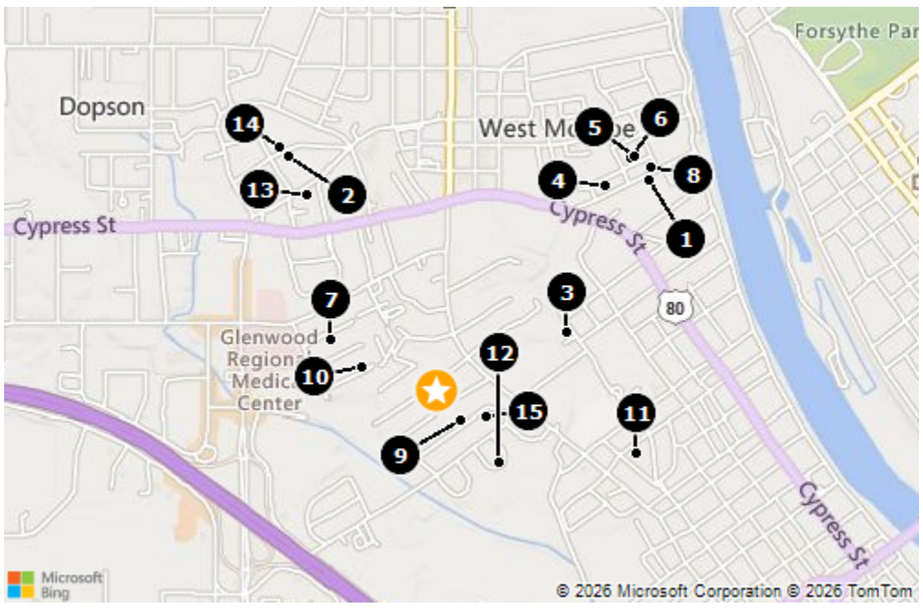
ICE SiteX Report

OrderID: 98665765

SiteX Property Information Report



Subject Property Location

111 WESTLAND PL, WEST MONROE, LA 71291-5431

County:	**OUACHITA LA**	Census Tract:	220730055.001008
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	40879	Thomas Bros Pg-Grid:	

Valuation

Value:	**$244,000**	FSD:	10	Common Confidence Score:	65
Value Range:	$219,600 - $268,400	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	20
Assd Land Value:	$2,500	Market Land Value:	$25,000	Tax Year:	2025
Assd Improvement:	$18,900	Market Improvment Value:	$189,002	Total Taxable Value:	$1,320
Total Assessed Value:	$21,400	Total Assessor Market Value:	$214,002	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 26 Block: 26 District: 20 Subdivision: WESTLAND PLACE SUBD Sec/Twnship/Range: SEC 44 TWN 18 RNG 03
Abbreviated Description: EAST 20 FT LOT 26, ALL LOT 27 & W 15 FT LOT 28 WESTLAND PLACE ADDN
City/Muni/Twp: CITY OF WEST MONROE

Property Characteristics

Lot Size:	2.000 AC	Bedrooms:	3	Pool:	
Building Area:	2498 SF	Baths:	2	Fireplace:	
Year Built:	1972	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/03/2026	Sales Price:	$220,924
Document #:	1943894 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/29/2023	Sales Price:	$168,000
Document #:	1883878 BK-PG 2504-770	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	09/12/2023	Loan Amount:	N/A
Document #:	1882666 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2053	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	09/12/2023	Sales Price:	$225,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

ICE SiteX Report

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Legal Description:
Lot: 26 Block: 26 District: 20 Subdivision: WESTLAND PLACE SUBD Sec/Twnship/Range: SEC 44 TWN 18 RNG 03
Abbreviated Description: EAST 20 FT LOT 26, ALL LOT 27 & W 15 FT LOT 28 WESTLAND PLACE ADDN
City/Muni/Twp: CITY OF WEST MONROE

Prior Transfer

Recording Date:	04/23/2012	Sales Price:	$168,000
Document #:	1603172 BK-PG 2504-770	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/24/2006	Loan Amount:	N/A
Document #:	1471854 BK-PG 2504-770	Loan Type:	New Conventional
TD Due Date:	11/01/2036	Type Finance:	

Legal Description:
Lot: 26-28 Subdivision: WESTLAND PLACE SUBDIVISION
Abbreviated Description: W 15 FT LOT28 & E 20 FT LOT26
City/Muni/Twp: WEST MONROE

