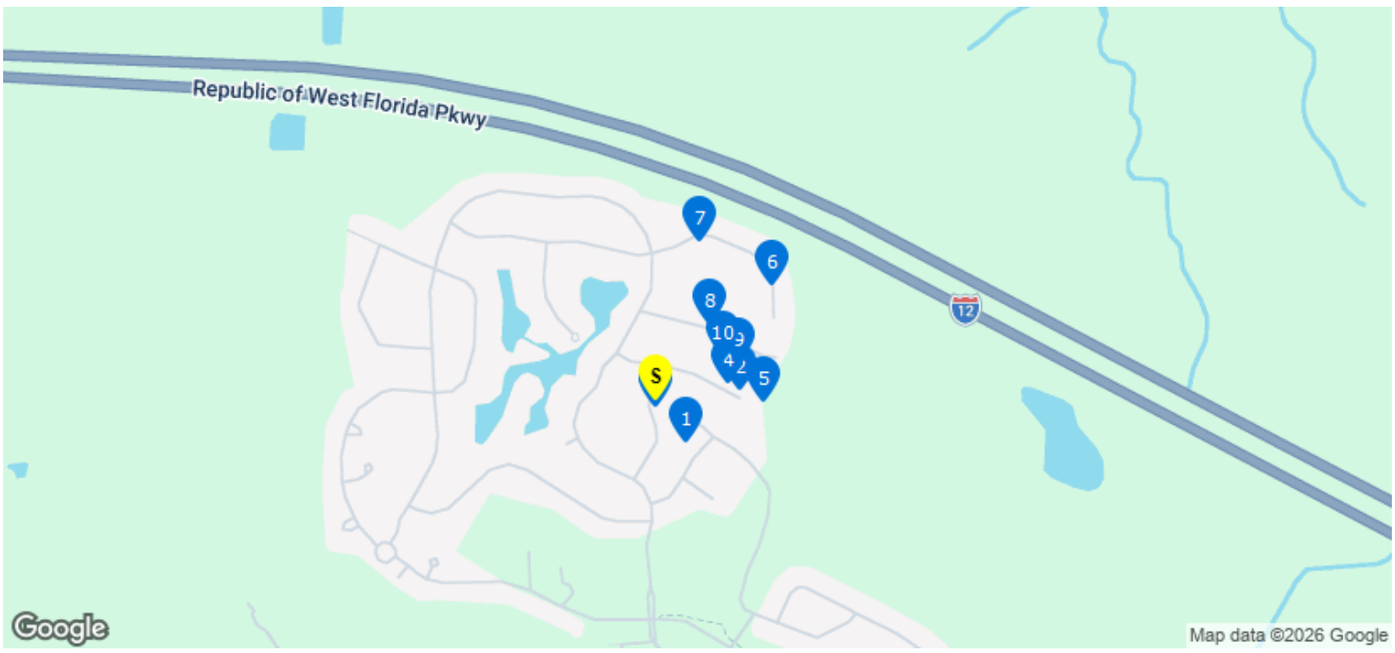
ICE SiteX Report

OrderID: 98808993

SiteX Property Information Report



Subject Property Location

1061 DEER PARK DR, MADISONVILLE, LA 70447-3254

County:	**ST TAMMANY LA**	Census Tract:	0403.09
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	12569	Thomas Bros Pg-Grid:	

Valuation

Value:	**$352,000**	FSD:	8	Common Confidence Score:	86
Value Range:	$323,840 - $380,160	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	04
Assd Land Value:	$4,500	Market Land Value:	$45,000	Tax Year:	2025
Assd Improvement:	$25,462	Market Improvment Value:	$254,621	Total Taxable Value:	$2,621
Total Assessed Value:	$29,962	Total Assessor Market Value:	$299,621	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 349 Subdivision: BEDICO CREEK
Abbreviated Description: LOT 349 BEDICO CREEK PAR 9 DEER PARK INST NO 1944932 INST NO 1967513 INST NO 2003591 INST NO 2164933

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	1949 SF	Baths:		Fireplace:	
Year Built:	2016	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	
Number of Stories:		Number of Cars:	2	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	06/15/2021	Loan Amount:	N/A
Document #:	2275726 BK-PG -	Loan Type:	Conventional
Contract Date:	06/11/2021		
TD Due Date:	07/01/2051	Type Finance:	Fixed Rate

Legal Description:
Subdivision: BEDICO CREEK PAR 9 DEER PARK Map Ref: 0
Abbreviated Description: BEDICO CREEK PAR 9 DEER PARK LOT 349

