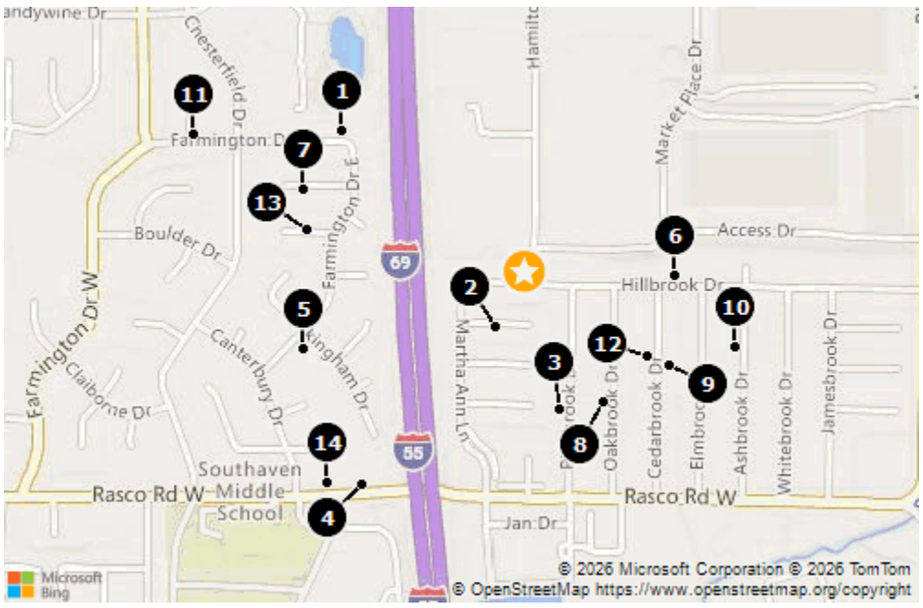
ICE SiteX Report

OrderID: 98738684

SiteX Property Information Report



Subject Property Location

536 HILLBROOK DR, SOUTHAVEN, MS 38671-4751

County:	**DESOTO MS**	Census Tract:	280330705.212004
Property Use:	Single Family Residential (Assumed)	Zoning:	R-9
Parcel Number:	1-08-6-24-07-0-00401-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$187,000**	FSD:	14	Common Confidence Score:	49
Value Range:	$160,820 - $213,180	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	3400
Assd Land Value:	$1,750	Market Land Value:	$17,500	Tax Year:	2025
Assd Improvement:	$7,028	Market Improvment Value:	$70,284	Total Taxable Value:	$772
Total Assessed Value:	$8,778	Total Assessor Market Value:	$87,784	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 401 Subdivision: BROOK HOLLOW WEST SD Sec/Twnship/Range: SEC 24 TWN 01S RNG 008W
Abbreviated Description: BROOK HOLLOW WEST SD LOT 401

Property Characteristics

Lot Size:	13,460 SF	Bedrooms:	2	Pool:	
Building Area:	1360 SF	Baths:		Fireplace:	
Year Built:	1971	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Veneer
Number of Units:		Garage Type:		Heating:	
Number of Stories:	1	Number of Cars:		A/C:	
Style:		Basement:	No	Roof Cover:	Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/30/2026	Sales Price:	$184,270
Document #:	BK-PG 1026 -17932	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/30/2026		
Document Type:			

Legal Description:
Lot: 401 Subdivision: BROOK HOLLOW WEST SUBDIVISION Map Ref: MB 8 PG 3 Sec/Twnship/Range: S24T01SR08W
Abbreviated Description: PRIOR REF: 5663/84263 07/27/2026

Prior Transfer

Recording Date:	06/30/2026	Sales Price:	$68,633
Document #:	BK-PG 4508-421	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/19/2018	Sales Price:	N/A
Document #:	W00851-00008 BK-PG 851 -008	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/14/2018		
Document Type:			

Legal Description:
Lot: 401 Section: 24 Subdivision: BROOK HOLLOW WEST Map Ref: PB 8 PG 3

ICE SiteX Report

OrderID: 98738684

Mortgage Record

Recording Date:	03/19/2018	Loan Amount:	N/A
Document #:	T04508-00421 BK-PG 4508-421	Loan Type:	New Conventional
TD Due Date:	04/01/2048	Type Finance:	FIX

Legal Description:
Lot: 401 Section: 24 Subdivision: BROOK HOLLOW WEST
Abbreviated Description: S24 T1S R8W

