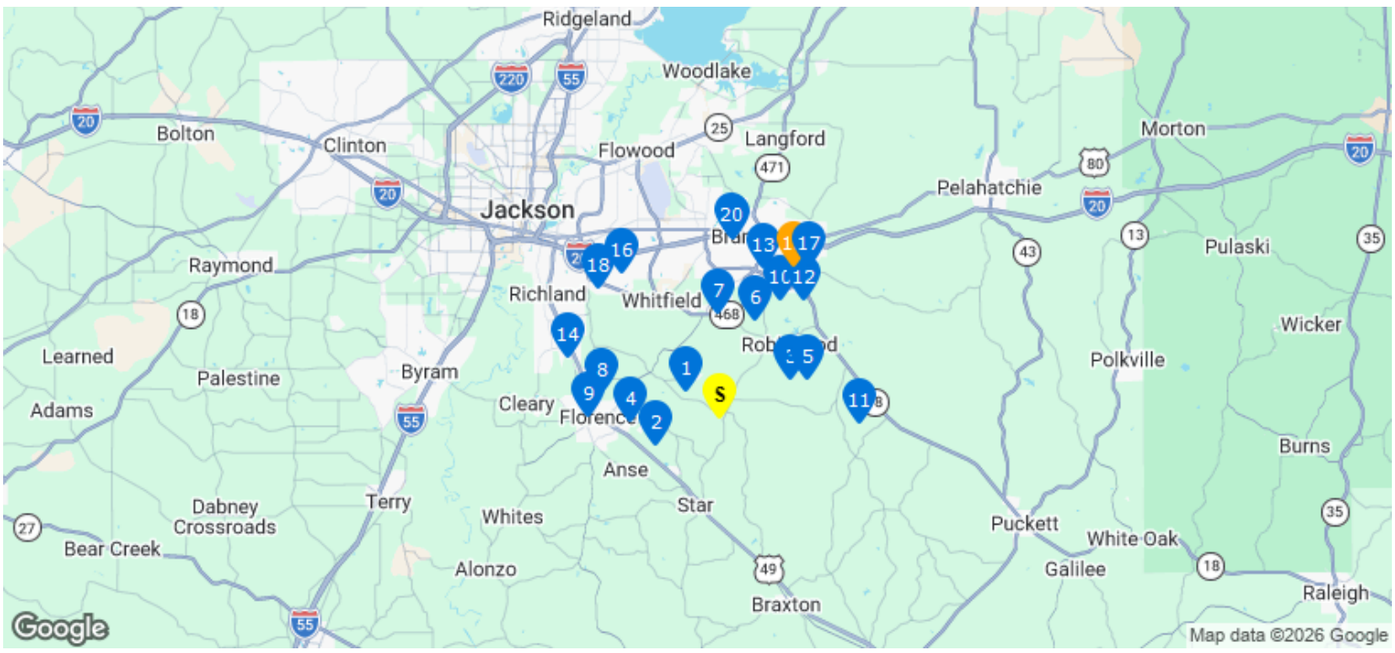
ICE SiteX Report

OrderID: 98809069

SiteX Property Information Report



Subject Property Location

355 THOMASVILLE RD, FLORENCE, MS 39073-9595

County:	**RANKIN MS**	Census Tract:	0210.04
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	G04 000067 00000	Thomas Bros Pg-Grid:	

Valuation

Value:	**N/A**	FSD:	N/A	Common Confidence Score:	N/A
Value Range:	N/A - N/A	ICE Confidence Score:	N/A		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2024	Tax Rate Code Area:	100
Assd Land Value:		Market Land Value:	$26,700	Tax Year:	2024
Assd Improvement:		Market Improvment Value:	$73,880	Total Taxable Value:	$767
Total Assessed Value:	$10,608	Total Assessor Market Value:	$100,580	Delinquent Year:	
				Tax Account ID:	18121
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: 300 Sec/Twnship/Range: SEC 25 TWN 04N RNG 02E
Abbreviated Description: 5.5A IN NE4 NE4 S RD DB 374 PG 736 0101978 DB 772 PG 0542 0072396

