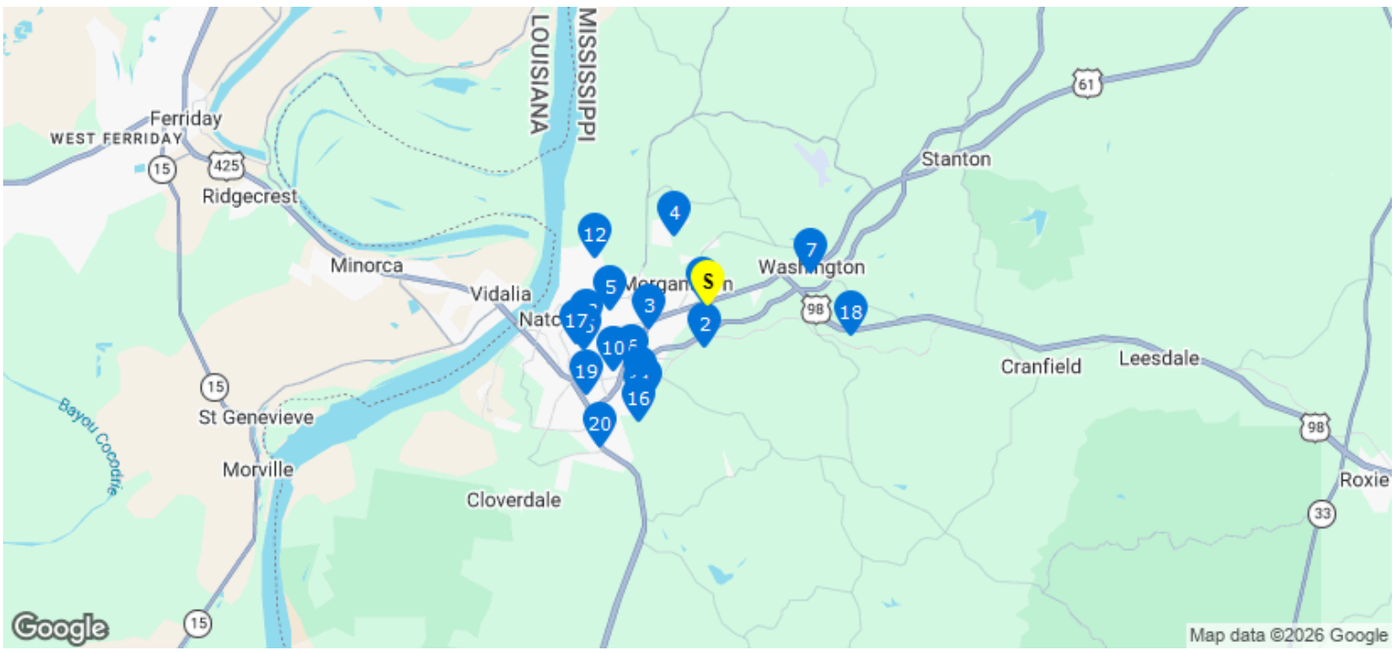
ICE SiteX Report

OrderID: 98775338

SiteX Property Information Report



Subject Property Location

112 OAKLAND DR, NATCHEZ, MS 39120-2233

County:	**ADAMS MS**	Census Tract:	0005.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0086A0001 0022	Thomas Bros Pg-Grid:	

Valuation

Value:	**$123,000**	FSD:	33	Common Confidence Score:	24
Value Range:	$82,410 - $163,590	ICE Confidence Score:	67		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	1100-CITY
Assd Land Value:		Market Land Value:	$6,750	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$94,080	Total Taxable Value:	$1,601
Total Assessed Value:	$10,095	Total Assessor Market Value:	$100,830	Delinquent Year:	
				Tax Account ID:	9595
				Homeowner's Exemption:	
				Tax Exemptions:	DF

Assessment Legal Description

Sec/Twnship/Range: SEC 54 TWN 07N RNG 02W
Abbreviated Description: H&L#65 OAKLAND SD 40-108B-106

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	2024 SF	Baths:	1	Fireplace:	Yes
Year Built:	1952	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (Alum/Vinyl)
Number of Units:		Garage Type:		Heating:	Forced air unit
Number of Stories:		Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/15/2018	Sales Price:	$93,737
Document #:	121656 BK-PG 802-123	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	06/19/2018	Loan Amount:	N/A
Document #:	120501 BK-PG 923-376	Loan Type:	Non Purchase Money Loan
Contract Date:	06/11/2018		
TD Due Date:		Type Finance:	

