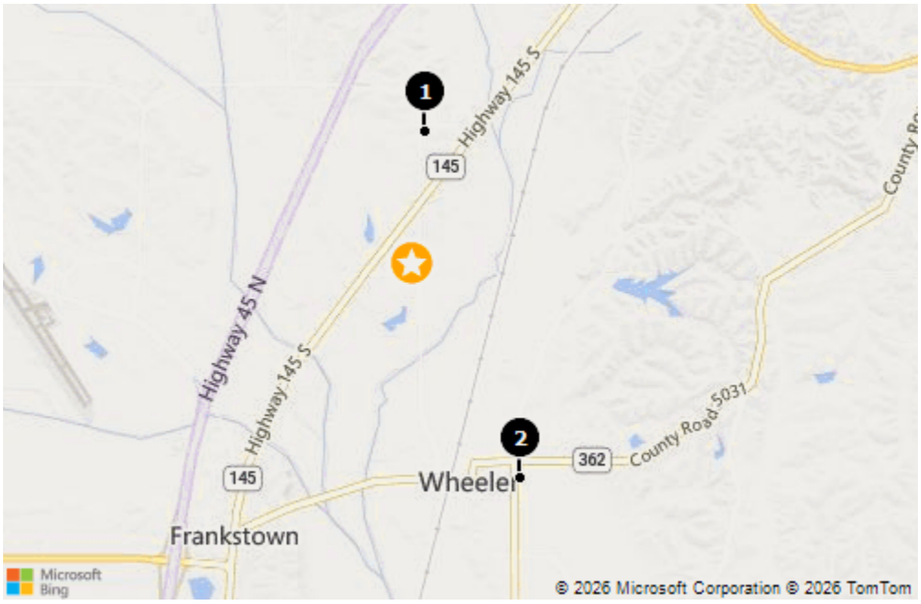
ICE SiteX Report

OrderID: 98063389

SiteX Property Information Report



Subject Property Location

27 COUNTY ROAD 5001, BOONEVILLE, MS 38829-9448

County:	**PRENTISS MS**	Census Tract:	281179502.021068
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	03072236 03000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$123,000**	FSD:	25	Common Confidence Score:	30
Value Range:	$92,250 - $153,750	ICE Confidence Score:	75		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	3000
Assd Land Value:		Market Land Value:	$6,330	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$43,770	Total Taxable Value:	$416
Total Assessed Value:	$5,010	Total Assessor Market Value:	$50,100	Delinquent Year:	
				Tax Account ID:	1691
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 15-21 Sec/Twnship/Range: SEC 36 TWN 05 RNG 06
Abbreviated Description: MCDONALD ACRES LOTS 15, 17, 19, & 21

Property Characteristics

Lot Size:	21,780 SF	Bedrooms:		Pool:	
Building Area:	975 SF	Baths:	1	Fireplace:	Yes
Year Built:	1979	Partial Baths:		Type Const:	Other
Number of Buildings:		Number of Rooms:		Ext Walls:	Veneer
Number of Units:		Garage Type:		Heating:	Gravity
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/22/2025	Sales Price:	$106,328
Document #:	2025004039 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/30/2024	Loan Amount:	N/A
Document #:	2024004651 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2050	Type Finance:	

Legal Description:
Lot: 15-21 Subdivision: MCDONALD ACRES SUBDIVISION Sec/Twnship/Range: SE4 S36T08SR06E

Prior Transfer

Recording Date:	12/30/2024	Sales Price:	N/A
Document #:	2024004650 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/20/2024		
Document Type:			

Legal Description:
Lot: 15,17&19 Subdivision: MCDONALD ACRES SUBDIVISION Sec/Twnship/Range: SE4 S36T05SR06E
Abbreviated Description: LOT 21

Prior Transfer

Recording Date:	12/30/2024	Sales Price:	N/A

ICE SiteX Report

OrderID: 98063389

Document #:	BK-PG 2024 -4650	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 15-21 Sec/Twnship/Range: SEC 36 TWN 05 RNG 06
Abbreviated Description: MCDONALD ACRES LOTS 15, 17, 19, & 21

Prior Transfer

Recording Date:	12/07/2023	Sales Price:	$75,757
Document #:	2023004541 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/28/2023	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	2023004424 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/28/2023		
Document Type:			

Legal Description:
Lot: 15,17&19 Subdivision: MCDONALD ACRES SUBDIVISION Map Ref: MB 76 PG 551 Sec/Twnship/Range: SE4 S36T05SR06E
Abbreviated Description: LOT 21

Mortgage Record

Recording Date:	11/09/2021	Loan Amount:	N/A
Document #:	2021005078 BK-PG -	Loan Type:	New Conventional
TD Due Date:	12/01/2051	Type Finance:	

Legal Description:
Lot: 15,17,19 Subdivision: MCDONALD ACRES SUBDIVISION Sec/Twnship/Range: SE4 S36T05R06

