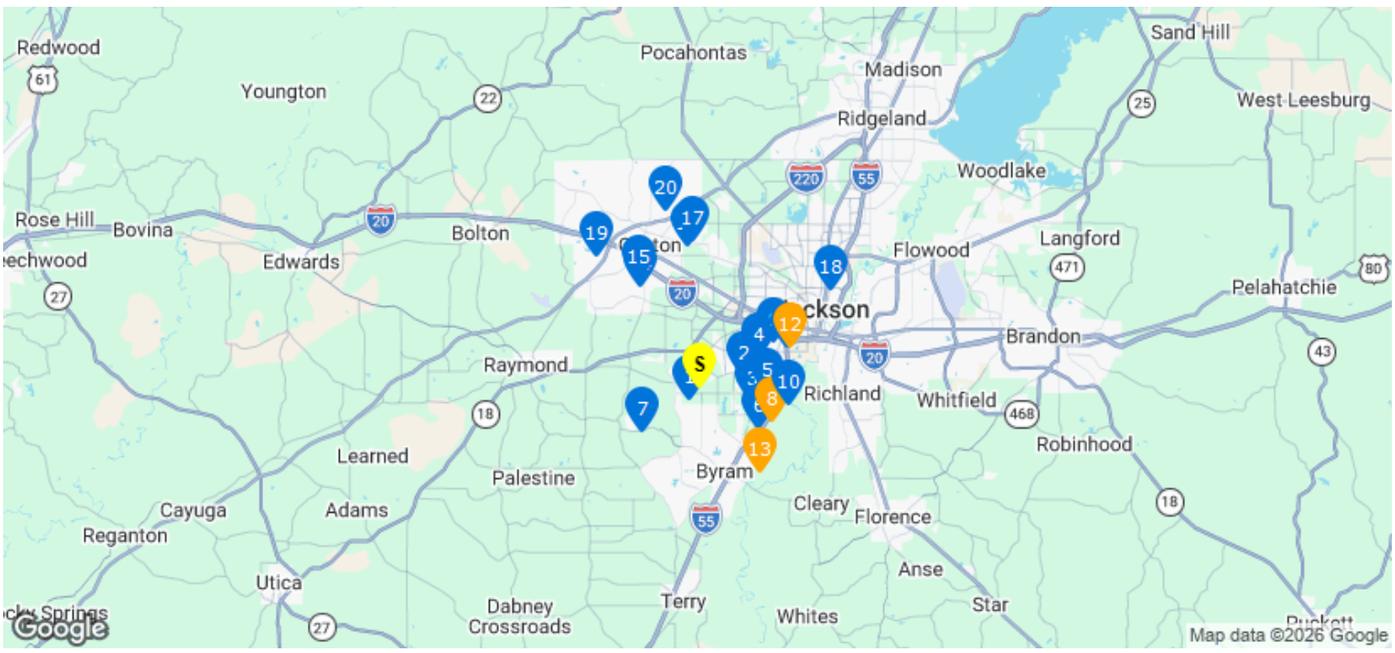
ICE SiteX Report

OrderID: 98761640

SiteX Property Information Report



Subject Property Location

4446 WILL O RUN DR, JACKSON, MS 39212-3650

County:	**HINDS MS**	Census Tract:	0108.08
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0850 0214 000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$144,000**	FSD:	16	Common Confidence Score:	41
Value Range:	$120,960 - $167,040	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	R1
Assd Land Value:	$1,800	Market Land Value:	$12,000	Tax Year:	2025
Assd Improvement:	$11,532	Market Improvment Value:	$76,880	Total Taxable Value:	$2,591
Total Assessed Value:	$13,332	Total Assessor Market Value:	$88,880	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 73 Subdivision: ROYAL FOREST OF WILLOWOOD PT 7

Abbreviated Description:	LOT 73 ROYAL FOREST OF WILLOWOOD PT 7
City/Muni/Twp:	JACKSON

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	1694 SF	Baths:	2	Fireplace:	Yes
Year Built:	1987	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Brick veneer
Number of Units:		Garage Type:		Heating:	Forced air unit
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	12/06/2021	Loan Amount:	N/A
Document #:	1781919 BK-PG -	Loan Type:	Purchase Money Mortgage
Contract Date:	11/04/2021		
TD Due Date:	12/01/2051	Type Finance:	

Legal Description:
Subdivision: ROYAL FOREST OF WILLOWWOOD

Prior Transfer

Recording Date:	12/06/2021	Sales Price:	N/A
Document #:	1781918 BK-PG 7262-9099	Type of Sale:	Non Arms-Length Transfer
Contract Date:	11/04/2021		
Document Type:	Deed		

