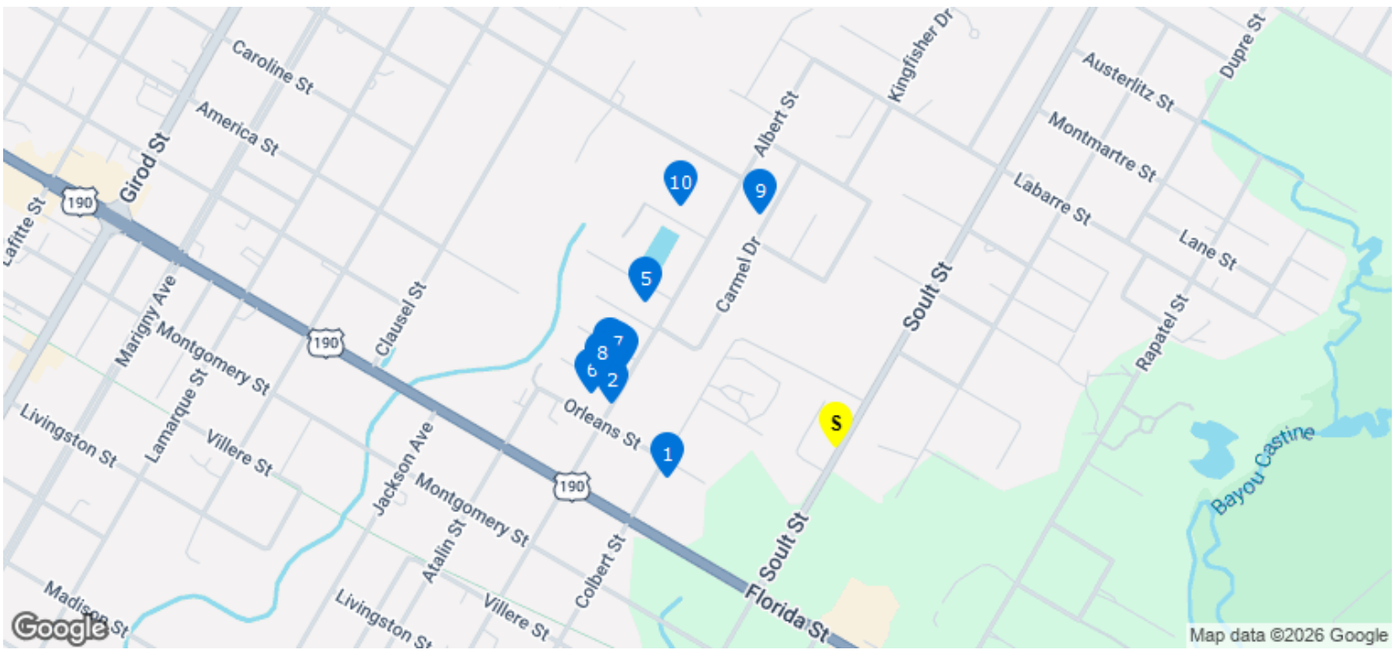
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

1143 CAWSON ST, MANDEVILLE, LA 70448-4209

County:	**ST TAMMANY LA**	Census Tract:	0412.11
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	51946	Thomas Bros Pg-Grid:	

Valuation

Value:	**$216,000**	FSD:	7	Common Confidence Score:	76
Value Range:	$200,880 - $231,120	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	12
Assd Land Value:	$3,090	Market Land Value:	$30,900	Tax Year:	2025
Assd Improvement:	$10,016	Market Improvment Value:	$100,156	Total Taxable Value:	$683
Total Assessed Value:	$13,106	Total Assessor Market Value:	$131,056	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 7 District: 4R Subdivision: CAWSON ST

Abbreviated Description: LOT 7 SIDE B SQ 165 MANDEVILLE INST NO 1066468 INST NO 1197799 INST NO 1345471 INST NO 1981652 INST NO 1981654

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	1204 SF	Baths:		Fireplace:	
Year Built:	1996	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:	07/11/2025	Loan Amount:	N/A
Document #:	2455704 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	06/11/2025		
TD Due Date:	06/01/2045	Type Finance:	

Legal Description:

