolving)
Contract Date:	01/23/2008		
TD Due Date:	01/23/2013	Type Finance:	VAR

Legal Description:
Subdivision: EDGEWOOD ADDITION Map Ref: 0
Abbreviated Description: PORTION OF4
City/Muni/Twp: BENTON

Area Sales Analysis

Total Area Sales	$2,842,300	Median # of Bedrooms	
Median Lot Size	11,981 SF	Median # of Baths	2
Median Living Area	1,810 SF	Median Year Built	1955
Price Range - 2 Yrs	$179,900 to $475,000	Age Range	37 years to 111 years
Median Value	$265,000	Median Age	71.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.05Mi.	**722 W NARROWAY ST** **BENTON, AR 72015-3654**	11/21/2025	$225,000	$128	1760	//2	1962	13,500 SF	
		APN: 800-19632-000 Document #: 2025-022470 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1,2 Subdivision: EDGEWOOD ADDITION Abbreviated Description: Lot:1,2 Subdivision:EDGEWOOD ADDITION Abbreviated Description:LOT: NORTH 20 FEET OF LOT 2 City/Muni/Twp:CITY OF BENTON City/Muni/Twp: CITY OF BENTON								
2	.17Mi.	**524 W CROSS ST** **BENTON, AR 72015-3626**	07/17/2026	$53,000	$55	968	//1	1954	8,250 SF	
		APN: 800-16942-000 Document #: 2026-015357 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 3 Block: 1 Subdivision: DEATONS ADDITION Abbreviated Description: Lot:3 Block:1 Subdivision:DEATONS ADDITION Abbreviated Description:LOT: NORTH 167 FEET OF THE EAST 50 FEET OF THE WEST 67 FEET OF LOT 3 City/Muni/Twp:CITY OF BENTON City/Muni/Twp: CITY OF BENTON								
3	.22Mi.	**927 E SEVIER ST** **BENTON, AR 72015-3811**	05/19/2025	$179,900	$153	1176	//1	1945	11,761 SF	
		APN: 805-17666-000 Document #: 2025-008773 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Sec/Twnship/Range: SE4NW4S10T02SR15W Abbreviated Description: Sec/Twnship/Range:SE4NW4S10T02SR15W								
4	.34Mi.	**803 HEIGHTS RD** **BENTON, AR 72019-2313**	09/09/2025	$126,000	$119	1063	//1	1954	10,368 SF	
		APN: 800-24447-000 Document #: 2025-016673 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 2 Subdivision: FOREST HEIGHTS ADDITION Abbreviated Description: Lot:2 Subdivision:FOREST HEIGHTS ADDITION City/Muni/Twp:CITY OF BENTON City/Muni/Twp: CITY OF BENTON								
5	.36Mi.	**428 W SOUTH ST** **BENTON, AR 72015-4252**	08/19/2025	$216,000	$154	1400	//1	1939	9,900 SF	
		APN: 800-22248-000 Document #: 2025-015273 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 5 Block: 5 Subdivision: FIELDS ADDITION Abbreviated Description: Lot:5 Block:5 Subdivision:FIELDS ADDITION Abbreviated Description:LOT: WEST HALF OF LOT FIVE (5) City/Muni/Twp:CITY OF BENTON City/Muni/Twp: CITY OF BENTON								
6	.39Mi.	**1114 HEIGHTS RD** **BENTON, AR 72019-1401**	02/05/2025	$215,000	$148	1454	//2	2007	10,350 SF	
		APN: 800-53135-000 Document #: 2025-001834 Document Type: Deed Price Code: A								

ICE SiteX Report

OrderID: 98745777

Land Use: Single Family Residential
Legal: Lot: 35 Subdivision: OAK TREE PLACE SUBDIVISION Phase No: 3 Abbreviated Description: Lot:35 Subdivision:OAK TREE PLACE SUBDIVISION Phase No:3 City/Muni/Twp:CITY OF BENTON City/Muni/Twp: CITY OF BENTON

