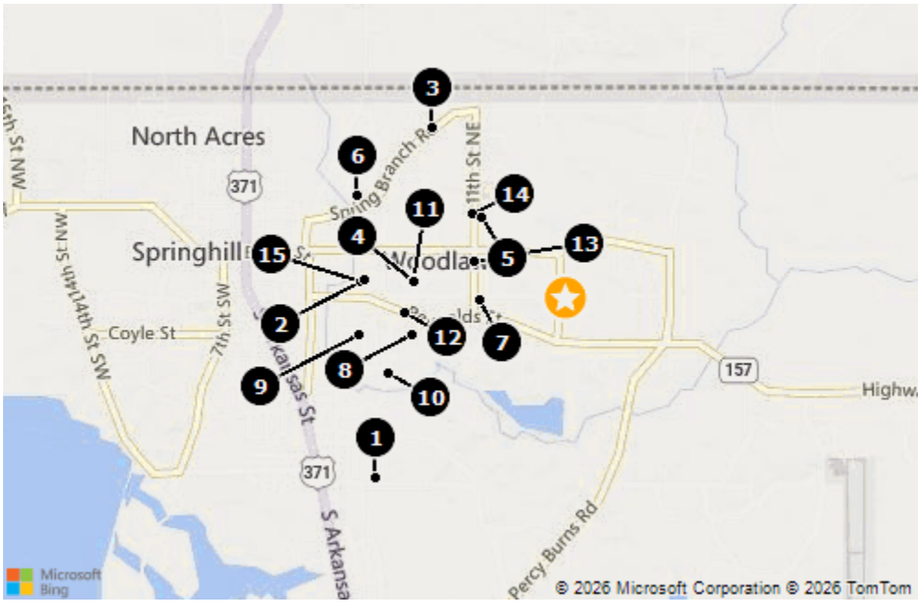
# ICE SiteX Report

**OrderID: 98665621**

## SiteX Property Information Report




## Subject Property Location

### 119 LAKEWOOD DR, SPRINGHILL, LA 71075-4770

| | | | |
|---|---|---|---|
| County: | **WEBSTER LA** | Census Tract: | 221190313.002027 |
| Property Use: | Single Family Residential | Zoning: | |
| Parcel Number: | 124154 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$131,000** | FSD: | 14 | Common Confidence Score: | 51 |
| Value Range: | $112,660 - $149,340 | ICE Confidence Score: | 86 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2025 | Market Value Year: | 2025 | Tax Rate Code Area: | |
| Assd Land Value: | $550 | Market Land Value: | $5,500 | Tax Year: | 2025 |
| Assd Improvement: | $10,010 | Market Improvment Value: | $100,100 | Total Taxable Value: | $457 |
| Total Assessed Value: | $10,560 | Total Assessor Market Value: | $105,600 | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | D |

## Assessment Legal Description

District: WARD 2-S Sec/Twnship/Range: SEC 07 TWN 23 RNG 10
Abbreviated Description: LOT 80 X 135 FT. IN NE/4 OF SW/4 SEC. 7-23-10

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 10,800 SF | Bedrooms: | | Pool: | |
| Building Area: | | 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: | 10/13/2022 | Sales Price: | N/A |
| Document #: | 598983 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/03/2021 | Sales Price: | $103,000 |
| Document #: | 589201 BK-PG - | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |
| **Legal Description:** | | | |

District: WARD 2-S Sec/Twnship/Range: SEC 07 TWN 23 RNG 10
Abbreviated Description: LOT 80 X 135 FT. IN NE/4 OF SW/4 SEC. 7-23-10

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/03/2021 | Sales Price: | $103,000 |
| Document #: | 589201 BK-PG - | Type of Sale: | Full Amount on Deed |
| Contract Date: | 04/30/2021 | | |
| Document Type: | | | |
| **Legal Description:** | | | |

City/Muni/Twp: SPRINGHILL

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 09/25/2007 | Sales Price: | $2,500 |

# ICE SiteX Report

**OrderID: 98665621**

| | | | |
|---|---|---|---|
| Document #: | 498803 BK-PG 1049 -0433 | Type of Sale: | Full Amount on Deed |
| Contract Date: | 09/18/2007 | | |
| Document Type: | | | |
| **Legal Description:** | | | |

