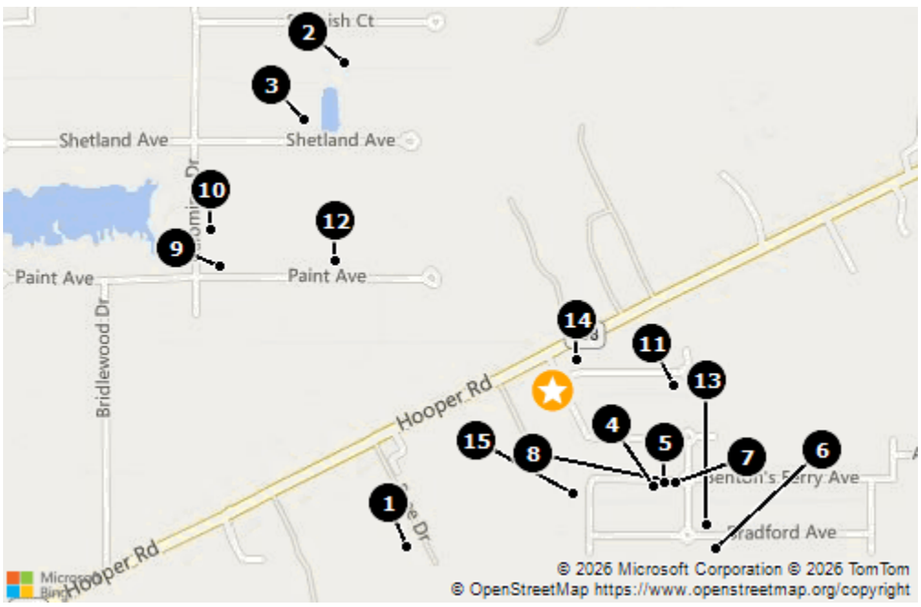
ICE SiteX Report

OrderID: 98665567

SiteX Property Information Report



Subject Property Location

12203 AMBER LAKES DR, GREENWELL SPRINGS, LA 70739-5758

County:	**EAST BATON ROUGE LA**	Census Tract:	220330044.023000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	2448734	Thomas Bros Pg-Grid:	

Valuation

Value:	**$288,000**	FSD:	12	Common Confidence Score:	64
Value Range:	$253,440 - $322,560	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	99033
Assd Land Value:	$4,000	Market Land Value:	$40,000	Tax Year:	2025
Assd Improvement:	$19,880	Market Improvment Value:	$198,800	Total Taxable Value:	$2,099
Total Assessed Value:	$23,880	Total Assessor Market Value:	$238,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 2 District: 3RD WARD Subdivision: AMBER LAKES Sec/Twnship/Range: SEC 54 TWN 5S RNG 2E
Abbreviated Description: WARD: 3-1, SUBDIVISION: AMBER LAKES, LOT: 2. 1ST FILING.RESUB. 2006.
City/Muni/Twp: EBATON ROUGE PARISH

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	1592 SF	Baths:		Fireplace:	
Year Built:	2008	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:	12/07/2016	Sales Price:	$185,576
Document #:	BK-PG 12122-285	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/14/2016	Sales Price:	$195,000
Document #:	746-12763 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 2 District: 3RD WARD Subdivision: AMBER LAKES Sec/Twnship/Range: SEC 54 TWN 5S RNG 2E
Abbreviated Description: WARD: 3-1, SUBDIVISION: AMBER LAKES, LOT: 2. 1ST FILING.RESUB. 2006.
City/Muni/Twp: EBATON ROUGE PARISH

Prior Transfer

Recording Date:	10/14/2016	Sales Price:	$195,000
Document #:	12763746 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/14/2016		
Document Type:			

Legal Description:
Lot: 12 Subdivision: AMBER LAKES

ICE SiteX Report

OrderID: 98665567

Prior Transfer

Recording Date:	02/02/2009	Sales Price:	$189,000
Document #:	BK-PG 12122-284	Type of Sale:	Full Amount on Deed
Contract Date:	01/30/2009		
Document Type:			