7	.4Mi.	**1118 HEIGHTS RD** **BENTON, AR 72019-1401**	07/17/2025	$220,000	$131	1676	//2	2007	10,275 SF

APN: 800-53136-000 Document #: 2025-012906
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 36 Subdivision: OAK TREE PLACE SUBDIVISION Phase No: 3 Abbreviated Description: Lot:36 Subdivision:OAK TREE PLACE SUBDIVISION Phase No:3 City/Muni/Twp:CITY OF BENTON City/Muni/Twp: CITY OF BENTON

8	.41Mi.	**207 DOBBS ST** **BENTON, AR 72015-4276**	05/19/2026	$220,000	$119	1842	//2	1998	8,450 SF

APN: 800-18601-000 Document #: 2026-010418
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1 Block: 4 Subdivision: DOBBS SUBDIVISION Abbreviated Description: Lot:1 Block:4 Subdivision:DOBBS SUBDIVISION City/Muni/Twp:CITY OF BENTON City/Muni/Twp: CITY OF BENTON

9	.42Mi.	**1108 J W CV** **BENTON, AR 72019-2336**	09/17/2025	$250,000	$152	1650	//2	2010	5,029 SF

APN: 800-53125-000 Document #: 2025-017322
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 25 Subdivision: OAK TREE PLACE SUBDIVISION Phase No: 3 Abbreviated Description: Lot:25 Subdivision:OAK TREE PLACE SUBDIVISION Phase No:3 City/Muni/Twp:CITY OF BENTON City/Muni/Twp: CITY OF BENTON

10	.43Mi.	**1205 HEIGHTS RD** **BENTON, AR 72019-3097**	12/04/2024	$230,000	$150	1533	//2	2018	9,375 SF

APN: 800-53156-000 Document #: 2024-022058
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 56 Subdivision: OAKTREE PLACE SUBDIVISION Phase No: 3 Abbreviated Description: Lot:56 Subdivision:OAKTREE PLACE SUBDIVISION Phase No:3 City/Muni/Twp:CITY OF BENTON City/Muni/Twp: CITY OF BENTON

11	.44Mi.	**625 WOODLAND** **BENTON, AR 72019-2425**	09/16/2025	$295,000	$193	1530	//2		8,910 SF

APN: 800-07836-000 Document #: 2025-017161
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 47,46 Subdivision: BROWNWOOD ADDITION Abbreviated Description: Lot:47,46 Subdivision:BROWNWOOD ADDITION City/Muni/Twp:CITY OF BENTON City/Muni/Twp: CITY OF BENTON

12	.45Mi.	**118 JEFFERSON ST** **BENTON, AR 72015-4033**	04/30/2025	$170,000	$135	1256	//1	1949	7,250 SF

APN: 800-08971-000 Document #: 2025-007583
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: BURTONS ADDITION Abbreviated Description: Lot:9 Subdivision:BURTONS ADDITION City/Muni/Twp:CITY OF BENTON City/Muni/Twp: CITY OF BENTON

13	.45Mi.	**330 ASHLEY** **BENTON, AR 72015-4222**	12/02/2024	$127,500	$122	1049	//1	1954	3,485 SF

APN: 805-17812-000 Document #: 2024-021867
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: E2SE4S10T02SR15W Abbreviated Description: Sec/Twnship/Range:E2SE4S10T02SR15W

14	.46Mi.	**1009 W SMITH ST** **BENTON, AR 72015-4174**	02/03/2026	$124,900	$229	546	//1		8,250 SF

APN: 800-11581-000 Document #: 2026-002291
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: HM CHASTAIN ADDITION Abbreviated Description: Lot:10 Subdivision:HM CHASTAIN ADDITION City/Muni/Twp:CITY OF BENTON City/Muni/Twp: CITY OF BENTON

15	.46Mi.	**303 DOBBS ST** **BENTON, AR 72015-4172**	11/26/2025	$210,000	$143	1464	//2	2021	7,841 SF

APN: 800-18605-000 Document #: 2025-022800
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Block: 4 Subdivision: DOBBS SUBDIVISION Abbreviated Description: Lot:6 Block:4 Subdivision:DOBBS SUBDIVISION City/Muni/Twp:CITY OF BENTON City/Muni/Twp: CITY OF BENTON

