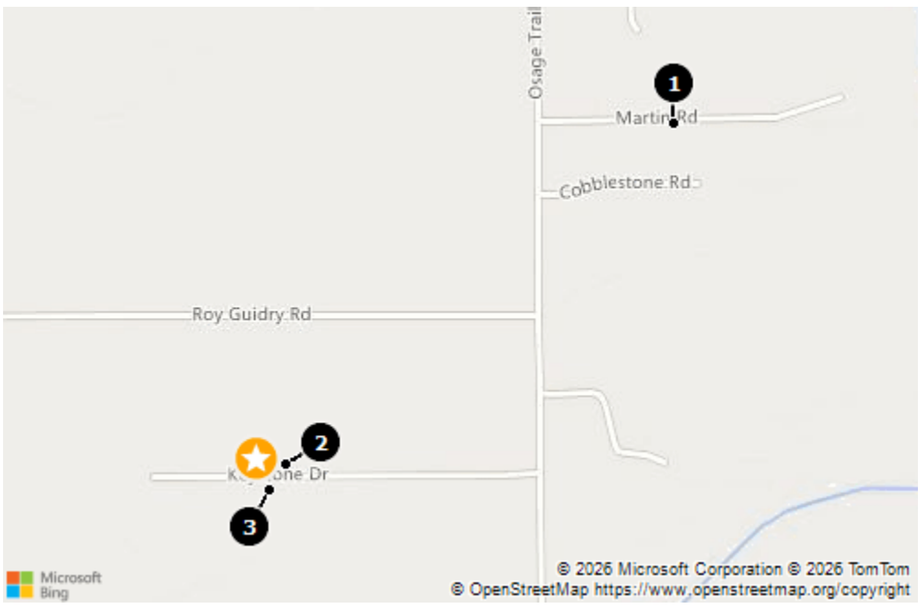
ICE SiteX Report

OrderID: 98730119

SiteX Property Information Report



Subject Property Location

308 KEYSTONE DR, CHURCH POINT, LA 70525-7448

County:	**ST LANDRY LA**	Census Tract:	220979618.012004
Property Use:	Mobile/Manufactured Home (regardless of ownership)	Land Zoning:	
Parcel Number:	0201127510Y	Thomas Bros Pg-Grid:	

Valuation

Value:	**$129,000**	FSD:	15	Common Confidence Score:	50
Value Range:	$109,650 - $148,350	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	99097
Assd Land Value:	$1,070	Market Land Value:	$10,700	Tax Year:	2025
Assd Improvement:	$10,620	Market Improvment Value:	$106,200	Total Taxable Value:	$846
Total Assessed Value:	$11,690	Total Assessor Market Value:	$116,900	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 30 Subdivision: KEYSTONE PARK SUB 2-O Sec/Twnship/Range: SEC 16 TWN 08 RNG 03E
Abbreviated Description: 1 LOT 30 (127.35X171.03) (.50 AC) KEYSTONE PARK SUBDIV IN SEC 16 T-8S R-3E 1271631 (MH 2009 CLAYTON 32X48 VIN CS2009657TNAB)

Property Characteristics

Lot Size:	21,780 SF	Bedrooms:		Pool:	
Building Area:	1536 SF	Baths:		Fireplace:	
Year Built:	2009	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:	06/26/2026	Sales Price:	N/A
Document #:	1283107 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	08/06/2025	Loan Amount:	N/A
Document #:	1271632 BK-PG -	Loan Type:	New Conventional
TD Due Date:	08/01/2055	Type Finance:	
Legal Description:			

City/Muni/Twp: CHURCH POINT

Prior Transfer

Recording Date:	08/06/2025	Sales Price:	$129,900
Document #:	1271631 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 30 Subdivision: KEYSTONE PARK SUB 2-O Sec/Twnship/Range: SEC 16 TWN 08 RNG 03E
Abbreviated Description: 1 LOT 30 (127.35X171.03) (.50 AC) KEYSTONE PARK SUBDIV IN SEC 16 T-8S R-3E 1271631 (MH 2009 CLAYTON 32X48 VIN CS2009657TNAB)

ICE SiteX Report

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Prior Transfer

Recording Date:	08/06/2025	Sales Price:	$129,900
Document #:	1271631 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/04/2025		
Document Type:			

Legal Description:
City/Muni/Twp: CHURCH POINT

Mortgage Record

Recording Date:	08/02/2024	Loan Amount:	N/A
Document #:	1258781 BK-PG -	Loan Type:	Unknown
TD Due Date:	08/01/2025	Type Finance:	

Legal Description:
City/Muni/Twp: CHURCH POINT

Prior Transfer

Recording Date:	03/25/2011	Sales Price:	$13,500
Document #:	1050176 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	03/22/2011		
Document Type:			

Legal Description:

