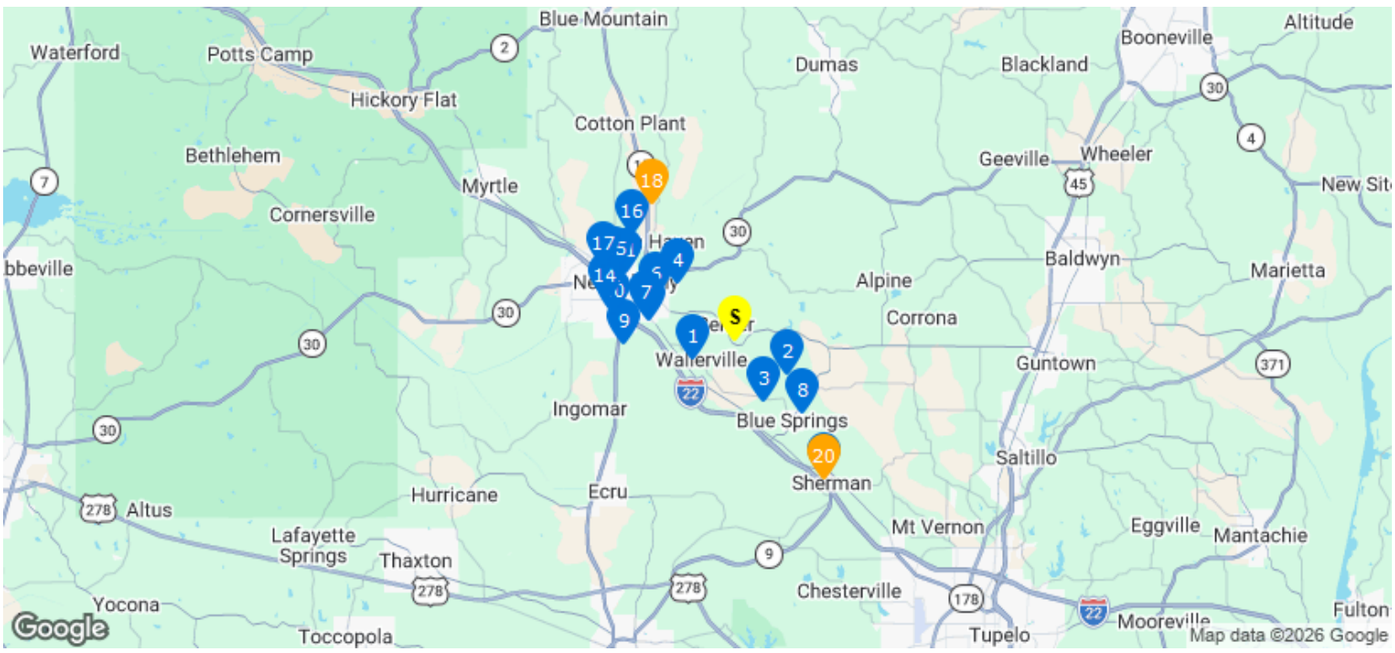
ICE SiteX Report

OrderID: 98809187

SiteX Property Information Report



Subject Property Location

1657 COUNTY ROAD 121, NEW ALBANY, MS 38652-8502

County:	**UNION MS**	Census Tract:	9505.00
Property Use:	Rural/Agricultural Residence	Zoning:	
Parcel Number:	063R-24-008.00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$154,000**	FSD:	39	Common Confidence Score:	21
Value Range:	$93,940 - $214,060	ICE Confidence Score:	61		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	3010
Assd Land Value:		Market Land Value:	$5,670	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$50,260	Total Taxable Value:	$489
Total Assessed Value:	$5,593	Total Assessor Market Value:	$55,930	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Sec/Twnship/Range: SEC 24 TWN 07SS RNG 03E
Abbreviated Description: PT NE 1/4ETUX- DONNA MCCRAW

Property Characteristics

Lot Size:	1.000 AC	Bedrooms:		Pool:	
Building Area:	1104 SF	Baths:		Fireplace:	
Year Built:	1983	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Rock, Stone
Number of Units:		Garage Type:	Garage	Heating:	
Number of Stories:		Number of Cars:	2	A/C:	
Style:		Basement:		Roof Cover:	Composition Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/24/2026	Sales Price:	$87,387
Document #:	2026003278 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	02/09/2024	Loan Amount:	N/A
Document #:	2024000467 BK-PG -	Loan Type:	Stand Alone Second
Contract Date:	01/25/2024		
TD Due Date:	10/01/2051	Type Finance:	

