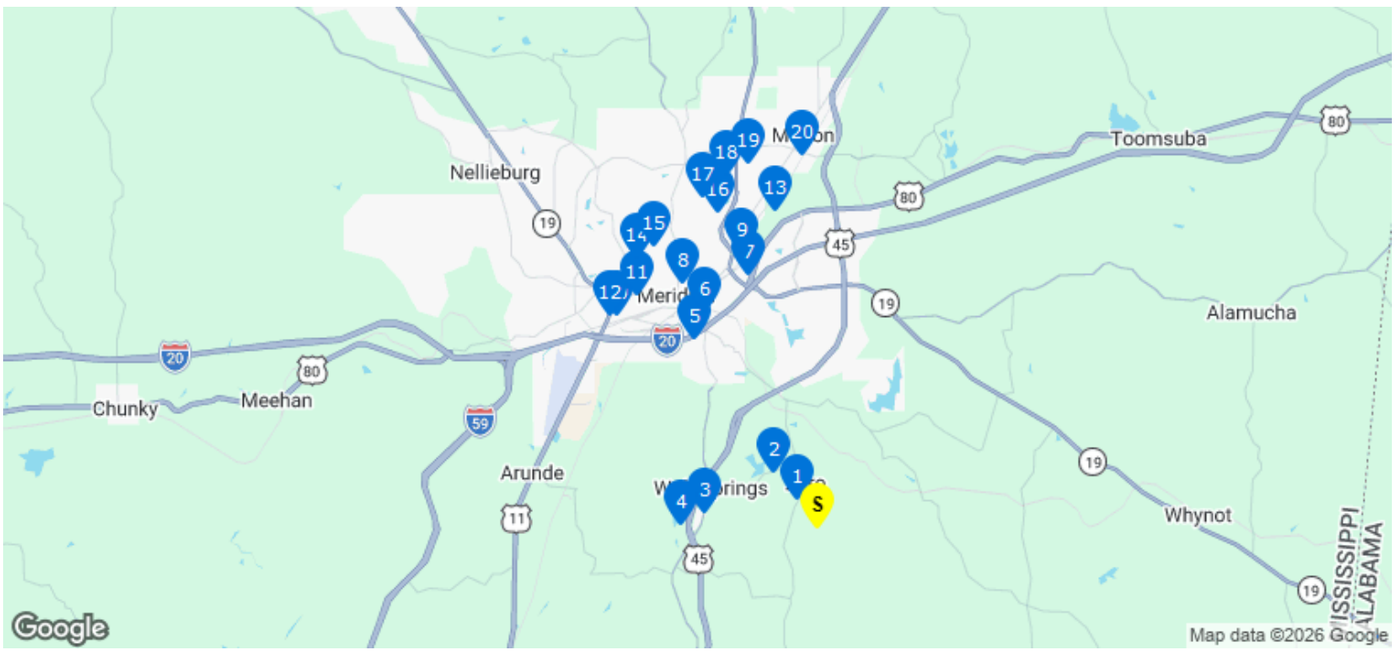
ICE SiteX Report

OrderID: 98798837

SiteX Property Information Report



Subject Property Location

5250 MINI FARM RD, MERIDIAN, MS 39301-8638

County:	**LAUDERDALE MS**	Census Tract:	0105.01
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	032100912000008001	Thomas Bros Pg-Grid:	

Valuation

Value:	**$138,000**	FSD:	59	Common Confidence Score:	15
Value Range:	$56,580 - $219,420	ICE Confidence Score:	41		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	5000
Assd Land Value:		Market Land Value:	$9,210	Tax Year:	
Assd Improvement:		Market Improvment Value:	$73,210	Total Taxable Value:	
Total Assessed Value:	$8,242	Total Assessor Market Value:	$82,420	Delinquent Year:	
				Tax Account ID:	1751
				Homeowner's Exemption:	
				Tax Exemptions:	DBV

Assessment Legal Description

Lot: 10 Subdivision: MINI FARMS Sec/Twnship/Range: SEC 10 TWN 05N RNG 16E
Abbreviated Description: MF-10A PT NESW1/4 (1A) DESC DB 1240 P.48 (MINI FARMS-PT LOT 10) & PT DESC DB 1628 P.327

Property Characteristics

Lot Size:	1.260 AC	Bedrooms:	3	Pool:	
Building Area:	1232 SF	Baths:	1	Fireplace:	Yes
Year Built:	1985	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Brick veneer
Number of Units:		Garage Type:		Heating:	Forced air unit
Number of Stories:		Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Composition Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/12/2019	Sales Price:	N/A
Document #:	2019009704 BK-PG 3010-141	Type of Sale:	Non Arms-Length Transfer
Contract Date:	05/28/2019		
Document Type:	Deed		

