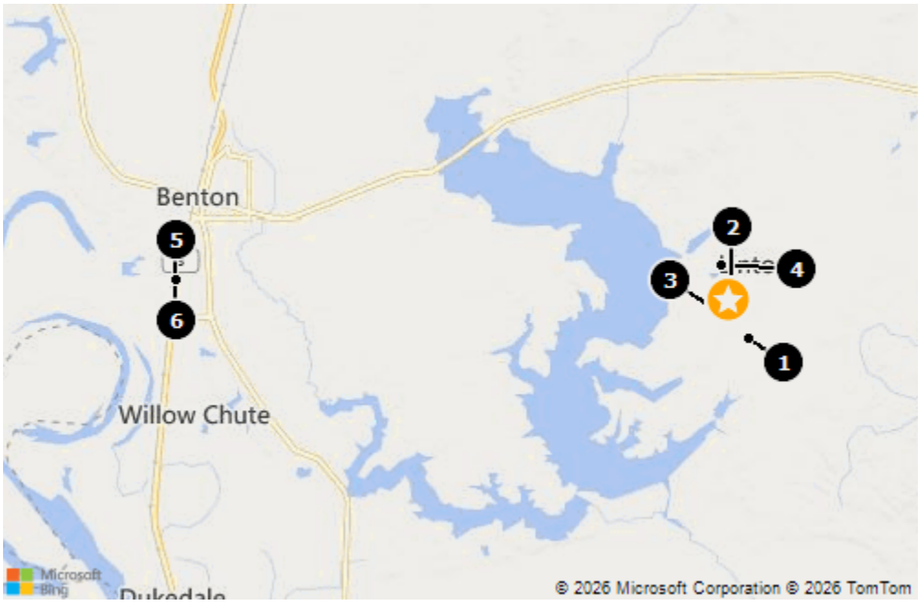
ICE SiteX Report

OrderID: 98508786

SiteX Property Information Report



Subject Property Location

124 PINE NEEDLE DR, BENTON, LA 71006-4311

County:	**BOSSIER LA**	Census Tract:	220150111.241000
Property Use:	Mobile/Manufactured Home (regardless of ownership)	Land Zoning:	
Parcel Number:	113021	Thomas Bros Pg-Grid:	

Valuation

Value:	**$187,000**	FSD:	21	Common Confidence Score:	32
Value Range:	$147,730 - $226,270	ICE Confidence Score:	79		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$2,000	Market Land Value:	$20,000	Tax Year:	2025
Assd Improvement:	$3,644	Market Improvment Value:	$36,441	Total Taxable Value:	$36
Total Assessed Value:	$5,644	Total Assessor Market Value:	$56,441	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 26 District: WARD 4 Subdivision: CYPRESS LAKE EAST #3 Phase No: 3 Legal Unit: 3 Map Ref: S242 0026 Sec/Twnship/Range: SEC 31 TWN 20N RNG 12W

Abbreviated Description: LOT 26, CYPRESS LAKE EAST UNIT #3.

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	2280 SF	Baths:		Fireplace:	
Year Built:	2005	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:	12/27/2022	Sales Price:	N/A
Document #:	1304409 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/02/2020	Sales Price:	$144,000
Document #:	1246891 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/30/2020		
Document Type:			
Legal Description:			
City/Muni/Twp: BENTON			

Prior Transfer

Recording Date:	09/26/2013	Sales Price:	$142,759
Document #:	1083098 BK-PG 1825-	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/10/2013	Sales Price:	$139,900

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Document #:	1081935 BK-PG 1645 -883	Type of Sale:	Full Amount on Deed
Contract Date:	09/09/2013		
Document Type:			

Legal Description:
Lot: 26 Subdivision: CYPRESS LAKE EAST SUBDIVISION Legal Unit: 3 Map Ref: MB450 PG588

Prior Transfer

Recording Date:	08/15/2008	Sales Price:	$126,022
Document #:	0938999 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/04/2008	Sales Price:	$145,000
Document #:	937489 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 26 District: WARD 4 Subdivision: CYPRESS LAKE EAST #3 Phase No: 3 Legal Unit: 3 Map Ref: S242 0026 Sec/Twnship/Range: SEC 31 TWN 20N RNG 12W
Abbreviated Description: LOT 26, CYPRESS LAKE EAST UNIT #3.

