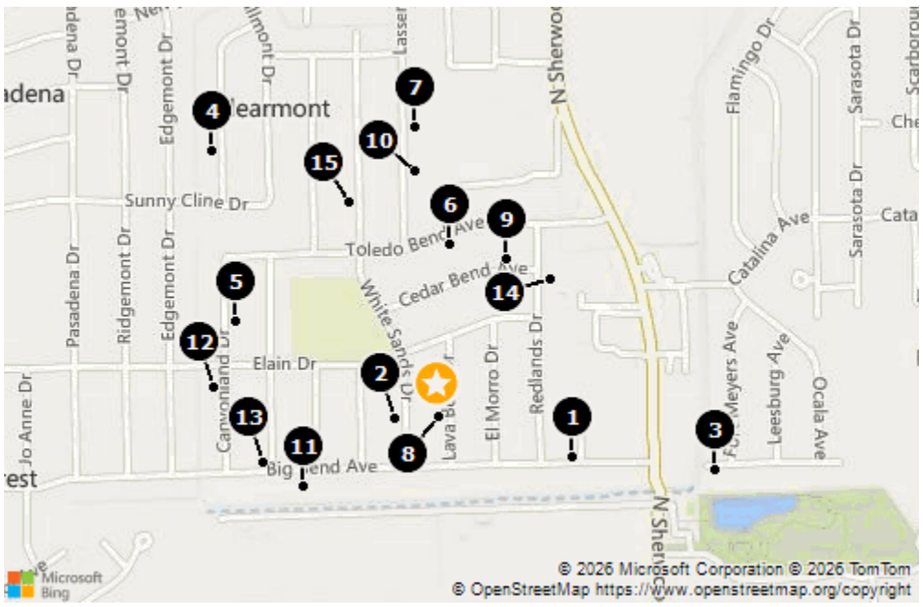
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

3515 LAVA BEDS DR, BATON ROUGE, LA 70814-5232

County:	**EAST BATON ROUGE LA**	Census Tract:	220330035.061015
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	1089285	Thomas Bros Pg-Grid:	

Valuation

Value:	**$211,000**	FSD:	17	Common Confidence Score:	39
Value Range:	$175,130 - $246,870	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	99033
Assd Land Value:	$1,500	Market Land Value:	$15,000	Tax Year:	2025
Assd Improvement:	$16,080	Market Improvment Value:	$160,800	Total Taxable Value:	$2,230
Total Assessed Value:	$17,580	Total Assessor Market Value:	$175,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 705 Section: 4 District: 1ST WARD Subdivision: PARK FOREST
Abbreviated Description: WARD: 1-4, SUBDIVISION: PARK FOREST, LOT: 705. 7TH FILING, PART 2.
City/Muni/Twp: EBATON ROUGE PARISH

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	1742 SF	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:	05/12/2023	Sales Price:	N/A
Document #:	264-13253 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 705 Section: 4 District: 1ST WARD Subdivision: PARK FOREST
Abbreviated Description: WARD: 1-4, SUBDIVISION: PARK FOREST, LOT: 705. 7TH FILING, PART 2.
City/Muni/Twp: EBATON ROUGE PARISH

Prior Transfer

Recording Date:	06/24/2019	Sales Price:	$185,000
Document #:	12965145 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/14/2019		
Document Type:			

Legal Description:
Lot: 705 Subdivision: PARK FOREST SD

Mortgage Record

Recording Date:	06/23/2014	Loan Amount:	N/A
Document #:	BK-PG 12587-97	Loan Type:	Future Advance Clause/Open End Mortgage
TD Due Date:		Type Finance:	FIX

Legal Description:
Lot: 705 Section: 7-PARK

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Prior Transfer

Recording Date:	05/08/2014	Sales Price:	$118,109
Document #:	BK-PG 12445-668	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/03/2012	Loan Amount:	N/A
Document #:	BK-PG 12445-668	Loan Type:	Unknown
TD Due Date:		Type Finance:	FIX

Legal Description:
Lot: 705 Section: PARK FO

Prior Transfer

Recording Date:	07/12/2011	Sales Price:	$103,301
Document #:	BK-PG 12338-398	Type of Sale:	Full Amount on Deed
Contract Date:	06/27/2011		
Document Type:			

Legal Description:
Lot: 705
Abbreviated Description: PARK FOREST; LOT:705

Area Sales Analysis

Total Area Sales	$3,168,900	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	1,754 SF	Median Year Built	1984
Price Range - 2 Yrs	$132,000 to $270,000	Age Range	12 years to 47 years
Median Value	$225,000	Median Age	42 years