Prior Transfer

Recording Date:	09/27/2016	Sales Price:	N/A
Document #:	BK-PG 0803 -598	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/19/2016		
Document Type:			

Legal Description:
Lot: 401 Subdivision: BROOK HOLLOW WEST SUBDIVISION Map Ref: PL MB 8 PG 3 Sec/Twnship/Range: S24 T01S R08W
City/Muni/Twp: SOUTHAVEN

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG 851 -8	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 401 Subdivision: BROOK HOLLOW WEST SD Sec/Twnship/Range: SEC 24 TWN 01S RNG 008W
Abbreviated Description: BROOK HOLLOW WEST SD LOT 401

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	9,904 SF	Median # of Baths	
Median Living Area	1,613 SF	Median Year Built	1971
Price Range - 2 Yrs		Age Range	54 years to 57 years
Median Value		Median Age	55 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.31Mi.	**768 FARMINGTON DR N** **SOUTHAVEN, MS 38671-3902**	09/30/2026			1557	//	1969	11,426 SF	
		APN: 1-08-6-24-06-0-00608-00 Document #: Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 608 Section: F Subdivision: CARRIAGE HILLS SUBDIVISION MapRef: MB 6 PG 3-4 Sec/Twnship/Range: S24T01SR08W Abbreviated Description: Lot:608 Section:F Subdivision:CARRIAGE HILLS SUBDIVISION Map Ref:MB 6 PG 3-4Sec/Twnship/Range:S24T01SR08W								
2	.1Mi.	**575 CHRISTYBROOK CV** **SOUTHAVEN, MS 38671-4707**	09/10/2026			1103	5/2/	1971	7,817 SF	
		APN: 1-08-6-24-07-0-00424-00 Document #: Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 424 Subdivision: BROOK HOLLOW WEST SUBDIVISION MapRef: MB 8 PG 3 Sec/Twnship/Range: S24T01SR06W Abbreviated Description: Lot:424 Subdivision:BROOK HOLLOW WEST SUBDIVISION Map Ref:MB 8 PG 3Sec/Twnship/Range:S24T01SR06W								
3	.19Mi.	**8119 PINEBROOK DR** **SOUTHAVEN, MS 38671-4726**	08/31/2026			1891	5/3/	1970	8,298 SF	
		APN: 1-08-6-24-09-0-00013-00 Document #: Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 13 Section: A Subdivision: BROOK HOLLOW SUBDIVISION MapRef: MB 7 PG 8 Sec/Twnship/Range: S24T01SR08W Abbreviated Description: Lot:13 Section:A Subdivision:BROOK HOLLOW SUBDIVISION Map Ref:MB 7 PG 8Sec/Twnship/Range:S24T01SR08W								
4	.35Mi.	**742 RASCO RD W** **SOUTHAVEN, MS 38671-3935**	08/20/2026			2080	6/3/	1971	23,539 SF	
		APN: 1-08-6-24-06-0-00688-00 Document #: Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 688 Section: F Subdivision: CARRIAGE HILLS SUBDIVISION MapRef: MB 6 PG 3&4 Sec/Twnship/Range: S24T01SR08W Abbreviated Description: Lot:688 Section:F Subdivision:CARRIAGE HILLS SUBDIVISION Map Ref:MB 6 PG 3&4Sec/Twnship/Range:S24T01SR08W								
5	.31Mi.	**8196 FARMINGTON DR E** **SOUTHAVEN, MS 38671-3924**	08/18/2026			2085	6/3/	1972	14,406 SF	
		APN: 1-08-6-24-06-0-00665-00 Document #: Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 665 Section: F Subdivision: CARRIAGE HILLS SUBDIVISION MapRef: MB 6 PG 3 Abbreviated Description: Lot:665 Section:F Subdivision:CARRIAGE HILLS SUBDIVISION Map Ref:MB 6 PG 3								
6	.2Mi.	**326 HILLBROOK DR** **SOUTHAVEN, MS 38671-4820**	08/06/2026			1370	6/3/	1970	9,658 SF	
		APN: 1-08-6-24-09-0-00174-00 Document #: Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 174 Section: A Subdivision: BROOK HOLLOW SUBDIVISION MapRef: MB 7 PG 8 Abbreviated Description: Lot:174 Section:A Subdivision:BROOK HOLLOW SUBDIVISION Map Ref:MB 7 PG 8								
7	.31Mi.	**827 DINWIDDIE CV** **SOUTHAVEN, MS 38671-3921**	07/30/2026			1840	6/3/	1971	10,507 SF	
		APN: 1-08-6-24-06-0-00771-00 Document #: Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 771 Subdivision: CARRIAGE HILLS SUBDIVISION MapRef: MB 6 PG 3 Sec/Twnship/Range: S24T01SR08W Abbreviated Description: Lot:771 Subdivision:CARRIAGE HILLS SUBDIVISION Map Ref:MB 6 PG 3Sec/Twnship/Range:S24T01SR08W City/Muni/Twp:SOUTHAVEN City/Muni/Twp: SOUTHAVEN								
8	.2Mi.	**8131 OAKBROOK DR** **SOUTHAVEN, MS 38671-4720**	05/08/2026			1248	5/3/	1971	8,183 SF	
		APN: 1-08-6-24-09-0-00054-00 Document #: Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 54 Section: A Subdivision: BROOK HOLLOW SUBDIVISION MapRef: MB 7 PG 8 Sec/Twnship/Range: S24T01SR08W Abbreviated Description: Lot:54 Section:A Subdivision:BROOK HOLLOW SUBDIVISION Map Ref:MB 7 PG 8Sec/Twnship/Range:S24T01SR08W								
9	.23Mi.	**8182 CEDARBROOK DR**	04/30/2026			1075	5/3/	1970	8,030 SF	

