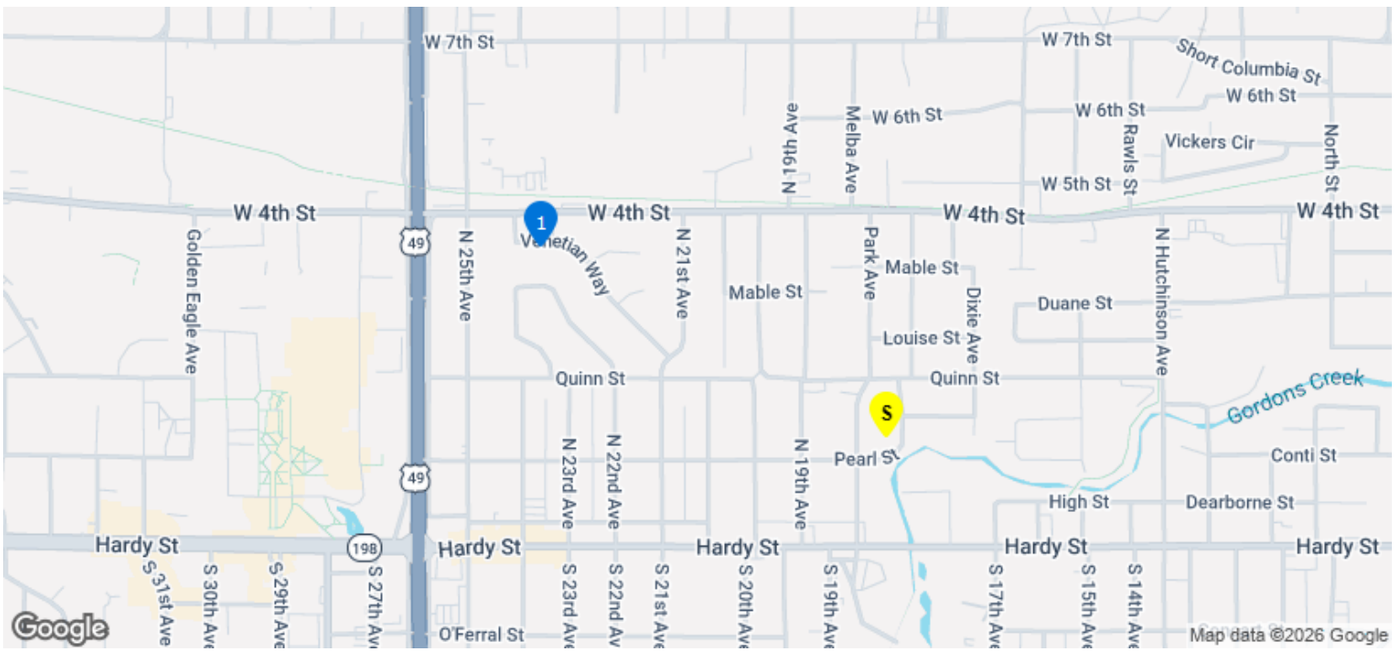
ICE SiteX Report

OrderID: 98821757

SiteX Property Information Report



Subject Property Location

213 PARK AVE, HATTIESBURG, MS 39401-4958

County:	**FORREST MS**	Census Tract:	0003.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	2-028I-08-152.00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$113,000**	FSD:	40	Common Confidence Score:	21
Value Range:	$67,800 - $158,200	ICE Confidence Score:	60		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	1110
Assd Land Value:		Market Land Value:	$11,000	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$22,880	Total Taxable Value:	$946
Total Assessed Value:	$5,082	Total Assessor Market Value:	$33,880	Delinquent Year:	
				Tax Account ID:	15929
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 18 Block: 3 Subdivision: HATTIESBURG HEIGHTS 1ST SURVEY Sec/Twnship/Range: SEC 08 TWN 04N RNG 13W
Abbreviated Description: LT 18 BLK 3 DB573 P441 8/86 DB597 P631 3/88 PREV #H0312-02-011

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	934 SF	Baths:		Fireplace:	
Year Built:	1942	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	Asbestos shingle
Number of Units:		Garage Type:		Heating:	Yes
Number of Stories:		Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Crawl/Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/24/2026	Sales Price:	N/A
Document #:	892399 BK-PG 2288-561	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	10/17/2025	Sales Price:	$101,134
Document #:	882151 BK-PG 2288-561	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	12/04/2023	Sales Price:	N/A
Document #:	BK-PG 2288-561	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	09/27/2023	Sales Price:	N/A
Document #:	BK-PG 2288-561	Type of Sale:	
Document Type:	Assignment		

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Legal Description:

