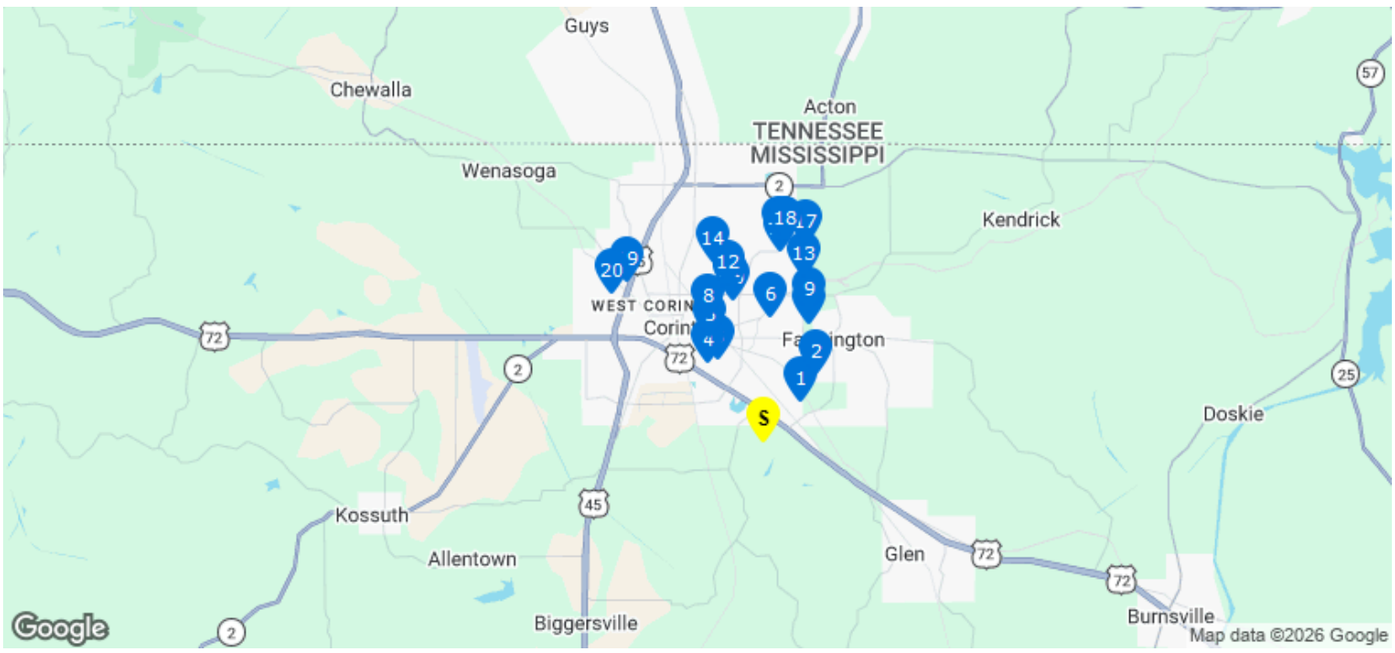
ICE SiteX Report

OrderID: 98761734

SiteX Property Information Report



Subject Property Location

59 COUNTY ROAD 312, CORINTH, MS 38834-6885

County:	**ALCORN MS**	Census Tract:	9505.01
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0904191 B 00500	Thomas Bros Pg-Grid:	

Valuation

Value:	**$198,000**	FSD:	21	Common Confidence Score:	36
Value Range:	$156,420 - $239,580	ICE Confidence Score:	79		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	4000
Assd Land Value:		Market Land Value:	$6,000	Tax Year:	
Assd Improvement:		Market Improvment Value:	$62,030	Total Taxable Value:	
Total Assessed Value:	$6,813	Total Assessor Market Value:	$68,030	Delinquent Year:	
				Tax Account ID:	12203
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 29 Subdivision: NORTH ROLLING HILLS SUB Sec/Twnship/Range: SEC 19 TWN 02S RNG 08E
Abbreviated Description: LOT 29 NORTH ROLLING HILLS SUB PB 3 PG 37

Property Characteristics

Lot Size:	21,216 SF	Bedrooms:		Pool:	
Building Area:	1878 SF	Baths:	2	Fireplace:	
Year Built:	1975	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood Siding
Number of Units:		Garage Type:		Heating:	Electric
Number of Stories:		Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/16/2022	Sales Price:	N/A
Document #:	BK-PG 2022-6665	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Subdivision: NORTH ROLLING HILLS SUB Sec/Twnship/Range: SEC 19 TWN 02S RNG 08E
Abbreviated Description: LOT 29 NORTH ROLLING HILLS SUB PB 3 PG 37

Prior Transfer

Recording Date:	06/25/2018	Sales Price:	N/A
Document #:	201802587 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	06/14/2018	Loan Amount:	N/A
Document #:	201802453 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	06/08/2018		
TD Due Date:	06/15/2048	Type Finance:	VAR

