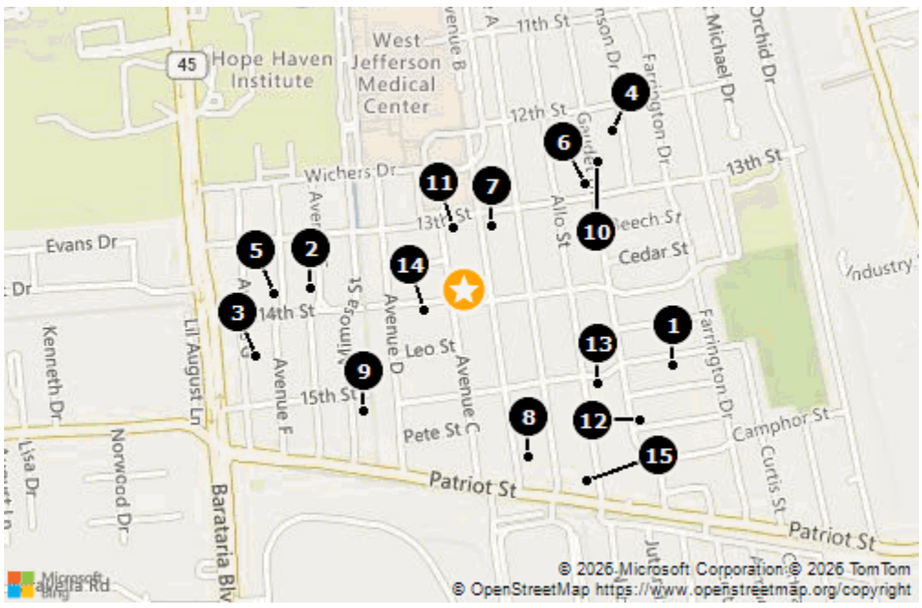
ICE SiteX Report

OrderID: 98730037

SiteX Property Information Report



Subject Property Location

1345 AVENUE C, MARRERO, LA 70072-3829

County:	**JEFFERSON LA**	Census Tract:	220510265.001019
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0-41-0000436	Thomas Bros Pg-Grid:	

Valuation

Value:	**$221,000**	FSD:	32	Common Confidence Score:	22
Value Range:	$150,280 - $291,720	ICE Confidence Score:	68		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	41-W JEFFERSON HSP
Assd Land Value:	$4,580	Market Land Value:	$45,800	Tax Year:	2025
Assd Improvement:	$11,120	Market Improvment Value:	$111,200	Total Taxable Value:	$1,079
Total Assessed Value:	$15,700	Total Assessor Market Value:	$157,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 22 Block: 32 District: 41 Subdivision: GETZINGER SUB & ADD
Abbreviated Description: LOT 22 SQ 32 ADDITION TO GETZINGER

Property Characteristics

Lot Size:	7,200 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
Mortgage Record

Recording Date:	02/24/2022	Loan Amount:	N/A
Document #:	12210802 BK-PG 4975-460	Loan Type:	VA
TD Due Date:	03/01/2052	Type Finance:	FIX

Legal Description:
Lot: 22 Block: 32 Subdivision: GITZINGER ADDITION

Prior Transfer

Recording Date:	10/01/2015	Sales Price:	$157,000
Document #:	11545728 BK-PG 3359-194	Type of Sale:	Full Amount on Deed
Contract Date:	09/30/2015		
Document Type:			

Legal Description:
Lot: 22 Block: 32
Abbreviated Description: GITZINGER ADDN SUBD; BLOCK:32 LOT:22

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG 3359 -194	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 22 Block: 32 District: 41 Subdivision: GETZINGER SUB & ADD
Abbreviated Description: LOT 22 SQ 32 ADDITION TO GETZINGER

