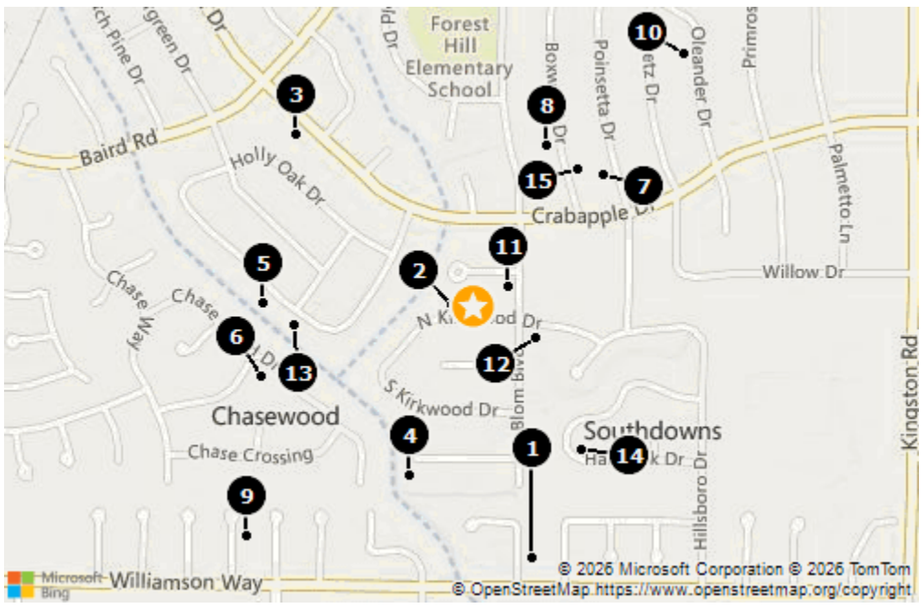
ICE SiteX Report

OrderID: 98688973

SiteX Property Information Report



Subject Property Location

2012 N KIRKWOOD DR, SHREVEPORT, LA 71118-4715

County:	**CADDO LA**	Census Tract:	220170241.083005
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	161410-009-0003-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$242,000**	FSD:	10	Common Confidence Score:	64
Value Range:	$217,800 - $266,200	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	4
Assd Land Value:	$2,381	Market Land Value:	$23,810	Tax Year:	2025
Assd Improvement:	$17,437	Market Improvment Value:	$174,370	Total Taxable Value:	$3,101
Total Assessed Value:	$19,818	Total Assessor Market Value:	$198,180	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: Z District: 002 Subdivision: SOUTHDOWNS ESTATES, UNIT 2-A Legal Unit: 2 Sec/Twnship/Range: SEC 10 TWN 16 RNG 14
Abbreviated Description: LOT Z, SOUTHDOWNS ESTATES, UNIT #2-A
City/Muni/Twp: SHREVEPORT

Property Characteristics

Lot Size:		Bedrooms:	4	Pool:	Yes
Building Area:	2683 SF	Baths:	2	Fireplace:	1
Year Built:	2005	Partial Baths:	1	Type Const:	Masonry
Number of Buildings:		Number of Rooms:	9	Ext Walls:	Veneer
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	02/11/2025	Loan Amount:	N/A
Document #:	2998322 BK-PG -	Loan Type:	Unknown
TD Due Date:	05/01/2051	Type Finance:	

Legal Description:
Lot: Z Subdivision: SOUTHDOWNS ESTATE UNIT 2-A SUB

Mortgage Record

Recording Date:	08/31/2023	Loan Amount:	N/A
Document #:	2942260 BK-PG -	Loan Type:	Unknown
TD Due Date:	05/01/2051	Type Finance:	

Legal Description:
Lot: Z Subdivision: SOUTHDOWN ESTATES UNIT 2A SUB

Mortgage Record

Recording Date:	01/12/2023	Loan Amount:	N/A
Document #:	2915573 BK-PG -	Loan Type:	Unknown
TD Due Date:	05/01/2051	Type Finance:	

Legal Description:
Lot: Z Subdivision: SOUTHDOWNS ESTATES UNIT NO 2-A SUB

Prior Transfer

Recording Date:	09/20/2022	Sales Price:	N/A

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Document #:	2903475 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/18/2021	Sales Price:	$185,000
Document #:	2836070 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/19/2021	Sales Price:	$195,000
Document #:	2831118 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: Z District: 002 Subdivision: SOUTHDOWNS ESTATES, UNIT 2-A Legal Unit: 2 Sec/Twnship/Range: SEC 10 TWN 16 RNG 14
Abbreviated Description: LOT Z, SOUTHDOWNS ESTATES, UNIT #2-A
City/Muni/Twp: SHREVEPORT

