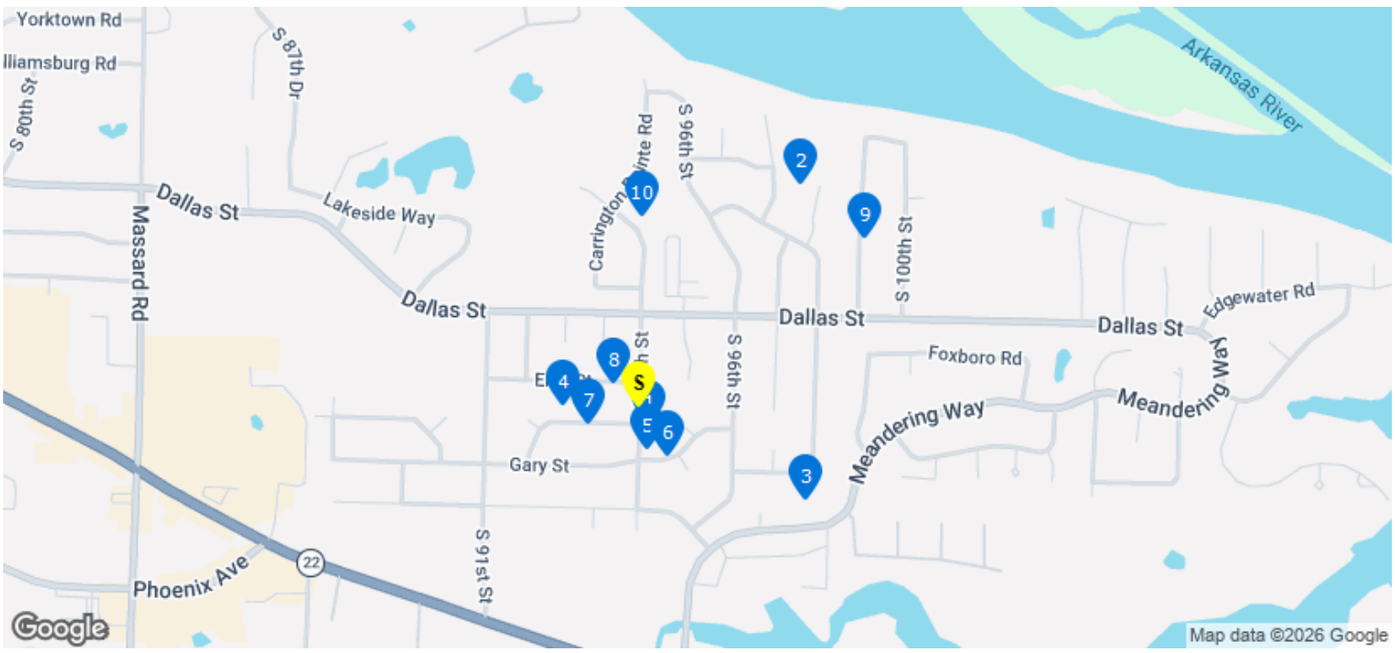
ICE SiteX Report

OrderID: 98745790

SiteX Property Information Report



Subject Property Location

9408 ENID ST, FORT SMITH, AR 72903-5641

County:	**SEBASTIAN AR**	Census Tract:	0013.05
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	16603-0016-00000-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$255,000**	FSD:	14	Common Confidence Score:	46
Value Range:	$219,300 - $290,700	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2025	Tax Rate Code Area:	99FS
Assd Land Value:	$5,600	Market Land Value:	$28,000	Tax Year:	2026
Assd Improvement:	$36,983	Market Improvment Value:	$184,915	Total Taxable Value:	$1,665
Total Assessed Value:	$42,583	Total Assessor Market Value:	$212,915	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 16 Subdivision: RIVERMONT Sec/Twnship/Range: SEC 29 TWN 08 RNG 31
Abbreviated Description: LOT 16

