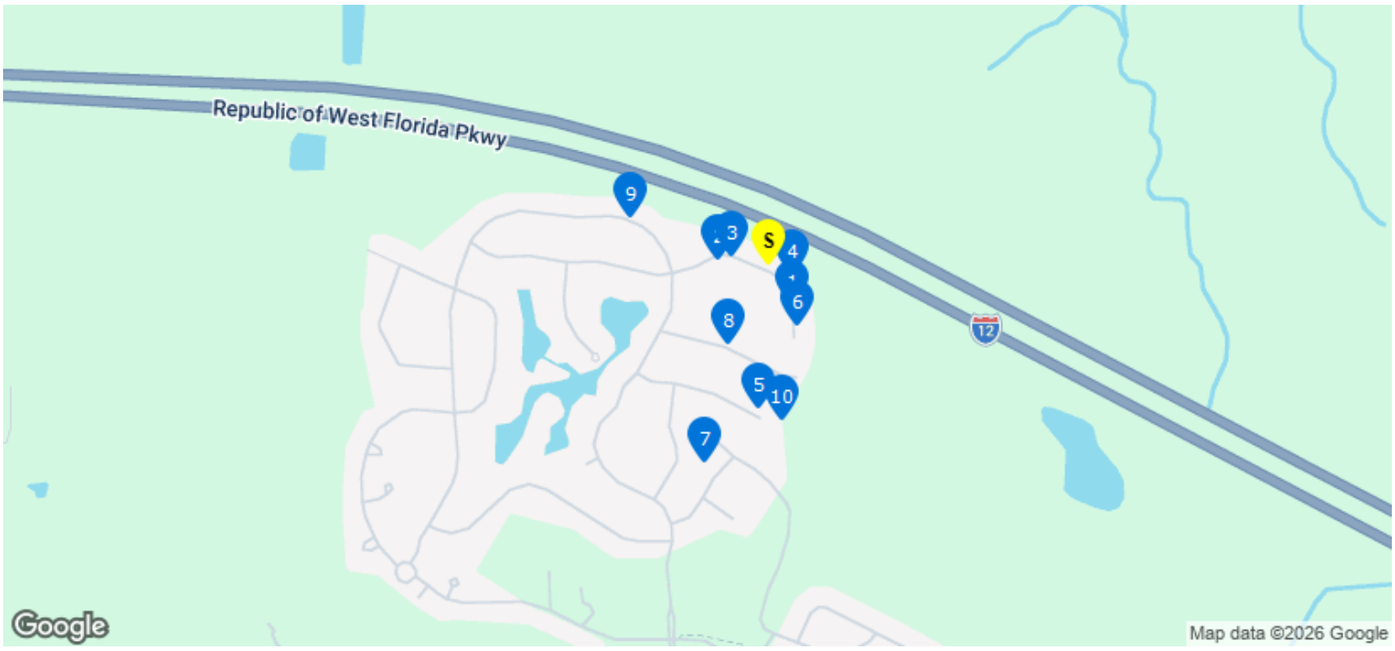
ICE SiteX Report

OrderID: 98809253

SiteX Property Information Report



Subject Property Location

3057 LOST LAKE LN, MADISONVILLE, LA 70447-3269

County:	**ST TAMMANY LA**	Census Tract:	0403.09
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	13019	Thomas Bros Pg-Grid:	

Valuation

Value:	**$360,000**	FSD:	4	Common Confidence Score:	98
Value Range:	$345,600 - $374,400	ICE Confidence Score:	96		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	04
Assd Land Value:	$4,500	Market Land Value:	$45,000	Tax Year:	2025
Assd Improvement:	$25,462	Market Improvment Value:	$254,621	Total Taxable Value:	$2,096
Total Assessed Value:	$29,962	Total Assessor Market Value:	$299,621	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 433 Subdivision: BEDICO CREEK
Abbreviated Description: BEDICO CREEK PARCEL 11 LT433

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	1949 SF	Baths:		Fireplace:	
Year Built:	2019	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	
Number of Stories:		Number of Cars:	2	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	06/18/2024	Loan Amount:	N/A
Document #:	2413529 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	06/03/2024		
TD Due Date:	07/01/2054	Type Finance:	