Property Characteristics

Lot Size:	5.500 AC	Bedrooms:	3	Pool:	
Building Area:	1514 SF	Baths:	1	Fireplace:	Yes
Year Built:	1942	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Wood
Number of Units:		Garage Type:	Carport	Heating:	Forced air unit
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Shingle (Not Wood)
		Foundation:	Piers	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/12/2026	Sales Price:	N/A
Document #:	BK-PG 3023-51215	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	08/20/2025	Loan Amount:	N/A
Document #:	BK-PG 3025-66900	Loan Type:	Unknown Loan Type
Contract Date:	07/24/2025		
TD Due Date:	01/07/2053	Type Finance:	
Legal Description:			

Map Ref: 0 Sec/Twnship/Range: S25T4NR2E

Prior Transfer

Recording Date:	07/27/2023	Sales Price:	N/A
Document #:	BK-PG 3022-107179	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	07/05/2023	Loan Amount:	N/A

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Document #:	3023/51215 BK-PG -	Loan Type:	Conventional
Contract Date:	06/30/2023		
TD Due Date:	07/01/2053	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	07/05/2023	Sales Price:	N/A
Document #:	BK-PG 2023-14041	Type of Sale:	Undetermined Transfer
Contract Date:	06/30/2023		
Document Type:	Deed		
Legal Description:			

Prior Transfer

Recording Date:	11/14/2022	Sales Price:	N/A
Document #:	BK-PG 3015-60065	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	10/25/2022	Loan Amount:	N/A
Document #:	BK-PG 3022-107179	Loan Type:	Commercial Loan
Contract Date:	10/25/2022		
TD Due Date:	11/01/2023	Type Finance:	
Legal Description:			
Map Ref: 0			
City/Muni/Twp: FLORENCE			

Mortgage Record

Recording Date:	07/10/2015	Loan Amount:	N/A
Document #:	BK-PG 3015-60065	Loan Type:	Conventional
Contract Date:	06/19/2015		
TD Due Date:	07/01/2045	Type Finance:	
Legal Description:			
Map Ref: 0 Sec/Twnship/Range: S25 T04N R02E			

Prior Transfer

Recording Date:	07/10/2015	Sales Price:	N/A
Document #:	BK-PG 2015-13891	Type of Sale:	Non Arms-Length Transfer
Contract Date:	06/19/2015		
Document Type:	Deed		
Legal Description:			
Sec/Twnship/Range: S25 T04N R02E			

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	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	2.03Mi.	**123 WEBB CIR** **FLORENCE, MS 39073-9765**	10/26/2026			1493	4/3/1	1976	130,680 SF	
		APN: G05 000074 00000 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal:								
2	3.27Mi.	**172 SUNNY LN** **FLORENCE, MS 39073-8995**	10/26/2026				//		SF	
		APN: F04G000001 00990 Document #: Document Type: Warranty Deed Price Code: Land Use: Residential - Vacant Land Legal:								
3	3.89Mi.	**641 SIMPSON ST** **BRANDON, MS 39042-8861**	09/29/2026			1216	//1	2004	SF	
		APN: I05P000002 00381 Document #: Document Type: Warranty Deed Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 361 Subdivision: ROBINHOOD LAKE Abbreviated Description: Lot:361 Subdivision:ROBINHOOD LAKE								
4	4.22Mi.	**116 EASTWOOD CIR** **FLORENCE, MS 39073-8830**	10/26/2026			2021	6//1	1997	SF	
		APN: E04Q000024 00420 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 42 Subdivision: EASTWOOD Abbreviated Description: Lot:42 Subdivision:EASTWOOD								
5	4.54Mi.	**732 BLACK ST** **BRANDON, MS 39042-8791**	09/29/2026			1568	//1	1986	SF	
		APN: J05M000002 00920 Document #: Document Type: Warranty Deed Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 92 Subdivision: SHADY LAKE Abbreviated Description: Lot:92 Subdivision:SHADY LAKE								
6	4.96Mi.	**244 IRONWOOD PL** **BRANDON, MS 39042-6612**	10/27/2026			2898	7/4/2	2019	SF	
		APN: H07 000168 00390 Document #: Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 67 Subdivision: RAINTREE Abbreviated Description: Lot:67 Subdivision:RAINTREE								
7	4.97Mi.	**107 CHINKAPIN CV**	10/26/2026			1710	6/3/1	2004	SF	