Property Characteristics

Lot Size:	8,000 SF	Bedrooms:		Pool:	
Building Area:	2309 SF	Baths:	2	Fireplace:	1
Year Built:		Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Masonry
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
Mortgage Record

Recording Date:	05/17/2024	Loan Amount:	N/A
Document #:	2024-09471 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	05/03/2024		
TD Due Date:	05/01/2051	Type Finance:	

Legal Description:
Subdivision: RIVERMONT ESTATES Map Ref: 0
City/Muni/Twp: FORT SMITH

Prior Transfer

Recording Date:	12/12/2023	Sales Price:	N/A
Document #:	2023F-24469 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	04/30/2021	Loan Amount:	N/A
Document #:	2021F-11177 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	04/29/2021		
TD Due Date:	05/01/2051	Type Finance:	

Legal Description:
Subdivision: RIVERMONT ESTATES Map Ref: PL 297
City/Muni/Twp: FORT SMITH

ICE SiteX Report

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Prior Transfer

Recording Date:	04/30/2021	Sales Price:	$199,900
Document #:	2021F-11176 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	04/29/2021		
Document Type:	Deed		

Legal Description:
Subdivision: RIVERMONT ESTATES Map Ref: PL 297
City/Muni/Twp: FORT SMITH

Prior Transfer

Recording Date:	04/29/2021	Sales Price:	$200,000
Document #:	2021-011176 BK-PG 2021-11176	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Subdivision: RIVERMONT Sec/Twnship/Range: SEC 29 TWN 08 RNG 31
Abbreviated Description: LOT 16

Prior Transfer

Recording Date:	09/24/2020	Sales Price:	$110,473
Document #:	2020F-23297 BK-PG -	Type of Sale:	Distressed Sale
Contract Date:	09/14/2020		
Document Type:	Deed		

Legal Description:
Subdivision: RIVERMONT ESTATES
City/Muni/Twp: FORT SMITH

Prior Transfer

Recording Date:	12/20/2019	Sales Price:	N/A
Document #:	2019F-27711 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	06/17/2014	Sales Price:	N/A
Document #:	2014F-08201 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	06/17/2014		
Document Type:	Deed		

Legal Description:

Prior Transfer

Recording Date:	07/06/2010	Sales Price:	N/A
Document #:	2010F-10544 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	06/14/2010	Loan Amount:	N/A
Document #:	2010F-09399 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	05/13/2010		
TD Due Date:	06/01/2040	Type Finance:	Fixed Rate

Legal Description:
Subdivision: RIVERMONT ESTATES Map Ref: 0
City/Muni/Twp: FORT SMITH

Mortgage Record

Recording Date:	05/06/2008	Loan Amount:	N/A
Document #:	7242240 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	04/29/2008		
TD Due Date:	05/01/2038	Type Finance:	

Legal Description:
Subdivision: RIVERMONT ESTATES
City/Muni/Twp: FORT SMITH

Prior Transfer

Recording Date:	05/06/2008	Sales Price:	$120,000
Document #:	7242239 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	04/29/2008		
Document Type:	Deed		

Legal Description:
Subdivision: RIVERMONT ESTATES
City/Muni/Twp: FORT SMITH

Prior Transfer

Recording Date:	12/21/2006	Sales Price:	N/A
Document #:	7205607 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	12/15/2006		
Document Type:	Deed		

Legal Description:
Subdivision: RIVERMONT ESTATES
City/Muni/Twp: FORT SMITH

Area Sales Analysis

Total Area Sales	$2,304,900	Median # of Bedrooms	
Median Lot Size	9,100 SF	Median # of Baths	2
Median Living Area	1,583 SF	Median Year Built	1979
Price Range - 2 Yrs	$147,000 to $325,000	Age Range	27 years to 54 years
Median Value	$220,000	Median Age	47 years

