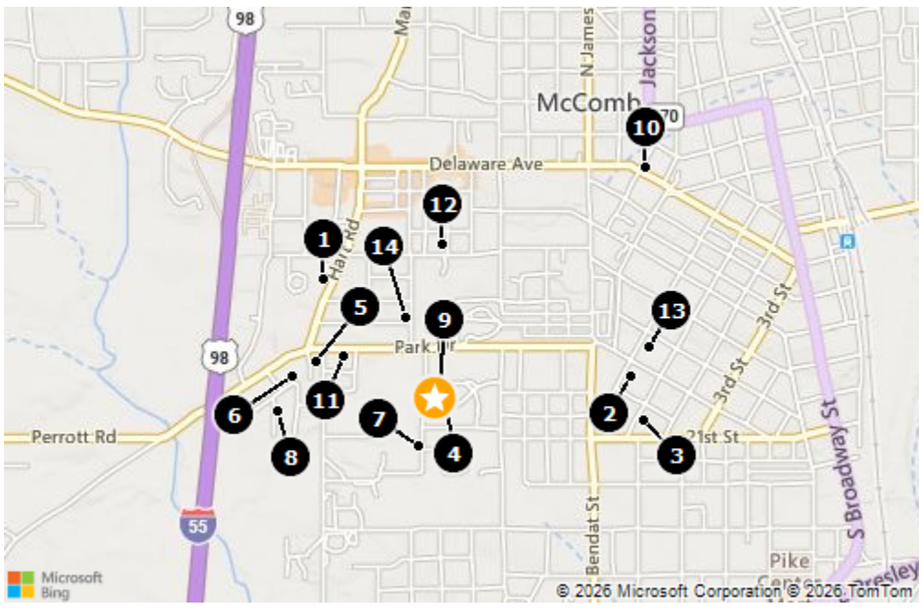
ICE SiteX Report

OrderID: 97850705

SiteX Property Information Report



Subject Property Location

226 SHANNON DR, MCCOMB, MS 39648-4524

County:	**PIKE MS**	Census Tract:	281139505.012034
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	551690-	Thomas Bros Pg-Grid:	

Valuation

Value:	**$139,000**	FSD:	15	Common Confidence Score:	54
Value Range:	$118,150 - $159,850	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	531
Assd Land Value:		Market Land Value:	$22,050	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$46,740	Total Taxable Value:	$1,835
Total Assessed Value:	$10,319	Total Assessor Market Value:	$68,790	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 11-13 Block: A District: 531 Subdivision: CARROLL OAKS ADD Sec/Twnship/Range: SEC 11 TWN 03N RNG 07E
Abbreviated Description: LOT 12 & PT LOTS 11 & 13 BLOCK A CARROLL OAKS ADD W MCCOMB ZN:X- 28113C0/101C

Property Characteristics

Lot Size:	12,600 SF	Bedrooms:		Pool:	
Building Area:	1607 SF	Baths:	1	Fireplace:	
Year Built:	1968	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Wood Shingle
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:		Number of Cars:	2	A/C:	Yes
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Masonry	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/09/2026	Sales Price:	N/A
Document #:	346926 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/06/2024	Sales Price:	N/A
Document #:	334195 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/06/2024		
Document Type:			

Legal Description:
Lot: 11-13
Abbreviated Description: PORTION LOTS11&13
City/Muni/Twp: MCCOMB CITY

Prior Transfer

Recording Date:	05/06/2024	Sales Price:	N/A
Document #:	000334195 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 11-13 Block: A District: 531 Subdivision: CARROLL OAKS ADD Sec/Twnship/Range: SEC 11 TWN 03N RNG 07E
Abbreviated Description: LOT 12 & PT LOTS 11 & 13 BLOCK A CARROLL OAKS ADD W MCCOMB ZN:X- 28113C0/101C

ICE SiteX Report

OrderID: 97850705

Prior Transfer

Recording Date:	07/14/2017	Sales Price:	$77,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/14/2017	Sales Price:	N/A
Document #:	283254 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/14/2017		
Document Type:			

Legal Description:
Lot: 11-13 Block: A Subdivision: CARROLL OAKS SUBDIVISION REVISED
Abbreviated Description: EAST26.7FT LOT11
City/Muni/Twp: MCCOMB CITY

