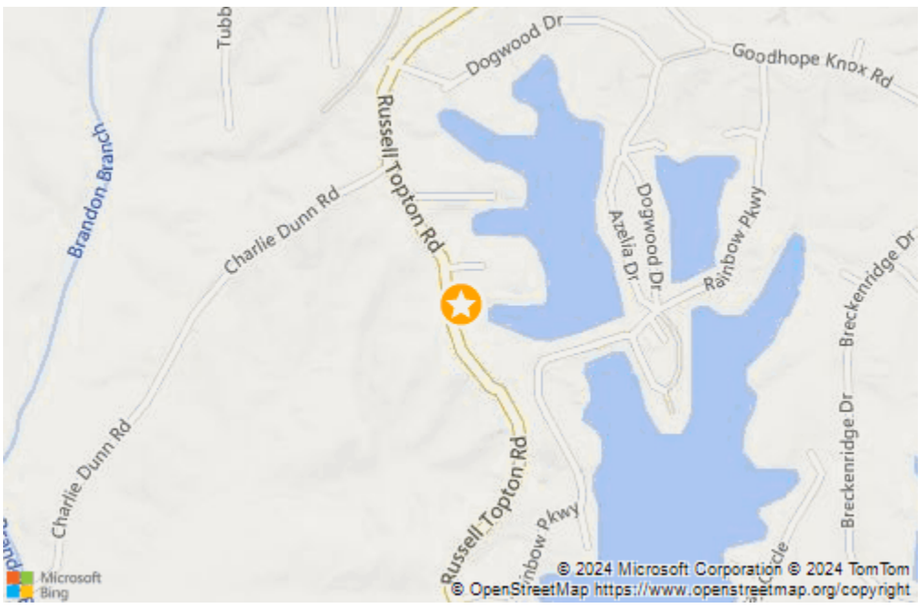
SiteX™ Report

OrderID: 92989147

SiteX Property Information Report



Subject Property Location

1826 SUNRISE RD, TOOMSUBA, MS 39364-9766

County:	**LAUDERDALE MS**	Census Tract:	280750102.041000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	149300000000000684	Thomas Bros Pg-Grid:	

Valuation

Value:	**$342,000**	FSD:	18
Value Range:	$280,440 - $403,560	Confidence Score:	82

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	2000
Assd Land Value:		Market Land Value:	$27,660	Tax Year:	2023
Assd Improvement:		Market Improvment Value:	$226,550	Total Taxable Value:	$2,254
Total Assessed Value:	$25,421	Total Assessor Market Value:	$254,210	Delinquent Year:	
				Tax Account ID:	40917
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Sec/Twnship/Range: SEC 30 TWN 07N RNG 17E
Abbreviated Description: PT W1/2SE1/4 (1.51A) DESC DB 1620 P.96

Property Characteristics

Lot Size:	1.510 AC	Bedrooms:		Pool:	
Building Area:	3377 SF	Baths:	2	Fireplace:	
Year Built:	2001	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Veneer
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:		Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Metal
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/17/2017	Sales Price:	N/A
Document #:	2017004612 BK-PG 2866 -605	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/09/2017		
Document Type:	Warranty Deed		

Legal Description:
Sec/Twnship/Range: NW4 SE4 SW4 SE4 S30 T7N R17E

Prior Transfer

Recording Date:	05/17/2017	Sales Price:	$174,000
Document #:	BK-PG 2866 -605	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Sec/Twnship/Range: SEC 30 TWN 07N RNG 17E
Abbreviated Description: PT W1/2SE1/4 (1.51A) DESC DB 1620 P.96

Mortgage Record

Recording Date:	04/07/2011	Loan Amount:	N/A
Document #:	002342 BK-PG 2487-247	Loan Type:	
TD Due Date:	04/01/2041	Type Finance:	ADJ

Legal Description:

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No Comparable Sales Found

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.	**1826 SUNRISE RD**	**05/17/2017**	$254,210	$25,421	3,377	//2	2001	2 SF	
.03Mi.	**1812 SUNRISE RD**	**09/01/2000**	$150,400	$15,040	1,781	//2	1995	1 SF	
.05Mi.	**5571 RUSSELL TOPTON RD**	**11/09/2009**	$74,210	$11,132	1,500	6/4/1	1975	1 SF	
.05Mi.	**5478 RUSSELL TOPTON RD**	**01/18/2022**	$199,540	$19,954	1,661	//2	1995		
.06Mi.	**5503 RUSSELL TOPTON RD**	**09/26/1996**	$64,760	$6,476	1,672	5/3/1	1979	1 SF	
.06Mi.	**5476 RUSSELL TOPTON RD**	**09/15/2021**	$258,820	$25,882	2,702	//2	1995		
.08Mi.	**5476 RUSSELL TOPTON RD**	**01/21/2022**	$256,190	$25,619	2,958	//2	1995		
.08Mi.	**5479 RUSSELL TOPTON RD**	**01/12/1999**	$78,180	$7,818	1,269	5/3/2	1980	29,621 SF	
.08Mi.	**1850 SUNRISE RD**	**05/24/1988**	$200,960	$20,096	1,872	7/3/2	1988		
.09Mi.	**1827 SUNRISE RD**	**05/10/1991**	$260,820	$26,082	2,102	8/4/2	1992		
.09Mi.	**5462 RUSSELL TOPTON RD**	**01/08/1985**	$108,720	$10,872	1,575	5/3/1	1985		
.11Mi.	**5471 RAINBOW PKWY**	**09/20/2023**	$251,190	$25,119	2,038	//2	2000		
.11Mi.	**5424 RUSSELL TOPTON RD**	**11/14/2023**	$110,730	$11,073	1,422	//2	1995		
.12Mi.	**5477 RAINBOW PKWY**	**05/25/2007**	$217,210	$21,721	2,069	6/3/3	2011		
.13Mi.	**5691 RUSSELL TOPTON RD**	**09/25/2012**	$8,640	$1,296		//1		34,848 SF	
.14Mi.	**5405 RAINBOW PKWY**	**04/15/2021**	$184,930	$18,493	1,873	//2	2001		

Rent vs. Own

Households Occupied by Renters:	14%	Households Occupied by Owners:	73%

Demographics & Income

Median Age:	45.8 years old	Households:	1,138
Median Household Income:	$40,178	Households w/Family:	67%
Household Income Per Capita:	$22,534	Households w/Family Married:	46%
Most Common Education Level:	Some College	Households w/Family Children:	31%

School District

School District Zone:	Lauderdale County School District	Students:	5,680
Number of Schools:	11	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.61Mi.	**Northeast High School** Number of Students: 582 Student-Teacher Ratio: 11.37	A	Public	9 - 12
4.89Mi.	**Northeast Middle School** Number of Students: 578 Student-Teacher Ratio: 13.85	D	Public	5 - 8
4.40Mi.	**Northeast Elementary School** Number of Students: 614 Student-Teacher Ratio: 11.33	NA	Public	PK - 4

Flood Report

The Subject Property of **1826 SUNRISE RD, TOOMSUBA, MS 39364-9766** 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	29%	SIGNIFICANTLY LOWER
BURGLARY	166%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	17%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	135%	NOTABLY HIGHER
AGGRAVATED ASSAULT	85%	LOWER
FORCIBLE RAPE	137%	NOTABLY HIGHER
MURDER	82%	LOWER
OVERALL	108%	SIMILAR

Disaster Alerts

No alerts noted

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