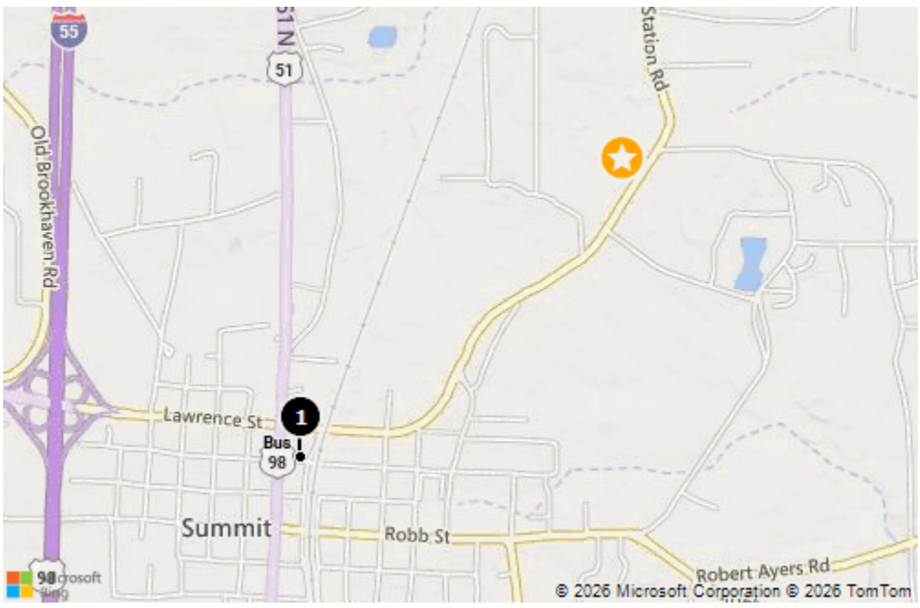
ICE SiteX Report

OrderID: 96883789

SiteX Property Information Report



Subject Property Location

1051 JOHNSTON STATION RD, SUMMIT, MS 39666-9402

County:	**PIKE MS**	Census Tract:	281139502.001006
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	712797-R	Thomas Bros Pg-Grid:	

Valuation

Value:	**$245,000**	FSD:	80	Common Confidence Score:	9
Value Range:	$49,000 - $441,000	ICE Confidence Score:	20		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	401
Assd Land Value:		Market Land Value:	$1,240	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$31,650	Total Taxable Value:	$664
Total Assessed Value:	$4,934	Total Assessor Market Value:	$32,890	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 401 Sec/Twnship/Range: SEC 24 TWN 04N RNG 07E
Abbreviated Description: FR IN NE1/4 NW1/4 SE1/4 W OF RD ZN:X-28113C0037C

Property Characteristics

Lot Size:	13,504 SF	Bedrooms:		Pool:	
Building Area:	1190 SF	Baths:	1	Fireplace:	
Year Built:	1988	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	2
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:		Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Metal
		Foundation:	Piers	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/20/2025	Sales Price:	N/A
Document #:	345010 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/23/2024	Sales Price:	N/A
Document #:	332795 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/16/2024	Sales Price:	N/A
Document #:	332648 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/15/2024	Sales Price:	N/A
Document #:	332626 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/15/2024		
Document Type:			

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Legal Description:
Sec/Twnship/Range: NW4SE4 S24T04NR07E

Prior Transfer

Recording Date:	02/15/2024	Sales Price:	N/A
Document #:	000332626 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 401 Sec/Twnship/Range: SEC 24 TWN 04N RNG 07E
Abbreviated Description: FR IN NE1/4 NW1/4 SE1/4 W OF RD ZN:X-28113C0037C

Prior Transfer

Recording Date:	05/13/2021	Sales Price:	N/A
Document #:	311792 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/13/2021		
Document Type:			

Legal Description:
Sec/Twnship/Range: NW4SE4 S24T04NR07E

Area Sales Analysis

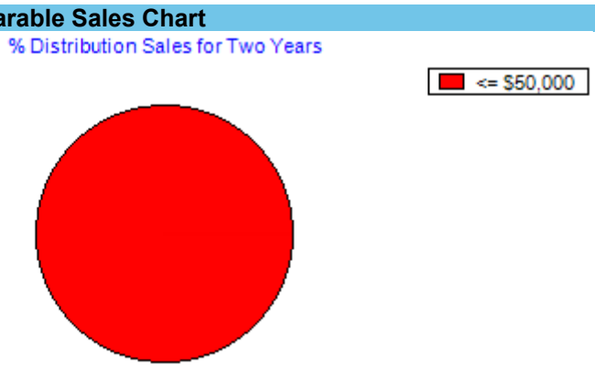
Total Area Sales		Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	2
Median Living Area	3,697 SF	Median Year Built	1900
Price Range - 2 Yrs		Age Range	126 years to 126 years
Median Value		Median Age	126 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.2Mi.	**806 GRANT ST** **SUMMIT, MS 39666-9041**	05/20/2025			3697	//2	1900	SF	Yes