Area Sales Analysis

Total Area Sales	$32,500	Median # of Bedrooms	
Median Lot Size	11,350 SF	Median # of Baths	2
Median Living Area	2,057 SF	Median Year Built	1969
Price Range - 2 Yrs	to $32,500	Age Range	44 years to 106 years
Median Value		Median Age	57 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.45Mi.	**510 HART RD** **MCCOMB, MS 39648-4428**	05/14/2026			4535	11//2	1965	SF	
		APN: 582569- Document #: 348339 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3-5 Subdivision: OAKBROOK DRIVE MapRef: MB 3 PG 13 Abbreviated Description: Lot:3-5 Subdivision:OAKBROOK DRIVE Map Ref:MB 3 PG 13								
2	.54Mi.	**615 S 6TH ST** **MCCOMB, MS 39648-4723**	04/20/2026	$32,500	$26	1246	4//2	1979	6,000 SF	
		APN: 550589-A Document #: 347807 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 59 Subdivision: WEST MCCOMB Abbreviated Description: Lot:1 Block:59 Subdivision:WEST MCCOMB Abbreviated Description:PORTION LOT1 City/Muni/Twp:MCCOMB CITY City/Muni/Twp: MCCOMB CITY								
3	.58Mi.	**715 S 5TH ST** **MCCOMB, MS 39648-4717**	01/22/2026				5//1	1959	SF	
		APN: 550630- Document #: 346031 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Tract No: 1 Abbreviated Description: Lot:1 Tract No:1 City/Muni/Twp:MCCOMB City/Muni/Twp: MCCOMB								
4	.05Mi.	**211 SHANNON DR** **MCCOMB, MS 39648-4523**	10/30/2025			1439	6//1	1968	11,200 SF	
		APN: 551729- Document #: 344631 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 17&18 Subdivision: CARROLL OAKS SUBDIVISION Abbreviated Description: Lot:17&18 Subdivision:CARROLL OAKS SUBDIVISION Abbreviated Description:PORTION LOT17								
5	.35Mi.	**813 HART ROAD EXT** **MCCOMB, MS 39648-4935**	10/16/2025			1910	6//2	1974	SF	
		APN: 582602-S Document #: 344390 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 2 Subdivision: MOAKS SQUARE Abbreviated Description: Lot:2 Subdivision:MOAKS SQUARE								
6	.4Mi.	**1612 POPE CIR** **MCCOMB, MS 39648-4912**	09/08/2025			2455	7//2	1978	SF	
		APN: 582602-Z Document #: 343713 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3&4 Block: F Subdivision: PARK DRIVE ADDITION Abbreviated Description: Lot:3&4 Block:F Subdivision:PARK DRIVE ADDITION City/Muni/Twp:MCCOMB City/Muni/Twp: MCCOMB								
7	.15Mi.	**408 WILSON DR** **MCCOMB, MS 39648-4550**	08/13/2025			1771	5//2	1969	11,815 SF	
		APN: 582514- Document #: 343092 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 26 Block: E Subdivision: WESTVIEW ADDITION Abbreviated Description: Lot:26 Block:E Subdivision:WESTVIEW ADDITION City/Muni/Twp:MCCOMB CITY City/Muni/Twp: MCCOMB CITY								
8	.43Mi.	**1015 PRAIRIE LN** **MCCOMB, MS 39648-4915**	08/04/2025			2229	6//2	1980	13,200 SF	
		APN: 582602-L Document #: 342891 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: C Subdivision: PARK DRIVE ADDITION Abbreviated Description: Lot:6 Block:C Subdivision:PARK DRIVE ADDITION City/Muni/Twp:MCCOMB City/Muni/Twp: MCCOMB								
9	.03Mi.	**215 SHELLY DR** **MCCOMB, MS 39648-4529**	07/09/2025			1974	6//1	1973	11,200 SF	
		APN: 551687- Document #: 342356 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5&6 Block: A Subdivision: CARROLL OAKS SUBDIVISION Abbreviated Description: Lot:5&6 Block:A Subdivision:CARROLL OAKS SUBDIVISION City/Muni/Twp:MCCOMB City/Muni/Twp: MCCOMB								
10	.87Mi.	**728 DELAWARE AVE** **MCCOMB, MS 39648-4064**	07/02/2025			3533	7//2	1920	29,850 SF	
		APN: 551908- Document #: 342197 Document Type: Price Code: Land Use: Single Family Residential								

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Legal: Lot: 8&9 Block: 206 Subdivision: ABSTRACT ADDITION Abbreviated Description: Lot:8&9 Block:206 Subdivision:ABSTRACT ADDITION City/Muni/Twp:MCCOMB CITY City/Muni/Twp: MCCOMB CITY

11	.28Mi.	**1509 PARK DR** **MCCOMB, MS 39648-4405**	06/24/2025	2402	6//2	1982	13,500 SF

APN: 582563-N Document #: 342035
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NE4SW4 S11T03NR07E Abbreviated Description: Sec/Twnship/Range:NE4SW4 S11T03NR07E

