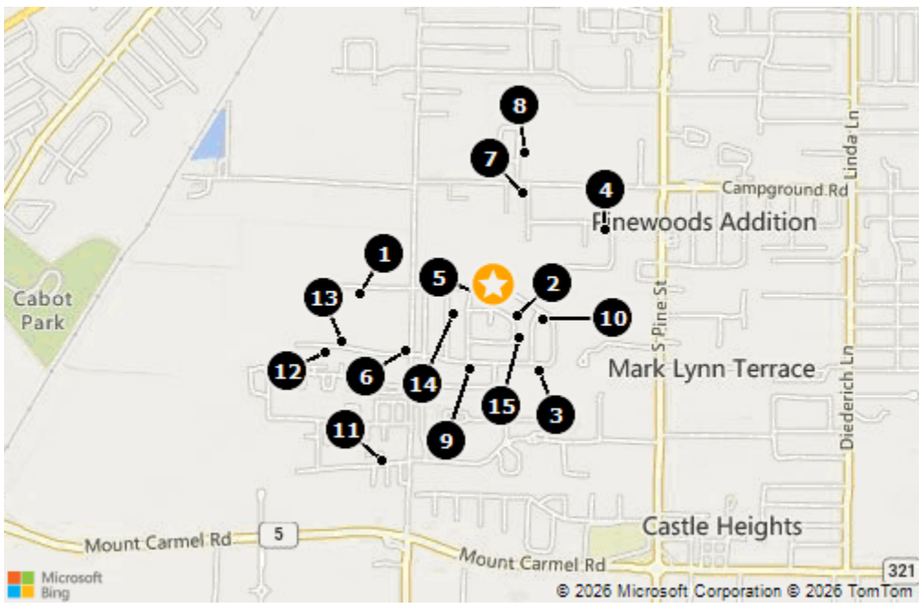
ICE SiteX Report

OrderID: 98458079

SiteX Property Information Report



Subject Property Location

91 EARNHARDT CIR, CABOT, AR 72023-5047

County:	**LONOKE AR**	Census Tract:	050850202.061016
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	723-03194-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$250,000**	FSD:	9	Common Confidence Score:	74
Value Range:	$227,500 - $272,500	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2023	Tax Rate Code Area:	4 CB
Assd Land Value:	$5,500	Market Land Value:	$27,500	Tax Year:	2025
Assd Improvement:	$30,410	Market Improvment Value:	$152,050	Total Taxable Value:	$1,228
Total Assessed Value:	$35,910	Total Assessor Market Value:	$179,550	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 194 Subdivision: SOUTHERN COMFORT ESTATES II Sec/Twnship/Range: SEC 30 TWN 04N RNG 09W
City/Muni/Twp: CABOT

Property Characteristics

Lot Size:	10,454 SF	Bedrooms:		Pool:	AboveGround
Building Area:	1805 SF	Baths:	2	Fireplace:	
Year Built:	2011	Partial Baths:	1	Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	Masonry
Number of Units:		Garage Type:	Built-in	Heating:	Central
Number of Stories:	1+	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/10/2015	Sales Price:	$169,900
Document #:	BK-PG 2015 -05663	Type of Sale:	Full Amount on Deed
Contract Date:	06/03/2015		
Document Type:			

Legal Description:
Lot: 194 Subdivision: SOUTHERN COMFORT ESTATES Phase No: II

Mortgage Record

Recording Date:	06/10/2015	Loan Amount:	N/A
Document #:	BK-PG 2015-05664	Loan Type:	VA
TD Due Date:	07/01/2045	Type Finance:	

Legal Description:
Lot: 194 Subdivision: SOUTHERN COMFORT ESTATES Phase No: 2
City/Muni/Twp: CABOT

Prior Transfer

Recording Date:	06/03/2015	Sales Price:	$170,000
Document #:	2015-005663 BK-PG 2015 -05663	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 194 Subdivision: SOUTHERN COMFORT ESTATES II Sec/Twnship/Range: SEC 30 TWN 04N RNG 09W
City/Muni/Twp: CABOT