ICE SiteX Report

OrderID: 98745790

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.03Mi.	**9413 FRESNO ST** **FORT SMITH, AR 72903-5645**	04/10/2026	$236,000	$140	1684	//2		10,500 SF	
		APN: 16621-0026-00000-00 Document #: 2026-07235 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 26 Subdivision: RIVERMONT ESTATES II Abbreviated Description: Lot:26 Subdivision:RIVERMONT ESTATES II City/Muni/Twp:FORT SMITH City/Muni/Twp: FORT SMITH								
2	.05Mi.	**9313 ENID ST** **FORT SMITH, AR 72903-5640**	04/24/2026	$147,000	$113	1296	//2		8,375 SF	
		APN: 16603-0036-00000-00 Document #: 2026-08207 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 36 Subdivision: RIVERMONT ESTATES MapRef: PL 297 Abbreviated Description: Lot:36 Subdivision:RIVERMONT ESTATES Map Ref:PL 297City/Muni/Twp:FORT SMITH City/Muni/Twp: FORT SMITH								
3	.1Mi.	**3209 S 93RD CIR** **FORT SMITH, AR 72903-5678**	11/03/2025	$135,300	$91	1488	//2		7,308 SF	
		APN: 16603-0054-00000-00 Document #: 2025-21411 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 54 Subdivision: RIVERMONT ESTATES Abbreviated Description: Lot:54 Subdivision:RIVERMONT ESTATES City/Muni/Twp:FORT SMITH City/Muni/Twp: FORT SMITH								
4	.11Mi.	**9208 ENID ST** **FORT SMITH, AR 72903-5638**	09/23/2026	$200,000	$144	1392	//2	1978	8,000 SF	
		APN: 16603-0007-00000-00 Document #: 2026-18961 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 7 Subdivision: RIVERMONT ESTATES Abbreviated Description: Lot:7 Subdivision:RIVERMONT ESTATES City/Muni/Twp:FORT SMITH City/Muni/Twp: FORT SMITH								
5	.11Mi.	**3200 S 94TH CIR** **FORT SMITH, AR 72903-5615**	06/05/2026	$135,000	$93	1444	//2		9,000 SF	A
		APN: 16603-0057-00000-00 Document #: 2026-11503 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 57 Subdivision: RIVERMONT ESTATES Abbreviated Description: Lot:57 Subdivision:RIVERMONT ESTATES City/Muni/Twp:FORT SMITH City/Muni/Twp: FORT SMITH								
6	.22Mi.	**9100 GARY ST** **FORT SMITH, AR 72903-5649**	06/16/2026	$199,500	$144	1385	//2	2007	10,500 SF	
		APN: 16621-0075-00000-00 Document #: 2026-12074 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 75 Subdivision: RIVERMONT ESTATES II MapRef: PL 353 Abbreviated Description: Lot:75 Subdivision:RIVERMONT ESTATES II Map Ref:PL 353City/Muni/Twp:FORT SMITH City/Muni/Twp: FORT SMITH								
7	.26Mi.	**3108 S 97TH ST** **FORT SMITH, AR 72903-5314**	06/26/2026	$238,000	$165	1446	//2		9,375 SF	
		APN: 16513-0060-00000-00 Document #: 2026-12848 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 60 Subdivision: RIVERBEND ADDITION Abbreviated Description: Lot:60 Subdivision:RIVERBEND ADDITION City/Muni/Twp:FORT SMITH City/Muni/Twp: FORT SMITH								
8	.28Mi.	**9401 CARRINGTON CT** **FORT SMITH, AR 72903-5694**	10/21/2025	$325,000	$139	2336	//2	1999	SF	
		APN: 11117-0053-00000-00 Document #: 2025-20490 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 53 Subdivision: CARRINGTON POINTE Abbreviated Description: Lot:53 Subdivision:CARRINGTON POINTE City/Muni/Twp:FORT SMITH City/Muni/Twp: FORT SMITH								
9	.29Mi.	**3019 BRIGHTON PT** **FORT SMITH, AR 72903-5477**	11/03/2025	$480,000	$151	3175	//3	2009	8,840 SF	
		APN: 10868-0033-00000-00 Document #: 2025-21421 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 33 Subdivision: BRIGHTON PLACE ADDITION Abbreviated Description: Lot:33 Subdivision:BRIGHTON PLACE ADDITION City/Muni/Twp:FORT SMITH City/Muni/Twp: FORT SMITH								
10	.3Mi.	**8930 FRESNO ST** **FORT SMITH, AR 72903-5256**	09/18/2026	$189,500	$174	1092	//2	1973	8,400 SF	
		APN: 11285-0023-00000-00 Document #: 2026-18733 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 23 Subdivision: CHAFFIN EAST ADDITION Phase No: II Abbreviated Description: Lot:23 Subdivision:CHAFFIN EAST ADDITION Phase No:II City/Muni/Twp:FORT SMITH City/Muni/Twp: FORT SMITH								
11	.3Mi.	**2908 RIVERBEND DR** **FORT SMITH, AR 72903-5325**	07/30/2026	$250,000	$137	1824	//2	1978	SF	
		APN: 16531-0071-00000-00 Document #: 2026-15133 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 71 Subdivision: RIVERBEND PHASE II Abbreviated Description: Lot:71 Subdivision:RIVERBEND PHASE II City/Muni/Twp:FORT SMITH City/Muni/Twp: FORT SMITH								
12	.36Mi.	**3104 S 99TH ST** **FORT SMITH, AR 72903-5345**	07/24/2026	$220,000	$132	1669	//2		8,190 SF	
		APN: 11013-0004-00000-00 Document #: 2026-14853 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 4 Subdivision: BUTTERFIELD LANDING Abbreviated Description: Subdivision:BUTTERFIELD LANDING Abbreviated Description:NORTH63FT LOT4 City/Muni/Twp:FORT SMITH City/Muni/Twp: FORT SMITH								
13	.36Mi.	**3009 S 98TH CIR** **FORT SMITH, AR 72903-5330**	10/29/2025	$262,100	$149	1759	//2	1986	15,498 SF	P
		APN: 16513-0007-00000-00 Document #: 2025-21118 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 7 Subdivision: RIVERBEND ADDITION Abbreviated Description: Lot:7 Subdivision:RIVERBEND ADDITION City/Muni/Twp:FORT SMITH City/Muni/Twp: FORT SMITH								
14	.39Mi.	**2809 S 97TH CIR** **FORT SMITH, AR 72903-5360**	07/22/2026	$299,900	$142	2112	//2	1972	10,000 SF	

