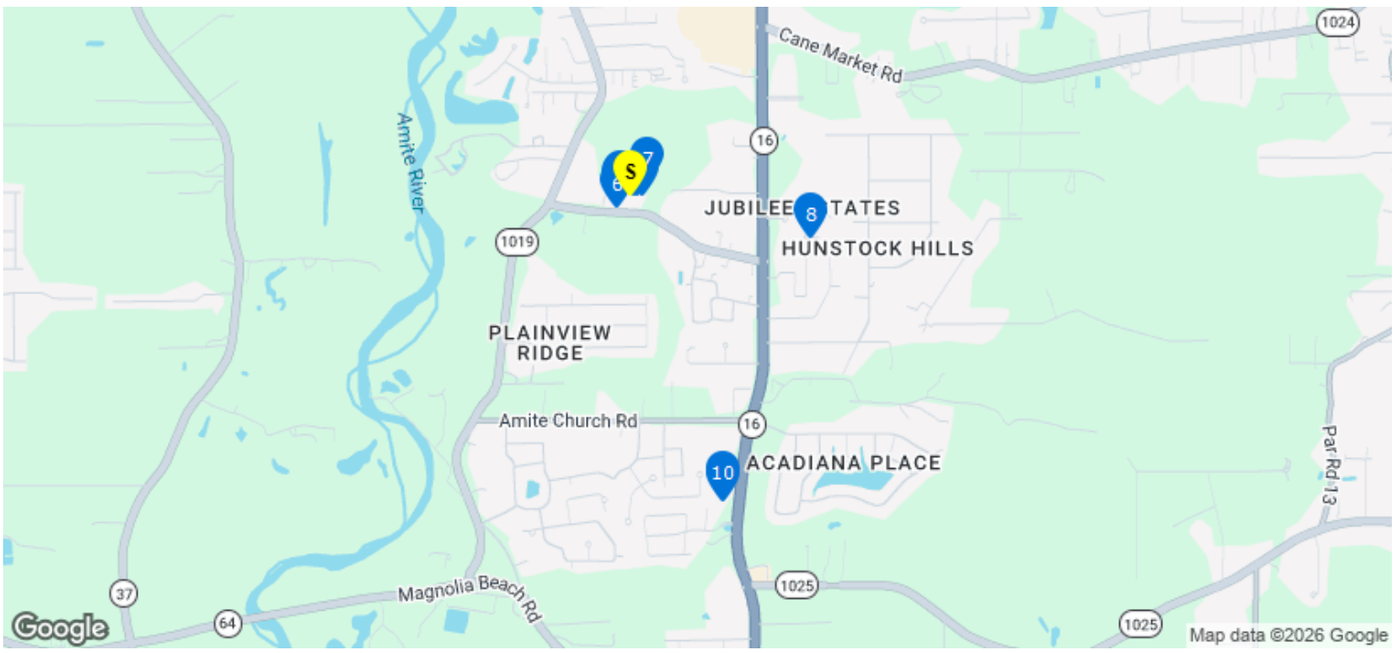
ICE SiteX Report

OrderID: 98809205

SiteX Property Information Report



Subject Property Location

33514 TENOR DR, DENHAM SPRINGS, LA 70706-2035

County:	**LIVINGSTON LA**	Census Tract:	0403.06
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0390138T	Thomas Bros Pg-Grid:	

Valuation

Value:	**$405,000**	FSD:	9	Common Confidence Score:	80
Value Range:	$368,550 - $441,450	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$6,500	Market Land Value:	$65,000	Tax Year:	2025
Assd Improvement:	$33,622	Market Improvment Value:	$336,220	Total Taxable Value:	$4,788
Total Assessed Value:	$40,122	Total Assessor Market Value:	$401,220	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 20 District: 90248 Subdivision: TENOR COVE Sec/Twnship/Range: SEC 64 TWN 06S RNG 02E

Abbreviated Description:	TENOR COVE LOT 20
City/Muni/Twp:	WARD 1 (WATSON)