Legal Description:
Map Ref: 0
City/Muni/Twp: NATCHEZ

Mortgage Record

Recording Date:	01/29/2016	Loan Amount:	N/A
Document #:	BK-PG 886-677	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	01/05/2016		
TD Due Date:		Type Finance:	

Legal Description:
Subdivision: OAKLAND Map Ref: 1025193

ICE SiteX Report

OrderID: 98775338

Mortgage Record

Recording Date:	05/03/2013	Loan Amount:	N/A
Document #:	BK-PG 842-308	Loan Type:	
Contract Date:	02/09/2013		
TD Due Date:		Type Finance:	

Legal Description:
Subdivision: OAKLAND Map Ref: 0

Mortgage Record

Recording Date:	09/02/2010	Loan Amount:	N/A
Document #:	BK-PG 802-133	Loan Type:	
Contract Date:	09/01/2010		
TD Due Date:	09/01/2020	Type Finance:	

Legal Description:
Subdivision: OAKLAND Map Ref: 0

Mortgage Record

Recording Date:	09/02/2010	Loan Amount:	N/A
Document #:	BK-PG 802-123	Loan Type:	
Contract Date:	09/01/2010		
TD Due Date:	09/01/2040	Type Finance:	

Legal Description:
Subdivision: OAKLAND Map Ref: 0

Prior Transfer

Recording Date:	09/02/2010	Sales Price:	N/A
Document #:	BK-PG 25-A-446	Type of Sale:	Non Residential Transfer
Document Type:	Deed		

Legal Description:
Subdivision: OAKLAND

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs		Age Range	
Median Value		Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.14Mi.	**110 LEE CIR** **NATCHEZ, MS 39120-2740** APN: 0194 0004 0004 Document #: 121194 Document Type: Deed Price Code: Land Use: Single Family Residential Legal:	08/24/2018			2090	//1	1969	43,560 SF	
2	1Mi.	**28 LEE PARKER RD** **NATCHEZ, MS 39120-9092** APN: 0196 0001 0002A Document #: 121175 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal:	08/23/2018			2092	//1	1949	130,680 SF	
3	1.56Mi.	**1308 LAFAYETTE ST** **NATCHEZ, MS 39120-3734** APN: 0034 0003 0020.1 Document #: 121124 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal:	08/20/2018			1304	6//1	1949	3,325 SF	
4	1.85Mi.	**87 W WILDERNESS RD** **NATCHEZ, MS 39120-8839** APN: 0186A0001 0026.72 Document #: 121190 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal:	08/24/2018			1067	5//1	1988	SF	
5	2.35Mi.	**17 GRANT ST** **NATCHEZ, MS 39120-2813** APN: 0014 0002 0019 Document #: 121150 Document Type: Warranty Deed Price Code: Land Use: Residential - Vacant Land Legal:	08/22/2018				//		SF	
6	2.39Mi.	**2904 ITASCA DR** **NATCHEZ, MS 39120-4021** APN: 0046 0003 0001 Document #: 121280 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal:	08/31/2018			1664	//1	1949	SF	
7	2.59Mi.	**805 HIGHWAY 61 N** **NATCHEZ, MS 39120-8897** APN: 0178 0001 0021 Document #: 121201 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal:	08/24/2018			3564	7/3/1	1800	2,080,426 SF	
8	2.64Mi.	**3510 EASTBROOK RD** **NATCHEZ, MS 39120-4802** APN: 0038 0002 0015 Document #: 121314 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal:	09/06/2018			1456	//1	1955	8,584 SF	
9	2.77Mi.	**909 EASTWOOD RD** **NATCHEZ, MS 39120-4885** APN: 0039 0007 0002 Document #: 121157	08/23/2018			1185	5//1	1950	8,165 SF	

