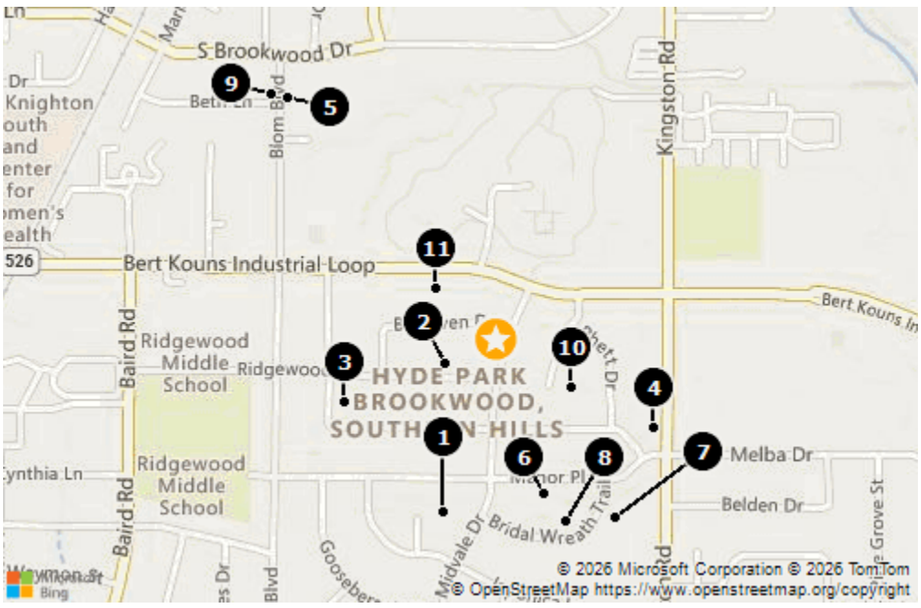
ICE SiteX Report

OrderID: 98730206

SiteX Property Information Report



Subject Property Location

1001 BELHAVEN AVE, SHREVEPORT, LA 71118-3403

County:	**CADDO LA**	Census Tract:	220170241.093006
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	161403-010-0064-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$170,000**	FSD:	17	Common Confidence Score:	41
Value Range:	$141,100 - $198,900	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	4
Assd Land Value:	$2,043	Market Land Value:	$20,430	Tax Year:	2025
Assd Improvement:	$13,171	Market Improvment Value:	$131,710	Total Taxable Value:	$2,381
Total Assessed Value:	$15,214	Total Assessor Market Value:	$152,140	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 64 District: 002 Subdivision: SOUTH RIDGE ADDN SOUTHERN HIL Legal Unit: 2 Sec/Twnship/Range: SEC 03 TWN 16 RNG 14
Abbreviated Description: LOT 64, SOUTH RIDGE ADDN. TO SOUTHERN HILLS, UNIT 2, 161403-010-0064
City/Muni/Twp: SHREVEPORT

Property Characteristics

Lot Size:	8,407 SF	Bedrooms:	3	Pool:	
Building Area:	2029 SF	Baths:	2	Fireplace:	1
Year Built:	2011	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Veneer
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/17/2026	Sales Price:	N/A
Document #:	3045308 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	06/02/2025	Loan Amount:	N/A
Document #:	3010416 BK-PG -	Loan Type:	Unknown
TD Due Date:	06/01/2055	Type Finance:	
Legal Description:			

Lot: 64 Subdivision: SOUTHRIDGE ADD TO SOUTHERN HILLS UNIT 2 SUB

Prior Transfer

Recording Date:	03/20/2023	Sales Price:	N/A
Document #:	2922523 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	03/13/2023	Loan Amount:	N/A
Document #:	2921629 BK-PG -	Loan Type:	New Conventional
TD Due Date:	04/01/2053	Type Finance:	

ICE SiteX Report

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Legal Description:
Lot: 64 Subdivision: SOUTHRIDGE ADD TO SOUTHERN HILLS UNIT 2 SUB

Prior Transfer

Recording Date:	03/13/2023	Sales Price:	$203,940
Document #:	2921627 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 64 District: 002 Subdivision: SOUTH RIDGE ADDN SOUTHERN HIL Legal Unit: 2 Sec/Twnship/Range: SEC 03 TWN 16 RNG 14
Abbreviated Description: LOT 64, SOUTH RIDGE ADDN. TO SOUTHERN HILLS, UNIT 2, 161403-010-0064
City/Muni/Twp: SHREVEPORT

Prior Transfer

Recording Date:	03/13/2023	Sales Price:	$203,940
Document #:	2921627 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	03/10/2023		
Document Type:			

Legal Description:
Lot: 64 Subdivision: SOUTHRIDGE ADD TO SOUTHERN HILLS UNIT NO 2 SUB Map Ref: BK 800 PG 419