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Area Sales Analysis

Total Area Sales	$2,739,500	Median # of Bedrooms	
Median Lot Size	6,300 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$80,000 to $273,000	Age Range	
Median Value	$185,000	Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.31Mi.	**4020 15TH ST** **MARRERO, LA 70072-4004**	09/24/2026	$136,900			//		5,100 SF	
		APN: 0-41-0001835 Document #: 12637434 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: 35 Subdivision: VALLEY REALTY CO Abbreviated Description: Lot:6 Block:35 Subdivision:VALLEY REALTY CO								
2	.22Mi.	**1332 AVENUE E** **MARRERO, LA 70072-3736**	09/02/2026	$204,200			//		8,064 SF	
		APN: 0-41-0001904 Document #: 12634720 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 51-52 Block: C Subdivision: FLOROHAZE SD Abbreviated Description: Lot:51-52 Block:C Subdivision:FLOROHAZE SD								
3	.31Mi.	**1417 AVENUE G** **MARRERO, LA 70072-3753**	08/24/2026	$232,500			//		6,180 SF	
		APN: 0-41-0000513 Document #: 12632783 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 120 Subdivision: LOUIS PARK Abbreviated Description: Lot:120 Subdivision:LOUIS PARK								
4	.3Mi.	**1210 MANSON DR** **MARRERO, LA 70072-3933**	08/19/2026	$105,000			//		11,000 SF	
		APN: 0-41-0000713 Document #: 12632035 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 249-250 Block: 23 Subdivision: VALLEY REALTY CO Abbreviated Description: Lot:249-250 Block:23 Subdivision:VALLEY REALTY CO								
5	.27Mi.	**1328 AVENUE F** **MARRERO, LA 70072-3744**	08/18/2026	$205,000			//		14,000 SF	
		APN: 0-41-0001349 Document #: 12631986 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 31-33 Block: B Subdivision: FLORAHAZE SD Abbreviated Description: Lot:31-33 Block:B Subdivision:FLORAHAZE SD								
6	.22Mi.	**1240 GAUDET DR** **MARRERO, LA 70072-3927**	08/14/2026	$215,000			//		6,000 SF	
		APN: 0-41-0001480 Document #: 12631504 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 233 Block: 22 Subdivision: VALLEY REALTY CO Abbreviated Description: Lot:233 Block:22 Subdivision:VALLEY REALTY CO								
7	.1Mi.	**1305 AVENUE B** **MARRERO, LA 70072-3815**	08/03/2026	$136,000			//		7,200 SF	
		APN: 0-41-0000052 Document #: 12630016 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 37-38 Block: 13 Subdivision: MARRERO ADDITION Abbreviated Description: Lot:37-38 Block:13 Subdivision:MARRERO ADDITION								
8	.25Mi.	**1535 AVENUE B** **MARRERO, LA 70072-3819**	07/24/2026	$185,000			//		7,200 SF	
		APN: 0-41-0001863 Document #: 12628546 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 34A Block: 35 Subdivision: VILLAGE OF MARRERO Abbreviated Description: Lot:34A Block:35 Subdivision:VILLAGE OF MARRERO								
9	.22Mi.	**1505 MIMOSA ST** **MARRERO, LA 70072-3849**	07/21/2026	$273,000			//		6,180 SF	
		APN: 0-41-0001142 Document #: 12627924 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 27 Subdivision: LOUIS PARK SD Abbreviated Description: Lot:27 Subdivision:LOUIS PARK SD								
10	.27Mi.	**1229 GAUDET DR** **MARRERO, LA 70072-3926**	07/01/2026	$124,000			//		5,500 SF	
		APN: 0-41-0001864 Document #: 12625351 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 242 Block: 23 Subdivision: VALLEY REALTY CO Abbreviated Description: Lot:242 Block:23 Subdivision:VALLEY REALTY CO								
11	.09Mi.	**1301 AVENUE C** **MARRERO, LA 70072-3829**	06/24/2026	$80,000			//		6,300 SF	
		APN: 0-41-0001418 Document #: 12623948 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 121 Subdivision: FLOROHAZE SD Abbreviated Description: Lot:121 Subdivision:FLOROHAZE SD								
12	.31Mi.	**4045 CYPRESS ST** **MARRERO, LA 70072-4011**	06/16/2026	$178,000			//		5,500 SF	
		APN: 0-41-0000672 Document #: 12623006 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Block: 36 Subdivision: VALLEY REALTY CO Abbreviated Description: Lot:13 Block:36 Subdivision:VALLEY REALTY CO								
13	.23Mi.	**4150 15TH ST** **MARRERO, LA 70072-4027**	06/09/2026	$160,000			//		5,400 SF	
		APN: 0-41-0001443 Document #: 12621924 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1-2 Block: 24 Subdivision: ALL AVENUE SD Abbreviated Description: Lot:1-2 Block:24 Subdivision:ALL AVENUE SD								
14	.06Mi.	**4512 14TH ST** **MARRERO, LA 70072-3824**	06/08/2026	$240,000			//		9,600 SF	
		APN: 0-41-0000848 Document #: 12621562 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 17 Block: 40 Subdivision: ADDN TO GITZINGER Abbreviated Description: Lot:17 Block:40 Subdivision:ADDN TO GITZINGER								
15	.32Mi.	**1560 ALLO AVE**	05/26/2026	$264,900			//		11,786 SF	

