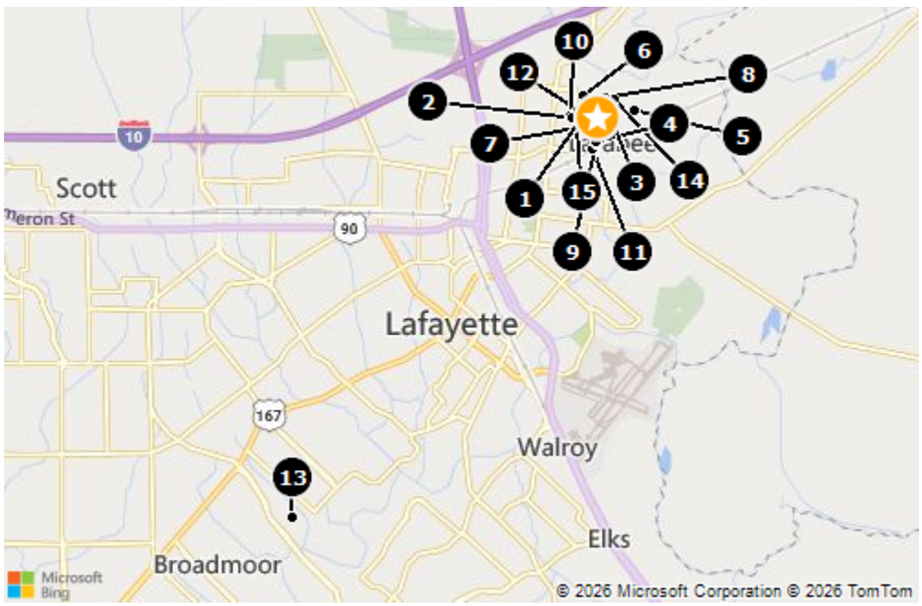
ICE SiteX Report

OrderID: 98264924

SiteX Property Information Report



Subject Property Location

225 MARATHON DR, LAFAYETTE, LA 70501-3159

County:	**LAFAYETTE LA**	Census Tract:	220550012.023001
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	6167708	Thomas Bros Pg-Grid:	

Valuation

Value:	**$239,000**	FSD:	9	Common Confidence Score:	71
Value Range:	$217,490 - $260,510	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	04
Assd Land Value:	$3,700	Market Land Value:	$37,000	Tax Year:	2025
Assd Improvement:	$17,310	Market Improvment Value:	$173,100	Total Taxable Value:	$2,186
Total Assessed Value:	$21,010	Total Assessor Market Value:	$210,100	Delinquent Year:	2021
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 61 District: 04 Subdivision: NORTHWOOD SUBD EXT 3 Sec/Twnship/Range: SEC 090 TWN 09S RNG 05E
Abbreviated Description: LOT 61 NORTHWOOD SUBD EXT 3 (70.37X110X55.17X113.25)
City/Muni/Twp: CITY OF LAFAYETTE

Property Characteristics

Lot Size:	6,970 SF	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:	04/01/2025	Loan Amount:	N/A
Document #:	2025-00009562 BK-PG -	Loan Type:	Unknown
TD Due Date:	09/01/2051	Type Finance:	

Legal Description:
Lot: 61 Section: 89 90 Subdivision: NORTHWOOD EXTENSION NO 3 SUB Sec/Twnship/Range: T09S R05E

Mortgage Record

Recording Date:	01/26/2024	Loan Amount:	N/A
Document #:	2024-00002132 BK-PG -	Loan Type:	Unknown
TD Due Date:	09/01/2051	Type Finance:	

Legal Description:
Lot: 61 Section: 89-90 Sec/Twnship/Range: T09S R05E

Prior Transfer

Recording Date:	11/14/2023	Sales Price:	N/A
Document #:	2023-00036147 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/26/2021	Sales Price:	$219,500
Document #:	2021-00039344 BK-PG -	Type of Sale:	Full Amount on Deed

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Contract Date: 08/26/2021
Document Type:
Legal Description:
Lot: 61 Section: 89 90 Map Ref: FILE 2020-00003387
Abbreviated Description: T09S R05E

