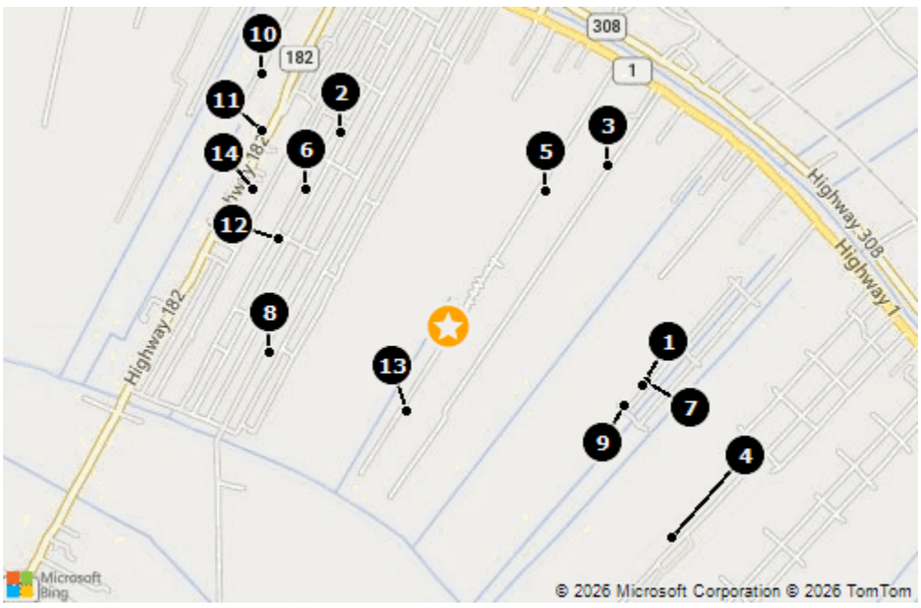
ICE SiteX Report

OrderID: 98063305

SiteX Property Information Report



Subject Property Location

454 ST ANN ST, RACELAND, LA 70394-3045

County:	**LAFOURCHE LA**	Census Tract:	220570218.005003
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0031132400	Thomas Bros Pg-Grid:	

Valuation

Value:	**$147,000**	FSD:	19	Common Confidence Score:	39
Value Range:	$119,070 - $174,930	ICE Confidence Score:	81		

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	W 03
Assd Land Value:	$2,000	Market Land Value:	$20,000	Tax Year:	2024
Assd Improvement:	$7,550	Market Improvment Value:	$75,500	Total Taxable Value:	$253
Total Assessed Value:	$9,550	Total Assessor Market Value:	$95,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 70 Subdivision: ROBICHAUX, SIDNEY SD , ADD 6 Sec/Twnship/Range: SEC 64 TWN 16S RNG 18E
Abbreviated Description: LOT 70, ADD. 5, SIDNEY ROBICHAUX SD (484-1036).

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	1081 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
Mortgage Record

Recording Date:	07/01/2024	Loan Amount:	N/A
Document #:	1374139 BK-PG 2369-394	Loan Type:	New Conventional
TD Due Date:	07/01/2054	Type Finance:	

Legal Description:
City/Muni/Twp: RACELAND

Prior Transfer

Recording Date:	07/01/2024	Sales Price:	$151,000
Document #:	1374138 BK-PG 2298 -228	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 70 Subdivision: ROBICHAUX, SIDNEY SD , ADD 6 Sec/Twnship/Range: SEC 64 TWN 16S RNG 18E
Abbreviated Description: LOT 70, ADD. 5, SIDNEY ROBICHAUX SD (484-1036).

Prior Transfer

Recording Date:	07/01/2024	Sales Price:	$151,000
Document #:	1374138 BK-PG 2298 -228	Type of Sale:	Full Amount on Deed
Contract Date:	06/28/2024		
Document Type:			

Legal Description:
City/Muni/Twp: RACELAND

ICE SiteX Report

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Prior Transfer

Recording Date:	09/26/2022	Sales Price:	$38,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/26/2022	Sales Price:	$38,000
Document #:	1345303 BK-PG 2246 -179	Type of Sale:	Full Amount on Deed
Contract Date:	09/26/2022		
Document Type:			
Legal Description:			

City/Muni/Twp: RACELAND

Prior Transfer

Recording Date:	01/26/2017	Sales Price:	$20,000
Document #:	1233671 BK-PG 2060 -0719	Type of Sale:	Full Amount on Deed
Contract Date:	01/19/2017		
Document Type:			
Legal Description:			