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PEARL, MS 39208-5536
APN: G07H000004 02880 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 288 Subdivision: OAKS PLACE Phase No: 1 Abbreviated Description: Lot:288 Subdivision:OAKS PLACE Phase No:1

8	5.72Mi.	**1118 GUNTER RD** **FLORENCE, MS 39073-9705**	10/27/2026			2203	5/3/1	1970	SF

APN: E05E000014 00000 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal:

9	6.24Mi.	**578 EAGLEWOOD DR** **FLORENCE, MS 39073-8161**	09/28/2026			1891	5/3/1	2006	SF

APN: D04Q000017 01550 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 155 Subdivision: EAGLEWOOD MapRef: CAB D SL 68 Abbreviated Description: Lot:155 Subdivision:EAGLEWOOD Map Ref:CAB D SL 68

10	6.32Mi.	**1096 STAR RD** **BRANDON, MS 39042-9414**	10/27/2026			2052	6/4/1	1989	SF

APN: I07 000080 00010 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal:

11	6.72Mi.	**324 LOUISE LN** **BRANDON, MS 39042-9293**	10/28/2026			1456	//1	1983	SF

APN: K04 000130 00260 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 226 Subdivision: MAY Phase No: 2 Abbreviated Description: Lot:226 Subdivision:MAY Phase No:2

12	6.95Mi.	**111 LENNOX PL** **BRANDON, MS 39042-6030**	10/16/2026	$260,000	$131	1982	6/3/1	2007	SF

APN: J07I000001 00720 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 72 Subdivision: LENNOX Abbreviated Description: Lot:72 Subdivision:LENNOX

13	7.44Mi.	**105 MORROW ST** **BRANDON, MS 39042-3003**	10/28/2026			1149	5/3/1	1972	SF

APN: I08E000001 00390 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 39 Subdivision: WESTLAND HEIGHTS Abbreviated Description: Lot:39 Subdivision:WESTLAND HEIGHTS

14	7.75Mi.	**103 RHEMANN BLVD** **RICHLAND, MS 39218-6044**	10/21/2026			2676	7/3/1	2011	SF

APN: D06F000030 00030 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: BULLOCK FOREST MapRef: CAB D SL 221-222 Abbreviated Description: Lot:3 Subdivision:BULLOCK FOREST Map Ref:CAB D SL 221-222

15	8.05Mi.	**123 CIRCLE DR** **BRANDON, MS 39042-3403**	10/27/2026	$169,025	$107	1574	6/4/1	1955	SF

APN: I08H000005 00110 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 11 Subdivision: CEDAR CREST PARK Abbreviated Description: Lot:11 Subdivision:CEDAR CREST PARK

16	8.31Mi.	**2482 NAPOLEON AVE** **PEARL, MS 39208-6356**	10/27/2026			1571	5/3/1	1972	SF

APN: E08G000007 00540 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 54 Subdivision: CUNNINGHAM HEIGHTS Abbreviated Description: Lot:54 Subdivision:CUNNINGHAM HEIGHTS

17	8.41Mi.	**303 PARK RIDGE DR** **BRANDON, MS 39042-2943**	10/29/2026			2384	8/3/1	2000	SF P

APN: J08 000080 00900 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 24 Subdivision: HUNTERS WOODS Abbreviated Description: Lot:24 Subdivision:HUNTERS WOODS

18	8.44Mi.	**1932 TWIN PINE DR** **PEARL, MS 39208-6396**	10/08/2026	$155,000	$112	1384	5//1	2003	SF

APN: E07M000025 00300 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 30 Subdivision: TWIN PINE ACRES MapRef: CAB C SL 291 Abbreviated Description: Lot:30 Subdivision:TWIN PINE ACRES Map Ref:CAB C SL 291

