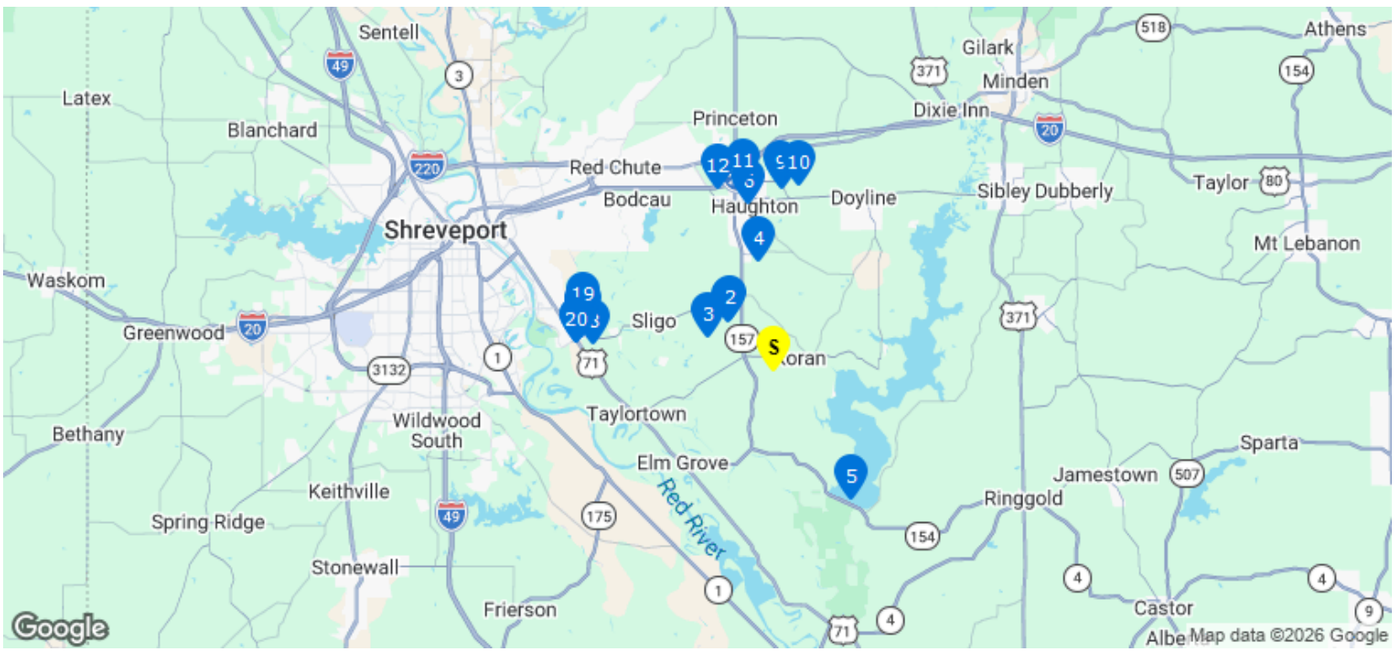
ICE SiteX Report

OrderID: 98809250

SiteX Property Information Report



Subject Property Location

4140 HIGHWAY 527, HAUGHTON, LA 71037-9613

County:	**BOSSIER LA**	Census Tract:	0110.02
Property Use:	Mobile/Manufactured Home (regardless of Land ownership)	Zoning:	
Parcel Number:	120280	Thomas Bros Pg-Grid:	

Valuation

Value:	**$189,000**	FSD:	8	Common Confidence Score:	84
Value Range:	$173,880 - $204,120	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$972	Market Land Value:	$9,720	Tax Year:	2025
Assd Improvement:	$8,488	Market Improvment Value:	$84,875	Total Taxable Value:	$257
Total Assessed Value:	$9,460	Total Assessor Market Value:	$94,595	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Section: 28 District: WARD 4 Tract No: 9-B8 Phase No: 1 Map Ref: 1711289B8 Sec/Twnship/Range: SEC 28 TWN 17N RNG 11W
Abbreviated Description: BEGIN 1200 FT W OF SE COR OF SEC 28, THENCE W 200 FT, THENCE N 534.5 FT MORE OR LESS TO CENTERLINE OF HWY 527, THENCE SELY AL

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	2100 SF	Baths:	2	Fireplace:	
Year Built:	2016	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:	07/23/2021	Sales Price:	$159,900
Document #:	1268491 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	07/23/2021		
Document Type:	Deed		

Legal Description:
City/Muni/Twp: HAUGHTON

Prior Transfer

Recording Date:	06/23/2016	Sales Price:	$17,000
Document #:	1145840 BK-PG 1723-061	Type of Sale:	Arms-Length Transfer
Contract Date:	06/07/2016		
Document Type:	Deed		

