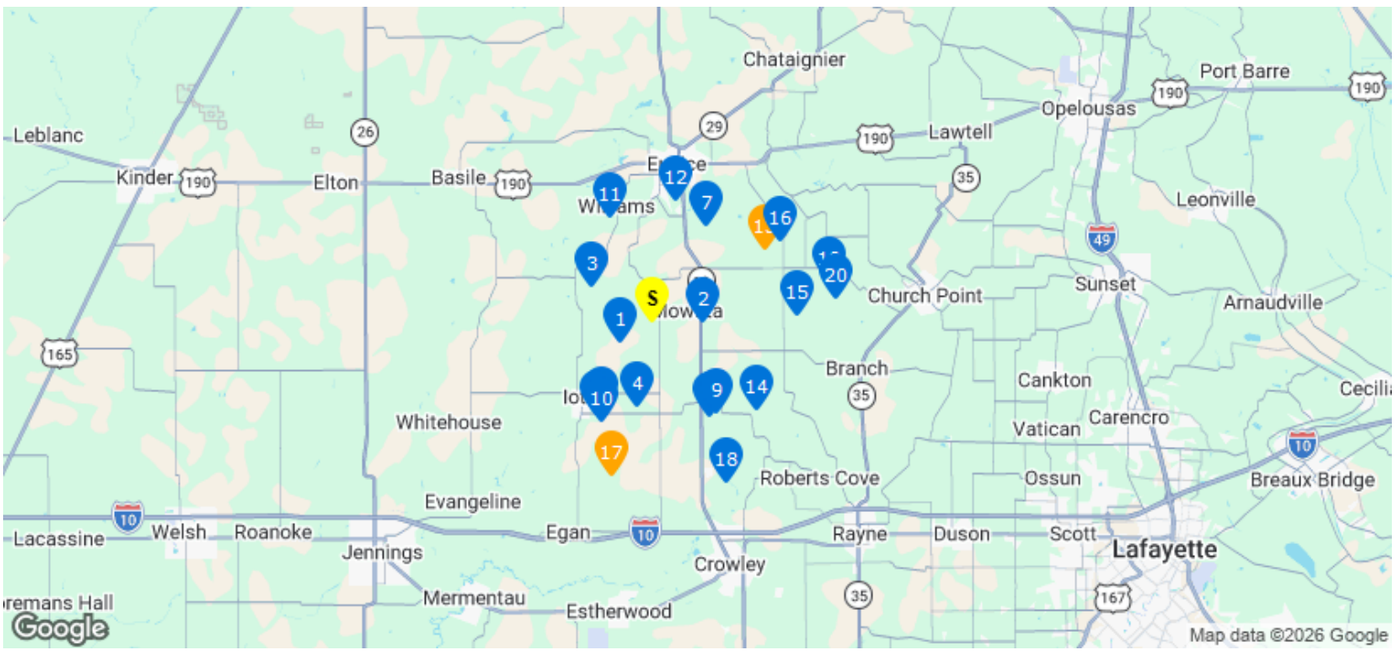
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

2628 GRAND COULEE RD, IOTA, LA 70543-3710

County:	**ACADIA LA**	Census Tract:	9602.02
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0700011425A	Thomas Bros Pg-Grid:	

Valuation

Value:	**$226,000**	FSD:	25	Common Confidence Score:	22
Value Range:	$169,500 - $282,500	ICE Confidence Score:	75		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	WAR
Assd Land Value:	$2,180	Market Land Value:	$21,800	Tax Year:	2025
Assd Improvement:	$11,940	Market Improvment Value:	$119,400	Total Taxable Value:	$1,054
Total Assessed Value:	$14,120	Total Assessor Market Value:	$141,200	Delinquent Year:	
				Tax Account ID:	0700011425A
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: WARD WAR Tract No: 2 Sec/Twnship/Range: SEC 42 TWN 07N RNG 01W
Abbreviated Description: 1.98 AC TRACT 2-A SEC 42 T7-1W (LOT) (IMP) (A41990) ACQ WAYNE & DEBORAH N. HENSGENS 99 #657447 K56-921; 98 #655709 I56-96; #9