Mortgage Record

Recording Date:	06/06/2022	Loan Amount:	N/A
Document #:	838014 BK-PG 2428-604	Loan Type:	Stand Alone First
Contract Date:	03/23/2022		
TD Due Date:	07/01/2050	Type Finance:	Fixed Rate

Legal Description:
Map Ref: 0

Mortgage Record

Recording Date:	06/09/2020	Loan Amount:	N/A
Document #:	805803 BK-PG 2288-561	Loan Type:	Unknown Loan Type
Contract Date:	06/08/2020		
TD Due Date:	07/01/2050	Type Finance:	

Legal Description:
Block: 3 Subdivision: HATTIESBURG HEIGHTS Map Ref: 0

Prior Transfer

Recording Date:	06/09/2020	Sales Price:	N/A
Document #:	805802 BK-PG 1339-291	Type of Sale:	Arms-Length Transfer
Contract Date:	06/08/2020		
Document Type:	Deed		

Legal Description:
Block: 3 Subdivision: HATTIESBURG HEIGHTS Phase No: 1
City/Muni/Twp: HATTIESBURG

Prior Transfer

Recording Date:	04/18/2019	Sales Price:	N/A
Document #:	789334 BK-PG 1310-186	Type of Sale:	Non Residential Transfer
Contract Date:	04/12/2019		
Document Type:	Deed		

Legal Description:
Block: 3 Subdivision: HATTIESBURG HEIGHTS
City/Muni/Twp: HATTIESBURG

Area Sales Analysis

Total Area Sales	$117,099	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	3
Median Living Area	2,091 SF	Median Year Built	1962
Price Range - 2 Yrs	$117,099 to $117,099	Age Range	64 years to 64 years
Median Value	$117,099	Median Age	64 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.11Mi.	**301 N 19TH AVE** **HATTIESBURG, MS 39401-4823**	07/08/2026			1714	5//3	1950	SF	
		APN: 2-028I-08-223.00 Document #: 891769 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: 2 Subdivision: TW WILSON SURVEY OF ADDITION Abbreviated Description: Lot:6 Block:2 Subdivision:TW WILSON SURVEY OF ADDITION City/Muni/Twp:HATTIESBURG City/Muni/Twp: HATTIESBURG								
2	.11Mi.	**907 WEDGEWOOD DR** **HATTIESBURG, MS 39401-4968**	01/30/2026			1461	//	1955	SF	
		APN: 2-028I-08-043.00 Document #: 886026 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 3-6 Block: 2 Subdivision: HATTIESBURG HEIGHTS FIRST SURVEY Abbreviated Description: Lot:3-6 Block:2 Subdivision:HATTIESBURG HEIGHTS FIRST SURVEY City/Muni/Twp:HATTIESBURG City/Muni/Twp: HATTIESBURG								
3	.17Mi.	**1801 HARDY ST** **HATTIESBURG, MS 39401-4913**	02/04/2026			2280	//	2001	SF	
		APN: 2-028I-08-145.00 Document #: 886224 Document Type: Limited Warranty Deed Price Code: Land Use: Retail Stores (Personal Services, Photography, Travel) Legal: Lot: 10-12 Block: 12 MapRef: MB 1491 PG 2 Abbreviated Description: Lot:10-12 Block:12 Map Ref:MB 1491 PG 2City/Muni/Twp:HATTIESBURG City/Muni/Twp: HATTIESBURG								
4	.2Mi.	**319 N 18TH AVE** **HATTIESBURG, MS 39401-4819**	07/07/2025			1080	5//	1935	SF	
		APN: 2-028I-08-111.00 Document #: 878022 Document Type: Administrator's deed Price Code: Land Use: Single Family Residential Legal: Lot: 16&17 Block: 5 Subdivision: MIDLAND HEIGHTS SUBDIVISION Abbreviated Description: Lot:16&17 Block:5 Subdivision:MIDLAND HEIGHTS SUBDIVISION								
5	.25Mi.	**109 N 20TH AVE** **HATTIESBURG, MS 39401-4930**	06/04/2026			1670	//3	1988	SF	
		APN: 2-028I-08-342.00 Document #: 890614 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 19&20 Block: 9 Subdivision: HATTIESBURG HEIGHTS FIRST SURVEY OR ADDITION Abbreviated Description: Lot:19&20 Block:9 Subdivision:HATTIESBURG HEIGHTS FIRST SURVEY OR ADDITION City/Muni/Twp:HATTIESBURG City/Muni/Twp: HATTIESBURG								
6	.26Mi.	**1803 MABLE ST** **HATTIESBURG, MS 39401-4846**	01/07/2026			1715	//3	1984	SF	
		APN: 2-028I-08-173.00 Document #: 884974 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 5&6 Block: 1 Subdivision: MJ EPLEY ADDITION Abbreviated Description: Lot:5&6 Block:1 Subdivision:MJ EPLEY ADDITION City/Muni/Twp:HATTIESBURG City/Muni/Twp: HATTIESBURG								
7	.27Mi.	**400 DIXIE AVE** **HATTIESBURG, MS 39401-4828**	08/06/2025			808	4//	1950	SF	

