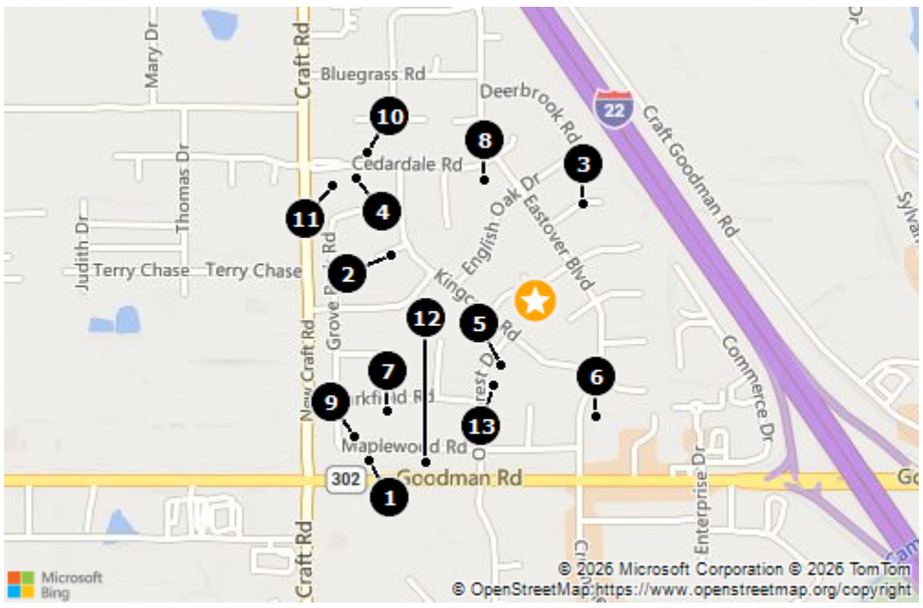
ICE SiteX Report

OrderID: 98671730

SiteX Property Information Report



Subject Property Location

7302 HOLLY GROVE DR, OLIVE BRANCH, MS 38654-1357

County:	**DESOTO MS**	Census Tract:	280330707.231004
Property Use:	Single Family Residential (Assumed)	Zoning:	R-2
Parcel Number:	1-06-9-29-05-0-00111-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$284,000**	FSD:	13	Common Confidence Score:	52
Value Range:	$247,080 - $320,920	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	2300
Assd Land Value:	$2,500	Market Land Value:	$25,000	Tax Year:	2025
Assd Improvement:	$13,511	Market Improvment Value:	$135,107	Total Taxable Value:	$1,554
Total Assessed Value:	$16,011	Total Assessor Market Value:	$160,107	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 111 Section: A Subdivision: EASTOVER SD Sec/Twnship/Range: SEC 29 TWN 01S RNG 006W
Abbreviated Description: EASTOVER SD SEC A LOT 111

Property Characteristics

Lot Size:	11,863 SF	Bedrooms:	3	Pool:	
Building Area:	2046 SF	Baths:		Fireplace:	
Year Built:	1988	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Veneer
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:	No	Roof Cover:	Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	07/28/2020	Loan Amount:	N/A
Document #:	BK-PG 5000-1	Loan Type:	FHA
TD Due Date:	08/01/2050	Type Finance:	

Legal Description:
Lot: 111 Section: A Subdivision: EASTOVER SUBDIVISION Sec/Twnship/Range: S29T01SR06W

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG 484 -354	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 111 Section: A Subdivision: EASTOVER SD Sec/Twnship/Range: SEC 29 TWN 01S RNG 006W
Abbreviated Description: EASTOVER SD SEC A LOT 111

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	11,612 SF	Median # of Baths	
Median Living Area	1,815 SF	Median Year Built	1988
Price Range - 2 Yrs		Age Range	29 years to 46 years
Median Value		Median Age	38 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool

