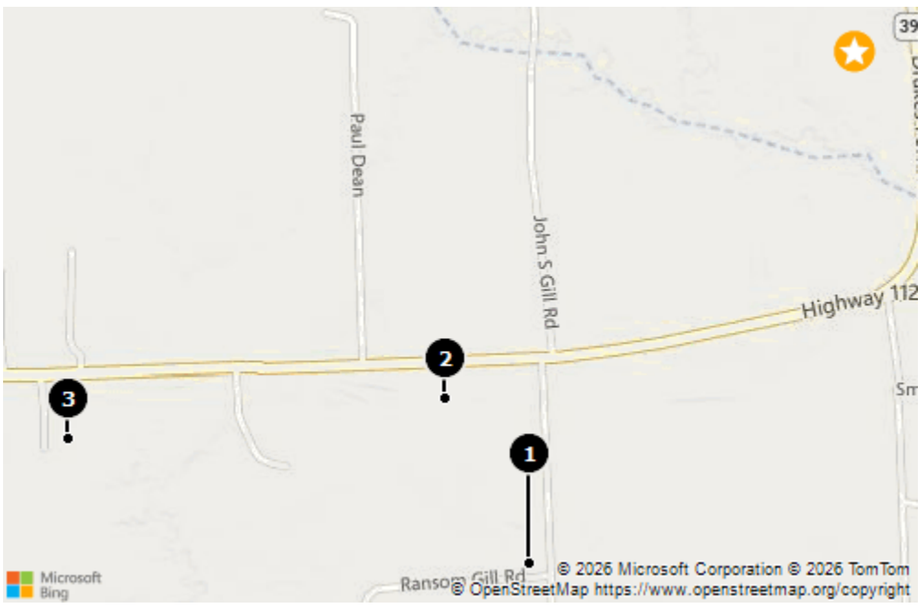
ICE SiteX Report

OrderID: 98063310

SiteX Property Information Report



Subject Property Location

313 HIGHWAY 399, DERIDDER, LA 70634-5951

County:	**BEAUREGARD LA**	Census Tract:	220119601.011007
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0705242165	Thomas Bros Pg-Grid:	

Valuation

Value:	**N/A**	FSD:	N/A	Common Confidence Score:	N/A
Value Range:	N/A - N/A	ICE Confidence Score:	N/A		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$668	Market Land Value:	$6,680	Tax Year:	2025
Assd Improvement:	$4,268	Market Improvment Value:	$42,681	Total Taxable Value:	$709
Total Assessed Value:	$4,936	Total Assessor Market Value:	$49,361	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: 07 Tract No: 1 Sec/Twnship/Range: SEC 21 TWN 02 S RNG 07W
Abbreviated Description: A PART OF THE SW/4 OF NE/4 AND ALSO A PART OF THE NW/4 OF SE/4 AND ALSO A PART OF THE SE/4 OF NE/4 ALL IN SECTION 21

Property Characteristics

Lot Size:	6.870 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
Mortgage Record

Recording Date:	10/02/2025	Loan Amount:	N/A
Document #:	597342 BK-PG 1053-9	Loan Type:	Credit Line (Revolving)
TD Due Date:	12/01/2052	Type Finance:	

Legal Description:
Section: 21 Sec/Twnship/Range: NW4 S21 T2S R7W

Mortgage Record

Recording Date:	02/24/2025	Loan Amount:	N/A
Document #:	593494 BK-PG 1035-883	Loan Type:	FHA
TD Due Date:	12/01/2052	Type Finance:	

Legal Description:
Section: 21 Sec/Twnship/Range: SW4 NE4 S21 T2S R7W

Prior Transfer

Recording Date:	01/06/2019	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 07 Tract No: 1 Sec/Twnship/Range: SEC 21 TWN 02 S RNG 07W
Abbreviated Description: A PART OF THE SW/4 OF NE/4 AND ALSO A PART OF THE NW/4 OF SE/4 AND ALSO A PART OF THE SE/4 OF NE/4 ALL IN SECTION 21

ICE SiteX Report

OrderID: 98063310

Prior Transfer

Recording Date:	02/26/2018	Sales Price:	$125,000
Document #:	546430 BK-PG 999 -528	Type of Sale:	Full Amount on Deed
Contract Date:	02/13/2018		
Document Type:			