APN: 600048- Document #: 341495
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 11-15 Abbreviated Description: Lot:11-15 City/Muni/Twp:SUMMIT City/Muni/Twp: SUMMIT

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.	**1051 JOHNSTON STATION RD**	**02/15/2024**	$32,890	$4,934	1,190	//1	1988	13,504 SF	
.01Mi.	**1035 JOHNSTON STATION RD**	**02/15/2024**	$680	$102		//1		7,405 SF	
.02Mi.	**1121 JOHNSTON STATION RD**	**02/15/2024**	$1,040	$156		//1		11,326 SF	
.03Mi.	**1053 JOHNSTON STATION RD**	**12/15/2020**	$50,900	$5,090	2,041	//1	1965	30,056 SF	
.04Mi.	**1035 JOHNSTON STATION RD**	**01/25/2021**	$4,620	$694	1,800	//1		1 SF	
.04Mi.	**1035 JOHNSTON STATION RD**	**12/06/2021**	$73,073	$7,310	2,081	6//1	1967	1 SF	
.05Mi.	**1043 JOHNSTON STATION RD**	**09/23/1985**	$119,049	$11,905	1,896	//2	2010	1 SF	
.08Mi.	**1027 JOHNSTON STATION RD**	**05/24/2022**	$117,346	$11,873	2,727	7//1	1978	3 SF	
.09Mi.	**1059 JOHNSTON STATION RD**	**06/18/2018**	$90,770	$9,226	2,208	6//2	1979	19 SF	
.11Mi.	**ROLLINGWOOD DR**	**01/25/2021**	$779	$117		//1		4 SF	
.15Mi.	**1036 ROLLINGWOOD DR**	**06/26/2019**	$167,622	$16,795	2,101	//2	2011	5 SF	
.17Mi.	**1020 ROLLINGWOOD DR**	**04/07/2010**	$9,077	$1,362		//1		1 SF	
.19Mi.	**1089 JOHNSTON STATION RD**	**10/28/2019**	$170,466	$18,318	3,637	7//2	1967	8 SF	Yes
.19Mi.	**1020 ROLLINGWOOD DR**	**10/17/2007**	$219,889	$21,989	3,122	//3	1992	5 SF	Yes
.49Mi.	**ROLLINGWOOD LN W**	**01/21/1998**	$22,688	$3,403		//1		3 SF	
.63Mi.	**ROLLINGWOOD DR**	**03/31/2015**	$598	$90		//1		2 SF	

Rent vs. Own

Households Occupied by Renters:	17%	Households Occupied by Owners:	66%

Demographics & Income

Median Age:	38.1 years old	Households:	3,970
Median Household Income:	$58,031	Households w/Family:	72%
Household Income Per Capita:	$32,685	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	McComb School District	Students:	2,232
Number of Schools:	8	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.81Mi.	**McComb High School** Number of Students: 608 Student-Teacher Ratio: 14.75 Advanced Placement: Yes	C	Public	9 - 12
2.62Mi.	**Higgins Middle School** Number of Students: 436 Student-Teacher Ratio: 16.04	C-	Public	4 - 6
3.89Mi.	**Otken Elementary School** Number of Students: 393 Student-Teacher Ratio: 14.74	C-	Public	1 - 3
3.77Mi.	**Denman Junior High School** Number of Students: 381 Student-Teacher Ratio: 12.97	C-	Public	7 - 8
3.77Mi.	**Kennedy Elementary School** Number of Students: 157 Student-Teacher Ratio: 32.51	D+	Public	PK - KG

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	60%	NOTABLY LOWER
BURGLARY	109%	SIMILAR
MOTOR VEHICLE THEFT	63%	NOTABLY LOWER
FORCIBLE ROBBERY	116%	HIGHER
AGGRAVATED ASSAULT	96%	SIMILAR
FORCIBLE RAPE	120%	HIGHER
MURDER	107%	SIMILAR
OVERALL	95%	SIMILAR

Disaster Alerts

3/14/2025 - Severe Tornados, Flooding

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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