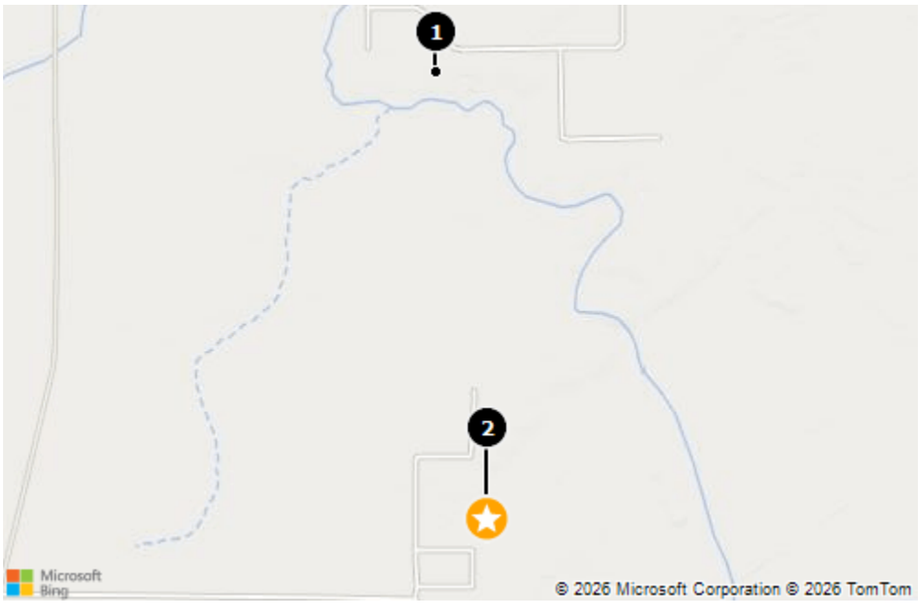
ICE SiteX Report

OrderID: 98729918

SiteX Property Information Report



Subject Property Location

4385 JOHN KOONCE RD, LAKE CHARLES, LA 70611-6606

County:	**CALCASIEU LA**	Census Tract:	220190022.061026
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	00534102	Thomas Bros Pg-Grid:	

Valuation

Value:	**$213,000**	FSD:	70	Common Confidence Score:	10
Value Range:	$63,900 - $362,100	ICE Confidence Score:	30		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$4,380	Market Land Value:	$43,800	Tax Year:	2025
Assd Improvement:	$12,890	Market Improvment Value:	$128,900	Total Taxable Value:	$1,886
Total Assessed Value:	$17,270	Total Assessor Market Value:	$172,700	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1 Block: 440 District: 1 Legal Unit: 2 Sec/Twnship/Range: SEC 30 TWN 08 RNG 07
Abbreviated Description: @300807-0000-440000102 0000 COM N 82 DEG E 813.6 FT FROM SW COR W 1/2 NW 30.8.7 TH N 1645.8 FT FOR PT OF BEG E 417.4 FT ETC-2

Property Characteristics

Lot Size:	2.270 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

Prior Transfer

Recording Date:	10/15/2024	Sales Price:	N/A
Document #:	3554505 BK-PG 5122-312	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/08/2018	Sales Price:	N/A
Document #:	3302533 BK-PG 3687-517	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/18/2017	Sales Price:	N/A
Document #:	3300781 BK-PG 4233 -135	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/15/2017		
Document Type:			
Legal Description:			
Section: 30			

Prior Transfer

Recording Date:	05/28/2009	Sales Price:	$65,000
Document #:	2921250 BK-PG 3541-860	Type of Sale:	Full-Computed from Transfer Tax

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Document Type:
Legal Description:

Mortgage Record

Recording Date:	04/23/2009	Loan Amount:	N/A
Document #:	2917236 BK-PG 3687-517	Loan Type:	Unknown
TD Due Date:	05/01/2039	Type Finance:	

Legal Description:

Mortgage Record

Recording Date:	05/08/2008	Loan Amount:	N/A
Document #:	2872763 BK-PG 3541-860	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	05/08/2008	Sales Price:	$41,000
Document #:	2872762 BK-PG 3495 -032	Type of Sale:	Full Amount on Deed
Contract Date:	05/07/2008		
Document Type:			

Legal Description:

