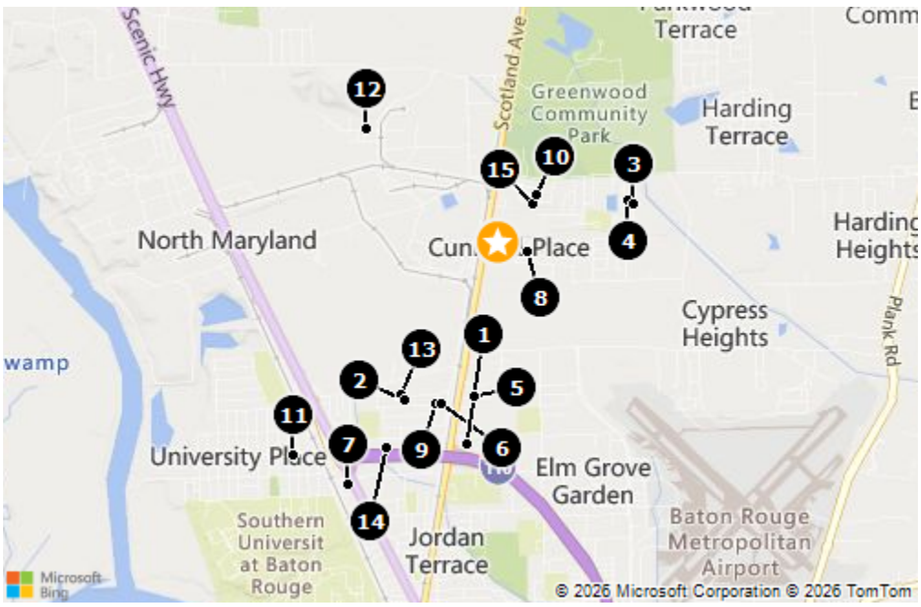
ICE SiteX Report

OrderID: 98730195

SiteX Property Information Report



Subject Property Location

1985 CUNARD AVE, BATON ROUGE, LA 70807-1804

County:	**EAST BATON ROUGE LA**	Census Tract:	220330042.016000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	1373722	Thomas Bros Pg-Grid:	

Valuation

Value:	**$57,000**	FSD:	18	Common Confidence Score:	40
Value Range:	$46,740 - $67,260	ICE Confidence Score:	82		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	99033
Assd Land Value:	$616	Market Land Value:	$6,160	Tax Year:	2025
Assd Improvement:	$3,640	Market Improvment Value:	$36,400	Total Taxable Value:	$76
Total Assessed Value:	$4,256	Total Assessor Market Value:	$42,560	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 43-A Section: 5 District: 1ST WARD Subdivision: CUNARD PLACE
Abbreviated Description: WARD: 1-5, SUBDIVISION: CUNARD PLACE, LOT: 43-A. RESUB. OF LOTS 41, 43 & 45.1964 (81-5681) & 1971 MAP.
City/Muni/Twp: EBATON ROUGE 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

Prior Transfer

Recording Date:	12/23/2024	Sales Price:	$140,000
Document #:	635-13348 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 43-A Section: 5 District: 1ST WARD Subdivision: CUNARD PLACE
Abbreviated Description: WARD: 1-5, SUBDIVISION: CUNARD PLACE, LOT: 43-A. RESUB. OF LOTS 41, 43 & 45.1964 (81-5681) & 1971 MAP.
City/Muni/Twp: EBATON ROUGE PARISH

Prior Transfer

Recording Date:	12/23/2024	Sales Price:	$140,000
Document #:	13348635 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/20/2024		
Document Type:			

Legal Description:
Lot: 43A Subdivision: CUNARD PLACE SD

Prior Transfer

Recording Date:	07/24/2024	Sales Price:	$36,000
Document #:	13323582 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/23/2024		
Document Type:			