Prior Transfer

Recording Date:	01/15/2020	Sales Price:	$1,000,000
Document #:	2773509 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/21/2019	Sales Price:	$169,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/21/2019	Loan Amount:	N/A
Document #:	2748492 BK-PG -	Loan Type:	ARM (Adjustable Rate Mortgage)
TD Due Date:	07/01/2049	Type Finance:	ADJ

Legal Description:
Lot: 64 Subdivision: SOUTHRIDGE ADD TO SOUTHERN HILLS UNIT2 SUB

Prior Transfer

Recording Date:	06/21/2019	Sales Price:	$169,000
Document #:	2748491 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/14/2019		
Document Type:			

Legal Description:
Lot: 64 Subdivision: SOUTHRIDGE ADD TO SOUTHERN HILLS UNIT2 SUB Map Ref: BK800 PG419-421

Prior Transfer

Recording Date:	10/31/2018	Sales Price:	N/A
Document #:	2721670 BK-PG 5524-1	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/15/2018	Loan Amount:	N/A
Document #:	2719941 BK-PG -	Loan Type:	New Conventional
TD Due Date:		Type Finance:	FIX

Legal Description:
Lot: 64 Subdivision: SOUTHERN HILLS UNIT NO 2 SUB

Prior Transfer

Recording Date:	10/15/2018	Sales Price:	$80,000
Document #:	2719940 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/15/2018		
Document Type:			

Legal Description:
Lot: 64 Subdivision: SOUTH RIDGE ADD TO SOUTHERN HILLS UNIT NO 2 SUB Map Ref: BK800 PG419-421

Prior Transfer

Recording Date:	09/15/2017	Sales Price:	$132,848
Document #:	2670114 BK-PG -000	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/30/2013	Sales Price:	$110,000
Document #:	2456318 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/22/2013	Sales Price:	$135,300
Document #:	2451194 BK-PG 4652 -793	Type of Sale:	Full Amount on Deed
Contract Date:	04/19/2013		
Document Type:			

ICE SiteX Report

OrderID: 98730206

Legal Description:
Lot: 64 Subdivision: SOUTH RIDGE ADDITION TO SOUTHERN HILLS Legal Unit: 2 Map Ref: MB800 PG419-421
City/Muni/Twp: SHREVEPORT

Prior Transfer

Recording Date:	02/13/2013	Sales Price:	$110,000
Document #:	2441632 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/05/2009	Sales Price:	$98,923
Document #:	2243245 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/09/2009	Loan Amount:	N/A
Document #:	2214232 BK-PG 4850-025	Loan Type:	New Conventional
TD Due Date:	04/01/2039	Type Finance:	

Legal Description:
Lot: 64 Subdivision: SOUTH RIDGE ADDITION TO SOUTHETRN HILLS Legal Unit: 2

Mortgage Record

Recording Date:	03/24/2006	Loan Amount:	N/A
Document #:	2026024 BK-PG 4269-245	Loan Type:	VA
TD Due Date:	04/01/2036	Type Finance:	

Legal Description:
Lot: 64 Subdivision: SOUTH RIDGE ADDITION TO SOUTHERN HILLS Legal Unit: 2
City/Muni/Twp: SHREVEPORT

Area Sales Analysis

Total Area Sales	$1,924,860	Median # of Bedrooms	3
Median Lot Size	7,013 SF	Median # of Baths	2
Median Living Area	1,499 SF	Median Year Built	2009
Price Range - 2 Yrs	$22,000 to $297,000	Age Range	15 years to 22 years
Median Value	$179,000	Median Age	17 years