Legal Description:
Sec/Twnship/Range: NE4 SW4 S10 T05N R16E

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	.85Mi.	**319 JEFFERY ACRES RD** **MERIDIAN, MS 39301-9134**	06/10/2021			680	//1	1995	43,560 SF	

APN: 032040909000006500 Document #: 2021006195
Document Type: Warranty Deed Price Code:

ICE SiteX Report

OrderID: 98798837

Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SE4 SE4 S4 T5N R16E Abbreviated Description: Sec/Twnship/Range:SE4 SE4 S4 T5N R16E

2	1.69Mi.	**4711 E CRESCENT LAKE DR** **MERIDIAN, MS 39301-9032**	06/21/2021	1696	//2	1997	SF	

APN: 032040512000102200 Document #: 2021006525
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 24-25 Subdivision: CRESCENT LAKE ESTATES Legal Unit: 3 MapRef: 5 64 Abbreviated Description: Lot:24-25 Subdivision:CRESCENT LAKE ESTATES Legal Unit:3 Map Ref:5 64

3	2.74Mi.	**5073 RIDGE HAVEN RD** **MERIDIAN, MS 39301-8187**	06/22/2021	2152	7/3/2	2004	53,579 SF	P

APN: 033070000000000906 Document #: 2021006553
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 28 Block: 264 Subdivision: RAGSDALES SURVEY Sec/Twnship/Range: NE4 SW4 S18 T6N R16E Abbreviated Description: Lot:28 Block:264 Subdivision:RAGSDALES SURVEY Sec/Twnship/Range:NE4 SW4 S18 T6N R16E City/Muni/Twp:MERIDIAN City/Muni/Twp: MERIDIAN

4	3.28Mi.	**2922 ATWOOD RD** **MERIDIAN, MS 39301-9745**	06/16/2021	2233	5/3/2	1976	56,192 SF	

APN: 033070000000002700 Document #: 2021006381
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:STR:W2 W2 NW4 E2 W2 SW4 NW4 S7 T5N R16E

5	5.4Mi.	**2660 SAINT LUKE ST** **MERIDIAN, MS 39301-6478**	06/15/2021	960	5/2/1	1900	9,300 SF	

APN: 084192376000700300 Document #: 2021006369
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 7-9 Block: 7 Subdivision: SOUTH SIDE LAND CO Abbreviated Description: Lot:7-9 Block:7 Subdivision:SOUTH SIDE LAND CO City/Muni/Twp:MERIDIAN City/Muni/Twp: MERIDIAN

6	5.81Mi.	**2107 4TH ST** **MERIDIAN, MS 39301-5100**	06/16/2021	985	//	2000	4,950 SF	

APN: 084184348900200300 Document #: 2021006406
Document Type: Warranty Deed Price Code: A
Land Use: Office Bldg (General)
Legal: Lot: 5-6 Block: 98 Subdivision: RAGSDALE SURVEY Abbreviated Description: Lot:5-6 Block:98 Subdivision:RAGSDALE SURVEY City/Muni/Twp:MERIDIAN City/Muni/Twp: MERIDIAN

7	6.24Mi.	**1810 HIGHWAY 39 N** **MERIDIAN, MS 39301-2701**	06/15/2021	5124	//	2023	34,272 SF	

APN: 083084381100200200 Document #: 2021006370
Document Type: Warranty Deed Price Code:
Land Use: Regional: Shopping Center, Mall (w/Anchor)
Legal: Lot: 9-15,17-23 Block: 2 Subdivision: LATHAMS SURVEY Abbreviated Description: Lot:9-15,17-23 Block:2 Subdivision:LATHAMS SURVEY

8	6.67Mi.	**1612 29TH AVE** **MERIDIAN, MS 39301-3023**	06/10/2021	1090	5/2/1	1925	7,140 SF	

APN: 083073349600200500 Document #: 2021006210
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: D Block: 147 Subdivision: MERIDIAN DEVELOPMENT CO Abbreviated Description: Lot:D Block:147 Subdivision:MERIDIAN DEVELOPMENT CO City/Muni/Twp:MERIDIAN City/Muni/Twp: MERIDIAN

