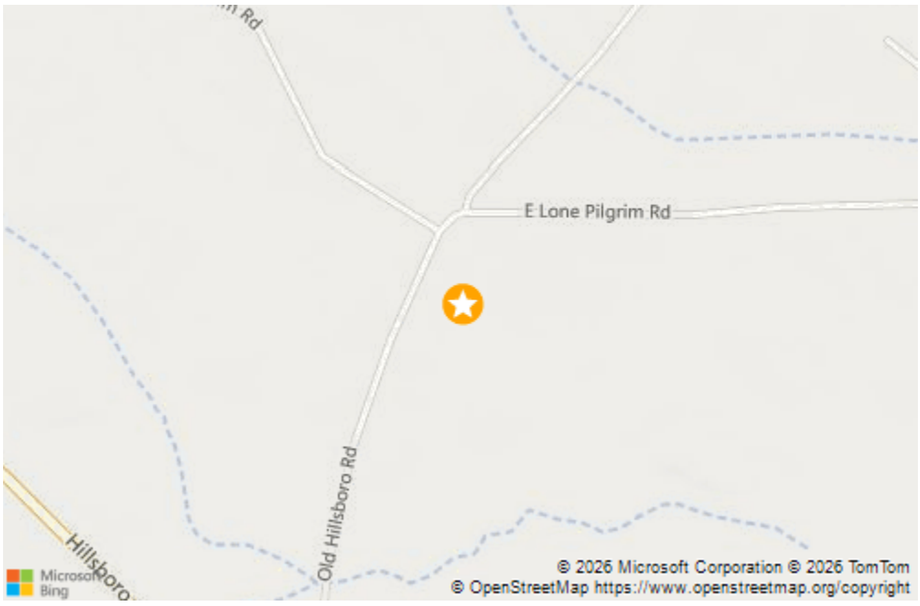
ICE SiteX Report

OrderID: 98262930

SiteX Property Information Report



Subject Property Location

8153 OLD HILLSBORO RD, FOREST, MS 39074-8414

County:	**SCOTT MS**	Census Tract:	281230202.001025
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	1-133 -0800000- -02001	Thomas Bros Pg-Grid:	

Valuation

Value:	**$128,000**	FSD:	70	Common Confidence Score:	9
Value Range:	$38,400 - $217,600	ICE Confidence Score:	30		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	1000
Assd Land Value:		Market Land Value:	$9,260	Tax Year:	
Assd Improvement:		Market Improvment Value:	$2,630	Total Taxable Value:	
Total Assessed Value:	$1,784	Total Assessor Market Value:	$11,890	Delinquent Year:	
				Tax Account ID:	000017284
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Sec/Twnship/Range: SEC 08 TWN 07 RNG 08
Abbreviated Description: PT NW1/4 NW1/4 E OF RD 10L/561
City/Muni/Twp: UNINCORPORATED

Property Characteristics

Lot Size:	9.700 AC	Bedrooms:		Pool:	
Building Area:	1902 SF	Baths:	1	Fireplace:	
Year Built:	1930	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Combination
Number of Units:		Garage Type:		Heating:	
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Wood Shake
		Foundation:	Retain Wall	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	11/03/2016	Loan Amount:	N/A
Document #:	BK-PG 885-580	Loan Type:	FHA
TD Due Date:	11/01/2046	Type Finance:	

Legal Description:
Sec/Twnship/Range: NW4NW4 S08T07NR08E

Prior Transfer

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

Legal Description:
Sec/Twnship/Range: SEC 08 TWN 07 RNG 08
Abbreviated Description: PT NW1/4 NW1/4 E OF RD 10L/561
City/Muni/Twp: UNINCORPORATED

No Comparable Sales Found

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.

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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.	**8153 OLD HILLSBORO RD**		$11,890	$1,784	1,902	6//1	1930	10 SF	
.09Mi.	**8000 OLD HILLSBORO RD**	**01/14/2016**	$48,300	$4,978	1,488	7//	1956	32,234 SF	
.09Mi.	**8024 OLD HILLSBORO RD**		$36,120	$3,628	1,363	5//1	1950	13,068 SF	
.21Mi.	**7825 OLD HILLSBORO RD**	**01/17/2006**	$81,180	$12,177	2,035	7//2	1964	1 SF	
.27Mi.	**8211 OLD HILLSBORO RD**	**12/20/2023**	$34,290	$5,144	1,662	5//1	1950	37 SF	
.32Mi.	**1625 W LONE PILGRIM RD**		$51,860	$5,226	1,650	6//1	1964	5 SF	
.37Mi.	**LONE PILGRIM RD**		$51,280	$7,693	2,520	7//2	1973	3 SF	
.46Mi.	**1448 W LONE PILGRIM RD**	**09/14/2010**	$74,690	$7,484	1,627	5//2	1960	3 SF	
.48Mi.	**457 E LONE PILGRIM RD**	**02/28/2014**	$31,540	$3,306	1,568	//1	1975	10 SF	
.51Mi.	**489 E LONE PILGRIM RD**		$50,020	$6,334	1,232	6//1	1970	10 SF	
.53Mi.	**525 E LONE PILGRIM RD**	**10/26/2022**	$57,270	$5,748	1,232	6//1	1969	3 SF	
.57Mi.	**561 E LONE PILGRIM RD**	**05/18/2011**	$80,930	$8,304	1,680	5//1	1989	2 SF	
.59Mi.	**1373 W LONE PILGRIM RD**	**10/20/2023**	$72,250	$10,838	1,344	6//1	1971	2 SF	
.59Mi.	**797 HILLSBORO LUDLOW RD**	**09/16/2003**	$440,980	$60,392	1,025	6//1	1979	154 SF	
.6Mi.	**548 E LONE PILGRIM RD**		$34,870	$3,568	1,100	6//1	1973	3 SF	
.63Mi.	**7371 OLD HILLSBORO RD**	**03/29/2022**	$124,480	$12,859	1,740	6//2	1985	17 SF	

Rent vs. Own

Households Occupied by Renters:	23%	Households Occupied by Owners:	67%

Demographics & Income

Median Age:	38.2 years old	Households:	5,281
Median Household Income:	$44,139	Households w/Family:	63%
Household Income Per Capita:	$22,386	Households w/Family Married:	42%
Most Common Education Level:	Some College	Households w/Family Children:	33%

School District

School District Zone:	Forest Municipal School District	Students:	1,638
Number of Schools:	3	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
8.05Mi.	**Hawkins Middle School** Number of Students: 460 Student-Teacher Ratio: 13.75	D-	Public	5 - 8
7.07Mi.	**Forest High School** Number of Students: 438 Student-Teacher Ratio: 13.58 Advanced Placement: Yes	C-	Public	9 - 12
6.97Mi.	**Forest Elementary School** Number of Students: 740 Student-Teacher Ratio: 18.37	D+	Public	PK - 4

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	99%	SIMILAR
BURGLARY	131%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	95%	SIMILAR
FORCIBLE ROBBERY	100%	SIMILAR
AGGRAVATED ASSAULT	121%	HIGHER
FORCIBLE RAPE	123%	HIGHER
MURDER	112%	HIGHER
OVERALL	119%	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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