ICE SiteX Report

OrderID: 98671730

1	.31Mi.	**7079 MAPLEWOOD RD** **OLIVE BRANCH, MS 38654-1337**	09/30/2026	1646	8/3/	1997	11,580 SF

APN: 1-06-9-29-05-0-00009-00 Document #:
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 9 Section: A Subdivision: EASTOVER SUBDIVISION MapRef: MB 12 PG 32 Sec/Twnship/Range: S29T01SR06W Abbreviated
Description: Lot:9 Section:A Subdivision:EASTOVER SUBDIVISION Map Ref:MB 12 PG 32Sec/Twnship/Range:S29T01SR06W

2	.19Mi.	**7107 KINGCREST CV** **OLIVE BRANCH, MS 38654-1327**	09/24/2026	1822	8/3/	1988	13,343 SF

APN: 1-06-9-29-06-0-00332-00 Document #:
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 332 Section: B Subdivision: EASTOVER SUBDIVISION MapRef: MB 12 PG 36-38 Sec/Twnship/Range: S29T01SR06W Abbreviated
Description: Lot:332 Section:B Subdivision:EASTOVER SUBDIVISION Map Ref:MB 12 PG 36-38Sec/Twnship/Range:S29T01SR06W

3	.16Mi.	**7394 HEATHERWOOD CV** **OLIVE BRANCH, MS 38654-1419**	07/24/2026	2039	7/3/	1995	15,559 SF

APN: 1-06-9-29-05-0-00101-00 Document #:
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 101 Section: A Subdivision: EASTOVER SUBDIVISION MapRef: MB 12 PG 32-35 Sec/Twnship/Range: S29T01SR06W Abbreviated
Description: Lot:101 Section:A Subdivision:EASTOVER SUBDIVISION Map Ref:MB 12 PG 32-35Sec/Twnship/Range:S29T01SR06W

4	.29Mi.	**7063 CEDARDALE RD** **OLIVE BRANCH, MS 38654-1307**	07/01/2026	1477	8/3/	1988	10,691 SF

APN: 1-06-9-29-06-0-00300-00 Document #:
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 300 Section: B Subdivision: EASTOVER SUBDIVISION MapRef: MB 12 PG 36 Sec/Twnship/Range: S29T01SR06W Abbreviated
Description: Lot:300 Section:B Subdivision:EASTOVER SUBDIVISION Map Ref:MB 12 PG 36Sec/Twnship/Range:S29T01SR06W

5	.1Mi.	**7168 OAK FOREST DR** **OLIVE BRANCH, MS 38654-1345**	07/01/2026	1815	7/3/	1984	11,018 SF

APN: 1-06-9-29-05-0-00118-00 Document #:
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 118 Section: A Subdivision: EASTOVER SUBDIVISION MapRef: MB 12 PG 32 Sec/Twnship/Range: S29T01SR06W Abbreviated
Description: Lot:118 Section:A Subdivision:EASTOVER SUBDIVISION Map Ref:MB 12 PG 32Sec/Twnship/Range:S29T01SR06W

6	.17Mi.	**7084 EASTOVER BLVD** **OLIVE BRANCH, MS 38654-1406**	06/22/2026	1794	6/3/	1994	8,032 SF

APN: 1-06-9-29-07-0-00441-00 Document #:
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 441 Section: C Subdivision: EASTOVER SUBDIVISION MapRef: MB 12 PG 39 Sec/Twnship/Range: S29T01SR06W Abbreviated
Description: Lot:441 Section:C Subdivision:EASTOVER SUBDIVISION Map Ref:MB 12 PG 39Sec/Twnship/Range:S29T01SR06W City/Muni/Twp:OLIVE BRANCH City/Muni/Twp: OLIVE BRANCH

7	.25Mi.	**7103 LARKFIELD RD** **OLIVE BRANCH, MS 38654-1374**	04/24/2026	1899	7/3/	1990	11,987 SF

APN: 1-06-9-29-05-0-00140-00 Document #:
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 140 Section: A Subdivision: EASTOVER SUBDIVISION MapRef: MB 12 PG 32-35 Sec/Twnship/Range: S29T01SR06W Abbreviated
Description: Lot:140 Section:A Subdivision:EASTOVER SUBDIVISION Map Ref:MB 12 PG 32-35Sec/Twnship/Range:S29T01SR06W