Property Characteristics

Lot Size:	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:	08/25/2026	Sales Price:	$409,447
Document #:	1140042 BK-PG 3490-602	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	01/17/2025	Loan Amount:	N/A
Document #:	1100808 BK-PG 3490-602	Loan Type:	Conventional
Contract Date:	01/13/2025		
TD Due Date:	02/01/2055	Type Finance:	

Legal Description:

Subdivision: TENOR COVE Map Ref: 0
City/Muni/Twp: PARISH OF LIVINGSTON

Mortgage Record

Recording Date:	04/12/2024	Loan Amount:	N/A
Document #:	1083926 BK-PG 3413-432	Loan Type:	Conventional
Contract Date:	04/12/2024		
TD Due Date:	05/01/2054	Type Finance:	

ICE SiteX Report

OrderID: 98809205

Legal Description:
Subdivision: TENOR COVE Map Ref: 0
City/Muni/Twp: LIVINGSTON

Prior Transfer

Recording Date:	04/12/2024	Sales Price:	$390,000
Document #:	1083925 BK-PG 1522-956	Type of Sale:	Arms-Length Transfer
Contract Date:	04/12/2024		
Document Type:	Deed		

Legal Description:
Subdivision: TENOR COVE
City/Muni/Twp: LIVINGSTON

Prior Transfer

Recording Date:	04/10/2019	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
District: 90248 Subdivision: TENOR COVE Sec/Twnship/Range: SEC 64 TWN 06S RNG 02E
Abbreviated Description: TENOR COVE LOT 20
City/Muni/Twp: WARD 1 (WATSON)

Area Sales Analysis

Total Area Sales	$3,144,013	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$219,500 to $649,000	Age Range	
Median Value	$284,900	Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.03Mi.	**33493 TENOR DR** **DENHAM SPRINGS, LA 70706-2050**	06/27/2025	$299,900			//		SF	
		APN: 0390138D Document #: 1111747 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 4 Subdivision: TENOR COVE Abbreviated Description: Lot:4 Subdivision:TENOR COVE City/Muni/Twp:LIVINGSTON City/Muni/Twp: LIVINGSTON								
2	.23Mi.	**7391 HOMER KNOST RD** **DENHAM SPRINGS, LA 70706-1916**	09/25/2025	$165,000			//		SF	
		APN: 0037598 Document #: 1117952 Document Type: Cash Sale Deed Price Code: Land Use: Single Family Residential Legal: Lot: 11 Subdivision: CEDAR RIDGE SUBDIVISION Abbreviated Description: Lot:11 Subdivision:CEDAR RIDGE SUBDIVISION City/Muni/Twp:LIVINGSTON City/Muni/Twp: LIVINGSTON								
3	.24Mi.	**33874 CEDAR RIDGE CT** **DENHAM SPRINGS, LA 70706-1915**	11/14/2025	$169,900			//		SF	
		APN: 0041269 Document #: 1121378 Document Type: Cash Sale Deed Price Code: Land Use: Single Family Residential Legal: Lot: 10 Subdivision: CEDAR RIDGE Abbreviated Description: Lot:10 Subdivision:CEDAR RIDGE City/Muni/Twp:LIVINGSTON City/Muni/Twp: LIVINGSTON								
4	.26Mi.	**33892 CEDAR RIDGE CT** **DENHAM SPRINGS, LA 70706-1915**	07/31/2026	$198,500			//		10,542 SF	
		APN: 0029447 Document #: 1138345 Document Type: Cash Sale Deed Price Code: Land Use: Single Family Residential Legal: Lot: 8-A-1 Subdivision: CEDAR RIDGE Abbreviated Description: Lot:8-A-1 Subdivision:CEDAR RIDGE City/Muni/Twp:DENHAM SPRINGS City/Muni/Twp: DENHAM SPRINGS								
5	.31Mi.	**33789 BLUE RIVER DR** **DENHAM SPRINGS, LA 70706-1983**	04/10/2026	$285,000			//		SF	
		APN: 0040253E Document #: 1130551 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 6 Subdivision: RIVER ROAD PLACE Abbreviated Description: Lot:6 Subdivision:RIVER ROAD PLACE City/Muni/Twp:DENHAM SPRINGS City/Muni/Twp: DENHAM SPRINGS								
6	.32Mi.	**7196 FOXBORO DR** **DENHAM SPRINGS, LA 70706-1251**	04/23/2026	$24,000			//		SF	
		APN: 0000992 Document #: 1131498 Document Type: Cash Sale Deed Price Code: A Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 25 Subdivision: FOXBORO HEIGHTS Abbreviated Description: Lot:25 Subdivision:FOXBORO HEIGHTS City/Muni/Twp:DENHAM SPRINGS City/Muni/Twp: DENHAM SPRINGS								
7	.33Mi.	**7382 LAKE MEADOW DR** **DENHAM SPRINGS, LA 70706-1907**	04/30/2026	$295,000			//		SF	
		APN: 0007831 Document #: 1131942 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 15 Subdivision: PARADISE LAKES Abbreviated Description: Lot:15 Subdivision:PARADISE LAKES City/Muni/Twp:DENHAM SPRINGS City/Muni/Twp: DENHAM SPRINGS								
8	.35Mi.	**7795 HUNSTOCK RD** **DENHAM SPRINGS, LA 70706-0928**	08/01/2025	$110,000			//		43,560 SF	
		APN: 0020743 Document #: 1114142 Document Type: Cash Sale Deed Price Code: A Land Use: Parcels with improvements, Use Not Specified Legal: Abbreviated Description: City/Muni/Twp:LIVINGSTON City/Muni/Twp: LIVINGSTON								
9	.36Mi.	**7335 LILLIE DR** **DENHAM SPRINGS, LA 70706-1904**	10/27/2026	$500,000			//		11,543 SF	
		APN: 0009191AAE Document #: 1145182 Document Type: Cash Sale Deed Price Code: Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 98809205

