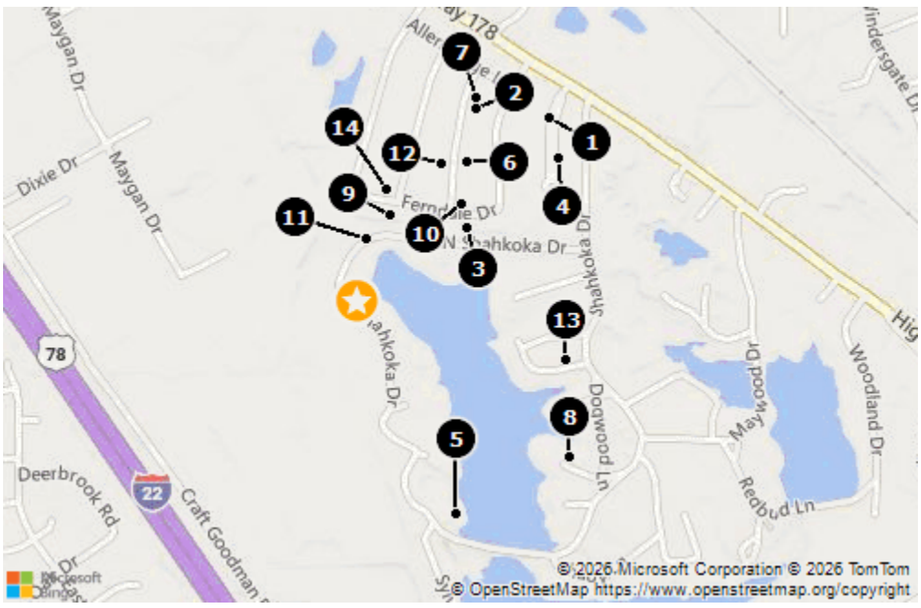
ICE SiteX Report

OrderID: 97915852

SiteX Property Information Report



Subject Property Location

7680 SHAHKOKA DR, OLIVE BRANCH, MS 38654-1152

County:	**DESOTO MS**	Census Tract:	280330708.111024
Property Use:	Single Family Residential (Assumed)	Zoning:	R-2
Parcel Number:	1-06-9-29-03-0-00008-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$287,000**	FSD:	11	Common Confidence Score:	72
Value Range:	$255,430 - $318,570	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	2300
Assd Land Value:	$2,000	Market Land Value:	$20,000	Tax Year:	2025
Assd Improvement:	$10,366	Market Improvment Value:	$103,655	Total Taxable Value:	$1,432
Total Assessed Value:	$12,366	Total Assessor Market Value:	$123,655	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 8 Subdivision: SWAN & MOORE SD Sec/Twnship/Range: SEC 29 TWN 01S RNG 006W
Abbreviated Description: SWAN & MOORE SD LOT 8

Property Characteristics

Lot Size:	33,294 SF	Bedrooms:	3	Pool:	
Building Area:	1920 SF	Baths:		Fireplace:	
Year Built:	1965	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	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:	12/23/2025	Sales Price:	$239,926
Document #:	BK-PG 5661-119896	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/10/2024	Sales Price:	N/A
Document #:	BK-PG 5488-582	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/03/2024	Sales Price:	N/A
Document #:	BK-PG 1024 -22148	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/26/2024		
Document Type:			
Legal Description:			

Lot: 8 Subdivision: SWAN AND MOORE SUBDIVISION Map Ref: MB 1 PG 4 Sec/Twnship/Range: S29T01SR06W

Prior Transfer

Recording Date:	03/25/2022	Sales Price:	N/A
Document #:	BK-PG 4556-424	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

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Legal Description:

Prior Transfer

Recording Date:	03/16/2022	Sales Price:	N/A
Document #:	BK-PG 991 -63	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/14/2022		
Document Type:			

Legal Description:
Lot: 8 Subdivision: SWAN AND MOORE SUBDIVISION Map Ref: MB 1 PG 4 Sec/Twnship/Range: S29T01SR06W

Mortgage Record

Recording Date:	02/04/2022	Loan Amount:	N/A
Document #:	BK-PG 5458-365	Loan Type:	Credit Line (Revolving)
TD Due Date:	01/16/2042	Type Finance:	VAR

Legal Description:
Lot: 8 Subdivision: SWAN & MOORE S D Sec/Twnship/Range: S29T01SR06W

