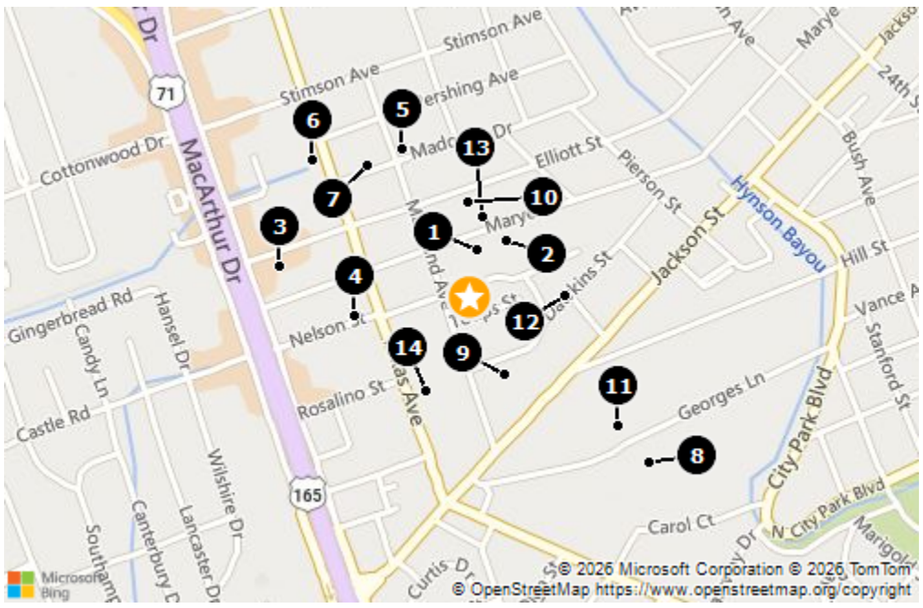
ICE SiteX Report

OrderID: 98677871

SiteX Property Information Report



Subject Property Location

3123 NELSON ST, ALEXANDRIA, LA 71301-4941

County:	**RAPIDES LA**	Census Tract:	220790122.003024
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	24-034-02470-0006	Thomas Bros Pg-Grid:	

Valuation

Value:	**$140,000**	FSD:	13	Common Confidence Score:	55
Value Range:	$121,800 - $158,200	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	01AB
Assd Land Value:	$300	Market Land Value:	$3,000	Tax Year:	2025
Assd Improvement:	$11,200	Market Improvment Value:	$112,000	Total Taxable Value:	$359
Total Assessed Value:	$11,500	Total Assessor Market Value:	$115,000	Delinquent Year:	
				Tax Account ID:	12693
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: F District: WARD 1 Subdivision: DENUX Sec/Twnship/Range: SEC 34 TWN 04N RNG 01W

Abbreviated Description:	LOT F DENUX SUB, , SUB OF LOTS 3 & 4 OF MARY HUNT TOOPS SUB (CB 1495-805 LITTORIN)(CB 1636-824 S/SALE BALLARD)(CB 1654-411
City/Muni/Twp:	WARD 1

Property Characteristics

Lot Size:	1.000 AC	Bedrooms:	2	Pool:	
Building Area:	1013 SF	Baths:	1	Fireplace:	
Year Built:	1947	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:	04/24/2026	Sales Price:	$122,760
Document #:	1795905 BK-PG 3259-1	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/20/2021	Sales Price:	$112,917
Document #:	1683153 BK-PG 2890-344	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	12/22/2020	Loan Amount:	N/A
Document #:	1681826 BK-PG 3259-1	Loan Type:	VA
TD Due Date:	01/01/2051	Type Finance:	
Legal Description:			

Lot: F Subdivision: MARY HUNT TOOPS SUBDIVISION

Prior Transfer

Recording Date:	12/22/2020	Sales Price:	$120,000
Document #:	1681825 BK-PG 2158 -340	Type of Sale:	Per Assessor Transaction History

ICE SiteX Report

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Document Type:
Legal Description:
Lot: F District: WARD 1 Subdivision: DENUX Sec/Twnship/Range: SEC 34 TWN 04N RNG 01W
Abbreviated Description: LOT F DENUX SUB, , SUB OF LOTS 3 & 4 OF MARY HUNT TOOPS SUB (CB 1495-805 LITTORIN)(CB 1636-824 S/SALE BALLARD)(CB 1654-411
City/Muni/Twp: WARD 1