Subdivision: MANDEVILLE Map Ref: 0 Sec/Twnship/Range: MANDEVILLE LOT 7

Mortgage Record

Recording Date:	05/26/2015	Loan Amount:	N/A
Document #:	1981659 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	05/22/2015		
TD Due Date:		Type Finance:	Fixed Rate

Legal Description:

Subdivision: MANDEVILLE Map Ref: 0

Prior Transfer

Recording Date:	05/26/2015	Sales Price:	$125,000
Document #:	1981654 BK-PG -	Type of Sale:	Distressed Sale
Contract Date:	05/22/2015		
Document Type:	Deed		

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Legal Description:
Subdivision: MANDEVILLE

Area Sales Analysis

Total Area Sales	$2,310,000	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	1,182 SF	Median Year Built	1997
Price Range - 2 Yrs	$189,000 to $324,000	Age Range	16 years to 39 years
Median Value	$227,500	Median Age	29.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.14Mi.	**1208 MOLITOR ST** **MANDEVILLE, LA 70448-4302**	09/29/2025	$397,000	$186	2130	//	2022	SF	
		APN: 138023 Document #: 2465992 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 14 Subdivision: MANDEVILLE TOWN Sec/Twnship/Range: MANDEVILLE TOWN LOT 14 Abbreviated Description: Lot:14 Subdivision:MANDEVILLE TOWN Sec/Twnship/Range:MANDEVILLE TOWN LOT 14								
2	.15Mi.	**948 MCNAMARA ST** **MANDEVILLE, LA 70448-4324**	09/25/2026	$319,000	$185	1721	//	2022	SF	
		APN: 138014 Document #: 2509012 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 175 Subdivision: TOWN OF MANDEVILLE Sec/Twnship/Range: TOWN OF MANDEVILLE LOT 175 Abbreviated Description: Lot:175 Subdivision:TOWN OF MANDEVILLE Sec/Twnship/Range:TOWN OF MANDEVILLE LOT 175								
3	.26Mi.	**1200 ORLEANS ST** **MANDEVILLE, LA 70448-4140**	05/22/2026	$220,000	$166	1322	//	1996	SF	
		APN: 50243 Document #: 2492783 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 31 Subdivision: MANDEVILLE TOWN Sec/Twnship/Range: MANDEVILLE TOWN LOTS 31 33 & 3 Abbreviated Description: Lot:31 Subdivision:MANDEVILLE TOWN Sec/Twnship/Range:MANDEVILLE TOWN LOTS 31 33 & 3								
4	.26Mi.	**503 BUTTONWILLOW CT** **MANDEVILLE, LA 70448-4232**	06/20/2025	$420,000	$191	2201	//	1995	SF	
		APN: 50669 Document #: 2453109 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 59 Subdivision: MONTEREY PH 3 LOT 59 MapRef: MAP 1468 Sec/Twnship/Range: MONTEREY PH 3 LOT 59 Abbreviated Description: Lot:59 Subdivision:MONTEREY PH 3 LOT 59 Map Ref:MAP 1468Sec/Twnship/Range:MONTEREY PH 3 LOT 59								
5	.28Mi.	**519 BUTTONWILLOW CT** **MANDEVILLE, LA 70448-4232**	03/30/2026	$425,000	$206	2067	//	1999	SF	
		APN: 50635 Document #: 2486074 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 60 Subdivision: MONTEREY PH 3 MapRef: MAP 1468 Sec/Twnship/Range: MONTEREY PH 3 LOT 60 Abbreviated Description: Lot:60 Subdivision:MONTEREY PH 3 Map Ref:MAP 1468Sec/Twnship/Range:MONTEREY PH 3 LOT 60								
6	.32Mi.	**550 BUTTONWILLOW CT** **MANDEVILLE, LA 70448-4232**	06/24/2026	$365,000	$179	2037	//	1998	SF	
		APN: 50672 Document #: 2496308 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 67 Subdivision: MONTERREY PH 3 MapRef: MAP 1468 Sec/Twnship/Range: MONTERREY PH 3 LOT 67 Abbreviated Description: Lot:67 Subdivision:MONTERREY PH 3 Map Ref:MAP 1468Sec/Twnship/Range:MONTERREY PH 3 LOT 67								
7	.35Mi.	**1326 AMERICA ST** **MANDEVILLE, LA 70448-4120**	06/24/2026	$189,000	$181	1043	//	1997	SF	
		APN: 50542 Document #: 2496354 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 17 Subdivision: MANDEVILLE TOWN Sec/Twnship/Range: MANDEVILLE TOWN LOTS 17 & 19 Abbreviated Description: Lot:17 Subdivision:MANDEVILLE TOWN Sec/Twnship/Range:MANDEVILLE TOWN LOTS 17 & 19								
8	.35Mi.	**1336 VALMONT ST** **MANDEVILLE, LA 70448-4169**	10/06/2025	$235,000	$196	1198	//	1996	SF	
		APN: 50555 Document #: 2466865 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 61 Subdivision: MANDEVILLE TOWN Sec/Twnship/Range: MANDEVILLE TOWN LOTS 61 & 63 Abbreviated Description: Lot:61 Subdivision:MANDEVILLE TOWN Sec/Twnship/Range:MANDEVILLE TOWN LOTS 61 & 63								
9	.36Mi.	**1350 CAROLINE ST** **MANDEVILLE, LA 70448-4144**	11/14/2025	$199,000	$146	1365	//	1987	SF	
		APN: 44450 Document #: 2471675 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 13 Subdivision: MANDEVILLE Sec/Twnship/Range: MANDEVILLE LOTS 13 & 15 Abbreviated Description: Lot:13 Subdivision:MANDEVILLE Sec/Twnship/Range:MANDEVILLE LOTS 13 & 15								
10	.37Mi.	**1338 AMERICA ST** **MANDEVILLE, LA 70448-4120**	05/11/2026	$218,000	$187	1164	//	1997	SF	
		APN: 50504 Document #: 2491278 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential Legal:								
11	.37Mi.	**1363 VALMONT ST** **MANDEVILLE, LA 70448-4171**	12/08/2025	$235,000	$204	1150	//	1996	SF	
		APN: 50648 Document #: 2474136 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 14 Subdivision: MANDEVILLE TOWN Sec/Twnship/Range: MANDEVILLE TOWN LOTS 14 & 16 Abbreviated Description: Lot:14 Subdivision:MANDEVILLE TOWN Sec/Twnship/Range:MANDEVILLE TOWN LOTS 14 & 16								
12	.38Mi.	**640 GOLDFLOWER LN** **MANDEVILLE, LA 70448-4147**	09/08/2025	$332,500	$159	2088	//	1995	SF	
		APN: 49180 Document #: 2463507 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential								