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APN: 16513-0024-00000-00 Document #: 2026-14657
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 24 Subdivision: RIVERBEND ADDITION Abbreviated Description: Lot:24 Subdivision:RIVERBEND ADDITION City/Muni/Twp:FORT SMITH City/Muni/Twp: FORT SMITH

15	.41Mi.	**3008 LAKE OVERLOOK CT** **FORT SMITH, AR 72903-5476**	01/29/2026	$420,000	$163	2575	//2	2008	10,064 SF	

APN: 10868-0008-00000-00 Document #: 2026-01780
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: BRIGHTON PLACE Abbreviated Description: Lot:8 Subdivision:BRIGHTON PLACE City/Muni/Twp:FORT SMITH City/Muni/Twp: FORT SMITH

16	.44Mi.	**2612 CARRINGTON POINTE RD** **FORT SMITH, AR 72903-5261**	07/24/2026	$48,750			//		21,168 SF	

APN: 11117-0038-00000-00 Document #: 2026-14862
Document Type: Commissioner's Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 38 Subdivision: CARRINGTON POINTE Abbreviated Description: Lot:38 Subdivision:CARRINGTON POINTE City/Muni/Twp:FORT SMITH City/Muni/Twp: FORT SMITH

17	.45Mi.	**10019 MEANDERING WAY** **FORT SMITH, AR 72903-5735**	06/02/2026	$234,750	$146	1613	//2	1999	10,836 SF	

APN: 18289-0011-00000-00 Document #: 2026-11153
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 11 Subdivision: VILLAGE HARBOR Phase No: I Abbreviated Description: Lot:11 Subdivision:VILLAGE HARBOR Phase No:I City/Muni/Twp:FORT SMITH City/Muni/Twp: FORT SMITH