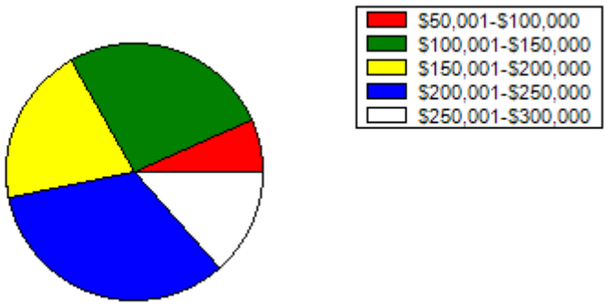
ICE SiteX Report

OrderID: 98730037

MARRERO, LA 70072-4031
APN: 0-41-0000195 Document #: 12619551
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 19A 20A Block: 25 Subdivision: ALLO SD Abbreviated Description: Lot:19A 20A Block:25 Subdivision:ALLO 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.	**1345 AVENUE C**		$157,000	$15,700				7,200 SF	
.01Mi.	**1341 AVENUE C**		$85,500	$8,550				3,600 SF	
.01Mi.	**4425 14TH ST**		$152,200	$15,220				5,340 SF	
.02Mi.	**1337 AVENUE C**		$90,300	$9,030				4,800 SF	
.02Mi.	**1334 AVENUE B**		$75,000	$7,500				3,600 SF	
.02Mi.	**1336 AVENUE B**		$242,200	$24,220				7,200 SF	
.02Mi.	**1330 AVENUE B**		$78,400	$7,840				7,200 SF	
.03Mi.	**1333 AVENUE C**		$142,000	$14,200				4,800 SF	
.03Mi.	**1340 AVENUE B**		$103,000	$10,300				3,600 SF	
.03Mi.	**4501 14TH ST**		$115,000	$11,500				7,200 SF	
.03Mi.	**1401 AVENUE C**		$153,800	$15,380				5,400 SF	
.03Mi.	**1322 AVENUE B**		$289,900	$28,990				7,200 SF	
.03Mi.	**1329 AVENUE C**		$63,300	$6,330				5,000 SF	
.04Mi.	**4500 MYRTLE ST**		$172,000	$17,200				10,800 SF	
.04Mi.	**4505 14TH ST**		$108,600	$10,860				7,200 SF	
.04Mi.	**1405 AVENUE C**		$113,000	$11,300				5,400 SF	

Rent vs. Own

Households Occupied by Renters:	22%	Households Occupied by Owners:	72%

Demographics & Income

Median Age:	40.2 years old	Households:	20,557
Median Household Income:	$62,626	Households w/Family:	67%
Household Income Per Capita:	$27,792	Households w/Family Married:	38%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	Jefferson Parish School District	Students:	46,790
Number of Schools:	75	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.46Mi.	**John Ehret High School** Number of Students: 1,850 Student-Teacher Ratio: 19.26	D	Public	9 - 12
0.45Mi.	**Ella C. Pittman Elementary School** Number of Students: 471 Student-Teacher Ratio: 12.82	D	Public	PK - 5
0.86Mi.	**L. H. Marrero Middle School** Number of Students: 619 Student-Teacher Ratio: 15.88	D+	Public	6 - 8

ICE SiteX Report

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Flood Report

The Subject Property of **1345 AVENUE C, MARRERO, LA 70072-3829** is in **Zone X500** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 0.2% ANNUAL CHANCE FLOODING; AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AN AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOODING.

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	108%	SIMILAR
BURGLARY	123%	HIGHER
MOTOR VEHICLE THEFT	112%	HIGHER
FORCIBLE ROBBERY	121%	HIGHER
AGGRAVATED ASSAULT	72%	NOTABLY LOWER
FORCIBLE RAPE	126%	HIGHER
MURDER	91%	LOWER
OVERALL	81%	LOWER

Disaster Alerts

1/23/2026 - Severe Winter Storm

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