Prior Transfer

Recording Date:	12/22/2020	Sales Price:	$120,000
Document #:	1681825 BK-PG 2158 -340	Type of Sale:	Full Amount on Deed
Contract Date:	12/07/2020		
Document Type:			

Legal Description:
Lot: F Subdivision: MARY HUNT TOOPS SUBDIVISION Map Ref: MB 1207 PG 802
City/Muni/Twp: ALEXANDRIA

Prior Transfer

Recording Date:	08/25/2015	Sales Price:	$115,000
Document #:	1559277 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/19/2015		
Document Type:			

Legal Description:
Lot: 3 Subdivision: THE MARY HUNT TOOPS

Mortgage Record

Recording Date:	09/12/2011	Loan Amount:	N/A
Document #:	1458835 BK-PG 2618-512	Loan Type:	New Conventional
TD Due Date:	10/01/2026	Type Finance:	

Legal Description:
Lot: F Subdivision: THE DENUX SUBDIVISION
City/Muni/Twp: ALEXANDRIA

Area Sales Analysis

Total Area Sales	$3,404,309	Median # of Bedrooms	3
Median Lot Size	43,560 SF	Median # of Baths	2
Median Living Area	1,658 SF	Median Year Built	1956
Price Range - 2 Yrs	$20,000 to $799,400	Age Range	18 years to 76 years
Median Value	$145,605	Median Age	70 years

Comparable Sales Data

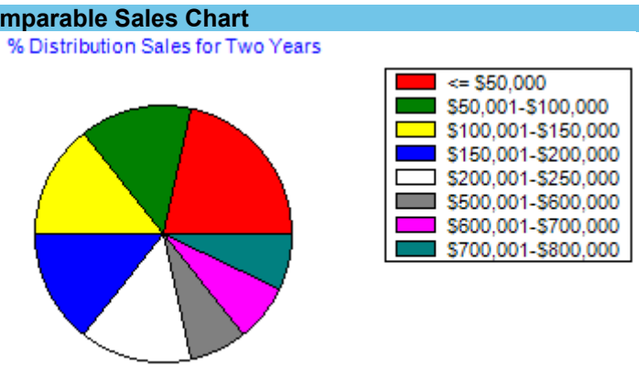
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.06Mi.	**3103 MARYE ST** **ALEXANDRIA, LA 71301-4933**	09/09/2026	$599,000	$118	5070	/3/4	2008	130,681 SF	
		APN: 24-033-00530-0049 Document #: 1804830 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: A-C Block: 7 Subdivision: MATTIE O BALL SUBDIVISION MapRef: MB 7 PG 223 Abbreviated Description: Lot:A-C Block:7 Subdivision:MATTIE O BALL SUBDIVISION Map Ref:MB 7 PG 223								
2	.09Mi.	**3033 MARYE ST** **ALEXANDRIA, LA 71301-4931**	08/20/2026	$173,209	$91	1903	/2/2	1950	43,560 SF	
		APN: 24-035-06340-0009 Document #: 1803740 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: 3 Subdivision: MIMOSA PLACE Abbreviated Description: Lot:6 Block:3 Subdivision:MIMOSA PLACE								
3	.26Mi.	**3411 ELLIOTT ST** **ALEXANDRIA, LA 71301-4810**	07/30/2026	$115,000	$36	3153	/5/3	1954	43,560 SF	
		APN: 24-033-00550-0028 Document #: 1802569 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Block: 2 Subdivision: BALLS TEXAS AVENUE SUBDIVISION MapRef: MB 5 PG 186 Abbreviated Description: Lot:8 Block:2 Subdivision:BALLS TEXAS AVENUE SUBDIVISION Map Ref:MB 5 PG 186City/Muni/Twp:ALEXANDRIA City/Muni/Twp: ALEXANDRIA								
4	.16Mi.	**3310 NELSON ST** **ALEXANDRIA, LA 71301-4825**	05/26/2026	$40,000	$46	867	/3/1	1957	43,560 SF	
		APN: 24-033-06540-0021 Document #: 1798240 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 22 Subdivision: MACARTHUR PLACE MapRef: MB 8 PG 89 Abbreviated Description: Lot:22 Subdivision:MACARTHUR PLACE Map Ref:MB 8 PG 89City/Muni/Twp:ALEXANDRIA City/Muni/Twp: ALEXANDRIA								
5	.23Mi.	**3132 MADONNA DR** **ALEXANDRIA, LA 71301-4918**	05/20/2026	$50,000	$19	2568	/3/2	1957	43,560 SF	
		APN: 24-033-00530-0004 Document #: 1797768 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 1 Subdivision: MATTIE O BALL ADDITION MapRef: MB 5 PG 187 Abbreviated Description: Lot:5 Block:1 Subdivision:MATTIE O BALL ADDITION Map Ref:MB 5 PG 187								
6	.29Mi.	**704 TEXAS AVE** **ALEXANDRIA, LA 71301-5041**	05/15/2026	$92,800	$55	1665	/3/2	1957	43,560 SF	
		APN: 24-033-00550-0014 Document #: 1797263 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 18A Block: 1 Subdivision: BALLS TEXAS AVENUE SUBDIVISION MapRef: MB 7 PG 229 Abbreviated Description: Lot:18A Block:1 Subdivision:BALLS TEXAS AVENUE SUBDIVISION Map Ref:MB 7 PG 229City/Muni/Twp:ALEXANDRIA City/Muni/Twp: ALEXANDRIA								
7	.24Mi.	**3216 MADONNA DR** **ALEXANDRIA, LA 71301-4815**	04/27/2026	$195,000	$118	1650	/3/2	1956	43,560 SF	
		APN: 24-033-00530-0014 Document #: 1795940 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Subdivision: MOTTIE O BALL ADDITION MapRef: MB 5 PG 187 Abbreviated Description: Lot:7 Subdivision:MOTTIE O BALL ADDITION Map Ref:MB 5 PG 187City/Muni/Twp:ALEXANDRIA City/Muni/Twp: ALEXANDRIA								

