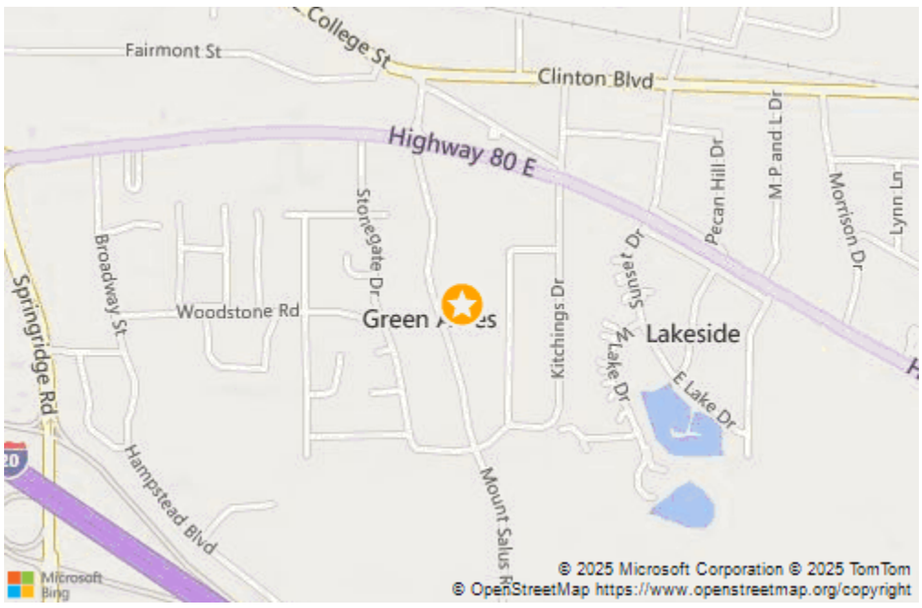
ICE SiteX Report

OrderID: 95822852

SiteX Property Information Report



Subject Property Location

205 MOUNT SALUS RD, CLINTON, MS 39056-5007

County:	**HINDS MS**	Census Tract:	280490108.041009
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	2861 0523 000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$243,000**	FSD:	14
Value Range:	$208,980 - $277,020	Confidence Score:	86

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	R6
Assd Land Value:	$2,750	Market Land Value:	$27,500	Tax Year:	2024
Assd Improvement:	$7,569	Market Improvment Value:	$75,690	Total Taxable Value:	$1,284
Total Assessed Value:	$10,319	Total Assessor Market Value:	$103,190	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 3 Subdivision: CLINTON OAKS SUBDIVISION
Abbreviated Description: LOT 3 CLINTON OAKS SUBN CITY OF CLINTON
City/Muni/Twp: RAYMOND

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	2517 SF	Baths:		Fireplace:	Yes
Year Built:	1970	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Brick
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:		Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/06/2025	Sales Price:	N/A
Document #:	1906310 BK-PG 7237-4559	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/13/2019	Loan Amount:	N/A
Document #:	BK-PG 7237-4559	Loan Type:	FHA
TD Due Date:	09/01/2049	Type Finance:	

Legal Description:
Lot: 3 Subdivision: CLINTON OAKS

Prior Transfer

Recording Date:	08/12/2019	Sales Price:	N/A
Document #:	BK-PG 7235 -9173	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 3 Subdivision: CLINTON OAKS SUBDIVISION
Abbreviated Description: LOT 3 CLINTON OAKS SUBN CITY OF CLINTON
City/Muni/Twp: RAYMOND

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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.	**205 MOUNT SALUS RD**	**08/12/2019**	$103,190	$10,319	2,517	8//	1970		
.02Mi.	**203 MOUNT SALUS RD**	**12/11/1995**	$92,930	$9,293	2,289	7/3/2	1970		Yes
.02Mi.	**207 MOUNT SALUS RD**	**08/28/2009**	$80,410	$12,062	2,216	7//	1957		
.03Mi.	**201 MOUNT SALUS RD**	**03/10/2015**	$70,000	$7,000	1,856	5//	1945		
.03Mi.	**209 MOUNT SALUS RD**	**08/26/2022**	$63,690	$9,554	1,534	6//	1955		
.05Mi.	**208 HANNAH DR**	**06/15/1993**	$107,190	$10,719	2,629	8//	1970		
.05Mi.	**206 HANNAH DR**	**12/30/2014**	$74,670	$7,467	1,800	7/3/2	1970		
.05Mi.	**212 HANNAH DR**	**02/07/1968**	$115,930	$11,593	2,848	7/3/2	1965		
.05Mi.	**103 MOUNT SALUS RD**	**09/07/2023**	$88,960	$13,344	2,520	7/3/2	1963		
.05Mi.	**211 MOUNT SALUS RD**	**05/15/2014**	$56,900	$5,690	1,361	6/3/1	1955		
.06Mi.	**204 HANNAH DR**	**12/27/2012**	$81,910	$12,287	2,436	8//	1968		
.06Mi.	**212 MOUNT SALUS RD**	**12/04/2007**	$74,520	$11,178	1,962	5//	1956		
.06Mi.	**214 MOUNT SALUS RD**	**05/06/2021**	$106,530	$10,653	2,599	7//	1968		
.06Mi.	**210 MOUNT SALUS RD**	**05/06/2011**	$76,520	$11,478	2,001	5//	1958		
.07Mi.	**214 HANNAH DR**	**08/30/2018**	$81,450	$8,145	1,956	7/3/2	1963		
.07Mi.	**213 MOUNT SALUS RD**	**12/05/2022**	$51,380	$7,707	1,811	5//	1955		

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	63%

Demographics & Income

Median Age:	37.4 years old	Households:	8,696
Median Household Income:	$76,880	Households w/Family:	69%
Household Income Per Capita:	$34,830	Households w/Family Married:	44%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	36%

School District

School District Zone:	Clinton Public School District	Students:	5,250
Number of Schools:	9	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.97Mi.	**Clinton Jr High School** Number of Students: 920 Student-Teacher Ratio: 17	A+	Public	7 - 8
2.60Mi.	**Eastside Elementary School** Number of Students: 812 Student-Teacher Ratio: 18.15	A+	Public	4 - 5
2.59Mi.	**Northside Elementary School** Number of Students: 733 Student-Teacher Ratio: 18.15	A	Public	2 - 3
3.41Mi.	**Lovett Elementary School** Number of Students: 466 Student-Teacher Ratio: 19.76	A	Public	6 - 6
2.33Mi.	**Clinton High School** Number of Students: 1,154 Student-Teacher Ratio: 20.2 Advanced Placement: Yes	A-	Public	10 - 12
2.26Mi.	**Sumner Hill Jr High School** Number of Students: 426 Student-Teacher Ratio: 18.07	B-	Public	9 - 9
2.55Mi.	**Clinton Park Elementary School** Number of Students: 739 Student-Teacher Ratio: 16.99	A+	Public	PK - 1

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Flood Report

The Subject Property of **205 MOUNT SALUS RD, CLINTON, MS 39056-5007** 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	96%	SIMILAR
BURGLARY	83%	LOWER
MOTOR VEHICLE THEFT	100%	SIMILAR
FORCIBLE ROBBERY	114%	HIGHER
AGGRAVATED ASSAULT	73%	NOTABLY LOWER
FORCIBLE RAPE	91%	LOWER
MURDER	75%	NOTABLY LOWER
OVERALL	46%	SIGNIFICANTLY LOWER

Disaster Alerts

4/8/2024 - Severe Tornados, Flooding

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