Legal: Lot: 113 Subdivision: PLAINVIEW RIDGE Abbreviated Description: Lot:113 Subdivision:PLAINVIEW RIDGE City/Muni/Twp:DENHAM SPRINGS City/Muni/Twp: DENHAM SPRINGS

10	.36Mi.	**7352 LAKE MEADOW DR** **DENHAM SPRINGS, LA 70706-1907**	08/17/2026	$300,000	//	SF

APN: 0007849 Document #: 1139355
Document Type: Cash Sale Deed Price Code: A
Land Use: Parcels with improvements, Use Not Specified
Legal: Lot: 18 Subdivision: PARADISE LAKES Abbreviated Description: Lot:18 Subdivision:PARADISE LAKES City/Muni/Twp:LIVINGSTON City/Muni/Twp: LIVINGSTON

11	.37Mi.	**33082 EDITH DR** **DENHAM SPRINGS, LA 70706-1984**	05/13/2026	$529,000	//	12,807 SF

APN: 0009191AZ Document #: 1132803
Document Type: Cash Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 108 Subdivision: PLAINVIEW RIDGE Abbreviated Description: Lot:108 Subdivision:PLAINVIEW RIDGE City/Muni/Twp:DENHAM SPRINGS City/Muni/Twp: DENHAM SPRINGS

12	.37Mi.	**7854 OAKLAND DR** **DENHAM SPRINGS, LA 70706-1943**	07/08/2025	$240,000	//	SF

APN: 0011718 Document #: 1112330
Document Type: Cash Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 14 Subdivision: OAKLAND Abbreviated Description: Lot:14 Subdivision:OAKLAND City/Muni/Twp:LIVINGSTON City/Muni/Twp: LIVINGSTON

13	.39Mi.	**7640 HICKORY RIDGE DR** **DENHAM SPRINGS, LA 70706-1941**	03/25/2026	$305,000	//	SF

APN: 0008888 Document #: 1129435
Document Type: Cash Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 32 Subdivision: HICKORY RIDGE Abbreviated Description: Lot:32 Subdivision:HICKORY RIDGE City/Muni/Twp:DENHAM SPRINGS City/Muni/Twp: DENHAM SPRINGS