Legal Description:
Section: 31 Subdivision: BEDICO CREEK PAR 11 Map Ref: 0 Sec/Twnship/Range: S31 T6S R10E

Mortgage Record

Recording Date:	09/27/2023	Loan Amount:	N/A
Document #:	2387795 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	09/22/2023		
TD Due Date:	10/01/2053	Type Finance:	

Legal Description:
Subdivision: BEDICO CREEK PAR 11 Map Ref: 0 Sec/Twnship/Range: BEDICO CREEK PAR 11 LOT 433

Prior Transfer

Recording Date:	09/27/2023	Sales Price:	$372,000
Document #:	2387794 BK-PG -	Type of Sale:	Undetermined Transfer
Contract Date:	09/22/2023		
Document Type:	Deed		

Legal Description:
Subdivision: BEDICO CREEK PAR 11 Sec/Twnship/Range: BEDICO CREEK PAR 11 LOT 433

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Mortgage Record

Recording Date:	11/08/2021	Loan Amount:	N/A
Document #:	2299858 BK-PG -	Loan Type:	Conventional
Contract Date:	11/08/2021		
TD Due Date:	12/01/2051	Type Finance:	Fixed Rate

Legal Description:
Subdivision: BEDICO CREEK PAR 11
Abbreviated Description: BEDICO CREEK PAR 11 LOT 433

Mortgage Record

Recording Date:	11/08/2021	Loan Amount:	N/A
Document #:	2299858 BK-PG -	Loan Type:	Conventional
Contract Date:	11/08/2021		
TD Due Date:	12/01/2051	Type Finance:	Fixed Rate

Legal Description:
Section: 6 Subdivision: BEDICO CREEK Map Ref: 0
Abbreviated Description: S6 T7S R10E

Prior Transfer

Recording Date:	11/08/2021	Sales Price:	$320,000
Document #:	2299857 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	11/08/2021		
Document Type:	Deed		

Legal Description:
Subdivision: BEDICO CREEK PAR 11
Abbreviated Description: BEDICO CREEK PAR 11 LOT 433

Mortgage Record

Recording Date:	03/27/2020	Loan Amount:	N/A
Document #:	2200044 BK-PG -	Loan Type:	Conventional
Contract Date:	03/23/2020		
TD Due Date:	04/01/2050	Type Finance:	Fixed Rate

Legal Description:
Subdivision: BEDICO CREEK LOT 433 Map Ref: 0
Abbreviated Description: BEDICO CREEK LOT 433

Mortgage Record

Recording Date:	07/31/2019	Loan Amount:	N/A
Document #:	2167375 BK-PG -	Loan Type:	Conventional
Contract Date:	07/31/2019		
TD Due Date:		Type Finance:	Fixed Rate

Legal Description:
Section: 21 Subdivision: BEDICO CREEK PAR 11 Map Ref: MAP 5569
Abbreviated Description: S21 T6S R10E

Prior Transfer

Recording Date:	07/31/2019	Sales Price:	$269,750
Document #:	2167374 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	07/31/2019		
Document Type:	Deed		

Legal Description:
Section: 21 Subdivision: BEDICO CREEK PAR 11 Map Ref: MAP 5569
Abbreviated Description: S21 T6S R10E