19	8.5Mi.	**403 LAKEBEND PL** **BRANDON, MS 39042-2226**	10/29/2026			1277	5/2/1	1972	SF

APN: H09B000005 01060 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 106 Subdivision: LAKEBEND Abbreviated Description: Lot:106 Subdivision:LAKEBEND

20	8.61Mi.	**29 STONEGATE DR** **BRANDON, MS 39042-2624**	10/27/2026			2031	7/4/1	1971	SF

APN: H09B000015 00270 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 27 Subdivision: GROVE PARK Abbreviated Description: Lot:27 Subdivision:GROVE PARK

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.

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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.	**355 THOMASVILLE RD**	**07/05/2023**	$100,580	$10,608	1,514	5/3/1	1942	6 SF	
.11Mi.	**379 THOMASVILLE RD**	**05/21/2008**	$103,810	$10,381	2,077	5/2/1	1981	3 SF	
.12Mi.	**389 THOMASVILLE RD**	**06/27/1994**	$104,970	$10,962	1,702	5//1	2000	18 SF	
.15Mi.	**362 THOMASVILLE RD**		$127,630	$13,946	1,856	6/3/1	1960	5 SF	
.17Mi.	**310 THOMASVILLE RD**	**10/14/2008**	$94,430	$11,596	1,088	4//	1990	9 SF	
.23Mi.	**298 THOMASVILLE RD**	**10/14/2008**	$133,480	$13,348	2,045	6/3/1	2008	2 SF	
.23Mi.	**299 THOMASVILLE RD**	**10/31/2001**	$116,070	$12,475	1,630	6/4/1	1972	41 SF	
.25Mi.	**407 THOMASVILLE RD**		$299,460	$31,155	4,125	13/4/2	1990	4 SF	
.28Mi.	**384 THOMASVILLE RD**	**04/21/2014**	$157,980	$16,516	2,356	6/3/1	1993	5 SF	P
.31Mi.	**284 THOMASVILLE RD**	**10/12/2021**	$76,140	$7,614	1,409	7/4/1	1962	1 SF	
.32Mi.	**107 JOHNSON PL**	**07/09/2019**	$70,660	$10,599	1,458	5/3/1	1985		
.33Mi.	**421 THOMASVILLE RD**	**08/05/2015**	$90,880	$9,088	2,416	7/3/1	2012	2 SF	
.34Mi.	**281 THOMASVILLE RD**		$66,630	$9,995	1,220	6/3/1	1970	1 SF	
.34Mi.	**419 THOMASVILLE RD**		$148,730	$15,784	3,052	7/3/1	1960	6 SF	
.34Mi.	**280 THOMASVILLE RD**	**05/09/2019**	$147,360	$14,736	1,910	5/3/1	2020	1 SF	
.36Mi.	**276 THOMASVILLE RD**		$135,530	$15,073	1,744	5/3/1	1964	4 SF	

Rent vs. Own

Households Occupied by Renters:	15%	Households Occupied by Owners:	78%

Demographics & Income

Median Age:	43.7 years old	Households:	7,949
Median Household Income:	$73,993	Households w/Family:	69%
Household Income Per Capita:	$31,881	Households w/Family Married:	56%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Rankin County School District	Students:	18,196
Number of Schools:	28	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.72Mi.	**McLaurin High School** Number of Students: 481 Student-Teacher Ratio: 8.62	B	Public	7 - 12
1.83Mi.	**McLaurin Elementary School** Number of Students: 504 Student-Teacher Ratio: 12.75	B	Public	PK - 6

Flood Report

The Subject Property of **355 THOMASVILLE RD, FLORENCE, MS 39073-9595** 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	79%	LOWER
BURGLARY	132%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	82%	LOWER
FORCIBLE ROBBERY	144%	NOTABLY HIGHER
AGGRAVATED ASSAULT	115%	HIGHER
FORCIBLE RAPE	132%	NOTABLY HIGHER
MURDER	100%	SIMILAR
OVERALL	116%	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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ICE SiteX Report

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