ICE SiteX Report

OrderID: 98458079

Prior Transfer

Recording Date:	02/16/2012	Sales Price:	N/A
Document #:	20121647 BK-PG -	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Lot: 194 Subdivision: SOUTHERN COMFORT ESTATES
City/Muni/Twp: CABOT

Prior Transfer

Recording Date:	02/15/2012	Sales Price:	$159,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/15/2012	Loan Amount:	N/A
Document #:	20121649 BK-PG -	Loan Type:	
TD Due Date:	03/01/2042	Type Finance:	

Legal Description:
Lot: 194 Subdivision: SOUTHERN COMFORT ESTATES
City/Muni/Twp: CABOT

Area Sales Analysis

Total Area Sales	$3,133,933	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,644 SF	Median Year Built	2006
Price Range - 2 Yrs	$84,150 to $280,000	Age Range	12 years to 51 years
Median Value	$225,500	Median Age	20 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.35Mi.	**29 SHADED OAKS DR** **CABOT, AR 72023-9104**	08/11/2026	$188,800	$151	1244	//2	1998	SF	
		APN: 722-56020-000 Document #: 2026-08454 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 20 Subdivision: SHADED OAKS SUBDIVISION Abbreviated Description: Lot:20 Subdivision:SHADED OAKS SUBDIVISION City/Muni/Twp:CABOT City/Muni/Twp: CABOT								
2	.1Mi.	**135 HARVICK CIR** **CABOT, AR 72023-7107**	12/12/2025	$194,884	$104	1859	//2	2013	SF	
		APN: 723-03294-000 Document #: 2025-11822 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 294 Subdivision: SOUTHERN COMFORT SUBDIVISION Phase No: 4 Abbreviated Description: Lot:294 Subdivision:SOUTHERN COMFORT SUBDIVISION Phase No:4 City/Muni/Twp:CABOT City/Muni/Twp: CABOT								
3	.26Mi.	**45 EARNHARDT CIR** **CABOT, AR 72023-5047**	10/30/2025	$280,000	$130	2142	//2	2005	SF	
		APN: 723-03049-000 Document #: 2025-10259 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 49 Subdivision: SOUTHERN COMFORT ESTATES Phase No: I Abbreviated Description: Lot:49 Subdivision:SOUTHERN COMFORT ESTATES Phase No:I								
4	.33Mi.	**23 WARREN ST** **CABOT, AR 72023-3814**	10/23/2025	$249,000	$155	1605	//2	1995	SF	Yes
		APN: 720-50171-000 Document #: 2025-10026 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 71 Section: 2 Subdivision: BROADMOOR SUBDIVISION Abbreviated Description: Lot:71 Section:2 Subdivision:BROADMOOR SUBDIVISION City/Muni/Twp:CABOT City/Muni/Twp: CABOT								
5	.04Mi.	**94 EARNHARDT CIR** **CABOT, AR 72023-5048**	09/22/2025	$225,500	$137	1644	//2	2011	11,326 SF	
		APN: 723-03153-000 Document #: 2025-08868 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 153 Subdivision: SOUTHERN COMFORT ESTATES Phase No: II Abbreviated Description: Lot:153 Subdivision:SOUTHERN COMFORT ESTATES Phase No:II City/Muni/Twp:CABOT City/Muni/Twp: CABOT								
6	.28Mi.	**10 WINNERS CIR** **CABOT, AR 72023-5040**	09/05/2025	$235,000	$167	1400	//2	2005	SF	
		APN: 721-18041-000 Document #: 2025-08268 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 41 Subdivision: HILLTOP ADDITION Abbreviated Description: Lot:41 Subdivision:HILLTOP ADDITION								
7	.25Mi.	**411 CAMPGROUND RD** **CABOT, AR 72023-3801**	08/11/2025	$84,150	$62	1338	//1	1975	43,560 SF	
		APN: 720-50113-000 Document #: 2025-07409 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Section: 1 Subdivision: BROADMOOR SUBDIVISION MapRef: MB PC2 PG 1056 Abbreviated Description: Lot:13 Section:1 Subdivision:BROADMOOR SUBDIVISION Map Ref:MB PC2 PG 1056								
8	.36Mi.	**431 NOTTINGHAM DR** **CABOT, AR 72023-3857**	08/05/2025	$224,900	$144	1559	//2	2006	7,841 SF	
		APN: 721-81006-000 Document #: 2025-07205 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Subdivision: NOTTINGHAM PLACE Abbreviated Description: Lot:6 Subdivision:NOTTINGHAM PLACE								
9	.24Mi.	**25 EARNHARDT CIR** **CABOT, AR 72023-5047**	07/29/2025	$135,000	$63	2127	//2	2006	SF	
		APN: 723-03039-000 Document #: 2025-06855 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 39 Subdivision: SOUTHERN COMFORT ESTATES Phase No: I Abbreviated Description: Lot:39 Subdivision:SOUTHERN COMFORT ESTATES Phase No:I								