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Legal: Lot: 78 Subdivision: MONTEREY PH 1 MapRef: MAP 1229 Sec/Twnship/Range: MONTEREY PH 1 LOT 78 Abbreviated Description: Lot:78 Subdivision:MONTEREY PH 1 Map Ref:MAP 1229Sec/Twnship/Range:MONTEREY PH 1 LOT 78

13	.41Mi.	**839 MONTGOMERY ST** **MANDEVILLE, LA 70448-5520**	05/05/2026	$305,000	$159	1920	//	2007	SF

APN: 61726 Document #: 2490632
Document Type: Cash Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 94E-11 Subdivision: MANDEVILLE CITY MapRef: MAP 3975A Sec/Twnship/Range: MANDEVILLE CITY LOT 94E-11 Abbreviated Description: Lot:94E-11 Subdivision:MANDEVILLE CITY Map Ref:MAP 3975ASec/Twnship/Range:MANDEVILLE CITY LOT 94E-11

14	.41Mi.	**719 MONTEREY DR** **MANDEVILLE, LA 70448-4146**	02/14/2025	$335,000	$198	1688	//	1998	SF

APN: 49186 Document #: 2439499
Document Type: Cash Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Section: 38 MapRef: MAP 1229 Sec/Twnship/Range: S38 T8S R11E Abbreviated Description: Section:38 Map Ref:MAP 1229Sec/Twnship/Range:S38 T8S R11E

15	.42Mi.	**863 DESTIN ST** **MANDEVILLE, LA 70448-2442**	11/24/2025	$250,000	$124	2015	//	1994	SF

APN: 49062 Document #: 2472857
Document Type: Cash Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 8A Subdivision: TIMBERS Sec/Twnship/Range: TIMBERS LOT 8A Abbreviated Description: Lot:8A Subdivision:TIMBERS Sec/Twnship/Range:TIMBERS LOT 8A

