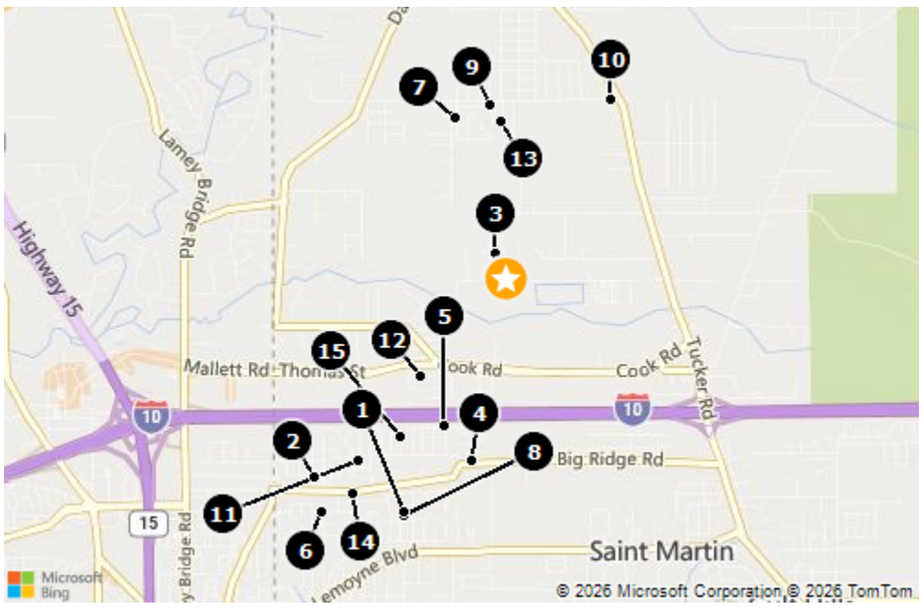
ICE SiteX Report

OrderID: 98692572

SiteX Property Information Report



Subject Property Location

2000 PARKVIEW CV, BILOXI, MS 39532-3714

County:	**JACKSON MS**	Census Tract:	280590402.072036
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	06112023.000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$360,000**	FSD:	24	Common Confidence Score:	29
Value Range:	$273,600 - $446,400	ICE Confidence Score:	76		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	5002
Assd Land Value:	$2,633	Market Land Value:	$26,330	Tax Year:	2025
Assd Improvement:	$22,437	Market Improvment Value:	$224,365	Total Taxable Value:	$2,719
Total Assessed Value:	$25,070	Total Assessor Market Value:	$250,695	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 23 Subdivision: PARK VIEW ESTATES Sec/Twnship/Range: SEC 02 TWN 7S RNG 9W
Abbreviated Description: LOT 23 PARK VIEW ESTATES S/D PB 23-75 DB 1644-215 DB 1832-322 (212 MAP791.02)
City/Muni/Twp: VANCLEAVE WEST JACKSON UTILITY

Property Characteristics

Lot Size:	20,038 SF	Bedrooms:		Pool:	
Building Area:	2576 SF	Baths:	4	Fireplace:	Yes
Year Built:	2011	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Veneer
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/21/2026	Sales Price:	N/A
Document #:	202610105 BK-PG 3742-594	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/25/2021	Sales Price:	N/A
Document #:	202101797 BK-PG 3649-57	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	01/07/2021	Loan Amount:	N/A
Document #:	202100524 BK-PG 3742-594	Loan Type:	VA
TD Due Date:	02/01/2051	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	02/20/2020	Sales Price:	N/A
Document #:	202003547 BK-PG 2978-360	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

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Mortgage Record

Recording Date:	02/18/2020	Loan Amount:	N/A
Document #:	202003381 BK-PG 3649-57	Loan Type:	Stand Alone Refi
TD Due Date:	03/01/2050	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	10/28/2016	Sales Price:	N/A
Document #:	201616196 BK-PG 1832 -322	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/31/2016		
Document Type:			