Prior Transfer

Recording Date:	06/15/2021	Sales Price:	$295,000
Document #:	2275723 BK-PG -	Type of Sale:	Non Residential Transfer
Contract Date:	06/11/2021		
Document Type:	Deed		

Legal Description:
Section: 6 Subdivision: BEDICO CREEK PAR 9 DEER PARK Map Ref: MAP 5335
Abbreviated Description: S6 T7S R10E

Prior Transfer

Recording Date:	07/16/2019	Sales Price:	N/A
Document #:	2164933 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	07/15/2019		
Document Type:	Deed		

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Legal Description:
Subdivision: BEDICO CREEK Map Ref: MAP 5335
Abbreviated Description: BEDICO CREEK LOT 349

Mortgage Record

Recording Date:	11/19/2015	Loan Amount:	N/A
Document #:	2003602 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	11/18/2015		
TD Due Date:	12/01/2045	Type Finance:	Fixed Rate

Legal Description:
Subdivision: BEDICO CREEK PAR 9 DEER PARK Map Ref: 0

Prior Transfer

Recording Date:	11/19/2015	Sales Price:	$258,000
Document #:	2003591 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	11/18/2015		
Document Type:	Deed		

Legal Description:
Section: 6 Subdivision: BEDICO CREEK Map Ref: MAP 5335

Area Sales Analysis

Total Area Sales	$3,500,900	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	1,998 SF	Median Year Built	2017
Price Range - 2 Yrs	$247,500 to $447,500	Age Range	8 years to 10 years
Median Value	$352,000	Median Age	9 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.08Mi.	**1032 DEER PARK DR** **MADISONVILLE, LA 70447-3254**	06/15/2026	$359,900	$185	1948	//	2017	SF	
		APN: 12525 Document #: 2495286 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 303A Subdivision: BEDICO CREEK MapRef: MAP 5412A Sec/Twnship/Range: BEDICO CREEK LOT 303A Abbreviated Description: Lot:303A Subdivision:BEDICO CREEK Map Ref:MAP 5412ASec/Twnship/Range:BEDICO CREEK LOT 303A								
2	.09Mi.	**2004 CYPRESS BEND LN** **MADISONVILLE, LA 70447-3267**	06/26/2026	$283,965	$136	2081	//	2018	SF	
		APN: 12995 Document #: 2496719 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 362 Subdivision: BEDICO CREEK MapRef: CIN 2107770 Sec/Twnship/Range: BEDICO CREEK LOT 362 Abbreviated Description: Lot:362 Subdivision:BEDICO CREEK Map Ref:CIN 2107770Sec/Twnship/Range:BEDICO CREEK LOT 362								
3	.11Mi.	**1253 DEER PARK CT** **MADISONVILLE, LA 70447-3253**	06/18/2026	$355,000	$182	1948	//	2016	SF	
		APN: 12553 Document #: 2495792 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 332 Subdivision: BEDICO CREEK Sec/Twnship/Range: BEDICO CREEK LOT 332 Abbreviated Description: Lot:332 Subdivision:BEDICO CREEK Sec/Twnship/Range:BEDICO CREEK LOT 332								
4	.12Mi.	**7129 GREEN HERON DR** **MADISONVILLE, LA 70447-8501**	06/26/2026	$520,000			//		SF	
		APN: 135617 Document #: 2496704 Document Type: Cash Sale Deed Price Code: A Land Use: Residential - Vacant Land Legal: Lot: 963 Subdivision: BEDICO CREEK MapRef: MAP 6099 Sec/Twnship/Range: BEDICO CREEK LOT 963 Abbreviated Description: Lot:963 Subdivision:BEDICO CREEK Map Ref:MAP 6099Sec/Twnship/Range:BEDICO CREEK LOT 963								
5	.13Mi.	**2005 CYPRESS BEND LN** **MADISONVILLE, LA 70447-3267**	07/10/2026	$432,000	$188	2300	//	2019	SF	
		APN: 13010 Document #: 2498281 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential Legal: Section: 6 MapRef: MAP 5569 Sec/Twnship/Range: S6 T7S R10E Abbreviated Description: Section:6 Map Ref:MAP 5569Sec/Twnship/Range:S6 T7S R10E								
6	.13Mi.	**1261 DEER PARK CT** **MADISONVILLE, LA 70447-3253**	04/15/2026	$345,000	$177	1948	//	2016	SF	
		APN: 12551 Document #: 2488265 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 330 Subdivision: BEDICO CREEK MapRef: MAP 5335 Sec/Twnship/Range: BEDICO CREEK LOT 330 Abbreviated Description: Lot:330 Subdivision:BEDICO CREEK Map Ref:MAP 5335Sec/Twnship/Range:BEDICO CREEK LOT 330								
7	.14Mi.	**2040 CYPRESS BEND LN** **MADISONVILLE, LA 70447-3267**	07/23/2026	$447,500	$198	2256	//	2018	SF	
		APN: 12996 Document #: 2499909 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 371 Subdivision: BEDICO CREEK PH 11 MapRef: MAP 5569 Sec/Twnship/Range: BEDICO CREEK PH 11 LOT 371 Abbreviated Description: Lot:371 Subdivision:BEDICO CREEK PH 11 Map Ref:MAP 5569Sec/Twnship/Range:BEDICO CREEK PH 11 LOT 371								
8	.16Mi.	**1145 AUDUBON PKWY** **MADISONVILLE, LA 70447-3277**	04/21/2026	$478,000	$202	2368	//	2024	SF	
		APN: 13906 Document #: 2488955 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 937 Subdivision: BEDICO CREEK MapRef: MAP 5907 Sec/Twnship/Range: BEDICO CREEK LOT 937 Abbreviated Description: Lot:937 Subdivision:BEDICO CREEK Map Ref:MAP 5907Sec/Twnship/Range:BEDICO CREEK LOT 937								
9	.2Mi.	**7104 GREEN HERON DR** **MADISONVILLE, LA 70447-8500**	10/16/2026	$515,000	$212	2428	//	2023	SF	
		APN: 136021 Document #: 2511410 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1031 Subdivision: BEDICO CREEK PH 10A Sec/Twnship/Range: BEDICO CREEK PH 10A LOT 1031 Abbreviated Description: Lot:1031 Subdivision:BEDICO CREEK PH 10A Sec/Twnship/Range:BEDICO CREEK PH 10A LOT 1031								

