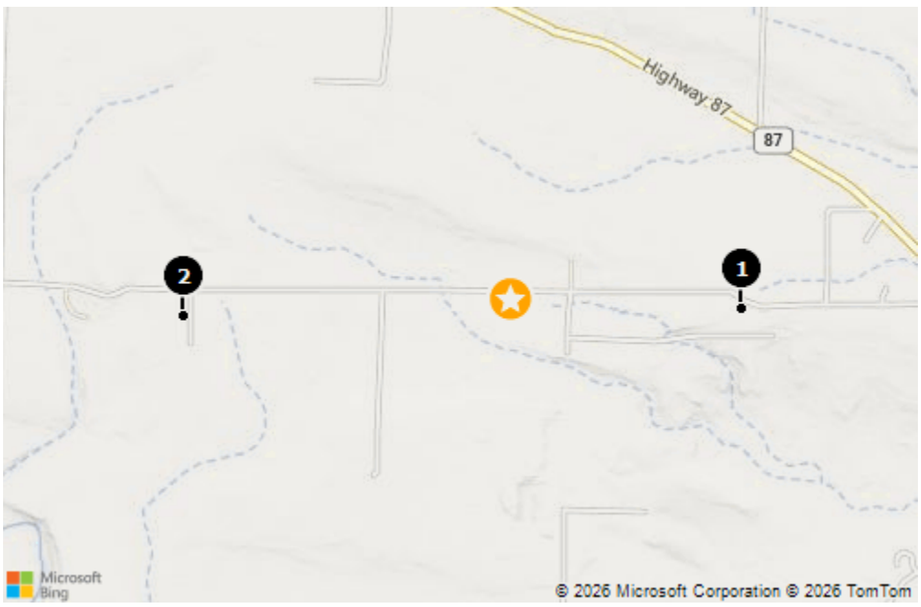
ICE SiteX Report

OrderID: 98169198

SiteX Property Information Report



Subject Property Location

940 VELVET RIDGE RD, BRADFORD, AR 72020-9783

County:	**WHITE AR**	Census Tract:	051450701.001009
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	001-02348-001	Thomas Bros Pg-Grid:	

Valuation

Value:	**$121,000**	FSD:	27	Common Confidence Score:	28
Value Range:	$88,330 - $153,670	ICE Confidence Score:	73		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2023	Tax Rate Code Area:	BS
Assd Land Value:	$800	Market Land Value:	$4,000	Tax Year:	2025
Assd Improvement:	$14,290	Market Improvment Value:	$71,450	Total Taxable Value:	$20
Total Assessed Value:	$15,090	Total Assessor Market Value:	$75,450	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: 001 Subdivision: RURAL METES & BOUNDS Sec/Twnship/Range: SEC 12 TWN 09 RNG 05
Abbreviated Description: N 208.7' W 208.7' E 908.7' N 1/2 NW

Property Characteristics

Lot Size:	1.000 AC	Bedrooms:		Pool:	
Building Area:	1388 SF	Baths:	1	Fireplace:	
Year Built:	1945	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	Veneer
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1	Number of Cars:	1	A/C:	Central
Style:		Basement:		Roof Cover:	Metal
		Foundation:	Z	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	07/27/2023	Loan Amount:	N/A
Document #:	L202308575 BK-PG MTG 2023-16794	Loan Type:	FHA
TD Due Date:	10/01/2051	Type Finance:	

Legal Description:
Sec/Twnship/Range: N2 S12T09NR05W

Prior Transfer

Recording Date:	11/02/2022	Sales Price:	N/A
Document #:	L202215782 BK-PG MTG 2021-29956	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/09/2021	Sales Price:	$80,000
Document #:	BK-PG DEED 2021 -15331	Type of Sale:	Full Amount on Deed
Contract Date:	09/08/2021		
Document Type:			

Legal Description:
Sec/Twnship/Range: N2NW4 S12T09NR05W

Prior Transfer

Recording Date:	09/09/2021	Sales Price:	$80,000
Document #:	BK-PG 2021 -15331*	Type of Sale:	Per Assessor Transaction History

ICE SiteX Report

OrderID: 98169198

Document Type:
Legal Description:
District: 001 Subdivision: RURAL METES & BOUNDS Sec/Twnship/Range: SEC 12 TWN 09 RNG 05
Abbreviated Description: N 208.7' W 208.7' E 908.7' N 1/2 NW

Prior Transfer

Recording Date:	06/02/2014	Sales Price:	$65,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/02/2014	Sales Price:	$65,000
Document #:	BK-PG DEED 2014 -06569	Type of Sale:	Full Amount on Deed
Contract Date:	05/29/2014		
Document Type:			
Legal Description:			
Sec/Twnship/Range: N2NW4 S12T09NR05W			

Prior Transfer

Recording Date:	01/10/2013	Sales Price:	N/A
Document #:	BK-PG DEED 2013 -00374	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	08/23/2012		
Document Type:			
Legal Description:			
Sec/Twnship/Range: N2NW4 S12T09NR05W			

Mortgage Record

Recording Date:	10/09/2006	Loan Amount:	N/A
Document #:	BK-PG MTG 2006-35327	Loan Type:	New Conventional
TD Due Date:	10/10/2007	Type Finance:	
Legal Description:			
Sec/Twnship/Range: N2NW4 S12T09NR05W			