12	.43Mi.	**312 BUTLER ST** **MCCOMB, MS 39648-3756**	06/23/2025	1675	6//2	1969	14,250 SF

APN: 551552- Document #: 342022
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: F Subdivision: SINCLAIR ADDITION NO 2 Abbreviated Description: Lot:2 Block:F Subdivision:SINCLAIR ADDITION NO 2 City/Muni/Twp:MCCOMB City/Muni/Twp: MCCOMB

13	.61Mi.	**515 S 6TH ST** **MCCOMB, MS 39648-4721**	05/23/2025	2325	5//2	1970	11,500 SF

APN: 550373- Document #: 341544
Document Type: Price Code:
Land Use: Single Family Residential
Legal:

14	.24Mi.	**1400 STOKES AVE** **MCCOMB, MS 39648-4423**	03/12/2025	2139	5//2	1969	14,484 SF

APN: 582540- Document #: 340226
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 11&12 Block: A Subdivision: STOKES ADDITION Abbreviated Description: Lot:11&12 Block:A Subdivision:STOKES ADDITION Abbreviated Description:PORTION LOT12

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.	**226 SHANNON DR**	**05/06/2024**	$68,790	$10,319	1,607	5//1	1968	12,600 SF	
.02Mi.	**224 SHANNON DR**	**07/18/2007**	$86,760	$13,014	2,014	6//2	1974	11,200 SF	
.02Mi.	**230 SHANNON DR**	**11/26/2014**	$70,875	$10,632	1,788	5//1	1968		
.03Mi.	**217 SHELLY DR**	**08/03/1992**	$106,230	$10,623	2,266	6//1	1973	21,000 SF	
.03Mi.	**215 SHELLY DR**	**07/09/2025**	$78,320	$7,832	1,974	6//1	1973	11,200 SF	
.04Mi.	**301 WILSON DR**	**03/09/2023**	$81,860	$12,280	1,845	6//2	1973		
.04Mi.	**225 SHANNON DR**	**12/12/2018**	$57,280	$5,728	1,311	5//1	1972	11,200 SF	
.04Mi.	**213 SHELLY DR**	**12/17/2010**	$76,910	$7,691	1,929	5//2	1973	9,800 SF	
.04Mi.	**222 SHANNON DR**	**08/29/2025**	$105,895	$15,884	2,586	7//2	1968		
.04Mi.	**215 SHANNON DR**	**07/19/2022**	$68,030	$6,803	1,575	6//2	1972	11,200 SF	
.05Mi.	**209 SHELLY DR**	**03/08/2022**	$13,230	$1,985		//1			
.05Mi.	**211 SHANNON DR**	**05/21/1996**	$57,640	$8,646	1,439	6//1	1968	11,200 SF	
.05Mi.	**220 WILSON DR**	**08/20/1973**	$53,180	$5,318	1,325	5//1	1968		
.05Mi.	**222 WILSON DR**	**11/24/2021**	$57,720	$8,658	1,513	5//1	1968		
.05Mi.	**303 WILSON DR**	**08/04/2023**	$71,790	$10,769	1,695	7//2	1973	12,600 SF	
.05Mi.	**218 WILSON DR**	**08/10/2023**	$59,875	$8,981	1,620	5//1	1969		

Rent vs. Own

Households Occupied by Renters:	37%	Households Occupied by Owners:	44%

Demographics & Income

Median Age:	38.5 years old	Households:	7,622
Median Household Income:	$40,863	Households w/Family:	61%
Household Income Per Capita:	$19,259	Households w/Family Married:	30%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

ICE SiteX Report

OrderID: 97850705

School District

School District Zone:	McComb School District	Students:	2,121
Number of Schools:	8	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.00Mi.	**Higgins Middle School** Number of Students: 287 Student-Teacher Ratio: 11.01	C-	Public	4 - 6
0.52Mi.	**Otken Elementary School** Number of Students: 458 Student-Teacher Ratio: 15.65	C-	Public	1 - 4
0.56Mi.	**Denman Junior High School** Number of Students: 312 Student-Teacher Ratio: 14.21	C-	Public	7 - 8
1.67Mi.	**Kennedy Elementary School** Number of Students: 232 Student-Teacher Ratio: 13.86	D+	Public	PK - KG
0.64Mi.	**McComb High School** Number of Students: 632 Student-Teacher Ratio: 13.55 Advanced Placement: Yes	C	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	134%	NOTABLY HIGHER
BURGLARY	107%	SIMILAR
MOTOR VEHICLE THEFT	138%	NOTABLY HIGHER
FORCIBLE ROBBERY	103%	SIMILAR
AGGRAVATED ASSAULT	130%	NOTABLY HIGHER
FORCIBLE RAPE	131%	NOTABLY HIGHER
MURDER	129%	HIGHER
OVERALL	126%	HIGHER

Disaster Alerts

3/14/2025 - Severe Tornados, Flooding 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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