Prior Transfer

Recording Date:	04/19/2021	Sales Price:	$195,000
Document #:	2831118 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/19/2021		
Document Type:			

Legal Description:
Lot: Z Subdivision: SOUTHDOWNS ESTATES UNIT NO 2-A SUB Map Ref: BK1400 PG 263

Prior Transfer

Recording Date:	04/05/2017	Sales Price:	$185,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	04/05/2017	Loan Amount:	N/A
Document #:	2643245 BK-PG -	Loan Type:	VA
TD Due Date:	04/01/2047	Type Finance:	VAR

Legal Description:
Lot: Z Subdivision: SOUTHDOWNS ESTATES Legal Unit: 2-A
City/Muni/Twp: SHREVEPORT

Prior Transfer

Recording Date:	04/05/2017	Sales Price:	$185,000
Document #:	2643244 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	03/30/2017		
Document Type:			

Legal Description:
Lot: Z Subdivision: SOUTHDOWNS ESTATES Legal Unit: 2-A Map Ref: MB 1400 PG 263

Area Sales Analysis

Total Area Sales	$2,978,120	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,763 SF	Median Year Built	2009
Price Range - 2 Yrs	$40,000 to $318,420	Age Range	5 years to 27 years
Median Value	$201,200	Median Age	17 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.35Mi.	**9834 E CHASE CIR** **SHREVEPORT, LA 71118-4844**	08/31/2026	$305,000	$124	2442	7/3/2	2021	SF	
		APN: 161415-006-0002-00 Document #: 3061925 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: CHASEWOOD EAST SUB MapRef: BK 2200 PG 171 Abbreviated Description: Lot:2 Subdivision:CHASEWOOD EAST SUB Map Ref:BK 2200 PG 171								
2	.03Mi.	**2020 N KIRKWOOD DR** **SHREVEPORT, LA 71118-4715**	08/28/2026	$265,000	$103	2572	9/5/3	2010	SF	
		APN: 161410-009-0001-00 Document #: 3061737 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: X Subdivision: SOUTHDOWNS ESTATES UNIT 2A SUB MapRef: BK 1400 PG 263 Abbreviated Description: Lot:X Subdivision:SOUTHDOWNS ESTATES UNIT 2A SUB Map Ref:BK 1400 PG 263								
3	.34Mi.	**2071 CRABAPPLE DR** **SHREVEPORT, LA 71118-3936**	08/17/2026	$210,000	$119	1763	7/3/2	2004	SF	
		APN: 161410-046-0018-00 Document #: 3060442 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 18 Subdivision: LAMBERT PARK UNIT 15 SUB MapRef: BK 1000 PG 413 Abbreviated Description: Lot:18 Subdivision:LAMBERT PARK UNIT 15 SUB Map Ref:BK 1000 PG 413								
4	.25Mi.	**2037 DARLINGTON CT** **SHREVEPORT, LA 71118-4707**	08/17/2026	$201,200	$122	1645	9/3/2	2009	4,617 SF	
		APN: 161410-008-0041-00 Document #: 3060275 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 41 Subdivision: KIRKLAN BAIRD UNIT 5 SUB MapRef: BK 1400 PG 267 Abbreviated Description: Lot:41 Subdivision:KIRKLAN BAIRD UNIT 5 SUB Map Ref:BK 1400 PG 267								
5	.29Mi.	**2037 PITCH PINE DR** **SHREVEPORT, LA 71118-4738**	08/14/2026	$142,000	$64	2212	8/4/2	2004	9,888 SF	
		APN: 161410-084-0082-00 Document #: 3060217								

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Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 82 Subdivision: PINE HILLS PARK UNIT 3 ADD TO SOUTHERN HILLS SUB MapRef: BK 1100 PG 313 Abbreviated Description: Lot:82 Subdivision:PINE HILLS PARK UNIT 3 ADD TO SOUTHERN HILLS SUB Map Ref:BK 1100 PG 313

6	.31Mi.	**2101 CHASE BND** **SHREVEPORT, LA 71118-4612**	08/14/2026	$318,420	$123	2572	7/4/2	2011	10,019 SF	

APN: 161409-040-0119-00 Document #: 3060178
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 119 Subdivision: CHASEWOOD SUB MapRef: BK 1750 PG 95 Abbreviated Description: Lot:119 Subdivision:CHASEWOOD SUB Map Ref:BK 1750 PG 95

