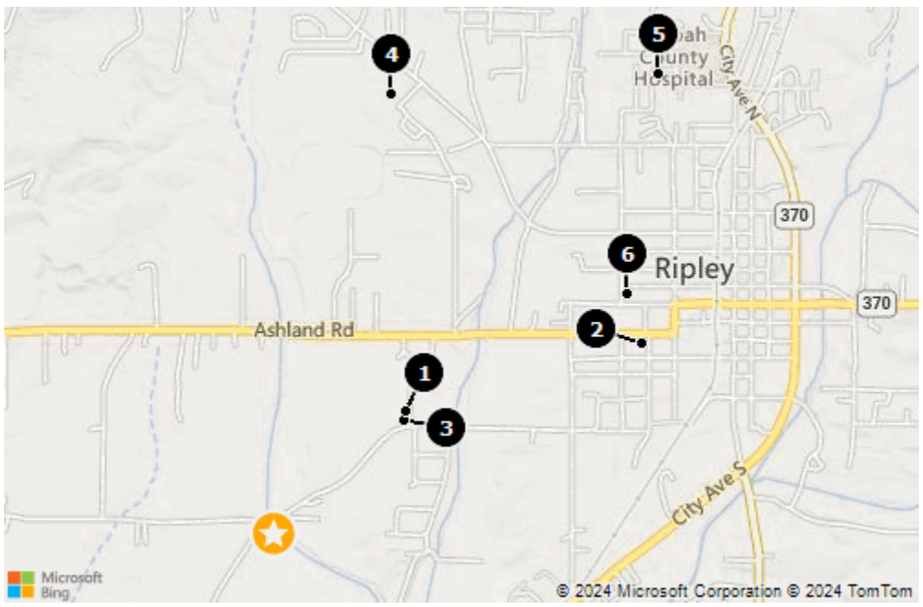
SiteX™ Report

OrderID: 92316053

SiteX Property Information Report



Subject Property Location

791 BLUE MOUNTAIN RD, RIPLEY, MS 38663-1839

County:	**TIPPAH MS**	Census Tract:	281399504.012065
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	3-543R-22-002.01	Thomas Bros Pg-Grid:	

Valuation

Value:	**$228,000**	FSD:	25
Value Range:	$171,000 - $285,000	Confidence Score:	75

County Tax & Assessment

Assessment Year:	2023	Market Value Year:	2023	Tax Rate Code Area:	3320
Assd Land Value:		Market Land Value:	$6,820	Tax Year:	2023
Assd Improvement:		Market Improvment Value:	$85,170	Total Taxable Value:	$1,077
Total Assessed Value:	$9,260	Total Assessor Market Value:	$91,990	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	B

Assessment Legal Description

Sec/Twnship/Range: SEC 22 TWN 004 RNG 003
Abbreviated Description: NE PT OF NW 1/4 OF SE 1/4 SEC 22-4-3

Property Characteristics

Lot Size:	3.270 AC	Bedrooms:		Pool:	
Building Area:	2113 SF	Baths:	2	Fireplace:	1
Year Built:	1990	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Veneer
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:		Number of Cars:	1	A/C:	Yes
Style:		Basement:		Roof Cover:	Metal
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	03/20/2023	Loan Amount:	N/A
Document #:	2023000647 BK-PG -	Loan Type:	Stand Alone Refi
TD Due Date:	04/01/2053	Type Finance:	

Legal Description:
City/Muni/Twp: RIPLEY

Mortgage Record

Recording Date:	05/13/2021	Loan Amount:	N/A
Document #:	2021001150 BK-PG -	Loan Type:	Stand Alone Refi
TD Due Date:	06/01/2051	Type Finance:	

Legal Description:
City/Muni/Twp: RIPLEY

Prior Transfer

Recording Date:	01/23/2019	Sales Price:	N/A
Document #:	2019000139 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/22/2019		
Document Type:	Quit Claim Deed		

Legal Description:

Mortgage Record

Recording Date:	04/25/2018	Loan Amount:	N/A
Document #:	2018000830 BK-PG -	Loan Type:	Unknown

TD Due Date:	01/01/2048	Type Finance:	
Legal Description:			

Mortgage Record

Recording Date:	03/13/2018	Loan Amount:	N/A
Document #:	2018000497 BK-PG -	Loan Type:	Unknown
TD Due Date:	01/01/2048	Type Finance:	
Legal Description:			