Legal Description:
Lot: 23 Subdivision: PARK VIEW ESTATES

Prior Transfer

Recording Date:	10/28/2016	Sales Price:	N/A
Document #:	BK-PG 1832 -322	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 23 Subdivision: PARK VIEW ESTATES Sec/Twnship/Range: SEC 02 TWN 7S RNG 9W
Abbreviated Description: LOT 23 PARK VIEW ESTATES S/D PB 23-75 DB 1644-215 DB 1832-322 (212 MAP791.02)
City/Muni/Twp: VANCLEAVE WEST JACKSON UTILITY

Prior Transfer

Recording Date:	05/02/2012	Sales Price:	N/A
Document #:	201207146 BK-PG 2962-40	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/13/2011	Loan Amount:	N/A
Document #:	201108862 BK-PG 2978-360	Loan Type:	VA
TD Due Date:	07/01/2041	Type Finance:	

Legal Description:
Lot: 23 Subdivision: PARK VIEW ESTATES

Prior Transfer

Recording Date:	06/13/2011	Sales Price:	N/A
Document #:	201108861 BK-PG 1644 -215	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/10/2011		
Document Type:			

Legal Description:
Lot: 23 Subdivision: PARK VIEW ESTATES S/D

Mortgage Record

Recording Date:	03/11/2011	Loan Amount:	N/A
Document #:	BK-PG 2962-40	Loan Type:	
TD Due Date:	12/15/2011	Type Finance:	

Legal Description:
Lot: 23 Subdivision: PARK VIEW ESTATES

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	10,454 SF	Median # of Baths	2
Median Living Area	1,872 SF	Median Year Built	1973
Price Range - 2 Yrs		Age Range	4 years to 66 years
Median Value		Median Age	53 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.42Mi.	**7208 HAMPTON DR** **BILOXI, MS 39532-4010**	08/10/2026			2104	//2	1965	9,583 SF	
		APN: 05102217.000 Document #: 202616776 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: 12 Subdivision: CEDAR GROVE Legal Unit: 3 Abbreviated Description: Lot:6 Block:12 Subdivision:CEDAR GROVE Legal Unit:3								
2	1.54Mi.	**7400 MARATHON DR** **BILOXI, MS 39532-2735**	07/01/2026			1412	//2	1975	22,651 SF	
		APN: 06040012.000 Document #: 202613377 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 21 Block: 49 Subdivision: OAK RIDGE PARK Abbreviated Description: Lot:21 Block:49 Subdivision:OAK RIDGE PARK								
3	.16Mi.	**8724 PARK RIDGE CT** **BILOXI, MS 39532-5601**	07/01/2026			3101	//3	2019	20,473 SF	
		APN: 06112031.000 Document #: 202613388 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7 Subdivision: PARKVIEW ESTATES Phase No: 2 Abbreviated Description: Lot:7 Subdivision:PARKVIEW ESTATES Phase No:2								
4	1.03Mi.	**15304 BIG RIDGE RD** **BILOXI, MS 39532-2935**	06/30/2026			1396	//2	1976	8,712 SF	
		APN: 05102913.000 Document #: 202613301 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: 46 Subdivision: CEDAR GROVE Legal Unit: 11 Abbreviated Description: Lot:3 Block:46 Subdivision:CEDAR GROVE Legal Unit:11								
5	.88Mi.	**15412 ANDERSON DR** **BILOXI, MS 39532-2808**	06/29/2026			2253	//2	1973	12,197 SF	Yes
		APN: 05102758.400 Document #: 202613062 Document Type: Price Code:								

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Land Use: Single Family Residential
Legal: Lot: 25 Block: 41 Subdivision: CEDAR GROVE ADDITION Legal Unit: 10 Abbreviated Description: Lot:25 Block:41 Subdivision:CEDAR GROVE ADDITION Legal Unit:10

6	1.66Mi.	**7137 MANDARIN DR** **BILOXI, MS 39532-3954**	04/06/2026	1092	//2	1969	13,504 SF

APN: 05103557.000 Document #: 202606686
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 56 Subdivision: CHERRY PARK MapRef: MB 9 PG 32 Abbreviated Description: Lot:56 Subdivision:CHERRY PARK Map Ref:MB 9 PG 32