Legal Description:
Map Ref: 1223551 Sec/Twnship/Range: NE4 S24T07SR03E

Mortgage Record

Recording Date:	09/28/2021	Loan Amount:	N/A
Document #:	2021004862 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	09/17/2021		
TD Due Date:	10/01/2051	Type Finance:	

Legal Description:
Map Ref: 1148879 Sec/Twnship/Range: NE4 S24T07SR03E

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Mortgage Record

Recording Date:	09/28/2021	Loan Amount:	N/A
Document #:	2021004862 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	09/15/2021		
TD Due Date:	10/01/2051	Type Finance:	

Legal Description:
Sec/Twnship/Range: NE4 S24T07SR03E

Prior Transfer

Recording Date:	09/28/2021	Sales Price:	N/A
Document #:	2021004861 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	09/15/2021		
Document Type:	Deed		

Legal Description:
Sec/Twnship/Range: NE4 S24T07SR03E

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	2.15Mi.	**1005 COUNTY ROAD 351** **NEW ALBANY, MS 38652-9247**	02/01/2017			2301	7//1	1990	98,010 SF	
		APN: 065R-27-010.00 Document #: 2017000493 Document Type: Warranty Deed Price Code: Land Use: Rural/Agricultural Residence Legal: Sec/Twnship/Range: NE4 S27T07SR03E Abbreviated Description: Sec/Twnship/Range:NE4 S27T07SR03E								
2	2.89Mi.	**1010 DEERWOOD LN** **BLUE SPRINGS, MS 38828-8294**	02/13/2017			1268	6//	2002	87,120 SF	
		APN: 089R-28-002.07 Document #: 2017000621 Document Type: Warranty Deed Price Code: Land Use: Rural/Agricultural Residence Legal: Sec/Twnship/Range: SW4 S28T07SR04E Abbreviated Description: Sec/Twnship/Range:SW4 S28T07SR04E								
3	3.11Mi.	**1491 COUNTY ROAD 278** **BLUE SPRINGS, MS 38828-9252**	01/05/2017			1317	5//	1980	36,155 SF	
		APN: 093R-05-004.01 Document #: 2017000040 Document Type: Warranty Deed Price Code: Land Use: Rural/Agricultural Residence Legal: Sec/Twnship/Range: NW4 S05T08SR04E Abbreviated Description: Sec/Twnship/Range:NW4 S05T08SR04E								
4	3.75Mi.	**1026 COUNTY ROAD 131** **NEW ALBANY, MS 38652-9605**	01/18/2017			1203	5//	1983	30,492 SF	
		APN: 059R-03-012.03 Document #: 2017000222 Document Type: Warranty Deed Price Code: Land Use: Rural/Agricultural Residence Legal: Sec/Twnship/Range: SW4 S03T07SR03E Abbreviated Description: Sec/Twnship/Range:SW4 S03T07SR03E								
5	4.09Mi.	**203 STATE HIGHWAY 15 S** **NEW ALBANY, MS 38652-5208**	01/24/2017			1331	7//	1952	SF	
		APN: 041N-17-071.00 Document #: 2017000308 Document Type: Warranty Deed Price Code: Land Use: Rural/Agricultural Residence Legal: Sec/Twnship/Range: NE4 S17T07SR03E Abbreviated Description: Sec/Twnship/Range:NE4 S17T07SR03E								
6	4.18Mi.	**616 GARFIELD ST** **NEW ALBANY, MS 38652-5607**	01/17/2017			1490	6//	1945	SF	
		APN: 045N-09-053.00 Document #: 2017000191 Document Type: Warranty Deed Price Code: Land Use: Rural/Agricultural Residence Legal: Lot: 16 Subdivision: BONE SUBDIVISION Abbreviated Description: Lot:16 Subdivision:BONE SUBDIVISION								
7	4.36Mi.	**505 PINECREST CV** **NEW ALBANY, MS 38652-4704**	03/28/2017			1641	5//	1972	SF	
		APN: 041N-17-021.00 Document #: 2017001186 Document Type: Warranty Deed Price Code: Land Use: Rural/Agricultural Residence Legal: Lot: 11 Subdivision: PINECREST CIRCLE SUBDIVISION Abbreviated Description: Lot:11 Subdivision:PINECREST CIRCLE SUBDIVISION								
8	4.58Mi.	**1679 COUNTY ROAD 278** **BLUE SPRINGS, MS 38828-9233**	01/26/2017			1743	6//1	1977	162,043 SF	
		APN: 092R-04-009.00 Document #: 2017000426 Document Type: Warranty Deed Price Code: Land Use: Rural/Agricultural Residence Legal: Sec/Twnship/Range: SE4 S04T08SR04E Abbreviated Description: Sec/Twnship/Range:SE4 S04T08SR04E								
9	5.17Mi.	**1015 JAMIE CV** **NEW ALBANY, MS 38652-8400**	12/30/2016			1810	8//1	1994	89,734 SF	
		APN: 061R-19-002.06 Document #: 2016008651 Document Type: Warranty Deed Price Code: Land Use: Rural/Agricultural Residence Legal: Sec/Twnship/Range: NE4 S19T07SR03E Abbreviated Description: Sec/Twnship/Range:NE4 S19T07SR03E								
10	5.8Mi.	**104 RAINEY LN** **NEW ALBANY, MS 38652-6038**	12/08/2016			2461	7/4/2	2016	SF	
		APN: 059N-18-001.04 Document #: 2016008419 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 3 Subdivision: PARK VIEW SUBDIVISION Phase No: I Sec/Twnship/Range: NW4 S18T07SR03E Abbreviated Description: Lot:3 Subdivision:PARK VIEW SUBDIVISION Phase No:I Sec/Twnship/Range:NW4 S18T07SR03E								
11	5.96Mi.	**801 GLENWOOD ST** **NEW ALBANY, MS 38652-2910**	03/09/2017			1027	4/2/	2012	SF	
		APN: 023N-06-049.00 Document #: 2017000947 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential								