9	6.78Mi.	**2410 HIGHWAY 39 N** **MERIDIAN, MS 39301-2603**	06/10/2021	3420	4//	2001	21,000 SF	

APN: 083081411000500100 Document #: 2021006221
Document Type: Warranty Deed Price Code: A
Land Use: Retail Stores (Personal Services, Photography, Travel)
Legal: Lot: 23-26 Block: 5 Subdivision: TERRY Abbreviated Description: Lot:23-26 Block:5 Subdivision:TERRY City/Muni/Twp:MERIDIAN City/Muni/Twp: MERIDIAN

10	6.99Mi.	**5524 MANNING ST** **MERIDIAN, MS 39307-6217**	06/17/2021	925	5/2/1	1960	19,500 SF	

APN: 076144327000300600 Document #: 2021006427
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 15-20 Block: 3 Subdivision: OAKLAND PLACE Abbreviated Description: Lot:15-20 Block:3 Subdivision:OAKLAND PLACE City/Muni/Twp:MERIDIAN City/Muni/Twp: MERIDIAN

11	7.02Mi.	**4715 13TH ST** **MERIDIAN, MS 39307-5463**	06/11/2021	931	5/2/1	1966	9,424 SF	

APN: 076132297000300300 Document #: 2021006288
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 3 Block: 3 Subdivision: NORMANDALE MapRef: PL 4 PG 17 Abbreviated Description: Lot:3 Block:3 Subdivision:NORMANDALE Map Ref:PL 4 PG 17

12	7.1Mi.	**5804 MANNING ST** **MERIDIAN, MS 39307-6147**	06/18/2021	816	4/2/1	1954	11,040 SF	

APN: 076143338000101100 Document #: 2021006452
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 5-8 Block: 7 Subdivision: OAKLAND PLACE MapRef: 1 92 Abbreviated Description: Lot:5-8 Block:7 Subdivision:OAKLAND PLACE Map Ref:1 92

13	7.62Mi.	**610 39TH CT E** **MERIDIAN, MS 39301-1443**	06/10/2021	2005	6/3/2	1977	SF	

APN: 082042160000101300 Document #: 2021006203
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 13 Subdivision: HOLLY HILL Abbreviated Description: Lot:13 Subdivision:HOLLY HILL

14	7.73Mi.	**4641 ROYAL RD** **MERIDIAN, MS 39307-5013**	06/11/2021	1196	5/2/1	1950	9,310 SF	

APN: 071122000000004401 Document #: 2021006292
Document Type: Special Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NW4 NW4 S12 T6N R15E Abbreviated Description: Sec/Twnship/Range:NW4 NW4 S12 T6N R15E City/Muni/Twp:MERIDIAN City/Muni/Twp: MERIDIAN

15	7.75Mi.	**2627 40TH AVE** **MERIDIAN, MS 39307-4332**	06/09/2021	1669	6/3/1	1950	18,480 SF	

APN: 071013241000500400 Document #: 2021006157
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential

ICE SiteX Report

OrderID: 98798837

Legal: Lot: 1 Block: 5 Subdivision: LEES MapRef: PL 1 PG 84 Abbreviated Description: Lot:1 Block:5 Subdivision:LEES Map Ref:PL 1 PG 84City/Muni/Twp:MERIDIAN City/Muni/Twp: MERIDIAN

16 7.86Mi. **3812 OAKDALE AVE** 06/11/2021 2481 7/3/2 1959 SF
MERIDIAN, MS 39305-2714
APN: 083061310300200500 Document #: 2021006281
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: NORTHWOOD Legal Unit: 3 Abbreviated Description: Lot:6 Subdivision:NORTHWOOD Legal Unit:3 Abbreviated Description:STR:NE4 NE4 S6 T6N R16E,NW4 NW4 S5 T6N R16E

17 8.34Mi. **2124 43RD ST** 06/21/2021 1621 6/3/2 1960 15,000 SF
MERIDIAN, MS 39305-2762
APN: 139314398000300600 Document #: 2021006518
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 9 Block: 3 Subdivision: VALLEY VIEW GARDENS SURVEY MapRef: 4 2 Abbreviated Description: Lot:9 Block:3 Subdivision:VALLEY VIEW GARDENS SURVEY Map Ref:4 2

18 8.65Mi. **1105 COUNTRY CLUB PL** 06/11/2021 3253 //3 1967 19,200 SF P
MERIDIAN, MS 39305-1906
APN: 139322063000101700 Document #: 2021006279
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1-2,7-9 Block: 11 Subdivision: RAGSDALE SURVEY Abbreviated Description: Lot:1-2,7-9 Block:11 Subdivision:RAGSDALE SURVEY City/Muni/Twp:MERIDIAN City/Muni/Twp: MERIDIAN

