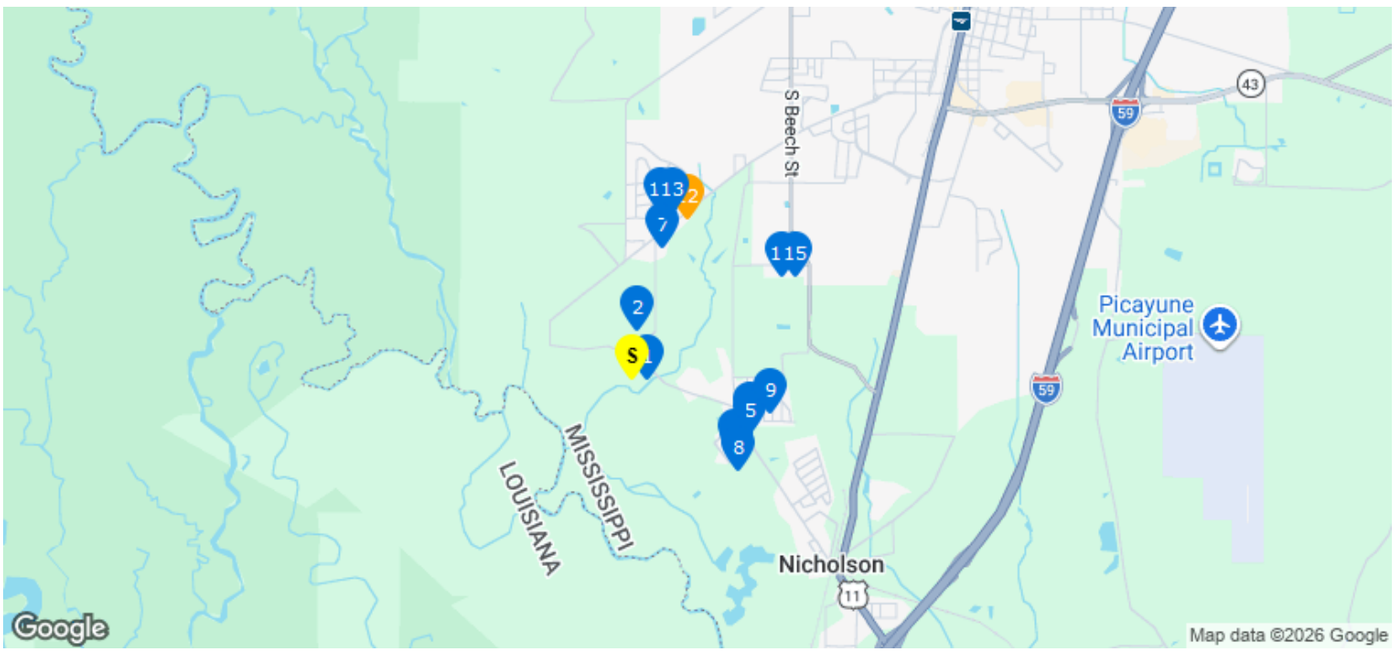
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

23 DUB FENDLEY RD, PICAYUNE, MS 39466-4835

County:	**PEARL RIVER MS**	Census Tract:	9507.01
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	6179330000004101	Thomas Bros Pg-Grid:	

Valuation

Value:	**$176,000**	FSD:	27	Common Confidence Score:	28
Value Range:	$128,480 - $223,520	ICE Confidence Score:	73		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	4024
Assd Land Value:		Market Land Value:	$11,540	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$38,810	Total Taxable Value:	$885
Total Assessed Value:	$7,553	Total Assessor Market Value:	$50,350	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Sec/Twnship/Range: SEC 33 TWN 06S RNG 17W
Abbreviated Description: .677 AC IN W1/2 DOUGALL MCCALL CL # 33

Property Characteristics

Lot Size:	29,185 SF	Bedrooms:		Pool:	
Building Area:	1724 SF	Baths:	1	Fireplace:	Yes
Year Built:	1963	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick veneer
Number of Units:		Garage Type:		Heating:	Forced air unit
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:	09/19/2017	Sales Price:	N/A
Document #:	BK-PG 2017-8000	Type of Sale:	Arms-Length Transfer
Contract Date:	09/18/2017		
Document Type:	Deed		

