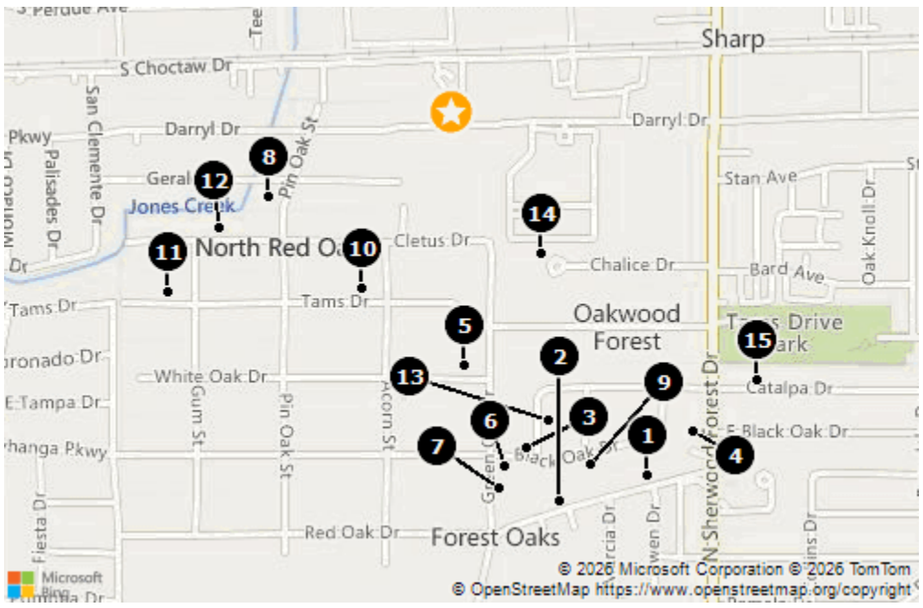
ICE SiteX Report

OrderID: 98730001

SiteX Property Information Report



Subject Property Location

10755 DARRYL DR, BATON ROUGE, LA 70815-1835

County:	**EAST BATON ROUGE LA**	Census Tract:	220330036.031003
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	978302	Thomas Bros Pg-Grid:	

Valuation

Value:	**$130,000**	FSD:	14	Common Confidence Score:	48
Value Range:	$111,800 - $148,200	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	99033
Assd Land Value:	$2,500	Market Land Value:	$25,000	Tax Year:	2025
Assd Improvement:	$6,530	Market Improvment Value:	$65,300	Total Taxable Value:	$1,107
Total Assessed Value:	$9,030	Total Assessor Market Value:	$90,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 168 District: 1ST WARD Subdivision: NORTH RED OAKS Sec/Twnship/Range: SEC 65 TWN 7S RNG 1E
Abbreviated Description: WARD: 1-4, SUBDIVISION: NORTH RED OAKS, LOT: 168. 5TH FILING.
City/Muni/Twp: EBATON ROUGE PARISH

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	1195 SF	Baths:		Fireplace:	
Year Built:		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:	04/17/2025	Sales Price:	$170,000
Document #:	966-13366 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 168 District: 1ST WARD Subdivision: NORTH RED OAKS Sec/Twnship/Range: SEC 65 TWN 7S RNG 1E
Abbreviated Description: WARD: 1-4, SUBDIVISION: NORTH RED OAKS, LOT: 168. 5TH FILING.
City/Muni/Twp: EBATON ROUGE PARISH

Mortgage Record

Recording Date:	04/17/2025	Loan Amount:	N/A
Document #:	13366968 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	05/01/2035	Type Finance:	FIX

Legal Description:
Lot: 168 Subdivision: NORTH RED OAK SD

Prior Transfer

Recording Date:	04/17/2025	Sales Price:	$170,000
Document #:	13366966 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/16/2025		
Document Type:			

Legal Description:
Lot: 168 Subdivision: NORTH RED OAK SD

ICE SiteX Report

OrderID: 98730001

Prior Transfer

Recording Date:	11/25/2024	Sales Price:	$74,825
Document #:	BK-PG 11548-327	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/30/2024	Sales Price:	$7,903
Document #:	BK-PG 11829-580	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/14/2024	Sales Price:	$95,000
Document #:	13338131 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/14/2024		
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/28/2019	Sales Price:	$74,825
Document #:	BK-PG 11548-327	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	04/21/2006	Loan Amount:	N/A
Document #:	BK-PG 11829-580	Loan Type:	Stand Alone Second
TD Due Date:	12/01/2033	Type Finance:	FIX
Legal Description:			

Prior Transfer

Recording Date:	11/13/2003	Sales Price:	$76,000
Document #:	BK-PG 11548-323	Type of Sale:	Full Amount on Deed
Document Type:			
Legal Description:			