Legal Description:
Lot: 43A Subdivision: CUNARD PLACE SD

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Area Sales Analysis

Total Area Sales	$2,166,000	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	919 SF	Median Year Built	1985
Price Range - 2 Yrs	$3,000 to $330,000	Age Range	13 years to 48 years
Median Value	$154,000	Median Age	41 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.14Mi.	**1635 SUCCESS ST** **BATON ROUGE, LA 70807-3970**	09/29/2026	$3,000			//		SF	
		APN: 1483390 Document #: 13461556 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Block: 3 Subdivision: SUBURB WALDRON SD Abbreviated Description: Lot:10 Block:3 Subdivision:SUBURB WALDRON SD								
2	1.02Mi.	**1194 BALSAM AVE** **BATON ROUGE, LA 70807-2903**	08/17/2026	$155,000	$84	1840	//		SF	
		APN: 1292544 Document #: 13453823 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 93A Subdivision: PARK VISTA SD Abbreviated Description: Lot:93A Subdivision:PARK VISTA SD								
3	.77Mi.	**12357 TURNLEY DR** **BATON ROUGE, LA 70807-2046**	07/23/2026	$180,000	$116	1548	//	1978	SF	
		APN: 1199919 Document #: 13447595 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 61 Subdivision: MARTINS PLACE SD Abbreviated Description: Lot:61 Subdivision:MARTINS PLACE SD								
4	.76Mi.	**12356 KINGSTON DR** **BATON ROUGE, LA 70807-2000**	07/16/2026	$215,000	$105	2040	//	1979	SF	
		APN: 1151479 Document #: 13445618 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 41 Subdivision: MARTINS PLACE SD Abbreviated Description: Lot:41 Subdivision:MARTINS PLACE SD								
5	.87Mi.	**1735 STANOCOLA DR** **BATON ROUGE, LA 70807-3048**	07/13/2026	$100,000			//		SF	
		APN: 1454412 Document #: 13444753 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 39B1B Subdivision: SUBURN NORTH BATON Abbreviated Description: Lot:39B1B Subdivision:SUBURN NORTH BATON								
6	.96Mi.	**10460 BIRCHWOOD DR** **BATON ROUGE, LA 70807-2926**	05/26/2026	$240,000	$138	1734	//	2006	SF	
		APN: 1437291 Document #: 13436023 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 280A Subdivision: PARK VISTA SD Abbreviated Description: Lot:280A Subdivision:PARK VISTA SD								
7	1.59Mi.	**787 CURLEW ST** **BATON ROUGE, LA 70807-3710**	04/30/2026	$15,000			//		SF	
		APN: 1253565 Document #: 13431480 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Block: 2 Subdivision: UNIVERSITY PLACE SD Abbreviated Description: Lot:9 Block:2 Subdivision:UNIVERSITY PLACE SD								
8	.17Mi.	**2256 CUNARD AVE** **BATON ROUGE, LA 70807-1809**	04/20/2026	$90,000			//		SF	
		APN: 1412620 Document #: 13429529 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Subdivision: CUNARD PLACE SD Abbreviated Description: Lot:8 Subdivision:CUNARD PLACE SD								
9	.97Mi.	**10463 BIRCHWOOD DR** **BATON ROUGE, LA 70807-2918**	04/10/2026	$195,000	$92	2108	//	1979	SF	
		APN: 1327267 01 Document #: 13428172 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 109A Subdivision: PARK VISTA SD Abbreviated Description: Lot:109A Subdivision:PARK VISTA SD								
10	.33Mi.	**12248 JOE LOUIS CT** **BATON ROUGE, LA 70807-1926**	03/25/2026	$118,000			//		SF	
		APN: 1310828 Document #: 13424846 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 80 Subdivision: KINGS ESTATE Abbreviated Description: Lot:80 Subdivision:KINGS ESTATE								
11	1.66Mi.	**504 WOODCOCK ST** **BATON ROUGE, LA 70807-**	02/18/2026	$330,000	$168	1954	//	2013	SF	
		APN: 2941597 Document #: 13418625 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 105 Subdivision: WOODSTOCK SD Abbreviated Description: Lot:105 Subdivision:WOODSTOCK SD								
12	.97Mi.	**955 SAINT JOHN LN** **BATON ROUGE, LA 70807-1427**	12/22/2025	$135,000	$146	919	//	1993	SF	
		APN: 1268449 Document #: 13410343 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: 3 Subdivision: ST IRMA LEE SD Abbreviated Description: Lot:7 Block:3 Subdivision:ST IRMA LEE SD								
13	1.01Mi.	**1141 BALSAM AVE** **BATON ROUGE, LA 70807-2904**	12/01/2025	$196,000	$60	3214	//	1985	SF	
		APN: 1406787 Document #: 13407187 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 71A Subdivision: PARK VISTA SD Abbreviated Description: Lot:71A Subdivision:PARK VISTA SD								
14	1.3Mi.	**10130 BOWMAN AVE** **BATON ROUGE, LA 70807-3805**	11/14/2025	$40,000			//		SF	
		APN: 1317954 Document #: 13404754 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Subdivision: NORTH BATON ROUGE Abbreviated Description: Lot:12 Subdivision:NORTH BATON ROUGE								
15	.27Mi.	**2204 S BROCK PL**	11/05/2025	$154,000			//		SF	

