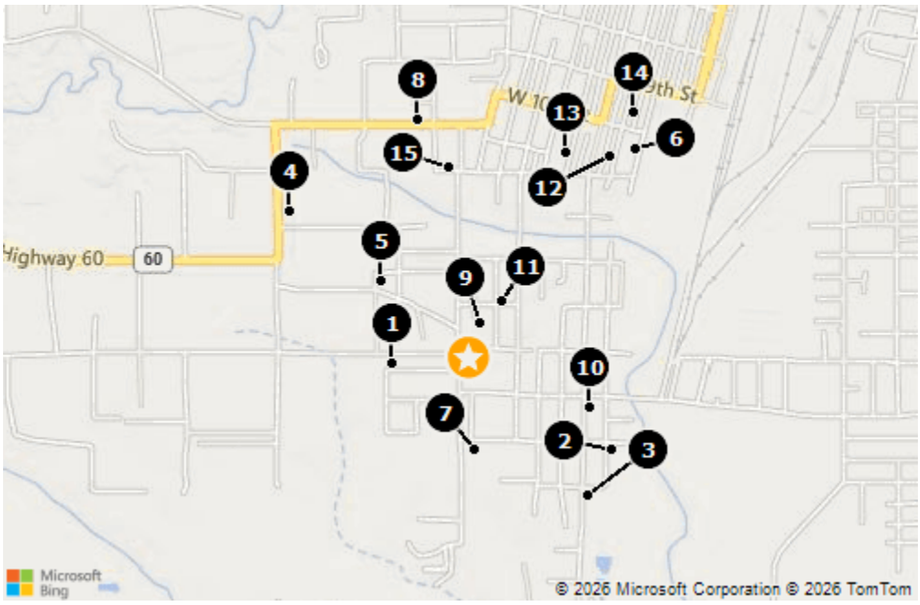
ICE SiteX Report

OrderID: 98665781

SiteX Property Information Report



Subject Property Location

1600 AVENUE L, BOGALUSA, LA 70427-4138

County:	**WASHINGTON LA**	Census Tract:	221179506.001042
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0440197550	Thomas Bros Pg-Grid:	

Valuation

Value:	**$182,000**	FSD:	18	Common Confidence Score:	45
Value Range:	$149,240 - $214,760	ICE Confidence Score:	82		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$2,094
Total Assessed Value:	$13,800	Total Assessor Market Value:	$138,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 41-45 Block: 39 District: WARD 4 B Subdivision: BRADY
Abbreviated Description: LOTS 41, 42, 43, 44, & 45 BLOCK 39 BRADY ADDITION

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:	04/20/2023	Sales Price:	$182,000
Document #:	2023-001626 BK-PG 940 -541	Type of Sale:	Full Amount on Deed
Contract Date:	04/17/2023		
Document Type:			

Legal Description:
City/Muni/Twp: BOGALUSA

Prior Transfer

Recording Date:	04/20/2023	Sales Price:	$182,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 41-45 Block: 39 District: WARD 4 B Subdivision: BRADY
Abbreviated Description: LOTS 41, 42, 43, 44, & 45 BLOCK 39 BRADY ADDITION

Area Sales Analysis

Total Area Sales	$1,646,444	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$19,000 to $425,500	Age Range	
Median Value	$95,400	Median Age	

