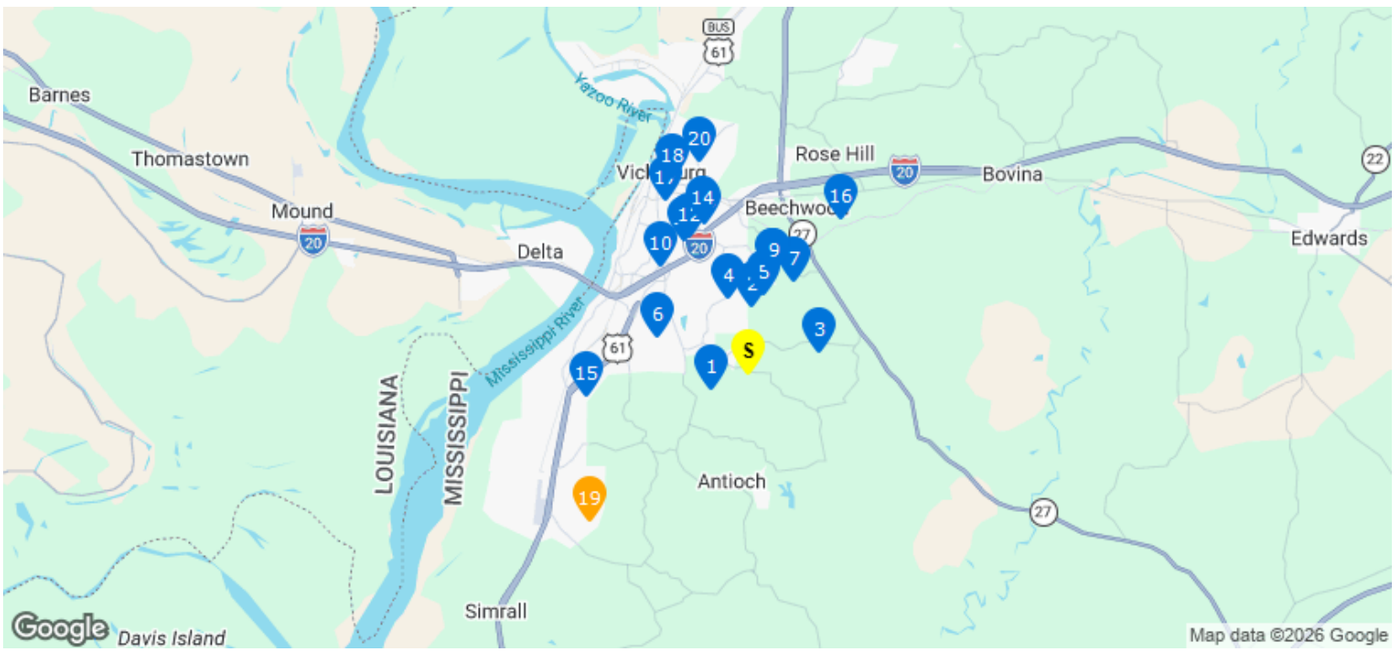
ICE SiteX Report

OrderID: 98808954

SiteX Property Information Report



Subject Property Location

217 OVERLOOK DR, VICKSBURG, MS 39180-6233

County:	**WARREN MS**	Census Tract:	9506.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	112-5 -07 -0810- -0065.00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$146,000**	FSD:	15	Common Confidence Score:	53
Value Range:	$124,100 - $167,900	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	0904
Assd Land Value:		Market Land Value:	$19,800	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$76,810	Total Taxable Value:	$897
Total Assessed Value:	$9,661	Total Assessor Market Value:	$96,610	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 84 Block: 810 Subdivision: GREENBRIER SUB Map Ref: 112 Sec/Twnship/Range: SEC 07 TWN 15 RNG 04
Abbreviated Description: LOTS: 84 PLAT BOOK 1- 2 PAGE- 18

Property Characteristics

Lot Size:	10,400 SF	Bedrooms:		Pool:	
Building Area:	1651 SF	Baths:	2	Fireplace:	Yes
Year Built:	1977	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Brick veneer
Number of Units:		Garage Type:		Heating:	Forced air unit
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/21/2024	Sales Price:	$93,000
Document #:	BK-PG 1700-502	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Block: 810 Subdivision: GREENBRIER SUB Sec/Twnship/Range: SEC 07 TWN 15 RNG 04
Abbreviated Description: LOTS: 84 PLAT BOOK 1- 2 PAGE- 18

