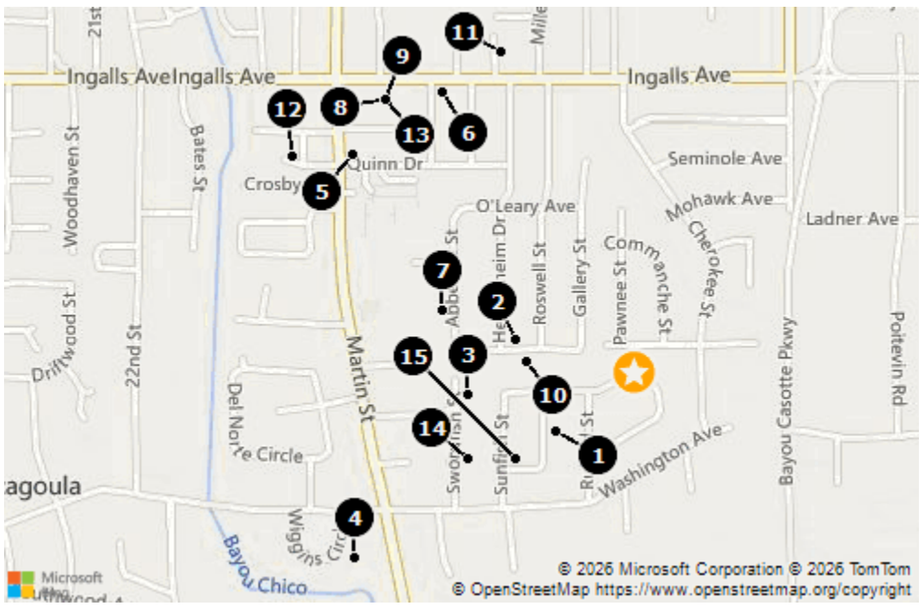
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

4532 SHADOW WOOD CIR, PASCAGOULA, MS 39581-2129

County:	**JACKSON MS**	Census Tract:	280590426.001008
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	41948025.000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$234,000**	FSD:	14	Common Confidence Score:	51
Value Range:	$201,240 - $266,760	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	3440
Assd Land Value:	$2,283	Market Land Value:	$22,830	Tax Year:	2025
Assd Improvement:	$12,496	Market Improvment Value:	$124,960	Total Taxable Value:	
Total Assessed Value:	$14,779	Total Assessor Market Value:	$147,790	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	DBV

Assessment Legal Description

Lot: 25 Subdivision: SHADOW WOOD Map Ref: 854.18-18 Sec/Twnship/Range: SEC 18 TWN 8S RNG 5W
Abbreviated Description: LOT 25 SHADOW WOOD S/D PB 15-34 DB 2175-775 (248 MAP854.18-01)
City/Muni/Twp: PASCAGOULA CITY

Property Characteristics

Lot Size:	9,148 SF	Bedrooms:		Pool:	Yes
Building Area:	1848 SF	Baths:	2	Fireplace:	Yes
Year Built:	1977	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Shingle
		Foundation:	Retain Wall	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/30/2026	Sales Price:	$202,000
Document #:	202613239 BK-PG 4087-811	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/05/2024	Sales Price:	N/A
Document #:	202414156 BK-PG 3681-527	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/02/2024	Sales Price:	N/A
Document #:	202414051 BK-PG 2175 -775	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/30/2024		
Document Type:			
Legal Description:			

Lot: 25 Subdivision: SHADOW WOOD SUBDIVISION Map Ref: MB 15 PG 34

Prior Transfer

Recording Date:	08/02/2024	Sales Price:	N/A
Document #:	BK-PG 2175 -775	Type of Sale:	Per Assessor Transaction History

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Document Type:
Legal Description:
Lot: 25 Subdivision: SHADOW WOOD Map Ref: 854.18-18 Sec/Twnship/Range: SEC 18 TWN 8S RNG 5W
Abbreviated Description: LOT 25 SHADOW WOOD S/D PB 15-34 DB 2175-775 (248 MAP854.18-01)
City/Muni/Twp: PASCAGOULA CITY