ICE SiteX Report

OrderID: 98458079

10	.16Mi.	**70 EARNHARDT CIR** **CABOT, AR 72023-5048**	07/16/2025	$248,000	$133	1864	//2	2012	SF

APN: 723-03264-000 Document #: 2025-06321
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 264 Subdivision: SOUTHERN COMFORT ESTATES PHASE III Abbreviated Description: Lot:264 Subdivision:SOUTHERN COMFORT ESTATES PHASE III City/Muni/Twp:CABOT City/Muni/Twp: CABOT

11	.56Mi.	**19 RED BIRD CV** **CABOT, AR 72023-7048**	07/11/2025	$135,000	$116	1161	//2	2007	SF

APN: 720-06813-000 Document #: 2025-06156
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 13 Subdivision: EAGLE SUBDIVISION Abbreviated Description: Lot:13 Subdivision:EAGLE SUBDIVISION City/Muni/Twp:CABOT City/Muni/Twp: CABOT

12	.48Mi.	**41 WINNERS CIR** **CABOT, AR 72023-5039**	07/01/2025	$214,999	$153	1402	//2	2006	SF

APN: 721-18016-000 Document #: 2025-05761
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 16 Subdivision: HILLTOP ADDITION Abbreviated Description: Lot:16 Subdivision:HILLTOP ADDITION City/Muni/Twp:CABOT City/Muni/Twp: CABOT

13	.43Mi.	**34 WINNERS CIR** **CABOT, AR 72023-5040**	06/20/2025	$238,000	$143	1658	//2	2006	SF

APN: 721-18029-000 Document #: 2025-05383
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 29 Subdivision: HILLTOP ADDITION Abbreviated Description: Lot:29 Subdivision:HILLTOP ADDITION City/Muni/Twp:CABOT City/Muni/Twp: CABOT

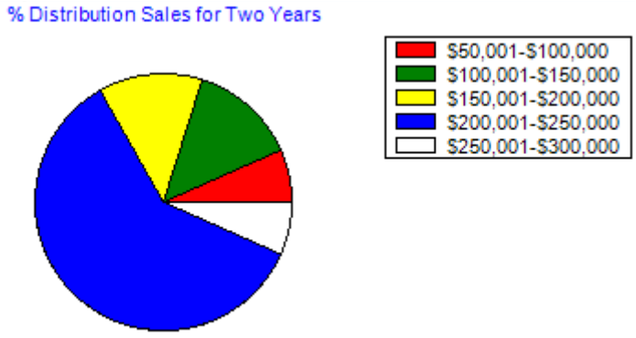
14	.13Mi.	**16 DAYTONA** **CABOT, AR 72023-5056**	06/09/2025	$234,900	$130	1800	//2	2011	10,890 SF

APN: 723-03104-000 Document #: 2025-05025
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 104 Subdivision: SOUTHERN COMFORT ESTATES Phase No: II Abbreviated Description: Lot:104 Subdivision:SOUTHERN COMFORT ESTATES Phase No:II

15	.16Mi.	**143 HARVICK CIR** **CABOT, AR 72023-7107**	04/29/2025	$245,800	$132	1861	//3	2014	SF

APN: 723-03298-000 Document #: 2025-03620
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 298 Subdivision: SOUTHERN COMFORT SUBDIVISION Abbreviated Description: Lot:298 Subdivision:SOUTHERN COMFORT SUBDIVISION City/Muni/Twp:CABOT City/Muni/Twp: CABOT

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.