Legal Description:
Subdivision: ROYAL FOREST OF WILLOWWOOD

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	

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Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.77Mi.	**4623 WYNDALLWOOD DR** **JACKSON, MS 39212-3643**	07/26/2019	$60,000	$41	1473	5/3/2	1986	SF	
		APN: 0848 0217 000 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:JACKSON City/Muni/Twp: JACKSON								
2	2.14Mi.	**1063 AUTUMN ST** **JACKSON, MS 39212-2555**	07/26/2019	$56,000	$29	1947	61//	1966	SF	
		APN: 0839 0874 000 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:JACKSON City/Muni/Twp: JACKSON								
3	2.63Mi.	**658 TIFTON DR** **JACKSON, MS 39212-4649**	07/30/2019	$47,000	$21	2231	41//	1972	SF	
		APN: 0853 0080 000 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:JACKSON City/Muni/Twp: JACKSON								
4	3.16Mi.	**1523 DIANNE DR** **JACKSON, MS 39204-5116**	07/31/2019			1360	5//	1960	SF	
		APN: 0630 0484 000 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:JACKSON City/Muni/Twp: JACKSON								
5	3.29Mi.	**3606 SYKES PARK DR** **JACKSON, MS 39212-4745**	07/31/2019			1686	5//	1961	SF	
		APN: 0626 0494 000 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:JACKSON City/Muni/Twp: JACKSON								
6	3.44Mi.	**31 BELLE OAK CT** **JACKSON, MS 39212-5373**	07/30/2019			1974	7/3/2	1992	SF	
		APN: 0859 0386 000 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:JACKSON City/Muni/Twp: JACKSON								
7	3.47Mi.	**206 RIDGE PARK CV N** **RAYMOND, MS 39154-9671**	07/30/2019			1879	6/3/2	1996	SF	
		APN: 4854 0412 174 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal:								
8	3.88Mi.	**25 MISTY CV** **BYRAM, MS 39212-5632**	07/31/2019			1484	6/3/2	1987	SF	
		APN: 0860 0383 000 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:JACKSON City/Muni/Twp: JACKSON								
9	4.18Mi.	**1779 CAMELLIA LN** **JACKSON, MS 39204-3518**	07/26/2019			1084	6//	1981	SF	
		APN: 0635 0216 000 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:JACKSON City/Muni/Twp: JACKSON								
10	4.38Mi.	**333 SAVANNA ST** **JACKSON, MS 39212-5256**	07/26/2019			910	5/3/1	1959	SF	
		APN: 0613 0202 000 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:JACKSON City/Muni/Twp: JACKSON								
11	4.58Mi.	**535 MOCKING BIRD LN** **JACKSON, MS 39204-4837**	07/29/2019			1579	7/4/2	1950	SF	
		APN: 0213 0116 000 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:JACKSON City/Muni/Twp: JACKSON								
12	4.75Mi.	**1919 EAST DR** **JACKSON, MS 39204-4829**	07/29/2019			1450	6/3/2	1950	SF	
		APN: 0213 0157 000 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:JACKSON City/Muni/Twp: JACKSON								
13	5Mi.	**485 RIVERBEND DR** **BYRAM, MS 39272-9135**	07/30/2019	$100,000	$64	1564	6/3/2	1993	SF	
		APN: 4854 0486 542 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BYRAM City/Muni/Twp: BYRAM								
14	5.52Mi.	**125 COUNTRYWOOD CIR** **CLINTON, MS 39056-5716**	07/30/2019			3907	10/4/2	1981	SF	P
		APN: 2862 0150 256 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CLINTON City/Muni/Twp: CLINTON								
15	5.85Mi.	**111 WINDFALL PL** **CLINTON, MS 39056-6072**	07/30/2019			3091	9/4/3	2007	SF	
		APN: 2862 0121 006 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal:								
16	6.7Mi.	**102 ELGIN PL** **CLINTON, MS 39056-3946**	08/16/2019			1702	//	1980	SF	
		APN: 2860 0836 684 Document #:								

