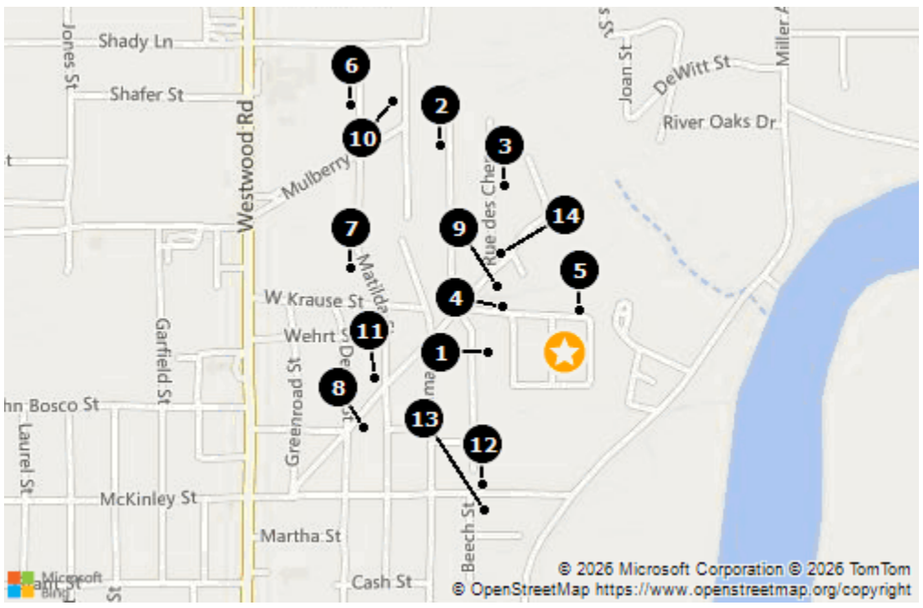
ICE SiteX Report

OrderID: 97850558

SiteX Property Information Report



Subject Property Location

1308 S RUE DES CHENE, WESTLAKE, LA 70669-4820

County:	**CALCASIEU LA**	Census Tract:	220190026.001016
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	00481599	Thomas Bros Pg-Grid:	

Valuation

Value:	**$258,000**	FSD:	11	Common Confidence Score:	58
Value Range:	$229,620 - $286,380	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$3,300	Market Land Value:	$33,000	Tax Year:	2025
Assd Improvement:	$6,040	Market Improvment Value:	$60,400	Total Taxable Value:	$411
Total Assessed Value:	$9,340	Total Assessor Market Value:	$93,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 3 Block: 3 District: 4W Sec/Twnship/Range: SEC 26 TWN 09 RNG 09

Abbreviated Description:	260909-1384-3 0003 0000 H LOT 3 BLK 3 OAK RIDGE WEST IMPS/RCA REF1-JAMES H STINE B 1640 P 62-81 REF2-JERRY WADE MCGEE AND DON
City/Muni/Twp:	WESTLAKE WARD

Property Characteristics

Lot Size:	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:	03/25/2021	Sales Price:	$235,000
Document #:	3421507 BK-PG 4429 -751	Type of Sale:	Full Amount on Deed
Contract Date:	03/25/2021		
Document Type:			

Legal Description:
Lot: 3 Block: 3 Subdivision: OAK RIDGE WEST Map Ref: MB 24 PG 93

Prior Transfer

Recording Date:	01/13/2017	Sales Price:	N/A
Document #:	3260546 BK-PG 4165 -666	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/03/2017		
Document Type:			

Legal Description:
Lot: 3 Block: 3 Subdivision: OAK RIDGE WEST SUBDIVISION Map Ref: MB 24 PG 93

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

ICE SiteX Report

OrderID: 97850558

Legal Description:
Lot: 3 Block: 3 District: 4W Sec/Twnship/Range: SEC 26 TWN 09 RNG 09
Abbreviated Description: 260909-1384-3 0003 0000 H LOT 3 BLK 3 OAK RIDGE WEST IMPS/RCA REF1-JAMES H STINE B 1640 P 62-81 REF2-JERRY WADE MCGEE AND DON
City/Muni/Twp: WESTLAKE WARD