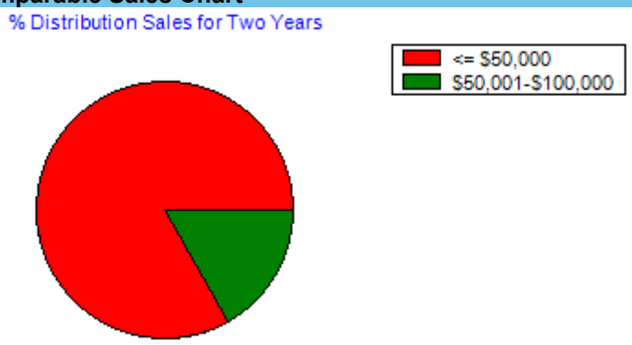
Area Sales Analysis

Total Area Sales	$99,900	Median # of Bedrooms	
Median Lot Size	15,904 SF	Median # of Baths	1.5
Median Living Area	1,804 SF	Median Year Built	1966
Price Range - 2 Yrs	to $99,900	Age Range	26 years to 60 years
Median Value		Median Age	58 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.48Mi.	**420 WALMARK DR** **RIPLEY, MS 38663-1824**	01/24/2024			1542	5//1	1964	15,694 SF	
		APN: 3-643M-23-053.00 Document #: 2024000140 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:RIPLEY City/Muni/Twp: RIPLEY								
2	1.11Mi.	**404 S MIDDLE ST** **RIPLEY, MS 38663-2320**	12/18/2023	$99,900	$31	3145	7//2	1968	14,025 SF	
		APN: 3-643L-23-014.00 Document #: 2023002987 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:RIPLEY City/Muni/Twp: RIPLEY								
3	.46Mi.	**422 WALMARK DR** **RIPLEY, MS 38663-1824**	08/21/2023			1984	6//1	1986	17,157 SF	
		APN: 3-643M-23-052.00 Document #: 2023002022 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:RIPLEY City/Muni/Twp: RIPLEY								
4	1.21Mi.	**369 NABORS DR** **RIPLEY, MS 38663-1857**	08/11/2023			1623	4//2	1998	53,579 SF	
		APN: 3-643D-14-044.00 Document #: 2023001935 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal:								
5	1.59Mi.	**1008 N WEST ST** **RIPLEY, MS 38663-1322**	08/11/2023			1558	6//1	1965	5,100 SF	
		APN: 3-643C-14-102.00 Document #: 2023001940 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:RIPLEY City/Muni/Twp: RIPLEY								
6	1.14Mi.	**511 W JEFFERSON ST** **RIPLEY, MS 38663-1922**	05/11/2023			2591	9//2	1964	16,113 SF	
		APN: 3-643F-14-241.00 Document #: 2023001128 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:RIPLEY City/Muni/Twp: RIPLEY								

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.

SiteX™ Report

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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.	**791 BLUE MOUNTAIN RD**	**01/23/2019**	$91,990	$9,260	2,113	6//2	1990	3 SF	
.1Mi.	**104 PALMER RD**	**09/02/2021**	$75,890	$7,616	1,604	5//1	1967	4 SF	
.11Mi.	**108 PALMER RD**	**04/20/2011**	$61,040	$6,143	1,888	8//2	1959	5 SF	
.12Mi.	**797 SHADY GROVE RD**	**01/04/2017**	$66,170	$6,617	1,728	//1	1995	18,731 SF	
.14Mi.	**773 BLUE MOUNTAIN RD**	**07/11/2007**	$112,220	$11,688	2,006	6//2	1983	3 SF	Yes
.17Mi.	**CR 813**	**08/23/2016**	$308,350	$30,912	5,336	//2	2018	12 SF	
.17Mi.	**116 PALMER RD**	**12/02/1997**	$68,330	$6,917	1,772	6//2	1979	2 SF	
.18Mi.	**805 SHADY GROVE RD**	**04/20/2011**	$51,010	$5,238	1,027	//1	2015	2 SF	
.29Mi.	**4790 COUNTY ROAD 813**	**08/27/1975**	$48,240	$5,109	1,412	5//2	1973	5 SF	
.3Mi.	**4771 COUNTY ROAD 813**	**05/30/1997**	$24,050	$2,405	850	5//1	1940	23,522 SF	
.38Mi.	**660 COUNTY ROAD 815**	**05/25/2022**	$80,610	$12,092	1,813	6//1	1968	5 SF	
.38Mi.	**752 BLUE MOUNTAIN RD**	**09/03/1999**	$64,350	$6,438	1,229	6//1	1983	1 SF	
.4Mi.	**81 COUNTY ROAD 849**	**08/05/2020**	$191,440	$19,183	3,914	6/3/3	2007	4 SF	
.44Mi.	**115 THOMAS LN**	**02/17/2015**	$165,370	$16,760	2,698	7//2	1988	8 SF	Yes
.47Mi.	**4670 COUNTY ROAD 813**	**05/17/2006**	$529,880	$53,872	5,260	//2	2007	6 SF	Yes
.51Mi.	**414A WALMARK DR**	**06/15/2020**	$27,800	$2,780	791	//1	1985	29,400 SF	

Rent vs. Own

Households Occupied by Renters:	28%	Households Occupied by Owners:	61%

Demographics & Income

Median Age:	40.0 years old	Households:	4,188
Median Household Income:	$50,643	Households w/Family:	67%
Household Income Per Capita:	$24,031	Households w/Family Married:	52%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	South Tippah School District	Students:	2,535
Number of Schools:	6	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.40Mi.	**Ripley Elementary School** Number of Students: 575 Student-Teacher Ratio: 11.61	NA	Public	PK - 4
4.97Mi.	**Blue Mountain High School** Number of Students: 323 Student-Teacher Ratio: 9.13	C+	Public	PK - 12
1.61Mi.	**Ripley Middle School** Number of Students: 490 Student-Teacher Ratio: 11.72	NA	Public	5 - 8
1.51Mi.	**Ripley High School** Number of Students: 486 Student-Teacher Ratio: 16.03	B	Public	9 - 12
10.62Mi.	**Pine Grove High School** Number of Students: 661 Student-Teacher Ratio: 14.39	B	Public	PK - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	123%	HIGHER
BURGLARY	119%	HIGHER
MOTOR VEHICLE THEFT	124%	HIGHER
FORCIBLE ROBBERY	111%	HIGHER
AGGRAVATED ASSAULT	123%	HIGHER
FORCIBLE RAPE	140%	NOTABLY HIGHER
MURDER	122%	HIGHER
OVERALL	123%	HIGHER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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SiteX™ Report

OrderID: 92316053

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