Mortgage Record

Recording Date:	01/30/2006	Loan Amount:	N/A
Document #:	1451604 BK-PG 2414-859	Loan Type:	ARM (Adjustable Rate Mortgage)
TD Due Date:	02/01/2036	Type Finance:	ADJ

Legal Description:
Lot: 26-28 Subdivision: WESTLAND PLACE SUBDIVISION
Abbreviated Description: E20 FT LOT26 AND W15 FT LOT28
City/Muni/Twp: WEST MONROE

Area Sales Analysis

Total Area Sales	$2,274,250	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	1
Median Living Area	975 SF	Median Year Built	1960
Price Range - 2 Yrs	to $300,000	Age Range	20 years to 79 years
Median Value	$149,000	Median Age	66 years

Comparable Sales Data

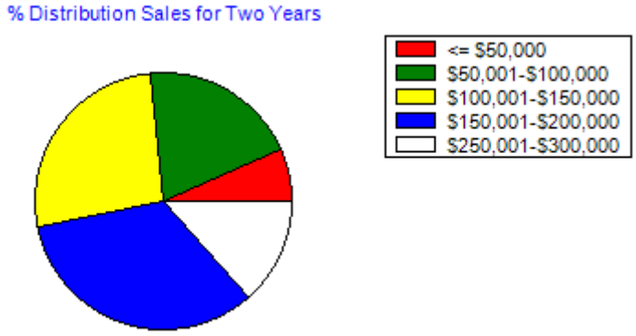
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.83Mi.	**205 JACKSON ST** **WEST MONROE, LA 71291-2519**	08/28/2026	$170,000	$132	1282	/3/2	2006	SF	
		APN: 118816 Document #: 1945610 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
2	.76Mi.	**1121 TULANE AVE** **WEST MONROE, LA 71291-5248**	08/07/2026	$134,000	$121	1106	/3/1	1947	SF	
		APN: 40772 Document #: 1944226 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
3	.39Mi.	**1305 N 5TH ST** **WEST MONROE, LA 71291-2603**	07/29/2026	$91,000			//		SF	
		APN: 11513 Document #: 1943711 Document Type: Price Code: D Land Use: Single Family Residential Legal: MapRef: MB 11 PG 55 Abbreviated Description: Map Ref:MB 11 PG 55								
4	.73Mi.	**309 CONELLA ST** **WEST MONROE, LA 71291-2510**	07/17/2026	$88,500	$90	975	/3/1	1964	SF	
		APN: 37776 Document #: 1942983 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
5	.84Mi.	**208 CONELLA ST** **WEST MONROE, LA 71291-2509**	05/05/2026	$68,500			//		SF	
		APN: 29150 Document #: 1937615 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WEST MONROE City/Muni/Twp: WEST MONROE								
6	.83Mi.	**210 CONELLA ST** **WEST MONROE, LA 71291-2509**	04/06/2026	$165,000			//		SF	
		APN: 36959 Document #: 1935732 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WEST MONROE City/Muni/Twp: WEST MONROE								
7	.32Mi.	**106 MCALPINE DR** **WEST MONROE, LA 71291-5316**	03/24/2026	$290,000			//		SF	
		APN: 40417 Document #: 1934998 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WEST MONROE City/Muni/Twp: WEST MONROE								
8	.85Mi.	**202 JACKSON ST** **WEST MONROE, LA 71291-2520**	02/26/2026				//		SF	
		APN: 36359 Document #: 1933470 Document Type: Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MONROE City/Muni/Twp: MONROE								
9	.1Mi.	**304 MEDORAH DR** **WEST MONROE, LA 71291-5412**	02/18/2026	$195,000	$82	2366	/3/2	1957	SF	Yes
		APN: 47688 Document #: 1932780 Document Type: Price Code: D Land Use: Single Family Residential								