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $1,116,128 | Median # of Bedrooms | |
| Median Lot Size | SF | Median # of Baths | |
| Median Living Area | SF | Median Year Built | |
| Price Range - 2 Yrs | $2,500 to $141,500 | Age Range | |
| Median Value | $65,000 | Median Age | |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 1.42Mi. | **1500 7TH ST SE**<br>**SPRINGHILL, LA 71075-4138** | 09/01/2026 | $32,000 | | | // | | SF | |
| | | APN: 124942 Document #: 621300<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: MapRef: MB 2A PG 117 Abbreviated Description: Map Ref:MB 2A PG 117 | | | | | | | | |
| 2 | 1.1Mi. | **106 5TH ST NE**<br>**SPRINGHILL, LA 71075-3302** | 08/24/2026 | $32,500 | | | // | | 680 SF | |
| | | APN: 125061 Document #: 621161<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: | | | | | | | | |
| 3 | 1.17Mi. | **570 SPRING BRANCH RD**<br>**SPRINGHILL, LA 71075-2840** | 07/31/2026 | $9,000 | | | // | | SF | |
| | | APN: 124528 Document #: 620762<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: | | | | | | | | |
| 4 | .83Mi. | **201 8TH ST NE**<br>**SPRINGHILL, LA 71075-3319** | 07/06/2026 | $133,900 | | | // | | SF | |
| | | APN: 125097 Document #: 620341<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: MapRef: MB 2 PG 119 Abbreviated Description: Map Ref:MB 2 PG 119 | | | | | | | | |
| 5 | .64Mi. | **349 11TH ST NE**<br>**SPRINGHILL, LA 71075-4505** | 06/05/2026 | $65,000 | | | // | | 25,200 SF | |
| | | APN: 125970 Document #: 619645<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:SPRINGHILL City/Muni/Twp: SPRINGHILL | | | | | | | | |
| 6 | 1.26Mi. | **607 5TH ST NE**<br>**SPRINGHILL, LA 71075-2807** | 05/22/2026 | $110,000 | | | // | | SF | |
| | | APN: 123457 Document #: 619423<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:SPRINGHILL City/Muni/Twp: SPRINGHILL | | | | | | | | |
| 7 | .47Mi. | **101 11TH ST SE**<br>**SPRINGHILL, LA 71075-3601** | 03/11/2026 | $54,903 | | | // | | SF | |
| | | APN: 124391 Document #: 618244<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:SPRINGHILL City/Muni/Twp: SPRINGHILL | | | | | | | | |
| 8 | .85Mi. | **405 8TH ST SE**<br>**SPRINGHILL, LA 71075-3523** | 03/04/2026 | $85,000 | | | // | | SF | |
| | | APN: 123350 Document #: 618125<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:SPRINGHILL City/Muni/Twp: SPRINGHILL | | | | | | | | |
| 9 | 1.14Mi. | **403 CENTER PARK DR**<br>**SPRINGHILL, LA 71075-3425** | 01/22/2026 | $2,500 | | | // | | SF | |
| | | APN: 125796 Document #: 617508<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: | | | | | | | | |
| 10 | 1Mi. | **603 7TH ST SE**<br>**SPRINGHILL, LA 71075-3511** | 01/16/2026 | $141,500 | | | // | | SF | |
| | | APN: 123043 Document #: 617445<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: | | | | | | | | |
| 11 | .83Mi. | **205 8TH ST NE**<br>**SPRINGHILL, LA 71075-3319** | 12/12/2025 | $114,825 | | | // | | SF | |
| | | APN: 124088 Document #: 616957<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: MapRef: MB 2 PG 119 Abbreviated Description: Map Ref:MB 2 PG 119 | | | | | | | | |
| 12 | .87Mi. | **700 REYNOLDS ST**<br>**SPRINGHILL, LA 71075-3546** | 11/26/2025 | $135,000 | | | // | | 9,300 SF | |
| | | APN: 125849 Document #: 616721<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: | | | | | | | | |
| 13 | .54Mi. | **206 11TH ST NE**<br>**SPRINGHILL, LA 71075-3330** | 11/25/2025 | $40,000 | | | // | | SF | |
| | | APN: 125619 Document #: 616694<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: | | | | | | | | |
| 14 | .68Mi. | **352 11TH ST NE**<br>**SPRINGHILL, LA 71075-4504** | 11/08/2025 | $130,000 | | | // | | SF | |