7	.25Mi.	**9478 POINSETTA DR** **SHREVEPORT, LA 71118-4016**	08/03/2026	$178,000	$106	1669	7/4/1	2015	SF	

APN: 161410-037-0012-00 Document #: 3058957
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 12 Subdivision: LAMBERT PARK UNIT 7 SUB MapRef: BK 800 PG 673 Abbreviated Description: Lot:12 Subdivision:LAMBERT PARK UNIT 7 SUB Map Ref:BK 800 PG 673

8	.24Mi.	**9468 BOXWOOD DR** **SHREVEPORT, LA 71118-4003**	07/10/2026	$45,000	$37	1211	7/3/1	1999	SF	

APN: 161410-041-0004-00 Document #: 3055054
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: LAMBERT PARK SUB UNIT 11 SUB MapRef: BK 1000 PG 171 Abbreviated Description: Lot:4 Subdivision:LAMBERT PARK SUB UNIT 11 SUB Map Ref:BK 1000 PG 171

9	.44Mi.	**9815 PENNINE CT** **SHREVEPORT, LA 71118-4841**	07/09/2026	$265,000	$139	1900	8/4/2	2019	SF	

APN: 161415-008-0056-00 Document #: 3054786
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 56 Subdivision: SOUTHPORT COUNTRY UNIT 15 SUB MapRef: BK 2200 PG 343 Abbreviated Description: Lot:56 Subdivision:SOUTHPORT COUNTRY UNIT 15 SUB Map Ref:BK 2200 PG 343

10	.45Mi.	**9426 OLEANDER DR** **SHREVEPORT, LA 71118-4009**	06/23/2026	$153,000	$107	1429	6/3/1	2007	SF	

APN: 161410-032-0004-00 Document #: 3053177
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: LAMBERT PARK UNIT 4 SUB MapRef: BK 800 PG 395 Abbreviated Description: Lot:4 Subdivision:LAMBERT PARK UNIT 4 SUB Map Ref:BK 800 PG 395

11	.05Mi.	**2001 DULVERTON CT** **SHREVEPORT, LA 71118-4708**	06/11/2026	$156,000	$90	1723	7/3/2	2009	8,494 SF	

APN: 161410-003-0014-00 Document #: 3051586
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 14 Subdivision: SOUTHDOWNS ESTATES SUB MapRef: BK 1300 PG 351 Abbreviated Description: Lot:14 Subdivision:SOUTHDOWNS ESTATES SUB Map Ref:BK 1300 PG 351

12	.09Mi.	**9601 BLOM BLVD** **SHREVEPORT, LA 71118-4703**	05/29/2026	$272,500	$107	2546	7/3/3	2010	14,898 SF	

APN: 161410-006-0022-00 Document #: 3049626
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: P Q Subdivision: SOUTHDOWN ESTATES DEVELOPMENT BY KIRKLAND BAIRD MapRef: BK 1400 PG 59 Abbreviated Description: Lot:P Q Subdivision:SOUTHDOWN ESTATES DEVELOPMENT BY KIRKLAND BAIRD Map Ref:BK 1400 PG 59

13	.25Mi.	**2025 PITCH PINE DR** **SHREVEPORT, LA 71118-4738**	03/26/2026	$227,000	$81	2790	10/4/4	2006	SF	Yes

APN: 161410-084-0002-00 Document #: 3042924
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 79 78 Subdivision: CORRECTION PLAT PINE HILLS PARK UNIT 3 SUB MapRef: BK 1100 PG 313 Abbreviated Description: Lot:79 78 Subdivision:CORRECTION PLAT PINE HILLS PARK UNIT 3 SUB Map Ref:BK 1100 PG 313

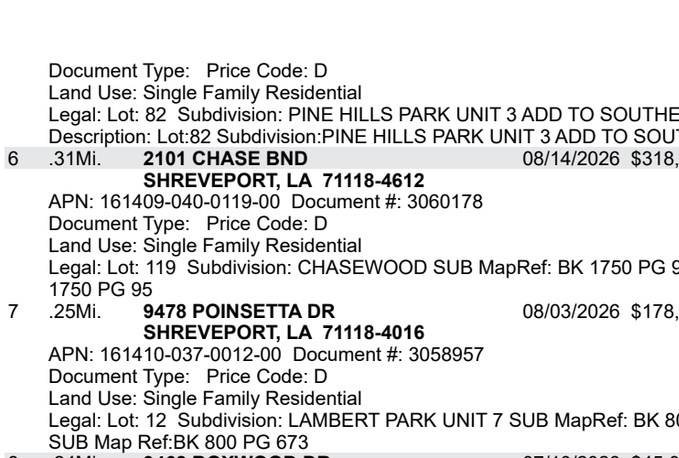
14	.25Mi.	**1144 HALLMARK DR** **SHREVEPORT, LA 71118-4826**	03/06/2026	$200,000	$119	1675	7/3/2	2009	13,155 SF	

