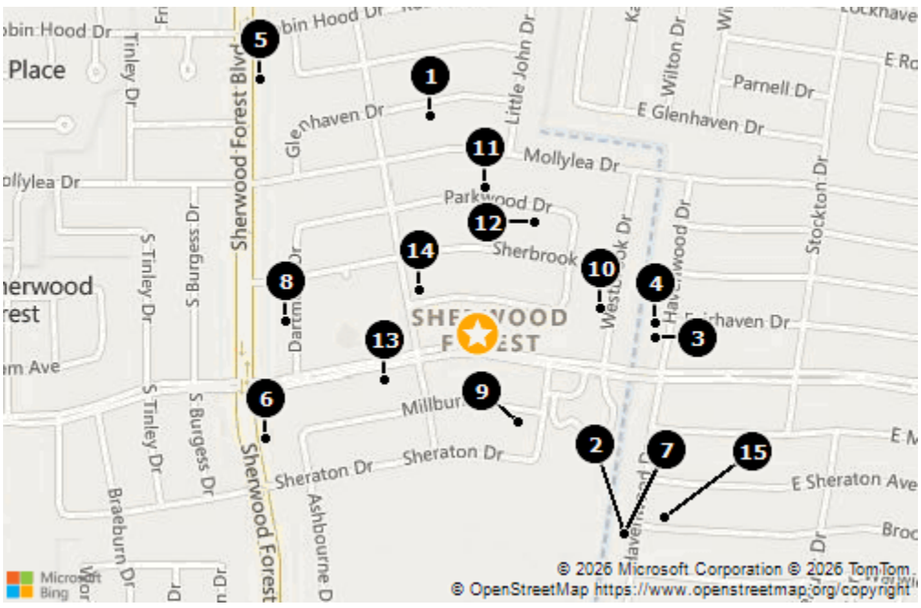
ICE SiteX Report

OrderID: 98335456

SiteX Property Information Report



Subject Property Location

11755 GOODWOOD BLVD, BATON ROUGE, LA 70815-6228

County:	**EAST BATON ROUGE LA**	Census Tract:	220330037.034005
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	1091190	Thomas Bros Pg-Grid:	

Valuation

Value:	**$306,000**	FSD:	18	Common Confidence Score:	38
Value Range:	$250,920 - $361,080	ICE Confidence Score:	82		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	99033
Assd Land Value:	$2,000	Market Land Value:	$20,000	Tax Year:	2025
Assd Improvement:	$26,900	Market Improvment Value:	$269,000	Total Taxable Value:	$2,833
Total Assessed Value:	$28,900	Total Assessor Market Value:	$289,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 322 Section: 4 District: 1ST WARD Subdivision: SHERWOOD FOREST
Abbreviated Description: WARD: 1-4, SUBDIVISION: SHERWOOD FOREST, LOT: 322. 5TH FILING.
City/Muni/Twp: EBATON ROUGE PARISH

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	3201 SF	Baths:		Fireplace:	
Year Built:	1966	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:	04/04/2025	Sales Price:	$223,785
Document #:	BK-PG 12549-337	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	05/21/2021	Loan Amount:	N/A
Document #:	13110488 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	04/01/2045	Type Finance:	FIX
Legal Description:			
Lot: 322 Subdivision: SHERWOOD FOREST SD			

Prior Transfer

Recording Date:	11/13/2015	Sales Price:	N/A
Document #:	BK-PG 12549-337	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/07/2014	Sales Price:	$175,600
Document #:	BK-PG 12211-976	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

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Legal Description:

Prior Transfer

Recording Date:	12/17/2013	Sales Price:	$225,000
Document #:	336-12549 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 322 Section: 4 District: 1ST WARD Subdivision: SHERWOOD FOREST
Abbreviated Description: WARD: 1-4, SUBDIVISION: SHERWOOD FOREST, LOT: 322. 5TH FILING.
City/Muni/Twp: EBATON ROUGE PARISH

Prior Transfer

Recording Date:	12/17/2013	Sales Price:	$225,000
Document #:	BK-PG 12549-336	Type of Sale:	Full Amount on Deed
Contract Date:	12/12/2013		
Document Type:			

Legal Description:
Lot: 322
Abbreviated Description: SHERWOOD FOREST; LOT:322

Prior Transfer

Recording Date:	01/19/2010	Sales Price:	$219,500
Document #:	BK-PG 12211-973	Type of Sale:	Full Amount on Deed
Contract Date:	01/15/2010		
Document Type:			

Legal Description:
Lot: 322
Abbreviated Description: SHERWOOD FOREST; LOT:322

Area Sales Analysis

Total Area Sales	$3,587,278	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	2,200 SF	Median Year Built	1964
Price Range - 2 Yrs	$150,000 to $375,000	Age Range	58 years to 67 years
Median Value	$225,000	Median Age	62 years