Legal Description:
Sec/Twnship/Range: S28 T17N R11W

Prior Transfer

Recording Date:	01/30/2003	Sales Price:	N/A
Document #:	766302 BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

ICE SiteX Report

OrderID: 98809250

Legal Description:
Section: 28 District: WARD 4 Tract No: 9-B8 Phase No: 1 Sec/Twnship/Range: SEC 28 TWN 17N RNG 11W
Abbreviated Description: BEGIN 1200 FT W OF SE COR OF SEC 28, THENCE W 200 FT, THENCE N 534.5 FT MORE OR LESS TO CENTERLINE OF HWY 527, THENCE SELY AL

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs		Age Range	
Median Value		Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	3.19Mi.	**2605 BARRON RD** **HAUGHTON, LA 71037-8617**	10/19/2026			1152	//	1999	SF	
		APN: 150378 Document #: 1379080 Document Type: Other Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal:								
2	3.22Mi.	**3981 SLIGO RD** **HAUGHTON, LA 71037-8623**	10/19/2026	$165,000	$184	898	/2/1	1992	SF	
		APN: 115464 Document #: 1379118 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential Legal:								
3	3.56Mi.	**3094 JAMERSON RD** **HAUGHTON, LA 71037-9662**	10/16/2026			1400	//	1995	84,071 SF	
		APN: 118340 Document #: 1379029 Document Type: Other Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal:								
4	5.26Mi.	**1204 DRY CREEK** **HAUGHTON, LA 71037-9073**	10/26/2026	$355,000	$188	1887	/4/3	2018	SF	
		APN: 168239 Document #: 1379479 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential Legal:								
5	7.07Mi.	**361 HURRICANE BLUFF RD** **ELM GROVE, LA 71051-8671**	10/14/2026	$20,000	$22	924	/3/2	1975	SF	
		APN: 112569 Document #: 1378887 Document Type: Cash Sale Deed Price Code: A Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal:								
6	8.05Mi.	**122 RAGAN LN** **HAUGHTON, LA 71037-8994**	10/09/2026	$220,000	$149	1473	/3/2	1997	SF	
		APN: 121503 Document #: 1378638 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal:								
7	8.65Mi.	**711 BIANCA ST** **HAUGHTON, LA 71037-8785**	10/29/2026	$240,000	$183	1312	/3/2	2017	SF	
		APN: 180139 Document #: 1379644 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential Legal:								
8	8.66Mi.	**5820 BLUEBONNETT DR** **BOSSIER CITY, LA 71112-4970**	10/16/2026	$274,000	$150	1824	/3/2	2005	SF	
		APN: 159502 Document #: 1379026 Document Type: Cash Sale Deed Price Code: Land Use: Single Family Residential Legal:								
9	8.78Mi.	**370 CAMDEN HL** **HAUGHTON, LA 71037-8779**	10/15/2026	$229,900	$204	1127	/3/2	2022	SF	
		APN: 200224 Document #: 1378939 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential Legal:								
10	8.87Mi.	**329 PINEY FOREST DR** **HAUGHTON, LA 71037-7938**	10/23/2026	$85,000	$58	1456	//	2002	SF	
		APN: 151551 Document #: 1379408 Document Type: Warranty Deed Price Code: A Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal:								
11	8.98Mi.	**545 TIMBERS EAST DR** **HAUGHTON, LA 71037-9790**	10/21/2026	$160,000	$132	1216	/2/	1988	SF	
		APN: 112448 Document #: 1379279 Document Type: Cash Sale Deed Price Code: Land Use: Misc Residential Improvement Legal:								
12	9.05Mi.	**1331 HIGHWAY 614** **HAUGHTON, LA 71037-8979**	10/08/2026	$720,000	$186	3881	/4/3.5	2015	SF	
		APN: 179044 Document #: 1378560 Document Type: Cash Sale Deed Price Code: Land Use: Single Family Residential Legal:								
13	9.27Mi.	**5003 GENERAL POLK DR** **BOSSIER CITY, LA 71112-4786**	10/13/2026	$275,000	$146	1882	/4/2	2006	SF	
		APN: 163028 Document #: 1378785 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal:								
14	9.3Mi.	**5390 BARKSDALE BLVD** **BOSSIER CITY, LA 71112-4526**	10/23/2026	$2,175,000	$169	12839	//	2013	SF	