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8	.34Mi.	**3011 GEORGES LN** **ALEXANDRIA, LA 71301-4728**	04/27/2026	$620,000			//		43,560 SF
	APN: 24-034-35242-0006 Document #: 1796015 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
9	.12Mi.	**3117 DAWKINS ST** **ALEXANDRIA, LA 71301-4712**	04/23/2026	$20,000	$16	1248	/3/1	1961	43,560 SF
	APN: 24-034-06120-0004 Document #: 1795845 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Subdivision: MARYLAND COURT SUBDIVISION MapRef: MB 5 PG 112 Abbreviated Description: Lot:4 Subdivision:MARYLAND COURT SUBDIVISION Map Ref:MB 5 PG 112City/Muni/Twp:ALEXANDRIA City/Muni/Twp: ALEXANDRIA								
10	.13Mi.	**3107 ELLIOTT ST** **ALEXANDRIA, LA 71301-4911**	03/31/2026	$232,000	$101	2295	/3/2	1952	43,560 SF
	APN: 24-033-00530-0034 Document #: 1794582 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 5 Subdivision: MATTIE O BALL ADDITION Abbreviated Description: Lot:1 Block:5 Subdivision:MATTIE O BALL ADDITION City/Muni/Twp:ALEXANDRIA City/Muni/Twp: ALEXANDRIA								
11	.26Mi.	**3028 GEORGES LN** **ALEXANDRIA, LA 71301-4727**	01/27/2026	$799,400	$173	4609	/4/3	1953	87,120 SF
	APN: 24-034-09070-0003 Document #: 1791051 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4&5 Subdivision: MRS J E THORSELLS SUBDIVISION Tract No: 1 MapRef: MB 7 PG 109 Abbreviated Description: Lot:4&5 Subdivision:MRS J E THORSELLS SUBDIVISION Tract No:1 Map Ref:MB 7 PG 109City/Muni/Twp:ALEXANDRIA City/Muni/Twp: ALEXANDRIA								
12	.13Mi.	**3004 DAWKINS ST** **ALEXANDRIA, LA 71301-4764**	01/23/2026	$118,000	$103	1145	/2/1	1955	43,560 SF
	APN: 24-034-03670-0012 Document #: 1790962 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Subdivision: GREEN BRIAR PLACE MapRef: MB 8 PG 73 Abbreviated Description: Lot:11 Subdivision:GREEN BRIAR PLACE Map Ref:MB 8 PG 73Abbreviated Description:LOT: PART OF LOT 11								
13	.11Mi.	**3026 MARYE ST** **ALEXANDRIA, LA 71301-4930**	01/05/2026	$249,900			//		43,560 SF
	APN: 24-035-06340-0050 Document #: 1789909 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: 4 Subdivision: REVISED MIMOSA PLACE MapRef: MB 5 PG 119 Abbreviated Description: Lot:6 Block:4 Subdivision:REVISED MIMOSA PLACE Map Ref:MB 5 PG 119Abbreviated Description:LOT: PART OF LOT 6 City/Muni/Twp:RAPIDES PARISH City/Muni/Twp: RAPIDES PARISH								
14	.14Mi.	**1133 TEXAS AVE** **ALEXANDRIA, LA 71301-4836**	11/20/2025	$100,000			//		43,560 SF
	APN: 24-033-00530-0097 Document #: 1788130 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 24 Subdivision: THE MIDDIE O BALL ADDITION MapRef: MB 5 PG 138&187 Abbreviated Description: Lot:24 Subdivision:THE MIDDIE O BALL ADDITION Map Ref:MB 5 PG 138&187City/Muni/Twp:ALEXANDRIA City/Muni/Twp: ALEXANDRIA								