Property Characteristics

Lot Size:	1.980 AC	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:	10/17/2016	Sales Price:	$145,000
Document #:	879707 BK-PG -	Type of Sale:	Non Residential Transfer
Contract Date:	10/13/2016		
Document Type:	Deed		
Legal Description:			

Mortgage Record

Recording Date:	12/03/2007	Loan Amount:	N/A
Document #:	775310 BK-PG 779-953	Loan Type:	
Contract Date:	11/30/2007		
TD Due Date:		Type Finance:	
Legal Description:			
Map Ref: 0			

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs		Age Range	
Median Value		Median Age	

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Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.89Mi.	**1617 GREY FOX HWY** **IOTA, LA 70543-3726**	08/03/2026	$368,000			//		136,343 SF	
		APN: 0400169050 Document #: 974653 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential Legal: Section: 04 Sec/Twnship/Range: T08S R01W Abbreviated Description: Section:04 Sec/Twnship/Range:T08S R01W								
2	2.44Mi.	**604 MOWATA HWY** **EUNICE, LA 70535-7505**	09/02/2026	$76,400			//		80,150 SF	
		APN: 0700051200 Document #: 975483 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Section: 31 MapRef: BK Q-17 PG 21 Sec/Twnship/Range: W2 T31 T07S R01E Abbreviated Description: Section:31 Map Ref:BK Q-17 PG 21Sec/Twnship/Range:W2 T31 T07S R01E								
3	3.46Mi.	**4807 EUNICE IOTA HWY** **EUNICE, LA 70535-7104**	07/27/2026	$160,000			//	2013	87,120 SF	
		APN: 0700122400A Document #: 974422 Document Type: Cash Sale Deed Price Code: A Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 9 Section: 30 MapRef: DOC 436819 COB D-35 Sec/Twnship/Range: T07S R01W Abbreviated Description: Lot:9 Section:30 Map Ref:DOC 436819 COB D-35Sec/Twnship/Range:T07S R01W								
4	4.16Mi.	**1237 MCMILLAN AVE** **IOTA, LA 70543-5002**	06/22/2026	$215,000			//	2016	67,954 SF	
		APN: 0400278700A Document #: 973195 Document Type: Cash Sale Deed Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 2 Section: 22 Sec/Twnship/Range: T08S R01W Abbreviated Description: Lot:2 Section:22 Sec/Twnship/Range:T08S R01W								
5	5Mi.	**123 N 4TH ST** **IOTA, LA 70543-6059**	06/15/2026	$145,000			//		5,200 SF	
		APN: 0440034330C Document #: 973074 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 2 Block: 17 Abbreviated Description: Lot:2 Block:17								
6	5.3Mi.	**209 PINE ST** **IOTA, LA 70543-6083**	05/26/2026	$181,500			//		5,200 SF	
		APN: 0440045430 Document #: 972483 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 8-14 Block: 42 MapRef: COB O-52 PG 63 Abbreviated Description: Lot:8-14 Block:42 Map Ref:COB O-52 PG 63								
7	5.32Mi.	**239 EUGENNE LN** **EUNICE, LA 70535-6529**	08/17/2026	$8,000			//	2014	SF	