Comparable Sales Data

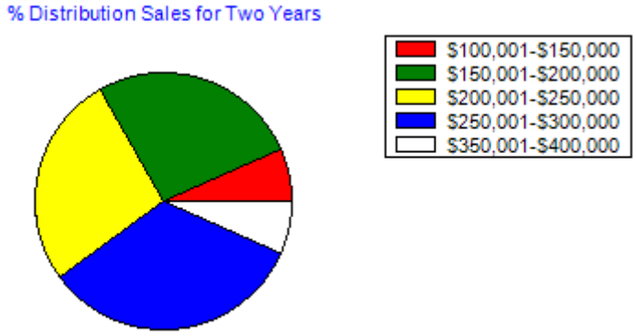
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.31Mi.	**11612 GLENHAVEN DR** **BATON ROUGE, LA 70815-6119**	08/05/2026	$285,000	$125	2268	//		SF	
	APN: 1002740 Document #: 13451951 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 101 Subdivision: SHERWOOD FOREST SD Abbreviated Description: Lot:101 Subdivision:SHERWOOD FOREST SD									
2	.34Mi.	**1328 HAVENWOOD DR** **BATON ROUGE, LA 70815-6736**	06/17/2026	$215,000	$84	2532	//	1966	SF	
	APN: 1103245 Document #: 13440009 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 789 Subdivision: SHERWOOD FOREST SD Abbreviated Description: Lot:789 Subdivision:SHERWOOD FOREST SD									
3	.25Mi.	**946 HAVENWOOD DR** **BATON ROUGE, LA 70815-6728**	06/12/2026	$195,000	$101	1918	//	1965	SF	
	APN: 995924 Document #: 13439229 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 621 Subdivision: SHERWOOD FOREST SD Abbreviated Description: Lot:621 Subdivision:SHERWOOD FOREST SD									
4	.25Mi.	**936 HAVENWOOD DR** **BATON ROUGE, LA 70815-6728**	06/04/2026	$178,000	$86	2050	//	1965	SF	
	APN: 1078631 Document #: 13437939 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 620 Subdivision: SHERWOOD FOREST SD Abbreviated Description: Lot:620 Subdivision:SHERWOOD FOREST SD									
5	.47Mi.	**375 SHERWOOD FOREST BLVD** **BATON ROUGE, LA 70815-5145**	06/02/2026	$240,000	$137	1740	//		SF	
	APN: 1056646 Document #: 13437245 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 70 Subdivision: SHERWOOD FOREST SD Abbreviated Description: Lot:70 Subdivision:SHERWOOD FOREST SD									
6	.33Mi.	**1087 SHERWOOD FOREST BLVD** **BATON ROUGE, LA 70815-5326**	06/02/2026	$291,878	$69	4200	//	1966	SF	
	APN: 1044702 Document #: 13437270 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 345 Subdivision: SHERWOOD FOREST SD Abbreviated Description: Lot:345 Subdivision:SHERWOOD FOREST SD									
7	.36Mi.	**1346 HAVENWOOD DR** **BATON ROUGE, LA 70815-6736**	05/05/2026	$200,900	$79	2526	//	1968	SF	
	APN: 943495 Document #: 13432319 Document Type: Price Code: D Land Use: Single Family Residential Legal:									
8	.27Mi.	**866 DARTMOOR DR** **BATON ROUGE, LA 70815-6203**	03/16/2026	$195,000	$108	1800	//		SF	
	APN: 1001256 Document #: 13423187 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 333 Subdivision: SHERWOOD FOREST SD Abbreviated Description: Lot:333 Subdivision:SHERWOOD FOREST SD									
9	.14Mi.	**11940 MILLBURN DR** **BATON ROUGE, LA 70815-6329**	03/02/2026	$278,000	$103	2688	//	1964	SF	
	APN: 1003690 Document #: 13420714 Document Type: Price Code: D Land Use: Single Family Residential									