ICE SiteX Report

OrderID: 98809250

	APN: 175405 Document #: 1379358 Document Type: Cash Sale Deed Price Code: A Land Use: Retail Stores (Personal Services, Photography, Travel) Legal:								
15	9.32Mi.	**5309 HOLLYHOCK LN** **BOSSIER CITY, LA 71112-4919**	10/29/2026	$140,000	$84	1674	/3/2	1977	SF
	APN: 129421 Document #: 1379652 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential Legal:								
16	9.33Mi.	**5078 LONGSTREET PL** **BOSSIER CITY, LA 71112-4780**	10/19/2026			1877	/3/2	2005	SF
	APN: 150204 Document #: 1379121 Document Type: Other Price Code: A Land Use: Single Family Residential Legal:								
17	9.39Mi.	**5005 LONGSTREET PL** **BOSSIER CITY, LA 71112-4788**	10/15/2026	$108,000	$113	954	/2/2	1985	SF
	APN: 124599 Document #: 1378941 Document Type: Cash Sale Deed Price Code: A Land Use: Townhouse (Residential) Legal:								
18	9.45Mi.	**308 ELBOW SLOUGH** **BOSSIER CITY, LA 71112-2090**	10/29/2026	$675,400			//		SF
	APN: 208016 Document #: 1379688 Document Type: Cash Sale Deed Price Code: A Land Use: Residential - Vacant Land Legal:								
19	9.45Mi.	**4815 GENERAL BRAGG DR** **BOSSIER CITY, LA 71112-4715**	10/20/2026	$141,000	$130	1083	/3/2	1989	SF
	APN: 135295 Document #: 1379171 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential Legal:								
20	9.46Mi.	**306 ELBOW SLOUGH** **BOSSIER CITY, LA 71112-2090**	10/12/2026	$516,500			//		SF
	APN: 208017 Document #: 1378683 Document Type: Cash Sale Deed Price Code: A Land Use: Residential - Vacant Land Legal:								

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.	**4140 HIGHWAY 527**	**01/30/2003**	$94,595	$9,460	2,100	/3/2	2016		
.04Mi.	**4152 HIGHWAY 527**	**06/01/2001**	$25,646	$2,565	1,216		2001		
.05Mi.	**4158 HIGHWAY 527**	**06/01/2001**	$9,481	$948	1,216		2001		
.06Mi.	**4156 HIGHWAY 527**	**06/01/2001**	$6,376	$638	1,344	/3/2	1994		
.07Mi.	**4096 HIGHWAY 527**	**08/15/2022**	$27,909	$2,791	1,216		2006		
.09Mi.	**4202 HIGHWAY 527**	**10/02/1995**	$36,009	$3,601	2,496	/4/3	1997		
.14Mi.	**4121 HIGHWAY 527**	**03/29/2021**	$21,543	$2,154	2,128		1985		
.14Mi.	**4165 HIGHWAY 527**	**11/10/2022**	$32,561	$3,256	784		1979		
.17Mi.	**4211 HIGHWAY 527**	**06/16/2016**	$1,651	$165	720	/2/1	1978		
.19Mi.	**4042 HIGHWAY 527**	**12/22/2023**	$13,781	$1,378	1,064		1975		
.23Mi.	**4015 HIGHWAY 527**	**08/26/2021**	$30,638	$3,064	2,128		2003		
.26Mi.	**4002 HIGHWAY 527**	**02/09/2023**	$20,784	$2,078	2,128		1992		
.38Mi.	**4352 HIGHWAY 527**	**09/22/2008**	$46,600	$4,660	1,140		2021		
.38Mi.	**4344 HIGHWAY 527**	**09/22/2008**	$37,550	$3,755	1,440		2018		
.42Mi.	**3916 HIGHWAY 527**	**09/11/2006**	$32,286	$3,229	1,680		2006		
.42Mi.	**3910 HIGHWAY 527**	**09/11/2006**	$23,439	$2,344	560	/2/1	2017		

Rent vs. Own

Households Occupied by Renters:	14%	Households Occupied by Owners:	79%

Demographics & Income

Median Age:	37.7 years old	Households:	7,379
Median Household Income:	$67,903	Households w/Family:	71%
Household Income Per Capita:	$31,536	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	35%

School District

School District Zone:	Bossier Parish School District	Students:	22,224
Number of Schools:	33	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade

ICE SiteX Report

OrderID: 98809250

8.91Mi. **Curtis Elementary School** Number of Students: 441 Student-Teacher Ratio: 16.74	B	Public	4 - 5
10.58Mi. **Elm Grove Middle School** Number of Students: 916 Student-Teacher Ratio: 15.71	B	Public	6 - 8
8.62Mi. **Parkway High School** Number of Students: 1,279 Student-Teacher Ratio: 19.04 Advanced Placement: Yes	B-	Public	9 - 12
10.55Mi. **Sun City Elementary School** Number of Students: 492 Student-Teacher Ratio: 13.91	B	Public	PK - 3

Flood Report

The Subject Property of **4140 HIGHWAY 527, HAUGHTON, LA 71037-9613** 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	69%	NOTABLY LOWER
BURGLARY	130%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	87%	LOWER
FORCIBLE ROBBERY	87%	LOWER
AGGRAVATED ASSAULT	66%	NOTABLY LOWER
FORCIBLE RAPE	78%	LOWER
MURDER	75%	NOTABLY LOWER
OVERALL	82%	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.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.