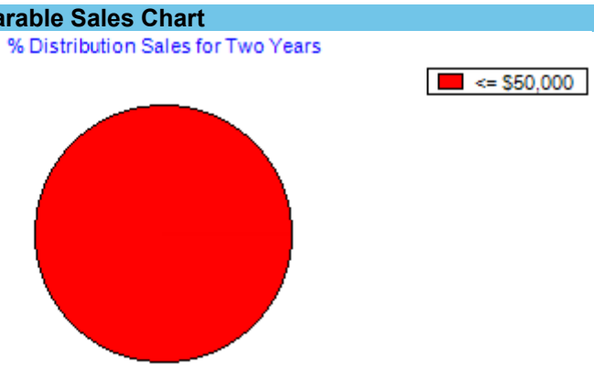
Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	23,958 SF	Median # of Baths	1
Median Living Area	1,442 SF	Median Year Built	1962
Price Range - 2 Yrs		Age Range	63 years to 64 years
Median Value		Median Age	64 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.71Mi.	**594 COUNTY ROAD 7000** **BOONEVILLE, MS 38829-7504**	05/19/2026			1779	//1	1962	26,136 SF	
		APN: 06090031 02000 Document #: 2026001635 Document Type: Price Code: Land Use: Single Family Residential Legal: Sec/Twnship/Range: N2NW4 S31T05SR07E Abbreviated Description: Sec/Twnship/Range:N2NW4 S31T05SR07E								
2	1.28Mi.	**308 COUNTY ROAD 5011** **BOONEVILLE, MS 38829-9138**	07/15/2025			1104	//1	1963	21,780 SF	
		APN: 07032307 01300 Document #: 2025002453 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Section: 7 Subdivision: WILLIE T MOORE SUBDIVISION MapRef: MB 80 PG 193 Abbreviated Description: Lot:5 Section:7 Subdivision:WILLIE T MOORE SUBDIVISION Map Ref:MB 80 PG 193								

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.

ICE SiteX Report

OrderID: 98063389

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.	**27 COUNTY ROAD 5001**	**12/30/2024**	$50,100	$5,010	975	//1	1979	21,780 SF	
.03Mi.	**31 COUNTY ROAD 5001**	**10/07/2021**	$73,700	$7,370	2,392	//1	1968	17,424 SF	
.03Mi.	**29 COUNTY ROAD 5001**	**12/19/2022**	$71,960	$10,794	1,046	//1	1978	17,424 SF	
.04Mi.	**CR 5000**	**08/28/2007**	$13,110	$1,967	720	//1	1983	30,492 SF	
.05Mi.	**35 COUNTY ROAD 5001**	**05/23/2022**	$6,240	$936	1,000	//1	2000	1 SF	
.05Mi.	**7 COUNTY ROAD 5000**	**06/22/1999**	$73,080	$7,308	1,257	//1	1979	1 SF	
.09Mi.	**32 COUNTY ROAD 5001**	**12/28/2012**	$63,040	$6,304	1,262	//1	1983	26,136 SF	
.09Mi.	**11 COUNTY ROAD 5000**	**06/30/2005**	$109,480	$10,948	1,824	//1	2003	21,780 SF	
.12Mi.	**41 COUNTY ROAD 5001**	**05/26/2011**	$167,770	$16,796	2,502	//1	2003	2 SF	
.16Mi.	**47 COUNTY ROAD 5001**		$99,550	$9,955	1,279	//1	1976	1 SF	
.17Mi.	**18 COUNTY ROAD 5001**	**07/28/2010**	$83,430	$12,515	1,638	//1	1974	2 SF	
.18Mi.	**13 COUNTY ROAD 5001**	**12/07/2023**	$45,540	$6,831	1,065	//1	1970	17,424 SF	
.2Mi.	**14 COUNTY ROAD 5001**	**04/06/2023**	$85,270	$8,850	1,280	//1	1920	3 SF	
.29Mi.	**6 COUNTY ROAD 5001**	**12/11/2003**	$69,670	$7,199	1,292	//1	1937	2 SF	
.3Mi.	**24 COUNTY ROAD 5001**	**09/25/1992**	$56,750	$5,717	1,279	//1	1980	5 SF	
.31Mi.	**67 COUNTY ROAD 5001**		$98,970	$9,897	1,688	//1	1975	1 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	70%

Demographics & Income

Median Age:	39.4 years old	Households:	6,801
Median Household Income:	$53,202	Households w/Family:	68%
Household Income Per Capita:	$28,931	Households w/Family Married:	49%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	Prentiss County School District	Students:	2,176
Number of Schools:	7	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
9.30Mi.	**Hills Chapel School** Number of Students: 398 Student-Teacher Ratio: 11.71	A-	Public	PK - 8
8.45Mi.	**Jumpertown School** Number of Students: 305 Student-Teacher Ratio: 8.5	C	Public	PK - 12
1.43Mi.	**Wheeler High School** Number of Students: 577 Student-Teacher Ratio: 11.24	B-	Public	PK - 12
9.47Mi.	**Thrasher High School** Number of Students: 387 Student-Teacher Ratio: 8.98	C+	Public	PK - 12
11.54Mi.	**New Site High School** Number of Students: 239 Student-Teacher Ratio: 10.24	A+	Public	9 - 12
10.81Mi.	**Marietta Elementary School** Number of Students: 270 Student-Teacher Ratio: 11.1	A	Public	PK - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	109%	SIMILAR
BURGLARY	121%	HIGHER
MOTOR VEHICLE THEFT	109%	SIMILAR
FORCIBLE ROBBERY	111%	HIGHER
AGGRAVATED ASSAULT	120%	HIGHER
FORCIBLE RAPE	113%	HIGHER
MURDER	118%	HIGHER
OVERALL	119%	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.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

ICE SiteX Report

OrderID: 98063389

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.

Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.