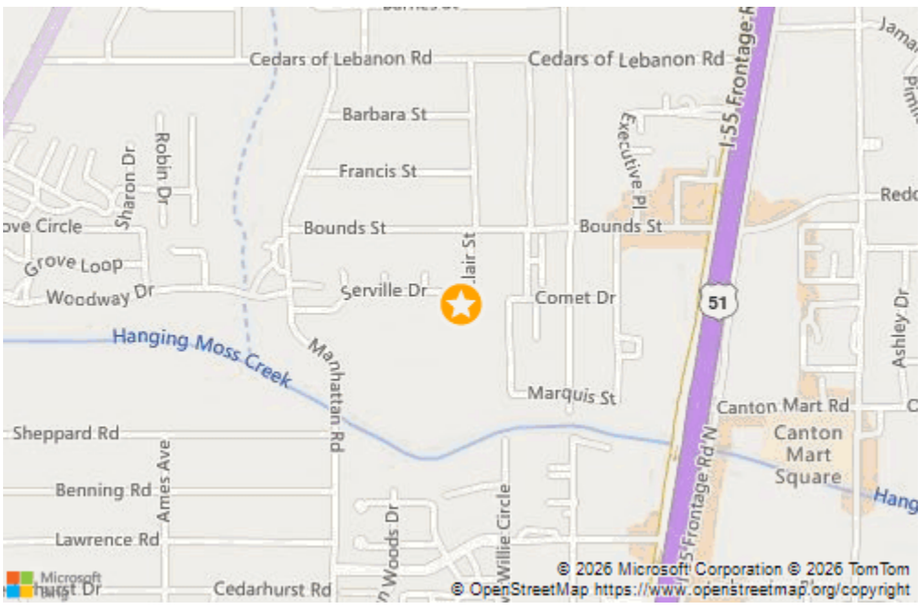
ICE SiteX Report

OrderID: 97781198

SiteX Property Information Report



Subject Property Location

895 SERVILLE DR, JACKSON, MS 39206-4209

County:	**HINDS MS**	Census Tract:	280490003.022014
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0516 0034 000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$187,000**	FSD:	14	Common Confidence Score:	47
Value Range:	$160,820 - $213,180	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	R1
Assd Land Value:	$4,500	Market Land Value:	$30,000	Tax Year:	2025
Assd Improvement:	$14,211	Market Improvment Value:	$94,740	Total Taxable Value:	$3,636
Total Assessed Value:	$18,711	Total Assessor Market Value:	$124,740	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 14 Subdivision: LEONARD SERVILLE SUBDIVISION
Abbreviated Description: LOT 14 LEONARD SERVILLE SUBN
City/Muni/Twp: JACKSON

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	2427 SF	Baths:		Fireplace:	Yes
Year Built:	1979	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Brick
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/24/2025	Sales Price:	N/A
Document #:	1911119 BK-PG 7297-7920	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/31/2023	Sales Price:	N/A
Document #:	1838793 BK-PG 7290-8325	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/22/2023	Sales Price:	N/A
Document #:	1838144 BK-PG 7294 -6144	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	08/02/2023		
Document Type:			
Legal Description:			

Lot: 14 Subdivision: LEONARD SERVILLE

Prior Transfer

Recording Date:	08/21/2023	Sales Price:	N/A
Document #:	1838057 BK-PG 7290-8325	Type of Sale:	Full-Computed from Transfer Tax

ICE SiteX Report

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Document Type:
Legal Description:

Prior Transfer

Recording Date:	08/02/2023	Sales Price:	N/A
Document #:	BK-PG 7294 -6144	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 14 Subdivision: LEONARD SERVILLE SUBDIVISION
Abbreviated Description: LOT 14 LEONARD SERVILLE SUBN
City/Muni/Twp: JACKSON

Prior Transfer

Recording Date:	01/24/2023	Sales Price:	$103,200
Document #:	1825995 BK-PG 7290-8325	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/15/2022	Loan Amount:	N/A
Document #:	1823957 BK-PG 7290-8325	Loan Type:	Purchase Money Mortgage
TD Due Date:	12/12/2023	Type Finance:	

Legal Description:
Lot: 14 Subdivision: LEONARD SERVILLE

Prior Transfer

Recording Date:	12/15/2022	Sales Price:	N/A
Document #:	1823956 BK-PG 7284 -5573	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	12/12/2022		
Document Type:			

Legal Description:
Lot: 14 Subdivision: LEONARD SERVILLE

Prior Transfer

Recording Date:	12/15/2022	Sales Price:	N/A
Document #:	1823954 BK-PG 7284 -5566	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	12/12/2022		
Document Type:			

Legal Description:
Lot: 14 Subdivision: LEONARD SERVILLE

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.

