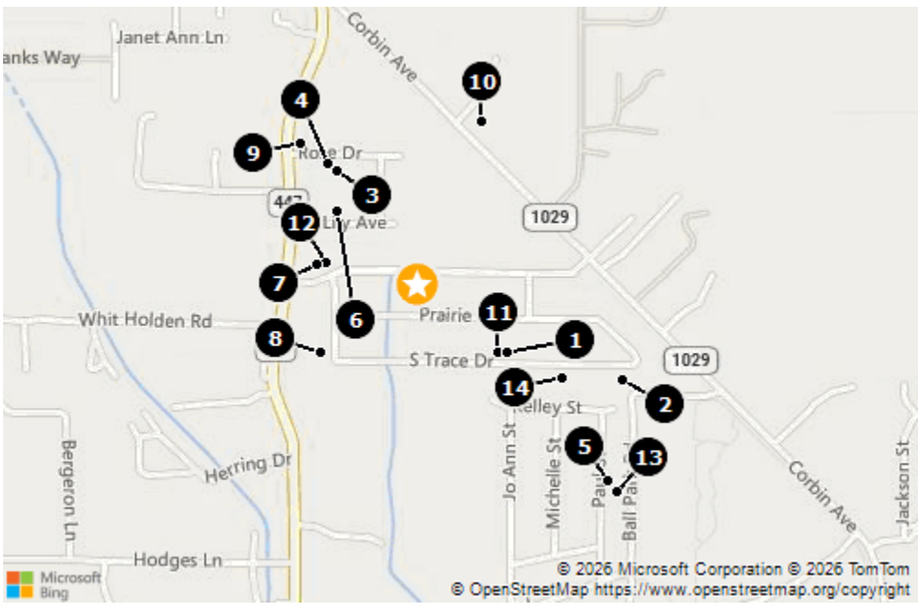
ICE SiteX Report

OrderID: 98508796

SiteX Property Information Report



Subject Property Location

13496 MEADOW CROSSING DR, WALKER, LA 70785-5623

County:	**LIVINGSTON LA**	Census Tract:	220630404.061003
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0259812	Thomas Bros Pg-Grid:	

Valuation

Value:	**$154,000**	FSD:	6	Common Confidence Score:	92
Value Range:	$144,760 - $163,240	ICE Confidence Score:	94		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$2,400	Market Land Value:	$24,000	Tax Year:	2025
Assd Improvement:	$13,511	Market Improvment Value:	$135,110	Total Taxable Value:	$1,699
Total Assessed Value:	$15,911	Total Assessor Market Value:	$159,110	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 52 Block: 1 District: 99063 Subdivision: THE MEADOWS Sec/Twnship/Range: SEC 24 TWN 06S RNG 03E
Abbreviated Description: LOT 52 OF THE MEADOWS SUBD SEC24-6-3
City/Muni/Twp: LIVINGSTON PARISH

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
Mortgage Record

Recording Date:	01/05/2022	Loan Amount:	N/A
Document #:	BK-PG 3169-404	Loan Type:	Unknown
TD Due Date:	02/01/2044	Type Finance:	

Legal Description:
City/Muni/Twp: WALKER

Prior Transfer

Recording Date:	05/23/2014	Sales Price:	$134,000
Document #:	820252 BK-PG 1193 -644	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 52 Block: 1 District: 99063 Subdivision: THE MEADOWS Sec/Twnship/Range: SEC 24 TWN 06S RNG 03E
Abbreviated Description: LOT 52 OF THE MEADOWS SUBD SEC24-6-3
City/Muni/Twp: LIVINGSTON PARISH

Prior Transfer

Recording Date:	05/24/2010	Sales Price:	$104,500
Document #:	719311 BK-PG 1240-0148	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

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Mortgage Record

Recording Date:	12/16/2005	Loan Amount:	N/A
Document #:	594774 BK-PG 1240-0148	Loan Type:	New Conventional
TD Due Date:	12/01/2035	Type Finance:	

Legal Description:
Lot: 52 Subdivision: THE MEADOWS

Prior Transfer

Recording Date:	12/16/2005	Sales Price:	N/A
Document #:	594773 BK-PG 0916 -0088	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/01/2005		
Document Type:			

