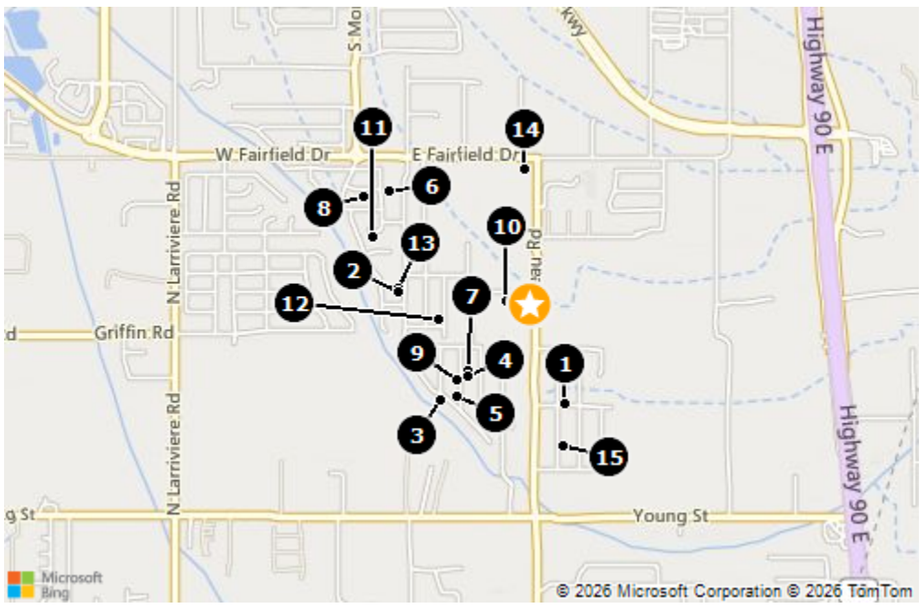
ICE SiteX Report

OrderID: 98230723

SiteX Property Information Report



Subject Property Location

103 PAIGE PL, BROUSSARD, LA 70518-5347

County:	**LAFAYETTE LA**	Census Tract:	220550014.273033
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	6162458	Thomas Bros Pg-Grid:	

Valuation

Value:	**$332,000**	FSD:	8	Common Confidence Score:	72
Value Range:	$305,440 - $358,560	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	02
Assd Land Value:	$4,650	Market Land Value:	$46,500	Tax Year:	2025
Assd Improvement:	$23,826	Market Improvment Value:	$238,260	Total Taxable Value:	$2,434
Total Assessed Value:	$28,476	Total Assessor Market Value:	$284,760	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 59 District: 02 Subdivision: PAIGE PLACE PH 1 Phase No: 1 Sec/Twnship/Range: SEC 004 TWN 11S RNG 05E

Abbreviated Description:	LOT 59 PAIGE PLACE PH 1
City/Muni/Twp:	BROUSSARD

Property Characteristics

Lot Size:	9,583 SF	Bedrooms:		Pool:	
Building Area:		Baths:		Fireplace:	
Year Built:	2018	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
Mortgage Record

Recording Date:	10/09/2024	Loan Amount:	N/A
Document #:	2024-00032317 BK-PG -	Loan Type:	New Conventional
TD Due Date:		Type Finance:	

Legal Description:
Lot: 59 Subdivision: PAIGE PLACE PH I SUB

Prior Transfer

Recording Date:	07/24/2024	Sales Price:	$297,506
Document #:	2024-00023297 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/15/2023	Loan Amount:	N/A
Document #:	2023-00029480 BK-PG -	Loan Type:	Unknown
TD Due Date:	01/01/2052	Type Finance:	

Legal Description:
Lot: 59 Subdivision: PAIGE PLACE PH I SUB

Prior Transfer

Recording Date:	12/28/2021	Sales Price:	N/A
Document #:	2021-00057272 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"

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Contract Date: 12/28/2021
Document Type:
Legal Description:
Lot: 59 Subdivision: PAIGE PLACE PH 1 SUB