ICE SiteX Report

OrderID: 98738684

		SOUTHAVEN, MS 38671-4704					
	APN: 1-08-6-24-09-0-00119-00 Document #:						
	Document Type: Price Code:						
	Land Use: Single Family Residential (Assumed)						
	Legal: Lot: 119 Section: A Subdivision: BROOK HOLLOW SUBDIVISION MapRef: MB 7 PG 8 Sec/Twnship/Range: S24T01SR08W Abbreviated						
	Description: Lot:119 Section:A Subdivision:BROOK HOLLOW SUBDIVISION Map Ref:MB 7 PG 8Sec/Twnship/Range:S24T01SR08W						
10	.29Mi.	**8205 ASHBROOK DR**	03/03/2026	1113	5/2/	1970	8,366 SF
		SOUTHAVEN, MS 38671-4805					
	APN: 1-08-6-24-10-0-00193-00 Document #:						
	Document Type: Price Code:						
	Land Use: Single Family Residential (Assumed)						
	Legal: Lot: 193 Section: B Subdivision: BROOK HOLLOW SUBDIVISION MapRef: MB 7 PG 35 Abbreviated						
	Description: Lot:193 Section:B Subdivision:BROOK HOLLOW SUBDIVISION Map Ref:MB 7 PG 35						
11	.23Mi.	**8408 FARMINGTON CV**	03/02/2026	1669	//	1969	11,368 SF
		SOUTHAVEN, MS 38671-3024					
	APN: 1-08-6-24-06-0-00614-00 Document #:						
	Document Type: Price Code:						
	Land Use: Single Family Residential (Assumed)						
	Legal: Lot: 614 Section: F Subdivision: CARRIAGE HILLS SUBDIVISION MapRef: MB 6 PG 3 Sec/Twnship/Range: S24T01SR08W Abbreviated						
	Description: Lot:614 Section:F Subdivision:CARRIAGE HILLS SUBDIVISION Map Ref:MB 6 PG 3Sec/Twnship/Range:S24T01SR08W						
12	.2Mi.	**8193 CEDARBROOK DR**	02/18/2026	1252	5/2/	1971	7,978 SF
		SOUTHAVEN, MS 38671-4703					
	APN: 1-08-6-24-09-0-00091-00 Document #:						
	Document Type: Price Code:						
	Land Use: Single Family Residential (Assumed)						
	Legal: Lot: 91 Section: A Subdivision: BROOK HOLLOW SUBDIVISION MapRef: MB 7 PG 8 Sec/Twnship/Range: S24T01SR08W Abbreviated						
	Description: Lot:91 Section:A Subdivision:BROOK HOLLOW SUBDIVISION Map Ref:MB 7 PG 8Sec/Twnship/Range:S24T01SR08W						
13	.3Mi.	**816 ACCOMACK CV**	02/06/2026	1867	6/3/	1972	10,150 SF
		SOUTHAVEN, MS 38671-3905					
	APN: 1-08-6-24-06-0-00763-00 Document #:						
	Document Type: Price Code:						
	Land Use: Single Family Residential (Assumed)						
	Legal: Lot: 763 Section: F Subdivision: CARRIAGE HILLS SUBDIVISION MapRef: MB 6 PG 3 Abbreviated						
	Description: Lot:763 Section:F Subdivision:CARRIAGE HILLS SUBDIVISION Map Ref:MB 6 PG 3City/Muni/Twp:SOUTHAVEN City/Muni/ Twp: SOUTHAVEN						
14	.38Mi.	**796 RASCO RD W**	02/02/2026	1761	6/3/	1972	10,668 SF
		SOUTHAVEN, MS 38671-3935					
	APN: 1-08-6-24-06-0-00691-00 Document #:						
	Document Type: Price Code:						
	Land Use: Single Family Residential (Assumed)						
	Legal: Lot: 691 Section: F Subdivision: CARRIAGE HILLS SUBDIVISION MapRef: MB 6 PG 3-4 Sec/Twnship/Range: S24T01SR08W Abbreviated						
	Description: Lot:691 Section:F Subdivision:CARRIAGE HILLS SUBDIVISION Map Ref:MB 6 PG 3-4Sec/Twnship/Range:S24T01SR08W						