16	.47Mi.	**716 N MAIN ST** **BENTON, AR 72015-3337**	01/02/2026	$600,000	$625	960	//1	1938	7,500 SF

APN: 800-50544-000 Document #: 2026-000084
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 5-12 Block: 3 Subdivision: NORTH BENTON ADDITION Abbreviated Description: Lot:5-12 Block:3 Subdivision:NORTH BENTON ADDITION Abbreviated Description:LOT: EAST 63 FEET OF LOT 6; THE EAST 64 FEET OF LOTS 7,10, 11 City/Muni/Twp:CITY OF BENTON City/Muni/Twp: CITY OF BENTON

17	.48Mi.	**725 FOREST LN** **BENTON, AR 72019-2305**	02/06/2026	$288,000	$158	1824	//1	1954	10,640 SF

APN: 800-24475-000 Document #: 2026-002666
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 30 Subdivision: ANNEX NO ONE TO FOREST HEIGHTS ADDITION Abbreviated Description: Lot:30 Subdivision:ANNEX NO ONE TO FOREST HEIGHTS ADDITION City/Muni/Twp:CITY OF BENTON City/Muni/Twp: CITY OF BENTON

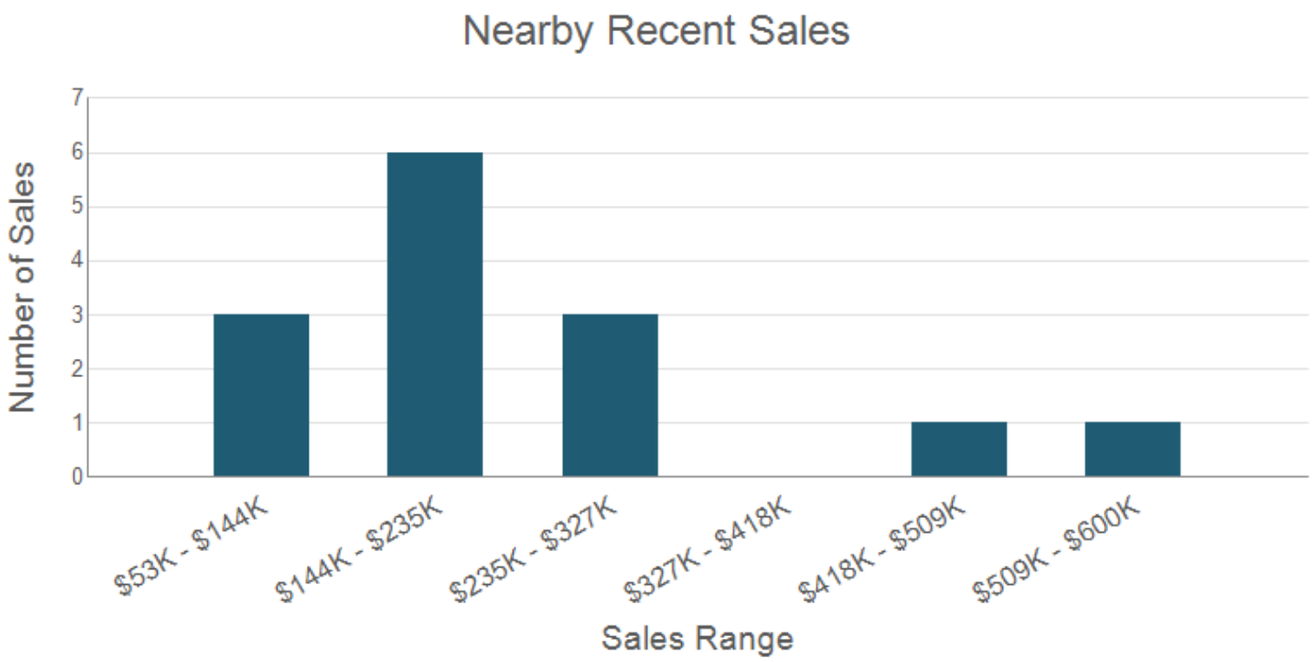
18	.49Mi.	**315 DOBBS ST** **BENTON, AR 72015-4172**	05/08/2025	$175,000	$129	1352	//1	1964	8,366 SF