16	.43Mi.	**929 RAPATEL ST** **MANDEVILLE, LA 70448-4411**	02/09/2026	$317,500	$148	2140	//	1998	SF

APN: 60157 Document #: 2480702
Document Type: Cash Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: TH1A Subdivision: CASTINE POINT MapRef: MAP 1278 Sec/Twnship/Range: CASTINE POINT LOT TH1A Abbreviated Description: Lot:TH1A Subdivision:CASTINE POINT Map Ref:MAP 1278Sec/Twnship/Range:CASTINE POINT LOT TH1A

17	.43Mi.	**732 MONTEREY DR** **MANDEVILLE, LA 70448-4145**	08/04/2025	$365,000	$175	2082	//	1996	SF

APN: 49167 Document #: 2458464
Document Type: Cash Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Section: 38 MapRef: MAP 1229 Sec/Twnship/Range: S38 T8S R11E Abbreviated Description: Section:38 Map Ref:MAP 1229Sec/Twnship/Range:S38 T8S R11E

18	.44Mi.	**925 RAPATEL ST** **MANDEVILLE, LA 70448-4411**	05/16/2025	$330,000	$155	2133	//	1995	SF

APN: 60285 Document #: 2449379
Document Type: Cash Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Section: 46 MapRef: CIN 1105364 Sec/Twnship/Range: S46 T8S R11E Abbreviated Description: Section:46 Map Ref:CIN 1105364Sec/Twnship/Range:S46 T8S R11E

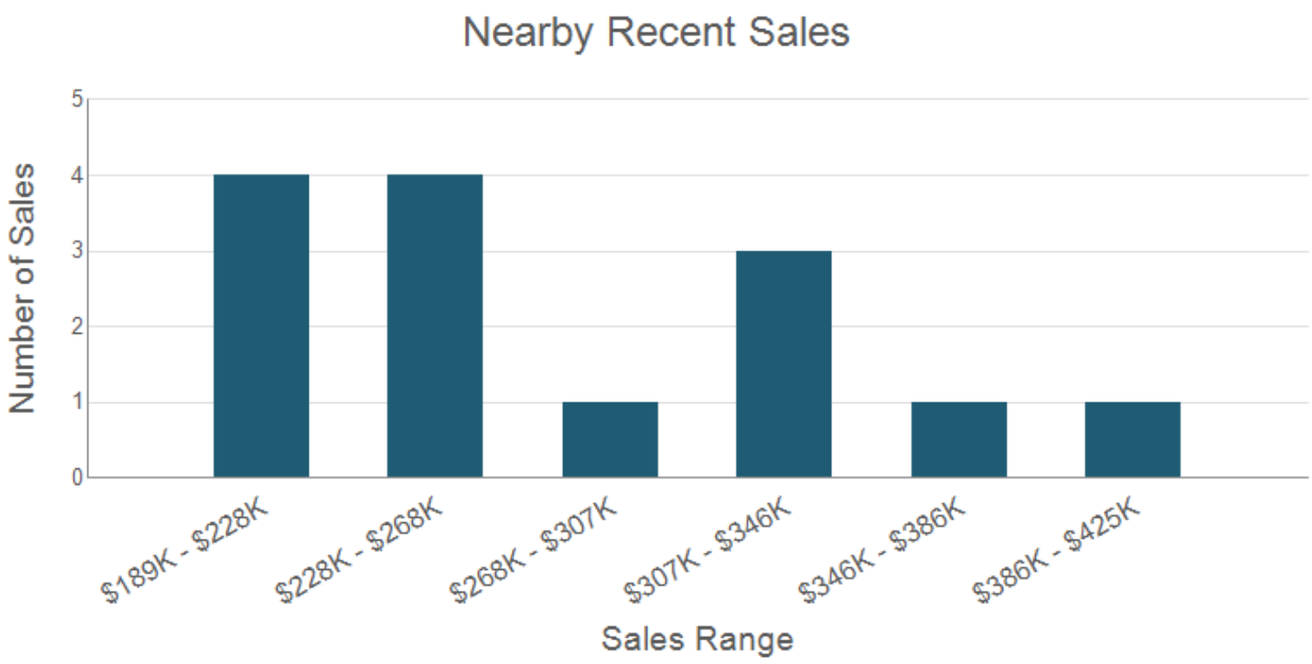
19	.46Mi.	**930 LABARRE ST** **MANDEVILLE, LA 70448-2414**	10/28/2025	$318,000	$193	1648	//	1999	SF

