

4806 Rixie Rd · Parcel ID 23R-003-00-134-00

Commercial Building · Pulaski,
AR
North Little Rock, AR 72117-
1537
Owner: COMFORT SYSTEMS
USA ARKANSAS INC

7,750 SF	1.85 AC	80,586 SF	\$251.1K	Dec 2008	\$740K
Building Size	Acre Lot	SF Lot	2020 Assessment	Last Sold	Last Sale Price

Parcel

Parcel ID	23R-003-00-134-00	Land Use	Commercial Building	Latitude	34.827271
Municipality Name	Little Rock Rural	State Use	Commercial Improved	Longitude	-92.179916
Tax Area	Little Rock Rural			Census Tract	0038001020

Land

Acres	1.85 AC	Land SF	80,586 SF
Legal Description	W 138' OF NW SW SW EXC A TR BEG NW COR N 89*51' E 80' S0*09' E 40' S 89*41' W 79 6' NO* 45' W40' TO BG 3 2N 11W		

Contacts

Recorded Owner	COMFORT SYSTEMS USA ARKANSAS INC	Mailing Address	Po Box 16620
Ownership Type	Corporation		Little Rock, AR 72231-6620

Last Sale/Loan

Transaction

Sale Date	12/2/2008	Sale Price	\$740,000	Document #	81270
Recordation Date	12/5/2008	Transaction Type	Resale		
Sale Type	Arms Length	Deed Type	Warranty Deed		

Sale Contact Details

Buyer	COMFORT SYSTEMS USA ARKANSAS	Seller	CLYDE JESTER	Title Company	Beach Abstract & Guaranty Co
Buyer Address	Po Box 16620 Little Rock, AR 72231-6620				

Loan Details

Loan Date	7/12/2007	Lender	First Ar Bk&Tr	Loan Transaction	Construction Sale
Origination Type	Mortgage	Borrower	CLYDE A JESTER; GLENDA J JESTER	Document #	58200
Loan Amount	\$500,000				

Sale/Loan History

Sale Date	12/2/2008	Sale Price	\$740K	Transaction	Resale
Buyer	COMFORT SYSTEMS USA ARKANSAS	Seller	CLYDE JESTER		
Sale Date	7/12/2007	Price • Loan	Undisclosed • \$500K	Transaction	Construction Sale
Buyers	CLYDE A JESTER; GLENDA J JESTER	Seller	Undisclosed	Lender	First Ar Bk&Tr
Loan Date*	11/30/2001	Loan Amo...	\$360K	Transaction	Standalone Mortgage/Refinance
Lender	First St Bk	Borrowers	CLYDE A JESTER; GLENDA JESTER		

*No sale or loan date was available. The recordation date was used as a proxy.

Improvements

Building Size	7,750 SF	Exterior Walls	Prefabricated Metal	Framing	Type Unknown
Existing FAR	0.1	Foundation	Concrete	Wiring	Type Unknown
# of Buildings	1	Flooring	Steel-Flat-Slab		
		Roof	Stl Jst/Mtl Dck/Slab/Con Jst		

Assessment

Tax Account #	370319	Calculated Value	Market	Base Mill Rate	\$0.70
Tax Districts	Little Rock Rural	% Improved	88.95%		

Assessment History

Assessed Year	Total Assessed	Improved Assessed	Land Assessed	% Improved	Tax Year	Tax Amount
2020	\$251,100	\$223,350	\$27,750	88.95%	2020	\$1,762.25
2019	\$251,100	\$223,350	\$27,750	88.95%	2019	\$1,762.25
2018	\$251,100	\$223,350	\$27,750	88.95%	2018	\$1,614.19
2017	\$251,100	\$223,350	\$27,750	88.95%	2017	\$1,483.11

Timeframe

5 Years

Location

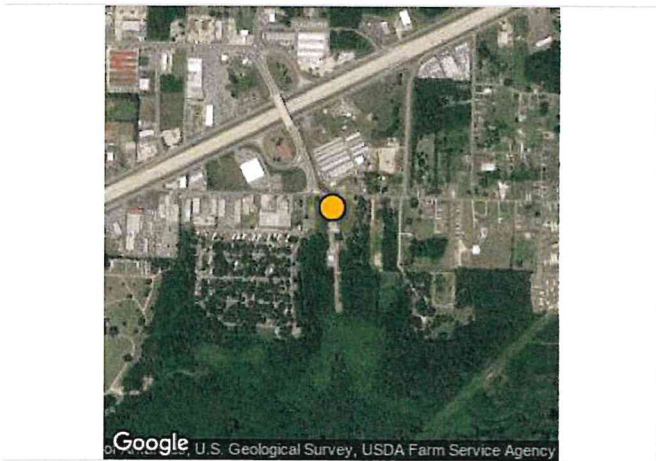
Market	Little Rock	DMA	Little Rock-Pine Bluff, AR	State	Arkansas
CBSA	Little Rock	County	Pulaski	Zip	72117



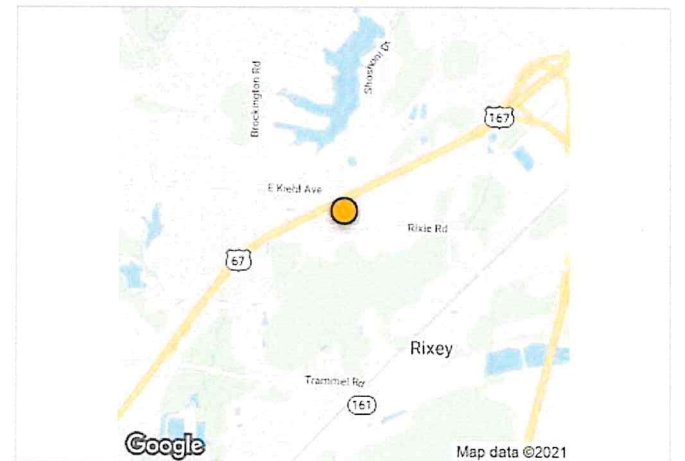
Primary Photo



Aerial image of the property



Aerial image of the property



Map image for the submarket