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	Legal:									
10	.22Mi.	**111 KELLY ST** **WEST MONROE, LA 71291-5391**	12/04/2025	$300,000			//		SF	
	APN: 39853 Document #: 1929148 Document Type: Price Code: D Land Use: Single Family Residential Legal:									
11	.57Mi.	**715 DRAGO ST** **WEST MONROE, LA 71291-4321**	11/21/2025	$149,000			//		87,120 SF	
	APN: 37337 Document #: 1928606 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WEST MONROE City/Muni/Twp: WEST MONROE									
12	.26Mi.	**106 OAK DR** **WEST MONROE, LA 71291-5414**	09/19/2025	$147,000	$77	1889	/3/2	1958	SF	
	APN: 41115 Document #: 1924932 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WEST MONROE City/Muni/Twp: WEST MONROE									
13	.64Mi.	**1307 RIDGE AVE** **WEST MONROE, LA 71291-5227**	09/09/2025	$126,250	$60	2073	/3/2	1947	SF	
	APN: 40039 Document #: 1924247 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WEST MONROE City/Muni/Twp: WEST MONROE									
14	.8Mi.	**1124 TULANE AVE** **WEST MONROE, LA 71291-5249**	09/03/2025	$180,000	$114	1570	/3/2	1964	SF	
	APN: 86673 Document #: 1923825 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WEST MONROE City/Muni/Twp: WEST MONROE									
15	.16Mi.	**205 MEDORAH DR** **WEST MONROE, LA 71291-5409**	08/18/2025	$170,000	$54	3107	/3/2	1962	SF	
	APN: 40180 Document #: 1922859 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WEST MONROE City/Muni/Twp: WEST MONROE									

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.	**111 WESTLAND PL**	**09/12/2023**	$214,002	$21,400	2,498	/3/2	1972	2 SF	
.02Mi.	**113 WESTLAND PL**	**11/18/2008**	$188,931	$18,893	2,363	/3/2	1975		
.02Mi.	**109 WESTLAND PL**	**04/30/2021**	$199,379	$19,938	2,229	/4/2	1971		
.03Mi.	**304 MARIE ST**	**09/14/2022**	$156,590	$15,589	2,631	/3/2	1964		
.03Mi.	**306 MARIE ST**	**07/22/2009**	$138,708	$13,871	2,419	/4/1	1959		
.04Mi.	**110 WESTLAND PL**	**03/01/2023**	$336,302	$33,630	4,765	/4/4	1973	2 SF	
.04Mi.	**115 WESTLAND PL**	**11/28/2018**	$138,582	$13,858	1,847	/3/2	1973	2 SF	Yes
.04Mi.	**308 MARIE ST**	**04/07/2025**	$151,621	$15,162	2,044	/3/2	1960		
.04Mi.	**302 MARIE ST**	**05/30/2025**	$224,737	$22,474	3,120	/3/2	1958	2 SF	
.05Mi.	**107 WESTLAND PL**	**08/19/2011**	$175,116	$17,512	2,124	/4/2	1973		Yes
.05Mi.	**114 WESTLAND PL**	**05/20/2024**	$283,742	$28,374	3,359	/4/2	1977		
.05Mi.	**108 WESTLAND PL**	**02/11/2019**	$158,601	$15,860	2,668	/3/2	1973		
.06Mi.	**310 MARIE ST**	**12/22/2017**	$160,249	$16,025	2,004	/3/1	1968	2 SF	
.06Mi.	**116 WESTLAND PL**		$96,000	$9,600	3,107	/3/2	1976		Yes
.06Mi.	**300 MARIE ST**	**01/01/2009**	$114,429	$11,443	1,955	/3/2	1963		
.06Mi.	**117 WESTLAND PL**	**11/01/1992**	$224,498	$22,450	3,164	/4/3	1976	2 SF	

Rent vs. Own

Households Occupied by Renters:	36%	Households Occupied by Owners:	56%

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Demographics & Income

Median Age:	38.2 years old	Households:	13,944
Median Household Income:	$70,141	Households w/Family:	68%
Household Income Per Capita:	$36,007	Households w/Family Married:	50%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	Ouachita Parish School District	Students:	17,435
Number of Schools:	36	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.51Mi.	**Boley Elementary School** Number of Students: 279 Student-Teacher Ratio: 13.68	A	Public	KG - 5
2.73Mi.	**Good Hope Middle School** Number of Students: 601 Student-Teacher Ratio: 15.99	A	Public	6 - 8
0.53Mi.	**West Monroe High School** Number of Students: 2,041 Student-Teacher Ratio: 16.26 Advanced Placement: Yes	C+	Public	9 - 12

Flood Report

The Subject Property of **111 WESTLAND PL, WEST MONROE, LA 71291-5431** 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	121%	HIGHER
BURGLARY	110%	HIGHER
MOTOR VEHICLE THEFT	122%	HIGHER
FORCIBLE ROBBERY	117%	HIGHER
AGGRAVATED ASSAULT	95%	SIMILAR
FORCIBLE RAPE	115%	HIGHER
MURDER	96%	SIMILAR
OVERALL	87%	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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