Lot: 168
Abbreviated Description: NORTH RED OAKS

Area Sales Analysis

Total Area Sales	$1,896,075	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	1,467 SF	Median Year Built	1986
Price Range - 2 Yrs	$27,000 to $240,000	Age Range	40 years to 40 years
Median Value	$139,900	Median Age	40 years

Comparable Sales Data

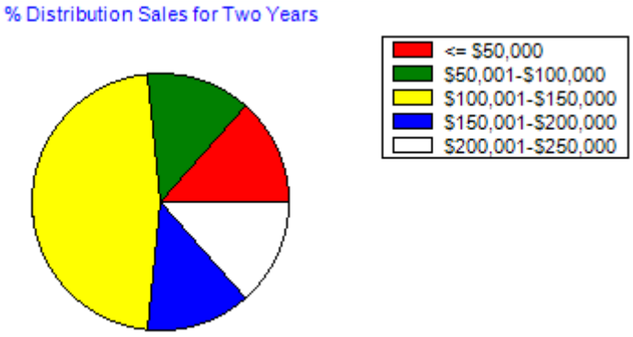
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.57Mi.	**11225 RED OAK DR** **BATON ROUGE, LA 70815-1992**	07/20/2026	$27,000	$15	1742	//		SF	
		APN: 958824 Document #: 13446143 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 95 Subdivision: OAKWOOD SD Abbreviated Description: Lot:95 Subdivision:OAKWOOD SD								
2	.56Mi.	**11045 RED OAK DR** **BATON ROUGE, LA 70815-1990**	07/13/2026	$60,000	$54	1098	//		SF	
		APN: 951870 Document #: 13444566 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 85 Subdivision: OAKWOOD SD Abbreviated Description: Lot:85 Subdivision:OAKWOOD SD								
3	.48Mi.	**1725 W CATALPA ST** **BATON ROUGE, LA 70815-1916**	07/01/2026	$144,000	$136	1053	//		SF	
		APN: 1097482 Document #: 13442793 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Subdivision: OAKWOOD SD Abbreviated Description: Lot:13 Subdivision:OAKWOOD SD								
4	.56Mi.	**1735 N SHERWOOD FOREST DR** **BATON ROUGE, LA 70815-1954**	06/29/2026	$53,500	$50	1067	//		SF	
		APN: 1023713 Document #: 13442224 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 101 Subdivision: OAK WOOD SD Abbreviated Description: Lot:101 Subdivision:OAK WOOD SD								
5	.34Mi.	**10865 WHITE OAK DR** **BATON ROUGE, LA 70815-1561**	06/25/2026	$139,900	$77	1798	//		SF	
		APN: 1118404 Document #: 13441641 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 136 Subdivision: RED OAK SD Abbreviated Description: Lot:136 Subdivision:RED OAK SD								
6	.5Mi.	**10940 BLACK OAK DR** **BATON ROUGE, LA 70815-1901**	06/17/2026	$202,500	$102	1969	//		SF	
		APN: 936707 Document #: 13440172 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Subdivision: OAKWOOD SD Abbreviated Description: Lot:6 Subdivision:OAKWOOD SD								
7	.54Mi.	**1534 GREEN OAK DR** **BATON ROUGE, LA 70815-1927**	06/05/2026	$30,000	$22	1305	//		SF	
		APN: 1033948 Document #: 13438040 Document Type: Price Code: D Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 98730001