Lot: 70&72 Subdivision: SIDNEY ROBICHAUX SUBDIVISION Sec/Twnship/Range: S64T16R18

Prior Transfer

Recording Date:	10/25/2016	Sales Price:	$8,500
Document #:	1228630 BK-PG 2052 -251	Type of Sale:	Full Amount on Deed
Contract Date:	07/26/2016		
Document Type:			
Legal Description:			

Lot: 70

Mortgage Record

Recording Date:	06/06/2005	Loan Amount:	N/A
Document #:	983273 BK-PG 1134-0212	Loan Type:	Unknown
TD Due Date:		Type Finance:	
Legal Description:			

Lot: 70 Subdivision: ADDENDUM NO 5 TO SIDNEY ROBICHAUX SUBDIVISION Sec/Twnship/Range: S64T16SR18E

Area Sales Analysis

Total Area Sales	$1,752,500	Median # of Bedrooms	
Median Lot Size	4,560 SF	Median # of Baths	
Median Living Area	1,332 SF	Median Year Built	1961
Price Range - 2 Yrs	to $237,500	Age Range	54 years to 95 years
Median Value	$143,500	Median Age	65 years

Comparable Sales Data

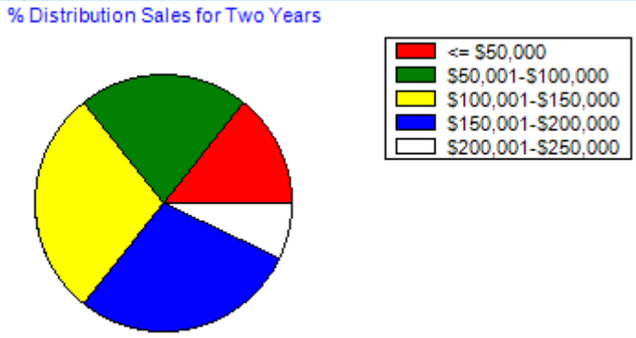
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.57Mi.	**318 ASPEN DR** **RACELAND, LA 70394-3863**	06/23/2026	$170,800	$89	1900	//		9,200 SF	
		APN: 0031157259 Document #: 1406487 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
2	.62Mi.	**412 ST LOUIS ST** **RACELAND, LA 70394-3107**	06/04/2026	$73,000	$60	1200	//		SF	
		APN: 0031074900 Document #: 1405602 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:RACELAND City/Muni/Twp: RACELAND								
3	.64Mi.	**206 DANOS ST** **RACELAND, LA 70394-3052**	06/02/2026	$169,000			//		33,672 SF	
		APN: 0031137846 Document #: 1405492 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:RACELAND City/Muni/Twp: RACELAND								
4	.87Mi.	**536 HOSPITAL DR** **RACELAND, LA 70394-3814**	05/22/2026	$105,000	$79	1320	//	1972	7,840 SF	
		APN: 0031169800 Document #: 1405087 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:RACELAND City/Muni/Twp: RACELAND								
5	.47Mi.	**269 ST ANN ST** **RACELAND, LA 70394-3007**	05/15/2026	$147,000	$73	2000	//	1961	2,960 SF	
		APN: 0031128000 Document #: 1404755 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:THIBODAUX City/Muni/Twp: THIBODAUX								
6	.56Mi.	**497 ST PHILIP ST** **RACELAND, LA 70394-3118**	04/08/2026	$35,500	$23	1530	//	1970	4,560 SF	
		APN: 0031064100 Document #: 1402948 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:RACELAND City/Muni/Twp: RACELAND								
7	.57Mi.	**316 ASPEN DR** **RACELAND, LA 70394-3863**	03/27/2026			1783	//		9,200 SF	
		APN: 0031157258 Document #: 1402389 Document Type: Price Code: Land Use: Single Family Residential Legal:								
8	.52Mi.	**573 AYO ST** **RACELAND, LA 70394-3248**	03/06/2026	$150,000	$125	1200	//	1961	SF	