14	.4Mi.	**7622 HICKORY RIDGE DR** **DENHAM SPRINGS, LA 70706-1941**	01/23/2026	$275,000	//	SF

APN: 0008904 Document #: 1125593
Document Type: Cash Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 31 Subdivision: HICKORY RIDGE Abbreviated Description: Lot:31 Subdivision:HICKORY RIDGE

15	.4Mi.	**7280 LILLIE DR** **DENHAM SPRINGS, LA 70706-1987**	09/26/2025	$450,000	//	11,587 SF

APN: 0009191ABA Document #: 1118052
Document Type: Cash Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 135 Subdivision: PLANIVIEW RIDGE 3RD FILING Abbreviated Description: Lot:135 Subdivision:PLANIVIEW RIDGE 3RD FILING City/Muni/Twp:LIVINGSTON City/Muni/Twp: LIVINGSTON

16	.4Mi.	**7886 OAKLAND DR** **DENHAM SPRINGS, LA 70706-1943**	08/12/2025	$247,000	//	SF

APN: 0011650 Document #: 1114842
Document Type: Cash Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: OAKLAND Abbreviated Description: Lot:7 Subdivision:OAKLAND City/Muni/Twp:LIVINGSTON City/Muni/Twp: LIVINGSTON

17	.42Mi.	**7240 LILLIE DR** **DENHAM SPRINGS, LA 70706-1987**	06/16/2025	$445,300	//	11,587 SF

APN: 0009191AAV Document #: 1110487
Document Type: Cash Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 130 Subdivision: PLAINVIEW RIDGE Abbreviated Description: Lot:130 Subdivision:PLAINVIEW RIDGE City/Muni/Twp:LIVINGSTON City/Muni/Twp: LIVINGSTON

18	.43Mi.	**7171 LILLIE DR** **DENHAM SPRINGS, LA 70706-1989**	01/27/2026	$479,000	//	SF

APN: 0009191BI Document #: 1125649
Document Type: Cash Sale Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 154 Subdivision: PLAINVIEW RIDGE Abbreviated Description: Lot:154 Subdivision:PLAINVIEW RIDGE City/Muni/Twp:DENHAM SPRINGS City/Muni/Twp: DENHAM SPRINGS

19	.43Mi.	**7203 LILLIE DR** **DENHAM SPRINGS, LA 70706-1987**	12/30/2025	$455,000	//	SF

APN: 0009191BM Document #: 1124089
Document Type: Cash Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 158 Subdivision: PLAINVIEW RIDGE FOURTH FILING Abbreviated Description: Lot:158 Subdivision:PLAINVIEW RIDGE FOURTH FILING City/Muni/Twp:DENHAM SPRINGS City/Muni/Twp: DENHAM SPRINGS