Prior Transfer

Recording Date:	01/05/2021	Sales Price:	$158,332
Document #:	BK-PG 4556-424	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/12/2018	Loan Amount:	N/A
Document #:	T04556-00424 BK-PG 4556-424	Loan Type:	VA
TD Due Date:	07/01/2048	Type Finance:	FIX

Legal Description:
Lot: 8 Section: 29 Subdivision: SWAN & MOORE
Abbreviated Description: S29 T1S R6W

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG 1024 -22148	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 8 Subdivision: SWAN & MOORE SD Sec/Twnship/Range: SEC 29 TWN 01S RNG 006W
Abbreviated Description: SWAN & MOORE SD LOT 8

Area Sales Analysis

Total Area Sales	$297,000	Median # of Bedrooms	3
Median Lot Size	6,454 SF	Median # of Baths	
Median Living Area	1,950 SF	Median Year Built	2016
Price Range - 2 Yrs	to $297,000	Age Range	3 years to 86 years
Median Value		Median Age	10 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.34Mi.	**7961 ALLENDALE CV** **OLIVE BRANCH, MS 38654-7036**	06/10/2026			2238	7/3/	2003	9,811 SF	
		APN: 1-06-9-29-21-0-00025-00 Document #: Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 25 Subdivision: ALLENDALE SUBDIVISION Phase No: I MapRef: MB 73 PG 30 Sec/Twnship/Range: S20&S29 T01SR06W Abbreviated Description: Lot:25 Subdivision:ALLENDALE SUBDIVISION Phase No:I Map Ref:MB 73 PG 30Sec/Twnship/Range:S20&S29 T01SR06W								
2	.3Mi.	**7944 ALLENWOOD LN** **OLIVE BRANCH, MS 38654-0417**	06/04/2026			1950	7/3/	2016	5,134 SF	
		APN: 1-06-9-29-29-0-00077-00 Document #: Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 77 Subdivision: ALLENDALE SUBDIVISION Phase No: 3 MapRef: MB 115 PG 21 Sec/Twnship/Range: S29T01SR06W Abbreviated Description: Lot:77 Subdivision:ALLENDALE SUBDIVISION Phase No:3 Map Ref:MB 115 PG 21Sec/Twnship/Range:S29T01SR06W								
3	.17Mi.	**7831 FERNDALE DR** **OLIVE BRANCH, MS 38654-1185**	05/20/2026			2093	7/3/	2022	4,950 SF	
		APN: 1-06-9-29-36-0-00157-00 Document #: Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 157 Subdivision: ALLENDALE SUBDIVISION Phase No: 7 MapRef: MB 133 PG 35 Sec/Twnship/Range: S29T01SR06W Abbreviated Description: Lot:157 Subdivision:ALLENDALE SUBDIVISION Phase No:7 Map Ref:MB 133 PG 35Sec/Twnship/Range:S29T01SR06W								
4	.34Mi.	**7922 ALLENDALE CV** **OLIVE BRANCH, MS 38654-7042**	05/07/2026			2049	7/3/	2002	9,343 SF	
		APN: 1-06-9-29-21-0-00007-00 Document #: Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 7 Subdivision: ALLENDALE SUBDIVISION Phase No: 1 MapRef: MB 73 PG 30 Sec/Twnship/Range: S20&S29 T01SR06W Abbreviated Description: Lot:7 Subdivision:ALLENDALE SUBDIVISION Phase No:1 Map Ref:MB 73 PG 30Sec/Twnship/Range:S20&S29 T01SR06W								
5	.31Mi.	**7300 SHAHKOKA DR** **OLIVE BRANCH, MS 38654-1146**	05/06/2026			3291	6/3/	1947	19,591 SF	
		APN: 1-06-9-29-01-0-00001-01 Document #: Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 1A Subdivision: SHAHKOKA LAKES SUBDIVISION MapRef: MB 1 PG 10A Sec/Twnship/Range: S29T01SR06W Abbreviated Description: Lot:1A Subdivision:SHAHKOKA LAKES SUBDIVISION Map Ref:MB 1 PG 10ASec/Twnship/Range:S29T01SR06W								
6	.24Mi.	**7880 ALLENWOOD LN** **OLIVE BRANCH, MS 38654-0419**	02/03/2026			1823	6/3/	2017	5,982 SF	
		APN: 1-06-9-29-31-0-00069-00 Document #: Document Type: Price Code: Land Use: Single Family Residential (Assumed)								