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Legal: Lot: 83 Subdivision: COLONIAL GARDENS SUBDIVISION SECTION C Abbreviated Description: Lot:83 Subdivision:COLONIAL GARDENS SUBDIVISION SECTION C

12	6.17Mi.	**413 W LONGVIEW DR** **NEW ALBANY, MS 38652-2412**	02/28/2017	1819	6/3/1	2005	27,120 SF	

APN: 012N-12-045.13 Document #: 2017000815
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 307,308 Subdivision: MAGNOLIA HILLS SUBDIVISION SECTION C Abbreviated Description: Lot:307,308 Subdivision:MAGNOLIA HILLS SUBDIVISION SECTION C

13	6.28Mi.	**403 FAIR OAKS DR** **NEW ALBANY, MS 38652-2413**	12/30/2016	1746	5/3/1	2009	17,296 SF	

APN: 012N-12-047.10 Document #: 2016008667
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 214 Subdivision: MAGNOLIA HILLS SUBDIVISION SECTION B Sec/Twnship/Range: NE4 S12T07SR02E Abbreviated Description: Lot:214 Subdivision:MAGNOLIA HILLS SUBDIVISION SECTION B Sec/Twnship/Range:NE4 S12T07SR02E

14	6.37Mi.	**501 LINDEN ST** **NEW ALBANY, MS 38652-2431**	03/13/2017	1721	6//1	1997	18,910 SF	

APN: 012N-12-050.04 Document #: 2017000970
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 501 Subdivision: MAGNOLIA HILLS SUBDIVISION SECTION E Sec/Twnship/Range: NE4 S12T07SR02E Abbreviated Description: Lot:501 Subdivision:MAGNOLIA HILLS SUBDIVISION SECTION E Sec/Twnship/Range:NE4 S12T07SR02E

15	6.44Mi.	**202 MELVIN ST** **NEW ALBANY, MS 38652-2913**	03/29/2017	1189	5//	1978	SF	

APN: 017N-06-008.00 Document #: 2017001216
Document Type: Warranty Deed Price Code:
Land Use: Rural/Agricultural Residence
Legal: Sec/Twnship/Range: NW4 S06T07SR03E Abbreviated Description: Sec/Twnship/Range:NW4 S06T07SR03E

16	6.89Mi.	**1337 COUNTY ROAD 81** **NEW ALBANY, MS 38652-9547**	02/10/2017	1960	//	1993	43,560 SF	

APN: 057R-30-010.09 Document #: 2017000615
Document Type: Warranty Deed Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Sec/Twnship/Range: NE4 S30T06SR03E Abbreviated Description: Sec/Twnship/Range:NE4 S30T06SR03E

17	7.03Mi.	**1100 W BANKHEAD ST** **NEW ALBANY, MS 38652-2101**	02/07/2017	1176	5//	1960	SF	

APN: 009N-36-027.00 Document #: 2017000569
Document Type: Warranty Deed Price Code:
Land Use: Rural/Agricultural Residence
Legal: Lot: 17 Subdivision: PHYFER SUBDIVISION Abbreviated Description: Lot:17 Subdivision:PHYFER SUBDIVISION

