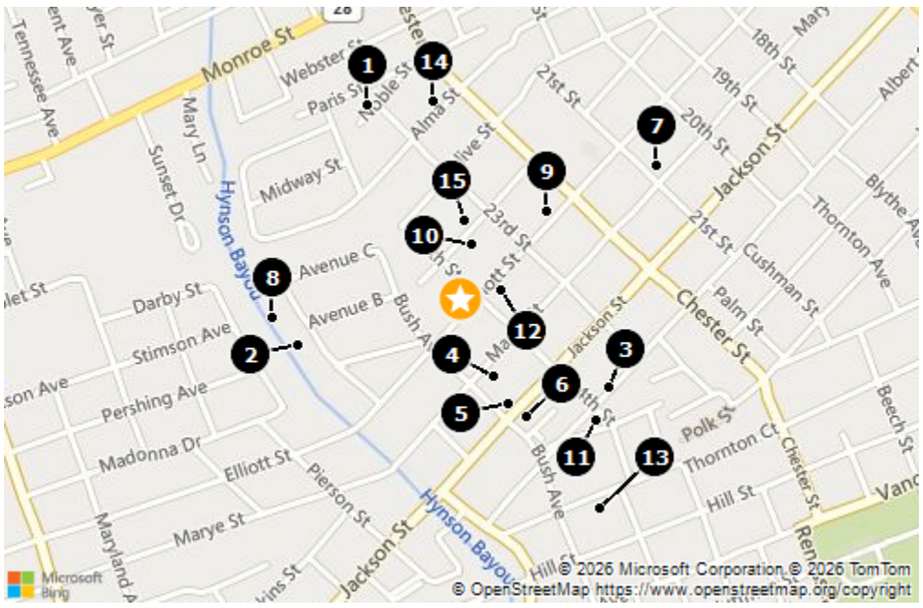
ICE SiteX Report

OrderID: 98388252

SiteX Property Information Report



Subject Property Location

2404 ELLIOTT ST, ALEXANDRIA, LA 71301-5326

County:	**RAPIDES LA**	Census Tract:	220790122.002001
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	24-036-07590-0247	Thomas Bros Pg-Grid:	

Valuation

Value:	**$185,000**	FSD:	17	Common Confidence Score:	47
Value Range:	$153,550 - $216,450	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	01AB
Assd Land Value:	$600	Market Land Value:	$6,000	Tax Year:	2025
Assd Improvement:	$13,800	Market Improvment Value:	$138,000	Total Taxable Value:	$620
Total Assessed Value:	$14,400	Total Assessor Market Value:	$144,000	Delinquent Year:	
				Tax Account ID:	5058
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 2 Block: 112 District: WARD 1 Subdivision: POPLAR GROVE Sec/Twnship/Range: SEC 36 TWN 04N RNG 01W

Abbreviated Description:	LT 2 SQ 112 POPLAR GROVE (CB 510-529 OSER) (CB 1952-900 2012 3RD PARTY CITY TAX SALE) (CB 1955-324 REDEMPTION OF 2012 3RD PAR
City/Muni/Twp:	WARD 1

Property Characteristics

Lot Size:	1.000 AC	Bedrooms:	3	Pool:	
Building Area:	1755 SF	Baths:	2	Fireplace:	
Year Built:	1946	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:	09/16/2025	Sales Price:	$141,882
Document #:	1784703 BK-PG 2987-87	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/08/2025	Sales Price:	N/A
Document #:	1782641 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	03/05/2025	Loan Amount:	N/A
Document #:	1773019 BK-PG -	Loan Type:	FHA
TD Due Date:	02/01/2055	Type Finance:	

Legal Description:
Lot: 2 Block: 112 Subdivision: POPLAR GROVE ADDITION
City/Muni/Twp: ALEXANDRIA

Prior Transfer

Recording Date:	12/16/2016	Sales Price:	$144,500

ICE SiteX Report

OrderID: 98388252

Document #:	1591804 BK-PG 2052 -171	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 2 Block: 112 District: WARD 1 Subdivision: POPLAR GROVE Sec/Twnship/Range: SEC 36 TWN 04N RNG 01W
Abbreviated Description: LT 2 SQ 112 POPLAR GROVE (CB 510-529 OSER) (CB 1952-900 2012 3RD PARTY CITY TAX SALE) (CB 1955-324 REDEMPTION OF 2012 3RD PAR
City/Muni/Twp: WARD 1

Prior Transfer

Recording Date:	12/16/2016	Sales Price:	N/A
Document #:	1591804 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/15/2016		
Document Type:			