# ICE SiteX Report

**OrderID: 98665621**

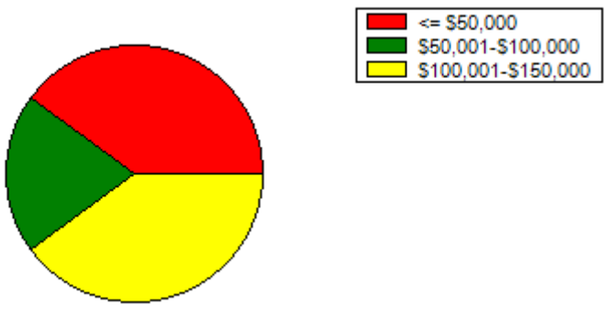
APN: 123842 Document #: 616436
Document Type: Price Code: D
Land Use: Single Family Residential
Legal:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 15 | 1.1Mi. | **104 5TH ST NE**<br>**SPRINGHILL, LA 71075-3302** | 10/31/2025 | $30,000 | | // | 680 SF |

APN: 124037 Document #: 616344
Document Type: Price Code: D
Land Use: Single Family Residential
Legal:

## Comparable Sales Chart

% Distribution Sales for Two Years




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. | **119 LAKEWOOD DR** | **05/03/2021** | $105,600 | $10,560 | | | | 10,800 SF | |
| .02Mi. | **117 LAKEWOOD DR** | | $57,100 | $5,710 | | | | 10,800 SF | |
| .04Mi. | **115 LAKEWOOD DR** | **08/10/2010** | $81,500 | $8,150 | | | | 21,600 SF | |
| .04Mi. | **114 LAKEWOOD DR** | **01/07/2019** | $58,900 | $5,890 | | | | 16,200 SF | |
| .04Mi. | **110 LAKEWOOD DR** | **08/17/2007** | $90,600 | $9,060 | | | | 16,200 SF | |
| .05Mi. | **200 LAKEWOOD DR** | **07/17/2015** | $96,500 | $9,650 | | | | 16,200 SF | |
| .06Mi. | **202 LAKEWOOD DR** | **03/12/2019** | $93,000 | $9,300 | | | | 27,000 SF | |
| .07Mi. | **113 LAKEWOOD DR** | **07/02/2012** | $114,300 | $11,430 | | | | | |
| .1Mi. | **108 WATTERS WAY** | **11/07/2017** | $83,100 | $8,310 | | | | 4 SF | |
| .1Mi. | **111 LAKEWOOD DR** | **04/22/2025** | $106,900 | $10,690 | | | | | |
| .1Mi. | **1213 BAKER ST** | | $94,400 | $9,440 | | | | 21,875 SF | |
| .11Mi. | **1214 BAKER ST** | | $156,800 | $15,680 | | | | 8 SF | |
| .13Mi. | **109 LAKEWOOD DR** | **08/10/2011** | $98,600 | $9,860 | | | | 11,070 SF | |
| .13Mi. | **1306 REYNOLDS ST** | **06/19/2023** | $451,200 | $45,120 | | | | 19 SF | |
| .14Mi. | **208 LAKEWOOD DR** | **02/01/2023** | $106,200 | $10,620 | | | | | |
| .14Mi. | **107 LAKEWOOD DR** | **03/13/2014** | $83,600 | $8,360 | | | | 11,070 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | NA | Households Occupied by Owners: | NA |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | NA years old | Households: | NA |
| Median Household Income: | NA | Households w/Family: | NA |
| Household Income Per Capita: | NA | Households w/Family Married: | NA |
| Most Common Education Level: | NA | Households w/Family Children: | NA |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | NA | Students: | NA |
| Number of Schools: | NA | Rating: | NA |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|

No School Information Available For This Property

# ICE SiteX Report

**OrderID: 98665621**

## Crime Risk

| Type | Risk Index Score | Compared to National Average (=100%) |
|---|---|---|
| **LARCENY** | NA | NA |
| **BURGLARY** | NA | NA |
| **MOTOR VEHICLE THEFT** | NA | NA |
| **FORCIBLE ROBBERY** | NA | NA |
| **AGGRAVATED ASSAULT** | NA | NA |
| **FORCIBLE RAPE** | NA | NA |
| **MURDER** | NA | NA |
| **OVERALL** | NA | NA |

## 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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