Prior Transfer

Recording Date:	01/15/2010	Sales Price:	N/A
Document #:	BK-PG 1504-541	Type of Sale:	Non Residential Transfer
Document Type:	Deed		

Legal Description:

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	

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Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.95Mi.	**103 MERLIN CIR** **VICKSBURG, MS 39180-2710**	10/09/2020			2062	//2	2008	6,000 SF	
		APN: 111-11-13 -9999- -0037.04 Document #: 379898 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 15 Subdivision: FALCON RIDGE Phase No: 2A Abbreviated Description: Lot:15 Subdivision:FALCON RIDGE Phase No:2A								
2	1.64Mi.	**106 HILDA MARIE ST** **VICKSBURG, MS 39180-5767**	10/12/2020			3859	6//2	1995	SF	I
		APN: 112-1 -06 -9999- -0001.03 Document #: 379905 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Sec/Twnship/Range: S24 T15N R3E,S19 T15N R4E Abbreviated Description: Sec/Twnship/Range:S24 T15N R3E,S19 T15N R4E								
3	1.79Mi.	**55 WILD ROSE LN** **VICKSBURG, MS 39180-6344**	10/13/2020			1985	6//1	1974	108,900 SF	
		APN: 113- -09 -9999- -0029.00 Document #: 379927 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: A Subdivision: THOMAS J GREEN Sec/Twnship/Range: S9 T15N R4E Abbreviated Description: Lot:A Subdivision:THOMAS J GREEN Sec/Twnship/Range:S9 T15N R4E								
4	1.9Mi.	**318 SHADY LN** **VICKSBURG, MS 39180-5650**	10/05/2020			2484	6//2	1965	SF	
		APN: 107-3 -33 -0670- -0049.00 Document #: 379800 Document Type: Warranty Deed Price Code: Land Use: Residential (General) (Single) Legal: Lot: 166 Subdivision: ENCHANTED HILLS Phase No: 4 MapRef: PL 1 PG 55 Abbreviated Description: Lot:166 Subdivision:ENCHANTED HILLS Phase No:4 Map Ref:PL 1 PG 55								
5	1.93Mi.	**154 TWIN CREEKS DR** **VICKSBURG, MS 39180-4843**	10/09/2020			5387	//4	2020	46,609 SF	
		APN: 107-7 -34 -9999- -0073.48 Document #: 379885 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 53 Subdivision: TWIN CREEKS Phase No: 1C Sec/Twnship/Range: S34 T16N R4E Abbreviated Description: Lot:53 Subdivision:TWIN CREEKS Phase No:1C Sec/Twnship/Range:S34 T16N R4E								
6	2.36Mi.	**406 LONGVIEW ST** **VICKSBURG, MS 39180-6023**	10/12/2020			2260	6//2	1963	16,749 SF	
		APN: 111-4 -02 -1780-A -0077.00 Document #: 379922 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 71 Block: A Subdivision: MARION PARK Phase No: 4 MapRef: PL 1 PG 37 Abbreviated Description: Lot:71 Block:A Subdivision:MARION PARK Phase No:4 Map Ref:PL 1 PG 37								
7	2.46Mi.	**23 MILL WOOD CIR** **VICKSBURG, MS 39180-1345**	10/01/2020			2593	7/4/3	2003	SF	
		APN: 107-10-34 -9999- -0034.00 Document #: 379724 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 24 Subdivision: MILL CREEK Sec/Twnship/Range: S34 T16N R4E Abbreviated Description: Lot:24 Subdivision:MILL CREEK Sec/Twnship/Range:S34 T16N R4E								
8	2.48Mi.	**508 OAKWOOD DR** **VICKSBURG, MS 39180-5446**	10/01/2020			1665	6//2	1968	SF	
		APN: 107-6 -34 -1330- -0138.00 Document #: 379744 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 78 Subdivision: OAK PARK Phase No: 1 Abbreviated Description: Lot:78 Subdivision:OAK PARK Phase No:1								
9	2.48Mi.	**512 OAKWOOD DR** **VICKSBURG, MS 39180-5446**	10/01/2020			2129	7//2	1967	SF	
		APN: 107-6 -34 -1330- -0136.00 Document #: 379738 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 80 Subdivision: OAK PARK Phase No: 1 MapRef: PL 1 PG 82 Abbreviated Description: Lot:80 Subdivision:OAK PARK Phase No:1 Map Ref:PL 1 PG 82								
10	3.32Mi.	**3404 DRUMMOND ST** **VICKSBURG, MS 39180-5006**	10/06/2020			2708	6//2	1950	16,816 SF	
		APN: 108-2 -29 -1970-09-0336.00 Document #: 379827 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 10 Block: 9 Subdivision: NATIONAL PARK Abbreviated Description: Lot:10 Block:9 Subdivision:NATIONAL PARK City/Muni/Twp:VICKSBURG City/Muni/Twp: VICKSBURG								
11	3.52Mi.	**1534 JAMES E STIRGUS SR ST** **VICKSBURG, MS 39180-4255**	10/01/2020			1605	6//1	1950	SF	
		APN: 108-3 -34 -2190- -0078.00 Document #: 379735 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 7 Subdivision: POLS SURVEY MapRef: PL 69 PG 151 Sec/Twnship/Range: S34 T16 R3E Abbreviated Description: Lot:7 Subdivision:POLS SURVEY Map Ref:PL 69 PG 151Sec/Twnship/Range:S34 T16 R3E								
12	3.57Mi.	**2610 BESSIE DILLARD AVE** **VICKSBURG, MS 39180-4341**	10/08/2020			1435	5//1	1940	4,800 SF	
		APN: 108-1 -27 -1370- -0267.00 Document #: 379878 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 59 Subdivision: KEN CARYL PARK MapRef: PL 169 PG 144 Abbreviated Description: Lot:59 Subdivision:KEN CARYL PARK Map Ref:PL 169 PG 144								
13	3.74Mi.	**1821 MACARTHUR DR** **VICKSBURG, MS 39180-3732**	10/09/2020			1421	5//2	1955	7,813 SF	
		APN: 108-1 -27 -1880-10-0090.00 Document #: 379900 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 3 Subdivision: MAYWOOD TERRACE Phase No: 5 MapRef: PL 312 PG 196 Abbreviated Description: Lot:3 Subdivision:MAYWOOD TERRACE Phase No:5 Map Ref:PL 312 PG 196City/Muni/Twp:VICKSBURG City/Muni/Twp: VICKSBURG								
14	3.83Mi.	**1822 VICKLAN ST** **VICKSBURG, MS 39180-3746**	10/01/2020			1472	5//1	1953	12,800 SF	
		APN: 108-1 -27 -1850-05-0102.00 Document #: 379741 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential								