Prior Transfer

Recording Date:	12/28/2021	Sales Price:	$302,995
Document #:	202100057272 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 59 District: 02 Subdivision: PAIGE PLACE PH 1 Phase No: 1 Sec/Twnship/Range: SEC 004 TWN 11S RNG 05E
Abbreviated Description: LOT 59 PAIGE PLACE PH 1
City/Muni/Twp: BROUSSARD

Area Sales Analysis

Total Area Sales	$4,378,200	Median # of Bedrooms	
Median Lot Size	9,148 SF	Median # of Baths	
Median Living Area	1,548 SF	Median Year Built	2004
Price Range - 2 Yrs	$245,000 to $499,900	Age Range	9 years to 49 years
Median Value	$269,900	Median Age	22 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.29Mi.	**112 CAJUN ST** **BROUSSARD, LA 70518-5406**	07/01/2026	$279,900	$126	2215	//	1977	22,651 SF	
		APN: 6057450 Document #: 2026-00023545 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 35 39 40 MapRef: FILE 1977-04532 Abbreviated Description: Lot:35 39 40 Map Ref:FILE 1977-04532								
2	.37Mi.	**406 DEER MEADOW BLVD** **BROUSSARD, LA 70518-5234**	04/28/2026	$247,000	$164	1499	//	2004	9,148 SF	
		APN: 6121313 Document #: 2026-00014667 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 70 Subdivision: DEER MEADOW VILLAGE PHASE 2 SUB MapRef: FILE 2003-49157 Abbreviated Description: Lot:70 Subdivision:DEER MEADOW VILLAGE PHASE 2 SUB Map Ref:FILE 2003-49157								
3	.37Mi.	**902 DEER MEADOW BLVD** **BROUSSARD, LA 70518-5370**	04/27/2026	$268,500			//		6,970 SF	
		APN: 6165321 Document #: 2026-00014461 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 173 Section: 9 MapRef: ENT 2019-11388 Sec/Twnship/Range: T11S R05E Abbreviated Description: Lot:173 Section:9 Map Ref:ENT 2019-11388Sec/Twnship/Range:T11S R05E								
4	.26Mi.	**113 CHLOE ST** **BROUSSARD, LA 70518-5357**	02/27/2026	$265,000			//		7,405 SF	
		APN: 6164009 Document #: 2026-00007286 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 119 Subdivision: PAIGE PLACE PHASE2 SUB MapRef: ENT2019-14755 Abbreviated Description: Lot:119 Subdivision:PAIGE PLACE PHASE2 SUB Map Ref:ENT2019-14755								
5	.33Mi.	**122 CHLOE ST** **BROUSSARD, LA 70518-5357**	02/24/2026	$302,000			//		7,405 SF	
		APN: 6163987 Document #: 2026-00006818 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 97 Subdivision: PAIGE PLACE PHASE2 SUB MapRef: ENT2024-40468 Abbreviated Description: Lot:97 Subdivision:PAIGE PLACE PHASE2 SUB Map Ref:ENT2024-40468								
6	.51Mi.	**201 SPANISH MOSS LN** **BROUSSARD, LA 70518-7736**	12/12/2025	$278,000	$122	2264	//	2011	9,583 SF	
		APN: 6138499 Document #: 2025-00041990 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 58 Subdivision: CYPRESS CROSSING PHASE1 SUB MapRef: FILE2008-47346 Abbreviated Description: Lot:58 Subdivision:CYPRESS CROSSING PHASE1 SUB Map Ref:FILE2008-47346								
7	.26Mi.	**111 CHLOE ST** **BROUSSARD, LA 70518-5357**	11/24/2025	$295,000			//		7,405 SF	
		APN: 6164008 Document #: 2025-00039930 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 118 Subdivision: PAIGE PLACE PHASE2 SUB MapRef: ENT2018-18197 Abbreviated Description: Lot:118 Subdivision:PAIGE PLACE PHASE2 SUB Map Ref:ENT2018-18197								
8	.56Mi.	**106 BRISTOW BAYOU RD** **BROUSSARD, LA 70518-8058**	11/13/2025	$283,000	$140	2010	//	2013	6,534 SF	
		APN: 6138678 Document #: 2025-00038486 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 159 Subdivision: CYPRESS CROSSING SUB PHASE1 MapRef: ENT2022-19663 Abbreviated Description: Lot:159 Subdivision:CYPRESS CROSSING SUB PHASE1 Map Ref:ENT2022-19663								
9	.29Mi.	**114 CHLOE ST** **BROUSSARD, LA 70518-5357**	11/03/2025	$269,900			//		7,405 SF	
		APN: 6163991 Document #: 2025-00037316 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 101 Subdivision: PAIGE PLACE PHASE2 SUB MapRef: ENT2021-12156 Abbreviated Description: Lot:101 Subdivision:PAIGE PLACE PHASE2 SUB Map Ref:ENT2021-12156								
10	.07Mi.	**113 PAIGE PL** **BROUSSARD, LA 70518-5347**	10/21/2025	$385,000	$146	2623	//	2017	13,939 SF	
		APN: 6162453 Document #: 2025-00035768 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 54 Section: 04 Subdivision: PAIGE PLACE PHASE1 SUB MapRef: ENT2017-45161 Sec/Twnship/Range: T11S R05E Abbreviated Description: Lot:54 Section:04 Subdivision:PAIGE PLACE PHASE1 SUB Map Ref:ENT2017-45161Sec/Twnship/Range:T11S R05E								
11	.48Mi.	**411 SPANISH MOSS LN**	09/22/2025	$255,000	$147	1734	//	2010	9,583 SF	