Prior Transfer

Recording Date:	09/03/2020	Sales Price:	N/A
Document #:	202019698 BK-PG 3681-527	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/23/2020	Loan Amount:	N/A
Document #:	202012141 BK-PG 3681-527	Loan Type:	Purchase Money Mortgage
TD Due Date:	07/01/2050	Type Finance:	

Legal Description:
City/Muni/Twp: PASCAGOULA

Prior Transfer

Recording Date:	04/16/2018	Sales Price:	N/A
Document #:	201806619 BK-PG 1882 -746	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/06/2018		
Document Type:			

Legal Description:
Subdivision: SHADOW WOOD SUBDIV #25

Mortgage Record

Recording Date:	01/16/2015	Loan Amount:	N/A
Document #:	201500831 BK-PG 3257-77	Loan Type:	Unknown
TD Due Date:	02/15/2030	Type Finance:	

Legal Description:
Lot: 25 Subdivision: SHADOW WOOD S/D

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	12,632 SF	Median # of Baths	3
Median Living Area	2,010 SF	Median Year Built	1984
Price Range - 2 Yrs		Age Range	7 years to 53 years
Median Value		Median Age	42 years

Comparable Sales Data

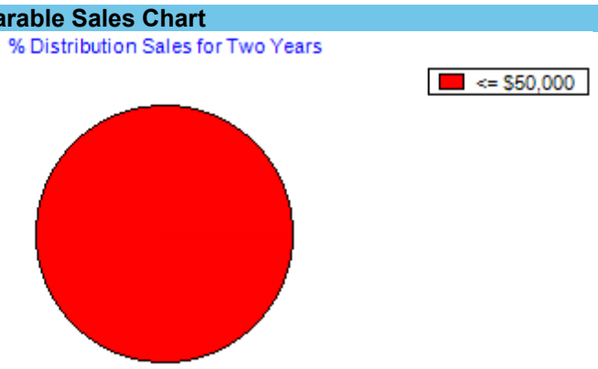
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.13Mi.	**912 SEA COVE ST** **PASCAGOULA, MS 39581-2165**	04/30/2026			2502	//3	1974	11,761 SF	Yes
		APN: 41947040.000 Document #: 202608553 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 40 Subdivision: SEA BREEZE MapRef: MB 14 PG 1 Abbreviated Description: Lot:40 Subdivision:SEA BREEZE Map Ref:MB 14 PG 1City/Muni/Twp:PASCAGOULA City/Muni/Twp: PASCAGOULA								
2	.17Mi.	**1202 HEIDENHEIM DR** **PASCAGOULA, MS 39581-2312**	04/13/2026			1836	//2	1985	13,939 SF	Yes
		APN: 41407085.000 Document #: 202607238 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 85 Subdivision: DELMAS ESTATE Abbreviated Description: Lot:85 Subdivision:DELMAS ESTATE								
3	.23Mi.	**1008 SWORDFISH ST** **PASCAGOULA, MS 39581-2173**	03/09/2026			2010	//3	1975	10,019 SF	
		APN: 41947011.000 Document #: 202604557 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 11 Subdivision: SEABREEZE MapRef: MB 14 PG 1 Abbreviated Description: Lot:11 Subdivision:SEABREEZE Map Ref:MB 14 PG 1								
4	.47Mi.	**741 WIGGINS CIR** **PASCAGOULA, MS 39581-2051**	02/06/2026			2257	//4	2019	12,197 SF	
		APN: 42140010.000 Document #: 202602289 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 10 Block: 1 Subdivision: WIGGINS BAYOU ACRES MapRef: MB 4 PG 36 Abbreviated Description: Lot:10 Block:1 Subdivision:WIGGINS BAYOU ACRES Map Ref:MB 4 PG 36								
5	.5Mi.	**3701 QUINN DR** **PASCAGOULA, MS 39581-2359**	01/07/2026			2141	//3	1978	12,197 SF	Yes
		APN: 41350313.000 Document #: 202600241 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 13 Subdivision: CHURCH COURT MapRef: MB 14 PG 23 Abbreviated Description: Lot:13 Subdivision:CHURCH COURT Map Ref:MB 14 PG 23								
6	.48Mi.	**1808 GEERKIN ST** **PASCAGOULA, MS 39581-2309**	12/03/2025			1452	//2	1977	14,810 SF	
		APN: 41407001.000 Document #: 202523646 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Subdivision: DELMAS ESTATES PART 1 Abbreviated Description: Lot:1 Subdivision:DELMAS ESTATES PART 1								
7	.28Mi.	**1301 ABBEYVILLE ST** **PASCAGOULA, MS 39581-2365**	12/01/2025			2113	//3	1984	12,632 SF	
		APN: 41407056.000 Document #: 202523469 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 56 Subdivision: DELMAS ESTATES PART 3 Abbreviated Description: Lot:56 Subdivision:DELMAS ESTATES PART 3								
8	.52Mi.	**1805 GEERKIN ST** **PASCAGOULA, MS 39581-2330**	11/06/2025			1697	//3	2009	132,859 SF	