Legal Description:
Subdivision: DOUGALL MCCALL CLAIM Phase No: 33

Prior Transfer

Recording Date:	07/14/2009	Sales Price:	N/A
Document #:	BK-PG 997-499	Type of Sale:	Non Arms-Length 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	.08Mi.	**2992 JACKSON LANDING RD** **PICAYUNE, MS 39466-4806**	03/17/2025			1829	5//1	1962	60,984 SF	
		APN: 6179330000003800 Document #: 2025002416 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Section: 33 MapRef: DB 703 PG 146 Sec/Twnship/Range: S33 T6S R17W Abbreviated Description: Section:33 Map Ref:DB 703 PG 146Sec/Twnship/Range:S33 T6S R17W								
2	.09Mi.	**3016 JACKSON LANDING RD** **PICAYUNE, MS 39466-4989**	10/03/2025			1501	//2	1960	130,680 SF	
		APN: 6178330000002400 Document #: 2025009427 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: MapRef: DB 2018 PG 355 Sec/Twnship/Range: T6S R17W Abbreviated Description: Map Ref:DB 2018 PG 355Sec/Twnship/Range:T6S R17W								
3	.3Mi.	**72 DAVIS DAWSEY RD** **PICAYUNE, MS 39466-8001**	08/29/2025			988	//1	1963	74,052 SF	
		APN: 6179330000002700 Document #: 2025008147 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Sec/Twnship/Range: T6S R17W Abbreviated Description: Sec/Twnship/Range:T6S R17W								
4	.73Mi.	**3151 JACKSON LANDING RD** **PICAYUNE, MS 39466-4999**	12/11/2024			5832	//	1982	17,424 SF	
		APN: 6178370000006200 Document #: 20240010878 Document Type: Warranty Deed Price Code: Land Use: Residential Income (General) (Multi-Family) Legal: Sec/Twnship/Range: T6S R17W Abbreviated Description: Sec/Twnship/Range:T6S R17W								
5	.76Mi.	**35 CRIMSON LN** **PICAYUNE, MS 39466-8195**	05/01/2025			1556	//2	2025	SF	
		APN: 6178370000007771 Document #: 2025004046 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 50 Subdivision: RED HILL ESTATES MapRef: DB 2024 PG 4239 Abbreviated Description: Lot:50 Subdivision:RED HILL ESTATES Map Ref:DB 2024 PG 4239								
6	.76Mi.	**16 CRIMSON LN** **PICAYUNE, MS 39466-8194**	01/02/2025			1502	//2	2006	SF	
		APN: 6178370000007707 Document #: 2025000018 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 4 Subdivision: RED HILL ESTATES MapRef: DB 848 PG 161 Abbreviated Description: Lot:4 Subdivision:RED HILL ESTATES Map Ref:DB 848 PG 161								
7	.77Mi.	**3166 JACKSON LANDING RD** **PICAYUNE, MS 39466-5032**	09/26/2025			1555	//2	2006	SF	
		APN: 6178370000007747 Document #: 2025009117 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 3 Subdivision: RED HILL ESTATES PH 2 MapRef: DB 2021 PG 10187 Abbreviated Description: Lot:3 Subdivision:RED HILL ESTATES PH 2 Map Ref:DB 2021 PG 10187								
8	.77Mi.	**31 CRIMSON LN** **PICAYUNE, MS 39466-8195**	08/15/2025			1344	//2	2006	SF	
		APN: 6178370000007713 Document #: 2025007514 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 10 Subdivision: RED HILL ESTATES MapRef: BK 848 PG 161 Abbreviated Description: Lot:10 Subdivision:RED HILL ESTATES Map Ref:BK 848 PG 161								
9	.78Mi.	**4 CRIMSON LN** **PICAYUNE, MS 39466-8194**	09/12/2025			1831	//2	2006	SF	
		APN: 6178370000007745 Document #: 2025008491 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 1 Subdivision: RED HILL ESTATES MapRef: BK 2022 PG 6368 Abbreviated Description: Lot:1 Subdivision:RED HILL ESTATES Map Ref:BK 2022 PG 6368								
10	.78Mi.	**103 WOOD OAKS CT** **PICAYUNE, MS 39466-**	01/24/2025			1454	//2	2024	SF	
		APN: 6175210000000501 Document #: 2025000590 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 2 Subdivision: WOOD OAKS Abbreviated Description: Lot:2 Subdivision:WOOD OAKS								
11	.8Mi.	**11 MAGENTA LN** **PICAYUNE, MS 39466-8250**	02/10/2026			1527	//2	2007	SF	
		APN: 6178370000007768 Document #: 2026001407 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 47 Subdivision: RED HILL ESTATES MapRef: DB 2023 PG 6262 Abbreviated Description: Lot:47 Subdivision:RED HILL ESTATES Map Ref:DB 2023 PG 6262								
12	.82Mi.	**110 WOOD OAKS CT** **PICAYUNE, MS 39466-6037**	06/24/2025			1626	//2	2008	SF	
		APN: 6175210000000517 Document #: 2025005610 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 18 Subdivision: WOOD OAKS MapRef: DB 1009 PG 542 Abbreviated Description: Lot:18 Subdivision:WOOD OAKS Map Ref:DB 1009 PG 542								
13	.84Mi.	**121 ELOISE ST** **PICAYUNE, MS 39466-8008**	03/19/2025			728	//1	1997	10,080 SF	
		APN: 6178370000500406 Document #: 2025002540 Document Type: Deed Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 12 Subdivision: LAURA VILLA EST Abbreviated Description: Lot:12 Subdivision:LAURA VILLA EST								
14	.85Mi.	**20 MAGENTA LN** **PICAYUNE, MS 39466-8251**	05/30/2025			1389	//2	2007	SF	
		APN: 6178370000007758 Document #: 2025004959 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 37 Subdivision: RED HILL ESTATES MapRef: BK 938 PG 539 Abbreviated Description: Lot:37 Subdivision:RED HILL ESTATES Map Ref:BK 938 PG 539								
15	.86Mi.	**132 VERONICA DR**	03/27/2026			1135	5//2	1962	15,866 SF	