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.	**895 SERVILLE DR**	**08/02/2023**	$124,740	$18,711	2,427	8//	1979		
.01Mi.	**889 SERVILLE DR**	**06/27/2008**	$87,660	$11,766	1,466		1982		
.02Mi.	**883 SERVILLE DR**	**12/23/2003**	$110,320	$14,032	2,760	5//	1980		
.03Mi.	**866 SERVILLE DR**	**09/30/1998**	$104,280	$13,428	1,919		1982		
.03Mi.	**860 SERVILLE DR**	**04/12/2005**	$94,170	$12,417	1,509	5//	1981		
.04Mi.	**877 SERVILLE DR**	**07/21/2022**	$66,270	$9,627	2,417		1983		
.04Mi.	**5232 CLAIR ST**	**10/16/1996**	$93,230	$12,323	1,708	7//	1979		
.04Mi.	**5226 CLAIR ST**	**05/30/2001**	$99,360	$12,936	1,587	6/3/2	1988		
.04Mi.	**5238 CLAIR ST**	**07/15/2014**	$90,540	$12,054	1,664		1983		
.05Mi.	**854 SERVILLE DR**	**01/19/2016**	$103,140	$13,314	1,717	6/3/2	1990		
.05Mi.	**5249 CLAIR ST**	**09/12/2002**	$89,520	$11,952	1,672		1984		
.05Mi.	**871 SERVILLE DR**	**10/28/2009**	$93,320	$12,332	1,699		1982		
.05Mi.	**5244 CLAIR ST**	**11/05/2012**	$113,860	$14,386	2,051	7//	1982		
.06Mi.	**5250 CLAIR ST**	**03/24/1997**	$81,400	$11,140	1,559		1983		
.06Mi.	**5234 BIENVILLE PL**	**02/26/2001**	$101,380	$13,138	1,771	8//	1979		
.06Mi.	**5255 CLAIR ST**	**06/15/1994**	$93,330	$12,333	1,766		1983		

Rent vs. Own

Households Occupied by Renters:	41%	Households Occupied by Owners:	42%

Demographics & Income

Median Age:	39.7 years old	Households:	8,008
Median Household Income:	$54,302	Households w/Family:	52%
Household Income Per Capita:	$25,742	Households w/Family Married:	27%
Most Common Education Level:	Some College	Households w/Family Children:	21%

School District

School District Zone:	Jackson Public School District	Students:	17,429
Number of Schools:	41	Rating:	C-

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.88Mi.	**Bailey Apac Middle School** Number of Students: 318 Student-Teacher Ratio: 11.48	B+	Public	6 - 8
3.09Mi.	**Murrah High School** Number of Students: 1,259 Student-Teacher Ratio: 15.75	B+	Public	9 - 12
0.41Mi.	**McWillie Elementary School** Number of Students: 414 Student-Teacher Ratio: 15.6	A+	Public	PK - 5
5.88Mi.	**Northwest Middle School** Number of Students: 242 Student-Teacher Ratio: 10.31	A-	Public	6 - 8
3.21Mi.	**Wells Apac Elementary School** Number of Students: 40 Student-Teacher Ratio: 6.44	A	Public	4 - 5
1.12Mi.	**Boyd Elementary School** Number of Students: 424 Student-Teacher Ratio: 16.17	D-	Public	KG - 5

Flood Report

The Subject Property of **895 SERVILLE DR, JACKSON, MS 39206-4209** is in **Zone AE** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH BFES HAVE BEEN DETER-MINED.
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	137%	NOTABLY HIGHER
BURGLARY	108%	SIMILAR
MOTOR VEHICLE THEFT	128%	HIGHER
FORCIBLE ROBBERY	107%	SIMILAR
AGGRAVATED ASSAULT	108%	SIMILAR
FORCIBLE RAPE	92%	SIMILAR
MURDER	99%	SIMILAR
OVERALL	101%	SIMILAR

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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