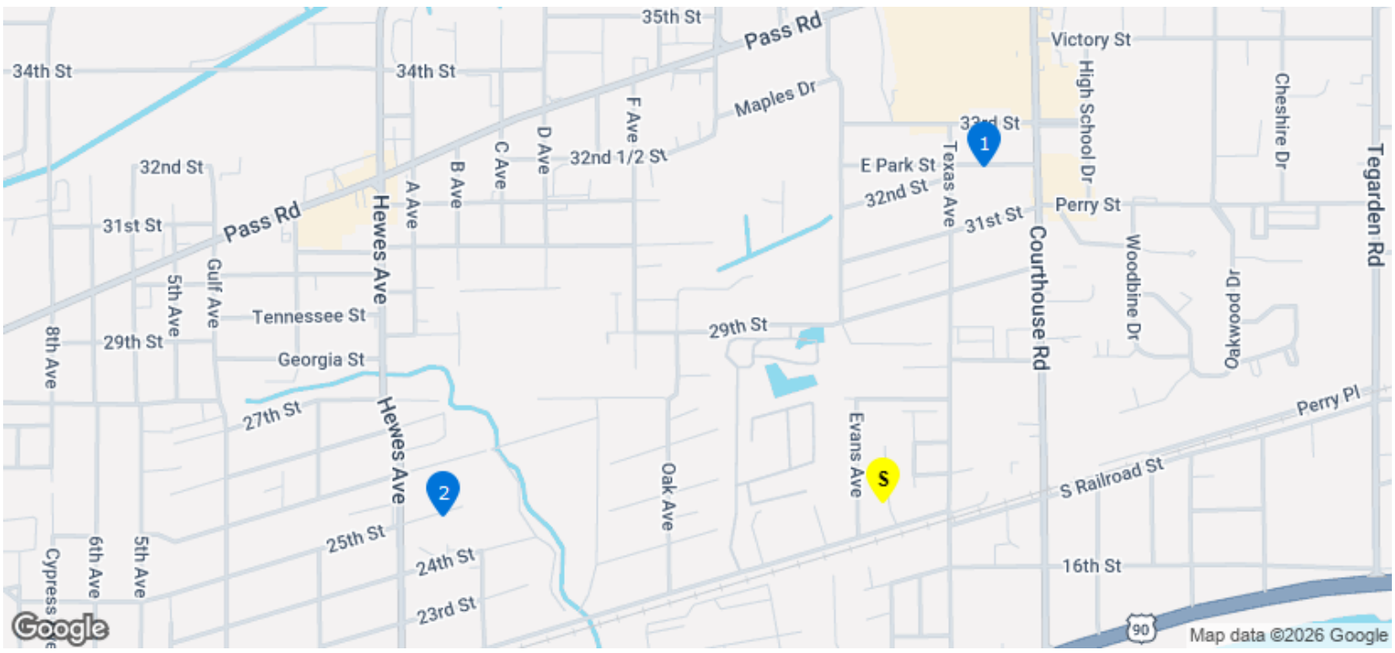
ICE SiteX Report

OrderID: 98827407

SiteX Property Information Report



Subject Property Location

432 EVANS AVE, GULFPORT, MS 39507-1809

County:	**HARRISON MS**	Census Tract:	0017.03
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0911B-01-047.000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$147,000**	FSD:	31	Common Confidence Score:	25
Value Range:	$101,430 - $192,570	ICE Confidence Score:	69		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$16,229	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$64,058	Total Taxable Value:	$9
Total Assessed Value:	$8,029	Total Assessor Market Value:	$80,287	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Sec/Twnship/Range: SEC 01 TWN 08S RNG 11W

Abbreviated Description: BEG 351 FT N OF L&N RR R/W & E LINE OF EVANS ST FOR BEG E 136 FT N 104.5 FT SW TO A POINT 95.5 FT S OF POINT OF BEG S ALONG E

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	1502 SF	Baths:		Fireplace:	
Year Built:	1950	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	Forced air unit
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	Composition Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/13/2023	Sales Price:	N/A
Document #:	2023-0006356-T-J1 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	12/20/2022	Sales Price:	N/A
Document #:	2022-0030150-T-J1 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	05/23/2018	Sales Price:	N/A
Document #:	2018-3181 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	05/18/2018		
Document Type:	Deed		
Legal Description:			