18	7.43Mi.	**1092 COUNTY ROAD 82** **NEW ALBANY, MS 38652-7203**	12/14/2016	2850	7//1	1992	185,566 SF	

APN: 052R-17-027.05 Document #: 2016008471
Document Type: Special Warranty Deed Price Code:
Land Use: Rural/Agricultural Residence
Legal: Sec/Twnship/Range: SE4 S17T06SR03E Abbreviated Description: Sec/Twnship/Range:SE4 S17T06SR03E

19	7.58Mi.	**1011 N SHERMAN DR** **SHERMAN, MS 38828-8279**	01/19/2017	1195	5/3/1	2004	SF	

APN: 005S-22-001.11 Document #: 2017000268
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SE4 S22T08SR04E Abbreviated Description: Sec/Twnship/Range:SE4 S22T08SR04E

20	7.64Mi.	**1001 N SHERMAN DR** **SHERMAN, MS 38828-8279**	03/13/2017	1247	5/3/1	2004	43,560 SF	

APN: 005S-22-001.07 Document #: 2017000984
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SE4 S22T08SR04E Abbreviated Description: Sec/Twnship/Range:SE4 S22T08SR04E

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.

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.	**1657 COUNTY ROAD 121**	**09/28/2021**	$55,930	$5,593	1,104	5//	1983	1 SF	
.1Mi.	**1396 STATE HIGHWAY 348**		$22,820	$3,423	924	5//	1949	1 SF	
.11Mi.	**1648 COUNTY ROAD 121**		$126,710	$12,783	1,832	7//1	1995	4 SF	
.12Mi.	**1667 COUNTY ROAD 121**		$47,190	$4,719	1,185	5//	1976	1 SF	
.13Mi.	**1646 COUNTY ROAD 121**	**03/21/2024**	$241,100	$24,110	2,936	//1	2023	1 SF	
.15Mi.	**1665 COUNTY ROAD 121**	**05/03/2022**	$8,820	$1,323	1,522	5//	1950	24 SF	
.16Mi.	**1645 COUNTY ROAD 121**		$64,070	$6,407	1,520	6//	1983	35,284 SF	
.16Mi.	**1645 COUNTY ROAD 121**	**07/30/2015**	$99,010	$9,901	1,472	6//1	1983	1 SF	
.18Mi.	**1640 COUNTY ROAD 121**	**03/15/2017**	$33,500	$3,428	1,176	4//	1948	2 SF	
.21Mi.	**1382 STATE HIGHWAY 348**		$75,110	$7,511	1,760	4//1	1990	1 SF	
.24Mi.	**1374 STATE HIGHWAY 348**	**12/07/2020**	$37,920	$3,792	994	5//	1955	2 SF	
.24Mi.	**1645 COUNTY ROAD 121**		$80,230	$8,087	2,057	7//1	1983	11 SF	
.24Mi.	**1683 COUNTY ROAD 121**	**02/27/2019**	$57,970	$5,797	976	6//	1968	1 SF	
.25Mi.	**1400 STATE HIGHWAY 348**	**01/04/2023**	$126,710	$12,671	2,310	5//1	1968	2 SF	
.26Mi.	**1685 COUNTY ROAD 121**	**02/27/2019**	$41,750	$6,263	1,274	6//	1952	18,295 SF	
.37Mi.	**1632 COUNTY ROAD 121**	**12/08/2022**	$94,870	$9,653	1,794	6//	1972	23 SF	

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Rent vs. Own

Households Occupied by Renters:	31%	Households Occupied by Owners:	59%

Demographics & Income

Median Age:	39.6 years old	Households:	6,159
Median Household Income:	$56,697	Households w/Family:	68%
Household Income Per Capita:	$28,366	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	36%

School District

School District Zone:	New Albany Public Schools	Students:	2,149
Number of Schools:	5	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.54Mi.	**New Albany Middle School** Number of Students: 470 Student-Teacher Ratio: 12.89	B+	Public	6 - 8
4.07Mi.	**New Albany High School** Number of Students: 605 Student-Teacher Ratio: 13	B+	Public	9 - 12
6.22Mi.	**New Albany Elementary School** Number of Students: 1,074 Student-Teacher Ratio: 17.9	A-	Public	PK - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	115%	HIGHER
BURGLARY	120%	HIGHER
MOTOR VEHICLE THEFT	101%	SIMILAR
FORCIBLE ROBBERY	119%	HIGHER
AGGRAVATED ASSAULT	119%	HIGHER
FORCIBLE RAPE	119%	HIGHER
MURDER	115%	HIGHER
OVERALL	110%	HIGHER

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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