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Legal: Lot: 8 Block: 5 Subdivision: MAYWOOD TERRACE Phase No: 2 MapRef: PL 297 PG 233 Abbreviated Description: Lot:8 Block:5 Subdivision:MAYWOOD TERRACE Phase No:2 Map Ref:PL 297 PG 233

15 3.88Mi. **100 WIGWAM RD** 10/12/2020 1909 6//2 1963 SF
VICKSBURG, MS 39180-5952
APN: 123- -17 -1701- -0011.00 Document #: 379914
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 1 Subdivision: MAGNOLIA PLANTATION Sec/Twnship/Range: S17 T15N R3E Abbreviated Description: Lot:1 Subdivision:MAGNOLIA PLANTATION Sec/Twnship/Range:S17 T15N R3E

16 4.32Mi. **311 COOPER DR** 10/05/2020 1400 //1 2000 SF
VICKSBURG, MS 39180-0931
APN: 096-4 -23 -9999- -0073.00 Document #: 379810
Document Type: Special Warranty Deed Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Sec/Twnship/Range: SE4 S23 T16N R4E Abbreviated Description: Sec/Twnship/Range:SE4 S23 T16N R4E

17 4.58Mi. **1509 WASHINGTON ST** 10/01/2020 18100 2// 1900 6,580 SF
VICKSBURG, MS 39180-3539
APN: 094-P -19 -0630- -0077.00 Document #: 379747
Document Type: Warranty Deed Price Code:
Land Use: Retail Stores (Personal Services, Photography, Travel)
Legal: Lot: E,F Block: 4 Subdivision: EMANUEL Abbreviated Description: Lot:E,F Block:4 Subdivision:EMANUEL City/Muni/Twp:VICKSBURG City/Muni/Twp: VICKSBURG

18 5Mi. **807 FIRST EAST ST** 10/07/2020 1866 5//2 1900 5,428 SF
VICKSBURG, MS 39183-2501
APN: 094-D -13 -0010-02-0066.00 Document #: 379846
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Block: 2 Subdivision: VICKSBURG PROPER SURVEY Abbreviated Description: Lot:6 Block:2 Subdivision:VICKSBURG PROPER SURVEY City/Muni/Twp:VICKSBURG City/Muni/Twp: VICKSBURG