Mortgage Record

Recording Date:	05/23/2018	Loan Amount:	N/A

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Document #:	2018-0004360-T-J1 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	05/18/2018		
TD Due Date:	06/01/2048	Type Finance:	

Legal Description:
Map Ref: 0 Sec/Twnship/Range: S1 T8S R11W
City/Muni/Twp: GULFPORT

Prior Transfer

Recording Date:	05/23/2018	Sales Price:	N/A
Document #:	2018-0003181-T-J1 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	05/18/2018		
Document Type:	Deed		

Legal Description:
Sec/Twnship/Range: S1 T8S R11W

Area Sales Analysis

Total Area Sales	$278,399	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	2,766 SF	Median Year Built	1990
Price Range - 2 Yrs	$136,999 to $141,400	Age Range	18 years to 55 years
Median Value	$139,200	Median Age	36.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**463 OAK GROVE AVE** **GULFPORT, MS 39507-1819**	04/07/2026			1578	//	1952	SF	
		APN: 0911B-01-025.000 Document #: 2026-0006481-D-J1 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: District: 1 Sec/Twnship/Range: NW4 S01T08SR11W Abbreviated Description: District:1 Sec/Twnship/Range:NW4 S01T08SR11W								
2	.34Mi.	**2205 OAK AVE** **GULFPORT, MS 39507-1737**	11/03/2025			1182	//	1956	SF	
		APN: 0911C-01-199.001 Document #: 2025-0024065-D-J1 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 13-16 Block: 3 Subdivision: LIVE OAK ADDITION MapRef: MB 4 PG 25 Abbreviated Description: Lot:13-16 Block:3 Subdivision:LIVE OAK ADDITION Map Ref:MB 4 PG 25Abbreviated Description:NORTH80FT LOTS13-16 City/Muni/Twp:GULFPORT City/Muni/Twp: GULFPORT								
3	.37Mi.	**210 28TH ST** **GULFPORT, MS 39507-1720**	10/28/2025			1404	//	1950	SF	
		APN: 0910N-03-052.000 Document #: 2025-0023659-D-J1 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 6&7 Block: 26 District: 1 Subdivision: EAST MAGNOLIA GROVE ADDITION MapRef: MB 3 PG 47 Abbreviated Description: Lot:6&7 Block:26 District:1 Subdivision:EAST MAGNOLIA GROVE ADDITION Map Ref:MB 3 PG 47								
4	.43Mi.	**19 31ST ST** **GULFPORT, MS 39507-1839**	07/15/2026			1287	5/3/	1970	SF	
		APN: 0910O-02-054.000 Document #: 2026-0014973-D-J1 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: 7 Subdivision: EAST PARK SUBDIVISION Abbreviated Description: Lot:5 Block:7 Subdivision:EAST PARK SUBDIVISION City/Muni/Twp:GULFPORT City/Muni/Twp: GULFPORT								
5	.44Mi.	**BEACH DR** **, MS 39507-**	10/03/2025				//		SF	
		APN: 0911A-02-107.004 Document #: 2025-0022131-D-J1 Document Type: Warranty Deed Price Code: Land Use: Vacant Land (General) Legal: Lot: 4 District: 1 Subdivision: SAHARA GULF VILLAS SUBDIVISION MapRef: MB 65 PG 1 Abbreviated Description: Lot:4 District:1 Subdivision:SAHARA GULF VILLAS SUBDIVISION Map Ref:MB 65 PG 1								
6	.48Mi.	**21 WOODGLEN DR** **GULFPORT, MS 39507-1929**	10/09/2025			1863	//	1962	SF	
		APN: 0910P-05-015.000 Document #: 2025-0022560-D-J1 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 5 Block: 2 Subdivision: WOODGLEN SUBDIVISION Legal Unit: 1 MapRef: MB 12 PG 30 Abbreviated Description: Lot:5 Block:2 Subdivision:WOODGLEN SUBDIVISION Legal Unit:1 Map Ref:MB 12 PG 30								
7	.52Mi.	**15 OAKWOOD DR** **GULFPORT, MS 39507-1913**	11/05/2025			2063	//	1964	SF	
		APN: 0910P-03-038.000 Document #: 2025-0024218-D-J1 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 2 Block: 4 Section: 2 Subdivision: WOODGLEN SUBDIVISION MapRef: MB 22 PG 22 Abbreviated Description: Lot:2 Block:4 Section:2 Subdivision:WOODGLEN SUBDIVISION Map Ref:MB 22 PG 22								
8	.58Mi.	**243 DOLAN AVE** **GULFPORT, MS 39507-**	07/02/2026				//		SF	
		APN: 0911A-02-036.000 Document #: 2026-0014055-D-J1 Document Type: Warranty Deed Price Code: Land Use: Residential - Vacant Land Legal: Lot: 18&19 District: 1 Subdivision: FORSYTHE SUBDIVISION Abbreviated Description: Lot:18&19 District:1 Subdivision:FORSYTHE SUBDIVISION Abbreviated Description:SOUTH25FTE150FT LOT19&N25FTE150FT LOT18 City/Muni/Twp:MISSISSIPPI CITY City/Muni/Twp: MISSISSIPPI CITY								
9	.64Mi.	**3205 F AVE** **GULFPORT, MS 39507-2436**	10/14/2025			1288	//	1955	SF	
		APN: 0910N-01-018.001 Document #: 2025-0022804-D-J1 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 26&27 Block: A Subdivision: JORDAN MCGUIRE SUBDIVISION MapRef: MB 10 PG 1 Abbreviated Description: Lot:26&27 Block:A Subdivision:JORDAN MCGUIRE SUBDIVISION Map Ref:MB 10 PG 1City/Muni/Twp:GULFPORT City/Muni/Twp: GULFPORT								
10	.68Mi.	**539 26TH ST** **GULFPORT, MS 39507-1774**	01/27/2026			3326	//	1970	8,320 SF	
		APN: 0911C-01-043.000 Document #: 2026-0001519-D-J1 Document Type: Warranty Deed Price Code: Land Use: Apartments (generic)								