Legal Description:
Lot: 2 Block: 112 Subdivision: POPLAR GROVE ADD Map Ref: CB 365 PG 147

Area Sales Analysis

Total Area Sales	$1,604,650	Median # of Bedrooms	2
Median Lot Size	43,560 SF	Median # of Baths	1
Median Living Area	1,266 SF	Median Year Built	1937
Price Range - 2 Yrs	$5,000 to $328,000	Age Range	75 years to 109 years
Median Value	$59,000	Median Age	89 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.3Mi.	**2242 NOBLE ST** **ALEXANDRIA, LA 71301-5520**	09/01/2026	$11,500	$7	1440	/3/1	1917	43,560 SF	
		APN: 24-036-07590-0241 Document #: 1804363 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 109 Subdivision: POPLAR GROVE ADDITION MapRef: MB 147 PG 443 Abbreviated Description: Lot:4 Block:109 Subdivision:POPLAR GROVE ADDITION Map Ref:MB 147 PG 443City/Muni/Twp:ALEXANDRIA City/Muni/Twp: ALEXANDRIA								
2	.23Mi.	**506 HILLCREST DR** **ALEXANDRIA, LA 71301-5335**	08/26/2026	$259,000			//		43,560 SF	
		APN: 24-035-04190-0006 Document #: 1804052 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5&6 Block: 1 Subdivision: HILLCREST ADDITION Abbreviated Description: Lot:5&6 Block:1 Subdivision:HILLCREST ADDITION City/Muni/Twp:ALEXANDRIA City/Muni/Twp: ALEXANDRIA								
3	.22Mi.	**2340 ALBERT ST** **ALEXANDRIA, LA 71301-5217**	07/17/2026	$38,000	$25	1504	/3/1	1937	87,120 SF	
		APN: 24-036-07590-0140 Document #: 1801919 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8&9 Block: 102 Subdivision: POPLAR GROVE ADDITION MapRef: MB 2 PG 24 Abbreviated Description: Lot:8&9 Block:102 Subdivision:POPLAR GROVE ADDITION Map Ref:MB 2 PG 24City/Muni/Twp:ALEXANDRIA City/Muni/Twp: ALEXANDRIA								
4	.12Mi.	**2433 MARYE ST** **ALEXANDRIA, LA 71301-5246**	07/14/2026	$175,000			//		43,560 SF	
		APN: 24-036-07590-0281 Document #: 1801623 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12&13 Block: 114 Subdivision: POPLAR GROVE ADDITION MapRef: MB 2 PG 24 Abbreviated Description: Lot:12&13 Block:114 Subdivision:POPLAR GROVE ADDITION Map Ref:MB 2 PG 24City/Muni/Twp:LEXANDRIA City/Muni/Twp: LEXANDRIA								
5	.16Mi.	**2430 JACKSON ST** **ALEXANDRIA, LA 71301-5235**	07/14/2026	$79,000			//		43,560 SF	
		APN: 24-036-07590-0278 Document #: 1801701 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Block: 114 Subdivision: POPLAR GROVE ADDITION MapRef: MB 2 PG 24 Sec/Twnship/Range: S36T04NR01W Abbreviated Description: Lot:8 Block:114 Subdivision:POPLAR GROVE ADDITION Map Ref:MB 2 PG 24Sec/Twnship/Range:S36T04NR01W City/Muni/Twp:LEXANDRIA City/Muni/Twp: LEXANDRIA								
6	.19Mi.	**2431 JACKSON ST** **ALEXANDRIA, LA 71301-5236**	07/09/2026	$139,900	$110	1263	/2/1	1950	43,560 SF	
		APN: 24-036-07590-0293 Document #: 1801311 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Block: 115 Subdivision: POPLAR GROVE ADDITION MapRef: MB 2 PG 24 Abbreviated Description: Lot:11 Block:115 Subdivision:POPLAR GROVE ADDITION Map Ref:MB 2 PG 24City/Muni/Twp:ALEXANDRIA City/Muni/Twp: ALEXANDRIA								
7	.32Mi.	**2050 MARYE ST** **ALEXANDRIA, LA 71301-6453**	06/18/2026	$105,250	$82	1271	/2/1	1920	87,120 SF	
		APN: 24-037-01790-0102 Document #: 1800096 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8&9 Block: 59 Subdivision: CLARENCE PARK ADDITION MapRef: MB 2 PG 66&67 Abbreviated Description: Lot:8&9 Block:59 Subdivision:CLARENCE PARK ADDITION Map Ref:MB 2 PG 66&67Abbreviated Description:PORTION LOT8 City/Muni/Twp:ALEXANDRIA City/Muni/Twp: ALEXANDRIA								
8	.25Mi.	**404 HILLCREST DR** **ALEXANDRIA, LA 71301-5333**	06/11/2026	$328,000	$103	3160	/4/3	1951	43,560 SF	
		APN: 24-035-04190-0008 Document #: 1799635 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: 1 Subdivision: THE HILLCREST ADDITION MapRef: MB 5 PG 82&83 Abbreviated Description: Lot:7 Block:1 Subdivision:THE HILLCREST ADDITION Map Ref:MB 5 PG 82&83City/Muni/Twp:ALEXANDRIA City/Muni/Twp: ALEXANDRIA								
9	.17Mi.	**2216 ELLIOTT ST** **ALEXANDRIA, LA 71301-5322**	05/21/2026	$59,000	$35	1668	/3/2	1946	43,560 SF	
		APN: 24-036-07590-0079 Document #: 1797934 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 97 Subdivision: POPLAR GROVE ADDITION MapRef: MB 2 PG 24 Abbreviated Description: Lot:4 Block:97 Subdivision:POPLAR GROVE ADDITION Map Ref:MB 2 PG 24City/Muni/Twp:ALEXANDRIA City/Muni/Twp: ALEXANDRIA								
10	.07Mi.	**2317 MADELINE ST** **ALEXANDRIA, LA 71301-5340**	05/11/2026	$250,000	$209	1193	/2/1	1937	43,560 SF	
		APN: 24-036-07590-0187 Document #: 1796831								