Area Sales Analysis

Total Area Sales	$3,379,900	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	1,948 SF	Median Year Built	2018
Price Range - 2 Yrs	$247,500 to $359,900	Age Range	7 years to 10 years
Median Value	$348,250	Median Age	8.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.07Mi.	**3088 LOST LAKE LN MADISONVILLE, LA 70447-3269**	03/30/2026	$349,000	$170	2047	//	2017	SF	
		APN: 12970 Document #: 2486085 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 408 Subdivision: BEDICO CREEK MapRef: MAP 5569 Sec/Twnship/Range: BEDICO CREEK LOT 408 Abbreviated Description: Lot:408 Subdivision:BEDICO CREEK Map Ref:MAP 5569Sec/Twnship/Range:BEDICO CREEK LOT 408								
2	.08Mi.	**3021 LOST LAKE LN MADISONVILLE, LA 70447-3269**	06/30/2026	$318,900	$199	1600	//	2018	SF	
		APN: 13028 Document #: 2497093 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential Legal: Section: 6 MapRef: MAP 5569 Sec/Twnship/Range: S6 T7S R10E Abbreviated Description: Section:6 Map Ref:MAP 5569Sec/Twnship/Range:S6 T7S R10E								
3	.13Mi.	**2021 CYPRESS BEND LN MADISONVILLE, LA 70447-3267**	01/30/2026	$247,500	$112	2213	//	2017	SF	
		APN: 12962 Document #: 2479749 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 389 Subdivision: BEDICO CREEK MapRef: MAP 5569 Sec/Twnship/Range: BEDICO CREEK LOT 389 Abbreviated Description: Lot:389 Subdivision:BEDICO CREEK Map Ref:MAP 5569Sec/Twnship/Range:BEDICO CREEK LOT 389								
4	.16Mi.	**2005 CYPRESS BEND LN MADISONVILLE, LA 70447-3267**	07/10/2026	$432,000	$188	2300	//	2019	SF	
		APN: 13010 Document #: 2498281 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential								

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Legal: Section: 6 MapRef: MAP 5569 Sec/Twnship/Range: S6 T7S R10E Abbreviated Description: Section:6 Map Ref:MAP 5569Sec/Twnship/Range:S6 T7S R10E

5	.16Mi.	**3129 LOST LAKE LN** **MADISONVILLE, LA 70447-3270**	05/01/2026	$164,000	$84	1948	//	2017	SF

APN: 12977 Document #: 2490166
Document Type: Cash Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 415 Subdivision: BEDICO CREEK Sec/Twnship/Range: BEDICO CREEK LOT 415 Abbreviated Description: Lot:415 Subdivision:BEDICO CREEK Sec/Twnship/Range:BEDICO CREEK LOT 415

6	.17Mi.	**2032 CYPRESS BEND LN** **MADISONVILLE, LA 70447-3267**	02/19/2026	$425,000	$191	2229	//	2017	SF

APN: 12990 Document #: 2481630
Document Type: Cash Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 369 Subdivision: BEDICO CREEK MapRef: MAP 5569 Sec/Twnship/Range: BEDICO CREEK LOT 369 Abbreviated Description: Lot:369 Subdivision:BEDICO CREEK Map Ref:MAP 5569Sec/Twnship/Range:BEDICO CREEK LOT 369

7	.18Mi.	**2040 CYPRESS BEND LN** **MADISONVILLE, LA 70447-3267**	07/23/2026	$447,500	$198	2256	//	2018	SF

APN: 12996 Document #: 2499909
Document Type: Cash Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 371 Subdivision: BEDICO CREEK PH 11 MapRef: MAP 5569 Sec/Twnship/Range: BEDICO CREEK PH 11 LOT 371 Abbreviated Description: Lot:371 Subdivision:BEDICO CREEK PH 11 Map Ref:MAP 5569Sec/Twnship/Range:BEDICO CREEK PH 11 LOT 371

8	.2Mi.	**2004 CYPRESS BEND LN** **MADISONVILLE, LA 70447-3267**	06/26/2026	$283,965	$136	2081	//	2018	SF

APN: 12995 Document #: 2496719
Document Type: Cash Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 362 Subdivision: BEDICO CREEK MapRef: CIN 2107770 Sec/Twnship/Range: BEDICO CREEK LOT 362 Abbreviated Description: Lot:362 Subdivision:BEDICO CREEK Map Ref:CIN 2107770Sec/Twnship/Range:BEDICO CREEK LOT 362

9	.21Mi.	**8025 BEDICO TRAIL LN** **MADISONVILLE, LA 70447-3275**	06/25/2026	$460,000	$201	2291	//	2020	SF

APN: 13786 Document #: 2496548
Document Type: Cash Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 816 Subdivision: BEDICO CREEK Sec/Twnship/Range: BEDICO CREEK LOT 816 Abbreviated Description: Lot:816 Subdivision:BEDICO CREEK Sec/Twnship/Range:BEDICO CREEK LOT 816