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APN: 2-028I-08-080.00 Document #: 879140
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Block: 2 Subdivision: MIDLAND HEIGHTS SUBDIVISION Abbreviated Description: Lot:9 Block:2 Subdivision:MIDLAND HEIGHTS SUBDIVISION City/Muni/Twp:HATTIESBURG City/Muni/Twp: HATTIESBURG

8	.29Mi.	**106 N 20TH AVE** **HATTIESBURG, MS 39401-4929**	06/03/2026			1950	//	1950	SF

APN: 2-028I-08-400.00 Document #: 890600
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 6-8 Block: 8 Subdivision: HATTIESBURG HEIGHTS FIRST SURVEY Abbreviated Description: Lot:6-8 Block:8 Subdivision:HATTIESBURG HEIGHTS FIRST SURVEY City/Muni/Twp:HATTIESBURG City/Muni/Twp: HATTIESBURG

9	.29Mi.	**402 KIMBALL AVE** **HATTIESBURG, MS 39401-4757**	07/22/2025			768	4//	1950	SF

APN: 2-028I-08-314.00 Document #: 878532
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 1&2 Block: 6 Subdivision: T W WILSON SURVEY Abbreviated Description: Lot:1&2 Block:6 Subdivision:T W WILSON SURVEY Abbreviated Description:SOUTH17FT LOT1&N50FT LOT2 City/Muni/Twp:HATTIESBURG City/Muni/Twp: HATTIESBURG

10	.3Mi.	**223 N 21ST AVE** **HATTIESBURG, MS 39401-5910**	07/14/2026	$144,075	$102	1418	//3	1945	SF

APN: 2-028I-08-419.00 Document #: 891998
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 23 Block: 7 Subdivision: HATTIESBURG HEIGHTS FIRST SURVEY Abbreviated Description: Lot:23 Block:7 Subdivision:HATTIESBURG HEIGHTS FIRST SURVEY City/Muni/Twp:HATTIESBURG City/Muni/Twp: HATTIESBURG

11	.3Mi.	**201 N 21ST AVE** **HATTIESBURG, MS 39401-5910**	12/18/2025			1566	//3	1928	SF

APN: 2-028I-08-413.00 Document #: 884187
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 13&14 Block: 7 Subdivision: HATTIESBURG HEIGHTS FIRST SURVEY Abbreviated Description: Lot:13&14 Block:7 Subdivision:HATTIESBURG HEIGHTS FIRST SURVEY City/Muni/Twp:HATTIESBURG City/Muni/Twp: HATTIESBURG

12	.31Mi.	**802 MYRTLE ST** **HATTIESBURG, MS 39401-4851**	12/16/2025			1118	5//	1957	SF

APN: 2-029L-09-082.00 Document #: 884105
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 19 Block: 1 Subdivision: PINE ACRES SUBDIVISION Abbreviated Description: Lot:19 Block:1 Subdivision:PINE ACRES SUBDIVISION City/Muni/Twp:HATTIESBURG City/Muni/Twp: HATTIESBURG

13	.33Mi.	**212 N 21ST AVE** **HATTIESBURG, MS 39401-5909**	07/15/2025			1862	//3	1940	SF

APN: 2-028J-08-313.00 Document #: 878282
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 5&6 Block: 9 Subdivision: HATTIESBURG HEIGHTS SECOND SURVEY Abbreviated Description: Lot:5&6 Block:9 Subdivision:HATTIESBURG HEIGHTS SECOND SURVEY City/Muni/Twp:HATTIESBURG City/Muni/Twp: HATTIESBURG

14	.35Mi.	**1100 W 5TH ST** **HATTIESBURG, MS 39401-3330**	07/01/2025			1026	//	1950	SF

APN: 2-028H-05-275.00 Document #: 877817
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SE4SE4 S05T04NR13W Abbreviated Description: Sec/Twnship/Range:SE4SE4 S05T04NR13W City/Muni/Twp:HATTIESBURG City/Muni/Twp: HATTIESBURG