		APN: 0700119240TR1 Document #: 975024 Document Type: Cash Sale Deed Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Section: 65 MapRef: DOC 686046 Sec/Twnship/Range: T07S R01E Abbreviated Description: Section:65 Map Ref:DOC 686046Sec/Twnship/Range:T07S R01E								
8	5.4Mi.	**6108 MAXIE HWY** **CROWLEY, LA 70526-0434**	10/19/2026	$175,000			//	2010	74,923 SF	
		APN: 0200042200AD Document #: 976758 Document Type: Cash Sale Deed Price Code: A Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Section: 30 MapRef: DOC 837672 COB D-67 Sec/Twnship/Range: T08S R01E Abbreviated Description: Section:30 Map Ref:DOC 837672 COB D-67Sec/Twnship/Range:T08S R01E								
9	5.44Mi.	**6245 MAXIE HWY** **CROWLEY, LA 70526-0435**	09/09/2026	$290,000			//		99,752 SF	
		APN: 0200093400B Document #: 975624 Document Type: Cash Sale Deed Price Code: A Land Use: Rural/Agricultural Residence Legal: Section: 30 Sec/Twnship/Range: T08S R01E Abbreviated Description: Section:30 Sec/Twnship/Range:T08S R01E								
10	5.45Mi.	**506 SIMAR ST** **IOTA, LA 70543-6072**	07/22/2026	$183,000			//		5,200 SF	
		APN: 0440050360 Document #: 974305 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1-3 Block: L Abbreviated Description: Lot:1-3 Block:L								
11	5.49Mi.	**2626 FOURNERAT RD** **EUNICE, LA 70535-6747**	08/05/2026	$90,000			//	1661	83,200 SF	
		APN: 0700074200 Document #: 974734 Document Type: Cash Sale Deed Price Code: Land Use: Single Family Residential Legal: Section: 05 MapRef: BK B49 PG 949 Sec/Twnship/Range: SE4 SE4 T07S R01W Abbreviated Description: Section:05 Map Ref:BK B49 PG 949Sec/Twnship/Range:SE4 SE4 T07S R01W								
12	5.95Mi.	**101 VETERANS DR** **EUNICE, LA 70535-6701**	05/22/2026	$320,000			//		SF	
		APN: 0780031950 Document #: 972435 Document Type: Cash Sale Deed Price Code: A Land Use: Commercial (General) Legal: Lot: 1 2 Block: B Section: 02 Subdivision: PLACE ACADIENNE SUB MapRef: COB V-31 PG 411574 Sec/Twnship/Range: T07S R01W Abbreviated Description: Lot:1 2 Block:B Section:02 Subdivision:PLACE ACADIENNE SUB Map Ref:COB V-31 PG 411574Sec/Twnship/Range:T07S R01W								
13	6.46Mi.	**117 MALLET COVE LOOP** **EUNICE, LA 70535-7642**	07/23/2026	$94,500			//		43,996 SF	
		APN: 0300193530 Document #: 974331 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 2 Section: 15 Subdivision: COUNTRY ACRES W SUB Sec/Twnship/Range: T07S R01E Abbreviated Description: Lot:2 Section:15 Subdivision:COUNTRY ACRES W SUB Sec/Twnship/Range:T07S R01E								
14	6.62Mi.	**372 CASANOVA RD** **CROWLEY, LA 70526-0504**	10/09/2026	$235,000			//	2021	1,318,561 SF	
		APN: 0200217100 Document #: 976569 Document Type: Cash Sale Deed Price Code: A Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: MapRef: ENT 352631 Abbreviated Description: Map Ref:ENT 352631								
15	7.05Mi.	**8157 WHITE OAK HWY** **BRANCH, LA 70516-3747**	08/20/2026	$110,000			//		15,246 SF	