Prior Transfer

Recording Date:	08/26/2021	Sales Price:	$219,500
Document #:	202100039344 BK-PG -	Type of Sale:	Per Assessor Transaction History

Document Type:
Legal Description:
Lot: 61 District: 04 Subdivision: NORTHWOOD SUBD EXT 3 Sec/Twnship/Range: SEC 090 TWN 09S RNG 05E
Abbreviated Description: LOT 61 NORTHWOOD SUBD EXT 3 (70.37X110X55.17X113.25)
City/Muni/Twp: CITY OF LAFAYETTE

Area Sales Analysis

Total Area Sales	$2,590,398	Median # of Bedrooms	
Median Lot Size	9,583 SF	Median # of Baths	
Median Living Area	1,662 SF	Median Year Built	1974
Price Range - 2 Yrs	$112,500 to $236,000	Age Range	9 years to 166 years
Median Value	$160,000	Median Age	52 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.19Mi.	**216 BEGNAUD DR** **LAFAYETTE, LA 70501-2502**	07/13/2026	$225,000	$125	1800	//	1963	11,326 SF	
		APN: 6059532 Document #: 2026-00025365 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 19 20 37 Subdivision: BEGNAUD SUB MapRef: ENT 390293 Abbreviated Description: Lot:19 20 37 Subdivision:BEGNAUD SUB Map Ref:ENT 390293								
2	.27Mi.	**301 VENUS DR** **LAFAYETTE, LA 70501-2521**	06/10/2026	$150,000	$124	1203	//	1860	11,326 SF	
		APN: 6053277 Document #: 2026-00020257 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 120 Subdivision: MOORELAND HEIGHTS SUB MapRef: FILE 1965-474659 Abbreviated Description: Lot:120 Subdivision:MOORELAND HEIGHTS SUB Map Ref:FILE 1965-474659								
3	.15Mi.	**423 STARLIGHT DR** **LAFAYETTE, LA 70501-3158**	06/09/2026	$230,000			//		6,098 SF	
		APN: 6167654 Document #: 2026-00020087 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Section: 89 90 MapRef: FILE 2020-000003387 Sec/Twnship/Range: T09S R05E Abbreviated Description: Lot:7 Section:89 90 Map Ref:FILE 2020-000003387Sec/Twnship/Range:T09S R05E								
4	.27Mi.	**115 ASH LN** **LAFAYETTE, LA 70501-3103**	01/20/2026	$155,000	$119	1300	//	1973	8,712 SF	
		APN: 6050351 Document #: 2026-00001978 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 25 Section: 91 116 Subdivision: WILLOWDALE PARK SUB MapRef: ENT477327 Sec/Twnship/Range: T09S R05E Abbreviated Description: Lot:25 Section:91 116 Subdivision:WILLOWDALE PARK SUB Map Ref:ENT477327Sec/Twnship/Range:T09S R05E								
5	.33Mi.	**204 WHITE PINE DR** **LAFAYETTE, LA 70501-3164**	12/29/2025	$236,000			//		6,098 SF	
		APN: 6170665 Document #: 2025-00043483 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 56 Subdivision: CEDAR CREEK PHASE1 & 1B MapRef: FILE2021-23878 Abbreviated Description: Lot:56 Subdivision:CEDAR CREEK PHASE1 & 1B Map Ref:FILE2021-23878								
6	.29Mi.	**101 STARLIGHT DR** **LAFAYETTE, LA 70501-3155**	12/17/2025	$112,500	$67	1662	//	2017	7,405 SF	
		APN: 6161476 Document #: 2025-00042484 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Section: 112 Subdivision: NORTHWOOD SUB EXT1 MapRef: FILE2016-38142 Sec/Twnship/Range: T09S R05E Abbreviated Description: Lot:9 Section:112 Subdivision:NORTHWOOD SUB EXT1 Map Ref:FILE2016-38142Sec/Twnship/Range:T09S R05E								
7	.2Mi.	**209 NORMAN DR** **LAFAYETTE, LA 70501-2513**	12/09/2025	$140,000	$62	2230	//	1965	11,326 SF	
		APN: 6068556 Document #: 2025-00041587 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 40 Section: 90 Subdivision: BEGNAUD SUB MapRef: ENT514710 Sec/Twnship/Range: T09S R05E Abbreviated Description: Lot:40 Section:90 Subdivision:BEGNAUD SUB Map Ref:ENT514710Sec/Twnship/Range:T09S R05E								
8	.24Mi.	**1104 E ALEXANDER ST** **LAFAYETTE, LA 70501-2314**	11/10/2025	$175,000	$99	1754	//	2016	13,939 SF	
		APN: 6040828 Document #: 2025-00038064 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 60 Subdivision: AMBASSADOR GARDENS DEVELOPMENT NO 1 SUB MapRef: ENT537087 Abbreviated Description: Lot:60 Subdivision:AMBASSADOR GARDENS DEVELOPMENT NO 1 SUB Map Ref:ENT537087								
9	.3Mi.	**114 ASH LN** **LAFAYETTE, LA 70501-3104**	10/02/2025	$120,000	$84	1419	//	1975	6,970 SF	
		APN: 6030161 Document #: 2025-00033592 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 33 Section: 91 Subdivision: WILLOWDALE PARK SUB MapRef: ENT477327 Sec/Twnship/Range: T09S R05E Abbreviated Description: Lot:33 Section:91 Subdivision:WILLOWDALE PARK SUB Map Ref:ENT477327Sec/Twnship/Range:T09S R05E								
10	.29Mi.	**302 MARTIN OAKS DR** **LAFAYETTE, LA 70501-2508**	10/01/2025	$159,998	$58	2717	//	1990	9,583 SF	
		APN: 6031584 Document #: 2025-00033355 Document Type: Price Code: D Land Use: Single Family Residential								