Comparable Sales Data

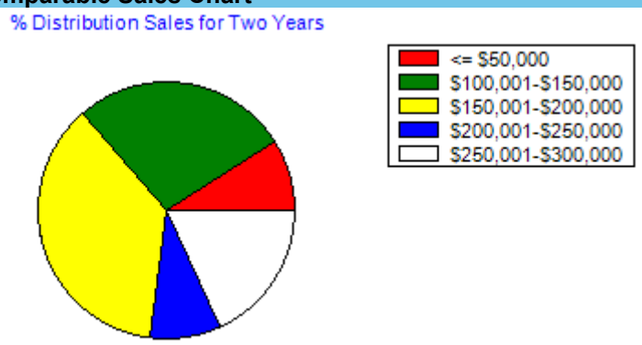
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.25Mi.	**1114 JAPONICA CIR** **SHREVEPORT, LA 71118-3557**	09/25/2026	$130,000	$51	2515	12/5/3	2006	4,879 SF	
		APN: 161410-087-0007-00 Document #: 3064793 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Subdivision: RIDGEWOOD SUB UNIT 1 SUB MapRef: BK 1100 PG 179 Abbreviated Description: Lot:7 Subdivision:RIDGEWOOD SUB UNIT 1 SUB Map Ref:BK 1100 PG 179								
2	.08Mi.	**1016 RIDGEWOOD DR** **SHREVEPORT, LA 71118-3434**	08/25/2026	$259,000	$178	1455	6/3/2	2009	SF	
		APN: 161403-011-0092-00 Document #: 3061295 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 69 70 Subdivision: SOUTH RIDGE ADD TO SOUTHERN HILLS UNIT 2 SUB MapRef: BK 800 PG 419 Abbreviated Description: Lot:69 70 Subdivision:SOUTH RIDGE ADD TO SOUTHERN HILLS UNIT 2 SUB Map Ref:BK 800 PG 419								
3	.23Mi.	**9241 HILLSIDE AVE** **SHREVEPORT, LA 71118-3437**	08/24/2026	$165,000	$114	1439	6/3/2	2011	6,316 SF	
		APN: 161403-009-0018-00 Document #: 3061101 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 18 Subdivision: SOUTH RIDGE ADD TO SOUTHERN HILLS UNIT 1 SUB MapRef: BK 800 PG 77 Abbreviated Description: Lot:18 Subdivision:SOUTH RIDGE ADD TO SOUTHERN HILLS UNIT 1 SUB Map Ref:BK 800 PG 77								
4	.25Mi.	**9146 KINGSTON RD** **SHREVEPORT, LA 71118-3418**	07/27/2026	$193,900	$133	1453	7/3/2	2009	7,667 SF	
		APN: 161403-016-0010-00 Document #: 3056619 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Subdivision: SOUTH RIDGE ADD TO SOUTHERN HILLS UNIT 5 SUB MapRef: BK 1100 PG 59 Abbreviated Description: Lot:10 Subdivision:SOUTH RIDGE ADD TO SOUTHERN HILLS UNIT 5 SUB Map Ref:BK 1100 PG 59								
5	.43Mi.	**9011 BLOM BLVD** **SHREVEPORT, LA 71118-2711**	07/14/2026	$179,000	$127	1402	6/3/1	2011	SF	
		APN: 161403-030-0024-00 Document #: 3055250 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 19 20 Subdivision: BROOKWOOD SOUTHERN HILLS UNIT 3 SUB MapRef: BK 800 PG 645 Abbreviated Description: Lot:19 20 Subdivision:BROOKWOOD SOUTHERN HILLS UNIT 3 SUB Map Ref:BK 800 PG 645								
6	.22Mi.	**1023 MANOR PL** **SHREVEPORT, LA 71118-3421**	06/16/2026	$214,000	$82	2588	6/3/2	2006	7,187 SF	
		APN: 161410-077-0068-00 Document #: 3052384 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 50-52 Subdivision: KINGSTON TERRACE UNIT A SUB MapRef: BK 1000 PG 333 Abbreviated Description: Lot:50-52 Subdivision:KINGSTON TERRACE UNIT A SUB Map Ref:BK 1000 PG 333								
7	.29Mi.	**1003 BRIDAL WREATH TRL** **SHREVEPORT, LA 71118-3506**	03/17/2026	$199,000	$108	1836	6/3/2	2010	7,492 SF	
		APN: 161410-017-0074-00 Document #: 3041819 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 74 Subdivision: RIDGEWOOD SUB UNIT 3 SUB MapRef: BK 1400 PG 253 Abbreviated Description: Lot:74 Subdivision:RIDGEWOOD SUB UNIT 3 SUB Map Ref:BK 1400 PG 253								
8	.27Mi.	**1014 BRIDAL WREATH TRL**	03/16/2026	$22,000	$9	2404	8/4/2	2004	11,718 SF	Yes

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		SHREVEPORT, LA 71118-3507								
	APN: 161410-016-0069-00 Document #: 3041675 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 117 Subdivision: GARDEN VALLEY SUB MapRef: BK 800 PG 695 Abbreviated Description: Lot:117 Subdivision:GARDEN VALLEY SUB Map Ref:BK 800 PG 695									
9	.46Mi.	**9012 BLOM BLVD** **SHREVEPORT, LA 71118-2712**	02/13/2026	$122,460	$81	1499	8/3/2	2009	7,013 SF	
	APN: 161403-030-0014-00 Document #: 3038506 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Subdivision: BROOKWOOD SOUTHERN HILLS UNIT 3 SUB MapRef: BK 800 PG 645 Abbreviated Description: Lot:14 Subdivision:BROOKWOOD SOUTHERN HILLS UNIT 3 SUB Map Ref:BK 800 PG 645									
10	.12Mi.	**9225 RHETT CIR** **SHREVEPORT, LA 71118-3438**	01/12/2026	$297,000	$98	3003	12/4/3	2010	10,367 SF	Yes
	APN: 161403-017-0010-00 Document #: 3035371 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Subdivision: SOUTH RIDGE ADD TO SOUTHERN HILLS UNIT 6 SUB MapRef: BK 1100 PG 69 Abbreviated Description: Lot:10 Subdivision:SOUTH RIDGE ADD TO SOUTHERN HILLS UNIT 6 SUB Map Ref:BK 1100 PG 69									
11	.11Mi.	**1023 BERT KOUNS INDUSTRIAL LOOP** **SHREVEPORT, LA 71118-3411**	09/08/2025	$143,500	$110	1300	6/3/2	2009	SF	
	APN: 161403-012-0091-00 Document #: 3023034 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 91 Subdivision: SOUTH RIDGE ADD TO SOUTHERN HILLS SUB UNIT 3 SUB MapRef: BK 900 PG 179 Abbreviated Description: Lot:91 Subdivision:SOUTH RIDGE ADD TO SOUTHERN HILLS SUB UNIT 3 SUB Map Ref:BK 900 PG 179									