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	APN: 0031105900 Document #: 1401457 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:RACELAND City/Muni/Twp: RACELAND								
9	.54Mi.	**328 ASPEN DR** **RACELAND, LA 70394-3863**	03/03/2026	$237,500	$143	1650	//		9,200 SF
	APN: 0031157264 Document #: 1401262 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:RACELAND City/Muni/Twp: RACELAND								
10	.88Mi.	**277 WILSON ST** **RACELAND, LA 70394-3138**	02/27/2026	$160,000	$128	1248	//	1957	SF
	APN: 0031011900 Document #: 1401040 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:RACELAND City/Muni/Twp: RACELAND								
11	.76Mi.	**2122 HIGHWAY 182** **RACELAND, LA 70394-3162**	02/12/2026	$140,000	$140	1000	//	1931	11,400 SF
	APN: 0031031600 Document #: 1400444 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:RACELAND City/Muni/Twp: RACELAND								
12	.54Mi.	**555 ST PHILIP ST** **RACELAND, LA 70394-3116**	02/06/2026	$64,700	$55	1176	//		4,560 SF
	APN: 0031064800 Document #: 1400199 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:RACELAND City/Muni/Twp: RACELAND								
13	.27Mi.	**569 ST ANN ST** **RACELAND, LA 70394-3048**	10/28/2025	$200,000	$107	1856	//		4,400 SF
	APN: 0031133760 Document #: 1396041 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
14	.67Mi.	**2191 HIGHWAY 182** **RACELAND, LA 70394-3163**	09/16/2025	$100,000	$74	1344	//	1963	SF
	APN: 0031038100 Document #: 1393999 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:RACELAND City/Muni/Twp: RACELAND								

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.	**454 ST ANN ST**	**07/01/2024**	$95,500	$9,550	1,081				
.02Mi.	**462 ST ANN ST**	**10/14/2022**	$134,000	$13,400	1,056		1963	2,640 SF	
.03Mi.	**453 ST ANN ST**	**09/01/2022**	$96,100	$9,610	1,100			8,560 SF	
.04Mi.	**476 ST ANN ST**	**10/29/2021**	$87,000	$8,700	1,684			2,560 SF	
.05Mi.	**432 ST ANN ST**		$76,600	$7,660	1,327			1,156 SF	
.06Mi.	**433 ST ANN ST**		$97,100	$9,710	960				
.07Mi.	**481 ST ANN ST**		$43,000	$4,300	900		1947		
.07Mi.	**484 ST ANN ST**	**11/19/2003**	$164,000	$16,400	1,484			2,560 SF	
.08Mi.	**491 ST ANN ST**		$98,600	$9,860	1,125			8,080 SF	
.1Mi.	**417 ST ANN ST**	**02/08/2022**	$108,800	$10,880			1982		
.11Mi.	**498 ST ANN ST**	**10/17/2003**	$133,200	$13,320	1,852			9,900 SF	
.11Mi.	**470 DANOS ST**		$53,200	$5,320	858			1,080 SF	
.12Mi.	**408 ST ANN ST**	**09/14/2022**	$114,300	$11,430	1,350				
.12Mi.	**458 DANOS ST**	**11/04/2015**	$71,400	$7,140	1,200		1963	10,400 SF	
.12Mi.	**409 ST ANN ST**	**10/20/2022**	$116,300	$11,630	1,378		1971	9,040 SF	
.13Mi.	**434 DANOS ST**	**08/14/2003**	$58,400	$5,840	1,118				

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Rent vs. Own

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

Demographics & Income

Median Age:	42.7 years old	Households:	5,142
Median Household Income:	$62,500	Households w/Family:	67%
Household Income Per Capita:	$30,796	Households w/Family Married:	46%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Lafourche Parish School District	Students:	13,326
Number of Schools:	30	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.22Mi.	**Central Lafourche High School** Number of Students: 1,307 Student-Teacher Ratio: 22.91	A	Public	9 - 12
1.31Mi.	**Raceland Lower Elementary School** Number of Students: 330 Student-Teacher Ratio: 14.24	NA	Public	PK - 2
1.28Mi.	**Raceland Upper Elementary School** Number of Students: 302 Student-Teacher Ratio: 14.4	B	Public	3 - 5
1.36Mi.	**Raceland Middle School** Number of Students: 289 Student-Teacher Ratio: 14.73	A-	Public	6 - 8

Flood Report

The Subject Property of **454 ST ANN ST, RACELAND, LA 70394-3045** 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	89%	LOWER
BURGLARY	116%	HIGHER
MOTOR VEHICLE THEFT	90%	LOWER
FORCIBLE ROBBERY	90%	LOWER
AGGRAVATED ASSAULT	103%	SIMILAR
FORCIBLE RAPE	98%	SIMILAR
MURDER	89%	LOWER
OVERALL	89%	LOWER

Disaster Alerts

9/9/2024 - Hurricane Francine 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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