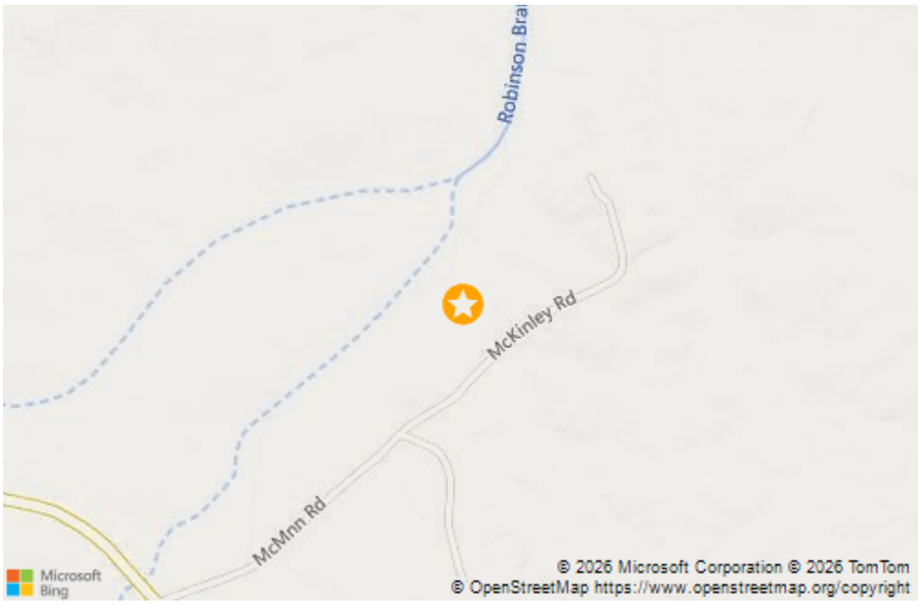
# ICE SiteX Report

**OrderID: 98677862**

## SiteX Property Information Report




## Subject Property Location

### 479 MCMINN RD, MC COOL, MS 39108-4337

| | | | |
|---|---|---|---|
| County: | **CHOCTAW MS** | Census Tract: | 280199502.004040 |
| Property Use: | Single Family Residential | Zoning: | |
| Parcel Number: | 102 0036 0003000 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$270,000** | FSD: | 81 | Common Confidence Score: | 9 |
| Value Range: | $51,300 - $488,700 | ICE Confidence Score: | 19 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2025 | Market Value Year: | 2025 | Tax Rate Code Area: | |
| Assd Land Value: | $1,245 | Market Land Value: | $9,714 | Tax Year: | |
| Assd Improvement: | $11,032 | Market Improvment Value: | $106,173 | Total Taxable Value: | |
| Total Assessed Value: | $12,277 | Total Assessor Market Value: | $115,887 | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

District: 4000 Sec/Twnship/Range: SEC 36 TWN 16 RNG 10
Abbreviated Description: W1/2 SW1/4 N OF ROAD

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 31.200 AC | Bedrooms: | 4 | Pool: | |
| Building Area: | 3144 SF | Baths: | | Fireplace: | |
| Year Built: | 1975 | Partial Baths: | | Type Const: | |
| Number of Buildings: | | Number of Rooms: | 8 | Ext Walls: | Siding (alum/vinyl) |
| Number of Units: | | Garage Type: | | Heating: | |
| Number of Stories: | | Number of Cars: | | A/C: | |
| Style: | | Basement: | No | Roof Cover: | Shingle |
| | | Foundation: | Slab | Elevator: | |

## Subject Property Deed/Transfer History

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 03/02/2026 | Sales Price: | N/A |
| Document #: | 2026-502 BK-PG 2025-411 | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 02/09/2026 | Sales Price: | N/A |
| Document #: | 2026-366 BK-PG 2025-411 | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 04/01/2025 | Sales Price: | N/A |
| Document #: | 2025-680 BK-PG 218-614 | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 03/06/2025 | Sales Price: | N/A |
| Document #: | 2025-528 BK-PG 2025 -528 | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 03/05/2025 | | |
| Document Type: | | | |

# ICE SiteX Report

**OrderID: 98677862**

**Legal Description:**
Section: 36 Sec/Twnship/Range: NE4 W4 SW4 S36 T16N R10E

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 11/16/2018 | Sales Price: | N/A |
| Document #: | BK-PG 222 -292 | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