APN: 161410-013-0087-00 Document #: 3040818
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 87 Subdivision: SOUTHERN HILLS ESTATES UNIT 2 SUB MapRef: BK 1400 PG 285 Abbreviated Description: Lot:87 Subdivision:SOUTHERN HILLS ESTATES UNIT 2 SUB Map Ref:BK 1400 PG 285

15	.24Mi.	**9477 BOXWOOD DR** **SHREVEPORT, LA 71118-4002**	02/27/2026	$40,000	$29	1344	7/3/1	2002	SF	

APN: 161410-040-0007-00 Document #: 3039875
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: LAMBERT PARK UNIT 10 SUB MapRef: BK 900 PG 313 Abbreviated Description: Lot:7 Subdivision:LAMBERT PARK UNIT 10 SUB Map Ref:BK 900 PG 313

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.

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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.	**2012 N KIRKWOOD DR**	**04/19/2021**	$198,180	$19,818	2,683	9/4/2	2005		Yes
.02Mi.	**2016 N KIRKWOOD DR**	**04/21/2022**	$135,860	$13,586	1,804	6/3/2	2009		
.02Mi.	**2008 N KIRKWOOD DR**	**09/20/2023**	$201,290	$20,129	2,326	9/4/2	2009		
.03Mi.	**2013 DULVERTON CT**	**09/02/2025**	$137,290	$13,729	1,761	7/3/2	2009		
.03Mi.	**2017 DULVERTON CT**	**05/01/2018**	$105,590	$10,559	1,094	7/3/2	2010	7,928 SF	
.03Mi.	**2020 N KIRKWOOD DR**	**03/10/2025**	$169,690	$16,969	2,572	9/5/3	2010		
.03Mi.	**2009 DULVERTON CT**	**10/28/1986**	$99,400	$9,940	1,750	8/4/2	2009		
.03Mi.	**2004 N KIRKWOOD DR**	**06/16/2011**	$143,540	$14,354	1,603	7/4/2	2009		
.04Mi.	**2013 N KIRKWOOD DR**	**09/27/2012**	$157,210	$15,721	1,650	7/3/2	2010		Yes
.04Mi.	**2021 DULVERTON CT**	**07/15/2019**	$121,930	$12,193	1,639	7/3/2	2009		
.04Mi.	**2017 N KIRKWOOD DR**	**12/21/2021**	$251,150	$25,115	2,584	7/4/2	2009		
.04Mi.	**2009 N KIRKWOOD DR**	**07/12/2011**	$175,860	$17,586	1,943	7/3/2	2009		
.04Mi.	**2005 DULVERTON CT**	**11/16/2021**	$134,070	$13,407	1,728	8/3/2	2009		
.05Mi.	**2024 N KIRKWOOD DR**	**06/28/2022**	$172,220	$17,222	1,936	7/3/2	2009	7,405 SF	
.05Mi.	**2000 N KIRKWOOD DR**	**09/15/1994**	$178,570	$17,857	1,971	7/3/2	2009	8,494 SF	
.05Mi.	**2021 N KIRKWOOD DR**	**11/12/2020**	$144,010	$14,401	2,121	8/4/2	2009		

Rent vs. Own

Households Occupied by Renters:	34%	Households Occupied by Owners:	58%

Demographics & Income

Median Age:	37.0 years old	Households:	9,109
Median Household Income:	$61,195	Households w/Family:	68%
Household Income Per Capita:	$30,141	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	Caddo Parish School District	Students:	32,165
Number of Schools:	56	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.09Mi.	**Southwood High School** Number of Students: 971 Student-Teacher Ratio: 14.58 Advanced Placement: Yes	D-	Public	9 - 12
0.81Mi.	**Ridgewood Middle School** Number of Students: 521 Student-Teacher Ratio: 13.04	D-	Public	6 - 8
4.27Mi.	**Caddo Middle Career and Technology School** Number of Students: 336 Student-Teacher Ratio: 12.06	F	Public	6 - 8
0.44Mi.	**Forest Hill Elementary School** Number of Students: 479 Student-Teacher Ratio: 13.64	C-	Public	PK - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	115%	HIGHER
BURGLARY	86%	LOWER
MOTOR VEHICLE THEFT	118%	HIGHER
FORCIBLE ROBBERY	105%	SIMILAR
AGGRAVATED ASSAULT	78%	LOWER
FORCIBLE RAPE	117%	HIGHER
MURDER	97%	SIMILAR
OVERALL	78%	LOWER

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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