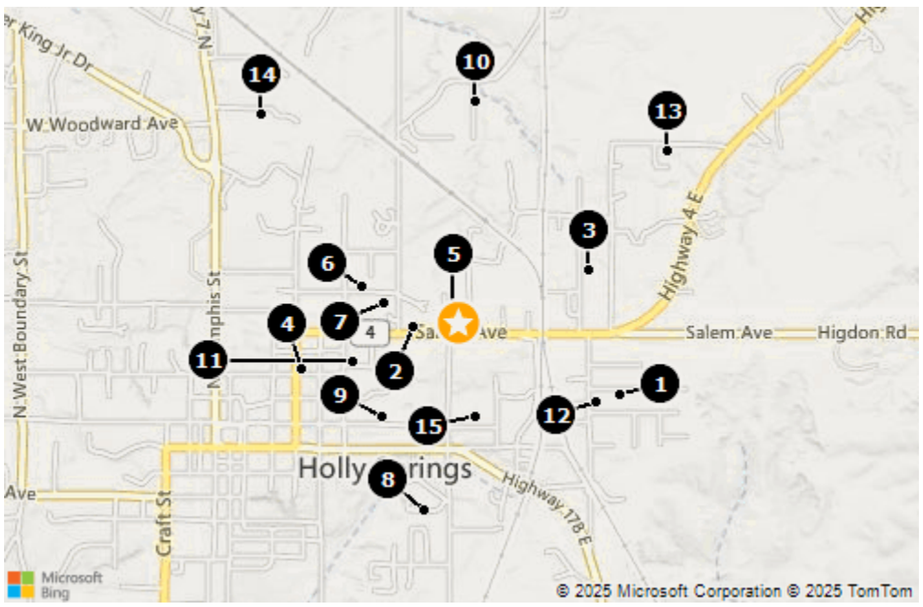
ICE SiteX Report

OrderID: 95133802

SiteX Property Information Report



Subject Property Location

430 SALEM AVE, HOLLY SPRINGS, MS 38635-2421

County:	**MARSHALL MS**	Census Tract:	280939504.023032
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	089Q-32-05800	Thomas Bros Pg-Grid:	

Valuation

Value:	**$160,000**	FSD:	8
Value Range:	$147,200 - $172,800	Confidence Score:	92

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	1110
Assd Land Value:		Market Land Value:	$12,880	Tax Year:	2024
Assd Improvement:		Market Improvment Value:	$55,430	Total Taxable Value:	$999
Total Assessed Value:	$6,831	Total Assessor Market Value:	$68,310	Delinquent Year:	
				Tax Account ID:	488
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 1 Sec/Twnship/Range: SEC 32 TWN 03S RNG 02W
Abbreviated Description: PT LOT 1

Property Characteristics

Lot Size:	20,800 SF	Bedrooms:		Pool:	
Building Area:	1282 SF	Baths:	2	Fireplace:	Yes
Year Built:	1910	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	4
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:		Number of Cars:	2	A/C:	Yes
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/14/2025	Sales Price:	N/A
Document #:	2025002985 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/31/2025	Sales Price:	N/A
Document #:	2025000383 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/27/2024	Sales Price:	$171,000
Document #:	2024005176 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/20/2024		
Document Type:	Warranty Deed		
Legal Description:			

Lot: 1 Sec/Twnship/Range: S32T03R02W
Abbreviated Description: PORTION LOT1
City/Muni/Twp: HOLLY SPRINGS

Mortgage Record

Recording Date:	12/21/2022	Loan Amount:	N/A

ICE SiteX Report

OrderID: 95133802

Document #:	2022006350 BK-PG -	Loan Type:	Future Advance Clause/Open End Mortgage
TD Due Date:	12/01/2052	Type Finance:	VAR

Legal Description:
Lot: 1 Sec/Twnship/Range: S32T03R02W
Abbreviated Description: PORTION LOT1
City/Muni/Twp: HOLLY SPRINGS

Mortgage Record

Recording Date:	05/31/2022	Loan Amount:	N/A
Document #:	2022002924 BK-PG -	Loan Type:	Future Advance Clause/Open End Mortgage
TD Due Date:	11/30/2022	Type Finance:	