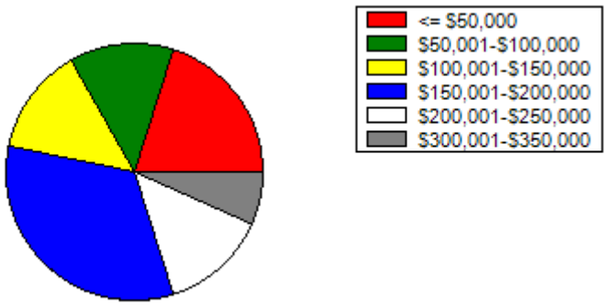
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BATON ROUGE, LA 70807-1906
APN: 1151002 Document #: 13403349
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 24 Subdivision: KINGS ESTATES Abbreviated Description: Lot:24 Subdivision:KINGS ESTATES

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.	**1985 CUNARD AVE**	**12/23/2024**	$42,560	$4,256					
.01Mi.	**1991 CUNARD AVE**	**05/28/2025**	$27,770	$2,777					
.01Mi.	**1983 CUNARD AVE**	**08/27/1956**	$51,000	$5,100					
.02Mi.	**2029 CUNARD AVE**	**02/17/1994**	$74,300	$7,430					
.02Mi.	**1955 CUNARD AVE**	**12/01/2006**	$25,312	$2,531					
.03Mi.	**2037 CUNARD AVE**	**10/31/2017**	$21,616	$2,162					
.04Mi.	**2053 CUNARD AVE**	**06/03/2004**	$31,472	$3,147					
.05Mi.	**1990 CUNARD AVE**	**12/10/2019**	$44,464	$4,446					
.05Mi.	**2028 CUNARD AVE**	**04/22/2025**	$56,000	$5,600					
.05Mi.	**1982 CUNARD AVE**	**11/06/1989**	$16,128	$1,613					
.05Mi.	**2040 CUNARD AVE**	**05/31/1963**	$99,000	$9,900	1,380				
.06Mi.	**2061 CUNARD AVE**	**12/07/1954**	$19,152	$1,915					
.06Mi.	**1968 CUNARD AVE**	**12/02/2024**	$15,000	$1,500					
.06Mi.	**1968 CUNARD AVE**	**12/02/2024**	$15,000	$1,500					
.06Mi.	**1968 CUNARD AVE**	**12/02/2024**	$15,000	$1,500					
.06Mi.	**1968 CUNARD AVE**	**12/02/2024**	$15,000	$1,500					

Rent vs. Own

Households Occupied by Renters:	49%	Households Occupied by Owners:	38%

Demographics & Income

Median Age:	33.7 years old	Households:	5,398
Median Household Income:	$37,126	Households w/Family:	61%
Household Income Per Capita:	$22,121	Households w/Family Married:	24%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	East Baton Rouge Parish School District	Students:	39,320
Number of Schools:	81	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.39Mi.	**White Hills Elementary School** Number of Students: NA Student-Teacher Ratio: NA	C-	Public	PK - 5
7.64Mi.	**Park Forest Middle School** Number of Students: 445 Student-Teacher Ratio: 9.46	F	Public	6 - 8
1.51Mi.	**Crestworth Elementary School** Number of Students: 427 Student-Teacher Ratio: 12.51	D-	Public	PK - 7
1.36Mi.	**Scotlandville High School** Number of Students: 837	D-	Public	9 - 12

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Student-Teacher Ratio: 14.09
Advanced Placement: Yes

Flood Report

The Subject Property of **1985 CUNARD AVE, BATON ROUGE, LA 70807-1804** 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	119%	HIGHER
BURGLARY	107%	SIMILAR
MOTOR VEHICLE THEFT	135%	NOTABLY HIGHER
FORCIBLE ROBBERY	82%	LOWER
AGGRAVATED ASSAULT	131%	NOTABLY HIGHER
FORCIBLE RAPE	148%	NOTABLY HIGHER
MURDER	113%	HIGHER
OVERALL	143%	NOTABLY HIGHER

Disaster Alerts

1/23/2026 - Severe Winter Storm

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