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Legal: Lot: 2 Subdivision: MOORELAND HEIGHTS SUB EXT2 MapRef: ENT1968-518509 Abbreviated Description: Lot:2 Subdivision:MOORELAND HEIGHTS SUB EXT2 Map Ref:ENT1968-518509

11	.36Mi.	**106 DOGWOOD DR** **LAFAYETTE, LA 70501-3110**	09/10/2025	$160,000	$98	1632	//	1860	10,019 SF

APN: 6052535 Document #: 2025-00030740
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 30 31 38 Subdivision: WILLOWDALE PARK SUB MapRef: ENT477327 Abbreviated Description: Lot:30 31 38 Subdivision:WILLOWDALE PARK SUB Map Ref:ENT477327

12	.22Mi.	**315 BEGNAUD DR** **LAFAYETTE, LA 70501-3152**	08/21/2025	$225,000	$119	1876	//	2015	7,405 SF

APN: 6135180 Document #: 2025-00028268
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: NORTHWOOD SUB MapRef: FILE2007-9358 Abbreviated Description: Lot:8 Subdivision:NORTHWOOD SUB Map Ref:FILE2007-9358

13	.23Mi.	**202 NORMANDY RD** **LAFAYETTE, LA 70503-**	08/19/2025	$207,000	$120	1720	//	1997	11,761 SF

APN: 6009695 Document #: 2025-00028002
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 52 Subdivision: BEGNAUD SUB MapRef: FILE1968-00527979 Abbreviated Description: Lot:52 Subdivision:BEGNAUD SUB Map Ref:FILE1968-00527979

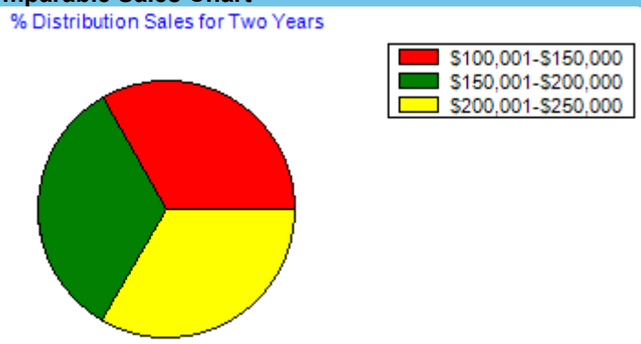
14	.29Mi.	**1130 E ALEXANDER ST** **LAFAYETTE, LA 70501-2314**	06/23/2025	$179,900			//		6,970 SF

APN: 6015378 Document #: 2025-00020559
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 11 Subdivision: PARKSIDE ESTATES SUB PHASE2 MapRef: ENT82-8184 Abbreviated Description: Lot:11 Subdivision:PARKSIDE ESTATES SUB PHASE2 Map Ref:ENT82-8184

