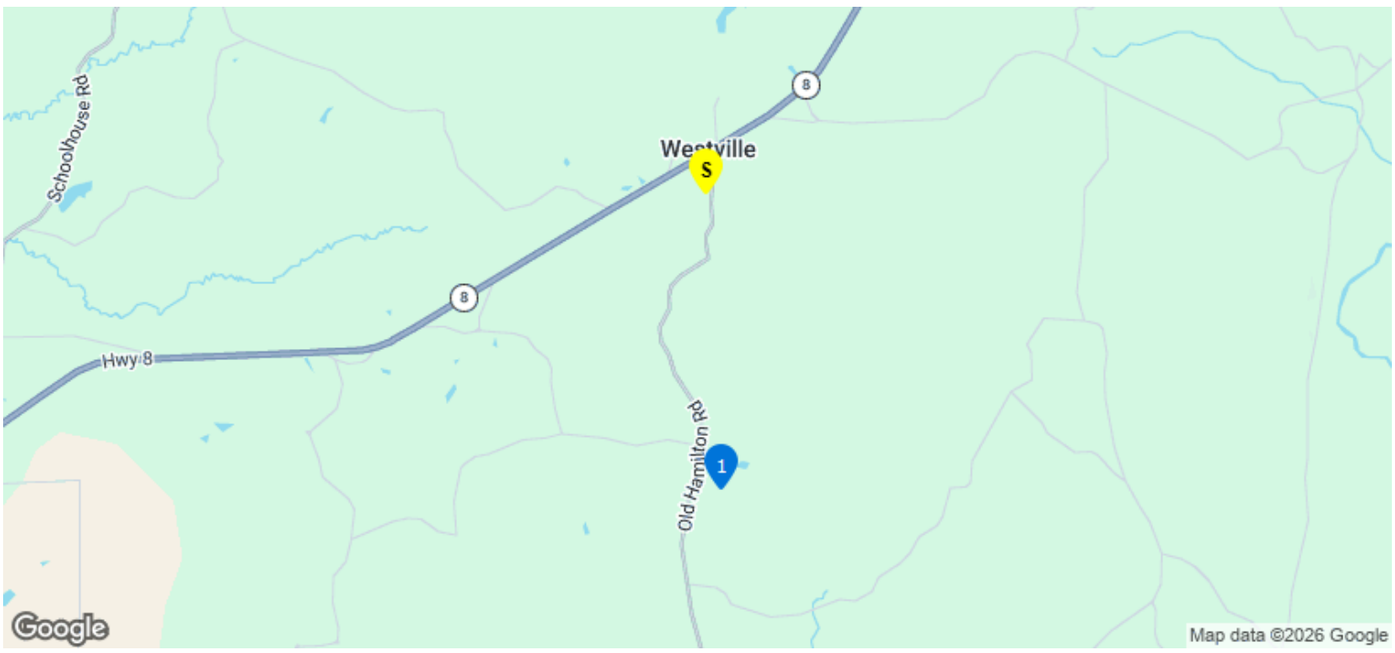
ICE SiteX Report

OrderID: 98768637

SiteX Property Information Report



Subject Property Location

52174 HIGHWAY 8 E, ABERDEEN, MS 39730-9649

County:	**MONROE MS**	Census Tract:	9505.02
Property Use:	Miscellaneous (General)	Zoning:	
Parcel Number:	3240-13-000-014.00	Thomas Bros Pg-Grid:	

Valuation

Value:	**N/A**	FSD:	N/A	Common Confidence Score:	N/A
Value Range:	N/A - N/A	ICE Confidence Score:	N/A		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	300A
Assd Land Value:		Market Land Value:	$19,320	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$64,500	Total Taxable Value:	$846
Total Assessed Value:	$8,382	Total Assessor Market Value:	$83,820	Delinquent Year:	
				Tax Account ID:	17571
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Sec/Twnship/Range: SEC 13 TWN 14S RNG 18E
Abbreviated Description: SW PT SW1/4 NW1/4 545 X 630 IRREG S 8.1AC D 7.5AC C
City/Muni/Twp: HATLEY

Property Characteristics

Lot Size:	8.100 AC	Bedrooms:		Pool:	
Building Area:	2176 SF	Baths:		Fireplace:	
Year Built:	2021	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/29/2023	Sales Price:	N/A
Document #:	2023005950 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	11/29/2023		
Document Type:	Deed		

Legal Description:
Sec/Twnship/Range: NW4 S13T14SR18W

Prior Transfer

Recording Date:	11/20/2023	Sales Price:	N/A
Document #:	BK-PG 23-5950	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Sec/Twnship/Range: SEC 13 TWN 14S RNG 18E
Abbreviated Description: SW PT SW1/4 NW1/4 545 X 630 IRREG S 8.1AC D 7.5AC C
City/Muni/Twp: HATLEY