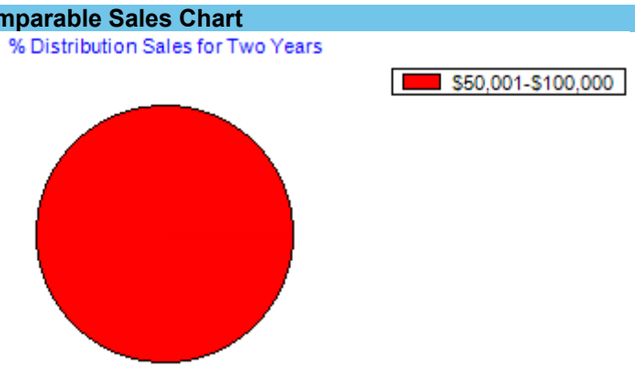
Area Sales Analysis

Total Area Sales	$348,000	Median # of Bedrooms	
Median Lot Size	21,780 SF	Median # of Baths	
Median Living Area	1,280 SF	Median Year Built	2009
Price Range - 2 Yrs	$92,500 to $160,000	Age Range	16 years to 18 years
Median Value	$95,500	Median Age	17 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.74Mi.	**196 MARTIN RD** **CHURCH POINT, LA 70525-7404**	08/21/2025	$92,500			//		18,992 SF	
		APN: 0201436500A Document #: 1272197 Document Type: Price Code: D Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Abbreviated Description: City/Muni/Twp:CHURCH POINT City/Muni/Twp: CHURCH POINT								
2	.05Mi.	**286 KEYSTONE DR** **CHURCH POINT, LA 70525-7450**	07/14/2025	$160,000	$32	4896	//	2008	21,780 SF	
		APN: 0201127510D Document #: 1270735 Document Type: Price Code: D Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Abbreviated Description: City/Muni/Twp:CHURCH POINT City/Muni/Twp: CHURCH POINT								
3	.05Mi.	**299 KEYSTONE DR** **CHURCH POINT, LA 70525-7450**	06/30/2025	$95,500	$74	1280	//	2010	21,780 SF	
		APN: 0201127510L Document #: 1270163 Document Type: Price Code: D Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Abbreviated Description: City/Muni/Twp:CHURCH POINT City/Muni/Twp: CHURCH POINT								

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.

ICE SiteX Report

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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.	**308 KEYSTONE DR**	**08/06/2025**	$116,900	$11,690	1,536		2009	21,780 SF	
.02Mi.	**324 KEYSTONE DR**	**07/21/2010**	$57,100	$5,710	21,779		2007	21,780 SF	
.02Mi.	**296 KEYSTONE DR**	**05/31/2023**	$72,500	$7,250			2010	21,780 SF	
.05Mi.	**317 KEYSTONE DR**	**05/29/2009**	$62,100	$6,210	1,280		2009	1 SF	
.05Mi.	**286 KEYSTONE DR**	**08/01/2025**	$144,000	$14,400	4,896		2008	21,780 SF	
.05Mi.	**336 KEYSTONE DR**	**02/01/2010**	$56,700	$5,670	21,779		2007	21,780 SF	
.05Mi.	**299 KEYSTONE DR**	**09/10/2025**	$86,000	$8,600	1,280		2010	21,780 SF	
.06Mi.	**285 KEYSTONE DR**	**06/22/2018**	$72,500	$7,250	1,440		2010	21,780 SF	
.07Mi.	**335 KEYSTONE DR**	**07/25/2011**	$61,200	$6,120	1,280		2010	21,780 SF	
.07Mi.	**345 KEYSTONE DR**		$16,500	$1,650	1,232				
.07Mi.	**348 KEYSTONE DR**	**09/02/2009**	$51,900	$5,190	21,779		2006	21,780 SF	
.07Mi.	**272 KEYSTONE DR**	**12/01/2011**	$51,900	$5,190	1,280		2012	21,780 SF	
.08Mi.	**275 KEYSTONE DR**	**01/04/2012**	$62,200	$6,220	1,280		2009	21,780 SF	
.1Mi.	**362 KEYSTONE DR**	**09/10/2009**	$67,900	$6,790	1,280		2009	21,780 SF	
.11Mi.	**263 KEYSTONE DR**	**08/29/2011**	$46,800	$4,680	1,280		2011	21,780 SF	
.11Mi.	**389 KEYSTONE DR**	**06/18/2018**	$81,000	$8,100	1,280		2009	2 SF	

Rent vs. Own

Households Occupied by Renters:	31%	Households Occupied by Owners:	61%

Demographics & Income

Median Age:	38.9 years old	Households:	4,962
Median Household Income:	$63,892	Households w/Family:	75%
Household Income Per Capita:	$28,600	Households w/Family Married:	54%
Most Common Education Level:	High School Graduate	Households w/Family Children:	35%

School District

School District Zone:	St. Landry Parish School District	Students:	10,982
Number of Schools:	34	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
10.37Mi.	**Beau Chene High School** Number of Students: 767 Student-Teacher Ratio: 15.1 Advanced Placement: Yes	D+	Public	9 - 12
6.85Mi.	**Sunset Middle School** Number of Students: 348 Student-Teacher Ratio: 16.48	C-	Public	5 - 8
3.44Mi.	**Cankton Elementary School** Number of Students: 504 Student-Teacher Ratio: 12.91	C	Public	PK - 4

Flood Report

The Subject Property of **308 KEYSTONE DR, CHURCH POINT, LA 70525-7448** 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	68%	NOTABLY LOWER
BURGLARY	85%	LOWER
MOTOR VEHICLE THEFT	75%	NOTABLY LOWER
FORCIBLE ROBBERY	88%	LOWER
AGGRAVATED ASSAULT	91%	LOWER
FORCIBLE RAPE	110%	HIGHER
MURDER	66%	NOTABLY LOWER
OVERALL	76%	NOTABLY 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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ICE SiteX Report

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