10	.21Mi.	**1253 DEER PARK CT** **MADISONVILLE, LA 70447-3253**	06/18/2026	$355,000	$182	1948	//	2016	SF

APN: 12553 Document #: 2495792
Document Type: Cash Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 332 Subdivision: BEDICO CREEK Sec/Twnship/Range: BEDICO CREEK LOT 332 Abbreviated Description: Lot:332 Subdivision:BEDICO CREEK Sec/Twnship/Range:BEDICO CREEK LOT 332

11	.21Mi.	**8028 BEDICO TRAIL LN** **MADISONVILLE, LA 70447-3275**	05/28/2026	$455,000	$202	2256	//	2019	SF

APN: 13833 Document #: 2493266
Document Type: Cash Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 866 Subdivision: BEDICO CREEK Sec/Twnship/Range: BEDICO CREEK LOT 866 Abbreviated Description: Lot:866 Subdivision:BEDICO CREEK Sec/Twnship/Range:BEDICO CREEK LOT 866

12	.22Mi.	**1261 DEER PARK CT** **MADISONVILLE, LA 70447-3253**	04/15/2026	$345,000	$177	1948	//	2016	SF

APN: 12551 Document #: 2488265
Document Type: Cash Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 330 Subdivision: BEDICO CREEK MapRef: MAP 5335 Sec/Twnship/Range: BEDICO CREEK LOT 330 Abbreviated Description: Lot:330 Subdivision:BEDICO CREEK Map Ref:MAP 5335Sec/Twnship/Range:BEDICO CREEK LOT 330

13	.22Mi.	**1340 AUDUBON PKWY** **MADISONVILLE, LA 70447-3271**	04/01/2026	$357,000	$164	2175	//	2018	SF

APN: 13093 Document #: 2486647
Document Type: Cash Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 456 Subdivision: BEDICO CREEK MapRef: MAP 5633 Sec/Twnship/Range: BEDICO CREEK LOT 456 Abbreviated Description: Lot:456 Subdivision:BEDICO CREEK Map Ref:MAP 5633Sec/Twnship/Range:BEDICO CREEK LOT 456

14	.22Mi.	**1249 AUDUBON PKWY** **MADISONVILLE, LA 70447-3278**	02/10/2026	$595,000	$217	2748	//	2022	SF

APN: 135788 Document #: 2480847
Document Type: Cash Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 806 Subdivision: BEDICO CREEK MapRef: MAP 5571 Sec/Twnship/Range: BEDICO CREEK LOT 806 Abbreviated Description: Lot:806 Subdivision:BEDICO CREEK Map Ref:MAP 5571Sec/Twnship/Range:BEDICO CREEK LOT 806

15	.24Mi.	**1277 DEER PARK CT** **MADISONVILLE, LA 70447-3253**	01/23/2026	$332,000	$183	1818	//	2016	SF

APN: 12548 Document #: 2478993
Document Type: Cash Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 326 Subdivision: BEDICO CREEK MapRef: MAP 5335 Sec/Twnship/Range: BEDICO CREEK LOT 326 Abbreviated Description: Lot:326 Subdivision:BEDICO CREEK Map Ref:MAP 5335Sec/Twnship/Range:BEDICO CREEK LOT 326

16	.31Mi.	**1032 DEER PARK DR** **MADISONVILLE, LA 70447-3254**	06/15/2026	$359,900	$185	1948	//	2017	SF

APN: 12525 Document #: 2495286
Document Type: Cash Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 303A Subdivision: BEDICO CREEK MapRef: MAP 5412A Sec/Twnship/Range: BEDICO CREEK LOT 303A Abbreviated Description: Lot:303A Subdivision:BEDICO CREEK Map Ref:MAP 5412ASec/Twnship/Range:BEDICO CREEK LOT 303A

17	.35Mi.	**7129 GREEN HERON DR** **MADISONVILLE, LA 70447-8501**	06/26/2026	$520,000			//		SF

APN: 135617 Document #: 2496704
Document Type: Cash Sale Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 963 Subdivision: BEDICO CREEK MapRef: MAP 6099 Sec/Twnship/Range: BEDICO CREEK LOT 963 Abbreviated Description: Lot:963 Subdivision:BEDICO CREEK Map Ref:MAP 6099Sec/Twnship/Range:BEDICO CREEK LOT 963