Legal Description:
Lot: 1 Sec/Twnship/Range: S32T03R02W
Abbreviated Description: PORTION LOT1
City/Muni/Twp: HOLLY SPRINGS

Prior Transfer

Recording Date:	04/05/2018	Sales Price:	N/A
Document #:	BK-PG 2018 -1197	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 1 Sec/Twnship/Range: SEC 32 TWN 03S RNG 02W
Abbreviated Description: PT LOT 1

Mortgage Record

Recording Date:	04/04/2014	Loan Amount:	N/A
Document #:	2014001535 BK-PG -	Loan Type:	Unknown
TD Due Date:	03/28/2034	Type Finance:	

Legal Description:
Sec/Twnship/Range: S32T03R02

Prior Transfer

Recording Date:	04/04/2014	Sales Price:	N/A
Document #:	2014001534 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/02/2014		
Document Type:	Special Warranty Deed		

Legal Description:
Sec/Twnship/Range: S32T03R02

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	12,960 SF	Median # of Baths	1
Median Living Area	1,215 SF	Median Year Built	1962
Price Range - 2 Yrs		Age Range	20 years to 145 years
Median Value		Median Age	63 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.47Mi.	**659 COLEMAN AVE** **HOLLY SPRINGS, MS 38635-2614**	07/22/2025			1722	5//1	1960	12,572 SF	
		APN: 093A-05-04900 Document #: 2025003120 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 51 Subdivision: ROSALAND HEIGHTS SUBDIVISION Sec/Twnship/Range: S05T04SR02W Abbreviated Description: Lot:51 Subdivision:ROSALAND HEIGHTS SUBDIVISION Sec/Twnship/Range:S05T04SR02W								
2	.12Mi.	**380 SALEM AVE** **HOLLY SPRINGS, MS 38635-2421**	07/11/2025			1190	6//1	1923	13,680 SF	
		APN: 089Q-32-05400 Document #: 2025002956 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 1 Sec/Twnship/Range: S32T03R02W Abbreviated Description: Lot:1 Sec/Twnship/Range:S32T03R02W City/Muni/Twp:HOLLY SPRINGS City/Muni/Twp: HOLLY SPRINGS								
3	.38Mi.	**349 CUBA ST** **HOLLY SPRINGS, MS 38635-2102**	07/09/2025			1118	//2	2005	SF	
		APN: 089Q-32-12300 Document #: 2025002904 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 3 Subdivision: CUBA HILLS SUBDIVISION MapRef: FILE 1012B Sec/Twnship/Range: S32T03SR02W Abbreviated Description: Lot:3 Subdivision:CUBA HILLS SUBDIVISION Map Ref:FILE 1012BSec/Twnship/Range:S32T03SR02W								
4	.43Mi.	**210 E PARK AVE** **HOLLY SPRINGS, MS 38635-2409**	03/31/2025			1934	6//2	1880	2,909,819 SF	
		APN: 093C-06-08600 Document #: 2025001280 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 196 MapRef: DOC 2020001791 Sec/Twnship/Range: S06T04SR02W Abbreviated Description: Lot:196 Map Ref:DOC 2020001791Sec/Twnship/Range:S06T04SR02W City/Muni/Twp:HOLLY SPRING City/Muni/Twp: HOLLY SPRING								
5	.01Mi.	**422 SALEM AVE** **HOLLY SPRINGS, MS 38635-2421**	03/24/2025			1258	6//2	1977	20,280 SF	
		APN: 089Q-32-05700 Document #: 2025001162 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 1 Sec/Twnship/Range: S32T03SR02W Abbreviated Description: Lot:1 Sec/Twnship/Range:S32T03SR02W Abbreviated Description:PORTION LOT1 City/Muni/Twp:HOLLY SPRINGS City/Muni/Twp: HOLLY SPRINGS								
6	.27Mi.	**300 E VALLEY AVE** **HOLLY SPRINGS, MS 38635-1909**	02/26/2025			1215	5//1	1970	3,145,044 SF	
		APN: 089P-31-04000 Document #: 2025000770 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 19 Sec/Twnship/Range: S31T03SR02W Abbreviated Description: Lot:19 Sec/Twnship/Range:S31T03SR02W Abbreviated Description:PORTION LOT19 City/Muni/Twp:HOLLY SPRINGS City/Muni/Twp: HOLLY SPRINGS								