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		PICAYUNE, MS 39466-7965						
	APN: 6178370000302100 Document #: 2026002870 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Section: 17 MapRef: BK 1068 PG 851 Sec/Twnship/Range: S17 T6S R17W Abbreviated Description: Section:17 Map Ref:BK 1068 PG 851Sec/ Twnship/Range:S17 T6S R17W							
16	.93Mi.	**27 MAROON DR**	02/06/2025	1496	//2	2006	SF	
		PICAYUNE, MS 39466-8228						
	APN: 6178370000007744 Document #: 2025001112 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 24 Subdivision: RED HILL ESTATES Abbreviated Description: Lot:24 Subdivision:RED HILL ESTATES							
17	.95Mi.	**131 MARSHA ST**	10/02/2026	840	//1	1994	8,640	SF
		PICAYUNE, MS 39466-8012						
	APN: 6178370000400605 Document #: 2026009367 Document Type: Warranty Deed Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 26 Subdivision: LAURA VILLA EAST Abbreviated Description: Lot:26 Subdivision:LAURA VILLA EAST							
18	.95Mi.	**127 MARSHA ST**	07/01/2026	980	//1	1995	9,360	SF
		PICAYUNE, MS 39466-8336						
	APN: 6178370000400600 Document #: 2026005693 Document Type: Warranty Deed Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 24 Subdivision: LAURA VILLA EAST Abbreviated Description: Lot:24 Subdivision:LAURA VILLA EAST							
19	.96Mi.	**125 MARSHA ST**	02/10/2026	700	//1	1986	9,000	SF
		PICAYUNE, MS 39466-8185						
	APN: 6178370000400602 Document #: 2026001402 Document Type: Deed Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 23 Block: 6 Subdivision: LAURA VILLA EAST Abbreviated Description: Lot:23 Block:6 Subdivision:LAURA VILLA EAST							
20	.98Mi.	**HICKMAN AVE**	01/23/2026		//1		8,100	SF
		PICAYUNE, MS 39466-						
	APN: 6175210030302400 Document #: 2026000657 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 123 Subdivision: PONDEROSA MapRef: DB 2020 PG 5214 Abbreviated Description: Lot:123 Subdivision:PONDEROSA Map Ref:DB 2020 PG 5214							