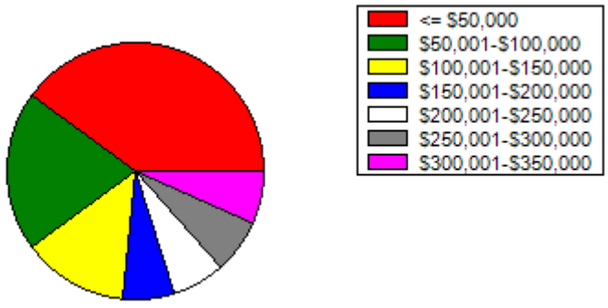
ICE SiteX Report

OrderID: 98388252

	Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 105 Subdivision: POPLAR GROVE ADDITION MapRef: MB 2 PG 24 Abbreviated Description: Lot:4 Block:105 Subdivision:POPLAR GROVE ADDITION Map Ref:MB 2 PG 24City/Muni/Twp:ALEXANDRIA City/Muni/Twp: ALEXANDRIA									
11	.25Mi.	**2401 ALBERT ST** **ALEXANDRIA, LA 71301-5220**	04/22/2026	$40,000	$21	1901	/3/1	1945	43,560 SF	
	APN: 24-036-07590-0299 Document #: 1795723 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 116 Subdivision: POPLAR GROVE ADDITION MapRef: MB 2 PG 24 Abbreviated Description: Lot:1 Block:116 Subdivision:POPLAR GROVE ADDITION Map Ref:MB 2 PG 24									
12	.06Mi.	**2325 ELLIOTT ST** **ALEXANDRIA, LA 71301-5325**	04/17/2026	$55,000	$43	1266	/2/1	1941	43,560 SF	
	APN: 24-036-07590-0166 Document #: 1795566 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Subdivision: POPLAR GROVE ADDITION Abbreviated Description: Lot:12 Subdivision:POPLAR GROVE ADDITION City/Muni/Twp:ALEXANDRIA City/Muni/Twp: ALEXANDRIA									
13	.35Mi.	**2411 MYRTLE ST** **ALEXANDRIA, LA 71301-5152**	04/15/2026	$5,000	$4	1107	/3/1	1927	43,560 SF	
	APN: 24-036-04170-0006 Document #: 1795417 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Subdivision: HILL ADDITION MapRef: MB 1 PG 135 Abbreviated Description: Lot:4 Subdivision:HILL ADDITION Map Ref:MB 1 PG 135City/Muni/Twp:ALEXANDRIA City/Muni/Twp: ALEXANDRIA									
14	.28Mi.	**2214 ALMA ST** **ALEXANDRIA, LA 71301-5501**	04/09/2026	$15,000	$9	1530	/3/1	1937	43,560 SF	
	APN: 24-036-07590-0026 Document #: 1795067 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 94 Subdivision: POPLAR GROVE ADDITION MapRef: MB 210 PG 381 Abbreviated Description: Lot:4 Block:94 Subdivision:POPLAR GROVE ADDITION Map Ref:MB 210 PG 381City/Muni/Twp:ALEXANDRIA City/Muni/Twp: ALEXANDRIA									
15	.11Mi.	**2320 MADELINE ST** **ALEXANDRIA, LA 71301-5339**	04/07/2026	$45,000			//		43,560 SF	
	APN: 24-036-07590-0196 Document #: 1794901 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Subdivision: THE POPLAR GROVE ADDITION MapRef: MB 2 PG 24 Abbreviated Description: Lot:4 Subdivision:THE POPLAR GROVE ADDITION Map Ref:MB 2 PG 24City/Muni/Twp:ALEXANDRIA City/Muni/Twp: ALEXANDRIA									