18	.4Mi.	**1408 AUDUBON PKWY** **MADISONVILLE, LA 70447-3279**	07/08/2026	$315,000	$197	1600	//	2020	SF

APN: 13143 Document #: 2498003
Document Type: Cash Sale Deed Price Code: A

ICE SiteX Report

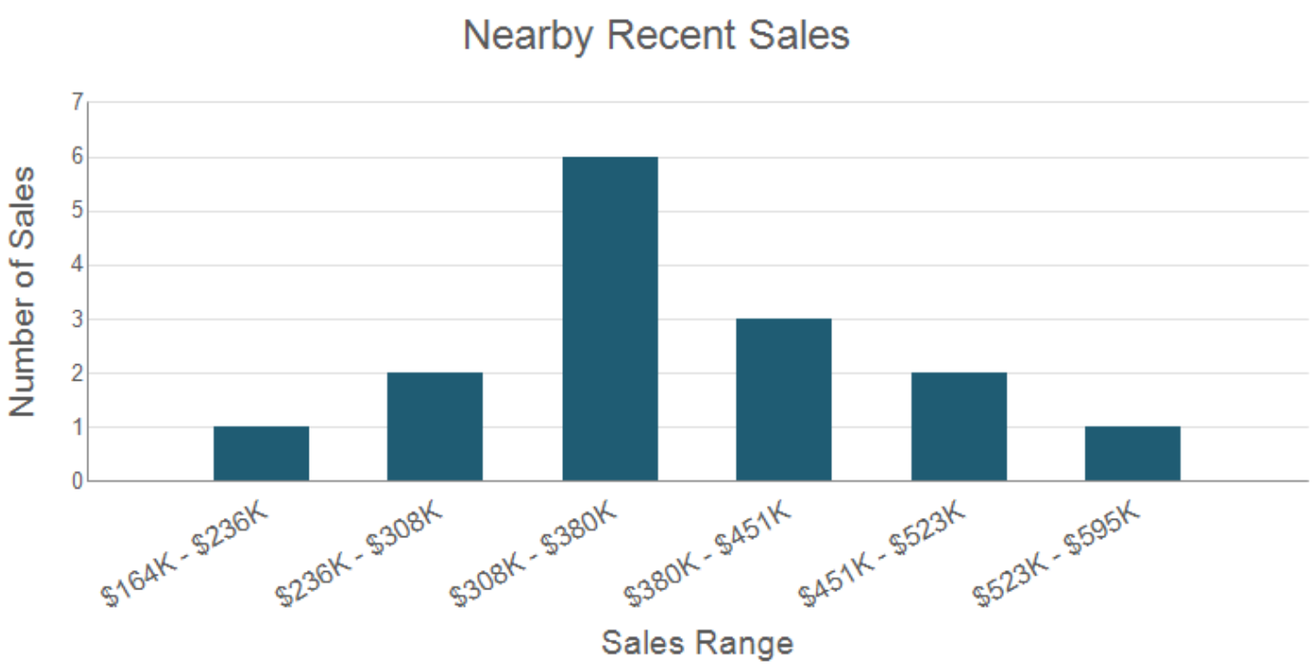
OrderID: 98809253

Land Use: Single Family Residential
Legal: Section: 31 MapRef: MAP 5665 Sec/Twnship/Range: S31 T6S R10E Abbreviated Description: Section:31 Map Ref:MAP 5665Sec/Twnship/Range:S31 T6S R10E

19 .4Mi. **4060 KELLY LAKE LN** 05/26/2026 $398,890 // SF
MADISONVILLE, LA 70447-3280
APN: 139993 Document #: 2492833
Document Type: Cash Sale Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 551 Subdivision: BEDICO CREEK MapRef: MAP 6188 Sec/Twnship/Range: BEDICO CREEK LOT 551 Abbreviated Description: Lot:551 Subdivision:BEDICO CREEK Map Ref:MAP 6188Sec/Twnship/Range:BEDICO CREEK LOT 551

