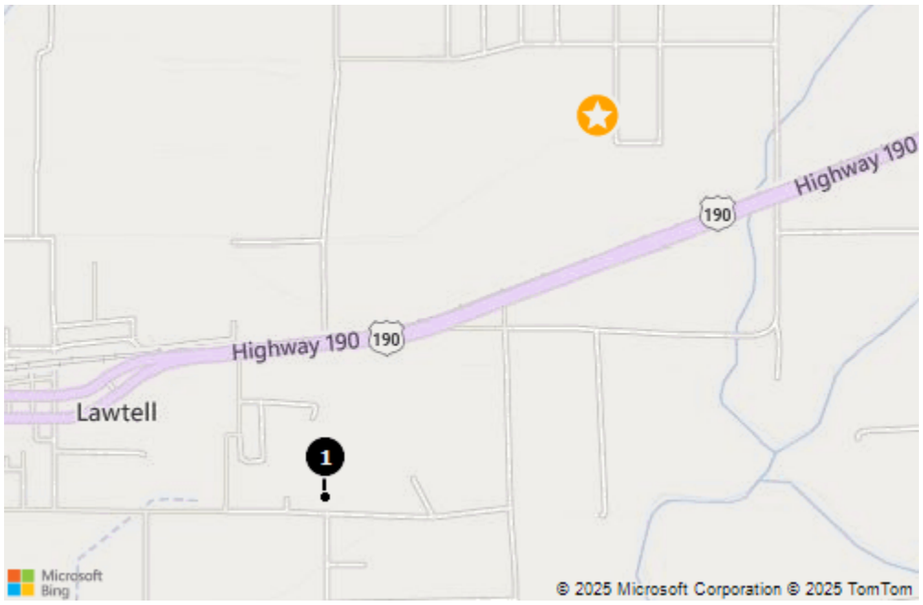
ICE SiteX Report

OrderID: 95007188

SiteX Property Information Report



Subject Property Location

203 SAINT JAMES AVE, OPELOUSAS, LA 70570-1732

County:	**ST LANDRY LA**	Census Tract:	220979607.014013
Property Use:	Mobile/Manufactured Home (regardless of Land ownership)	Zoning:	
Parcel Number:	0604062750S	Thomas Bros Pg-Grid:	

Valuation

Value:	**$110,000**	FSD:	27
Value Range:	$80,300 - $139,700	Confidence Score:	73

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	99097
Assd Land Value:	$1,380	Market Land Value:	$13,800	Tax Year:	2024
Assd Improvement:	$14,120	Market Improvment Value:	$141,200	Total Taxable Value:	$573
Total Assessed Value:	$15,500	Total Assessor Market Value:	$155,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 37,39 Block: J Subdivision: WESTGATE VILLA 6-O
Abbreviated Description: 6 LOTS 36 37 38 39 40 (25X424.2 EA) & LOT 41 (25X467.4) BLK J WESTGATE VILLAGE SUB DIV IN SECS 15 & 16 T-6S R-3E 1149472

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
Mortgage Record

Recording Date:	11/04/2016	Loan Amount:	N/A
Document #:	1149473 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2046	Type Finance:	

Legal Description:
Sec/Twnship/Range: S15&S16T06SR03E

Prior Transfer

Recording Date:	11/04/2016	Sales Price:	$163,064
Document #:	1149472 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 37,39 Block: J Subdivision: WESTGATE VILLA 6-O
Abbreviated Description: 6 LOTS 36 37 38 39 40 (25X424.2 EA) & LOT 41 (25X467.4) BLK J WESTGATE VILLAGE SUB DIV IN SECS 15 & 16 T-6S R-3E 1149472

Prior Transfer

Recording Date:	11/04/2016	Sales Price:	$163,064
Document #:	1149472 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	11/02/2016		
Document Type:	Cash Sale Deed		

Legal Description:
Sec/Twnship/Range: S15&S16T06SR03E

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Prior Transfer

Recording Date:	05/05/2016	Sales Price:	$10,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Area Sales Analysis