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Legal: Lot: 69 Subdivision: ALLENDALE SUBDIVISION Phase No: 4 MapRef: MB 119 PG 4 Sec/Twnship/Range: S29T01SR06W Abbreviated Description: Lot:69 Subdivision:ALLENDALE SUBDIVISION Phase No:4 Map Ref:MB 119 PG 4Sec/Twnship/Range:S29T01SR06W

7	.31Mi.	**7952 ALLENWOOD LN** **OLIVE BRANCH, MS 38654-0417**	01/05/2026			1950	6/3/	2017	5,591 SF

APN: 1-06-4-20-19-0-00078-00 Document #:
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 78 Subdivision: ALLENDALE SUBDIVISION Phase No: 3 MapRef: MB 115 PG 21 Sec/Twnship/Range: S29T01SR06W Abbreviated Description: Lot:78 Subdivision:ALLENDALE SUBDIVISION Phase No:3 Map Ref:MB 115 PG 21Sec/Twnship/Range:S29T01SR06W

8	.34Mi.	**7470 MAGNOLIA CIR** **OLIVE BRANCH, MS 38654-1123**	11/14/2025			1711	5/2/	1940	7,810 SF

APN: 1-06-9-29-01-0-00009-00 Document #:
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 9&10 Subdivision: SHAHKOKA LAKES SUBDIVISION MapRef: MB 1 PG 10A Sec/Twnship/Range: S29T01SR06W Abbreviated Description: Lot:9&10 Subdivision:SHAHKOKA LAKES SUBDIVISION Map Ref:MB 1 PG 10ASec/Twnship/Range:S29T01SR06W Abbreviated Description:PORTION LOT10

9	.12Mi.	**7759 FERNDALE DR** **OLIVE BRANCH, MS 38654-1098**	10/21/2025			1765	8/4/	2023	4,950 SF

APN: 1-06-9-29-36-0-00169-00 Document #:
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 169 Subdivision: ALLENDALE SUBDIVISION Phase No: 7 MapRef: MB 133 PG 35 Sec/Twnship/Range: S29T01SR06W Abbreviated Description: Lot:169 Subdivision:ALLENDALE SUBDIVISION Phase No:7 Map Ref:MB 133 PG 35Sec/Twnship/Range:S29T01SR06W

10	.19Mi.	**7826 FERNDALE DR** **OLIVE BRANCH, MS 38654-1185**	09/08/2025	$297,000	$133	2226	7/3/	2022	7,655 SF

APN: 1-06-9-29-36-0-00143-00 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential (Assumed)
Legal: Lot: 143 Subdivision: ALLENDALE SUBDIVISION Phase No: 7 MapRef: MB 133 PG 35 Sec/Twnship/Range: S29T01SR06W Abbreviated Description: Lot:143 Subdivision:ALLENDALE SUBDIVISION Phase No:7 Map Ref:MB 133 PG 35Sec/Twnship/Range:S29T01SR06W

11	.09Mi.	**7880 SHAHKOKA DR** **OLIVE BRANCH, MS 38654-1141**	07/14/2025			1391	5/3/	2008	22,906 SF

APN: 1-06-9-29-02-0-00004-00 Document #:
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 4 Subdivision: FIRST ADDITION SHAHKOKA LAKES SUBDIVISION MapRef: MB 3 PG 17 Sec/Twnship/Range: NE4 S29T01SR06W Abbreviated Description: Lot:4 Subdivision:FIRST ADDITION SHAHKOKA LAKES SUBDIVISION Map Ref:MB 3 PG 17Sec/Twnship/Range:NE4 S29T01SR06W

12	.22Mi.	**7877 ALLENWOOD LN** **OLIVE BRANCH, MS 38654-0419**	06/20/2025			1823	6/3/	2017	5,224 SF

APN: 1-06-9-29-31-0-00092-00 Document #:
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 92 Subdivision: ALLENDAE SUBDIVISION Phase No: 4 MapRef: MB 119 PG 4 Abbreviated Description: Lot:92 Subdivision:ALLENDAE SUBDIVISION Phase No:4 Map Ref:MB 119 PG 4