Prior Transfer

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

Legal Description:
Lot: 1 Block: 440 District: 1 Legal Unit: 2 Sec/Twnship/Range: SEC 30 TWN 08 RNG 07
Abbreviated Description: @300807-0000-440000102 0000 COM N 82 DEG E 813.6 FT FROM SW COR W 1/2 NW 30.8.7 TH N 1645.8 FT FOR PT OF BEG E 417.4 FT ETC-2

Area Sales Analysis

Total Area Sales	$699,500	Median # of Bedrooms	
Median Lot Size	226,948 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$250,000 to $449,500	Age Range	
Median Value	$349,750	Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.26Mi.	**3521 DEER RUN RD** **LAKE CHARLES, LA 70611-7020**	03/25/2026	$449,500			//		323,216 SF	
		APN: 01274252 Document #: 3600065 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 & 8 Block: 1 Section: 18 Subdivision: DEER RUN SUB MapRef: MB 25 PG 70 Sec/Twnship/Range: W2 SE4 S18 T8S R7W Abbreviated Description: Lot:7 & 8 Block:1 Section:18 Subdivision:DEER RUN SUB Map Ref:MB 25 PG 70Sec/Twnship/Range:W2 SE4 S18 T8S R7W								
2	.05Mi.	**4383 JOHN KOONCE RD** **LAKE CHARLES, LA 70611-6606**	03/18/2026	$250,000			//		130,681 SF	
		APN: 01323185 Document #: 3599517 Document Type: Price Code: D Land Use: Single Family Residential Legal: Section: 30 Sec/Twnship/Range: W2 NW4 S30 T8S R7W Abbreviated Description: Section:30 Sec/Twnship/Range:W2 NW4 S30 T8S R7W								

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.	**4385 JOHN KOONCE RD**		$172,700	$17,270				2 SF	
.05Mi.	**4383 JOHN KOONCE RD**		$109,300	$10,930				3 SF	
.12Mi.	**4561 JOHN KOONCE RD**		$119,100	$11,910					
.12Mi.	**4381 JOHN KOONCE RD**		$210,500	$21,050					
.15Mi.	**4477 JOHN KOONCE RD**		$59,500	$5,950				2 SF	
.16Mi.	**4494 JOHN KOONCE RD**		$113,700	$11,370					
.17Mi.	**4399 JOHN KOONCE RD**		$201,300	$20,130					
.19Mi.	**4523 JOHN KOONCE RD**		$181,600	$18,160					
.23Mi.	**4545 JOHN KOONCE RD**		$42,200	$4,220				1 SF	
.3Mi.	**4406 PELOQUIN RD**		$93,000	$9,300					
.31Mi.	**4481 PELOQUIN RD**		$87,300	$8,730					
.55Mi.	**4681 JOHN KOONCE RD**		$251,400	$25,140					
1.24Mi.	**3759 DEER RUN RD**		$232,800	$23,280				3 SF	
1.26Mi.	**3767 DEER RUN RD**		$168,800	$16,880				2 SF	

Rent vs. Own

Households Occupied by Renters:	12%	Households Occupied by Owners:	80%

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Demographics & Income

Median Age:	41.1 years old	Households:	7,953
Median Household Income:	$101,264	Households w/Family:	73%
Household Income Per Capita:	$43,468	Households w/Family Married:	60%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	Calcasieu Parish School District	Students:	27,851
Number of Schools:	56	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.04Mi.	**Moss Bluff Elementary School** Number of Students: 969 Student-Teacher Ratio: 14.17	A	Public	PK - 5
5.47Mi.	**Sam Houston High School** Number of Students: 1,141 Student-Teacher Ratio: 14.77 Advanced Placement: Yes	B	Public	9 - 12
5.79Mi.	**Moss Bluff Middle School** Number of Students: 781 Student-Teacher Ratio: 12.67	A	Public	6 - 8

Flood Report

The Subject Property of **4385 JOHN KOONCE RD, LAKE CHARLES, LA 70611-6606** 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	73%	NOTABLY LOWER
BURGLARY	78%	LOWER
MOTOR VEHICLE THEFT	68%	NOTABLY LOWER
FORCIBLE ROBBERY	67%	NOTABLY LOWER
AGGRAVATED ASSAULT	45%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	63%	NOTABLY LOWER
MURDER	67%	NOTABLY LOWER
OVERALL	55%	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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