ICE SiteX Report

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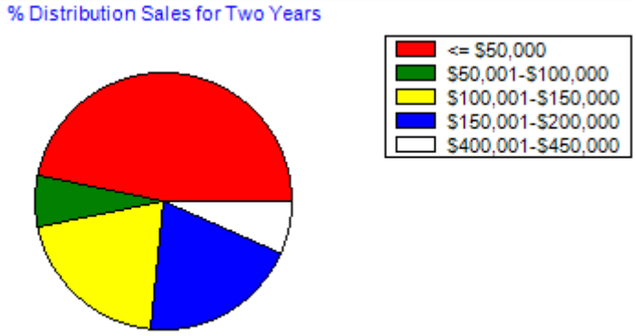
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.22Mi.	**301 WELCH DR** **BOGALUSA, LA 70427-4171**	09/18/2026	$170,000			//		46,609 SF	
		APN: 0400005640 Document #: 2026-004367 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
2	.48Mi.	**1802 AVENUE E** **BOGALUSA, LA 70427-5018**	09/18/2026	$25,000			//		SF	
		APN: 0440128311 Document #: 2026-004362 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
3	.51Mi.	**1906 AVENUE F** **BOGALUSA, LA 70427-5024**	08/21/2026	$37,500			//		SF	
		APN: 0440091800 Document #: 2026-003957 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BOGALUSA City/Muni/Twp: BOGALUSA								
4	.62Mi.	**60078 HIGHWAY 60** **BOGALUSA, LA 70427-0484**	08/18/2026	$164,000			//		162,479 SF	
		APN: 0400093560 Document #: 2026-003907 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
5	.33Mi.	**207 PAUL LN** **BOGALUSA, LA 70427-4157**	08/11/2026	$425,500			//		SF	
		APN: 0400069400 Document #: 2026-003812 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
6	.74Mi.	**1017 AVENUE D** **BOGALUSA, LA 70427-4309**	06/30/2026	$30,000			//		SF	
		APN: 0440120700 Document #: 2026-003085 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
7	.26Mi.	**1802 AVENUE L** **BOGALUSA, LA 70427-4142**	06/15/2026	$130,000			//		SF	
		APN: 0440169140A Document #: 2026-002831 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BOGALUSA City/Muni/Twp: BOGALUSA								
8	.67Mi.	**1315 W 10TH ST** **BOGALUSA, LA 70427-4105**	05/29/2026	$128,000			//		SF	
		APN: 0440538000 Document #: 2026-002387 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BOGALUSA City/Muni/Twp: BOGALUSA								
9	.11Mi.	**1506 AVENUE K** **BOGALUSA, LA 70427-4174**	05/27/2026	$180,000			//		SF	
		APN: 0440381950 Document #: 2026-002360 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BOGALUSA City/Muni/Twp: BOGALUSA								
10	.37Mi.	**1704 AVENUE F** **BOGALUSA, LA 70427-5020**	04/02/2026	$45,000			//		SF	
		APN: 0440465700 Document #: 2026-001461 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BOGALUSA City/Muni/Twp: BOGALUSA								
11	.19Mi.	**1430 AVENUE J** **BOGALUSA, LA 70427-4961**	03/24/2026	$135,000			//		SF	
		APN: 0440502900 Document #: 2026-001289 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BOGALUSA City/Muni/Twp: BOGALUSA								
12	.68Mi.	**1033 AVENUE E** **BOGALUSA, LA 70427-4317**	03/11/2026	$32,044			//		SF	
		APN: 0440303557 Document #: 2026-001065 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
13	.63Mi.	**1041 AVENUE G** **BOGALUSA, LA 70427-4230**	01/05/2026	$95,400			//		SF	
		APN: 0440230810 Document #: 2026-000006 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
14	.8Mi.	**930 AVENUE F** **BOGALUSA, LA 70427-4333**	12/22/2025	$30,000			//		SF	
		APN: 0440088500 Document #: 2025-005757 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
15	.54Mi.	**1207 W 12TH ST** **BOGALUSA, LA 70427-4113**	11/21/2025	$19,000			//		SF	
		APN: 0440536400 Document #: 2025-005316 Document Type: Price Code: D Land Use: Single Family Residential Legal:								

ICE SiteX Report

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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.	**1600 AVENUE L**	**04/20/2023**	$138,000	$13,800					
.05Mi.	**1600 AVENUE J**		$72,000	$7,200					
.05Mi.	**1601 AVENUE L**	**09/03/2009**	$42,000	$4,200					
.06Mi.	**1521 AVENUE J**	**08/03/2005**	$52,100	$5,210					
.08Mi.	**1537 AVENUE L**	**07/02/2015**	$44,500	$4,450				1 SF	
.09Mi.	**1515 AVENUE L**		$107,900	$10,790				1 SF	
.09Mi.	**311 WELCH DR**	**09/15/2023**	$80,900	$8,090				1 SF	
.09Mi.	**1641 AVENUE L**	**06/30/2015**	$99,500	$9,950					
.11Mi.	**1506 AVENUE K**	**07/21/2004**	$84,400	$8,440					
.11Mi.	**1603 AVENUE I**	**06/24/2014**	$70,000	$7,000					
.11Mi.	**1102 W 15TH ST**	**09/16/2011**	$86,000	$8,600					
.12Mi.	**1703 AVENUE K**		$157,700	$15,770					
.12Mi.	**1522 AVENUE J**		$58,000	$5,800					
.12Mi.	**1627 AVENUE I**	**09/19/2019**	$79,300	$7,930				2 SF	
.13Mi.	**1505 AVENUE J**	**04/12/2021**	$62,500	$6,250					
.13Mi.	**320 WELCH DR**	**09/04/2020**	$126,200	$12,620				2 SF	

Rent vs. Own

Households Occupied by Renters:	28%	Households Occupied by Owners:	50%

Demographics & Income

Median Age:	41.9 years old	Households:	7,208
Median Household Income:	$44,924	Households w/Family:	64%
Household Income Per Capita:	$24,680	Households w/Family Married:	33%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	Bogalusa City School District	Students:	1,803
Number of Schools:	4	Rating:	D-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.65Mi.	**Central Elementary School** Number of Students: 416 Student-Teacher Ratio: 13	D-	Public	2 - 5
1.58Mi.	**Bogalusa High School** Number of Students: 656 Student-Teacher Ratio: 12	F	Public	6 - 12
1.00Mi.	**Byrd Avenue Primary School** Number of Students: 303 Student-Teacher Ratio: 12.63	NA	Public	PK - 1

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	139%	NOTABLY HIGHER
BURGLARY	136%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	135%	NOTABLY HIGHER
FORCIBLE ROBBERY	114%	HIGHER
AGGRAVATED ASSAULT	132%	NOTABLY HIGHER
FORCIBLE RAPE	142%	NOTABLY HIGHER
MURDER	131%	NOTABLY HIGHER
OVERALL	135%	NOTABLY HIGHER

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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