20 .4Mi. **4036 KELLY LAKE LN** 04/02/2026 $419,990 // SF
MADISONVILLE, LA 70447-
APN: 140000 Document #: 2486722
Document Type: Cash Sale Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 557 Subdivision: BEDICO CREEK Sec/Twnship/Range: BEDICO CREEK LOT 557 Abbreviated Description: Lot:557 Subdivision:BEDICO CREEK Sec/Twnship/Range:BEDICO CREEK LOT 557

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.	**3057 LOST LAKE LN**	**09/27/2023**	$299,621	$29,962	1,949		2019		
.01Mi.	**3053 LOST LAKE LN**	**04/17/2020**	$308,005	$30,801	1,948		2016		
.01Mi.	**3061 LOST LAKE LN**	**04/09/2020**	$281,672	$28,167	1,809		2019		
.02Mi.	**3065 LOST LAKE LN**	**12/11/2020**	$299,621	$29,962	1,949		2019		
.02Mi.	**3049 LOST LAKE LN**	**10/09/2024**	$299,621	$29,962	1,949		2020		
.03Mi.	**3069 LOST LAKE LN**	**06/27/2019**	$308,082	$30,808	2,014		2019		
.03Mi.	**3045 LOST LAKE LN**	**07/16/2024**	$290,685	$29,069	1,903		2019		
.04Mi.	**3073 LOST LAKE LN**	**03/10/2025**	$290,710	$29,071	1,894		2019		
.04Mi.	**3056 LOST LAKE LN**	**08/29/2018**	$308,570	$30,857	2,038		2018		
.04Mi.	**3060 LOST LAKE LN**	**06/21/2021**	$308,005	$30,801	1,948		2018		
.04Mi.	**3041 LOST LAKE LN**	**12/17/2021**	$299,621	$29,962	1,949		2018		
.04Mi.	**3048 LOST LAKE LN**	**09/28/2017**	$324,061	$32,406	1,949		2017		
.04Mi.	**3064 LOST LAKE LN**	**09/26/2018**	$281,672	$28,167	1,809		2018		
.05Mi.	**3068 LOST LAKE LN**	**10/31/2017**	$290,710	$29,071	1,894		2017		
.05Mi.	**3040 LOST LAKE LN**	**08/29/2017**	$282,727	$28,273	1,817		2017		
.05Mi.	**3077 LOST LAKE LN**	**09/04/2020**	$224,430	$22,443	1,809		2019		

Rent vs. Own

Households Occupied by Renters:	5%	Households Occupied by Owners:	90%

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Demographics & Income

Median Age:	38.1 years old	Households:	6,071
Median Household Income:	$123,100	Households w/Family:	84%
Household Income Per Capita:	$47,534	Households w/Family Married:	72%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	48%

School District

School District Zone:	St. Tammany Parish School District	Students:	35,956
Number of Schools:	55	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
10.26Mi.	**Mandeville High School** Number of Students: 2,006 Student-Teacher Ratio: 14.44 Advanced Placement: Yes	A-	Public	9 - 12
4.87Mi.	**Madisonville Elementary School** Number of Students: 1,010 Student-Teacher Ratio: 11.93	NA	Public	PK - 2
3.68Mi.	**Lancaster Elementary School** Number of Students: 1,480 Student-Teacher Ratio: 16.27	A+	Public	3 - 6
6.33Mi.	**Madisonville Junior High School** Number of Students: 647 Student-Teacher Ratio: 14.2	A	Public	7 - 8

Flood Report

The Subject Property of **3057 LOST LAKE LN, MADISONVILLE, LA 70447-3269** is in **Zone A** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH NO BFES HAVE BEEN DETER-MINED.
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	56%	NOTABLY LOWER
BURGLARY	40%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	77%	NOTABLY LOWER
FORCIBLE ROBBERY	49%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	31%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	54%	NOTABLY LOWER
MURDER	52%	NOTABLY LOWER
OVERALL	48%	SIGNIFICANTLY LOWER

Disaster Alerts

1/23/2026 - Severe Winter Storm 6/17/2026 - Tropical Storm Arthur

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