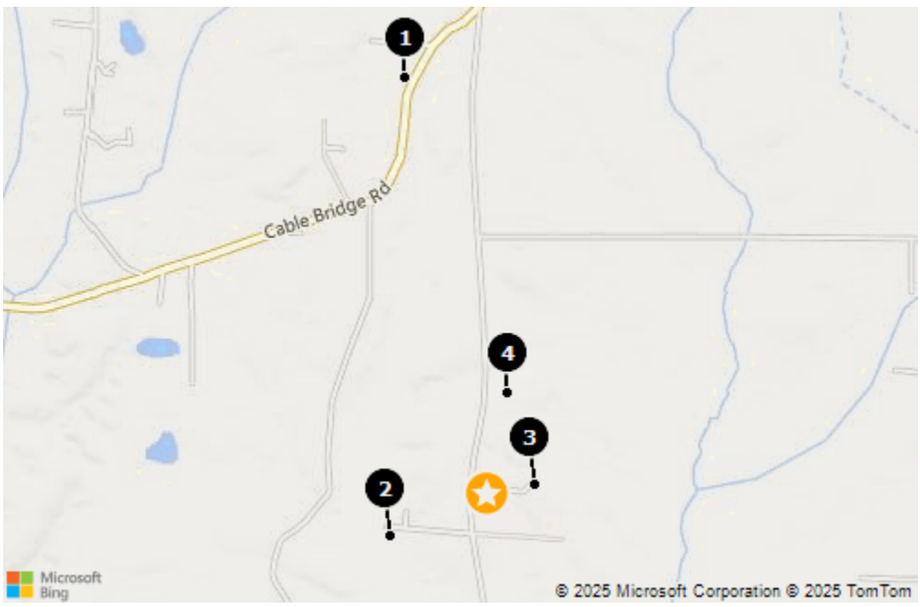
ICE SiteX Report

OrderID: 94140866

SiteX Property Information Report



Subject Property Location

14140 BIG CREEK RD, GULFPORT, MS 39503-7893

County:	**HARRISON MS**	Census Tract:	280470035.083004
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0407E-01-011.000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$133,000**	FSD:	6
Value Range:	$125,020 - $140,980	Confidence Score:	94

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$17,250	Tax Year:	2024
Assd Improvement:		Market Improvment Value:	$51,007	Total Taxable Value:	$965
Total Assessed Value:	$10,239	Total Assessor Market Value:	$68,257	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Subdivision: MAR OF BIG CREEK Sec/Twnship/Range: SEC 30 TWN 06S RNG 12W
Abbreviated Description: 1.4 AC COM AT SE COR OF NE1/4 OF SW1/4 OF SEC 30 N 85 DG W 1331.3 FT TO E MAR OF BIG CREEK RD S ALONG RD 145 FT E 408.2 FT N

Property Characteristics

Lot Size:	2.000 AC	Bedrooms:		Pool:	
Building Area:	1496 SF	Baths:		Fireplace:	Yes
Year Built:	1977	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Carport	Heating:	
Number of Stories:		Number of Cars:	1	A/C:	
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/15/2023	Sales Price:	N/A
Document #:	2023-0025220-T-J1 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/26/2022	Sales Price:	$164,350
Document #:	2022-0009595-D-J1 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Subdivision: MAR OF BIG CREEK Sec/Twnship/Range: SEC 30 TWN 06S RNG 12W
Abbreviated Description: 1.4 AC COM AT SE COR OF NE1/4 OF SW1/4 OF SEC 30 N 85 DG W 1331.3 FT TO E MAR OF BIG CREEK RD S ALONG RD 145 FT E 408.2 FT N

Prior Transfer

Recording Date:	04/26/2022	Sales Price:	N/A
Document #:	2022-0009595-D-J1 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/25/2022		
Document Type:	Warranty Deed		
Legal Description:			

Section: 30
Abbreviated Description: SW4 S30 T6S R12W

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Mortgage Record

Recording Date:	06/25/2018	Loan Amount:	N/A
Document #:	2018-0005317-T-J1 BK-PG -	Loan Type:	Unknown
TD Due Date:	07/01/2048	Type Finance:	VAR

Legal Description:
Sec/Twnship/Range: NE4 SW4 S30 T6S R12W

Mortgage Record

Recording Date:	07/18/2012	Loan Amount:	N/A
Document #:	2012-6868-T-J1 BK-PG -	Loan Type:	
TD Due Date:	08/01/2032	Type Finance:	