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Legal: Lot: 52 Block: 18 Section: 2 Subdivision: HEWES ADD SEC 2811 Abbreviated Description: Lot:52 Block:18 Section:2 Subdivision:HEWES ADD SEC 2811

11	.76Mi.	**10 INDEPENDENCE DR** **GULFPORT, MS 39507-1937**	08/24/2026	1556	//	1975	SF	

APN: 0910P-02-068.010 Document #: 2026-0018193-D-J1
Document Type: Warranty Deed Price Code:
Land Use: Condominium Unit (Residential)
Legal: Lot: 10 District: 1 Subdivision: HERITAGE PLACE CONDOMINIUMS Legal Unit: 10 MapRef: MB 33 PG 31 Abbreviated Description: Lot:10 District:1 Subdivision:HERITAGE PLACE CONDOMINIUMS Legal Unit:10 Map Ref:MB 33 PG 31City/Muni/Twp:GULFPORT City/Muni/Twp: GULFPORT

12	.76Mi.	**17 INDEPENDENCE DR** **GULFPORT, MS 39507-1955**	06/22/2026	1473	//	1975	SF	

APN: 0910P-02-068.017 Document #: 2026-0012671-D-J1
Document Type: Warranty Deed Price Code:
Land Use: Condominium Unit (Residential)
Legal: District: 1 Subdivision: HERITAGE PLACE CONDOMINIUM Legal Unit: 17 MapRef: MB 33 PG 31 Abbreviated Description: District:1 Subdivision:HERITAGE PLACE CONDOMINIUM Legal Unit:17 Map Ref:MB 33 PG 31City/Muni/Twp:GULFPORT City/Muni/Twp: GULFPORT

13	.81Mi.	**3504 BELMEDE DR** **GULFPORT, MS 39507-3114**	10/05/2026	1707	//	1954	SF	

APN: 0910K-01-032.000 Document #: 2026-0021551-D-J1
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 32 District: 1 Subdivision: BELMEDE SUBDIVISION Abbreviated Description: Lot:32 District:1 Subdivision:BELMEDE SUBDIVISION City/Muni/Twp:GULFPORT City/Muni/Twp: GULFPORT

14	.82Mi.	**3001 HEWES AVE** **GULFPORT, MS 39507-2304**	11/03/2025	341	//	1962	SF	

APN: 0910M-02-011.001 Document #: 2025-0024071-D-J1
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 39&40 Block: 1 Subdivision: MANHATTAN ADDITION Abbreviated Description: Lot:39&40 Block:1 Subdivision:MANHATTAN ADDITION City/Muni/Twp:GULFPORT City/Muni/Twp: GULFPORT