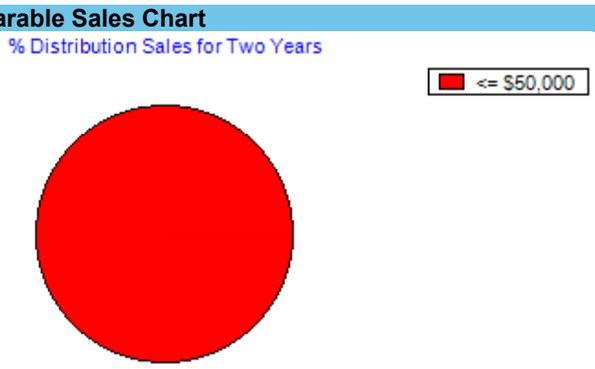
Area Sales Analysis

Total Area Sales	$220,500	Median # of Bedrooms	
Median Lot Size	64,033 SF	Median # of Baths	2
Median Living Area	1,368 SF	Median Year Built	1990
Price Range - 2 Yrs	$41,500 to $179,000	Age Range	30 years to 42 years
Median Value	$110,250	Median Age	36 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.61Mi.	**1038 VELVET RIDGE RD** **BRADFORD, AR 72020-9784**	10/01/2025	$179,000	$110	1616	//2	1996	87,120 SF	
		APN: 001-02340-002 Document #: L202512397 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: NE4NE4 S12T09NR05W Abbreviated Description: Sec/Twnship/Range:NE4NE4 S12T09NR05W								
2	.86Mi.	**108 WEATHERS RD** **BRADFORD, AR 72020-9794**	09/02/2025	$41,500	$37	1120	//2	1984	40,946 SF	
		APN: 001-02312-001 Document #: L202511096 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: NE4NW4 S11T09NR05W Abbreviated Description: Sec/Twnship/Range:NE4NW4 S11T09NR05W								

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: 98169198

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.	**940 VELVET RIDGE RD**	**09/09/2021**	$75,450	$15,090	1,388	//1	1945	1 SF	
.18Mi.	**109 DEER RUN RD**	**04/25/2023**	$100,800	$20,160	1,536	//2	1979	2 SF	V
.21Mi.	**127 DEER RUN RD**	**09/25/2024**	$40,850	$8,170	912	//1	1980	1 SF	
.22Mi.	**968 VELVET RIDGE RD**	**03/01/1994**	$152,650	$30,530	2,140	//1	1978	4 SF	Yes
.29Mi.	**984 VELVET RIDGE RD**	**11/13/2020**	$25,350	$5,070			1988	1 SF	
.3Mi.	**130 MCGILLVARY RD**	**09/21/2021**	$9,250	$1,850				3 SF	
.34Mi.	**126 MCGILLVARY RD**	**09/21/2021**	$9,250	$1,850	644		1980	3 SF	
.39Mi.	**993 VELVET RIDGE RD**	**12/27/2013**	$64,700	$12,940	1,046	//1	1993	1 SF	
.4Mi.	**140 MCGILLVARY RD**	**12/28/2011**	$58,500	$11,700	972	//2	1998	2 SF	
.43Mi.	**138 TURNER RD**	**10/17/2008**	$47,500	$9,500	1,440	//1	1978	4 SF	
.44Mi.	**866 VELVET RIDGE RD**	**10/18/2024**	$100,000	$20,000	1,500	//2	1988	2 SF	
.44Mi.	**1004 VELVET RIDGE RD**	**10/05/2000**						4 SF	
.5Mi.	**1016 VELVET RIDGE RD**	**08/23/2000**	$119,850	$23,970	1,632	//1	1980	4 SF	
.54Mi.	**1022 VELVET RIDGE RD**	**09/18/2017**	$111,000	$22,200	1,835	//2	1980	3 SF	
.58Mi.	**1036 VELVET RIDGE RD**	**06/22/2016**	$124,100	$24,820	1,937	//2	1994	4 SF	
.61Mi.	**1038 VELVET RIDGE RD**	**09/04/2007**	$106,750	$21,350	1,616	//2	1996	2 SF	

Rent vs. Own

Households Occupied by Renters:	27%	Households Occupied by Owners:	61%

Demographics & Income

Median Age:	43.2 years old	Households:	1,296
Median Household Income:	$42,180	Households w/Family:	74%
Household Income Per Capita:	$23,614	Households w/Family Married:	49%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Bradford School District	Students:	434
Number of Schools:	2	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.70Mi.	**Bradford High School**	C	Public	7 - 12
Number of Students: 185 Student-Teacher Ratio: 4.78 Advanced Placement: Yes				
1.70Mi.	**Bradford Elementary School**	D	Public	PK - 6
Number of Students: 249 Student-Teacher Ratio: 13.19				

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	34%	SIGNIFICANTLY LOWER
BURGLARY	164%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	102%	SIMILAR
FORCIBLE ROBBERY	130%	NOTABLY HIGHER
AGGRAVATED ASSAULT	144%	NOTABLY HIGHER
FORCIBLE RAPE	170%	NOTABLY HIGHER
MURDER	133%	NOTABLY HIGHER
OVERALL	128%	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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