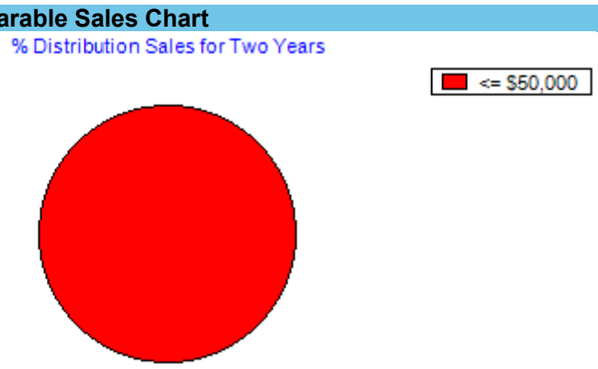
Total Area Sales	$40,000	Median # of Bedrooms	
Median Lot Size	137,824 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$40,000 to $40,000	Age Range	
Median Value	$40,000	Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.28Mi.	**633 PATTY ST** **OPELOUSAS, LA 70570-2481**	11/25/2024	$40,000			//		137,824 SF	

APN: 0603524700 Document #: 1262557
Document Type: Cash Sale Deed Price Code: D
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Abbreviated Description: City/Muni/Twp:OPELOUSAS City/Muni/Twp: OPELOUSAS

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.	**203 SAINT JAMES AVE**	**11/04/2016**	$155,000	$15,500					
.03Mi.	**219 SAINT JAMES AVE**	**11/12/2015**	$47,500	$4,750				10,605 SF	
.05Mi.	**175 SAINT JAMES AVE**	**01/14/2021**	$74,900	$7,490				2 SF	
.05Mi.	**239 SAINT JAMES AVE**	**02/02/2011**	$59,200	$5,920	1,440		2011		
.07Mi.	**253 SAINT JAMES AVE**	**05/14/2013**	$47,500	$4,750	1,408		2015		
.1Mi.	**261 SAINT JAMES AVE**	**04/12/2010**	$106,900	$10,690			2010		
.12Mi.	**275 SAINT JAMES AVE**	**04/24/2009**	$101,600	$10,160					
.14Mi.	**139 SAINT THERESA AVE**	**09/18/2015**	$113,600	$11,360	2,432		2018	21,370 SF	
.15Mi.	**285 SAINT JAMES AVE**		$64,500	$6,450				8,085 SF	
.18Mi.	**486 SAINT BERCHMAN DR**	**07/12/2022**	$93,000	$9,300				33,933 SF	
.19Mi.	**306 SAINT JAMES AVE**		$52,700	$5,270	1,568		1993		
.23Mi.	**411 SAINT JAMES AVE**		$59,400	$5,940	1,280		2016		
.23Mi.	**410 SAINT JUDE AVE**	**04/27/2006**	$101,000	$10,100					
.23Mi.	**414 SAINT JAMES AVE**	**09/11/2017**	$88,100	$8,810				1 SF	
.25Mi.	**421 SAINT JAMES AVE**	**04/05/2024**	$107,700	$10,770				6,750 SF	
.26Mi.	**430 SAINT JUDE AVE**	**11/09/2007**	$34,300	$3,430				12,563 SF	

Rent vs. Own

Households Occupied by Renters:	27%	Households Occupied by Owners:	61%

Demographics & Income

Median Age:	37.2 years old	Households:	14,746
Median Household Income:	$49,478	Households w/Family:	66%
Household Income Per Capita:	$24,071	Households w/Family Married:	42%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	St. Landry Parish School District	Students:	12,527
Number of Schools:	34	Rating:	B-

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.87Mi.	**Northwest High School** Number of Students: 614 Student-Teacher Ratio: 18.61 Advanced Placement: Yes	C	Public	9 - 12
4.16Mi.	**Opelousas Jr. High School** Number of Students: 427 Student-Teacher Ratio: 21.35	F	Public	7 - 8
3.39Mi.	**Grolee Elementary School** Number of Students: 516 Student-Teacher Ratio: 16.65	D	Public	PK - 4

Flood Report

The Subject Property of **203 SAINT JAMES AVE, OPELOUSAS, LA 70570-1732** 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	104%	SIMILAR
BURGLARY	113%	HIGHER
MOTOR VEHICLE THEFT	113%	HIGHER
FORCIBLE ROBBERY	100%	SIMILAR
AGGRAVATED ASSAULT	113%	HIGHER
FORCIBLE RAPE	125%	HIGHER
MURDER	95%	SIMILAR
OVERALL	106%	SIMILAR

Disaster Alerts

9/10/2024 - Tropical Storm Francine

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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