Prior Transfer

Recording Date:	05/10/2021	Sales Price:	N/A
Document #:	2021002261 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	05/04/2021		
Document Type:	Deed		

ICE SiteX Report

OrderID: 98768637

Legal Description:
Sec/Twnship/Range: SW4NW4 S13T14SR18W

Prior Transfer

Recording Date:	03/09/2017	Sales Price:	N/A
Document #:	2017001253 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	04/23/2012	Loan Amount:	N/A
Document #:	2012002031 BK-PG -	Loan Type:	
Contract Date:	04/20/2012		
TD Due Date:	04/20/2015	Type Finance:	

Legal Description:
Map Ref: 0 Sec/Twnship/Range: NW4 S13T14R18

Prior Transfer

Recording Date:	04/23/2012	Sales Price:	N/A
Document #:	2012002030 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	04/20/2012		
Document Type:	Deed		

Legal Description:
Lot: P Sec/Twnship/Range: NW4 S13T14R18

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	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.73Mi.	**40200 OLD HAMILTON RD ABERDEEN, MS 39730-9361**	03/13/2017			1742	6//	1965	74,052 SF	

APN: 3270-25-000-003.01 Document #: 2017001319
Document Type: Warranty Deed Price Code: Q
Land Use: Miscellaneous (General)
Legal: Sec/Twnship/Range: N2NW4 S25T14SR18W Abbreviated Description: Sec/Twnship/Range:N2NW4 S25T14SR18W

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.	**52174 HIGHWAY 8 E**	**11/20/2023**	$83,820	$8,382	2,176		2021	8 SF	
.05Mi.	**52166 HIGHWAY 8 E**	**11/18/2016**	$9,480	$1,422	280			2 SF	
.09Mi.	**52178 HIGHWAY 8 E**	**06/28/2011**	$9,990	$1,499	1,909		2013	17,424 SF	
.09Mi.	**50399 OLD HAMILTON RD**	**08/29/2006**	$9,920	$1,489	1,152		1984	3 SF	
.11Mi.	**50389 OLD HAMILTON RD**	**01/15/2009**	$17,430	$1,743	1,216		1996	5 SF	
.12Mi.	**52165 HIGHWAY 8 E**	**12/05/2022**	$6,400	$960	1,200		2024	2 SF	
.12Mi.	**50014 WEST CIR**	**01/14/2008**	$22,370	$2,247	1,625	5//1	1953	3 SF	
.16Mi.	**52290 HIGHWAY 8 E**	**07/01/2024**	$280	$42				2 SF	
.16Mi.	**52158 HIGHWAY 8 E**	**07/27/1995**	$93,370	$9,337	1,400	5//2	1996	2 SF	
.17Mi.	**50381 OLD HAMILTON RD**	**06/30/2011**	$64,340	$6,434	1,336	5//2	1992	1 SF	
.17Mi.	**50379 OLD HAMILTON RD**	**08/27/2014**	$65,220	$6,522	1,152	6//	2001	1 SF	
.17Mi.	**50023 WEST CIR**	**02/26/2004**	$71,400	$7,140	1,444	5//2	1974	1 SF	
.18Mi.	**50017 WEST CIR**	**04/28/1987**	$72,870	$7,292	1,560	5//2	1996	2 SF	
.19Mi.	**52185 HIGHWAY 8 E**	**02/04/1992**	$130,750	$13,075	2,124	5//2	1956	2 SF	
.22Mi.	**52160 HIGHWAY 8 E**	**10/22/2013**	$155,310	$15,730	1,786	10//2	1999	26 SF	
.25Mi.	**52189 HIGHWAY 8 E**	**08/25/1995**	$136,960	$13,696	2,580	8//2	1978	3 SF	

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	61%

Demographics & Income

Median Age:	41.8 years old	Households:	4,296
Median Household Income:	$51,954	Households w/Family:	70%
Household Income Per Capita:	$31,260	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	Monroe County School District	Students:	2,002
Number of Schools:	5	Rating:	A-

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
15.29Mi.	**Smithville School** Number of Students: 540 Student-Teacher Ratio: 11.23	A-	Public	KG - 12
8.72Mi.	**Hatley School** Number of Students: 905 Student-Teacher Ratio: 11.59	B+	Public	KG - 12
7.73Mi.	**Hamilton School** Number of Students: 557 Student-Teacher Ratio: 11.4	B+	Public	KG - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	99%	SIMILAR
BURGLARY	135%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	103%	SIMILAR
FORCIBLE ROBBERY	104%	SIMILAR
AGGRAVATED ASSAULT	129%	HIGHER
FORCIBLE RAPE	134%	NOTABLY HIGHER
MURDER	130%	NOTABLY HIGHER
OVERALL	136%	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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