Legal Description:
Lot: 2
Abbreviated Description: AMBER LAKES; LOT:2

Area Sales Analysis

Total Area Sales	$4,517,900	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	1,605 SF	Median Year Built	2008
Price Range - 2 Yrs	$150,000 to $629,000	Age Range	11 years to 49 years
Median Value	$289,900	Median Age	18 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.3Mi.	**16345 BREE DR** **GREENWELL SPRINGS, LA 70739-5775**	09/28/2026	$629,000			//		89,995 SF	
		APN: 30830618 Document #: 13461366 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: C1A3 Abbreviated Description: Lot:C1A3								
2	.56Mi.	**16436 SPANISH CT** **GREENWELL SPRINGS, LA 70739-5936**	09/08/2026	$280,000	$174	1605	//	1983	SF	
		APN: 3123502 Document #: 13457776 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 26 Subdivision: BRIDLEWOOD NORTH SD Abbreviated Description: Lot:26 Subdivision:BRIDLEWOOD NORTH SD								
3	.53Mi.	**16405 SHETLAND AVE** **GREENWELL SPRINGS, LA 70739-5928**	07/20/2026	$310,000	$186	1663	//	1987	SF	
		APN: 1884824 Document #: 13446004 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 75 Subdivision: BRIDLEWOOD SD Abbreviated Description: Lot:75 Subdivision:BRIDLEWOOD SD								
4	.2Mi.	**17000 BENTONS FERRY AVE** **GREENWELL SPRINGS, LA 70739-5762**	07/07/2026	$302,000			//		SF	
		APN: 2949474 Document #: 13443851 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 124 Subdivision: BURLINGTON LAKES SD Abbreviated Description: Lot:124 Subdivision:BURLINGTON LAKES SD								
5	.21Mi.	**16995 BENTONS FERRY AVE** **GREENWELL SPRINGS, LA 70739-5767**	05/28/2026	$310,000	$193	1600	//	2014	SF	
		APN: 1986791 Document #: 13436414 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Subdivision: BURLINGTON LAKES SD Abbreviated Description: Lot:1 Subdivision:BURLINGTON LAKES SD								
6	.31Mi.	**17010 BRADFORD AVE** **GREENWELL SPRINGS, LA 70739-5766**	05/26/2026	$295,000	$181	1625	//	2013	SF	
		APN: 2949172 Document #: 13435796 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 98 Subdivision: BURLINGTON LAKES SD Abbreviated Description: Lot:98 Subdivision:BURLINGTON LAKES SD								
7	.29Mi.	**17048 BENTONS FERRY AVE** **GREENWELL SPRINGS, LA 70739-5762**	03/02/2026	$289,900	$187	1547	//	2012	SF	
		APN: 2830868 Document #: 13420702 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 66 Subdivision: BURLINGTON LAKES SD Abbreviated Description: Lot:66 Subdivision:BURLINGTON LAKES SD								
8	.3Mi.	**17050 BENTONS FERRY AVE** **GREENWELL SPRINGS, LA 70739-5762**	01/12/2026	$285,000	$183	1554	//	2011	SF	
		APN: 2830841 Document #: 13412980 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 65 Subdivision: BURLINGTON LAKES SD Abbreviated Description: Lot:65 Subdivision:BURLINGTON LAKES SD								
9	.49Mi.	**13310 PALOMINO DR** **GREENWELL SPRINGS, LA 70739-5900**	12/30/2025	$150,000	$65	2281	//	1977	SF	
		APN: 1847562 Document #: 13411355 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 105 Subdivision: BRIDLEWOOD SD Abbreviated Description: Lot:105 Subdivision:BRIDLEWOOD SD								
10	.52Mi.	**13412 PALOMINO DR** **GREENWELL SPRINGS, LA 70739-5902**	12/22/2025	$240,000	$145	1652	//	1981	SF	
		APN: 1699695 Document #: 13410369 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 102 Subdivision: BRIDLEWOOD SD Abbreviated Description: Lot:102 Subdivision:BRIDLEWOOD SD								
11	.17Mi.	**16940 RIVER BIRCH AVE** **GREENWELL SPRINGS, LA 70739-5753**	11/19/2025	$275,000	$172	1592	//	2006	SF	
		APN: 2449331 Document #: 13405466 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 48 Subdivision: AMBER LAKES SD Abbreviated Description: Lot:48 Subdivision:AMBER LAKES SD								
12	.35Mi.	**16425 PAINT AVE** **GREENWELL SPRINGS, LA 70739-5820**	11/10/2025	$270,000	$176	1532	//	1977	SF	
		APN: 1733958 Document #: 13403899 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 112 Subdivision: BRIDLEWOOD SD Abbreviated Description: Lot:112 Subdivision:BRIDLEWOOD SD								
13	.29Mi.	**17007 BRADFORD AVE** **GREENWELL SPRINGS, LA 70739-5766**	11/10/2025	$303,000	$174	1735	//	2015	SF	
		APN: 2949288 Document #: 13404032								

ICE SiteX Report

OrderID: 98665567

Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2949288 Subdivision: BURLINGTON LAKES SD Abbreviated Description: Lot:2949288 Subdivision:BURLINGTON LAKES SD