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.

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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.	**3123 NELSON ST**	**12/22/2020**	$115,000	$11,500	1,013	/2/1	1947	1 SF	
.01Mi.	**3127 NELSON ST**	**10/27/2014**	$110,000	$11,000	1,102	/3/2	1947	1 SF	
.01Mi.	**3119 NELSON ST**	**09/08/2020**	$53,000	$5,300				1 SF	
.02Mi.	**3124 TOUPS ST**	**03/29/2012**	$69,000	$6,900	766	/2/1	1947	1 SF	
.02Mi.	**3128 TOUPS ST**	**06/16/2009**	$99,000	$9,900	500	/2/1	1945	1 SF	
.02Mi.	**3118 TOUPS ST**	**10/18/2022**	$78,000	$7,800				1 SF	
.02Mi.	**3131 NELSON ST**	**08/04/2017**	$108,000	$10,800	1,297	/3/1	1945	1 SF	
.03Mi.	**3113 NELSON ST**	**03/04/2021**	$49,000	$4,900				1 SF	
.03Mi.	**3132 TOUPS ST**	**08/28/2025**	$32,000	$3,200	696	/2/1	1945	1 SF	
.03Mi.	**3124 NELSON ST**	**01/08/2025**	$172,500	$17,250	2,337	/3/2	1953	1 SF	
.04Mi.	**1011 MARYLAND AVE**	**04/16/2003**	$173,000	$17,300	2,845	/3/2	1956	1 SF	
.04Mi.	**3109 NELSON ST**	**08/28/2025**	$235,000	$23,500				1 SF	
.05Mi.	**1104 MARYLAND AVE**	**10/12/2011**	$58,000	$5,800	696	/2/1	1947	1 SF	
.05Mi.	**1108 MARYLAND AVE**	**08/14/2006**	$99,000	$9,900	985	/2/1	1965	1 SF	
.06Mi.	**3103 MARYE ST**	**12/19/2012**	$578,000	$57,800	5,070	/3/4	2008	3 SF	
.06Mi.	**3111 TOUPS ST**	**08/06/2025**	$57,000	$5,700	1,000	/2/1	1944	1 SF	

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
0.98Mi.	**Bolton High School** Number of Students: 372 Student-Teacher Ratio: 10.18 Advanced Placement: Yes	C+	Public	9 - 12
0.41Mi.	**D.F. Huddle Elementary School** Number of Students: 412 Student-Teacher Ratio: 11.44	D-	Public	PK - 5
0.54Mi.	**Alexandria Middle Magnet School** Number of Students: 469 Student-Teacher Ratio: 14.11	D	Public	6 - 8
0.61Mi.	**L.S. Rugg Elementary School** Number of Students: 356 Student-Teacher Ratio: 13.33	D-	Public	PK - 5

Flood Report

The Subject Property of **3123 NELSON ST, ALEXANDRIA, LA 71301-4941** 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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