Prior Transfer

Recording Date:	08/04/2008	Sales Price:	$145,000
Document #:	0937489 BK-PG 1458 -308	Type of Sale:	Full Amount on Deed
Contract Date:	07/31/2008		
Document Type:			

Legal Description:
Lot: 26 Subdivision: CYPRESS LAKE EAST SUBDIVISION Legal Unit: 3 Sec/Twnship/Range: S31T20NR12W

Mortgage Record

Recording Date:	10/05/2005	Loan Amount:	N/A
Document #:	0847428 BK-PG 1528-394	Loan Type:	FHA
TD Due Date:	11/01/2035	Type Finance:	

Legal Description:
Lot: 26 Subdivision: CYPRESS LAKE EAST SUBDIVISION Legal Unit: 3 Sec/Twnship/Range: S31T20NR12W

Prior Transfer

Recording Date:	09/06/2005	Sales Price:	$17,000
Document #:	0844983 BK-PG 1348 -565	Type of Sale:	Full Amount on Deed
Contract Date:	09/02/2005		
Document Type:			

Legal Description:
Lot: 26 Subdivision: CYPRESS LAKE EAST SUBDIVISION Legal Unit: 3 Sec/Twnship/Range: S31T20NR12W
City/Muni/Twp: BOSSIER PARISH

Area Sales Analysis

Total Area Sales	$814,000	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	1,684 SF	Median Year Built	2001
Price Range - 2 Yrs	$25,000 to $209,000	Age Range	19 years to 31 years
Median Value	$142,500	Median Age	25 years

Comparable Sales Data

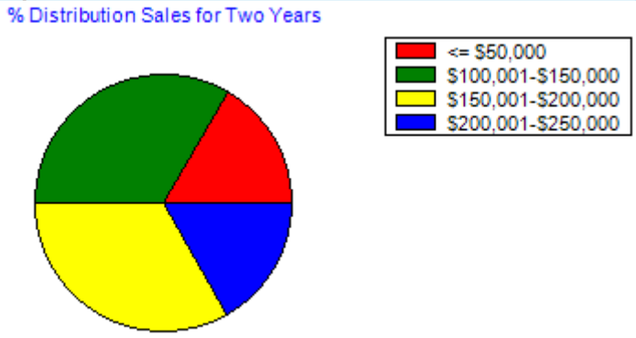
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.48Mi.	**109 E POINT DR** **BENTON, LA 71006-4355**	06/12/2026	$155,000	$106	1456	//	2005	SF	
		APN: 157065 Document #: 1371211 Document Type: Price Code: D Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal:								
2	.04Mi.	**118 PINE NEEDLE DR** **BENTON, LA 71006-4311**	05/01/2026	$130,000	$82	1568	//	2004	SF	
		APN: 112201 Document #: 1368741 Document Type: Price Code: D Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal:								
3	.21Mi.	**112 DOE LN** **BENTON, LA 71006-4318**	03/23/2026	$209,000	$116	1800	//	2007	SF	
		APN: 164317 Document #: 1366409 Document Type: Price Code: D Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Abbreviated Description: City/Muni/Twp:BENTON City/Muni/Twp: BENTON								
4	.37Mi.	**3235 E LINTON RD** **BENTON, LA 71006-9672**	01/07/2026	$120,000	$89	1344	//	1999	SF	
		APN: 111923 Document #: 1362188 Document Type: Price Code: D Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: MapRef: MB 808 PG 728 Abbreviated Description: Map Ref:MB 808 PG 728								
5	.55Mi.	**516 CROUCH RD** **BENTON, LA 71006-4312**	12/19/2025	$175,000	$78	2240	//	1995	SF	
		APN: 114520 Document #: 1361585 Document Type: Price Code: D Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: MapRef: MB 583 PG 285 Abbreviated Description: Map Ref:MB 583 PG 285								
6	.38Mi.	**680 CROUCH RD** **BENTON, LA 71006-4316**	09/23/2025	$25,000	$12	1984	//	1996	SF	
		APN: 119883 Document #: 1356949 Document Type: Price Code: D Land Use: Mobile/Manufactured Home (regardless of Land ownership)								