14	.05Mi.	**16817 RIVER BIRCH AVE** **GREENWELL SPRINGS, LA 70739-5757**	07/10/2025	$264,000	$155	1700	//	2008	SF

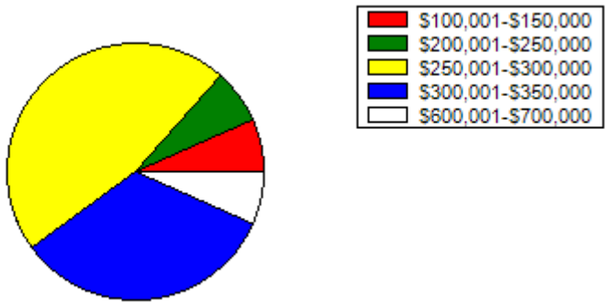
APN: 2449552 Document #: 13381070
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 66 Subdivision: AMBER LAKES SD Abbreviated Description: Lot:66 Subdivision:AMBER LAKES SD

15	.15Mi.	**12047 OLD CANAL RD** **GREENWELL SPRINGS, LA 70739-4977**	06/30/2025	$315,000	$176	1781	//	2015	SF

APN: 2948974 01 Document #: 13379285
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 79B Subdivision: BURLINGTON LAKES SD Abbreviated Description: Lot:79B Subdivision:BURLINGTON LAKES SD

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.	**12203 AMBER LAKES DR**	**10/14/2016**	$238,800	$23,880	1,592		2008		
.01Mi.	**12151 AMBER LAKES DR**	**04/16/2009**	$255,000	$25,500	1,700		2008		
.01Mi.	**12213 AMBER LAKES DR**	**10/29/2021**	$232,800	$23,280	1,509		2006		
.03Mi.	**12141 AMBER LAKES DR**	**04/09/2009**	$248,700	$24,870	1,658		2008		
.04Mi.	**12152 AMBER LAKES DR**	**05/21/2024**	$247,000	$24,700					
.04Mi.	**12131 AMBER LAKES DR**	**12/13/2021**	$242,200	$24,220	1,580		2008		
.04Mi.	**16807 RIVER BIRCH AVE**	**05/23/2024**	$276,500	$27,650	1,628		2006		
.04Mi.	**12142 AMBER LAKES DR**	**01/24/2007**	$224,700	$22,470	1,498		2006		
.05Mi.	**12132 AMBER LAKES DR**	**10/31/2016**	$238,800	$23,880	1,592		2006		
.05Mi.	**12121 AMBER LAKES DR**	**07/17/2023**	$237,150	$23,715	1,581		2007		
.05Mi.	**16817 RIVER BIRCH AVE**	**07/10/2025**	$255,000	$25,500	1,700		2008		
.06Mi.	**12122 AMBER LAKES DR**	**08/22/2013**	$219,150	$21,915	1,461		2006		
.06Mi.	**16838 RIVER BIRCH AVE**	**05/12/2014**	$250,500	$25,050	1,670		2007		
.06Mi.	**16827 RIVER BIRCH AVE**	**12/17/2007**	$252,000	$25,200	1,680		2008		
.06Mi.	**12111 AMBER LAKES DR**	**10/26/2007**	$253,650	$25,365	1,691		2007		
.07Mi.	**12112 AMBER LAKES DR**	**08/27/2007**	$259,050	$25,905	1,727		2007		

Rent vs. Own

Households Occupied by Renters:	6%	Households Occupied by Owners:	89%

Demographics & Income

Median Age:	39.6 years old	Households:	5,370
Median Household Income:	$97,593	Households w/Family:	78%
Household Income Per Capita:	$40,995	Households w/Family Married:	66%
Most Common Education Level:	High School Graduate	Households w/Family Children:	35%

School District

School District Zone:	Central Community School District	Students:	4,580
Number of Schools:	5	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.00Mi.	**Central High School**	B	Public	9 - 12

Number of Students: 1,529
Student-Teacher Ratio: 15.08
Advanced Placement: Yes

ICE SiteX Report

OrderID: 98665567

3.66Mi. **Bellingrath Hills Elementary School** Number of Students: 378 Student-Teacher Ratio: 11.45	NA	Public	PK - KG
2.15Mi. **Central Middle School** Number of Students: 1,012 Student-Teacher Ratio: 13.82	A	Public	6 - 8
4.84Mi. **Tanglewood Elementary School** Number of Students: 622 Student-Teacher Ratio: 12.18	NA	Public	1 - 2
2.21Mi. **Central Intermediate School** Number of Students: 1,039 Student-Teacher Ratio: 16.17	A	Public	3 - 5

Flood Report

The Subject Property of **12203 AMBER LAKES DR, GREENWELL SPRINGS, LA 70739-5758** 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	52%	NOTABLY LOWER
BURGLARY	58%	NOTABLY LOWER
MOTOR VEHICLE THEFT	53%	NOTABLY LOWER
FORCIBLE ROBBERY	123%	HIGHER
AGGRAVATED ASSAULT	33%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	113%	HIGHER
MURDER	42%	SIGNIFICANTLY LOWER
OVERALL	36%	SIGNIFICANTLY 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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