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10	.2Mi.	**8025 BEDICO TRAIL LN** **MADISONVILLE, LA 70447-3275**	06/25/2026	$460,000	$201	2291	//	2020	SF

APN: 13786 Document #: 2496548
Document Type: Cash Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 816 Subdivision: BEDICO CREEK Sec/Twnship/Range: BEDICO CREEK LOT 816 Abbreviated Description: Lot:816 Subdivision:BEDICO CREEK Sec/Twnship/Range:BEDICO CREEK LOT 816

11	.23Mi.	**1525 BLACK PINE CT** **MADISONVILLE, LA 70447-3283**	07/31/2026	$625,000			//		SF

APN: 136024 Document #: 2500750
Document Type: Cash Sale Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Section: 6 MapRef: MAP 6099 Sec/Twnship/Range: S6 T7S R10E Abbreviated Description: Section:6 Map Ref:MAP 6099Sec/Twnship/Range:S6 T7S R10E

12	.24Mi.	**3021 LOST LAKE LN** **MADISONVILLE, LA 70447-3269**	06/30/2026	$318,900	$199	1600	//	2018	SF

APN: 13028 Document #: 2497093
Document Type: Cash Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Section: 6 MapRef: MAP 5569 Sec/Twnship/Range: S6 T7S R10E Abbreviated Description: Section:6 Map Ref:MAP 5569Sec/Twnship/Range:S6 T7S R10E

13	.25Mi.	**8028 BEDICO TRAIL LN** **MADISONVILLE, LA 70447-3275**	05/28/2026	$455,000	$202	2256	//	2019	SF

APN: 13833 Document #: 2493266
Document Type: Cash Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 866 Subdivision: BEDICO CREEK Sec/Twnship/Range: BEDICO CREEK LOT 866 Abbreviated Description: Lot:866 Subdivision:BEDICO CREEK Sec/Twnship/Range:BEDICO CREEK LOT 866

14	.25Mi.	**3129 LOST LAKE LN** **MADISONVILLE, LA 70447-3270**	05/01/2026	$164,000	$84	1948	//	2017	SF

APN: 12977 Document #: 2490166
Document Type: Cash Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 415 Subdivision: BEDICO CREEK Sec/Twnship/Range: BEDICO CREEK LOT 415 Abbreviated Description: Lot:415 Subdivision:BEDICO CREEK Sec/Twnship/Range:BEDICO CREEK LOT 415

15	.31Mi.	**4060 KELLY LAKE LN** **MADISONVILLE, LA 70447-3280**	05/26/2026	$398,890			//		SF

APN: 139993 Document #: 2492833
Document Type: Cash Sale Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 551 Subdivision: BEDICO CREEK MapRef: MAP 6188 Sec/Twnship/Range: BEDICO CREEK LOT 551 Abbreviated Description: Lot:551 Subdivision:BEDICO CREEK Map Ref:MAP 6188Sec/Twnship/Range:BEDICO CREEK LOT 551