Area Sales Analysis

Total Area Sales	$2,860,071	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$80,000 to $350,000	Age Range	
Median Value	$221,750	Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.11Mi.	**1324 BEECH ST** **WESTLAKE, LA 70669-4704**	06/15/2026	$247,500			//		SF	
		APN: 00705187 Document #: 3607632 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 23 Section: 26 Subdivision: CHARLES WEHRT SUB MapRef: MB 13 PG 8 Sec/Twnship/Range: SW4 S26 T9S R9W Abbreviated Description: Lot:23 Section:26 Subdivision:CHARLES WEHRT SUB Map Ref:MB 13 PG 8Sec/Twnship/Range:SW4 S26 T9S R9W								
2	.34Mi.	**1439 BEECH ST** **WESTLAKE, LA 70669-4101**	06/05/2026	$122,171			//		SF	
		APN: 00695696 Document #: 3606822 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 & 3 Block: 2 Section: 26 Subdivision: CHARLES WEHRT SUB MapRef: MB 13 PG 8 Sec/Twnship/Range: E2 NE4 S26 T9S R9W Abbreviated Description: Lot:2 & 3 Block:2 Section:26 Subdivision:CHARLES WEHRT SUB Map Ref:MB 13 PG 8Sec/Twnship/Range:E2 NE4 S26 T9S R9W								
3	.25Mi.	**1424 RUE DES CHENE** **WESTLAKE, LA 70669-4108**	06/01/2026	$249,900			//		SF	
		APN: 00703648 Document #: 3606363 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 16 Block: 4 Section: 26 MapRef: MB 19 PG 85 Sec/Twnship/Range: E2 NE4 S26 T9S R9W Abbreviated Description: Lot:16 Block:4 Section:26 Map Ref:MB 19 PG 85Sec/Twnship/Range:E2 NE4 S26 T9S R9W								
4	.12Mi.	**408 E KRAUSE ST** **WESTLAKE, LA 70669-4814**	05/28/2026	$168,000			//		1,437,486 SF	
		APN: 01094890 Document #: 3605934 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 18 Block: 1 Section: 26 Subdivision: CHARLES WEHRT SUB Sec/Twnship/Range: SE4 NE4 S26 T9S R9W Abbreviated Description: Lot:18 Block:1 Section:26 Subdivision:CHARLES WEHRT SUB Sec/Twnship/Range:SE4 NE4 S26 T9S R9W								
5	.08Mi.	**404 E KRAUSE ST** **WESTLAKE, LA 70669-4814**	05/11/2026	$229,000			//		SF	
		APN: 01030752 Document #: 3604342 Document Type: Price Code: D Land Use: Single Family Residential Legal: Section: 26 Sec/Twnship/Range: NW4 S26 T9S R9W Abbreviated Description: Section:26 Sec/Twnship/Range:NW4 S26 T9S R9W								
6	.46Mi.	**1709 MATILDA ST** **WESTLAKE, LA 70669-4009**	04/30/2026	$240,000			//		SF	
		APN: 00691828 Document #: 3603421 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 16 & 17 Subdivision: MAGNOLIA HEIGHTS NO VI MapRef: MB 22 PG 29 Abbreviated Description: Lot:16 & 17 Subdivision:MAGNOLIA HEIGHTS NO VI Map Ref:MB 22 PG 29								
7	.32Mi.	**1521 MATILDA ST** **WESTLAKE, LA 70669-4729**	04/01/2026	$200,000			//		SF	
		APN: 00692573A Document #: 3600758 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 15 Block: S Abbreviated Description: Lot:15 Block:S								
8	.3Mi.	**1216 CONTINENTAL BLVD** **WESTLAKE, LA 70669-4736**	03/23/2026	$132,000			//		SF	
		APN: 00696919 Document #: 3599824 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 17 Block: G Subdivision: MAGNOLIA HEIGHTS 3 MapRef: MB 7 PG 54 Abbreviated Description: Lot:17 Block:G Subdivision:MAGNOLIA HEIGHTS 3 Map Ref:MB 7 PG 54								
9	.13Mi.	**1502 CONTINENTAL BLVD** **WESTLAKE, LA 70669-4104**	02/11/2026	$350,000			//		SF	
		APN: 00699535 Document #: 3596467 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Section: 26 Subdivision: CHARLES WEHRT SUB NO 3 Sec/Twnship/Range: E2 NE4 S26 T9S R9W Abbreviated Description: Lot:1 Section:26 Subdivision:CHARLES WEHRT SUB NO 3 Sec/Twnship/Range:E2 NE4 S26 T9S R9W								
10	.43Mi.	**1705 N HILMA ST** **WESTLAKE, LA 70669-4005**	12/09/2025	$220,000			//		SF	
		APN: 00760234 Document #: 3591591 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Block: 4 Section: 26 MapRef: MB 22 PG 29 Sec/Twnship/Range: NW4 NE4 S26 T9S R9W Abbreviated Description: Lot:12 Block:4 Section:26 Map Ref:MB 22 PG 29Sec/Twnship/Range:NW4 NE4 S26 T9S R9W								
11	.27Mi.	**1301 MATILDA ST** **WESTLAKE, LA 70669-4725**	12/09/2025	$80,000			//		SF	
		APN: 00693278 Document #: 3591526 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Section: 26 Subdivision: MAGNOLIA HEIGHTS PLAT MapRef: MB 7 PG 147 Sec/Twnship/Range: SW4 NE4 S26 T9S R9W Abbreviated Description: Lot:4 Section:26 Subdivision:MAGNOLIA HEIGHTS PLAT Map Ref:MB 7 PG 147Sec/Twnship/Range:SW4 NE4 S26 T9S R9W								
12	.21Mi.	**436 MCKINLEY ST** **WESTLAKE, LA 70669-5406**	11/13/2025	$273,000			//		SF	
		APN: 00693197 Document #: 3589778								