ICE SiteX Report

OrderID: 98775338

	Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal:							
10	2.78Mi.	**569 PARK PL NATCHEZ, MS 39120-4036**	08/22/2018	1480	//1		31,877 SF	
	APN: 0048 0001 0039 Document #: 121148 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal:							
11	2.91Mi.	**1110 EASTWOOD RD NATCHEZ, MS 39120-4825**	08/14/2018	965	7//1	1956	SF	
	APN: 0039 0008 0009 Document #: 121067 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal:							
12	2.95Mi.	**7 OLD SMITHS LN NATCHEZ, MS 39120-8899**	09/06/2018	1330	//1	2007	SF	
	APN: 0092 0001 0012 Document #: 121305 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal:							
13	3.01Mi.	**321 N DR ML KING JR ST NATCHEZ, MS 39120-**	08/21/2018		//		SF	
	APN: 0029 0002 0009 Document #: 121136 Document Type: Deed Price Code: Land Use: Vacant Land (General) Legal:							
14	3.15Mi.	**914 STATE ST NATCHEZ, MS 39120-3575**	08/27/2018	2246	7//1	1920	SF	
	APN: 0052 0003 0002 Document #: 121216 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal:							
15	3.21Mi.	**823 WASHINGTON ST NATCHEZ, MS 39120-3565**	08/14/2018	1606	6//1	1920	10,500 SF	
	APN: 0052 0003 0028 Document #: 121070 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal:							
16	3.25Mi.	**4 RAINTREE ST N NATCHEZ, MS 39120-5037**	08/23/2018	2563	//1	1976	84 SF	P
	APN: 0073 0002 0050 Document #: 121159 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal:							
17	3.31Mi.	**705 WASHINGTON ST NATCHEZ, MS 39120-3544**	08/27/2018	2946	10//1	1845	SF	
	APN: 0003 0006 0010 Document #: 121217 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal:							
18	3.5Mi.	**35 JONES RD NATCHEZ, MS 39120-8455**	08/15/2018	1344	5//1	1984	135,907 SF	
	APN: 0137B0001 0017 Document #: 121078 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal:							
19	3.64Mi.	**100 LOWER WOODVILLE RD NATCHEZ, MS 39120-4432**	08/16/2018	2606	//	1989	68,825 SF	
	APN: 0068 0001 0013 Document #: 121095 Document Type: Warranty Deed Price Code: Land Use: Service station (full service) Legal:							
20	4.28Mi.	**107 PECAN WAY NATCHEZ, MS 39120-4617**	08/17/2018	1508	//1	1962	SF	
	APN: 0079 0001 0062 Document #: 121104 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal:							

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: 98775338

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.	**112 OAKLAND DR**	**09/02/2010**	$100,830	$10,095	2,024	//1	1952		
.01Mi.	**114 OAKLAND DR**	**01/24/2018**	$73,560	$11,035	936	//1	1954		
.02Mi.	**110 OAKLAND DR**	**07/29/2021**	$58,020	$5,802	898	9//1	1951		
.03Mi.	**719 MORGAN AVE**	**07/05/2001**	$56,460	$8,469	1,052	//1	1952		
.03Mi.	**116 OAKLAND DR**	**04/14/2014**	$37,650	$5,648	936	//1	1954		
.03Mi.	**717 MORGAN AVE**	**12/29/2022**	$61,930	$6,193	936	//1	1953		
.03Mi.	**108 OAKLAND DR**	**11/16/1992**	$75,730	$7,573	1,119	//1	1951		
.03Mi.	**721 MORGAN AVE**	**03/27/2000**	$44,020	$4,402	898	//1	1953		
.04Mi.	**113 OAKLAND DR**	**06/23/2014**	$71,530	$7,153	1,020	//1	1951		
.04Mi.	**715 MORGAN AVE**	**01/05/2018**	$73,150	$10,973	1,110	//1	1953		
.04Mi.	**111 OAKLAND DR**	**05/25/2006**	$73,460	$11,020	1,084	//1	1951		
.04Mi.	**115 OAKLAND DR**	**12/22/2006**	$51,230	$5,123	1,218	//1	1957		
.04Mi.	**118 OAKLAND DR**	**06/03/2024**	$53,150	$5,315	984	//1	1954		
.04Mi.	**109 OAKLAND DR**	**01/06/2020**	$7,250	$1,088	1,445		1951		
.05Mi.	**117 OAKLAND DR**	**05/15/2009**	$50,610	$7,592	936	//1	1951		
.05Mi.	**723 MORGAN AVE**	**01/20/2022**	$51,020	$5,102	932	6/3/1	1953		

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	61%

Demographics & Income

Median Age:	44.6 years old	Households:	11,651
Median Household Income:	$44,033	Households w/Family:	56%
Household Income Per Capita:	$24,998	Households w/Family Married:	38%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

School District

School District Zone:	Natchez-Adams School District	Students:	2,554
Number of Schools:	8	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.63Mi.	**Natchez High School** Number of Students: 606 Student-Teacher Ratio: 12.13	F	Public	9 - 12
2.64Mi.	**McLaurin Elementary School** Number of Students: 642 Student-Teacher Ratio: 15.11	C-	Public	2 - 4

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	113%	HIGHER
BURGLARY	120%	HIGHER
MOTOR VEHICLE THEFT	109%	SIMILAR
FORCIBLE ROBBERY	100%	SIMILAR
AGGRAVATED ASSAULT	110%	HIGHER
FORCIBLE RAPE	113%	HIGHER
MURDER	105%	SIMILAR
OVERALL	109%	SIMILAR

Disaster Alerts

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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