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	APN: 41946021.000 Document #: 202521876 Document Type: Price Code: Land Use: Single Family Residential Legal: Subdivision: SCRANTON PLACE Legal Unit: 21 Abbreviated Description: Subdivision:SCRANTON PLACE Legal Unit:21							
9	.52Mi.	**1805 GEERKIN ST** **PASCAGOULA, MS 39581-2340**	10/24/2025	1748	//3	2012	132,859 SF	
	APN: 41946038.000 Document #: 202520946 Document Type: Price Code: Land Use: Single Family Residential Legal: Subdivision: SCRANTON PLACE Legal Unit: 38 MapRef: MB 22 PG 61 Abbreviated Description: Subdivision:SCRANTON PLACE Legal Unit:38 Map Ref:MB 22 PG 61							
10	.15Mi.	**4310 NAVAHO AVE** **PASCAGOULA, MS 39581-2362**	08/27/2025	3277	//3	1986	12,632 SF	Yes
	APN: 41407106.000 Document #: 202517052 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 106 Subdivision: DELMAS ESTATES SUBDIVISION PART 4 MapRef: MB 17 PG 17 Abbreviated Description: Lot:106 Subdivision:DELMAS ESTATES SUBDIVISION PART 4 Map Ref:MB 17 PG 17							
11	.48Mi.	**4111 INGALLS AVE** **PASCAGOULA, MS 39581-2334**	07/31/2025	2117	//3	1987	25,265 SF	
	APN: 41765062.000 Document #: 202514196 Document Type: Price Code: Land Use: Single Family Residential Legal:							
12	.56Mi.	**1700 BAPTISTE ST** **PASCAGOULA, MS 39581-2210**	07/21/2025	2014	//3	1978	12,632 SF	
	APN: 41220013.000 Document #: 202513436 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 13 Subdivision: BAPTISTE COURT MapRef: MB 15 PG 17 Abbreviated Description: Lot:13 Subdivision:BAPTISTE COURT Map Ref:MB 15 PG 17							
13	.52Mi.	**1805 GEERKIN ST** **PASCAGOULA, MS 39581-2339**	06/24/2025	1748	//3	2012	132,859 SF	
	APN: 41946032.000 Document #: 202511521 Document Type: Price Code: Land Use: Single Family Residential Legal: MapRef: MB 22 PG 61 Abbreviated Description: Map Ref:MB 22 PG 61							
14	.26Mi.	**900 SWORDFISH ST** **PASCAGOULA, MS 39581-2171**	06/23/2025	1844	//3	1973	11,761 SF	
	APN: 41947016.000 Document #: 202511330 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 16 Subdivision: SEA BREEZE Abbreviated Description: Lot:16 Subdivision:SEA BREEZE							
15	.2Mi.	**900 SUNFISH ST** **PASCAGOULA, MS 39581-2135**	06/20/2025	1846	//3	1974	13,068 SF	
	APN: 41947053.000 Document #: 202511237 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 53 Subdivision: SEABREEZE MapRef: MB 14 PG 1 Abbreviated Description: Lot:53 Subdivision:SEABREEZE Map Ref:MB 14 PG 1							

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.