ICE SiteX Report

OrderID: 98458079

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.	**91 EARNHARDT CIR**	**06/03/2015**	$179,550	$35,910	1,805	//2	2011	10,454 SF	AboveGround
.02Mi.	**93 EARNHARDT CIR**	**05/30/2019**	$182,300	$36,460	1,845	//2	2011	10,454 SF	
.02Mi.	**89 EARNHARDT CIR**	**09/29/2022**	$218,150	$43,630	2,258	//2	2011	10,454 SF	Yes
.03Mi.	**87 EARNHARDT CIR**	**04/06/2012**	$171,550	$34,310	1,644	//2	2012		
.03Mi.	**95 EARNHARDT CIR**	**05/10/2024**	$173,800	$34,760	1,644	//2	2012	10,454 SF	
.03Mi.	**90 EARNHARDT CIR**	**04/07/2017**	$200,950	$40,190	2,095	//2	2012	11,326 SF	
.03Mi.	**92 EARNHARDT CIR**	**07/30/2021**	$187,250	$37,450	1,755	//2	2011	11,326 SF	Yes
.04Mi.	**88 EARNHARDT CIR**	**06/10/2024**	$271,500	$54,300	2,892	//2	2008		
.04Mi.	**94 EARNHARDT CIR**	**12/29/2020**	$178,400	$35,680	1,644	//2	2011	11,326 SF	
.05Mi.	**85 EARNHARDT CIR**	**12/21/2021**	$205,250	$41,050	2,421	//2	2012		
.05Mi.	**97 EARNHARDT CIR**	**01/31/2012**	$188,450	$37,690	1,749	//2	2011	10,454 SF	
.05Mi.	**84 EARNHARDT CIR**	**04/25/2023**	$182,900	$36,580	1,703	//2	2011	10,454 SF	
.06Mi.	**96 EARNHARDT CIR**	**06/07/2011**	$200,250	$40,050	2,029	//2	2008	13,068 SF	
.06Mi.	**127 HARVICK CIR**	**04/17/2015**	$163,050	$32,610	1,556	//2	2014		
.06Mi.	**115 HARVICK CIR**	**08/17/2022**	$210,750	$42,150	2,208	//3	2014		AboveGround
.06Mi.	**129 HARVICK CIR**	**04/30/2015**	$189,900	$37,980	2,199	//2	2014		

Rent vs. Own

Households Occupied by Renters:	27%	Households Occupied by Owners:	66%

Demographics & Income

Median Age:	37.4 years old	Households:	14,272
Median Household Income:	$76,563	Households w/Family:	71%
Household Income Per Capita:	$34,868	Households w/Family Married:	52%
Most Common Education Level:	High School Graduate	Households w/Family Children:	36%

School District

School District Zone:	Cabot Public Schools	Students:	10,672
Number of Schools:	17	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.88Mi.	**Central Elementary School** Number of Students: 394 Student-Teacher Ratio: 14.42	B-	Public	PK - 4
0.43Mi.	**Cabot Junior High South** Number of Students: 699 Student-Teacher Ratio: 15.31	B+	Public	7 - 8
0.38Mi.	**Cabot Middle School South** Number of Students: 747 Student-Teacher Ratio: 17.18	B+	Public	5 - 6
1.64Mi.	**Cabot High School** Number of Students: 2,170 Student-Teacher Ratio: 17.64 Advanced Placement: Yes	A	Public	9 - 12

Flood Report

The Subject Property of **91 EARNHARDT CIR, CABOT, AR 72023-5047** 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	116%	HIGHER
BURGLARY	89%	LOWER
MOTOR VEHICLE THEFT	119%	HIGHER
FORCIBLE ROBBERY	118%	HIGHER
AGGRAVATED ASSAULT	98%	SIMILAR
FORCIBLE RAPE	120%	HIGHER
MURDER	85%	LOWER
OVERALL	93%	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.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

ICE SiteX Report

OrderID: 98458079

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.

Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.