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	Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal:						
17	6.92Mi.	**135 CARIBBEAN CV** **CLINTON, MS 39056-6117**	07/30/2019	2324	6/3/3	1987	SF
	APN: 2860 0838 394 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CLINTON City/Muni/Twp: CLINTON						
18	7.77Mi.	**1710 N MILL ST** **JACKSON, MS 39202-1536**	07/30/2019	9331	//	1946	SF
	APN: 0058 0034 000 Document #: Document Type: Warranty Deed Price Code: Land Use: Warehouse (Industrial) Legal:						
19	7.89Mi.	**309 WARWICK RD** **CLINTON, MS 39056-6266**	07/31/2019	3083	9/4/3.5	2003	113,256 SF
	APN: 2982 0261 000 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CLINTON City/Muni/Twp: CLINTON						
20	8.53Mi.	**100 COPPER CREEK DR** **CLINTON, MS 39056-6084**	07/30/2019	2704	9/4/3	2008	43,560 SF
	APN: 2859 0913 038 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal:						

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.	**4446 WILL O RUN DR**	**11/04/2021**	$88,880	$13,332	1,694	6/3/2	1987		
.02Mi.	**4442 WILL O RUN DR**	**09/16/1988**	$75,390	$8,739	1,519	6/3/2	1987		
.02Mi.	**4447 WILL O RUN DR**	**12/16/1992**	$81,510	$9,351	1,709	6/3/2	1987		
.03Mi.	**4515 REDWOOD DR**	**11/09/1993**	$87,610	$9,961	1,715	6/3/2	1993		
.03Mi.	**4509 REDWOOD DR**	**05/27/1994**	$103,280	$11,528	2,132	6/3/2	1993		
.04Mi.	**4443 WILL O RUN DR**	**08/01/2000**	$80,990	$12,149	1,663	6/3/2	1987		
.04Mi.	**4521 REDWOOD DR**	**04/24/1998**	$86,780	$9,878	1,702	6/3/2	1993		
.04Mi.	**4438 WILL O RUN DR**	**11/25/2003**	$79,870	$9,187	1,662	6/3/2	1987		
.04Mi.	**4503 REDWOOD DR**	**06/01/1994**	$83,560	$9,556	1,606		1993		
.05Mi.	**4527 REDWOOD DR**	**11/01/2011**	$89,990	$10,199	1,755	6/3/2	1993		
.05Mi.	**4437 WILL O RUN DR**	**07/28/2004**	$76,050	$8,805	1,512	6/3/2	1987		
.06Mi.	**4434 WILL O RUN DR**	**08/23/2024**	$86,630	$9,863	1,640	6/3/2	1988		
.06Mi.	**5530 SPENCER DR**	**05/25/2022**	$85,680	$9,768	1,831	6/3/2	1987		
.06Mi.	**4510 REDWOOD DR**	**09/29/2004**	$87,360	$9,936	1,729	6/3/2	1991		
.06Mi.	**4479 REDWOOD DR**	**05/09/1994**	$89,870	$10,187	1,718	7/3/2	1994		
.06Mi.	**4533 REDWOOD DR**	**12/04/2020**	$92,230	$13,835	1,784	6/3/2	1993		

Rent vs. Own

Households Occupied by Renters:	30%	Households Occupied by Owners:	55%

Demographics & Income

Median Age:	35.3 years old	Households:	8,911
Median Household Income:	$59,851	Households w/Family:	66%
Household Income Per Capita:	$26,143	Households w/Family Married:	32%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Jackson Public School District	Students:	17,429
Number of Schools:	41	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.43Mi.	**Timberlawn Elementary School** Number of Students: 295 Student-Teacher Ratio: 15.39	D-	Public	KG - 5
9.10Mi.	**Northwest Middle School** Number of Students: 242 Student-Teacher Ratio: 10.31	A	Public	6 - 8
8.75Mi.	**Wells Apac Elementary School** Number of Students: 40 Student-Teacher Ratio: 6.44	A+	Public	4 - 5
0.99Mi.	**Forest Hill High School**	F	Public	9 - 12

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Number of Students: 1,139
Student-Teacher Ratio: 13.86
Advanced Placement: Yes

9.10Mi. **Bailey Apac Middle School** A+ Public 6 - 8
Number of Students: 318
Student-Teacher Ratio: 11.48

Flood Report

The Subject Property of **4446 WILL O RUN DR, JACKSON, MS 39212-3650** 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	114%	HIGHER
BURGLARY	96%	SIMILAR
MOTOR VEHICLE THEFT	116%	HIGHER
FORCIBLE ROBBERY	121%	HIGHER
AGGRAVATED ASSAULT	58%	NOTABLY LOWER
FORCIBLE RAPE	126%	HIGHER
MURDER	104%	SIMILAR
OVERALL	94%	SIMILAR

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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