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.

ICE SiteX Report

OrderID: 98738684

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.	**536 HILLBROOK DR**		$87,784	$8,778	1,360	5/2/	1971	13,460 SF	
.02Mi.	**550 HILLBROOK DR**		$77,928	$7,793	1,133	5/2/	1971	8,669 SF	
.03Mi.	**508 HILLBROOK DR**		$98,871	$9,887	1,516	5/2/	1972	11,699 SF	
.03Mi.	**564 HILLBROOK DR**		$58,795	$5,880	1,229	5/2/	1971	8,677 SF	
.03Mi.	**535 HILLBROOK DR**		$67,301	$10,095	918	5/2/	1971	7,373 SF	
.03Mi.	**525 HILLBROOK DR**		$116,735	$11,674	1,391	5/2/	1971	8,026 SF	
.04Mi.	**549 HILLBROOK DR**		$80,034	$8,003	1,166	5/2/	1971	7,448 SF	
.04Mi.	**576 HILLBROOK DR**		$76,247	$7,625	1,080	5/2/	1971	8,272 SF	
.04Mi.	**563 HILLBROOK DR**		$78,032	$11,705	1,168	5/2/	1971	7,488 SF	
.04Mi.	**507 HILLBROOK DR**		$78,827	$7,883	1,134	5/2/	1971	10,792 SF	
.05Mi.	**482 HILLBROOK DR**		$87,974	$8,797	1,367	6/2/	1971	8,638 SF	
.06Mi.	**487 HILLBROOK DR**		$76,485	$11,473	1,118	5/2/	1971	12,520 SF	
.06Mi.	**564 CHRISTYBROOK CV**		$100,475	$15,071	1,646	5/2/	1972	7,618 SF	
.06Mi.	**602 HILLBROOK DR**		$71,009	$7,101	1,657	5/2/	1972	8,503 SF	
.07Mi.	**601 HILLBROOK DR**		$83,034	$8,303	1,172	5/2/	1972	11,057 SF	
.07Mi.	**588 CHRISTYBROOK CV**		$84,683	$12,702	1,249	5/2/	1972	7,525 SF	

Rent vs. Own

Households Occupied by Renters:	33%	Households Occupied by Owners:	58%

Demographics & Income

Median Age:	34.5 years old	Households:	14,209
Median Household Income:	$67,916	Households w/Family:	70%
Household Income Per Capita:	$30,488	Households w/Family Married:	38%
Most Common Education Level:	High School Graduate	Households w/Family Children:	40%

School District

School District Zone:	Desoto County School District	Students:	34,934
Number of Schools:	42	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.48Mi.	**Southaven High School** Number of Students: 1,876 Student-Teacher Ratio: 16.51 Advanced Placement: Yes	C-	Public	9 - 12
0.49Mi.	**Southaven Middle School** Number of Students: 1,423 Student-Teacher Ratio: 15.91	D	Public	6 - 8
0.61Mi.	**Southaven Elementary School** Number of Students: 681 Student-Teacher Ratio: 16.23	D+	Public	KG - 5

Flood Report

The Subject Property of **536 HILLBROOK DR, SOUTHAVEN, MS 38671-4751** 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	146%	NOTABLY HIGHER
BURGLARY	130%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	139%	NOTABLY HIGHER
FORCIBLE ROBBERY	115%	HIGHER
AGGRAVATED ASSAULT	101%	SIMILAR
FORCIBLE RAPE	103%	SIMILAR
MURDER	121%	HIGHER
OVERALL	115%	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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ICE SiteX Report

OrderID: 98738684

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