18	.46Mi.	**3021 S 100TH ST** **FORT SMITH, AR 72903-5352**	07/21/2026	$259,000	$137	1887	//2	1988	10,656 SF	P

APN: 11013-0040-00000-00 Document #: 2026-14486
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 40 Subdivision: BUTTERFIELD LANDING Abbreviated Description: Lot:40 Subdivision:BUTTERFIELD LANDING City/Muni/Twp:FORT SMITH City/Muni/Twp: FORT SMITH

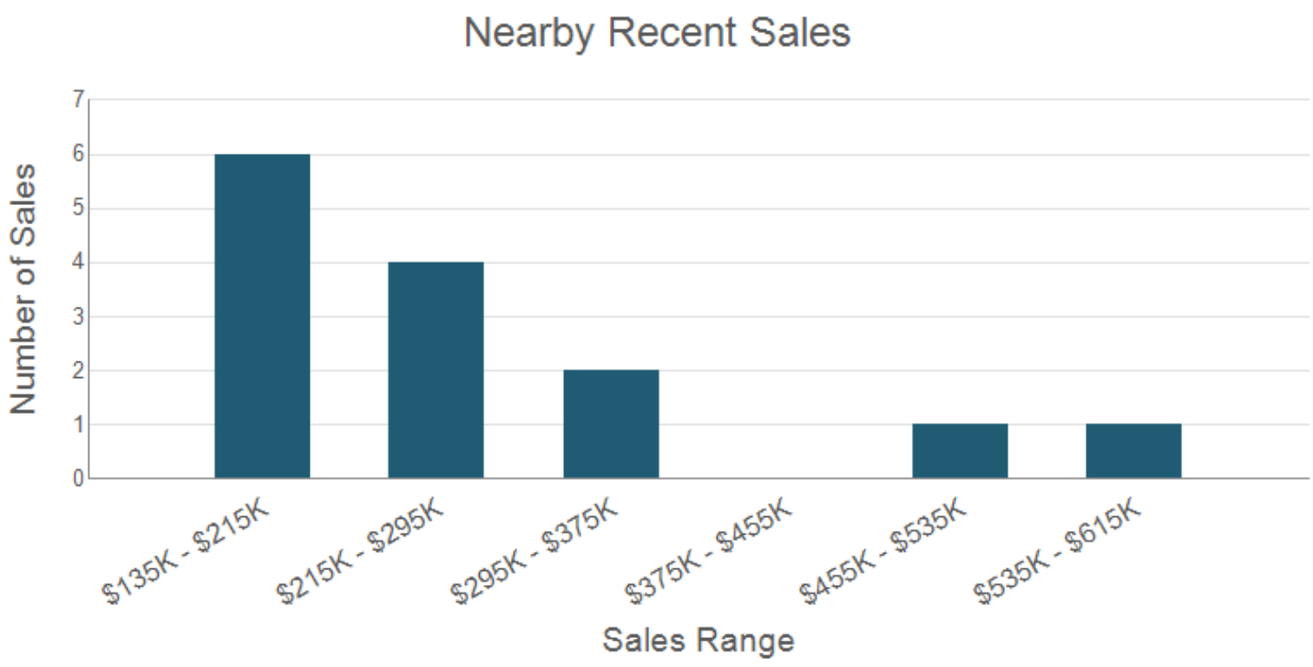
19	.46Mi.	**10008 FOXBORO RD** **FORT SMITH, AR 72903-1326**	02/24/2026	$393,900	$140	2812	//3		28,340 SF	P

APN: 18307-0314-00000-00 Document #: 2026-03911
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 314 Subdivision: VILLAGE HARBOR PHASE VI Abbreviated Description: Lot:314 Subdivision:VILLAGE HARBOR PHASE VI City/Muni/Twp:FORT SMITH City/Muni/Twp: FORT SMITH