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BROUSSARD, LA 70518-7738
APN: 6138526 Document #: 2025-00032030
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 71 Subdivision: CYPRESS CROSSING PHASE1 MapRef: FILE2008-47346 Abbreviated Description: Lot:71 Subdivision:CYPRESS CROSSING PHASE1 Map Ref:FILE2008-47346

12	.26Mi.	**117 FAWN LN**	08/15/2025	$255,000	$163	1558	//	2004	8,276 SF

BROUSSARD, LA 70518-5249
APN: 6121402 Document #: 2025-00027754
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 136 138 Subdivision: DEER MEADOW VILLAGE PHASE2 SUB MapRef: ENT03-49151 Abbreviated Description: Lot:136 138 Subdivision:DEER MEADOW VILLAGE PHASE2 SUB Map Ref:ENT03-49151

13	.37Mi.	**404 DEER MEADOW BLVD**	08/11/2025	$250,000	$161	1548	//	2004	9,148 SF

BROUSSARD, LA 70518-5234
APN: 6121312 Document #: 2025-00026891
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 69 Subdivision: DEER MEADOW VILLAGE PHASE2 SUB MapRef: ENT03-49151 Abbreviated Description: Lot:69 Subdivision:DEER MEADOW VILLAGE PHASE2 SUB Map Ref:ENT03-49151

14	.38Mi.	**400 E FAIRFIELD DR**	07/30/2025	$499,900			//		82,764 SF

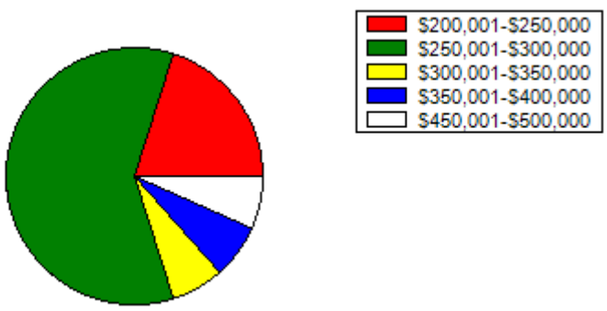
BROUSSARD, LA 70518-5302
APN: 6168709 Document #: 2025-00025500
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Section: 04 MapRef: ENT2020-00035735 Sec/Twnship/Range: T11S R05E Abbreviated Description: Section:04 Map Ref:ENT2020-00035735Sec/Twnship/Range:T11S R05E

15	.41Mi.	**210 CAJUN ST**	07/21/2025	$245,000	$115	2114	//	1979	12,632 SF

BROUSSARD, LA 70518-5408
APN: 6045563 Document #: 2025-00024398
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 70 Section: 10 MapRef: ENT1979-21503 Sec/Twnship/Range: T11S R05E Abbreviated Description: Lot:70 Section:10 Map Ref:ENT1979-21503Sec/Twnship/Range:T11S R05E

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.