15	.85Mi.	**635 23RD ST** **GULFPORT, MS 39501-3402**	10/02/2026	2082	//	2004	SF	

APN: 0911D-03-036.001 Document #: 2026-0021498-D-J1
Document Type: Warranty Deed Price Code:
Land Use: Duplex (2 units, any combination)
Legal: Lot: 46&47 Block: 10 District: 1 Subdivision: HEWES ADDITION MapRef: MB 3 PG 10 Abbreviated Description: Lot:46&47 Block:10 District:1 Subdivision:HEWES ADDITION Map Ref:MB 3 PG 10City/Muni/Twp:GULFPORT City/Muni/Twp: GULFPORT

16	.86Mi.	**615 2ND ST** **GULFPORT, MS 39501-**	06/16/2026		//		SF	

APN: 0911E-01-052.000 Document #: 2026-0012098-D-J1
Document Type: Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 13-15 Block: 2 District: 1 Subdivision: HEWES AVENUE MapRef: MB 54 PG 498 Abbreviated Description: Lot:13-15 Block:2 District:1 Subdivision:HEWES AVENUE Map Ref:MB 54 PG 498City/Muni/Twp:GULFPORT City/Muni/Twp: GULFPORT

17	.88Mi.	**627 E OAK DR** **GULFPORT, MS 39507-2511**	08/17/2026	1515	//	1962	SF	

APN: 0910I-03-034.000 Document #: 2026-0017490-D-J1
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: A Block: B Subdivision: GULFPORT Sec/Twnship/Range: NE4 S36T07SR11W Abbreviated Description: Lot:A Block:B Subdivision:GULFPORT Sec/Twnship/Range:NE4 S36T07SR11W City/Muni/Twp:GULFPORT City/Muni/Twp: GULFPORT

18	.89Mi.	**2305 ROBERTS AVE** **GULFPORT, MS 39501-3447**	03/30/2026	1192	//	1955	15,600 SF	

APN: 0911D-03-022.001 Document #: 2026-0005823-D-J1
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:GULFPORT City/Muni/Twp: GULFPORT

19	.91Mi.	**171 PHILLIPS DR** **GULFPORT, MS 39507-**	07/09/2026		//		SF	

APN: 1011D-03-005.006 Document #: 2026-0014459-D-J1
Document Type: Warranty Deed Price Code:
Land Use: Vacant Land (General)
Legal: District: 1 Abbreviated Description: District:1

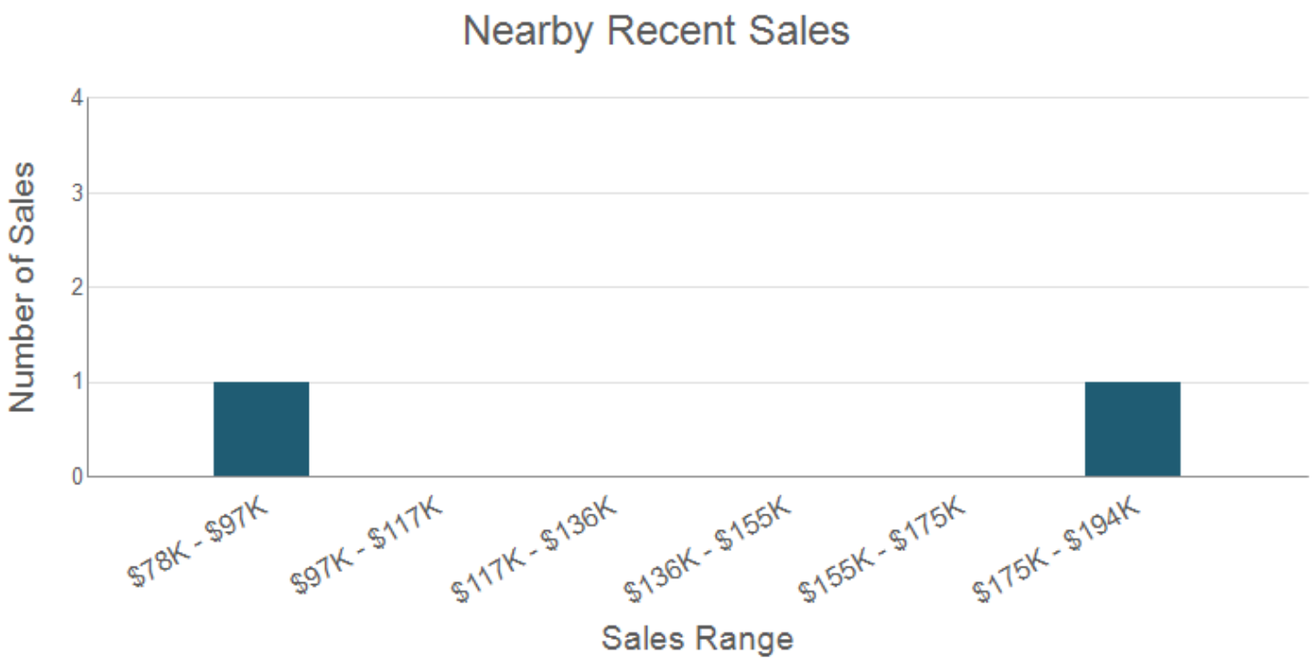
20	.91Mi.	**916 TOWNSHIP RD** **GULFPORT, MS 39507-**	04/03/2026		//		SF	