ICE SiteX Report

OrderID: 95133802

7	.21Mi.	**260 WEST ST** **HOLLY SPRINGS, MS 38635-1902**	02/13/2025	1200	6//1	1945	3,825 SF

APN: 089P-31-13001 Document #: 2025000610
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 16 Sec/Twnship/Range: S31T03SR02W Abbreviated Description: Lot:16 Sec/Twnship/Range:S31T03SR02W Abbreviated Description:PORTION LOT16 City/Muni/Twp:HOLLY SPRINGS City/Muni/Twp: HOLLY SPRINGS

8	.47Mi.	**390 RIDGECREST DR** **HOLLY SPRINGS, MS 38635-3113**	02/06/2025	1075	5//1	1965	12,960 SF

APN: 093B-05-08100 Document #: 2025000458
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 14 Subdivision: CHATHAM HEIGHTS SUBDIVISION MapRef: FILE 94-A,94-B&95-B Sec/Twnship/Range: S05T04SR02W Abbreviated Description: Lot:14 Subdivision:CHATHAM HEIGHTS SUBDIVISION Map Ref:FILE 94-A,94-B&95-BSec/Twnship/Range:S05T04SR02W

9	.32Mi.	**360 E COLLEGE AVE** **HOLLY SPRINGS, MS 38635-3120**	01/31/2025	720	4//1	1930	10,800 SF

APN: 093C-06-01800 Document #: 2025000388
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 382 Tract No: 2 MapRef: MB 283 PG 848 Sec/Twnship/Range: S06T04SR02W Abbreviated Description: Lot:382 Tract No:2 Map Ref:MB 283 PG 848Sec/Twnship/Range:S06T04SR02W Abbreviated Description:PORTION LOT382 City/Muni/Twp:HOLLY SPRINGS City/Muni/Twp: HOLLY SPRINGS

10	.53Mi.	**ROBINDALE LN** **HOLLY SPRINGS, MS 38635-**	10/04/2024	1215	5//1	1985	SF

APN: 089K-32-01800 Document #: 2024004306
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 15 Subdivision: THE ASH SUBDIVISION MapRef: FILE 139 A&B Sec/Twnship/Range: NW4 S32T03SR02W Abbreviated Description: Lot:15 Subdivision:THE ASH SUBDIVISION Map Ref:FILE 139 A&BSec/Twnship/Range:NW4 S32T03SR02W

11	.3Mi.	**195 N WALTHALL ST** **HOLLY SPRINGS, MS 38635-2430**	10/03/2024	4173	8//1	1880	14,500 SF

APN: 093C-06-00800 Document #: 2024004291
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 386 Abbreviated Description: Lot:386 City/Muni/Twp:HOLLY SPRINGS City/Muni/Twp: HOLLY SPRINGS

12	.43Mi.	**139 N EAST BOUNDARY ST** **HOLLY SPRINGS, MS 38635-2603**	10/02/2024	1519	5//2	1962	17,000 SF

APN: 093A-05-05300 Document #: 2024004258
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 14 Subdivision: ROSALAND HEIGHTS SUBDIVISION MapRef: FILE 103A Sec/Twnship/Range: S05T04SR02W Abbreviated Description: Lot:14 Subdivision:ROSALAND HEIGHTS SUBDIVISION Map Ref:FILE 103ASec/Twnship/Range:S05T04SR02W

13	.72Mi.	**683 COTTRELL AVE** **HOLLY SPRINGS, MS 38635-2126**	08/08/2024	1073	5//1	1970	10,125 SF

APN: 089R-32-00500 Document #: 2024003450
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: SAGEFLELD SUBDIVISION OF HOLLY SPRINGS MapRef: MB 5&6 PG 11 Abbreviated Description: Lot:9 Subdivision:SAGEFLELD SUBDIVISION OF HOLLY SPRINGS Map Ref:MB 5&6 PG 11

14	.77Mi.	**125 WILLIAMS RD** **HOLLY SPRINGS, MS 38635-1610**	05/16/2024	840	4//1	1986	3,900 SF

APN: 089L-31-02900 Document #: 2024002107
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 41 Sec/Twnship/Range: S31T02SR02W Abbreviated Description: Lot:41 Sec/Twnship/Range:S31T02SR02W City/Muni/Twp:HOLLY SPRINGS City/Muni/Twp: HOLLY SPRINGS