Legal Description:
Lot: 52 Subdivision: THE MEADOWS

Area Sales Analysis

Total Area Sales	$2,547,206	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	to $260,000	Age Range	
Median Value	$205,000	Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.16Mi.	**13571 S TRACE DR** **WALKER, LA 70785-5628**	09/04/2026				//		SF	
	APN: 0410696 Document #: 1141057 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 162 Subdivision: THE MEADOWS Phase No: II Abbreviated Description: Lot:162 Subdivision:THE MEADOWS Phase No:II									
2	.32Mi.	**13668 S TRACE DR** **WALKER, LA 70785-5639**	08/28/2026	$212,000			//		SF	
	APN: 0263566 Document #: 1140599 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 125 Subdivision: THE MEADOWS SECOND FILING Phase No: I Abbreviated Description: Lot:125 Subdivision:THE MEADOWS SECOND FILING Phase No:I City/Muni/Twp:LIVINGSTON City/Muni/Twp: LIVINGSTON									
3	.2Mi.	**13542 ROSE DR** **WALKER, LA 70785-5646**	08/20/2026	$120,541			//		SF	
	APN: 0579961 Document #: 1139733 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 57 Subdivision: MEADOW LAKE Abbreviated Description: Lot:57 Subdivision:MEADOW LAKE City/Muni/Twp:LIVINGSTON City/Muni/Twp: LIVINGSTON									
4	.2Mi.	**13536 ROSE DR** **WALKER, LA 70785-5646**	06/04/2026	$205,000			//		SF	
	APN: 0579979 Document #: 1134242 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 58 Subdivision: MEADOW LAKE Abbreviated Description: Lot:58 Subdivision:MEADOW LAKE City/Muni/Twp:WALKER City/Muni/Twp: WALKER									
5	.39Mi.	**30430 PAUL ST** **WALKER, LA 70785-6812**	06/03/2026	$135,895			//		SF	
	APN: 0326751 Document #: 1134191 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 53 Subdivision: PARK PLACE Abbreviated Description: Lot:53 Subdivision:PARK PLACE City/Muni/Twp:WALKER City/Muni/Twp: WALKER									
6	.15Mi.	**13541 LILY AVE** **WALKER, LA 70785-5648**	05/29/2026	$199,000			//		SF	
	APN: 0607135 Document #: 1133933 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 43 Subdivision: MEADOW LAKE Abbreviated Description: Lot:43 Subdivision:MEADOW LAKE City/Muni/Twp:WALKER City/Muni/Twp: WALKER									
7	.14Mi.	**13417 MEADOW CROSSING DR** **WALKER, LA 70785-5623**	05/15/2026	$230,000			//		SF	
	APN: 0259648 Document #: 1133026 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 25 Subdivision: THE MEADOWS Abbreviated Description: Lot:25 Subdivision:THE MEADOWS City/Muni/Twp:WALKER City/Muni/Twp: WALKER									
8	.16Mi.	**30543 OAK CREST DR** **WALKER, LA 70785-5629**	05/04/2026	$152,770			//		SF	
	APN: 0259663 Document #: 1132148 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 32 Subdivision: THE MEADOWS Abbreviated Description: Lot:32 Subdivision:THE MEADOWS City/Muni/Twp:WALKER City/Muni/Twp: WALKER									
9	.25Mi.	**13515 ROSE DR** **WALKER, LA 70785-5646**	04/15/2026	$260,000			//		SF	
	APN: 0579714 Document #: 1130845 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1-2 Subdivision: MEADOW LAKE Abbreviated Description: Lot:1-2 Subdivision:MEADOW LAKE City/Muni/Twp:WALKER City/Muni/Twp: WALKER									
10	.25Mi.	**30674 CORBIN AVE** **WALKER, LA 70785-6904**	04/14/2026	$235,000			//		34,412 SF	
	APN: 0260166 Document #: 1130760 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: RF1 Abbreviated Description: Lot:RF1 City/Muni/Twp:WALKER City/Muni/Twp: WALKER									
11	.15Mi.	**13563 S TRACE DR**	04/08/2026	$205,000			//		SF	

