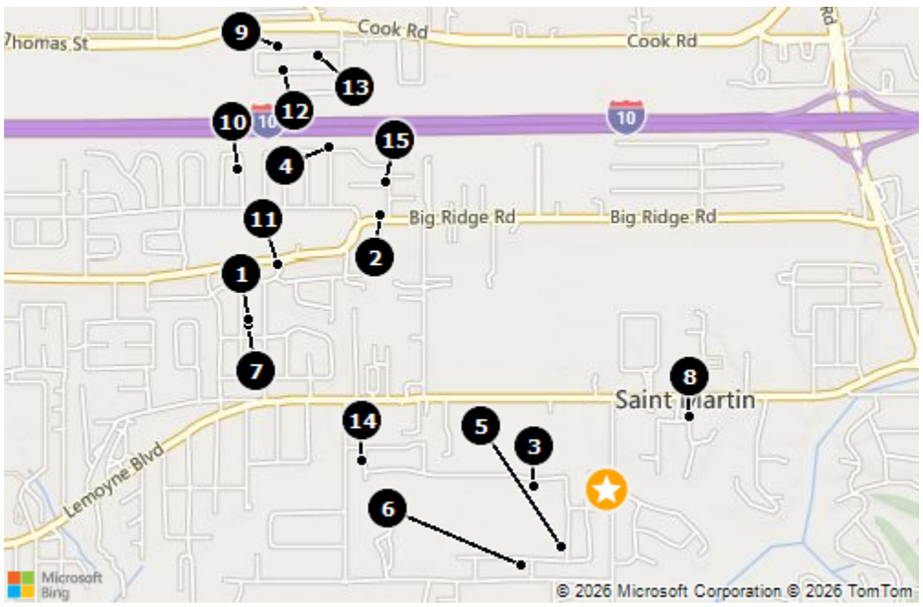
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

6733 RIVIERA DR, BILOXI, MS 39532-9348

County:	**JACKSON MS**	Census Tract:	280590403.023000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	06347001.000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$242,000**	FSD:	14	Common Confidence Score:	47
Value Range:	$208,120 - $275,880	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	4002
Assd Land Value:	$1,869	Market Land Value:	$12,460	Tax Year:	2025
Assd Improvement:	$15,444	Market Improvment Value:	$102,957	Total Taxable Value:	$2,085
Total Assessed Value:	$17,313	Total Assessor Market Value:	$115,417	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1 Block: A Subdivision: PORTEAUX BAY VILLAGE Phase No: 1B Map Ref: 796.14-14 Sec/Twnship/Range: SEC 14 TWN 7S RNG 9W

Abbreviated Description:	LOT 1 BLK A PORTEAUX BAY VILLAGE S/D PHASE 1B PART 1 PB 18-11 DB 1853-640 (32 MAP796.14)
City/Muni/Twp:	GULF HILLS & ST MARTIN UTILITI

Property Characteristics

Lot Size:	13,939 SF	Bedrooms:		Pool:	Yes
Building Area:	1645 SF	Baths:	2	Fireplace:	Yes
Year Built:	1992	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Veneer
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/15/2022	Sales Price:	N/A
Document #:	202203412 BK-PG 3439-148	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/09/2017	Loan Amount:	N/A
Document #:	201708915 BK-PG 3439-148	Loan Type:	VA
TD Due Date:	06/10/2032	Type Finance:	

Legal Description:

Lot: 1 Block: A Subdivision: PORTEAUX BAY VILLAGE Phase No: 1B

Prior Transfer

Recording Date:	06/09/2017	Sales Price:	N/A
Document #:	201708914 BK-PG 1853 -640	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/19/2017		
Document Type:			

Legal Description:

Lot: 1 Block: A Subdivision: PORTEAUX BAY VILLAGE Phase No: 1B

Prior Transfer

Recording Date:	06/09/2017	Sales Price:	N/A

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Document #:	BK-PG 1853 -640	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 1 Block: A Subdivision: PORTEAUX BAY VILLAGE Phase No: 1B Map Ref: 796.14-14 Sec/Twnship/Range: SEC 14 TWN 7S RNG 9W
Abbreviated Description: LOT 1 BLK A PORTEAUX BAY VILLAGE S/D PHASE 1B PART 1 PB 18-11 DB 1853-640 (32 MAP796.14)
City/Muni/Twp: GULF HILLS & ST MARTIN UTILITI

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	10,454 SF	Median # of Baths	2
Median Living Area	1,860 SF	Median Year Built	1976
Price Range - 2 Yrs		Age Range	19 years to 62 years
Median Value		Median Age	50 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.11Mi.	**7208 HAMPTON DR** **BILOXI, MS 39532-4010**	08/10/2026			2104	//2	1965	9,583 SF	
		APN: 05102217.000 Document #: 202616776 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: 12 Subdivision: CEDAR GROVE Legal Unit: 3 Abbreviated Description: Lot:6 Block:12 Subdivision:CEDAR GROVE Legal Unit:3								
2	1Mi.	**15304 BIG RIDGE RD** **BILOXI, MS 39532-2935**	06/30/2026			1396	//2	1976	8,712 SF	
		APN: 05102913.000 Document #: 202613301 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: 46 Subdivision: CEDAR GROVE Legal Unit: 11 Abbreviated Description: Lot:3 Block:46 Subdivision:CEDAR GROVE Legal Unit:11								
3	.2Mi.	**7009 SOUTHWIND DR** **BILOXI, MS 39532-5723**	06/30/2026			2223	//2	1998	15,246 SF	
		APN: 06360019.000 Document #: 202613328 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 12 Block: 1 Subdivision: PORTEAUX BAY Abbreviated Description: Lot:12 Block:1 Subdivision:PORTEAUX BAY								
4	1.24Mi.	**15412 ANDERSON DR** **BILOXI, MS 39532-2808**	06/29/2026			2253	//2	1973	12,197 SF	Yes
		APN: 05102758.400 Document #: 202613062 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 25 Block: 41 Subdivision: CEDAR GROVE ADDITION Legal Unit: 10 Abbreviated Description: Lot:25 Block:41 Subdivision:CEDAR GROVE ADDITION Legal Unit:10								
5	.2Mi.	**6705 SOUTHWIND DR** **BILOXI, MS 39532-5729**	05/26/2026			1860	//2	1994	10,019 SF	
		APN: 06350023.000 Document #: 202610376 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: E Subdivision: PORTEAUX BAY VILLAGE Phase No: III MapRef: MB 19 PG 32 Abbreviated Description: Lot:4 Block:E Subdivision:PORTEAUX BAY VILLAGE Phase No:III Map Ref:MB 19 PG 32City/Muni/Twp:BILOXI City/Muni/Twp: BILOXI								
6	.32Mi.	**14905 NASSAU DR** **BILOXI, MS 39532-5716**	04/27/2026			2295	//2	2007	14,810 SF	Yes
		APN: 06348008.000 Document #: 202608261 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 13 Block: F Subdivision: PORTEAUX BAY Phase No: 2 MapRef: MB 18 PG 33 Abbreviated Description: Lot:13 Block:F Subdivision:PORTEAUX BAY Phase No:2 Map Ref:MB 18 PG 33City/Muni/Twp:BILOXI City/Muni/Twp: BILOXI								
7	1.1Mi.	**7204 HAMPTON DR** **BILOXI, MS 39532-4010**	02/12/2026			2578	//2	1965	9,583 SF	
		APN: 05102216.000 Document #: 202602736 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: 12 Subdivision: CEDAR GROVE Legal Unit: 3 MapRef: MB 8 PG 41 Abbreviated Description: Lot:5 Block:12 Subdivision:CEDAR GROVE Legal Unit:3 Map Ref:MB 8 PG 41								
8	.31Mi.	**14404 FLICKER DR** **BILOXI, MS 39532-9762**	02/04/2026			1102	//2	1964	13,504 SF	
		APN: 05290013.000 Document #: 202602009 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 12 Subdivision: EL BAYOU VISTA MapRef: MB 4 PG 57 Abbreviated Description: Lot:12 Subdivision:EL BAYOU VISTA Map Ref:MB 4 PG 57								
9	1.55Mi.	**15600 GLEN DR** **BILOXI, MS 39532-7333**	01/23/2026			1125	//2	1993	10,454 SF	
		APN: 06180013.000 Document #: 202601278 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 13 Subdivision: PINE RIDGE MapRef: MB 6 PG 8 Abbreviated Description: Lot:13 Subdivision:PINE RIDGE Map Ref:MB 6 PG 8								
10	1.37Mi.	**7650 LEXINGTON DR** **BILOXI, MS 39532-2826**	01/16/2026			2337	//2	1970	8,712 SF	
		APN: 05102487.000 Document #: 202600832 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: 27 Subdivision: CEDAR GROVE Legal Unit: 8 MapRef: MB 12 PG 8 Abbreviated Description: Lot:8 Block:27 Subdivision:CEDAR GROVE Legal Unit:8 Map Ref:MB 12 PG 8								
11	1.11Mi.	**15601 BIG RIDGE RD** **BILOXI, MS 39532-2813**	01/14/2026			1286	//2	1965	11,326 SF	
		APN: 05102272.000 Document #: 202600679 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 17 Block: 14 Subdivision: CEDAR GROVE Legal Unit: 4 MapRef: MB 9 PG 2 Abbreviated Description: Lot:17 Block:14 Subdivision:CEDAR GROVE Legal Unit:4 Map Ref:MB 9 PG 2								
12	1.49Mi.	**15520 LYDA STEEN DR** **BILOXI, MS 39532-7336**	12/22/2025			1170	//2	1994	10,454 SF	
		APN: 06180045.000 Document #: 202525124 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 45 Subdivision: PINE RIDGE MapRef: MB 6 PG 8 Abbreviated Description: Lot:45 Subdivision:PINE RIDGE Map Ref:MB 6 PG 8								