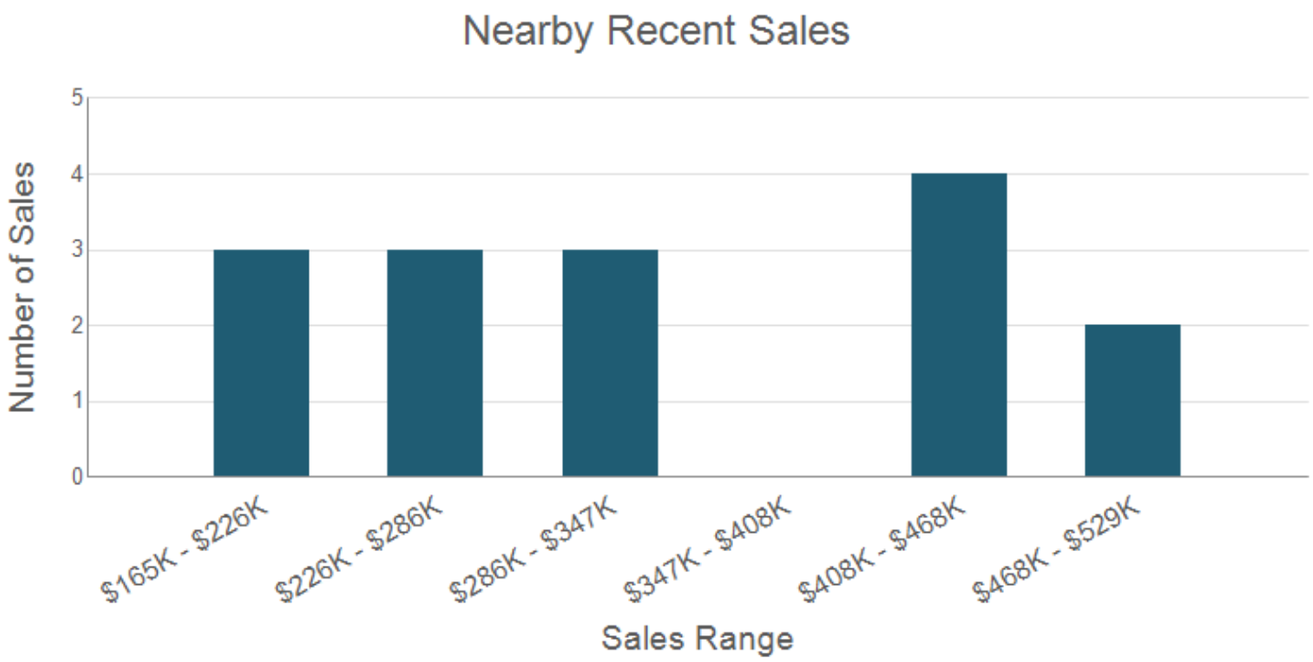
20	.44Mi.	**7903 OAKLAND DR** **DENHAM SPRINGS, LA 70706-1947**	08/03/2026	$254,500	//	SF

APN: 0011601 Document #: 1138385
Document Type: Cash Sale Deed Price Code: A
Land Use: Parcels with improvements, Use Not Specified
Legal: Lot: 1 Subdivision: OAKLAND Abbreviated Description: Lot:1 Subdivision:OAKLAND City/Muni/Twp:DENHAM SPRINGS City/Muni/Twp: DENHAM SPRINGS

ICE SiteX Report

OrderID: 98809205

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.	**33514 TENOR DR**	**04/12/2024**	$401,220	$40,122					
.01Mi.	**33520 TENOR DR**	**03/05/2025**	$358,880	$35,888					
.02Mi.	**33526 TENOR DR**	**04/02/2025**	$384,480	$38,448					
.03Mi.	**33493 TENOR DR**	**06/27/2025**	$371,520	$37,152					
.04Mi.	**33532 TENOR DR**	**04/28/2025**	$371,520	$37,152					
.04Mi.	**33487 TENOR DR**	**03/05/2025**	$346,560	$34,656					
.04Mi.	**33511 TENOR DR**	**05/15/2023**	$390,010	$39,001					
.04Mi.	**33517 TENOR DR**	**09/30/2024**	$346,560	$34,656					
.04Mi.	**33523 TENOR DR**	**03/08/2024**	$386,850	$38,685					
.04Mi.	**33481 TENOR DR**	**08/02/2024**	$399,330	$39,933					
.05Mi.	**33529 TENOR DR**	**12/13/2023**	$384,320	$38,432					
.05Mi.	**33535 TENOR DR**	**07/29/2024**	$371,520	$37,152					
.05Mi.	**33475 TENOR DR**	**02/25/2025**	$346,560	$34,656					
.06Mi.	**7485 HUNSTOCK RD**	**10/24/2019**	$240,150	$24,015				3 SF	
.06Mi.	**33541 TENOR DR**	**02/06/2025**	$358,880	$35,888					
.07Mi.	**7415 HUNSTOCK RD**	**04/30/2012**	$201,270	$20,127				1 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

ICE SiteX Report

OrderID: 98809205

Flood Report

The Subject Property of **33514 TENOR DR, DENHAM SPRINGS, LA 70706-2035** 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	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

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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Data deemed reliable, but not guaranteed.
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