Legal Description:
Subdivision: NORTH ROLLING HILLS SUBDIVISION Map Ref: 1114705

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Prior Transfer

Recording Date:	06/14/2018	Sales Price:	N/A
Document #:	201802452 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	06/08/2018		
Document Type:	Deed		

Legal Description:
Subdivision: NORTH ROLLING HILLS SUBDIVISION

Prior Transfer

Recording Date:	12/19/2016	Sales Price:	N/A
Document #:	201606341 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	11/29/2016	Loan Amount:	N/A
Document #:	201605944 BK-PG -	Loan Type:	Conventional
Contract Date:	11/28/2016		
TD Due Date:	12/01/2046	Type Finance:	

Legal Description:
Subdivision: NORTH ROLLING HILLS SUBDIVISION Map Ref: 1081339

Prior Transfer

Recording Date:	11/29/2016	Sales Price:	N/A
Document #:	201605943 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	11/28/2016		
Document Type:	Deed		

Legal Description:
Subdivision: NORTH ROLLINGS HILLS SUBDIVISION

Prior Transfer

Recording Date:	01/05/2012	Sales Price:	N/A
Document #:	201200105 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Document Type:	Deed		

Legal Description:
Subdivision: NORTH ROLLING HILLS
City/Muni/Twp: ALCORN COUNTY

Mortgage Record

Recording Date:	06/01/2011	Loan Amount:	N/A
Document #:	201102200 BK-PG -	Loan Type:	
Contract Date:	05/31/2011		
TD Due Date:	06/01/2041	Type Finance:	

Legal Description:
Subdivision: NORTH ROLLING HILLS Map Ref: 0

Prior Transfer

Recording Date:	06/01/2011	Sales Price:	N/A
Document #:	201102199 BK-PG -	Type of Sale:	Non Residential Transfer
Document Type:	Deed		

Legal Description:
Subdivision: NORTH ROLLING HILLS SUBD

Mortgage Record

Recording Date:	11/03/2005	Loan Amount:	N/A
Document #:	200508913 BK-PG -	Loan Type:	
Contract Date:	10/07/2005		
TD Due Date:	10/07/2025	Type Finance:	

Legal Description:
Subdivision: NORTH ROLLING HILLS SUBDIVISION Map Ref: 0

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	1.26Mi.	**16 GARDNER RD** **CORINTH, MS 38834-6847**	02/08/2017			1158	//1	1964	113,256 SF	
		APN: 0904171 00500 Document #: 201700556 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Sec/Twnship/Range: NE4 S17T02SR08E Abbreviated Description: Sec/Twnship/Range:NE4 S17T02SR08E								
2	1.98Mi.	**181 OAKLAND SCHOOL RD** **CORINTH, MS 38834-6899**	01/31/2017			980	//1	1983	40,075 SF	
		APN: 0903081 A 04900 Document #: 201700427 Document Type: Warranty Deed Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Sec/Twnship/Range: NE4 S08T02SR08E Abbreviated Description: Sec/Twnship/Range:NE4 S08T02SR08E								
3	2.17Mi.	**1405 ALLEN ST** **CORINTH, MS 38834-5828**	03/01/2017			1038	//1	1983	5,100 SF	
		APN: 0801121 D 03100 Document #: 201700854 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential								

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Legal: Lot: 8 Block: 612 Subdivision: ANDERSONS ADDITION TO THE CITY OF CORINTH Abbreviated Description: Lot:8 Block:612 Subdivision:ANDERSONS ADDITION TO THE CITY OF CORINTH

4	2.24Mi.	**505 DORSEY ST** **CORINTH, MS 38834-6157**	03/22/2017	1232	//1	1971	5,000 SF	

APN: 0801122 B 02200 Document #: 201701174
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 15,16 Block: 392 Subdivision: MITCHELL AND MASK SURVEY Abbreviated Description: Lot:15,16 Block:392 Subdivision:MITCHELL AND MASK SURVEY

5	2.71Mi.	**1012 BUNCH ST** **CORINTH, MS 38834-4926**	03/14/2017	1879	//1	1940	4,500 SF	

APN: 0801013 B 00100 Document #: 201701043
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Block: 294 Subdivision: MITCHELL AND MASK SURVEY Abbreviated Description: Block:294 Subdivision:MITCHELL AND MASK SURVEY

6	2.9Mi.	**1308 ORCHARD LN** **CORINTH, MS 38834-3840**	02/24/2017	1854	//2	1974	15,900 SF	

APN: 0903061 A 01400 Document #: 201700796
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 64 Subdivision: TOWN AND COUNTRY SUBDIVISION ADDITION NO 2 Abbreviated Description: Lot:64 Subdivision:TOWN AND COUNTRY SUBDIVISION ADDITION NO 2