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.	**23 DUB FENDLEY RD**	**09/19/2017**	$50,350	$7,553	1,724	//1	1963	29,185 SF	
.07Mi.	**2996 JACKSON LANDING RD**	**10/04/2023**	$26,680	$4,002	1,638	4//1	1950	1 SF	
.08Mi.	**20 DUB FENDLEY RD**	**11/22/2022**	$183,210	$18,328	1,814	//2	2023	2 SF	
.08Mi.	**2992 JACKSON LANDING RD**	**03/12/2024**	$50,960	$5,101	1,829	5//1	1962	1 SF	
.08Mi.	**26 DUB FENDLEY RD**	**03/10/2000**	$99,180	$10,090	1,460	//1	2000	3 SF	
.08Mi.	**27 DUB FENDLEY RD**	**08/24/2011**	$107,900	$16,185	1,738	//2	2005	5 SF	
.09Mi.	**JACKSON LANDING RD**	**01/17/1995**	$540	$81		//1		2 SF	
.09Mi.	**3016 JACKSON LANDING RD**	**01/16/2018**	$74,650	$11,198	1,501	//2	1960	3 SF	
.12Mi.	**2974 JACKSON LANDING RD**	**08/20/1998**	$27,360	$4,105	1,196	5//1	1943	5 SF	
.14Mi.	**S OF JACKSON LANDIN**	**06/09/1992**	$370	$56		//1		2 SF	
.14Mi.	**3034 JACKSON LANDING RD**	**03/02/1967**	$69,650	$7,030	1,408	5//2	1967	7 SF	
.14Mi.	**3030 JACKSON LANDING RD**	**02/03/2021**	$25,410	$3,812	1,040	5//1	1930	1 SF	
.15Mi.	**2997 JACKSON LANDING RD**	**12/27/2006**	$149,250	$14,947	1,930	//2	2002	2 SF	
.16Mi.	**3025 JACKSON LANDING RD**	**11/08/2011**	$87,980	$8,798	1,684	//2	1999	17,424 SF	
.18Mi.	**23 LUTHER WALKER RD**	**08/01/1978**	$176,640	$17,679	3,258	//2	1982	2 SF	P
.18Mi.	**3007 JACKSON LANDING RD**	**11/13/2023**	$45,960	$6,895	1,300	5//1	1959	6 SF	

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	67%

Demographics & Income

Median Age:	40.8 years old	Households:	10,842
Median Household Income:	$50,874	Households w/Family:	65%
Household Income Per Capita:	$24,870	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Picayune School District	Students:	3,509
Number of Schools:	11	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.77Mi.	**Nicholson Elementary School**	D+	Public	KG - 6
Number of Students: 324 Student-Teacher Ratio: 14.66				

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3.09Mi. **Picayune Memorial High School** Number of Students: 940 Student-Teacher Ratio: 15.48		B-	Public	9 - 12
3.02Mi. **Picayune Junior High School** Number of Students: 465 Student-Teacher Ratio: 17.22		C	Public	7 - 8

Flood Report

The Subject Property of **23 DUB FENDLEY RD, PICAYUNE, MS 39466-4835** 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	118%	HIGHER
BURGLARY	125%	HIGHER
MOTOR VEHICLE THEFT	120%	HIGHER
FORCIBLE ROBBERY	113%	HIGHER
AGGRAVATED ASSAULT	112%	HIGHER
FORCIBLE RAPE	126%	HIGHER
MURDER	128%	HIGHER
OVERALL	121%	HIGHER

Disaster Alerts

1/23/2026 - Severe Winter Storm 6/18/2026 - Tropical Storm Arthur

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