19 5.11Mi. **104 LINDA DR** 10/01/2020 1852 6//2 1979 15,206 SF
VICKSBURG, MS 39180-8909
APN: 130-3 -30 -3018- -0001.00 Document #: 379729
Document Type: Special Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 99 Subdivision: WARRENTON HEIGHTS Phase No: E2 MapRef: PL 2 PG 69 Abbreviated Description: Lot:99 Subdivision:WARRENTON HEIGHTS Phase No:E2 Map Ref:PL 2 PG 69

20 5.19Mi. **105 WABASH AVE** 10/05/2020 948 5//1 1969 6,000 SF
VICKSBURG, MS 39183-2341
APN: 094-2 -13 -2020- -0040.00 Document #: 379801
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 44-45 Subdivision: NORTH END MapRef: PL 69 PG 124 Abbreviated Description: Lot:44-45 Subdivision:NORTH END Map Ref:PL 69 PG 124City/Muni/Twp:VICKSBURG City/Muni/Twp: VICKSBURG

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.	**217 OVERLOOK DR**	**01/21/2024**	$96,610	$9,661	1,651	5//2	1977	10,400 SF	
.01Mi.	**215 OVERLOOK DR**	**12/08/1995**	$86,030	$8,603	1,388	6//1	1974		
.02Mi.	**219 OVERLOOK DR**	**12/28/2006**	$87,890	$8,789	1,392	6//1	1977	10,400 SF	
.02Mi.	**220 HIGH HILL DR**	**04/21/2010**	$104,590	$10,459	1,786	6//2	1974	10,400 SF	
.03Mi.	**213 OVERLOOK DR**	**01/04/2012**	$124,350	$12,435	2,133	6//2	1977	9,750 SF	
.03Mi.	**222 HIGH HILL DR**	**06/24/1992**	$148,230	$14,823	2,524	//2	1974	10,400 SF	
.03Mi.	**221 OVERLOOK DR**	**10/14/2003**	$90,050	$9,005	1,395	5//2	1977	10,400 SF	
.04Mi.	**216 HIGH HILL DR**	**07/13/2020**	$97,680	$9,768	1,421	6//2	1974	9,750 SF	
.04Mi.	**216 OVERLOOK DR**	**09/15/2009**	$92,130	$9,213	1,394	6//1	1972		
.04Mi.	**218 OVERLOOK DR**	**04/12/1996**	$95,590	$9,559	1,489	7//2	1974		
.04Mi.	**224 HIGH HILL DR**	**08/24/2015**	$104,990	$10,499	1,755	5//2	1974		
.05Mi.	**220 OVERLOOK DR**	**01/14/2014**	$80,460	$8,046	1,509	6//1	1974		
.05Mi.	**301 OVERLOOK DR**	**09/02/1993**	$82,190	$8,219	1,645	6//2	1977		
.05Mi.	**214 HIGH HILL DR**	**03/08/2016**	$84,620	$8,462	1,424	6//1	1974	9,750 SF	
.05Mi.	**212 OVERLOOK DR**	**07/20/2017**	$77,940	$7,794	1,210	6//1	1972	12,000 SF	
.05Mi.	**303 OVERLOOK DR**	**04/18/1989**	$77,410	$7,741	1,445	6//2	1977		

Rent vs. Own

Households Occupied by Renters:	23%	Households Occupied by Owners:	61%

Demographics & Income

Median Age:	40.5 years old	Households:	11,102
Median Household Income:	$62,879	Households w/Family:	62%
Household Income Per Capita:	$32,883	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	23%

School District

School District Zone:	Vicksburg Warren School District	Students:	6,610
Number of Schools:	15	Rating:	C-

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.12Mi.	**Vicksburg Junior High School** Number of Students: 409 Student-Teacher Ratio: 10.71	D-	Public	7 - 8
3.21Mi.	**South Park Elementary School** Number of Students: 351 Student-Teacher Ratio: 15.72	D+	Public	PK - 6
3.18Mi.	**Vicksburg High School** Number of Students: 785 Student-Teacher Ratio: 13.18	D-	Public	9 - 12

Flood Report

The Subject Property of **217 OVERLOOK DR, VICKSBURG, MS 39180-6233** 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	111%	HIGHER
BURGLARY	117%	HIGHER
MOTOR VEHICLE THEFT	113%	HIGHER
FORCIBLE ROBBERY	105%	SIMILAR
AGGRAVATED ASSAULT	104%	SIMILAR
FORCIBLE RAPE	126%	HIGHER
MURDER	108%	SIMILAR
OVERALL	102%	SIMILAR

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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