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	Legal: Lot: 478 Subdivision: SHERWOOD FOREST SD Abbreviated Description: Lot:478 Subdivision:SHERWOOD FOREST SD								
10	.17Mi.	**846 WESTBROOK DR** **BATON ROUGE, LA 70815-6282**	12/08/2025	$375,000	$170	2200	//	1964	SF
	APN: 1058436 01 Document #: 13408285 Document Type: Price Code: D Land Use: Single Family Residential								
	Legal: Lot: 309 Subdivision: SHERWOOD FOREST SD Abbreviated Description: Lot:309 Subdivision:SHERWOOD FOREST SD								
11	.21Mi.	**11775 PARKWOOD DR** **BATON ROUGE, LA 70815-6252**	10/23/2025	$150,000	$75	2000	//	1959	SF
	APN: 959367 Document #: 13401100 Document Type: Price Code: D Land Use: Single Family Residential								
	Legal: Lot: 194 Subdivision: SHERWOOD FOREST SD Abbreviated Description: Lot:194 Subdivision:SHERWOOD FOREST SD								
12	.17Mi.	**11930 PARKWOOD DR** **BATON ROUGE, LA 70815-6255**	10/21/2025	$225,000	$118	1900	//	1960	SF
	APN: 985244 Document #: 13400258 Document Type: Price Code: D Land Use: Single Family Residential								
	Legal: Lot: 212 Subdivision: SHERWOOD FOREST SD Abbreviated Description: Lot:212 Subdivision:SHERWOOD FOREST SD								
13	.14Mi.	**11524 GOODWOOD BLVD** **BATON ROUGE, LA 70815-6223**	09/16/2025	$185,000	$86	2150	//	1963	SF
	APN: 951501 Document #: 13393070 Document Type: Price Code: D Land Use: Single Family Residential								
	Legal: Lot: 427 Subdivision: SHERWOOD FOREST SD Abbreviated Description: Lot:427 Subdivision:SHERWOOD FOREST SD								
14	.1Mi.	**825 SYLVAN DR** **BATON ROUGE, LA 70815-6277**	09/02/2025	$273,500	$85	3214	//	1960	SF
	APN: 1017810 Document #: 13390363 Document Type: Price Code: D Land Use: Single Family Residential								
	Legal: Lot: 256 Subdivision: SHERWOOD FOREST SD Abbreviated Description: Lot:256 Subdivision:SHERWOOD FOREST SD								
15	.36Mi.	**12243 BROOKSHIRE AVE** **BATON ROUGE, LA 70815-6702**	07/30/2025	$300,000	$130	2300	//		SF
	APN: 1079735 Document #: 13384553 Document Type: Price Code: D Land Use: Single Family Residential								
	Legal: Lot: 750 Subdivision: SHERWOOD FOREST SD Abbreviated Description: Lot:750 Subdivision:SHERWOOD FOREST 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.

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.	**11755 GOODWOOD BLVD**	**12/17/2013**	$289,000	$28,900	3,201		1966		
.02Mi.	**11727 GOODWOOD BLVD**	**09/01/2006**	$182,780	$18,278	1,924		1964		
.02Mi.	**11781 GOODWOOD BLVD**	**12/07/2022**	$216,100	$21,610	2,647		1964		
.03Mi.	**11820 FAIRHAVEN DR**	**04/16/2010**	$185,000	$18,500	1,860				
.03Mi.	**11734 FAIRHAVEN DR**	**08/01/2016**	$230,000	$23,000	3,103				
.03Mi.	**11833 GOODWOOD BLVD**	**11/15/2004**	$224,000	$22,400	2,700		1966		
.03Mi.	**11673 GOODWOOD BLVD**	**11/28/2011**	$228,000	$22,800	2,400		1963		
.04Mi.	**11830 FAIRHAVEN DR**	**11/16/2021**	$278,400	$27,840	2,397				
.05Mi.	**11722 FAIRHAVEN DR**	**06/17/2021**	$218,030	$21,803	2,295				
.05Mi.	**11776 GOODWOOD BLVD**	**11/25/1997**	$165,500	$16,550	2,545		1963		
.05Mi.	**11734 GOODWOOD BLVD**	**04/24/2020**	$190,000	$19,000	1,945		1964		
.05Mi.	**11865 GOODWOOD BLVD**	**04/02/2018**	$209,000	$20,900	2,200		1963		
.05Mi.	**11647 GOODWOOD BLVD**	**07/11/2017**	$175,000	$17,500	1,500		1964		
.05Mi.	**11848 FAIRHAVEN DR**	**09/20/2016**	$213,560	$21,356	2,248				
.05Mi.	**11828 GOODWOOD BLVD**	**03/31/2009**	$214,700	$21,470	2,260		1965		
.05Mi.	**11668 GOODWOOD BLVD**	**07/23/2007**	$190,000	$19,000	2,000		1965		

Rent vs. Own

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

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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:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.90Mi.	**Twin Oaks Elementary School** Number of Students: 417 Student-Teacher Ratio: 13.31	A-	Public	PK - 5
1.45Mi.	**Broadmoor Senior High School** Number of Students: 791 Student-Teacher Ratio: 15.69	D-	Public	9 - 12
2.40Mi.	**Southeast Middle School** Number of Students: 826 Student-Teacher Ratio: 12.49	C-	Public	6 - 8

Flood Report

The Subject Property of **11755 GOODWOOD BLVD, BATON ROUGE, LA 70815-6228** 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	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.
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