Comparable Sales Data

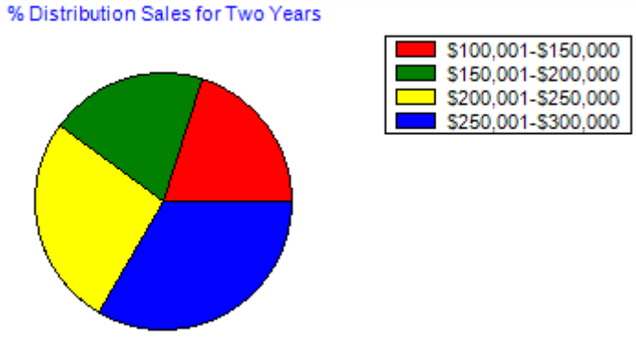
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.21Mi.	**3411 E FOREST DR** **BATON ROUGE, LA 70814-5264**	09/16/2026	$160,000	$149	1068	//	1984	SF	
		APN: 589039 Document #: 13459421 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1258 Subdivision: PARK FOREST SD Abbreviated Description: Lot:1258 Subdivision:PARK FOREST SD								
2	.08Mi.	**3477 WHITE SANDS DR** **BATON ROUGE, LA 70814-5255**	08/27/2026	$150,000	$88	1696	//		SF	
		APN: 1072439 Document #: 13455737 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 639 Subdivision: PARK FOREST SD Abbreviated Description: Lot:639 Subdivision:PARK FOREST SD								
3	.25Mi.	**11202 E BIG BEND AVE** **BATON ROUGE, LA 70814-7026**	08/26/2026	$270,000			//		8,995 SF	
		APN: 26808 Document #: 13455478 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: A3A1 Abbreviated Description: Lot:A3A1								
4	.46Mi.	**4027 ROCKY MOUNTAIN DR** **BATON ROUGE, LA 70814-4726**	08/03/2026	$150,000	$71	2086	//		SF	
		APN: 1066773 Document #: 13451396 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1002 Subdivision: PARK FOREST SD Abbreviated Description: Lot:1002 Subdivision:PARK FOREST SD								
5	.29Mi.	**3630 CANYONLAND DR** **BATON ROUGE, LA 70814-4809**	07/23/2026	$230,000	$113	2033	//		SF	
		APN: 1021435 Document #: 13447314 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 596 Subdivision: PARK FOREST SD Abbreviated Description: Lot:596 Subdivision:PARK FOREST SD								
6	.19Mi.	**10926 TOLEDO BEND AVE** **BATON ROUGE, LA 70814-5158**	06/05/2026	$223,900	$127	1754	//		SF	
		APN: 934267 Document #: 13438092 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 932 Subdivision: PARK FOREST SD Abbreviated Description: Lot:932 Subdivision:PARK FOREST SD								
7	.36Mi.	**4038 LASSEN DR** **BATON ROUGE, LA 70814-5124**	05/27/2026	$165,000	$78	2105	//		SF	
		APN: 1097202 Document #: 13436246 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 846 Subdivision: KPARK FOREST SD Abbreviated Description: Lot:846 Subdivision:KPARK FOREST SD								
8	.05Mi.	**3441 LAVA BEDS DR** **BATON ROUGE, LA 70814-5230**	05/26/2026	$253,000	$128	1964	//		SF	
		APN: 1027417 Document #: 13435981 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 702 Subdivision: PARK FOREST SD Abbreviated Description: Lot:702 Subdivision:PARK FOREST SD								
9	.2Mi.	**11025 CEDAR BEND AVE** **BATON ROUGE, LA 70814-5212**	04/09/2026	$245,000	$173	1410	//		SF	
		APN: 953261 Document #: 13427900 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 943 Subdivision: PARK FOREST SD Abbreviated Description: Lot:943 Subdivision:PARK FOREST SD								
10	.3Mi.	**3936 LASSEN DR** **BATON ROUGE, LA 70814-5122**	04/02/2026	$195,000	$119	1638	//		SF	
		APN: 1034006 Document #: 13426919 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 850 Subdivision: PARK FOREST SD Abbreviated Description: Lot:850 Subdivision:PARK FOREST SD								
11	.24Mi.	**10554 BIG BEND AVE**	03/12/2026	$225,000	$137	1639	//		SF	

