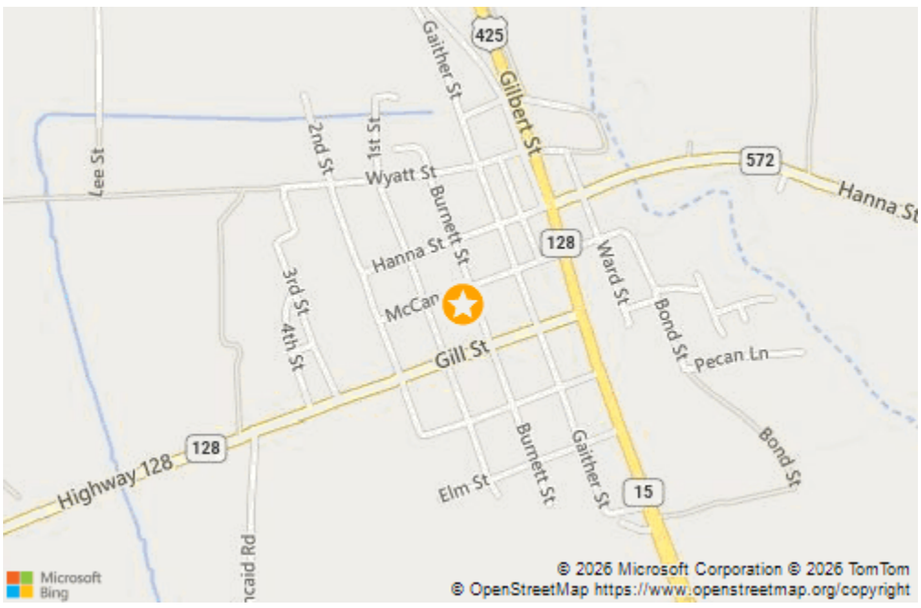
ICE SiteX Report

OrderID: 98273838

SiteX Property Information Report



Subject Property Location

159 MCCANN ST, GILBERT, LA 71336-5765

County:	**FRANKLIN LA**	Census Tract:	220419504.003051
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0210060385	Thomas Bros Pg-Grid:	

Valuation

Value:	**$147,000**	FSD:	34	Common Confidence Score:	22
Value Range:	$97,020 - $196,980	ICE Confidence Score:	66		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	02 03 04 05 60 50
Assd Land Value:	$600	Market Land Value:	$6,000	Tax Year:	2025
Assd Improvement:	$12,320	Market Improvment Value:	$123,200	Total Taxable Value:	$652
Total Assessed Value:	$12,920	Total Assessor Market Value:	$129,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1-2 Block: 27 District: W2 Subdivision: GILBERT TOWN OF Sec/Twnship/Range: SEC 04 TWN 12 RNG 08
Abbreviated Description: LOTS 1, 2 AND 3 OF BLOCK 27 OF GILBERT, LA., SEC. 4, T. 12N, R. 8E. 74-226 239-277 242-766 358-159 402-696 469-504 388046

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:	12/28/2023	Sales Price:	$135,680
Document #:	388046 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 1-2 Block: 27 District: W2 Subdivision: GILBERT TOWN OF Sec/Twnship/Range: SEC 04 TWN 12 RNG 08
Abbreviated Description: LOTS 1, 2 AND 3 OF BLOCK 27 OF GILBERT, LA., SEC. 4, T. 12N, R. 8E. 74-226 239-277 242-766 358-159 402-696 469-504 388046

Prior Transfer

Recording Date:	09/02/2022	Sales Price:	$70,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

No Comparable Sales Found

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.

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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.	**159 MCCANN ST**	**12/28/2023**	$129,200	$12,920					
.02Mi.	**206 BURNETT ST**	**10/22/2012**	$74,460	$7,446					
.03Mi.	**173 MCCANN ST**		$22,840	$2,284					
.04Mi.	**141 MCCANN ST**	**10/21/2020**	$6,000	$600					
.04Mi.	**216 BURNETT ST**	**08/15/2025**	$10,780	$1,078					
.04Mi.	**203 BURNETT ST**	**10/01/2018**	$31,150	$3,115					
.04Mi.	**237 1ST ST**	**02/04/2014**	$18,230	$1,823					
.05Mi.	**207 BURNETT ST**		$39,240	$3,924					
.06Mi.	**222 BURNETT ST**	**11/13/2013**	$27,790	$2,779					
.06Mi.	**181 BURNETT ST**		$44,520	$4,452					
.06Mi.	**5120 GILL ST**	**01/12/2024**	$21,500	$2,150					
.06Mi.	**5152 GILL ST**	**06/19/2008**	$81,620	$8,162					
.07Mi.	**282 GAITHER ST**		$12,120	$1,212					
.07Mi.	**222 1ST ST**	**06/17/2015**	$33,800	$3,380					
.07Mi.	**228 1ST ST**	**04/09/2012**	$68,060	$6,806					
.07Mi.	**296 GAITHER ST**	**02/11/2014**	$53,940	$5,394					

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	63%

Demographics & Income

Median Age:	48.0 years old	Households:	659
Median Household Income:	$44,204	Households w/Family:	65%
Household Income Per Capita:	$27,670	Households w/Family Married:	50%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Franklin Parish School District	Students:	2,454
Number of Schools:	6	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.15Mi.	**Gilbert School** Number of Students: 394 Student-Teacher Ratio: 13.62	B	Public	PK - 8
8.16Mi.	**Franklin Parish High School** Number of Students: 706 Student-Teacher Ratio: 12.6	D+	Public	9 - 12

Flood Report

The Subject Property of **159 MCCANN ST, GILBERT, LA 71336-5765** 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	97%	SIMILAR
BURGLARY	146%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	95%	SIMILAR
FORCIBLE ROBBERY	68%	NOTABLY LOWER
AGGRAVATED ASSAULT	166%	NOTABLY HIGHER
FORCIBLE RAPE	84%	LOWER
MURDER	136%	NOTABLY HIGHER
OVERALL	141%	NOTABLY 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.
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