APN: 1011D-03-005.000 Document #: 2026-0006372-D-J1
Document Type: Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal: District: 1 Abbreviated Description: District:1

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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.

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.	**432 EVANS AVE**	**05/23/2018**	$80,287	$8,029	1,502		1950		
.02Mi.	**436 EVANS AVE**	**07/08/2024**	$55,672	$8,351	1,056		1920		
.05Mi.	**58 E RAILROAD ST**	**11/20/2007**	$71,892	$7,189	1,864		1960		
.06Mi.	**456 EVANS AVE**	**08/22/2002**	$71,765	$7,177	1,265		1940	14,960 SF	
.06Mi.	**413 EVANS AVE**	**12/14/2018**	$182,793	$18,279	1,268		1948		
.06Mi.	**405 EVANS AVE**		$66,679	$10,002	1,354		1940		
.06Mi.	**427 OAK GROVE AVE**	**07/26/2021**	$75,674	$11,351	1,569		1951		
.06Mi.	**42 E RAILROAD ST**		$94,894	$9,489	1,589		1930	26,500 SF	
.07Mi.	**435 OAK GROVE AVE**	**11/08/2023**	$41,341	$6,201	1,000		1950		
.07Mi.	**401 EVANS AVE**	**09/21/2017**	$55,560	$8,334	1,382		1940		
.08Mi.	**64 E RAILROAD ST**	**10/27/1995**	$47,421	$4,742	1,030		1950		
.08Mi.	**443 OAK GROVE AVE**	**08/15/2022**	$79,212	$7,921	1,108		1951		
.08Mi.	**460 EVANS AVE**	**11/07/2012**	$56,705	$8,506	911		1940		
.08Mi.	**36 E RAILROAD ST**	**09/03/2020**	$88,971	$13,346	1,248		1930		
.08Mi.	**230 MYRTLE ST**	**07/06/2023**	$46,241	$6,936	1,138		1981	8,000 SF	
.08Mi.	**70 E RAILROAD ST**	**08/26/2021**	$52,775	$7,916	850		1950		

Rent vs. Own

Households Occupied by Renters:	39%	Households Occupied by Owners:	47%

Demographics & Income

Median Age:	39.2 years old	Households:	7,927
Median Household Income:	$57,708	Households w/Family:	58%
Household Income Per Capita:	$34,488	Households w/Family Married:	33%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Gulfport School District	Students:	5,927
Number of Schools:	11	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.55Mi.	**Bayou View Middle School** Number of Students: 827 Student-Teacher Ratio: 14.16	A-	Public	6 - 8
0.67Mi.	**Gulfport High School** Number of Students: 1,702 Student-Teacher Ratio: 12.57	B	Public	9 - 12

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Advanced Placement: Yes

0.66Mi.	**Pass Road Elementary School**	C+	Public	KG - 5

Number of Students: 377
Student-Teacher Ratio: 13.66

Flood Report

The Subject Property of **432 EVANS AVE, GULFPORT, MS 39507-1809** 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	153%	NOTABLY HIGHER
BURGLARY	121%	HIGHER
MOTOR VEHICLE THEFT	147%	NOTABLY HIGHER
FORCIBLE ROBBERY	125%	HIGHER
AGGRAVATED ASSAULT	139%	NOTABLY HIGHER
FORCIBLE RAPE	103%	SIMILAR
MURDER	134%	NOTABLY HIGHER
OVERALL	126%	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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