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.	**2404 ELLIOTT ST**	**12/16/2016**	$144,000	$14,400	1,755	/3/2	1946	1 SF	
.01Mi.	**2402 ELLIOTT ST**	**08/10/2015**	$42,000	$4,200	1,502	/3/1	1952	1 SF	
.01Mi.	**2406 ELLIOTT ST**	**06/21/2024**	$94,000	$9,400	1,214	/2/1	1937	1 SF	
.02Mi.	**2414 ELLIOTT ST**	**03/08/2018**	$50,000	$5,000	1,334	/2/1	1950	1 SF	
.03Mi.	**604 24TH ST**	**01/01/1990**	$47,410	$4,741	1,843	/3/2	1945	1 SF	
.03Mi.	**2403 MADELINE ST**	**01/17/2014**	$55,000	$5,500	1,350	/3/2	1927	1 SF	
.04Mi.	**2401 MADELINE ST**	**01/20/2016**	$37,000	$3,700	1,065	/2/1	1932	1 SF	
.04Mi.	**2405 MADELINE ST**	**06/13/2023**	$30,000	$3,000	1,243	/3/2	1932	1 SF	
.04Mi.	**2424 ELLIOTT ST**	**04/03/2024**	$143,000	$14,300				1 SF	
.04Mi.	**2411 ELLIOTT ST**	**11/24/1997**	$49,000	$4,900				1 SF	
.04Mi.	**503 24TH ST**	**11/29/2021**	$24,000	$2,400				1 SF	
.04Mi.	**2324 ELLIOTT ST**	**04/09/2024**	$50,000	$5,000	1,877	/4/2	1941	1 SF	
.04Mi.	**2423 MADELINE ST**	**05/19/2020**	$125,000	$12,500	1,584	/3/1	1950	1 SF	
.04Mi.	**2425 MADELINE ST**	**05/10/2017**	$27,000	$2,700	1,284	/2/1	1955	1 SF	
.04Mi.	**2417 ELLIOTT ST**	**06/20/2025**	$158,000	$15,800	2,015	/3/1	1950	1 SF	
.04Mi.	**2331 MADELINE ST**	**04/11/2022**	$77,000	$7,700	1,470	/3/1	1942	1 SF	

ICE SiteX Report

OrderID: 98388252

Rent vs. Own

Households Occupied by Renters:	42%	Households Occupied by Owners:	41%

Demographics & Income

Median Age:	38.8 years old	Households:	7,869
Median Household Income:	$48,947	Households w/Family:	55%
Household Income Per Capita:	$28,292	Households w/Family Married:	29%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	Rapides Parish School District	Students:	21,340
Number of Schools:	43	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.66Mi.	**Bolton High School** Number of Students: 372 Student-Teacher Ratio: 10.18 Advanced Placement: Yes	D+	Public	9 - 12
0.63Mi.	**D.F. Huddle Elementary School** Number of Students: 412 Student-Teacher Ratio: 11.44	B+	Public	PK - 5
0.58Mi.	**Alexandria Middle Magnet School** Number of Students: 469 Student-Teacher Ratio: 14.11	C	Public	6 - 8
0.28Mi.	**L.S. Rugg Elementary School** Number of Students: 356 Student-Teacher Ratio: 13.33	D	Public	PK - 5

Flood Report

The Subject Property of **2404 ELLIOTT ST, ALEXANDRIA, LA 71301-5326** 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	158%	NOTABLY HIGHER
BURGLARY	109%	SIMILAR
MOTOR VEHICLE THEFT	158%	NOTABLY HIGHER
FORCIBLE ROBBERY	103%	SIMILAR
AGGRAVATED ASSAULT	136%	NOTABLY HIGHER
FORCIBLE RAPE	122%	HIGHER
MURDER	127%	HIGHER
OVERALL	130%	NOTABLY HIGHER

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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