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APN: 0300124100G Document #: 975144
Document Type: Cash Sale Deed Price Code: A
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 6 Section: 35 MapRef: DOC 935347 Sec/Twnship/Range: T07S R01E Abbreviated Description: Lot:6 Section:35 Map Ref:DOC 935347Sec/Twnship/Range:T07S R01E

16 7.34Mi. **625 KERR RD** 06/17/2026 $105,000 // 87,120 SF
EUNICE, LA 70535-7663
APN: 0300189400 Document #: 973126
Document Type: Cash Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Section: 54 MapRef: IN 799751 Sec/Twnship/Range: T07S R01E Abbreviated Description: Section:54 Map Ref:IN 799751Sec/Twnship/Range:T07S R01E

17 7.7Mi. **213 COYOTE RUN LN** 06/30/2026 $245,000 // 392,040 SF
IOTA, LA 70543-4936
APN: 0400126580 Document #: 973572
Document Type: Special Warranty Deed Price Code: A
Land Use: Rural/Agricultural Residence
Legal: Lot: D Section: 08 MapRef: BK 536 PG 271 Sec/Twnship/Range: T09S R01W Abbreviated Description: Lot:D Section:08 Map Ref:BK 536 PG 271Sec/Twnship/Range:T09S R01W

18 8.55Mi. **223 BETTY DR** 07/02/2026 $223,000 // SF
CROWLEY, LA 70526-0907
APN: 0200169660 Document #: 973790
Document Type: Cash Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 7 Block: 1 Section: 08 Subdivision: ATWOOD AKERS SUB MapRef: DOC 962269 Sec/Twnship/Range: SW4 T09S R01E Abbreviated Description: Lot:7 Block:1 Section:08 Subdivision:ATWOOD AKERS SUB Map Ref:DOC 962269Sec/Twnship/Range:SW4 T09S R01E

19 8.77Mi. **1729 RICHARD SCHOOL RD** 06/09/2026 $165,000 // 87,120 SF
CHURCH POINT, LA 70525-5605
APN: 0300083900 Document #: 972895
Document Type: Cash Sale Deed Price Code:
Land Use: Single Family Residential
Legal: MapRef: DOC 965916 Abbreviated Description: Map Ref:DOC 965916

20 9.01Mi. **148 BOULET RD** 09/14/2026 $72,500 // 412,949 SF
BRANCH, LA 70516-3706
APN: 0300023190A Document #: 975737
Document Type: Cash Sale Deed Price Code: A
Land Use: Vacant Land (General)
Legal: Section: 30 MapRef: IN 951524 Sec/Twnship/Range: T07S R02E Abbreviated Description: Section:30 Map Ref:IN 951524Sec/Twnship/Range:T07S R02E

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.	**2628 GRAND COULEE RD**	**10/17/2016**	$141,200	$14,120				2 SF	
.62Mi.	**130 BLUE BIRD LN**	**05/05/1999**	$96,800	$9,680					
.68Mi.	**3112 GRAND COULEE RD**	**04/02/2004**	$189,300	$18,930				7,000 SF	
.68Mi.	**3112 GRAND COULEE RD**	**04/02/2004**	$189,300	$18,930				7,000 SF	
.84Mi.	**157 SUN BONNET LN**	**05/05/1999**	$57,900	$5,790				2 SF	
.86Mi.	**4260 RUPPERT LAKE RD**	**05/05/1999**	$92,800	$9,280				1 SF	
1.01Mi.	**4325 RUPPERT LAKE RD**	**11/14/2006**	$46,100	$4,610				16,117 SF	
1.04Mi.	**338 JOHN ZAUNBRECHER LN**	**05/05/1999**	$51,100	$5,110				60 SF	
1.06Mi.	**4343 RUPPERT LAKE RD**	**11/09/2006**	$48,800	$4,880			1739	1 SF	
1.1Mi.	**2179 GRAND COULEE RD**	**05/05/1999**	$79,200	$7,920					
1.38Mi.	**1938 GREY FOX HWY**	**05/05/1999**	$152,200	$15,220				1 SF	
1.44Mi.	**1898 GREY FOX HWY**	**05/05/1999**	$103,900	$10,390				1 SF	
1.44Mi.	**1898 GREY FOX HWY**	**05/05/1999**	$103,900	$10,390				1 SF	

Rent vs. Own

Households Occupied by Renters:	25%	Households Occupied by Owners:	64%

Demographics & Income

Median Age:	36.1 years old	Households:	1,342
Median Household Income:	$69,860	Households w/Family:	72%
Household Income Per Capita:	$31,176	Households w/Family Married:	58%
Most Common Education Level:	High School Graduate	Households w/Family Children:	37%

School District

School District Zone:	Acadia Parish School District	Students:	9,043
Number of Schools:	27	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.31Mi.	**Iota Middle School**	A	Public	6 - 8

Number of Students: 235
Student-Teacher Ratio: 14.98

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5.03Mi. **Iota Elementary School** Number of Students: 585 Student-Teacher Ratio: 17.56		A	Public	PK - 5
5.35Mi. **Iota High School** Number of Students: 566 Student-Teacher Ratio: 17.91		B	Public	9 - 12

Flood Report

The Subject Property of **2628 GRAND COULEE RD, IOTA, LA 70543-3710** 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	63%	NOTABLY LOWER
BURGLARY	132%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	82%	LOWER
FORCIBLE ROBBERY	124%	HIGHER
AGGRAVATED ASSAULT	101%	SIMILAR
FORCIBLE RAPE	137%	NOTABLY HIGHER
MURDER	104%	SIMILAR
OVERALL	97%	SIMILAR

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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