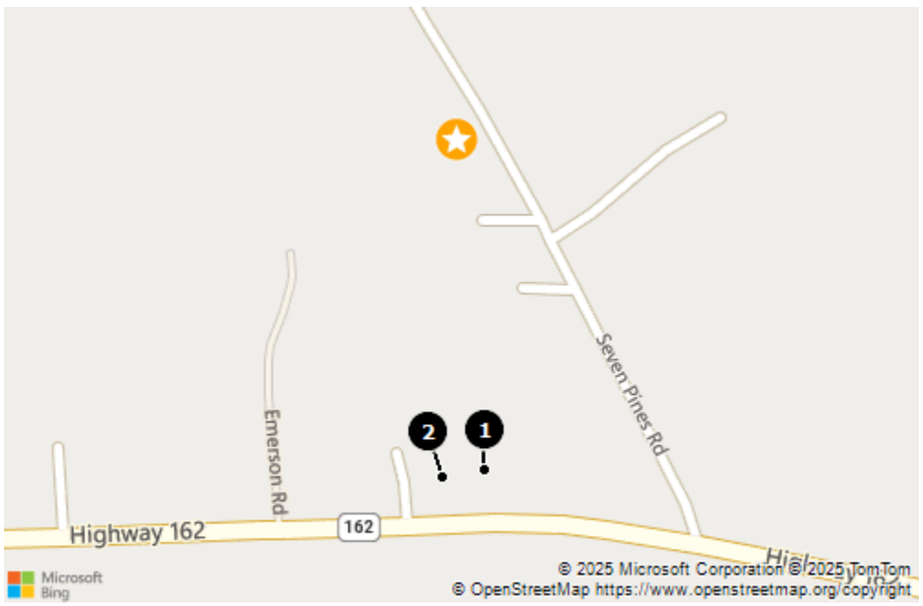
ICE SiteX Report

OrderID: 94140670

SiteX Property Information Report



Subject Property Location

165 SEVEN PINES RD, BENTON, LA 71006-4617

County:	**BOSSIER LA**	Census Tract:	220150112.022021
Property Use:	Mobile/Manufactured Home (regardless of Land ownership)	Zoning:	
Parcel Number:	163972	Thomas Bros Pg-Grid:	

Valuation

Value:	**$129,000**	FSD:	13
Value Range:	$112,230 - $145,770	Confidence Score:	87

County Tax & Assessment

Assessment Year:	2023	Market Value Year:	2023	Tax Rate Code Area:	
Assd Land Value:	$1,690	Market Land Value:	$16,900	Tax Year:	2023
Assd Improvement:	$4,378	Market Improvment Value:	$43,778	Total Taxable Value:	$36
Total Assessed Value:	$6,068	Total Assessor Market Value:	$60,678	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 16 District: WARD 4 Subdivision: SEVEN PINES ROAD ESTATES Phase No: 1 Map Ref: SE97 0016
Abbreviated Description: LOT 16 SEVEN PINES ROAD ESTATES

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	2014 SF	Baths:		Fireplace:	
Year Built:	2007	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:	11/24/2014	Sales Price:	$100,396
Document #:	1109889 BK-PG 1709-461	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/13/2013	Sales Price:	$100,396
Document #:	1079783 BK-PG M1709-461	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/24/2007	Sales Price:	$16,900
Document #:	899432 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 16 District: WARD 4 Subdivision: SEVEN PINES ROAD ESTATES Phase No: 1 Map Ref: SE97 0016
Abbreviated Description: LOT 16 SEVEN PINES ROAD ESTATES

Prior Transfer

Recording Date:	05/24/2007	Sales Price:	N/A
Document #:	0899432 BK-PG 1407 -707	Type of Sale:	Full-Computed from Transfer Tax

ICE SiteX Report

OrderID: 94140670

Document Type: Deed
Legal Description:
Lot: 16 Subdivision: SEVEN PINS ROAD ESTATES Map Ref: MB1207 PG934&935