19 8.83Mi. **328 N HILLS ST** 06/15/2021 // SF
MERIDIAN, MS 39305-2033
APN: 139294108000101900 Document #: 2021006358
Document Type: Warranty Deed Price Code: A
Land Use: Vacant Land (General)
Legal: Lot: 24 Subdivision: FERNWOOD MapRef: PL 7 PG 9 Abbreviated Description: Lot:24 Subdivision:FERNWOOD Map Ref:PL 7 PG 9City/Muni/Twp:MERIDIAN City/Muni/Twp: MERIDIAN

20 8.89Mi. **843 LAMAR ST** 06/15/2021 2614 //3 2019 SF
MERIDIAN, MS 39305-6600
APN: 138280246800000300 Document #: 2021006343
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 12 Subdivision: LEXINGTON RIDGE MapRef: PL 12 PG 39 Abbreviated Description: Lot:12 Subdivision:LEXINGTON RIDGE Map Ref:PL 12 PG 39City/Muni/Twp:MERIDIAN City/Muni/Twp: MERIDIAN

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.	**5250 MINI FARM RD**	**11/12/2019**	$82,420	$8,242	1,232	5/3/1	1985	1 SF	
.11Mi.	**5245 MINI FARM RD**	**04/20/1989**	$115,360	$17,304	1,641	6/3/2	1979	13 SF	
.14Mi.	**5201 MINI FARM RD**	**05/23/2002**	$128,160	$12,816	1,716	5/3/2	1977	5 SF	
.14Mi.	**5196 MINI FARM RD**	**12/10/2015**	$121,110	$12,111	1,368	//2	1979	4 SF	
.15Mi.	**5207 ZERO RD**	**06/14/2024**	$179,730	$26,960	2,776	//2	1960	3 SF	
.17Mi.	**5193 ZERO RD**	**08/17/1976**	$117,480	$11,748	1,774	7/3/2	1978	3 SF	
.17Mi.	**5292 MINI FARM RD**	**11/01/2023**	$140,020	$14,002	1,967	6/4/2	1981	6 SF	
.19Mi.	**5295 ZERO RD**	**10/09/2025**	$19,690	$2,954	451	//1	2006	6 SF	
.2Mi.	**5178 MINI FARM RD**	**09/19/2003**	$62,590	$9,389	1,200	//1	1970	1 SF	
.22Mi.	**5170 MINI FARM RD**	**11/29/2016**	$7,930	$1,190	980	5/2/1	1984	35,719 SF	
.22Mi.	**5157 ZERO RD**	**09/06/1981**	$125,650	$12,565	1,812	6/3/2	1978	3 SF	
.24Mi.	**5301 ZERO RD**	**07/17/2014**	$86,790	$13,019	1,330	5/3/1	1960	3 SF	
.25Mi.	**5134 MINI FARM RD**	**01/13/2006**	$82,100	$8,210	1,152	5/3/2	1970	2 SF	
.26Mi.	**5135 ZERO RD**	**01/30/2018**	$139,230	$13,923	1,433	//2	1992	2 SF	
.27Mi.	**5175 MINI FARM RD**	**04/21/1986**	$82,870	$8,287	1,308	6/3/2	1975	5 SF	
.27Mi.	**5330 MINI FARM RD**	**05/09/2005**	$183,910	$18,391	1,629	7/3/2	2006	7 SF	

Rent vs. Own

Households Occupied by Renters:	33%	Households Occupied by Owners:	53%

Demographics & Income

Median Age:	39.1 years old	Households:	9,497
Median Household Income:	$47,587	Households w/Family:	65%
Household Income Per Capita:	$25,515	Households w/Family Married:	35%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	Lauderdale County School District	Students:	5,940
Number of Schools:	11	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.23Mi.	**Clarkdale Elementary School**	A	Public	PK - 6

Number of Students: 527
Student-Teacher Ratio: 14.54

ICE SiteX Report

OrderID: 98798837

5.23Mi. **Clarkdale High School**		A	Public	7 - 12
Number of Students: 422				
Student-Teacher Ratio: 11.11				

Flood Report

The Subject Property of **5250 MINI FARM RD, MERIDIAN, MS 39301-8638** 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	93%	SIMILAR
BURGLARY	130%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	87%	LOWER
FORCIBLE ROBBERY	99%	SIMILAR
AGGRAVATED ASSAULT	118%	HIGHER
FORCIBLE RAPE	129%	HIGHER
MURDER	116%	HIGHER
OVERALL	127%	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.