15	.37Mi.	**711 QUINN ST** **HATTIESBURG, MS 39401-4860**	01/05/2026			1177	//	1955	SF

APN: 2-029L-09-126.00 Document #: 884748
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Block: 1 Subdivision: PARKVIEW SUBDIVISION Abbreviated Description: Lot:6 Block:1 Subdivision:PARKVIEW SUBDIVISION City/Muni/Twp:HATTIESBURG City/Muni/Twp: HATTIESBURG

16	.4Mi.	**2106 HARDY ST** **HATTIESBURG, MS 39401-5962**	12/29/2025				//		SF

APN: 2-028O-08-003.00 Document #: 884557
Document Type: Warranty Deed Price Code:
Land Use: Commercial - Vacant Land
Legal: Lot: 3&4 Block: 1 Subdivision: HATTIESBURG HEIGHTS FOURTH SURVEY Abbreviated Description: Lot:3&4 Block:1 Subdivision:HATTIESBURG HEIGHTS FOURTH SURVEY City/Muni/Twp:HATTIESBURG City/Muni/Twp: HATTIESBURG

17	.4Mi.	**305 EMERSON DR** **HATTIESBURG, MS 39401-4718**	10/09/2025			1981	7//3	1965	SF

APN: 2-028J-08-082.00 Document #: 881867
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 142 Subdivision: PARKHAVEN NORTH SUBDIVISION MapRef: MB 9 PG 3 Abbreviated Description: Lot:142 Subdivision:PARKHAVEN NORTH SUBDIVISION Map Ref:MB 9 PG 3City/Muni/Twp:HATTIESBURG City/Muni/Twp: HATTIESBURG

18	.4Mi.	**222 N 22ND AVE** **HATTIESBURG, MS 39401-5917**	08/28/2025			1447	//3	1945	SF

APN: 2-028J-08-278.00 Document #: 880388
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: 10 Subdivision: HATTIESBURG HEIGHTS SECOND SURVEY Abbreviated Description: Lot:1 Block:10 Subdivision:HATTIESBURG HEIGHTS SECOND SURVEY City/Muni/Twp:HATTIESBURG City/Muni/Twp: HATTIESBURG

19	.46Mi.	**208 S 16TH AVE** **HATTIESBURG, MS 39401-6125**	01/22/2026			1287	6//3	1940	SF

APN: 2-029M-09-447.00 Document #: 885657
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 19&20 Block: 8 Subdivision: HATTIESBURG HEIGHTS PROPER SURVEY Abbreviated Description: Lot:19&20 Block:8 Subdivision:HATTIESBURG HEIGHTS PROPER SURVEY Abbreviated Description:NORTH14.29FT LOT19&S42.95FT LOT20 City/Muni/Twp:HATTIESBURG City/Muni/Twp: HATTIESBURG

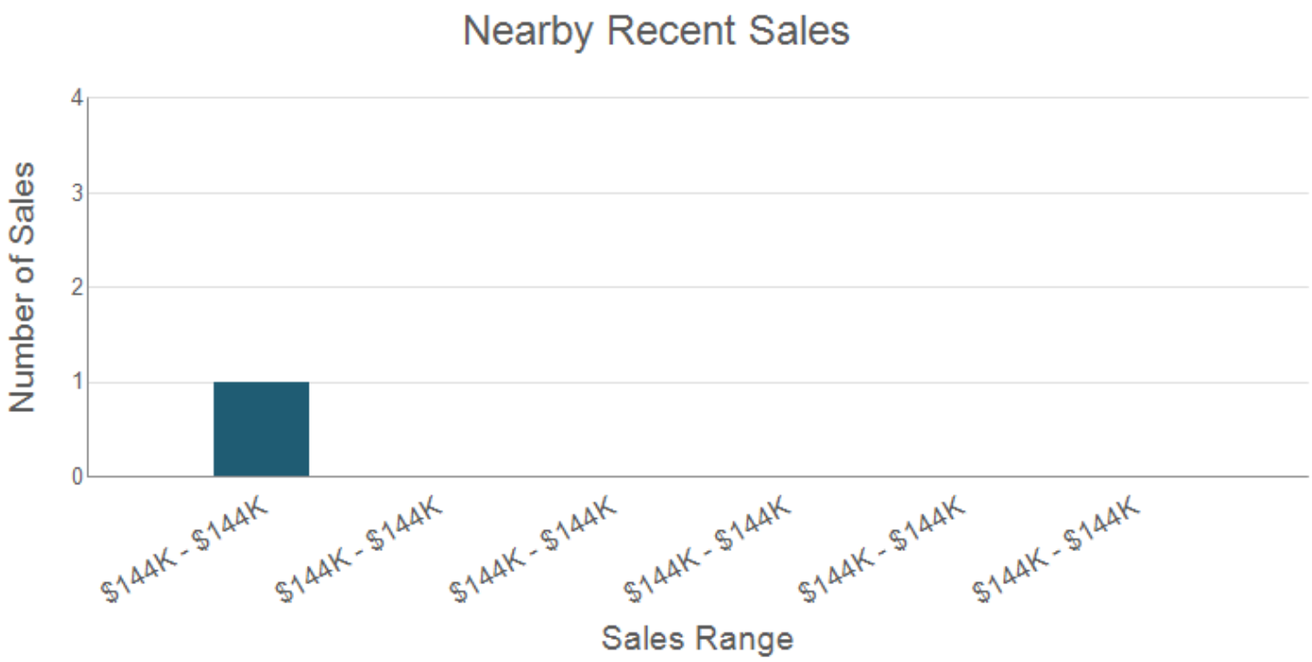
20	.46Mi.	**1411 CONCART ST** **HATTIESBURG, MS 39401-6146**	09/30/2025			1554	6//3	1925	SF