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		BATON ROUGE, LA 70814-4804								
	APN: 1117904 Document #: 13422747									
	Document Type: Price Code: D									
	Land Use: Single Family Residential									
	Legal: Lot: 667 Subdivision: PARK FOREST SD Abbreviated Description: Lot:667 Subdivision:PARK FOREST SD									
12	.32Mi.	**3527 CANYONLAND DR**	03/10/2026	$256,000	$109	2330	//	1979	SF	
		BATON ROUGE, LA 70814-4808								
	APN: 950297 Document #: 13422261									
	Document Type: Price Code: D									
	Land Use: Single Family Residential									
	Legal: Lot: 467 Subdivision: PARK FOREST SD Abbreviated Description: Lot:467 Subdivision:PARK FOREST SD									
13	.27Mi.	**3405 CASA GRANDE DR**	02/25/2026	$132,000	$85	1540	//		SF	
		BATON ROUGE, LA 70814-4814								
	APN: 1020188 Document #: 13419884									
	Document Type: Price Code: D									
	Land Use: Single Family Residential									
	Legal: Lot: 480 Subdivision: PARK FOREST SD Abbreviated Description: Lot:480 Subdivision:PARK FOREST SD									
14	.21Mi.	**3636 REDLANDS DR**	01/16/2026	$259,000	$124	2077	//		SF	
		BATON ROUGE, LA 70814-5245								
	APN: 1029975 Document #: 13413916									
	Document Type: Price Code: D									
	Land Use: Single Family Residential									
	Legal: Lot: 912 Subdivision: PARK FOREST SD Abbreviated Description: Lot:912 Subdivision:PARK FOREST SD									
15	.28Mi.	**3901 WHITE SANDS DR**	12/16/2025	$255,000	$118	2155	//	2014	SF	
		BATON ROUGE, LA 70814-5169								
	APN: 1071580 Document #: 13409559									
	Document Type: Price Code: D									
	Land Use: Single Family Residential									
	Legal: Lot: 789 Subdivision: PARK FOREST SD Abbreviated Description: Lot:789 Subdivision:PARK FOREST SD									

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.	**3515 LAVA BEDS DR**	**05/12/2023**	$175,800	$17,580	1,742				
.02Mi.	**3505 LAVA BEDS DR**	**05/04/2012**	$194,400	$19,440	1,944				
.02Mi.	**3525 LAVA BEDS DR**	**01/14/2002**	$127,500	$12,750	1,698				
.03Mi.	**3544 WHITE SANDS DR**	**09/26/1994**	$180,100	$18,010	1,801				
.03Mi.	**3566 WHITE SANDS DR**	**01/30/2017**	$183,900	$18,390	1,839				
.03Mi.	**3535 LAVA BEDS DR**	**07/19/2024**	$130,500	$13,050	1,737				
.03Mi.	**3522 WHITE SANDS DR**	**10/29/2004**	$168,400	$16,840	1,684				
.03Mi.	**3451 LAVA BEDS DR**	**02/01/1996**	$184,000	$18,400	1,840				
.04Mi.	**3514 LAVA BEDS DR**	**06/15/2017**	$213,200	$21,320	2,132				
.04Mi.	**3524 LAVA BEDS DR**	**06/15/2017**	$169,900	$16,990	1,675				
.04Mi.	**3504 LAVA BEDS DR**	**06/14/2018**	$170,200	$17,020	1,702				
.04Mi.	**3512 WHITE SANDS DR**	**07/10/2012**	$260,800	$26,080	2,608				
.04Mi.	**3588 WHITE SANDS DR**	**08/04/2017**	$200,000	$20,000	1,927				
.04Mi.	**3534 LAVA BEDS DR**	**06/09/2022**	$190,000	$19,000	1,512				
.05Mi.	**3441 LAVA BEDS DR**	**08/04/2008**	$196,400	$19,640	1,964				
.05Mi.	**3545 LAVA BEDS DR**	**08/20/2018**	$211,200	$21,120	2,112		1979		

Rent vs. Own

Households Occupied by Renters:	27%	Households Occupied by Owners:	66%

Demographics & Income

Median Age:	40.3 years old	Households:	5,150
Median Household Income:	$64,982	Households w/Family:	62%
Household Income Per Capita:	$27,132	Households w/Family Married:	40%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

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School District

School District Zone:	East Baton Rouge Parish School District	Students:	39,320
Number of Schools:	81	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.13Mi.	**Park Forest Elementary School** Number of Students: 474 Student-Teacher Ratio: 12.83	D+	Public	PK - 5
1.33Mi.	**Belarie High School** Number of Students: 694 Student-Teacher Ratio: 12.89 Advanced Placement: Yes	F	Public	9 - 12
0.59Mi.	**Park Forest Middle School** Number of Students: 445 Student-Teacher Ratio: 9.46	F	Public	6 - 8

Flood Report

The Subject Property of **3515 LAVA BEDS DR, BATON ROUGE, LA 70814-5232** 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	97%	SIMILAR
BURGLARY	96%	SIMILAR
MOTOR VEHICLE THEFT	95%	SIMILAR
FORCIBLE ROBBERY	107%	SIMILAR
AGGRAVATED ASSAULT	53%	NOTABLY LOWER
FORCIBLE RAPE	87%	LOWER
MURDER	70%	NOTABLY LOWER
OVERALL	62%	NOTABLY LOWER

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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