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13 1.45Mi. **15417 GLEN DR** 12/19/2025 1521 //2 1992 10,890 SF
BILOXI, MS 39532-7337
APN: 06180029.000 Document #: 202524911
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 29 Subdivision: PINE RIDGE MapRef: MB 6 PG 8 Abbreviated Description: Lot:29 Subdivision:PINE RIDGE Map Ref:MB 6 PG 8

14 .69Mi. **6809 WESTWIND DR** 12/19/2025 1993 //2 2006 8,712 SF
BILOXI, MS 39532-6601
APN: 06371201.000 Document #: 202524900
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: L Subdivision: PORTEAUX BAY Phase No: VII MapRef: MB 22 PG 20 Abbreviated Description: Lot:1 Block:L Subdivision:PORTEAUX BAY Phase No:VII Map Ref:MB 22 PG 20

15 1.06Mi. **15300 LANSING DR** 12/11/2025 1142 //2 1976 11,326 SF
BILOXI, MS 39532-2923
APN: 05102932.000 Document #: 202524349
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 22 Block: 46 Subdivision: CEDAR GROVE Legal Unit: 11 MapRef: MB 14 PG 46 Abbreviated Description: Lot:22 Block:46 Subdivision:CEDAR GROVE Legal Unit:11 Map Ref:MB 14 PG 46

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.

