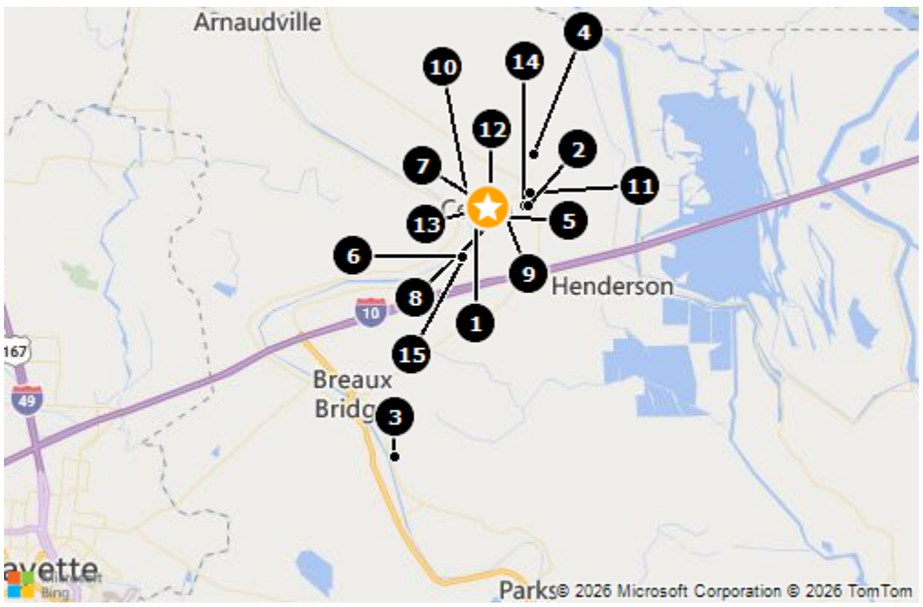
ICE SiteX Report

OrderID: 98665721

SiteX Property Information Report



Subject Property Location

1013 WHITNEY PATIN ST, BREAUX BRIDGE, LA 70517-6834

County:	**ST MARTIN LA**	Census Tract:	220990202.011012
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	05101B4158	Thomas Bros Pg-Grid:	

Valuation

Value:	**$199,000**	FSD:	13	Common Confidence Score:	58
Value Range:	$173,130 - $224,870	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2024	Tax Rate Code Area:	
Assd Land Value:	$500	Market Land Value:	$5,000	Tax Year:	2025
Assd Improvement:	$18,080	Market Improvment Value:	$180,800	Total Taxable Value:	$1,732
Total Assessed Value:	$18,580	Total Assessor Market Value:	$185,800	Delinquent Year:	
				Tax Account ID:	1339139
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 78 District: 5E Subdivision: BOUDREAUX ADDITION Sec/Twnship/Range: SEC 55 TWN 08S RNG 06E
Abbreviated Description: LOT 75 X 150 LOTS 78, 79 & 80 BOUDREAUX ADDCOB 198-367-82534 380-533-111027 1415-030-372042 1415-028-372041 1433-838-383912 1

Property Characteristics

Lot Size:	11,250 SF	Bedrooms:		Pool:	
Building Area:	1608 SF	Baths:	2	Fireplace:	
Year Built:	1957	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/22/2026	Sales Price:	N/A
Document #:	590480 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/14/2025	Sales Price:	N/A
Document #:	580063 BK-PG 1712-553	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	03/11/2025	Loan Amount:	N/A
Document #:	579186 BK-PG 1806-309	Loan Type:	New Conventional
TD Due Date:	04/01/2055	Type Finance:	
Legal Description:			
City/Muni/Twp: CECELIA			

Prior Transfer

Recording Date:	03/11/2025	Sales Price:	$205,000
Document #:	579185 BK-PG 1933 -8	Type of Sale:	Full Amount on Deed
Contract Date:	03/10/2025		

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Document Type:
Legal Description:

Prior Transfer

Recording Date:	05/05/2022	Sales Price:	$200,000
Document #:	554981 BK-PG 1868 -711	Type of Sale:	Full Amount on Deed
Contract Date:	05/04/2022		
Document Type:			

Legal Description:
City/Muni/Twp: BREAUX BRIDGE

Prior Transfer

Recording Date:	10/26/2018	Sales Price:	$45,000
Document #:	000000522507 BK-PG 1049-590	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/09/2006	Loan Amount:	N/A
Document #:	383913 BK-PG 1049-590	Loan Type:	Future Advance Clause/Open End Mortgage
TD Due Date:	02/01/2036	Type Finance:	

Legal Description:
Lot: 78-80 Subdivision: BOUDREAU ADDITION Sec/Twnship/Range: S55T08SR06E
City/Muni/Twp: CECELIA