7	2.94Mi.	**1713 FIELDSTONE FARMS RD** **CORINTH, MS 38834-7560**	02/16/2017	3086	//2	2002	158,994 SF	P

APN: 090305 00606 Document #: 201700657
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SW4 S16T01R07 Abbreviated Description: Sec/Twnship/Range:SW4 S16T01R07

8	3.12Mi.	**1306 WEBSTER ST** **CORINTH, MS 38834-3568**	03/28/2017	1543	//1	1930	7,875 SF	

APN: 0801012 B 00500 Document #: 201701258
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Block: 542 Subdivision: WALKERS ADDITION Abbreviated Description: Block:542 Subdivision:WALKERS ADDITION

9	3.18Mi.	**1705 FIELDSTONE FARMS RD** **CORINTH, MS 38834-7560**	03/07/2017	2362	//2	1991	256,133 SF	

APN: 090305 00601 Document #: 201700919
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NE4 S24T01SR07E Abbreviated Description: Sec/Twnship/Range:NE4 S24T01SR07E

10	3.34Mi.	**1906 OAK LN** **CORINTH, MS 38834-2760**	02/21/2017	1657	//2	1972	13,000 SF	

APN: 0209313 B 00600 Document #: 201700714
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: OAK LANE SUBDIVISION Abbreviated Description: Lot:4 Subdivision:OAK LANE SUBDIVISION

11	3.53Mi.	**2210 HICKORY RD** **CORINTH, MS 38834-2705**	01/30/2017	1590	//2	1970	24,035 SF	P

APN: 0307364 A 00800 Document #: 201700422
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 76 Subdivision: CANDLER PARK ADDITION Abbreviated Description: Lot:76 Subdivision:CANDLER PARK ADDITION

12	3.72Mi.	**1302 PINE RD** **CORINTH, MS 38834-2323**	02/28/2017	1838	//2	1961	22,104 SF	

APN: 0307361 D 00900 Document #: 201700834
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 28 Subdivision: CANDLER HEIGHTS SUBDIVISION Sec/Twnship/Range: NE4 S36T01SR07E Abbreviated Description: Lot:28 Subdivision:CANDLER HEIGHTS SUBDIVISION Sec/Twnship/Range:NE4 S36T01SR07E

13	3.94Mi.	**3034 WYNBROOKE DR** **CORINTH, MS 38834-1432**	02/23/2017	2368	//2	2012	15,598 SF	

APN: 0209321 01322 Document #: 201700752
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: WYNBROOKE SUBDIVISION Phase No: 2 Abbreviated Description: Lot:9 Subdivision:WYNBROOKE SUBDIVISION Phase No:2

14	4.32Mi.	**3203 MELINDA LN** **CORINTH, MS 38834-2219**	02/21/2017	4026	//2	1987	15,967 SF	

APN: 0307254 B 01600 Document #: 201700704
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: CREEKWOOD SUBDIVISION Abbreviated Description: Lot:6 Subdivision:CREEKWOOD SUBDIVISION

15	4.43Mi.	**3504 BRIGADE CV** **CORINTH, MS 38834-9695**	03/15/2017	3070	//2	1992	SF	

APN: 0209293 B 01500 Document #: 201701057
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 15 Subdivision: SHILOH RIDGE GARDEN LAKE ESTATES Phase No: I Abbreviated Description: Lot:15 Subdivision:SHILOH RIDGE GARDEN LAKE ESTATES Phase No:I

16	4.64Mi.	**3501 THORNWOOD TRL** **CORINTH, MS 38834-8063**	03/27/2017	2575	//2	2006	16,060 SF	

APN: 0209292 A 00600 Document #: 201701238
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Subdivision: CEDAR CREEK SUBDIVISION Phase No: 4 Abbreviated Description: Subdivision:CEDAR CREEK SUBDIVISION Phase No:4

17	4.65Mi.	**3906 WORSHAM DR** **CORINTH, MS 38834-8674**	03/20/2017	2112	//2	1985	36,960 SF	P

APN: 0209294 B 00300 Document #: 201701143
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 29 Subdivision: SHILOH SUBDIVISION Abbreviated Description: Lot:29 Subdivision:SHILOH SUBDIVISION

18	4.68Mi.	**3602 OLD ASHBROOK DR** **CORINTH, MS 38834-9699**	03/08/2017	2261	//2	1995	15,950 SF	

APN: 0209292 A 00627 Document #: 201700935
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SE4 S28T01SR08E Abbreviated Description: Sec/Twnship/Range:SE4 S28T01SR08E

19	4.87Mi.	**18 PLEASANT GROVE RD**	03/13/2017	1062	//1	1982	56,192 SF	

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CORINTH, MS 38834-7326
APN: 0308341 B 02500 Document #: 201700999
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SW4NE4 S34T01SR07E Abbreviated Description: Sec/Twnship/Range:SW4NE4 S34T01SR07E