Legal Description:
Sec/Twnship/Range: SW4NE4SE4SE4NE4 S21T02R07

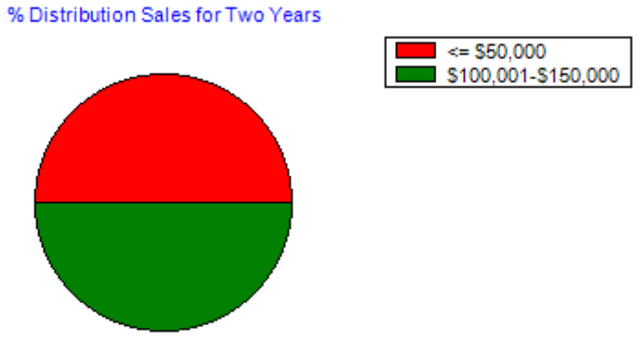
Area Sales Analysis

Total Area Sales	$374,000	Median # of Bedrooms	
Median Lot Size	87,120 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$30,000 to $229,000	Age Range	
Median Value	$115,000	Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.82Mi.	**252 FORREST SIMMONS RD DERIDDER, LA 70634-7211**	06/25/2026	$115,000			//		87,120 SF	
		APN: 0704837002 Document #: 601889 Document Type: Price Code: D Land Use: Single Family Residential Legal: Section: 28 Sec/Twnship/Range: SW4 S28 T2S R7W Abbreviated Description: Section:28 Sec/Twnship/Range:SW4 S28 T2S R7W								
2	.75Mi.	**5352 HIGHWAY 112 DERIDDER, LA 70634-7206**	07/11/2025	$30,000			//		87,120 SF	
		APN: 0704849400 Document #: 595968 Document Type: Price Code: D Land Use: Single Family Residential Legal: Section: 21 MapRef: MB 1061 PG 827 Sec/Twnship/Range: SW4 S21 T2S R7W Abbreviated Description: Section:21 Map Ref:MB 1061 PG 827Sec/ Twnship/Range:SW4 S21 T2S R7W								
3	1.19Mi.	**5054 HIGHWAY 112 DERIDDER, LA 70634-7203**	05/30/2025	$229,000			//		1,306,805 SF	
		APN: 0705116558 Document #: 595108 Document Type: Price Code: D Land Use: Single Family Residential Legal: Section: 29 Sec/Twnship/Range: S2 SW4 SE4 S29 R7W Abbreviated Description: Section:29 Sec/Twnship/Range:S2 SW4 SE4 S29 R7W								

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.	**313 HIGHWAY 399**	**01/06/2019**	$49,361	$4,936				7 SF	
.14Mi.	**129 COLE CEMETERY RD**	**03/13/2012**	$69,971	$6,997				3 SF	
.16Mi.	**280 CHARLES COLE RD**	**08/19/2021**	$139,610	$13,961				117 SF	
.17Mi.	**385 HIGHWAY 399**	**11/14/2018**	$65,996	$6,600				2 SF	
.21Mi.	**330 A B COLE RD**	**04/14/2021**	$80,810	$8,081				7 SF	
.24Mi.	**420 HIGHWAY 399**	**08/21/2025**	$83,881	$8,388				1 SF	
.26Mi.	**378 HIGHWAY 399**	**01/09/2013**	$72,570	$7,257				10 SF	
.3Mi.	**140 HIGHWAY 399**	**12/03/2019**	$60,343	$6,034				4 SF	
.31Mi.	**481 HIGHWAY 399**	**03/02/1992**	$69,540	$6,954				11 SF	
.33Mi.	**5647 HIGHWAY 112**	**06/22/2016**	$92,920	$9,292				3 SF	
.38Mi.	**564 HIGHWAY 399**	**02/04/2019**	$98,865	$9,887				1 SF	
.41Mi.	**181 COLE CEMETERY RD**	**10/27/2016**	$82,451	$8,245				25 SF	
.45Mi.	**230 A B COLE RD**	**04/02/2018**	$72,550	$7,255				21 SF	
.46Mi.	**280 SHANA MARTIN LN**	**09/21/2020**	$136,460	$13,646				43 SF	
.58Mi.	**5529 HIGHWAY 112**	**01/08/2013**	$95,860	$9,586				36,155 SF	
4.8Mi.	**8225 HWY 112**	**07/30/2018**	$35,550	$3,555				8 SF	

ICE SiteX Report

OrderID: 98063310

Rent vs. Own

Households Occupied by Renters:	17%	Households Occupied by Owners:	72%

Demographics & Income

Median Age:	37.5 years old	Households:	9,990
Median Household Income:	$77,288	Households w/Family:	71%
Household Income Per Capita:	$37,011	Households w/Family Married:	50%
Most Common Education Level:	High School Graduate	Households w/Family Children:	37%

School District

School District Zone:	Beauregard Parish School District	Students:	5,567
Number of Schools:	12	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
9.37Mi.	**East Beauregard High School** Number of Students: 417 Student-Teacher Ratio: 14.09 Advanced Placement: Yes	C+	Public	6 - 12
9.41Mi.	**East Beauregard Elementary School** Number of Students: 425 Student-Teacher Ratio: 15.3	B	Public	PK - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	123%	HIGHER
BURGLARY	124%	HIGHER
MOTOR VEHICLE THEFT	124%	HIGHER
FORCIBLE ROBBERY	120%	HIGHER
AGGRAVATED ASSAULT	120%	HIGHER
FORCIBLE RAPE	118%	HIGHER
MURDER	123%	HIGHER
OVERALL	116%	HIGHER

Disaster Alerts

9/10/2024 - Tropical Storm Francine 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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