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	579185 BK-PG 1933 -8	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 78 District: 5E Subdivision: BOUDREAUX ADDITION Sec/Twnship/Range: SEC 55 TWN 08S RNG 06E
Abbreviated Description: LOT 75 X 150 LOTS 78, 79 & 80 BOUDREAUX ADDCOB 198-367-82534 380-533-111027 1415-030-372042 1415-028-372041 1433-838-383912 1

Area Sales Analysis

Total Area Sales	$3,170,869	Median # of Bedrooms	
Median Lot Size	14,880 SF	Median # of Baths	2
Median Living Area	1,585 SF	Median Year Built	1978
Price Range - 2 Yrs	$20,000 to $525,000	Age Range	14 years to 81 years
Median Value	$203,000	Median Age	48 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.25Mi.	**1016 SCHOOL ST** **BREAUX BRIDGE, LA 70517-6833**	08/14/2026	$103,000	$59	1721	//2	1963	SF	
		APN: 05101B3233 Document #: 591864 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
2	.91Mi.	**1028 WOODRIDGE DR** **BREAUX BRIDGE, LA 70517-6963**	06/22/2026	$325,000	$166	1948	//2	2006	SF	
		APN: 04202B0850 Document #: 590470 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
3	1.48Mi.	**1018 SEMERE RD** **BREAUX BRIDGE, LA 70517-6923**	05/28/2026	$167,000	$139	1200	//2	1967	15,357 SF	
		APN: 05102B1329 Document #: 589840 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BREAUX BRIDGE City/Muni/Twp: BREAUX BRIDGE								
4	1.57Mi.	**1146 JOHNSON RD** **BREAUX BRIDGE, LA 70517-7012**	05/11/2026	$295,000	$124	2366	//3	1987	89,124 SF	
		APN: 04202A2653 Document #: 589455 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BREAUX BRIDGE City/Muni/Twp: BREAUX BRIDGE								
5	.24Mi.	**1020 CALAIS LOOP** **BREAUX BRIDGE, LA 70517-6841**	03/23/2026	$215,000	$144	1492	//2	2007	18,750 SF	
		APN: 0520004109 Document #: 588286 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BREAUX BRIDGE City/Muni/Twp: BREAUX BRIDGE								
6	1.24Mi.	**1226 ANSE BROUSSARD HWY** **BREAUX BRIDGE, LA 70517-6936**	02/26/2026	$240,000	$132	1816	//2	1970	37,897 SF	
		APN: 05102B2334 Document #: 587686 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BREAUX BRIDGE City/Muni/Twp: BREAUX BRIDGE								
7	.13Mi.	**1010 RED BARN RD** **BREAUX BRIDGE, LA 70517-6810**	02/09/2026	$182,000	$125	1456	//2	2004	14,880 SF	
		APN: 05101B5249 Document #: 587347 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BREAUX BRIDGE City/Muni/Twp: BREAUX BRIDGE								
8	.3Mi.	**1068 ALBERT CALAIS RD** **BREAUX BRIDGE, LA 70517-6900**	01/12/2026	$71,869	$45	1585	//1	1980	SF	
		APN: 05101B1371 Document #: 586722 Document Type: Price Code: D Land Use: Single Family Residential								

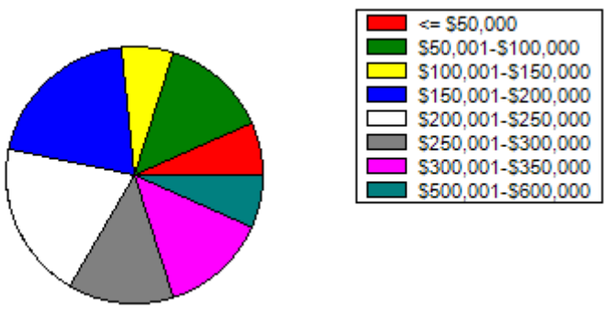
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	Legal:								
9	.31Mi.	**1010 DOMINGUE ST** **BREAUX BRIDGE, LA 70517-6816**	12/29/2025	$256,000	$105	2436	//3	1976	14,400 SF
	APN: 04201A1226 Document #: 586449 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
10	.41Mi.	**1007 CECILIA BRIDGE HWY** **BREAUX BRIDGE, LA 70517-6801**	12/23/2025	$85,000	$76	1108	//1	1965	9,375 SF
	APN: 05101B3915 Document #: 586384 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
11	1.02Mi.	**2580 GRAND POINT HWY** **BREAUX BRIDGE, LA 70517-6959**	12/12/2025	$168,000	$112	1496	//2	1974	18,200 SF
	APN: 04202B2354 Document #: 586183 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
12	.18Mi.	**1043 RED BARN RD** **BREAUX BRIDGE, LA 70517-6812**	12/11/2025	$20,000	$23	864	//1	1945	SF
	APN: 04202B1306 Document #: 586159 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BREAUX BRIDGE City/Muni/Twp: BREAUX BRIDGE								
13	.28Mi.	**1006 DOMINGUE ST** **BREAUX BRIDGE, LA 70517-6816**	11/05/2025	$203,000			//		20,400 SF
	APN: 04201A1124 Document #: 585408 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
14	.81Mi.	**1015 OAK HOLLOW DR** **BREAUX BRIDGE, LA 70517-6760**	08/26/2025	$315,000	$155	2023	//3	2012	SF
	APN: 04202B1047 Document #: 583677 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
15	1.21Mi.	**1222 ANSE BROUSSARD HWY** **BREAUX BRIDGE, LA 70517-6936**	08/25/2025	$525,000	$206	2545	//2	2005	107,463 SF
	APN: 05102B2435 Document #: 583628 Document Type: Price Code: D Land Use: Single Family Residential Legal:								