APN: 50445 Document #: 2469747
Document Type: Cash Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: SEVEN OAKS MapRef: CIN 1246343 Sec/Twnship/Range: SEVEN OAKS LOT 5 Abbreviated Description: Lot:5 Subdivision:SEVEN OAKS Map Ref:CIN 1246343Sec/Twnship/Range:SEVEN OAKS LOT 5

20	.46Mi.	**1212 MONTGOMERY ST** **MANDEVILLE, LA 70448-5442**	01/17/2025	$204,666	$76	2700	//	1995	SF

APN: 60027 Document #: 2436699
Document Type: Cash Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 4A Subdivision: MANDEVILLE CITY Sec/Twnship/Range: MANDEVILLE CITY LOT 4A Abbreviated Description: Lot:4A Subdivision:MANDEVILLE CITY Sec/Twnship/Range:MANDEVILLE CITY LOT 4A

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.

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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.	**1143 CAWSON ST**	**05/26/2015**	$131,056	$13,106	1,204		1996		
.01Mi.	**1157 CAWSON ST**	**08/21/2006**	$156,348	$15,635	1,213		1998		
.01Mi.	**1129 CAWSON ST**	**11/15/2006**	$151,362	$15,136	1,340		1997		
.02Mi.	**1171 CAWSON ST**	**12/05/2023**	$146,707	$14,671	1,207		2001		
.02Mi.	**1115 CAWSON ST**	**09/05/2001**	$147,065	$14,707	1,287		2000		
.02Mi.	**1160 SOULT ST**	**07/21/2022**	$150,903	$15,090	1,744		1987		
.03Mi.	**1172 SOULT ST**	**10/30/2015**	$127,646	$12,765	1,308		1980		
.03Mi.	**1156 SOULT ST**		$123,870	$12,387	1,319		1992		
.03Mi.	**1180 SOULT ST**	**10/31/2011**	$98,520	$9,852	1,220		1981		
.03Mi.	**1148 SOULT ST**		$127,942	$12,794	1,230		1992		
.03Mi.	**1142 CAWSON ST**	**04/10/2017**	$148,215	$14,822	1,400		1991	1 SF	
.03Mi.	**1128 CAWSON ST**	**03/07/2018**	$175,744	$17,574	1,489		2002		
.04Mi.	**1101 CAWSON ST**	**06/21/2019**	$159,758	$15,976	1,550		1995		
.04Mi.	**1186 SOULT ST**	**02/24/2022**	$126,530	$12,653	1,150		1995		
.04Mi.	**1124 CAWSON ST**	**08/27/2020**	$160,548	$16,055	1,350		2003		
.04Mi.	**1170 CAWSON ST**	**11/30/2020**	$160,944	$16,094	1,314		2001		

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	77%

Demographics & Income

Median Age:	41.4 years old	Households:	10,260
Median Household Income:	$92,083	Households w/Family:	74%
Household Income Per Capita:	$47,997	Households w/Family Married:	58%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	37%

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
1.45Mi.	**Mandeville Middle School** Number of Students: 502 Student-Teacher Ratio: 13.15	A+	Public	4 - 6
0.93Mi.	**Woodlake Elementary School** Number of Students: 442 Student-Teacher Ratio: 10.33	A	Public	PK - 3
2.52Mi.	**Monteleone Junior High School** Number of Students: 349 Student-Teacher Ratio: 9.12	A	Public	7 - 8
5.68Mi.	**Lakeshore High School** Number of Students: 835 Student-Teacher Ratio: 12.61 Advanced Placement: Yes	B+	Public	9 - 12

Flood Report

The Subject Property of **1143 CAWSON ST, MANDEVILLE, LA 70448-4209** 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	99%	SIMILAR
BURGLARY	78%	LOWER
MOTOR VEHICLE THEFT	102%	SIMILAR
FORCIBLE ROBBERY	66%	NOTABLY LOWER
AGGRAVATED ASSAULT	57%	NOTABLY LOWER
FORCIBLE RAPE	55%	NOTABLY LOWER
MURDER	67%	NOTABLY LOWER
OVERALL	56%	NOTABLY LOWER

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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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