Area Sales Analysis

Total Area Sales	$348,500	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	1,797 SF	Median Year Built	2007
Price Range - 2 Yrs	$162,500 to $186,000	Age Range	18 years to 18 years
Median Value	$174,250	Median Age	18 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.22Mi.	**1869 HIGHWAY 162** **BENTON, LA 71006-4526**	09/18/2024	$162,500	$180	900	//	2007	SF	
		APN: 163958 Document #: 1337518 Document Type: Cash Sale Deed Price Code: D Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Abbreviated Description: City/Muni/Twp:BENTON City/Muni/Twp: BENTON								
2	.22Mi.	**1865 HIGHWAY 162** **BENTON, LA 71006-4526**	04/01/2024	$186,000	$69	2693	//	2007	SF	
		APN: 163957 Document #: 1328221 Document Type: Cash Sale Deed Price Code: D Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Abbreviated Description: City/Muni/Twp:BENTON City/Muni/Twp: BENTON								

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.	**165 SEVEN PINES RD**	**05/24/2007**	$60,678	$6,068	2,014		2007		
.02Mi.	**161 SEVEN PINES RD**	**03/22/2007**	$61,176	$6,118	1,944		2007		
.03Mi.	**171 SEVEN PINES RD**	**04/02/2008**	$54,137	$5,414	1,568		2007		
.05Mi.	**155 SEVEN PINES RD**	**10/04/2006**	$62,408	$6,241	2,280		2005		
.07Mi.	**149 SEVEN PINES RD**	**05/24/2007**	$82,759	$8,276	2,280		2007		
.1Mi.	**141 SEVEN PINES RD**	**12/07/2006**	$87,553	$8,755	2,356		2007		
.12Mi.	**135 SEVEN PINES RD**	**12/27/2006**	$72,752	$7,275	1,980		2007		
.13Mi.	**196 SEVEN PINES RD**	**10/31/2005**	$13,118	$1,312	840	/3/1	2006		
.13Mi.	**192 SEVEN PINES RD**	**10/31/2005**	$24,958	$2,496	1,568	/3/2	2001		
.15Mi.	**1859 HIGHWAY 162**	**04/25/2013**	$133,134	$13,313	2,280	/4/3	2015		
.17Mi.	**146 EMERSON RD**	**08/22/2003**	$4,716	$472	840	/2/1	1974		
.18Mi.	**121 SEVEN PINES RD**	**11/09/2006**	$73,654	$7,365	2,280		2007		
.22Mi.	**1869 HIGHWAY 162**	**07/28/2009**	$72,246	$7,224	900		2007		
.22Mi.	**1865 HIGHWAY 162**	**06/18/2010**	$83,536	$8,354	2,693		2007		
.22Mi.	**115 SEVEN PINES RD**	**01/03/2007**	$81,855	$8,186	1,200		2017		
.22Mi.	**143 EMERSON RD**	**05/01/1959**	$2,068	$207	792	/2/1	1975		

Rent vs. Own

Households Occupied by Renters:	11%	Households Occupied by Owners:	81%

Demographics & Income

Median Age:	42.1 years old	Households:	6,684
Median Household Income:	$93,012	Households w/Family:	82%
Household Income Per Capita:	$43,571	Households w/Family Married:	68%
Most Common Education Level:	Some College	Households w/Family Children:	44%

School District

School District Zone:	Bossier Parish School District	Students:	22,431
Number of Schools:	34	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
8.13Mi.	**Benton Middle School** Number of Students: 764 Student-Teacher Ratio: 21.22	B+	Public	7 - 8
5.89Mi.	**Benton Elementary School** Number of Students: 608 Student-Teacher Ratio: 18.42	A-	Public	KG - 4
8.03Mi.	**Benton High School** Number of Students: 1,385 Student-Teacher Ratio: 18.97 Advanced Placement: Yes	A	Public	9 - 12

ICE SiteX Report

OrderID: 94140670

Flood Report

The Subject Property of **165 SEVEN PINES RD, BENTON, LA 71006-4617** 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	40%	SIGNIFICANTLY LOWER
BURGLARY	77%	NOTABLY LOWER
MOTOR VEHICLE THEFT	35%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	88%	LOWER
AGGRAVATED ASSAULT	53%	NOTABLY LOWER
FORCIBLE RAPE	77%	NOTABLY LOWER
MURDER	47%	SIGNIFICANTLY LOWER
OVERALL	51%	NOTABLY LOWER

Disaster Alerts

9/10/2024 - Tropical Storm Francine

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