	Legal: Lot: 3 Subdivision: OAKWOOD SD Abbreviated Description: Lot:3 Subdivision:OAKWOOD SD								
8	.28Mi.	**10440 GERALD DR** **BATON ROUGE, LA 70815-1515**	05/26/2026	$240,000	$138	1735	//	1986	SF
	APN: 984817 Document #: 13436067 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 94 Subdivision: NORTH RED OAKS SD Abbreviated Description: Lot:94 Subdivision:NORTH RED OAKS SD								
9	.53Mi.	**11106 BLACK OAK DR** **BATON ROUGE, LA 70815-1905**	05/12/2026	$145,000	$141	1025	//		SF
	APN: 1100823 Document #: 13433460 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 69 Subdivision: OAKWOOD SD Abbreviated Description: Lot:69 Subdivision:OAKWOOD SD								
10	.27Mi.	**10645 TAMS DR** **BATON ROUGE, LA 70815-1542**	05/04/2026	$122,000	$83	1467	//		SF
	APN: 1019414 Document #: 13432126 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 41 Subdivision: NORTH RED OAKS SD Abbreviated Description: Lot:41 Subdivision:NORTH RED OAKS SD								
11	.46Mi.	**10155 TAMS DR** **BATON ROUGE, LA 70815-1533**	04/08/2026	$101,175	$33	3023	//		SF
	APN: 1116592 Document #: 13427603 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 28 Subdivision: NORTH RED OAKS SD Abbreviated Description: Lot:28 Subdivision:NORTH RED OAKS SD								
12	.36Mi.	**10353 CLETUS DR** **BATON ROUGE, LA 70815-1504**	03/09/2026	$175,000	$102	1702	//		SF
	APN: 1002317 Document #: 13422028 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 72 Subdivision: NORTH RED OAK SD Abbreviated Description: Lot:72 Subdivision:NORTH RED OAK SD								
13	.45Mi.	**1826 W CATALPA ST** **BATON ROUGE, LA 70815-1917**	02/24/2026	$125,000	$113	1103	//		SF
	APN: 1065084 Document #: 13419729 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 38 Subdivision: OAKWOOD SD Abbreviated Description: Lot:38 Subdivision:OAKWOOD SD								
14	.24Mi.	**11008 CHALICE DR** **BATON ROUGE, LA 70815-1938**	02/23/2026	$190,000	$121	1570	//		SF
	APN: 958093 Document #: 13419467 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 206 Subdivision: NORTH RED OAK SD Abbreviated Description: Lot:206 Subdivision:NORTH RED OAK SD								
15	.57Mi.	**11385 CATALPA ST** **BATON ROUGE, LA 70815-2304**	02/02/2026	$141,000	$144	979	//		SF
	APN: 943770 Document #: 13415813 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 122 Subdivision: FOREST OAKS SD Abbreviated Description: Lot:122 Subdivision:FOREST OAKS SD								

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.

ICE SiteX Report

OrderID: 98730001

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.	**10755 DARRYL DR**	**04/17/2025**	$90,300	$9,030	1,195				
.01Mi.	**10743 DARRYL DR**	**09/08/2005**	$91,168	$9,117	1,196				
.01Mi.	**10767 DARRYL DR**	**06/09/1999**	$92,400	$9,240	1,100				
.02Mi.	**10737 DARRYL DR**	**05/17/2002**	$90,608	$9,061	1,189				
.03Mi.	**10773 DARRYL DR**	**05/03/2023**	$52,640	$5,264	1,071				
.04Mi.	**10729 DARRYL DR**	**10/01/2004**	$88,704	$8,870	1,082				
.04Mi.	**10281 DARRYL DR**	**02/21/2007**	$110,880	$11,088	1,063				
.05Mi.	**10723 DARRYL DR**	**09/10/2008**	$126,336	$12,634	1,711				
.06Mi.	**10787 DARRYL DR**	**09/29/2025**	$95,920	$9,592	1,334				
.06Mi.	**10715 DARRYL DR**	**10/23/2023**	$109,300	$10,930	1,186		1987		
.08Mi.	**10695 DARRYL DR**	**04/12/2021**	$90,608	$9,061	1,191		1987		
.09Mi.	**10694 DARRYL DR**	**07/20/2020**	$139,216	$13,922	1,488				
.09Mi.	**10687 DARRYL DR**	**06/20/2008**	$91,168	$9,117	1,234				
.1Mi.	**10686 DARRYL DR**	**08/01/2023**	$133,000	$13,300	1,739				
.11Mi.	**10645 DARRYL DR**	**07/10/2014**	$91,840	$9,184	1,518				
.11Mi.	**10695 GERALD DR**	**02/25/2003**	$123,872	$12,387	1,675				

Rent vs. Own

Households Occupied by Renters:	34%	Households Occupied by Owners:	57%

Demographics & Income

Median Age:	34.7 years old	Households:	10,632
Median Household Income:	$63,495	Households w/Family:	64%
Household Income Per Capita:	$33,331	Households w/Family Married:	36%
Most Common Education Level:	High School Graduate	Households w/Family Children:	35%

School District

School District Zone:	East Baton Rouge Parish School District	Students:	39,320
Number of Schools:	81	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.82Mi.	**Villa del Rey Elementary School** Number of Students: 387 Student-Teacher Ratio: 13	D-	Public	PK - 5
0.97Mi.	**Belarie High School** Number of Students: 694 Student-Teacher Ratio: 12.89 Advanced Placement: Yes	F	Public	9 - 12
1.07Mi.	**Park Forest Middle School** Number of Students: 445 Student-Teacher Ratio: 9.46	F	Public	6 - 8

Flood Report

The Subject Property of **10755 DARRYL DR, BATON ROUGE, LA 70815-1835** 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	103%	SIMILAR
BURGLARY	78%	LOWER
MOTOR VEHICLE THEFT	114%	HIGHER
FORCIBLE ROBBERY	100%	SIMILAR
AGGRAVATED ASSAULT	109%	SIMILAR
FORCIBLE RAPE	93%	SIMILAR
MURDER	88%	LOWER
OVERALL	84%	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.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

ICE SiteX Report

OrderID: 98730001

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.

Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.