APN: 800-18607-000 Document #: 2025-008138
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 8 Block: 4 Subdivision: DOBBS SUBDIVISION Abbreviated Description: Lot:8 Block:4 Subdivision:DOBBS SUBDIVISION City/Muni/Twp:CITY OF BENTON City/Muni/Twp: CITY OF BENTON

ICE SiteX Report

OrderID: 98745777

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.	**825 EVANS DR**	**12/27/2022**	$188,520	$37,704	1,568	//2	1949	23,880 SF	
.02Mi.	**823 EVANS DR**	**10/29/2024**	$206,210	$41,242	2,343	//1	1951	19,950 SF	
.02Mi.	**826 EVANS DR**	**07/05/2023**	$163,060	$32,612	1,638	//2	1967	3,458 SF	
.03Mi.	**824 EVANS DR**	**10/28/2017**	$148,085	$29,617	1,352	//1	1959	10,472 SF	
.03Mi.	**515 MCCRIGHT ST**	**09/24/2009**	$209,000	$41,800	1,840	//2	1964	18,000 SF	
.03Mi.	**801 EVANS DR**	**10/01/1992**	$220,070	$44,014	1,873	//1	1968	13,400 SF	
.03Mi.	**504 MCCRIGHT ST**	**03/03/2022**	$172,845	$34,569	1,812	//2	1969	21,000 SF	
.04Mi.	**800 EVANS DR**	**07/24/2015**	$200,800	$40,160	1,958	//2	1949	6,545 SF	
.04Mi.	**514 MCCRIGHT ST**	**01/16/2025**	$118,215	$23,643	1,454	//1	1959	10,500 SF	
.05Mi.	**418 N OLIVE ST**	**06/09/2021**	$166,635	$33,327	1,836	//2	1949	9,148 SF	
.05Mi.	**826 EVANS DR**	**07/05/2023**	$21,095	$4,219				18,731 SF	
.05Mi.	**707 EVANS DR**	**02/03/2016**	$234,340	$46,868	1,784	//2	1989	12,200 SF	
.05Mi.	**710 W NARROWAY ST**	**05/09/2018**	$173,450	$34,690	1,480	//2	1980	15,300 SF	
.05Mi.	**414 MCCRIGHT ST**	**03/16/2009**	$140,475	$28,095	1,849	//2	1964	14,000 SF	
.05Mi.	**722 W NARROWAY ST**	**06/27/2022**	$163,815	$32,763	1,760	//2	1962	13,500 SF	
.06Mi.	**809 W CROSS ST**	**02/13/2014**	$121,335	$24,267	1,828	//1	1944	10,890 SF	

Rent vs. Own

Households Occupied by Renters:	30%	Households Occupied by Owners:	63%

Demographics & Income

Median Age:	38.6 years old	Households:	10,982
Median Household Income:	$68,957	Households w/Family:	62%
Household Income Per Capita:	$30,549	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	Benton School District	Students:	5,806
Number of Schools:	8	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.33Mi.	**Benton Middle School** Number of Students: 1,363 Student-Teacher Ratio: 17.19	B+	Public	5 - 7
0.62Mi.	**Ringgold Elementary School** Number of Students: 511 Student-Teacher Ratio: 18.2	C-	Public	KG - 4

ICE SiteX Report

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1.18Mi. **Benton High School** Number of Students: 1,298 Student-Teacher Ratio: 11.02 Advanced Placement: Yes		A+	Public	10 - 12
1.20Mi. **Benton Junior High School** Number of Students: 971 Student-Teacher Ratio: 16.9		A	Public	8 - 9

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	148%	NOTABLY HIGHER
BURGLARY	122%	HIGHER
MOTOR VEHICLE THEFT	146%	NOTABLY HIGHER
FORCIBLE ROBBERY	98%	SIMILAR
AGGRAVATED ASSAULT	126%	HIGHER
FORCIBLE RAPE	92%	SIMILAR
MURDER	122%	HIGHER
OVERALL	118%	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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