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.	**1013 WHITNEY PATIN ST**		$185,800	$18,580	1,608	//2	1957	11,250 SF	
.02Mi.	**1007 MR CORN ST**		$60,600	$6,060	1,776	//1	1964		
.03Mi.	**1014 WHITNEY PATIN ST**		$56,000	$5,600	912	//1	1959	7,797 SF	
.04Mi.	**1037 RED BARN LOOP**		$60,000	$6,000	898	//1	1957	7,200 SF	
.04Mi.	**1012 SIDNEY CALAIS RD**		$72,400	$7,240	1,176	//1	1953	7,500 SF	
.04Mi.	**1060 SCHOOL ST**		$35,200	$3,520	904	//1	1952		
.04Mi.	**2363 CECILIA SR HIGH SCHOOL HWY**		$83,300	$8,330	1,340	//1	1968	3,000 SF	
.04Mi.	**2371 CECILIA SR HIGH SCHOOL HWY**		$34,900	$3,490	1,088	//1	1967		
.04Mi.	**2361 CECILIA SR HIGH SCHOOL HWY**		$39,600	$3,960	800	//1	1946	7,500 SF	
.05Mi.	**2359 CECILIA SR HIGH SCHOOL HWY**		$90,300	$9,030	1,426	//1	1970	18,750 SF	
.06Mi.	**1052 SCHOOL ST**		$39,200	$3,920	960	//1	1965	7,500 SF	
.06Mi.	**1057 A SCHOOL ST**		$76,900	$7,690			1900	16,250 SF	
.07Mi.	**1024 RED BARN LOOP**		$33,000	$3,300	1,770	//2	1961	6,500 SF	
.07Mi.	**1050 SCHOOL ST**		$47,200	$4,720	864	//1	1980	7,500 SF	
.07Mi.	**2353 CECILIA SR HIGH SCHOOL HWY**		$20,800	$2,080	960	//1	1947		
.07Mi.	**1022 RED BARN LOOP**		$43,500	$4,350			1900	13,000 SF	

Rent vs. Own

Households Occupied by Renters:	17%	Households Occupied by Owners:	71%

Demographics & Income

Median Age:	37.9 years old	Households:	9,864
Median Household Income:	$60,698	Households w/Family:	68%
Household Income Per Capita:	$28,812	Households w/Family Married:	46%
Most Common Education Level:	High School Graduate	Households w/Family Children:	35%

School District

School District Zone:	St. Martin Parish School District	Students:	6,680
Number of Schools:	15	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.09Mi.	**Teche Elementary School** Number of Students: 547 Student-Teacher Ratio: 14.93	B	Public	3 - 5
0.17Mi.	**Cecilia High School** Number of Students: 768 Student-Teacher Ratio: 16.25	C	Public	9 - 12
0.25Mi.	**Cecilia Junior High School** Number of Students: 576 Student-Teacher Ratio: 14.62	C	Public	6 - 8
0.37Mi.	**Cecilia Primary School** Number of Students: 656 Student-Teacher Ratio: 15.52	NA	Public	PK - 2

Flood Report

The Subject Property of **1013 WHITNEY PATIN ST, BREAUX BRIDGE, LA 70517-6834** 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	104%	SIMILAR
BURGLARY	94%	SIMILAR
MOTOR VEHICLE THEFT	107%	SIMILAR
FORCIBLE ROBBERY	84%	LOWER
AGGRAVATED ASSAULT	92%	SIMILAR
FORCIBLE RAPE	99%	SIMILAR
MURDER	85%	LOWER
OVERALL	89%	LOWER

Disaster Alerts

1/23/2026 - Severe Winter Storm

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