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.	**103 PAIGE PL**	**12/28/2021**	$284,760	$28,476			2018	9,583 SF	
.01Mi.	**105 PAIGE PL**	**12/23/2021**	$301,740	$30,174				11,326 SF	
.03Mi.	**107 PAIGE PL**	**08/01/2017**	$317,920	$31,792	2,585		2017	13,504 SF	
.04Mi.	**109 PAIGE PL**	**12/23/2021**	$321,740	$32,174				13,939 SF	
.05Mi.	**111 PAIGE PL**	**10/12/2023**	$320,550	$32,055				13,939 SF	
.06Mi.	**102 PAIGE PL**	**12/10/2021**	$295,240	$29,524				11,761 SF	
.06Mi.	**400 MARTEAU RD**		$192,500	$19,250				31,363 SF	
.06Mi.	**104 PAIGE PL**	**10/31/2019**	$319,810	$31,981				13,068 SF	
.07Mi.	**113 PAIGE PL**	**11/29/2017**	$321,910	$32,191	2,623		2017	13,939 SF	
.07Mi.	**106 PAIGE PL**	**07/02/2018**	$318,870	$31,887				12,632 SF	
.08Mi.	**115 PAIGE PL**	**01/18/2018**	$321,910	$32,191				13,939 SF	
.08Mi.	**108 PAIGE PL**	**02/22/2018**	$357,400	$35,740	2,610		2018	12,632 SF	
.09Mi.	**117 PAIGE PL**	**11/21/2017**	$303,850	$30,385	2,451		2017	13,939 SF	
.09Mi.	**110 PAIGE PL**	**03/26/2024**	$291,880	$29,188	2,337		2018	12,632 SF	
.11Mi.	**112 PAIGE PL**	**12/22/2017**	$254,820	$25,482	1,984		2017	12,632 SF	
.11Mi.	**119 PAIGE PL**	**11/16/2017**	$296,500	$29,650	2,381		2017	14,375 SF	

Rent vs. Own

Households Occupied by Renters:	20%	Households Occupied by Owners:	73%

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Demographics & Income

Median Age:	36.0 years old	Households:	6,776
Median Household Income:	$93,075	Households w/Family:	72%
Household Income Per Capita:	$42,314	Households w/Family Married:	60%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	37%

School District

School District Zone:	Lafayette Parish School District	Students:	29,396
Number of Schools:	45	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
10.67Mi.	**J. Wallace James Elementary School** Number of Students: 957 Student-Teacher Ratio: 20.11	C	Public	PK - 5
5.53Mi.	**O. Comeaux High School** Number of Students: 873 Student-Teacher Ratio: 16.03 Advanced Placement: Yes	B	Public	9 - 12
2.46Mi.	**Youngsville Middle School** Number of Students: 534 Student-Teacher Ratio: 20.34	B-	Public	6 - 8
2.67Mi.	**Green T. Lindon Elementary School** Number of Students: 719 Student-Teacher Ratio: 20.98	A+	Public	KG - 5

Flood Report

The Subject Property of **103 PAIGE PL, BROUSSARD, LA 70518-5347** is in **Zone A** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH NO 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	58%	NOTABLY LOWER
BURGLARY	73%	NOTABLY LOWER
MOTOR VEHICLE THEFT	89%	LOWER
FORCIBLE ROBBERY	93%	SIMILAR
AGGRAVATED ASSAULT	84%	LOWER
FORCIBLE RAPE	108%	SIMILAR
MURDER	83%	LOWER
OVERALL	83%	LOWER

Disaster Alerts

9/10/2024 - Tropical Storm Francine 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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