16	.33Mi.	**4064 KELLY LAKE LN** **MADISONVILLE, LA 70447-3280**	04/29/2026	$404,990			//		SF

APN: 139992 Document #: 2489934
Document Type: Cash Sale Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 550 Subdivision: BEDICO CREEK MapRef: MAP 6188 Sec/Twnship/Range: BEDICO CREEK LOT 550 Abbreviated Description: Lot:550 Subdivision:BEDICO CREEK Map Ref:MAP 6188Sec/Twnship/Range:BEDICO CREEK LOT 550

17	.36Mi.	**1121 CYPRESS CROSSING DR** **MADISONVILLE, LA 70447-3259**	07/31/2026	$455,000	$206	2210	//	2016	SF

APN: 12237 Document #: 2500798
Document Type: Cash Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 262 Subdivision: BEDICO CREEK PH 5 MapRef: MAP 5302 Sec/Twnship/Range: BEDICO CREEK PH 5 LOT 262 Abbreviated Description: Lot:262 Subdivision:BEDICO CREEK PH 5 Map Ref:MAP 5302Sec/Twnship/Range:BEDICO CREEK PH 5 LOT 262

18	.37Mi.	**4077 KELLY LAKE LN** **MADISONVILLE, LA 70447-3280**	07/14/2026	$385,000	$172	2243	//	2022	SF

APN: 137621 Document #: 2498590
Document Type: Cash Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 917 Subdivision: BEDICO CREEK Sec/Twnship/Range: BEDICO CREEK LOT 917 Abbreviated Description: Lot:917 Subdivision:BEDICO CREEK Sec/Twnship/Range:BEDICO CREEK LOT 917

19	.4Mi.	**1408 AUDUBON PKWY** **MADISONVILLE, LA 70447-3279**	07/08/2026	$315,000	$197	1600	//	2020	SF

APN: 13143 Document #: 2498003
Document Type: Cash Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Section: 31 MapRef: MAP 5665 Sec/Twnship/Range: S31 T6S R10E Abbreviated Description: Section:31 Map Ref:MAP 5665Sec/Twnship/Range:S31 T6S R10E

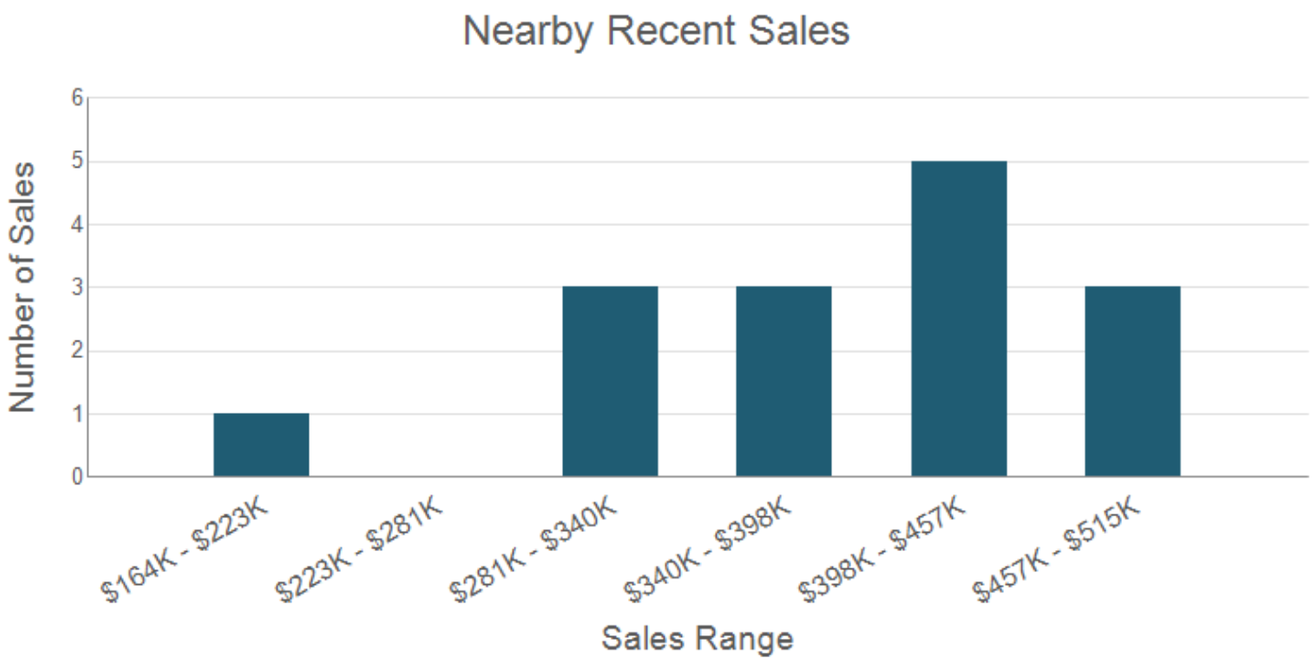
20	.41Mi.	**297 W LONGVIEW CT** **MADISONVILLE, LA 70447-3240**	04/27/2026	$548,000	$215	2551	//	2016	SF