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.	**1001 BELHAVEN AVE**	**03/13/2023**	$152,140	$15,214	2,029	6/3/2	2011	8,407 SF	
.02Mi.	**9224 MIDVALE DR**	**09/18/2025**	$151,640	$15,164	1,927	6/3/2	2012	7,187 SF	
.02Mi.	**1005 BELHAVEN AVE**	**04/08/1987**	$172,690	$17,269	2,353	8/4/2	2009	9,627 SF	
.04Mi.	**1000 BELHAVEN AVE**	**01/26/2001**	$131,670	$13,167	1,656	7/3/2	2010	8,015 SF	
.04Mi.	**1009 BELHAVEN AVE**	**10/20/2022**	$138,660	$13,866	1,924	6/3/2	2009	9,453 SF	
.04Mi.	**9221 MIDVALE DR**	**05/17/2005**	$191,660	$19,166	2,639	8/3/2	2009		Yes
.04Mi.	**1000 RIDGEWOOD DR**	**03/18/2014**	$176,880	$17,688	2,710	7/4/2	2003	8,625 SF	Yes
.04Mi.	**1004 BELHAVEN AVE**	**04/29/2014**	$175,720	$17,572	2,392	7/4/2	2009	7,579 SF	
.04Mi.	**9215 MIDVALE DR**	**08/30/2006**	$128,260	$12,826	1,611	6/3/2	2009		
.04Mi.	**9225 MIDVALE DR**	**11/28/2001**	$89,300	$8,930	2,071	6/3/2	2004		
.05Mi.	**1008 BELHAVEN AVE**	**03/27/1990**	$119,200	$11,920	1,718	6/3/2	2014	7,579 SF	
.05Mi.	**1006 RIDGEWOOD DR**	**01/10/2022**	$213,530	$21,353	2,657	7/4/2	2000		
.05Mi.	**9209 MIDVALE DR**	**06/19/2020**	$203,390	$20,339	2,272	6/3/2	2009		Yes
.05Mi.	**1013 BELHAVEN AVE**	**12/21/2012**	$138,920	$13,892	1,853	8/4/3	2013	8,581 SF	
.06Mi.	**9231 MIDVALE DR**	**07/02/2024**	$171,060	$17,106	3,279	8/4/2	1999		Yes
.06Mi.	**1012 BELHAVEN AVE**	**12/28/2001**	$109,590	$10,959	1,315	6/3/2	2009	9,017 SF	

Rent vs. Own

Households Occupied by Renters:	34%	Households Occupied by Owners:	58%

Demographics & Income

Median Age:	37.0 years old	Households:	9,109
Median Household Income:	$61,195	Households w/Family:	68%
Household Income Per Capita:	$30,141	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

ICE SiteX Report

OrderID: 98730206

School District

School District Zone:	Caddo Parish School District	Students:	32,165
Number of Schools:	56	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.37Mi.	**Southern Hills Elementary School** Number of Students: 504 Student-Teacher Ratio: 12.63	D	Public	PK - 5
1.95Mi.	**Southwood High School** Number of Students: 971 Student-Teacher Ratio: 14.58 Advanced Placement: Yes	D-	Public	9 - 12
0.45Mi.	**Ridgewood Middle School** Number of Students: 521 Student-Teacher Ratio: 13.04	D-	Public	6 - 8
3.29Mi.	**Caddo Middle Career and Technology School** Number of Students: 336 Student-Teacher Ratio: 12.06	F	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	115%	HIGHER
BURGLARY	86%	LOWER
MOTOR VEHICLE THEFT	118%	HIGHER
FORCIBLE ROBBERY	105%	SIMILAR
AGGRAVATED ASSAULT	78%	LOWER
FORCIBLE RAPE	117%	HIGHER
MURDER	97%	SIMILAR
OVERALL	78%	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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