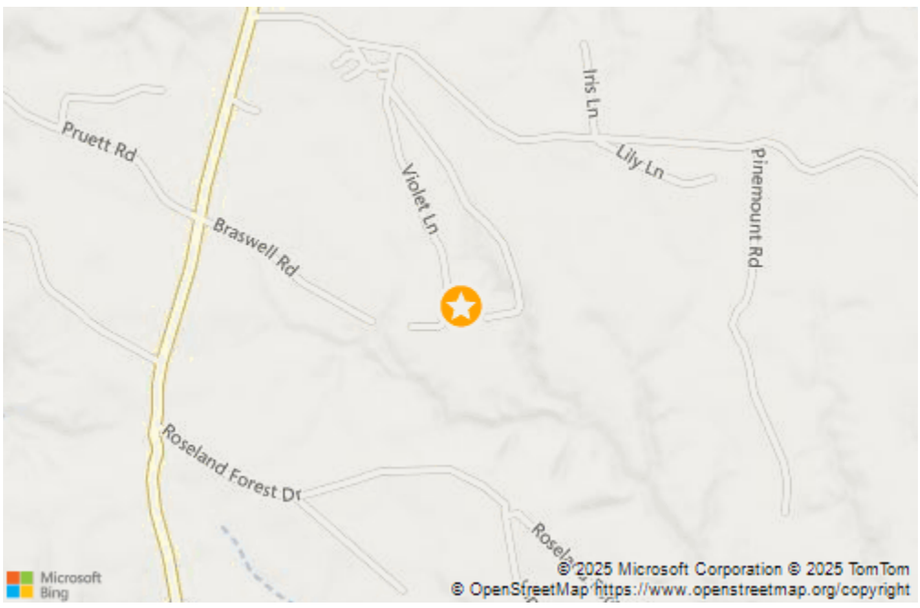
ICE SiteX Report

OrderID: 94506346

SiteX Property Information Report



Subject Property Location

35 VIOLET LN, NATCHEZ, MS 39120-9430

County:	**ADAMS MS**	Census Tract:	280010002.001011
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0147 0001 0019	Thomas Bros Pg-Grid:	

Valuation

Value:	**$144,000**	FSD:	60
Value Range:	$57,600 - $230,400	Confidence Score:	40

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	1000-COUNTY
Assd Land Value:		Market Land Value:	$6,880	Tax Year:	2024
Assd Improvement:		Market Improvment Value:	$52,660	Total Taxable Value:	$1,133
Total Assessed Value:	$8,931	Total Assessor Market Value:	$59,540	Delinquent Year:	
				Tax Account ID:	000694
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Subdivision: ROSELAND FOREST Sec/Twnship/Range: SEC 40 TWN 08N RNG 02W
Abbreviated Description: H&L#17B-2 PART L#17B ROSELAND FOREST PLTN MAP#13-203-66.1

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	1042 SF	Baths:	1	Fireplace:	
Year Built:	1992	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Veneer
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:		Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	03/15/2022	Loan Amount:	N/A
Document #:	133721 BK-PG 984-440	Loan Type:	Purchase Money Mortgage
TD Due Date:	04/01/2052	Type Finance:	

Legal Description:
Lot: 17B Subdivision: ROSELAND FOREST PLANTATION

Prior Transfer

Recording Date:	03/15/2022	Sales Price:	N/A
Document #:	BK-PG 28O -263	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Subdivision: ROSELAND FOREST Sec/Twnship/Range: SEC 40 TWN 08N RNG 02W
Abbreviated Description: H&L#17B-2 PART L#17B ROSELAND FOREST PLTN MAP#13-203-66.1

No Comparable Sales Found

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: 94506346

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.	**35 VIOLET LN**	**03/15/2022**	$59,540	$8,931	1,042	5//1	1992		
.04Mi.	**33 VIOLET LN**	**03/26/1999**	$86,840	$8,684	1,499	5//1	1997	3 SF	
.06Mi.	**36 VIOLET LN**	**06/19/2017**	$44,320	$6,648	1,916	6//1	1910	2 SF	
.09Mi.	**41 VIOLET LN**	**06/19/2017**	$27,640	$4,147	1,439	5//1	1960	5 SF	
.1Mi.	**37 VIOLET LN**	**05/07/1993**	$28,940	$4,342	1,573	6//1	1963	12 SF	
.11Mi.	**19 VIOLET LN**	**12/14/1994**	$48,320	$4,832	1,626	5//1	1957	5 SF	
.14Mi.	**42 PINEMOUNT RD**		$28,750	$3,071	1,303	6//1	1960	12 SF	
.18Mi.	**31 ROSELAND FOREST DR**	**01/16/2009**	$60,840	$6,158	1,015	5//1	1958	10 SF	
.19Mi.	**18 VIOLET LN**	**04/13/1994**	$64,220	$6,422	1,160	//1	1997	22,651 SF	
.2Mi.	**43 ROSELAND FOREST DR**	**07/08/2016**	$39,170	$3,917	840	4//1	1955	5 SF	
.22Mi.	**15 BRASWELL RD**	**08/23/2018**	$45,430	$6,815	1,478	5//1	1955	3 SF	
.22Mi.	**21 BRASWELL RD**	**07/09/2009**	$38,270	$3,872	1,479	6//1	1980	8 SF	
.22Mi.	**34 PINEMOUNT RD**	**11/15/1983**	$29,900	$2,990	776	4//1	1983	1 SF	
.22Mi.	**38 PINEMOUNT RD**	**07/17/1998**	$70,260	$10,539	2,123	6//1	1968	1 SF	
.22Mi.	**16 BRASWELL RD**	**07/13/1976**	$50,570	$7,586	1,218	5//1	1979	5 SF	
.22Mi.	**36 PINEMOUNT RD**	**06/11/2015**	$21,270	$2,127	816	4//1	1983	32,670 SF	

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	54%

Demographics & Income

Median Age:	43.6 years old	Households:	11,500
Median Household Income:	$44,321	Households w/Family:	62%
Household Income Per Capita:	$24,336	Households w/Family Married:	37%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Natchez-Adams School District	Students:	2,875
Number of Schools:	10	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.60Mi.	**Robert Lewis Magnet School** Number of Students: 351 Student-Teacher Ratio: 14.89	NA	Public	6 - 8
6.86Mi.	**Natchez High School** Number of Students: 514 Student-Teacher Ratio: 15.76	B	Public	9 - 12
6.10Mi.	**Natchez Freshman Academy** Number of Students: 192 Student-Teacher Ratio: 13.42	NA	Public	8 - 9
5.09Mi.	**Morgantown Middle School** Number of Students: 318 Student-Teacher Ratio: 14.37	NA	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	112%	HIGHER
BURGLARY	124%	HIGHER
MOTOR VEHICLE THEFT	107%	SIMILAR
FORCIBLE ROBBERY	99%	SIMILAR
AGGRAVATED ASSAULT	112%	HIGHER
FORCIBLE RAPE	117%	HIGHER
MURDER	109%	SIMILAR
OVERALL	110%	HIGHER

Disaster Alerts

6/14/2023 - Severe Storm, Tornados

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2025 Onboard Informatics. Information is deemed reliable but not guaranteed.

ICE SiteX Report

OrderID: 94506346

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 © 2025 Intercontinental Exchange, Inc. All Rights Reserved.