8	.17Mi.	**7235 CEDARDALE RD** **OLIVE BRANCH, MS 38654-1311**	03/04/2026	1952	8/4/	1988	13,954 SF

APN: 1-06-9-29-06-0-00353-00 Document #:
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 353 Section: B Subdivision: EASTOVER SUBDIVISION MapRef: MB 12 PG 36-38 Sec/Twnship/Range: S29T01SR06W Abbreviated
Description: Lot:353 Section:B Subdivision:EASTOVER SUBDIVISION Map Ref:MB 12 PG 36-38Sec/Twnship/Range:S29T01SR06W

9	.3Mi.	**7060 MAPLEWOOD RD** **OLIVE BRANCH, MS 38654-1386**	09/16/2025	2131	7/3/	1980	16,562 SF

APN: 1-06-9-29-05-0-00136-00 Document #:
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 136 Section: A Subdivision: EASTOVER MapRef: MB 12 PG 32 Sec/Twnship/Range: S29T01SR06W Abbreviated
Description: Lot:136 Section:A Subdivision:EASTOVER Map Ref:MB 12 PG 32Sec/Twnship/Range:S29T01SR06W

10	.3Mi.	**7080 CEDARDALE RD** **OLIVE BRANCH, MS 38654-1308**	09/09/2025	1520	5/3/	1987	11,612 SF

APN: 1-06-9-29-06-0-00292-00 Document #:
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 292 Section: B Subdivision: EASTOVER SUBDIVISION MapRef: MB 12 PG 36 Sec/Twnship/Range: S29T01SR06W Abbreviated
Description: Lot:292 Section:B Subdivision:EASTOVER SUBDIVISION Map Ref:MB 12 PG 36Sec/Twnship/Range:S29T01SR06W

11	.31Mi.	**7037 CEDARDALE RD** **OLIVE BRANCH, MS 38654-1307**	09/05/2025	1790	//	1993	13,152 SF

APN: 1-06-9-29-06-0-00298-00 Document #:
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 298 Section: B Subdivision: EASTOVER SUBDIVISION MapRef: MB 12 PG 36 Sec/Twnship/Range: S29T01SR06W Abbreviated
Description: Lot:298 Section:B Subdivision:EASTOVER SUBDIVISION Map Ref:MB 12 PG 36Sec/Twnship/Range:S29T01SR06W

12	.26Mi.	**7153 MAPLEWOOD RD** **OLIVE BRANCH, MS 38654-1337**	08/27/2025	1592	6/3/	1994	10,720 SF

APN: 1-06-9-29-05-0-00004-00 Document #:
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 4 Section: A Subdivision: EASTOVER SUBDIVISION Sec/Twnship/Range: S29T01SR06W Abbreviated
Description: Lot:4 Section:A Subdivision:EASTOVER SUBDIVISION Sec/Twnship/Range:S29T01SR06W City/Muni/Twp:OLIVE BRANCH City/Muni/Twp: OLIVE BRANCH

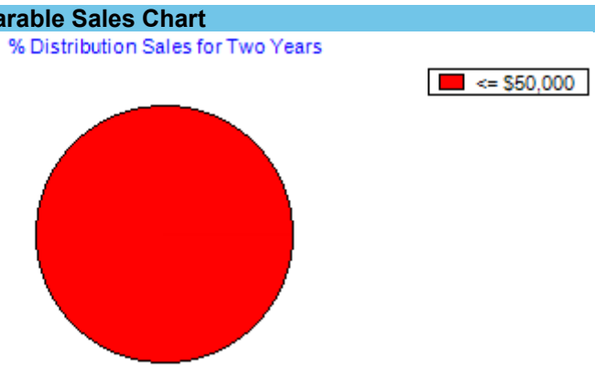
13	.13Mi.	**7120 OAK FOREST DR** **OLIVE BRANCH, MS 38654-1345**	08/21/2025	1919	7/3/	1984	10,927 SF