APN: 11496 Document #: 2489579
Document Type: Cash Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 39 Subdivision: BEDICO CREEK PH 1D1 MapRef: CIN 2457649 Sec/Twnship/Range: BEDICO CREEK PH 1D1 LOT 39 Abbreviated Description: Lot:39 Subdivision:BEDICO CREEK PH 1D1 Map Ref:CIN 2457649Sec/Twnship/Range:BEDICO CREEK PH 1D1 LOT 39

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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.	**1061 DEER PARK DR**	**06/15/2021**	$299,621	$29,962	1,949		2016		
.01Mi.	**1057 DEER PARK DR**	**11/12/2024**	$290,524	$29,052	1,944		2016		
.02Mi.	**1216 DEER PARK CT**	**09/28/2016**	$299,870	$29,987	1,948		2016		
.02Mi.	**1212 DEER PARK CT**	**11/17/2022**	$298,619	$29,862	1,944		2017		
.02Mi.	**1053 DEER PARK DR**	**03/21/2016**	$320,267	$32,027	2,125		2017		
.03Mi.	**1204 DEER PARK CT**	**01/18/2017**	$306,421	$30,642	1,949		2016		
.03Mi.	**1224 DEER PARK CT**	**10/24/2016**	$299,323	$29,932	1,948		2016		
.03Mi.	**1045 DEER PARK DR**	**09/14/2022**	$309,275	$30,928	1,958		2017		
.04Mi.	**1060 DEER PARK DR**	**12/23/2019**	$291,495	$29,150	1,949		2016		
.04Mi.	**1056 DEER PARK DR**	**06/02/2020**	$232,200	$23,220	1,948		2016		
.04Mi.	**1052 DEER PARK DR**	**12/10/2020**	$285,882	$28,588	1,600		2016		
.04Mi.	**1200 DEER PARK CT**	**12/13/2017**	$298,716	$29,872	1,948		2016		
.04Mi.	**1228 DEER PARK CT**	**12/01/2020**	$270,906	$27,091	1,645		2016		
.05Mi.	**1044 DEER PARK DR**	**02/17/2023**	$247,511	$24,751	1,600		2016		
.05Mi.	**1041 DEER PARK DR**	**08/16/2023**	$319,751	$31,975	2,047		2017		
.05Mi.	**1232 DEER PARK CT**	**03/09/2016**	$299,870	$29,987	1,948		2016		

Rent vs. Own

Households Occupied by Renters:	5%	Households Occupied by Owners:	90%

Demographics & Income

Median Age:	38.1 years old	Households:	6,071
Median Household Income:	$123,100	Households w/Family:	84%
Household Income Per Capita:	$47,534	Households w/Family Married:	72%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	48%

School District

School District Zone:	St. Tammany Parish School District	Students:	35,956
Number of Schools:	55	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
10.22Mi.	**Mandeville High School**	A-	Public	9 - 12
Number of Students: 2,006 Student-Teacher Ratio: 14.44 Advanced Placement: Yes				
4.85Mi.	**Madisonville Elementary School**	NA	Public	PK - 2
Number of Students: 1,010				

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Student-Teacher Ratio: 11.93				
3.57Mi. **Lancaster Elementary School** Number of Students: 1,480 Student-Teacher Ratio: 16.27		A+	Public	3 - 6
6.27Mi. **Madisonville Junior High School** Number of Students: 647 Student-Teacher Ratio: 14.2		A	Public	7 - 8

Flood Report

The Subject Property of **1061 DEER PARK DR, MADISONVILLE, LA 70447-3254** 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	56%	NOTABLY LOWER
BURGLARY	40%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	77%	NOTABLY LOWER
FORCIBLE ROBBERY	49%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	31%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	54%	NOTABLY LOWER
MURDER	52%	NOTABLY LOWER
OVERALL	48%	SIGNIFICANTLY LOWER

Disaster Alerts

1/23/2026 - Severe Winter Storm 6/17/2026 - Tropical Storm Arthur

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