ICE SiteX Report

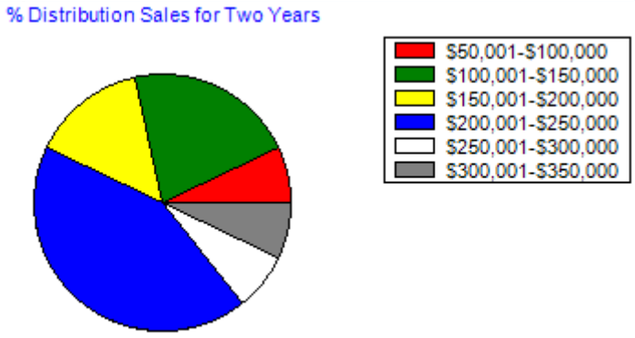
OrderID: 97850558

Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 14 Block: B Section: 26 Subdivision: LEE-MAYO SUB MapRef: MB 4 PG 141 Sec/Twnship/Range: N2 NE4 SE4 S26 T9S R9W Abbreviated Description: Lot:14 Block:B Section:26 Subdivision:LEE-MAYO SUB Map Ref:MB 4 PG 141Sec/Twnship/Range:N2 NE4 SE4 S26 T9S R9W

13 .25Mi. **437 MCKINLEY ST** 09/16/2025 $125,000 // SF
WESTLAKE, LA 70669-5405
APN: 00697869 Document #: 3584080
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 & 2 Block: 2 Section: 26 Subdivision: MAGNOLIA HEIGHTS SUB Sec/Twnship/Range: SW4 NE4 SE4 S26 T9S R9W Abbreviated Description: Lot:1 & 2 Block:2 Section:26 Subdivision:MAGNOLIA HEIGHTS SUB Sec/Twnship/Range:SW4 NE4 SE4 S26 T9S R9W

14 .17Mi. **1404 RUE DES CHENE** 08/27/2025 $223,500 // SF
WESTLAKE, LA 70669-4108
APN: 00688045 Document #: 3582441
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 21 MapRef: MB 19 PG 88 Abbreviated Description: Lot:21 Map Ref:MB 19 PG 88

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.	**1308 S RUE DES CHENE**		$93,400	$9,340					
.02Mi.	**1312 S RUE DES CHENE**		$136,000	$13,600					
.02Mi.	**1304 S RUE DES CHENE**		$146,600	$14,660					
.02Mi.	**1305 E HOLLY HILL CIR**		$129,900	$12,990					
.03Mi.	**1311 E HOLLY HILL CIR**		$147,200	$14,720					
.03Mi.	**1309 S RUE DES CHENE**		$99,700	$9,970					
.03Mi.	**1305 S RUE DES CHENE**		$90,000	$9,000					
.04Mi.	**1300 S RUE DES CHENE**		$140,000	$14,000					
.04Mi.	**1313 S RUE DES CHENE**		$220,300	$22,030					
.04Mi.	**402 S HOLLY HILL CIR**		$153,000	$15,300					
.04Mi.	**1317 E HOLLY HILL CIR**		$129,500	$12,950					
.05Mi.	**406 S HOLLY HILL CIR**		$135,300	$13,530					
.05Mi.	**1310 E HOLLY HILL CIR**		$123,000	$12,300					
.06Mi.	**1306 W HOLLY HILL CIR**		$200,000	$20,000					
.06Mi.	**1314 E HOLLY HILL CIR**		$97,700	$9,770					
.06Mi.	**1310 W HOLLY HILL CIR**		$84,900	$8,490					

Rent vs. Own

Households Occupied by Renters:	13%	Households Occupied by Owners:	71%

Demographics & Income

Median Age:	39.2 years old	Households:	4,066
Median Household Income:	$71,486	Households w/Family:	76%
Household Income Per Capita:	$32,311	Households w/Family Married:	57%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Calcasieu Parish School District	Students:	27,851
Number of Schools:	56	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.09Mi.	**Westlake High School**	C	Public	9 - 12

Number of Students: 487
Student-Teacher Ratio: 9.66

ICE SiteX Report

OrderID: 97850558

Advanced Placement: Yes

0.53Mi. **S.P. Arnett Middle School** Number of Students: 374 Student-Teacher Ratio: 12.96	A	Public	6 - 8
1.06Mi. **Western Heights Elementary School** Number of Students: 343 Student-Teacher Ratio: 14.61	B	Public	3 - 5
0.54Mi. **Westwood Elementary School** Number of Students: 412 Student-Teacher Ratio: 13.47	NA	Public	PK - 2

Flood Report

The Subject Property of **1308 S RUE DES CHENE, WESTLAKE, LA 70669-4820** 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	107%	SIMILAR
BURGLARY	134%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	121%	HIGHER
FORCIBLE ROBBERY	87%	LOWER
AGGRAVATED ASSAULT	101%	SIMILAR
FORCIBLE RAPE	91%	LOWER
MURDER	110%	HIGHER
OVERALL	125%	HIGHER

Disaster Alerts

9/10/2024 - Tropical Storm Francine 1/23/2026 - Severe Winter Storm

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.