7	.94Mi.	**9479 EMERSYN LN** **BILOXI, MS 39532-5618**	02/26/2026	1872	//2	2022	10,454 SF

APN: 05160053.000 Document #: 202603772
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 53 Subdivision: CYPRESS WINDS Phase No: 2 MapRef: MB 2081 PG 516 Abbreviated Description: Lot:53 Subdivision:CYPRESS WINDS Phase No:2 Map Ref:MB 2081 PG 516

8	1.43Mi.	**7204 HAMPTON DR** **BILOXI, MS 39532-4010**	02/12/2026	2578	//2	1965	9,583 SF

APN: 05102216.000 Document #: 202602736
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Block: 12 Subdivision: CEDAR GROVE Legal Unit: 3 MapRef: MB 8 PG 41 Abbreviated Description: Lot:5 Block:12 Subdivision:CEDAR GROVE Legal Unit:3 Map Ref:MB 8 PG 41

9	.98Mi.	**15232 CYPRESS WAY** **BILOXI, MS 39532-5403**	02/05/2026	2087	//2	2021	10,454 SF

APN: 05160003.000 Document #: 202602224
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: CYPRESS WINDS Phase No: 1 MapRef: MB 25 PG 39 Abbreviated Description: Lot:3 Subdivision:CYPRESS WINDS Phase No:1 Map Ref:MB 25 PG 39

10	1.2Mi.	**14500 MCCLELLAN RD** **BILOXI, MS 39532-9346**	02/05/2026	1474	//1	1960	657,759 SF

APN: 03535080.000 Document #: 202602252
Document Type: Price Code:
Land Use: Single Family Residential
Legal:

11	1.31Mi.	**15905 WAYCROSS DR** **BILOXI, MS 39532-2841**	01/26/2026	1092	//2	1970	8,712 SF

APN: 05102441.000 Document #: 202601385
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Block: 25 Subdivision: CEDAR GROVE Legal Unit: 6 Abbreviated Description: Lot:6 Block:25 Subdivision:CEDAR GROVE Legal Unit:6 City/Muni/Twp:BILOXI City/Muni/Twp: BILOXI

12	.72Mi.	**15600 GLEN DR** **BILOXI, MS 39532-7333**	01/23/2026	1125	//2	1993	10,454 SF

APN: 06180013.000 Document #: 202601278
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 13 Subdivision: PINE RIDGE MapRef: MB 6 PG 8 Abbreviated Description: Lot:13 Subdivision:PINE RIDGE Map Ref:MB 6 PG 8

13	.89Mi.	**9475 BELLE CREEK DR** **BILOXI, MS 39532-5402**	01/21/2026	2374	//3	2021	10,890 SF

APN: 05052407.000 Document #: 202601055
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: BELLE CREEK MapRef: MB 25 PG 31 Abbreviated Description: Lot:7 Subdivision:BELLE CREEK Map Ref:MB 25 PG 31

14	1.48Mi.	**15917 BIG RIDGE RD** **BILOXI, MS 39532-2752**	01/20/2026	1248	//2	1969	9,148 SF

APN: 05102306.000 Document #: 202600932
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Block: 16 Subdivision: CEDAR GROVE Legal Unit: 3 MapRef: MB 8 PG 41 Abbreviated Description: Lot:5 Block:16 Subdivision:CEDAR GROVE Legal Unit:3 Map Ref:MB 8 PG 41

15	1.06Mi.	**7650 LEXINGTON DR** **BILOXI, MS 39532-2826**	01/16/2026	2337	//2	1970	8,712 SF

APN: 05102487.000 Document #: 202600832
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Block: 27 Subdivision: CEDAR GROVE Legal Unit: 8 MapRef: MB 12 PG 8 Abbreviated Description: Lot:8 Block:27 Subdivision:CEDAR GROVE Legal Unit:8 Map Ref:MB 12 PG 8

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.