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Legal: Abbreviated Description: City/Muni/Twp:BENTON City/Muni/Twp: BENTON

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.	**124 PINE NEEDLE DR**	**08/04/2008**	$56,441	$5,644	2,280		2005		
.04Mi.	**132 PINE NEEDLE DR**	**06/01/1999**	$27,531	$2,753	1,152		1999		
.04Mi.	**118 PINE NEEDLE DR**	**07/28/2010**	$43,361	$4,336	1,568		2004		
.07Mi.	**173 RUNNING DEER LN**	**04/16/2010**	$23,962	$2,396	1,064		1986		
.08Mi.	**144 PINE NEEDLE DR**	**12/04/1998**	$40,431	$4,043	1,624		2002		
.08Mi.	**133 PINE NEEDLE DR**	**07/28/2009**	$29,262	$2,926	924	/2/2	1985		
.09Mi.	**110 PINE NEEDLE DR**	**03/16/2004**	$37,087	$3,709	1,782		2000		
.11Mi.	**149 RUNNING DEER LN**	**04/29/2014**	$24,098	$2,410	1,216		1987		
.12Mi.	**152 PINE NEEDLE DR**	**05/18/2023**	$48,513	$4,852	400		1990		
.13Mi.	**151 PINE NEEDLE DR**	**02/04/2025**	$153,240	$15,324	1,200		2008		
.14Mi.	**209 CYPRESS LAKE CIR**	**06/20/2025**	$68,933	$6,893	1,792		2013		
.16Mi.	**182 CYPRESS LAKE CIR**	**11/21/2005**	$44,056	$4,406	256		1995		
.16Mi.	**198 CYPRESS LAKE CIR**	**10/05/1994**	$33,775	$3,378	1,560		1999		
.17Mi.	**190 RUNNING DEER LN**	**05/10/2007**	$24,498	$2,450	1,344		1972		
.18Mi.	**138 RUNNING DEER LN**	**12/04/2009**	$31,433	$3,143	924		2005		
.19Mi.	**108 DOE LN**	**06/18/2009**	$79,417	$7,942	2,280		2009		

Rent vs. Own

Households Occupied by Renters:	13%	Households Occupied by Owners:	81%

Demographics & Income

Median Age:	42.9 years old	Households:	6,730
Median Household Income:	$94,717	Households w/Family:	79%
Household Income Per Capita:	$42,198	Households w/Family Married:	63%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	37%

School District

School District Zone:	Bossier Parish School District	Students:	22,224
Number of Schools:	33	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
6.19Mi.	**Benton Middle School** Number of Students: 817 Student-Teacher Ratio: 16.54	A	Public	7 - 8
4.64Mi.	**Benton Elementary School** Number of Students: 595 Student-Teacher Ratio: 14.1	A	Public	KG - 4
5.57Mi.	**Benton High School** Number of Students: 1,515 Student-Teacher Ratio: 18.63 Advanced Placement: Yes	B+	Public	9 - 12

ICE SiteX Report

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Flood Report

The Subject Property of **124 PINE NEEDLE DR, BENTON, LA 71006-4311** 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	46%	SIGNIFICANTLY LOWER
BURGLARY	71%	NOTABLY LOWER
MOTOR VEHICLE THEFT	37%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	91%	LOWER
AGGRAVATED ASSAULT	50%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	76%	NOTABLY LOWER
MURDER	49%	SIGNIFICANTLY LOWER
OVERALL	48%	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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