13	.29Mi.	**7980 CRESENT CIR** **OLIVE BRANCH, MS 38654-1104**	05/20/2025			1505	4/2/	1940	6,926 SF

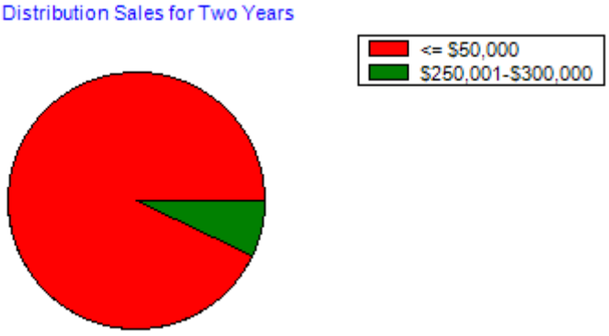
APN: 1-06-9-29-01-0-00045-00 Document #:
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 45 Subdivision: SHAHKOKA LAKE SUBDIVISION MapRef: MB 1 PG 10A Sec/Twnship/Range: S29T01SR06W Abbreviated Description: Lot:45 Subdivision:SHAHKOKA LAKE SUBDIVISION Map Ref:MB 1 PG 10ASec/Twnship/Range:S29T01SR06W

14	.15Mi.	**7744 FERNDALE DR** **OLIVE BRANCH, MS 38654-1098**	04/25/2025			2057	8/3/	2021	4,967 SF

APN: 1-06-9-29-36-0-00135-00 Document #:
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 135 Subdivision: ALLENDALE SUBDIVISION Phase No: 7 MapRef: MB 133 PG 35 Sec/Twnship/Range: S29T01SR06W Abbreviated Description: Lot:135 Subdivision:ALLENDALE SUBDIVISION Phase No:7 Map Ref:MB 133 PG 35Sec/Twnship/Range:S29T01SR06W

Comparable Sales Chart

% Distribution Sales for Two Years



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.

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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.	**7680 SHAHKOKA DR**		$123,655	$12,366	1,920	6/3/	1965	33,294 SF	
.03Mi.	**7670 SHAHKOKA DR**		$86,810	$8,681	1,889	5/3/	2000	11,453 SF	
.03Mi.	**7725 SHAHKOKA DR**		$127,777	$12,778	1,858	5/3/	1969	13,900 SF	
.04Mi.	**7655 SHAHKOKA DR**		$146,537	$14,654	2,425	6/3/	1965	19,410 SF	
.04Mi.	**7660 SHAHKOKA DR**		$63,981	$6,398	1,554	5/3/	1958	13,071 SF	
.05Mi.	**7735 SHAHKOKA DR**		$136,834	$13,683	1,983	6/3/	1975	17,339 SF	
.05Mi.	**7649 SHAHKOKA DR**		$122,728	$12,273	1,957	5/3/	1962	24,185 SF	
.07Mi.	**7885 SHAHKOKA DR**		$172,327	$17,233	2,740	8/3/	2000	14,015 SF	
.07Mi.	**7645 SHAHKOKA DR**		$103,632	$10,363	1,732	5/3/	1975	24,333 SF	
.08Mi.	**7640 SHAHKOKA DR**		$95,798	$9,580	1,766	6/3/	1950	19,593 SF	
.09Mi.	**7865 SHAHKOKA DR**		$164,982	$16,498	3,260	6/3/	2000	11,828 SF	
.09Mi.	**7880 SHAHKOKA DR**		$91,234	$9,123	1,391	5/3/	2008	22,906 SF	
.09Mi.	**7600 SHAHKOKA DR**		$56,164	$5,616	1,204	5/2/	1945	13,593 SF	
.09Mi.	**7555 SHAHKOKA DR**		$89,597	$8,960	1,806	5/3/	1966	26,384 SF	
.09Mi.	**7825 SHAHKOKA DR**		$111,479	$11,148	1,628	7/2/	1993	11,622 SF	
.11Mi.	**7580 SHAHKOKA DR**		$84,961	$8,496	2,106	6/3/	1971	14,078 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
2.27Mi.	**Chickasaw Elementary School** Number of Students: 500 Student-Teacher Ratio: 15.15	B-	Public	2 - 3
2.38Mi.	**Olive Branch High School** Number of Students: 1,058 Student-Teacher Ratio: 13.9 Advanced Placement: Yes	A	Public	9 - 12
0.95Mi.	**Olive Branch Intermediate School** Number of Students: 472 Student-Teacher Ratio: 16.3	D+	Public	4 - 5
2.23Mi.	**Olive Branch Elementary School** Number of Students: 504 Student-Teacher Ratio: 16.8	B-	Public	KG - 1
2.04Mi.	**Olive Branch Middle School** Number of Students: 744 Student-Teacher Ratio: 16.8	C+	Public	6 - 8

Flood Report

The Subject Property of **7680 SHAHKOKA DR, OLIVE BRANCH, MS 38654-1152** 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

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