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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.	**2000 PARKVIEW CV**	**10/28/2016**	$250,695	$25,070	2,576	//4	2011	20,038 SF	
.03Mi.	**2004 PARKVIEW CV**	**01/11/2022**	$211,367	$21,137	2,245	//2	2011	20,038 SF	
.04Mi.	**2001 PARKVIEW CV**	**07/27/2017**	$190,756	$19,076	1,947	//2	2010	20,038 SF	
.05Mi.	**2005 PARKVIEW CV**	**01/04/2011**	$213,380	$21,338	2,256	//2	2010	20,038 SF	
.05Mi.	**15062 PARKER RD**	**06/02/2022**	$295,768	$35,142	1,809	//2	2014	2 SF	
.05Mi.	**2008 PARKVIEW CV**	**12/04/2020**	$258,395	$25,840	2,576	//4	2011	20,038 SF	
.06Mi.	**8700 PARK RIDGE CT**	**09/30/2020**	$281,787	$28,179	3,028	//3	2020	20,909 SF	
.07Mi.	**2009 PARKVIEW CV**	**02/22/2019**	$210,860	$21,086	2,305	//2	2009	20,038 SF	
.07Mi.	**8704 PARK RIDGE CT**	**09/22/2020**	$272,751	$27,275	2,815	//4	2019	20,473 SF	
.07Mi.	**15013 PARKER RD**	**02/10/2006**	$203,664	$20,379	2,058	//2	1991	3 SF	
.08Mi.	**15012 PARKER RD**	**11/27/2017**	$153,531	$15,353	2,273	//2	2003	2 SF	
.08Mi.	**2012 PARKVIEW CV**	**02/12/2013**	$254,187	$25,419	2,874	//3	2011	20,038 SF	
.08Mi.	**15109 PARKER RD**	**05/03/2016**	$142,095	$14,245	1,644	//2	1986	5 SF	Yes
.08Mi.	**8708 PARK RIDGE CT**	**10/28/2020**	$286,196	$28,620	3,101	//3	2020	20,473 SF	
.09Mi.	**2013 PARKVIEW CV**	**03/29/2022**	$229,600	$22,960	2,361	//3	2011	20,038 SF	
.11Mi.	**8712 PARK RIDGE CT**	**09/18/2019**	$279,097	$41,865	3,028	//3	2019	20,909 SF	

Rent vs. Own

Households Occupied by Renters:	32%	Households Occupied by Owners:	61%

Demographics & Income

Median Age:	41.2 years old	Households:	14,567
Median Household Income:	$70,856	Households w/Family:	65%
Household Income Per Capita:	$32,904	Households w/Family Married:	52%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	Jackson County School District	Students:	8,845
Number of Schools:	14	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.15Mi.	**St. Martin East Elementary School** Number of Students: 704 Student-Teacher Ratio: 17.16	B+	Public	PK - 3
4.27Mi.	**St. Martin High School** Number of Students: 1,289 Student-Teacher Ratio: 15.57 Advanced Placement: Yes	A-	Public	9 - 12
4.47Mi.	**St. Martin Upper Elementary School** Number of Students: 600 Student-Teacher Ratio: 15.75	B	Public	4 - 5
1.93Mi.	**St. Martin North Elementary School** Number of Students: 537 Student-Teacher Ratio: 16.62	A+	Public	PK - 3
4.55Mi.	**St. Martin Middle School** Number of Students: 946 Student-Teacher Ratio: 14.49	B+	Public	6 - 8

Flood Report

The Subject Property of **2000 PARKVIEW CV, BILOXI, MS 39532-3714** 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	92%	SIMILAR
BURGLARY	106%	SIMILAR
MOTOR VEHICLE THEFT	88%	LOWER
FORCIBLE ROBBERY	110%	HIGHER
AGGRAVATED ASSAULT	81%	LOWER
FORCIBLE RAPE	104%	SIMILAR
MURDER	99%	SIMILAR
OVERALL	83%	LOWER

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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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