15	.25Mi.	**460 E COLLEGE AVE** **HOLLY SPRINGS, MS 38635-2512**	04/04/2024	2048	6//2	1890	19,800 SF

APN: 093B-05-01500 Document #: 2024001456
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 17 Subdivision: FRAZIER SUBDIVISION Sec/Twnship/Range: S05T04R02 Abbreviated Description: Lot:17 Subdivision:FRAZIER SUBDIVISION Sec/Twnship/Range:S05T04R02 Abbreviated Description:PORTION LOT17

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: 95133802

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.	**430 SALEM AVE**	**04/05/2018**	$68,310	$6,831	1,282	6//2	1910	20,800 SF	
.01Mi.	**422 SALEM AVE**	**02/08/2012**	$70,630	$7,063	1,258	6//2	1977	20,280 SF	
.02Mi.	**440 SALEM AVE**	**12/22/2006**	$87,910	$8,791	1,594	6//1	1930	101 SF	
.03Mi.	**439 MALLORY ST**		$58,510	$5,851	1,066	5//1	1984	11,270 SF	
.04Mi.	**437 MALLORY ST**	**07/28/2008**	$58,490	$5,849	1,161	5//1	1984	11,760 SF	
.05Mi.	**249 BONNER ST**	**09/24/2015**	$67,850	$6,785	1,360	6//1	1977	10,163 SF	
.05Mi.	**435 SALEM AVE**	**08/06/2021**	$81,260	$8,126	1,750	5//1	1955	10,752 SF	
.05Mi.	**465 SALEM AVE**	**10/06/2017**	$90,750	$13,613	1,598	5//1	1950	17,952 SF	
.06Mi.	**256 BONNER ST**		$66,090	$6,609	1,399	6//1	1976	19,440 SF	
.06Mi.	**230 N CHESTERMAN ST**	**08/04/2016**	$105,960	$15,894	1,409	//2	2006	984 SF	
.07Mi.	**215 N CHESTERMAN ST**	**08/12/2019**	$73,390	$11,009	1,896	5//2	1950	7,076 SF	
.07Mi.	**257 BONNER ST**		$72,840	$7,284	1,287	6//1	1977	10,163 SF	
.08Mi.	**395 SALEM AVE**		$142,220	$14,222	2,500	6//2	1900	3,743 SF	
.09Mi.	**465 SALEM AVE**	**07/23/2019**	$477,290	$47,729	4,836	30//2	1856	2 SF	
.09Mi.	**200 N CHESTERMAN ST**	**05/01/2006**	$153,140	$15,314	2,564	6//2	1958	34,848 SF	
.09Mi.	**261 BONNER ST**	**06/23/2021**	$59,830	$5,983	1,040	6//1	1977	11,518 SF	

Rent vs. Own

Households Occupied by Renters:	22%	Households Occupied by Owners:	60%

Demographics & Income

Median Age:	41.3 years old	Households:	5,454
Median Household Income:	$51,884	Households w/Family:	73%
Household Income Per Capita:	$26,211	Households w/Family Married:	40%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	Holly Springs School District	Students:	1,136
Number of Schools:	5	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.85Mi.	**Holly Springs Primary School** Number of Students: 367 Student-Teacher Ratio: 16.29	NA	Public	PK - 3
0.31Mi.	**Holly Springs High School** Number of Students: 305 Student-Teacher Ratio: 16.87	B-	Public	9 - 12
0.29Mi.	**Holly Springs Junior High School** Number of Students: 210 Student-Teacher Ratio: 16.17	NA	Public	7 - 8
0.99Mi.	**Holly Springs Intermediate School** Number of Students: 254 Student-Teacher Ratio: 17.91	NA	Public	4 - 6

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	118%	HIGHER
BURGLARY	113%	HIGHER
MOTOR VEHICLE THEFT	113%	HIGHER
FORCIBLE ROBBERY	109%	SIMILAR
AGGRAVATED ASSAULT	124%	HIGHER
FORCIBLE RAPE	137%	NOTABLY HIGHER
MURDER	106%	SIMILAR
OVERALL	112%	HIGHER

Disaster Alerts

No alerts noted

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

OrderID: 95133802

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