20	.46Mi.	**9705 ROGERS AVE** **FORT SMITH, AR 72903-5772**	02/23/2026	$900,000			//		48,613 SF	

APN: 15590-0009-00000-00 Document #: 2026-03694
Document Type: Warranty Deed Price Code: A
Land Use: Commercial - Vacant Land
Legal: Lot: 9B&9C Subdivision: NORTH PAD Abbreviated Description: Lot:9B&9C Subdivision:NORTH PAD City/Muni/Twp:FORT SMITH City/Muni/Twp: FORT SMITH

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.	**9408 ENID ST**	**04/29/2021**	$212,915	$42,583	2,309	//2		8,000 SF	
.01Mi.	**9412 ENID ST**	**06/06/2017**	$161,175	$32,235	1,466	//2		8,000 SF	
.01Mi.	**9400 ENID ST**	**11/16/2022**	$171,080	$34,216	1,646	//2		9,875 SF	
.03Mi.	**9409 FRESNO ST**	**01/24/2018**	$180,750	$36,150	1,800	//2	1980	9,100 SF	P
.03Mi.	**9405 FRESNO ST**	**12/26/2018**	$159,590	$31,918	1,609	//2		9,100 SF	
.03Mi.	**9413 FRESNO ST**	**04/08/2026**	$174,130	$34,826	1,684	//2		10,500 SF	
.03Mi.	**9316 ENID ST**	**09/02/2020**	$188,100	$37,620	1,724	//2		9,875 SF	P
.03Mi.	**9409 ENID ST**	**11/21/2022**	$147,260	$29,452	1,225	//2		8,375 SF	
.04Mi.	**9401 FRESNO ST**	**01/11/2019**	$174,055	$34,811	1,506	//2	1978	9,100 SF	
.04Mi.	**9405 ENID ST**	**11/04/2022**	$88,680	$17,736	1,193	//2		8,375 SF	
.04Mi.	**9413 ENID ST**	**02/27/2015**	$146,885	$29,377	1,389	//2	2001	9,375 SF	
.04Mi.	**9401 ENID ST**	**04/01/2021**	$146,265	$29,253	1,284	//2	1971	8,375 SF	
.04Mi.	**3305 S 95TH ST**	**12/20/2007**	$138,565	$27,713	1,276	//2		8,890 SF	
.04Mi.	**3301 S 95TH ST**	**02/04/1974**	$153,130	$30,626	1,259	//2		8,890 SF	
.04Mi.	**9317 FRESNO ST**	**08/23/2013**	$160,330	$32,066	1,410	//2		9,100 SF	
.05Mi.	**9312 ENID ST**	**11/25/2025**	$177,445	$35,489	1,587	//2	2002	12,625 SF	

Rent vs. Own

Households Occupied by Renters:	40%	Households Occupied by Owners:	50%

Demographics & Income

Median Age:	39.0 years old	Households:	10,615
Median Household Income:	$64,083	Households w/Family:	62%
Household Income Per Capita:	$40,306	Households w/Family Married:	49%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Fort Smith Public Schools	Students:	14,045
Number of Schools:	26	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.63Mi.	**L. A. Chaffin Middle School** Number of Students: 753 Student-Teacher Ratio: 13.94	A+	Public	6 - 8
3.35Mi.	**Southside High School** Number of Students: 2,053 Student-Teacher Ratio: 10.76 Advanced Placement: Yes	A-	Public	9 - 12
0.60Mi.	**John P. Woods Elementary School** Number of Students: 514 Student-Teacher Ratio: 19.32	A+	Public	PK - 5

Flood Report

The Subject Property of **9408 ENID ST, FORT SMITH, AR 72903-5641** 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	121%	HIGHER
BURGLARY	98%	SIMILAR
MOTOR VEHICLE THEFT	129%	HIGHER
FORCIBLE ROBBERY	110%	HIGHER
AGGRAVATED ASSAULT	123%	HIGHER
FORCIBLE RAPE	114%	HIGHER
MURDER	110%	HIGHER
OVERALL	107%	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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ICE SiteX Report

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