15	.24Mi.	**302 VENUS DR** **LAFAYETTE, LA 70501-2522**	06/18/2025	$115,000	$62	1844	//	1967	10,454 SF

APN: 6039373 Document #: 2025-00020292
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 152 Section: 89 90 Subdivision: MOORELAND HEIGHTS SUB EXT1 MapRef: ENT457727 Sec/Twnship/Range: T09S R05E Abbreviated Description: Lot:152 Section:89 90 Subdivision:MOORELAND HEIGHTS SUB EXT1 Map Ref:ENT457727Sec/Twnship/Range:T09S R05E

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.	**225 MARATHON DR**	**08/26/2021**	$210,100	$21,010				6,970 SF	
.01Mi.	**223 MARATHON DR**	**08/06/2021**	$196,790	$19,679				6,098 SF	
.02Mi.	**203 RUE VIANSA**	**01/30/2019**	$177,640	$17,764				6,534 SF	
.02Mi.	**201 RUE VIANSA**	**02/27/2019**	$235,960	$23,596				8,276 SF	
.02Mi.	**221 MARATHON DR**	**07/01/2021**	$212,100	$21,210				6,098 SF	
.02Mi.	**205 RUE VIANSA**	**09/30/2022**	$209,350	$20,935				5,750 SF	
.03Mi.	**224 MARATHON DR**	**03/13/2020**	$180,400	$18,040				6,970 SF	
.03Mi.	**222 MARATHON DR**	**09/24/2021**	$228,330	$22,833				6,098 SF	
.03Mi.	**207 RUE VIANSA**	**05/30/2019**	$168,100	$16,810				5,881 SF	
.03Mi.	**219 MARATHON DR**	**10/06/2021**	$234,030	$23,403				6,098 SF	
.03Mi.	**220 MARATHON DR**	**07/28/2021**	$208,090	$20,809				6,098 SF	
.03Mi.	**131 RUE VIANSA**	**03/06/2019**	$193,980	$19,398				10,454 SF	
.04Mi.	**209 RUE VIANSA**	**07/13/2020**	$160,700	$16,070				6,098 SF	
.04Mi.	**218 MARATHON DR**	**08/20/2021**	$196,300	$19,630				6,534 SF	
.04Mi.	**217 MARATHON DR**	**10/06/2021**	$230,040	$23,004				6,098 SF	
.05Mi.	**129 RUE VIANSA**	**02/28/2020**	$204,010	$20,401				7,841 SF	

Rent vs. Own

Households Occupied by Renters:	48%	Households Occupied by Owners:	41%

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Demographics & Income

Median Age:	38.9 years old	Households:	12,209
Median Household Income:	$37,195	Households w/Family:	50%
Household Income Per Capita:	$21,458	Households w/Family Married:	23%
Most Common Education Level:	High School Graduate	Households w/Family Children:	21%

School District

School District Zone:	Lafayette Parish School District	Students:	29,396
Number of Schools:	45	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.55Mi.	**J.W. Faulk Elementary School** Number of Students: 424 Student-Teacher Ratio: 14.33	B-	Public	KG - 5
3.16Mi.	**J. Wallace James Elementary School** Number of Students: 957 Student-Teacher Ratio: 20.11	C	Public	PK - 5
0.64Mi.	**Northside High School** Number of Students: 713 Student-Teacher Ratio: 15.64	C	Public	9 - 12

Flood Report

The Subject Property of **225 MARATHON DR, LAFAYETTE, LA 70501-3159** is in **Zone X500** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 0.2% ANNUAL CHANCE FLOODING; AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AN AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOODING.

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	117%	HIGHER
BURGLARY	117%	HIGHER
MOTOR VEHICLE THEFT	138%	NOTABLY HIGHER
FORCIBLE ROBBERY	60%	NOTABLY LOWER
AGGRAVATED ASSAULT	140%	NOTABLY HIGHER
FORCIBLE RAPE	122%	HIGHER
MURDER	114%	HIGHER
OVERALL	141%	NOTABLY HIGHER

Disaster Alerts

9/10/2024 - Tropical Storm Francine 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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