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.	**6733 RIVIERA DR**	**06/09/2017**	$115,417	$17,313	1,645	//2	1992	13,939 SF	Yes
.02Mi.	**6729 RIVIERA DR**	**06/02/2023**	$144,068	$21,611	1,927	//2	1995	13,939 SF	
.02Mi.	**6737 RIVIERA DR**	**06/15/2016**	$96,267	$9,627	1,378	//2	1996	14,375 SF	
.03Mi.	**6819 RUE MORNAY N**	**10/25/2011**	$128,574	$12,857	1,899	//2	2002	10,019 SF	
.03Mi.	**6812 RUE MORNAY N**	**09/14/2021**	$120,022	$18,003	1,756	//2	2003	9,583 SF	
.04Mi.	**14632 PORTEAUX BAY DR**	**12/12/2024**	$106,521	$10,652	1,523	//2	1984	16,117 SF	
.04Mi.	**6808 RUE MORNAY N**	**05/04/2004**	$131,639	$13,164	2,015	//3	2001	12,197 SF	
.04Mi.	**6809 RIVIERA DR**	**10/28/2024**	$114,145	$11,415	1,442	//2	1987	15,246 SF	
.04Mi.	**14704 RUE MORNAY**	**04/28/2025**	$126,946	$12,695	1,784	//2	1994	9,583 SF	
.04Mi.	**6741 RIVIERA DR**	**10/06/2023**	$121,477	$18,222	1,951	//2	1996	18,295 SF	
.04Mi.	**14629 PORTEAUX BAY DR**	**09/06/2016**	$236,827	$23,683	3,053	//4	1985	18,731 SF	Yes
.05Mi.	**6904 RUE MORNAY N**	**01/05/2021**	$215,669	$21,567	3,280	//4	2002	8,712 SF	Yes
.05Mi.	**14708 RUE MORNAY**	**03/02/2020**	$171,180	$17,118	2,666	//3	1994	12,632 SF	
.06Mi.	**6820 RIVIERA DR**	**02/28/2022**	$168,281	$25,242	2,863	//2	1986	23,522 SF	
.06Mi.	**14628 PORTEAUX BAY DR**	**01/07/2025**	$186,634	$18,663	2,336	//3	2000	18,731 SF	
.06Mi.	**6728 RIVIERA DR**	**09/03/2009**	$113,450	$11,345	1,741	//2	1993	30,056 SF	

Rent vs. Own

Households Occupied by Renters:	32%	Households Occupied by Owners:	61%

Demographics & Income

Median Age:	41.2 years old	Households:	14,567
Median Household Income:	$70,856	Households w/Family:	65%
Household Income Per Capita:	$32,904	Households w/Family Married:	52%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	Jackson County School District	Students:	8,845
Number of Schools:	14	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade

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1.69Mi. **St. Martin East Elementary School** Number of Students: 704 Student-Teacher Ratio: 17.16	B+	Public	PK - 3
3.46Mi. **St. Martin High School** Number of Students: 1,289 Student-Teacher Ratio: 15.57 Advanced Placement: Yes	A-	Public	9 - 12
3.55Mi. **St. Martin Upper Elementary School** Number of Students: 600 Student-Teacher Ratio: 15.75	B	Public	4 - 5
1.64Mi. **St. Martin North Elementary School** Number of Students: 537 Student-Teacher Ratio: 16.62	A+	Public	PK - 3
3.60Mi. **St. Martin Middle School** Number of Students: 946 Student-Teacher Ratio: 14.49	B+	Public	6 - 8

Flood Report

The Subject Property of **6733 RIVIERA DR, BILOXI, MS 39532-9348** is in **Zone X500** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 0.2% ANNUAL CHANCE FLOODING; AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AN AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOODING.
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	92%	SIMILAR
BURGLARY	106%	SIMILAR
MOTOR VEHICLE THEFT	88%	LOWER
FORCIBLE ROBBERY	110%	HIGHER
AGGRAVATED ASSAULT	81%	LOWER
FORCIBLE RAPE	104%	SIMILAR
MURDER	99%	SIMILAR
OVERALL	83%	LOWER

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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