APN: 1-06-9-29-05-0-00120-00 Document #:
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 120 Section: A Subdivision: EASTOVER SUBDIVISION MapRef: MB 12 PG 32 Sec/Twnship/Range: S29T01SR06W Abbreviated
Description: Lot:120 Section:A Subdivision:EASTOVER SUBDIVISION Map Ref:MB 12 PG 32Sec/Twnship/Range:S29T01SR06W

ICE SiteX Report

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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.	**7302 HOLLY GROVE DR**		$160,107	$16,011	2,046	5/3/	1988	11,863 SF	
.02Mi.	**7288 HOLLY GROVE DR**		$147,287	$14,729	1,740	7/3/	1995	11,182 SF	
.02Mi.	**7314 HOLLY GROVE DR**		$135,565	$13,557	1,646	7/3/	1992	10,306 SF	
.03Mi.	**7339 IVYWOOD LN**		$154,150	$15,415	1,699	7/4/	1976	26,744 SF	
.03Mi.	**7274 HOLLY GROVE DR**		$106,822	$10,682	1,678	7/3/	1995	10,059 SF	
.03Mi.	**7328 HOLLY GROVE DR**		$165,839	$16,584	2,103	5/3/	1988	10,685 SF	
.04Mi.	**7350 IVYWOOD LN**		$153,058	$15,306	1,843	7/3/	1978	15,658 SF	
.04Mi.	**7286 KINGCREST RD**		$132,341	$13,234	1,742	7/3/	1984	11,144 SF	
.04Mi.	**7245 HOLLY GROVE DR**		$98,585	$9,859	1,723	7/3/	1984	15,293 SF	
.05Mi.	**7298 KINGCREST RD**		$119,671	$11,967	1,983	8/3/	1997	10,756 SF	
.05Mi.	**7345 IVYWOOD LN**		$137,134	$13,713	1,755	7/3/	1984	14,697 SF	
.05Mi.	**7342 HOLLY GROVE DR**		$153,591	$15,359	1,916	5/3/	1987	13,634 SF	
.05Mi.	**7265 HOLLY GROVE CV**		$131,809	$13,181	1,686	7/3/	1984	13,676 SF	
.05Mi.	**7235 HOLLY GROVE CV**		$125,485	$12,549	1,569	7/3/	1984	12,910 SF	
.06Mi.	**7338 HOLLY GROVE DR**		$163,433	$16,343	2,046	8/3/	1986	16,235 SF	
.06Mi.	**7247 EASTOVER BLVD**		$151,277	$22,692	2,013	6/3/	1975	17,749 SF	

Rent vs. Own

Households Occupied by Renters:	13%	Households Occupied by Owners:	81%

Demographics & Income

Median Age:	38.7 years old	Households:	21,675
Median Household Income:	$104,649	Households w/Family:	78%
Household Income Per Capita:	$41,810	Households w/Family Married:	59%
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
5.09Mi.	**DeSoto Central Middle School** Number of Students: 1,388 Student-Teacher Ratio: 17.55	A+	Public	6 - 8
2.28Mi.	**Pleasant Hill Elementary School** Number of Students: 1,079 Student-Teacher Ratio: 16.73	A-	Public	KG - 5
4.76Mi.	**DeSoto Central High School** Number of Students: 2,004 Student-Teacher Ratio: 17.84 Advanced Placement: Yes	A-	Public	9 - 12

ICE SiteX Report

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Flood Report

The Subject Property of **7302 HOLLY GROVE DR, OLIVE BRANCH, MS 38654-1357** 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	84%	LOWER
BURGLARY	86%	LOWER
MOTOR VEHICLE THEFT	84%	LOWER
FORCIBLE ROBBERY	86%	LOWER
AGGRAVATED ASSAULT	80%	LOWER
FORCIBLE RAPE	82%	LOWER
MURDER	65%	NOTABLY LOWER
OVERALL	69%	NOTABLY 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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