APN: 2-029M-09-385.00 Document #: 881512
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 18 Block: 1 Subdivision: FRANK LOWERY SUBDIVISION Abbreviated Description: Lot:18 Block:1 Subdivision:FRANK LOWERY SUBDIVISION City/Muni/Twp:HATTIESBURG City/Muni/Twp: HATTIESBURG

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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.

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.	**213 PARK AVE**	**06/09/2020**	$33,880	$5,082	934		1942		
.01Mi.	**215 PARK AVE**	**09/10/2024**	$48,970	$7,346	686		1945		
.01Mi.	**207 PARK AVE**	**01/11/2023**	$85,690	$12,854	1,459	//3	1971		
.02Mi.	**217 PARK AVE**	**07/21/2017**	$48,440	$7,266	970		1945		
.03Mi.	**219 PARK AVE**	**08/11/2020**	$59,980	$8,998	888	//3	1945		
.03Mi.	**208 N 18TH AVE**	**09/25/2023**	$69,670	$10,451	1,333	//3	1953		
.03Mi.	**212 N 18TH AVE**		$87,710	$8,771	1,766	//3	1952		
.04Mi.	**206 N 18TH AVE**	**02/06/2020**	$56,030	$5,603	1,050	//3	1950		
.04Mi.	**203 PARK AVE**	**12/23/2020**	$64,220	$9,633	1,137		1940		
.04Mi.	**208 PARK AVE**	**03/29/2017**	$45,520	$6,828	1,147	//3	1945		
.04Mi.	**204 N 18TH AVE**		$64,440	$6,444	1,523	//3	1945		
.04Mi.	**212 PARK AVE**	**03/17/2017**	$53,560	$8,035	850		1945		
.04Mi.	**204 PARK AVE**	**07/23/2021**	$95,270	$14,291	1,794	//3	1945		
.04Mi.	**216 N 18TH AVE**	**04/22/2024**	$65,810	$6,581	1,272	//3	1950		
.05Mi.	**214 PARK AVE**	**08/27/2024**	$56,090	$8,414	1,219		1945		
.05Mi.	**221 PARK AVE**	**06/16/2016**	$78,700	$11,805	1,670	//3	1950		

Rent vs. Own

Households Occupied by Renters:	54%	Households Occupied by Owners:	35%

Demographics & Income

Median Age:	34.2 years old	Households:	17,679
Median Household Income:	$46,651	Households w/Family:	48%
Household Income Per Capita:	$27,493	Households w/Family Married:	28%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

School District

School District Zone:	Hattiesburg Public School District	Students:	3,918
Number of Schools:	9	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.55Mi.	**N.R. Burger Middle School** Number of Students: 525 Student-Teacher Ratio: 10.48	C+	Public	7 - 8
0.43Mi.	**F.B. Woodley Elementary School** Number of Students: 422 Student-Teacher Ratio: 15.84	B+	Public	PK - 5

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0.50Mi.	**Hattiesburg High School**	C	Public	9 - 12

Number of Students: 1,014
Student-Teacher Ratio: 12.22
Advanced Placement: Yes

Flood Report

The Subject Property of **213 PARK AVE, HATTIESBURG, MS 39401-4958** 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	131%	NOTABLY HIGHER
BURGLARY	138%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	135%	NOTABLY HIGHER
FORCIBLE ROBBERY	115%	HIGHER
AGGRAVATED ASSAULT	129%	HIGHER
FORCIBLE RAPE	131%	NOTABLY HIGHER
MURDER	133%	NOTABLY HIGHER
OVERALL	133%	NOTABLY 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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