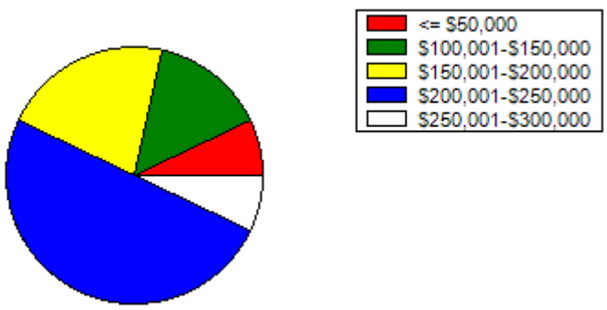
ICE SiteX Report

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		WALKER, LA 70785-5628					
		APN: 0410688 Document #: 1130381 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 161 Subdivision: THE MEADOWS Abbreviated Description: Lot:161 Subdivision:THE MEADOWS City/Muni/Twp:WALKER City/Muni/Twp: WALKER					
12	.13Mi.	**13425 MEADOW CROSSING DR**	03/20/2026	$168,000	//		SF
		WALKER, LA 70785-5623					
		APN: 0259630 Document #: 1129119 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 24 Subdivision: THE MEADOWS Abbreviated Description: Lot:24 Subdivision:THE MEADOWS City/Muni/Twp:WALKER City/Muni/Twp: WALKER					
13	.4Mi.	**30426 PAUL ST**	02/20/2026	$215,000	//		SF
		WALKER, LA 70785-6812					
		APN: 0326769 Document #: 1127207 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 54 Subdivision: PARK PLACE Abbreviated Description: Lot:54 Subdivision:PARK PLACE City/Muni/Twp:WALKER City/Muni/Twp: WALKER					
14	.24Mi.	**13616 S TRACE DR**	02/04/2026	$209,000	//		SF
		WALKER, LA 70785-5639					
		APN: 0410373 Document #: 1126225 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 131 Subdivision: THE MEADOWS Abbreviated Description: Lot:131 Subdivision:THE MEADOWS City/Muni/Twp:WALKER City/Muni/Twp: WALKER					

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.	**13496 MEADOW CROSSING DR**	**05/23/2014**	$159,110	$15,911					
.01Mi.	**13488 MEADOW CROSSING DR**	**05/16/2024**	$180,000	$18,000					
.01Mi.	**13504 MEADOW CROSSING DR**	**07/16/2015**	$192,740	$19,274					
.03Mi.	**13503 PRAIRIE LN**	**09/27/2021**	$191,580	$19,158					
.03Mi.	**13480 MEADOW CROSSING DR**	**01/29/2018**	$176,460	$17,646					
.03Mi.	**13512 MEADOW CROSSING DR**	**04/15/2016**	$127,800	$12,780					
.03Mi.	**13495 PRAIRIE LN**	**05/05/1999**	$184,720	$18,472					
.03Mi.	**13511 PRAIRIE LN**	**05/05/1999**	$193,450	$19,345					
.04Mi.	**13485 PRAIRIE LN**	**12/27/2022**	$183,890	$18,389					
.04Mi.	**13497 MEADOW CROSSING DR**	**05/05/1999**	$202,060	$20,206					
.04Mi.	**13489 MEADOW CROSSING DR**	**02/28/2019**	$214,570	$21,457					
.04Mi.	**13505 MEADOW CROSSING DR**	**05/05/1999**	$135,900	$13,590					
.04Mi.	**13519 PRAIRIE LN**	**08/11/2014**	$182,120	$18,212					
.04Mi.	**13472 MEADOW CROSSING DR**	**02/24/2015**	$171,260	$17,126					
.04Mi.	**13520 MEADOW CROSSING DR**	**05/05/1999**	$222,460	$22,246					
.05Mi.	**13481 MEADOW CROSSING DR**	**05/19/2017**	$97,700	$9,770					

Rent vs. Own

Households Occupied by Renters:	15%	Households Occupied by Owners:	78%

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Demographics & Income

Median Age:	36.5 years old	Households:	8,736
Median Household Income:	$77,267	Households w/Family:	68%
Household Income Per Capita:	$33,492	Households w/Family Married:	47%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Livingston Parish School District	Students:	26,499
Number of Schools:	43	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.12Mi.	**North Corbin Junior High School** Number of Students: 624 Student-Teacher Ratio: 17.49	A-	Public	6 - 8
1.30Mi.	**Levi Milton Elementary School** Number of Students: 702 Student-Teacher Ratio: 15.49	B+	Public	PK - 5
1.55Mi.	**Walker High School** Number of Students: 2,006 Student-Teacher Ratio: 17.17 Advanced Placement: Yes	B-	Public	9 - 12

Flood Report

The Subject Property of **13496 MEADOW CROSSING DR, WALKER, LA 70785-5623** is in **Zone A** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH NO BFES HAVE BEEN DETER-MINED.
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	114%	HIGHER
BURGLARY	117%	HIGHER
MOTOR VEHICLE THEFT	96%	SIMILAR
FORCIBLE ROBBERY	98%	SIMILAR
AGGRAVATED ASSAULT	89%	LOWER
FORCIBLE RAPE	86%	LOWER
MURDER	99%	SIMILAR
OVERALL	94%	SIMILAR

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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