20	4.91Mi.	**2000 E MOUNT VIEW DR**	03/17/2017	3328	//2	1990	65,340 SF

CORINTH, MS 38834-6984
APN: 0308343 C 00800 Document #: 201701110
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 6,7 Block: B Subdivision: EASTLAWN Abbreviated Description: Lot:6,7 Block:B Subdivision:EASTLAWN

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.	**59 COUNTY ROAD 312**	**12/16/2022**	$68,030	$6,813	1,878	//2	1975	21,216 SF	
.03Mi.	**57 COUNTY ROAD 312**	**11/21/2018**	$70,260	$7,038	1,869	//2	1975	21,801 SF	
.03Mi.	**27 COUNTY ROAD 312**	**06/22/1976**	$95,110	$9,518	2,703	//2	1970	1 SF	
.04Mi.	**65 COUNTY ROAD 312**	**02/13/2014**	$97,100	$10,188	2,598	//1	1964	1 SF	
.04Mi.	**60 COUNTY ROAD 312**	**08/18/2006**	$72,910	$7,291	2,192	//2	1969	21,952 SF	
.04Mi.	**21 COUNTY ROAD 312**	**10/25/1990**	$82,970	$8,327	2,301	//1	1964	21,528 SF	
.04Mi.	**58 COUNTY ROAD 312**	**07/06/2005**	$86,350	$8,635	2,134	//2	1977	19,570 SF	
.05Mi.	**56 COUNTY ROAD 312**	**04/16/1979**	$65,910	$6,591	1,642	//2	1977	21,463 SF	
.05Mi.	**64 COUNTY ROAD 312**	**07/22/2011**	$74,680	$7,486	2,209	//1	1969	21,852 SF	
.06Mi.	**19 COUNTY ROAD 312**	**11/24/2014**	$65,140	$6,514	1,729	//2	1969	21,824 SF	
.06Mi.	**29 COUNTY ROAD 312**	**10/03/2008**	$52,920	$5,292	1,519	//1	1970	22,876 SF	
.06Mi.	**55 COUNTY ROAD 312**	**11/29/2018**	$80,910	$8,091	2,156	//1	1970	22,321 SF	
.07Mi.	**26 COUNTY ROAD 312**	**02/01/2022**	$104,960	$10,496	2,816	//2	1976	21,468 SF	
.07Mi.	**22 COUNTY ROAD 312**	**12/10/2009**	$67,730	$6,773	1,549	//1	1968	21,144 SF	
.08Mi.	**66 COUNTY ROAD 312**	**11/07/2024**	$81,500	$8,333	2,548	//1	1968	20,953 SF	
.08Mi.	**28 COUNTY ROAD 312**	**10/03/2002**	$129,340	$12,934	2,213	//2	2002	20,850 SF	

Rent vs. Own

Households Occupied by Renters:	33%	Households Occupied by Owners:	55%

Demographics & Income

Median Age:	43.1 years old	Households:	10,494
Median Household Income:	$51,446	Households w/Family:	65%
Household Income Per Capita:	$26,503	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Alcorn School District	Students:	3,226
Number of Schools:	10	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
8.59Mi.	**Kossuth High School** Number of Students: 398 Student-Teacher Ratio: 12.74 Advanced Placement: Yes	B+	Public	9 - 12
8.57Mi.	**Kossuth Middle School** Number of Students: 374 Student-Teacher Ratio: 13.27	B	Public	5 - 8
3.39Mi.	**Alcorn Central Elementary School** Number of Students: 510 Student-Teacher Ratio: 14.17	B	Public	PK - 4
8.53Mi.	**Kossuth Elementary School** Number of Students: 570 Student-Teacher Ratio: 14.67	A-	Public	PK - 4
5.75Mi.	**Biggersville High School** Number of Students: 263 Student-Teacher Ratio: 12.01	B-	Public	7 - 12
3.44Mi.	**Alcorn Central High School** Number of Students: 386 Student-Teacher Ratio: 10.25 Advanced Placement: Yes	C+	Public	9 - 12
3.44Mi.	**Alcorn Central Middle School** Number of Students: 371 Student-Teacher Ratio: 12.49	B+	Public	5 - 8

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5.81Mi.	**Biggersville Elementary School**	B-	Public	PK - 6

Number of Students: 354
Student-Teacher Ratio: 13.88

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	106%	SIMILAR
BURGLARY	127%	HIGHER
MOTOR VEHICLE THEFT	108%	SIMILAR
FORCIBLE ROBBERY	120%	HIGHER
AGGRAVATED ASSAULT	115%	HIGHER
FORCIBLE RAPE	131%	NOTABLY HIGHER
MURDER	114%	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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