Legal Description:
Subdivision: NE1/4SW1/4SEC30T6SR12W

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	277,478 SF	Median # of Baths	
Median Living Area	1,902 SF	Median Year Built	1986
Price Range - 2 Yrs		Age Range	8 years to 64 years
Median Value		Median Age	39 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.18Mi.	**15301 CABLE BRIDGE RD** **GULFPORT, MS 39503-8203**	10/29/2024			1000	5/3/	1961	26,136 SF	
	APN: 0406 -19-032.000 Document #: 2024-0022054-D-J1 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Sec/Twnship/Range: S19T06SR12W Abbreviated Description: Sec/Twnship/Range:S19T06SR12W									
2	.33Mi.	**24049 ROSE BLVD** **GULFPORT, MS 39503-7021**	09/18/2024			944	//	2017	236,967 SF	
	APN: 0407E-01-016.000 Document #: 2024-0018402-D-J1 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Sec/Twnship/Range: W2SW4SW4SW4 S30T06SR12W Abbreviated Description: Sec/Twnship/Range:W2SW4SW4SW4 S30T06SR12W									
3	.18Mi.	**14188 BIG CREEK RD** **GULFPORT, MS 39503-7893**	05/08/2024			3265	//	1988	317,989 SF	
	APN: 0407E-01-006.000 Document #: 2024-0008405-D-J1 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: District: 1 Sec/Twnship/Range: NE4SW4&SE4NW4 S30T06SR12W Abbreviated Description: District:1 Sec/Twnship/Range:NE4SW4&SE4NW4 S30T06SR12W									
4	.28Mi.	**14280 BIG CREEK RD** **GULFPORT, MS 39503-8257**	04/26/2024			2804	//	1985	1,067,224 SF	
	APN: 0407D-01-011.000 Document #: 2024-0007614-D-J1 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: District: 1 Sec/Twnship/Range: NE4SW4 S30T06SR12W Abbreviated Description: District:1 Sec/Twnship/Range:NE4SW4 S30T06SR12W									

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.	**14140 BIG CREEK RD**	**04/26/2022**	$68,257	$10,239	1,496		1977	2 SF	
.08Mi.	**14088 BIG CREEK RD**	**07/31/1997**	$123,843	$12,464	2,513		1973	5 SF	
.09Mi.	**14120 BIG CREEK RD**	**12/22/2016**	$185,620	$18,562	2,994		2009	5 SF	
.11Mi.	**14133 BIG CREEK RD**		$121,612	$12,162	2,288		1975	5 SF	
.14Mi.	**14101 BIG CREEK RD**	**07/30/2003**	$136,833	$13,684	2,649		1974	6 SF	
.14Mi.	**14069 BIG CREEK RD**	**06/13/2023**	$39,205	$3,921	1,029		1983	20,038 SF	
.16Mi.	**14046 BIG CREEK RD**	**07/19/2021**	$114,551	$11,455	1,974		1992	3 SF	
.16Mi.	**14071 BIG CREEK RD**	**02/19/2021**	$46,787	$4,679	989		1983	32,670 SF	
.18Mi.	**14188 BIG CREEK RD**	**08/05/2020**	$191,273	$19,127	3,265		1988	7 SF	
.21Mi.	**14028 BIG CREEK RD**	**06/05/2019**	$84,321	$8,432	1,245		1976	4 SF	
.22Mi.	**14248 BIG CREEK RD**	**09/13/1995**	$148,537	$14,854	2,521		2004	2 SF	
.23Mi.	**14035 BIG CREEK RD**	**06/30/2021**	$144,200	$14,420	2,582		1979	7 SF	
.25Mi.	**14195 BIG CREEK RD**	**02/04/2009**	$181,641	$18,164	3,259		1999	1 SF	
.27Mi.	**14000 BIG CREEK RD**	**05/09/2000**	$175,080	$17,508	2,770		2001	5 SF	
.28Mi.	**14280 BIG CREEK RD**	**03/14/2022**	$148,897	$15,234	2,804		1985	25 SF	
.31Mi.	**13520 BIG CREEK RD**	**05/04/2005**	$266,853	$26,685	3,027		2011	13 SF	

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	64%

Demographics & Income

Median Age:	37.8 years old	Households:	20,486
Median Household Income:	$68,448	Households w/Family:	74%
Household Income Per Capita:	$31,479	Households w/Family Married:	51%
Most Common Education Level:	High School Graduate	Households w/Family Children:	39%

School District

School District Zone:	Harrison County School District	Students:	13,666
Number of Schools:	22	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.40Mi.	**Lizana Elementary School** Number of Students: 369 Student-Teacher Ratio: 14.48	NA	Public	KG - 6
6.15Mi.	**West Wortham Elementary and Middle School** Number of Students: 1,154 Student-Teacher Ratio: 14.77	NA	Public	KG - 8
4.48Mi.	**West Harrison High School** Number of Students: 1,045 Student-Teacher Ratio: 18.57 Advanced Placement: Yes	A	Public	9 - 12

Flood Report

The Subject Property of **14140 BIG CREEK RD, GULFPORT, MS 39503-7893** 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	100%	SIMILAR
BURGLARY	92%	SIMILAR
MOTOR VEHICLE THEFT	102%	SIMILAR
FORCIBLE ROBBERY	100%	SIMILAR
AGGRAVATED ASSAULT	61%	NOTABLY LOWER
FORCIBLE RAPE	105%	SIMILAR
MURDER	91%	LOWER
OVERALL	87%	LOWER

Disaster Alerts

No alerts noted

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