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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.	**4532 SHADOW WOOD CIR**	**08/02/2024**	$147,790	$14,779	1,848	//2	1977	9,148 SF	Yes
.02Mi.	**4530 SHADOW WOOD CIR**	**09/04/2020**	$186,232	$18,623	2,408	//3	1978	8,712 SF	Yes
.02Mi.	**4534 SHADOW WOOD CIR**	**01/27/2025**	$133,200	$19,980	1,558	//3	1982	8,712 SF	
.02Mi.	**4502 NAVAHO AVE**	**03/20/2013**	$111,740	$11,174	1,419	//3	1970	10,890 SF	
.03Mi.	**4410 NAVAHO AVE**	**08/24/2009**	$95,123	$9,512	1,977	//2	1970	10,890 SF	
.03Mi.	**4506 NAVAHO AVE**	**07/31/2023**	$92,624	$13,894	1,917	//2	1971	10,890 SF	
.03Mi.	**4523 SHADOW WOOD CIR**	**02/11/2011**	$170,817	$17,082	2,168	//3	1977	16,553 SF	
.03Mi.	**4528 SHADOW WOOD CIR**	**02/01/2022**	$144,609	$14,461	1,880	//3	1982	10,019 SF	
.04Mi.	**4406 NAVAHO AVE**	**04/18/1989**	$82,851	$8,285	1,396	//2	1970	11,761 SF	
.04Mi.	**4510 NAVAHO AVE**	**07/09/2020**	$86,325	$8,633	1,396	//2	2010	10,890 SF	
.05Mi.	**4527 SHADOW WOOD CIR**	**10/03/2016**	$241,195	$24,120	3,468	//3	1978	10,019 SF	Yes
.05Mi.	**4526 SHADOW WOOD CIR**	**06/05/2023**	$175,948	$17,595	2,113	//3	1982	14,375 SF	Yes
.05Mi.	**4525 SHADOW WOOD CIR**	**04/22/2021**	$268,262	$26,826	3,147	//3	1978	27,878 SF	Yes
.05Mi.	**4509 SHADOW WOOD CIR**	**08/22/2007**	$256,560	$25,656	2,867	//4	1994	14,810 SF	
.05Mi.	**4538 SHADOW WOOD CIR**	**09/24/2004**	$164,498	$16,450	2,163	//2	1982	15,682 SF	
.05Mi.	**4503 NAVAHO AVE**	**08/11/2025**	$42,169	$6,326	1,108	//2	1971	10,019 SF	

Rent vs. Own

Households Occupied by Renters:	49%	Households Occupied by Owners:	35%

Demographics & Income

Median Age:	34.7 years old	Households:	4,332
Median Household Income:	$39,605	Households w/Family:	63%
Household Income Per Capita:	$20,114	Households w/Family Married:	29%
Most Common Education Level:	Some College	Households w/Family Children:	34%

School District

School District Zone:	Pascagoula School District	Students:	6,579
Number of Schools:	19	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.30Mi.	**Trent Lott Academy** Number of Students: 524 Student-Teacher Ratio: 11.1	C-	Public	5 - 6
0.88Mi.	**Cherokee Elementary School** Number of Students: 206 Student-Teacher Ratio: 12.6	A-	Public	KG - 4
1.28Mi.	**William M. Colmer Middle School** Number of Students: 532 Student-Teacher Ratio: 10.53	C+	Public	7 - 8
1.96Mi.	**Pascagoula High School** Number of Students: 1,127 Student-Teacher Ratio: 11.85 Advanced Placement: Yes	B	Public	9 - 12

Flood Report

The Subject Property of **4532 SHADOW WOOD CIR, PASCAGOULA, MS 39581-2129** is in **Zone AE** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH BFES HAVE BEEN DETER-MINED.
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	159%	NOTABLY HIGHER
BURGLARY	142%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	163%	NOTABLY HIGHER
FORCIBLE ROBBERY	115%	HIGHER
AGGRAVATED ASSAULT	132%	NOTABLY HIGHER
FORCIBLE RAPE	136%	NOTABLY HIGHER
MURDER	151%	NOTABLY HIGHER
OVERALL	148%	NOTABLY 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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