**Legal Description:**
District: 4000 Sec/Twnship/Range: SEC 36 TWN 16 RNG 10
Abbreviated Description: W1/2 SW1/4 N OF ROAD

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 11/16/2018 | Sales Price: | N/A |
| Document #: | BK-PG 222 -292 | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 11/16/2018 | | |
| Document Type: | | | |

**Legal Description:**
Sec/Twnship/Range: SW4 S36 T16N R10E

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 11/16/2018 | Loan Amount: | N/A |
| Document #: | BK-PG 218-614 | Loan Type: | VA |
| TD Due Date: | 12/01/2048 | Type Finance: | |

**Legal Description:**
Sec/Twnship/Range: SW4 S36 T16N R10E

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 04/15/2018 | Loan Amount: | N/A |
| Document #: | BK-PG 216-230 | Loan Type: | Unknown |
| TD Due Date: | 08/10/2018 | Type Finance: | |

**Legal Description:**
Sec/Twnship/Range: SW4 S36 T16N R10E

## 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.

## 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. | **479 MCMINN RD** | **11/16/2018** | $115,887 | $12,277 | 3,144 | 8/4/ | 1975 | 31 SF | |
| .51Mi. | **1158 WEIR HIGHPOINT RD** | **07/16/1985** | $61,369 | $6,432 | 1,528 | 6/3/ | 1978 | 25 SF | |
| .71Mi. | **7862 FENTRESS PANHANDLE RD** | **08/22/1991** | $62,064 | $6,206 | 1,872 | 6/3/ | 1971 | 8 SF | |
| .73Mi. | **1801 WEIR HIGHPOINT RD** | **05/14/1997** | $103,346 | $10,388 | 2,228 | 6/3/ | 1999 | 9 SF | |
| .74Mi. | **1810 WEIR HIGHPOINT RD** | **10/26/1991** | $69,377 | $10,407 | 1,521 | 6/3/ | 1975 | 3 SF | |
| .85Mi. | **76 S KENNEDY RD** | **02/10/2016** | $75,728 | $7,573 | 1,330 | 6/4/ | 2007 | 2 SF | |
| .86Mi. | **1940 WEIR HIGHPOINT RD** | **07/29/1986** | $53,789 | $5,379 | 1,358 | 6/3/ | 1986 | 1 SF | |
| .88Mi. | **4677 MCCOOL HIGHPOINT RD** | **11/01/2022** | $227,523 | $22,752 | 2,793 | | 2023 | 2 SF | |
| 1.06Mi. | **5737 SPAY RD** | **08/24/2017** | $67,885 | $10,183 | | | | 30,492 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 15% | Households Occupied by Owners: | 62% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 46.6 years old | Households: | 916 |
| Median Household Income: | $41,027 | Households w/Family: | 70% |
| Household Income Per Capita: | $21,738 | Households w/Family Married: | 42% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 33% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Choctaw County School District | Students: | 1,233 |
| Number of Schools: | 5 | Rating: | A- |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 8.40Mi. | **Choctaw County High School** | C+ | Public | 7 - 12 |
| Number of Students: 511 | | | | |
| Student-Teacher Ratio: 9.03 | | | | |
| 5.60Mi. | **Weir Elementary School** | B- | Public | PK - 6 |
| Number of Students: 142 | | | | |
| Student-Teacher Ratio: 8.59 | | | | |

# ICE SiteX Report

**OrderID: 98677862**

## Crime Risk

| Type | Risk Index Score | Compared to National Average (=100%) |
|---|---|---|
| **LARCENY** | 71% | NOTABLY LOWER |
| **BURGLARY** | 169% | NOTABLY HIGHER |
| **MOTOR VEHICLE THEFT** | 77% | NOTABLY LOWER |
| **FORCIBLE ROBBERY** | 158% | NOTABLY HIGHER |
| **AGGRAVATED ASSAULT** | 138% | NOTABLY HIGHER |
| **FORCIBLE RAPE** | 158% | NOTABLY HIGHER |
| **MURDER** | 113% | HIGHER |
| **OVERALL** | 126% | 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.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

**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 © 2026 Intercontinental Exchange, Inc. All Rights Reserved.**