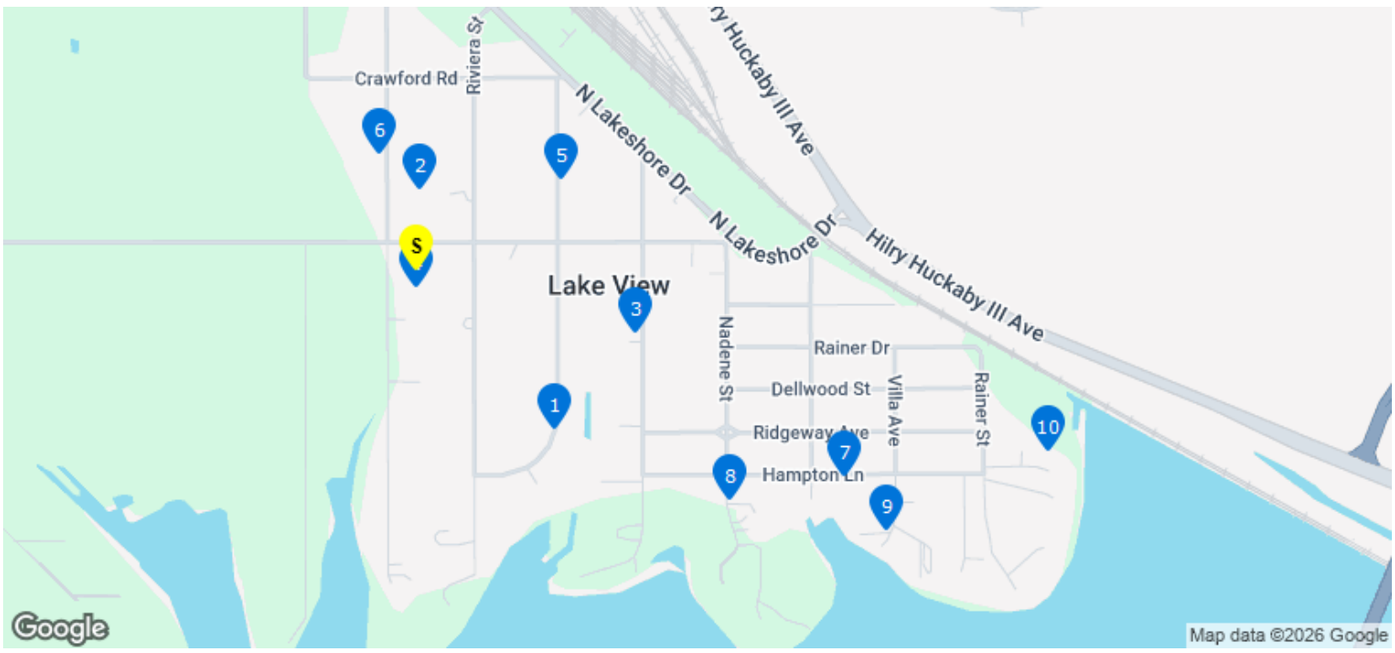
# ICE SiteX Report

**OrderID: 98788932**

## SiteX Property Information Report




## Subject Property Location

### 4629 TACOMA BLVD, SHREVEPORT, LA 71107-7525

| | | | |
|---|---|---|---|
| County: | **CADDO LA** | Census Tract: | 0254.06 |
| Property Use: | Single Family Residential | Zoning: | |
| Parcel Number: | 181430-011-0296-00 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$115,000** | FSD: | 17 | Common Confidence Score: | 46 |
| Value Range: | $95,450 - $134,550 | ICE Confidence Score: | 83 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2025 | Market Value Year: | 2025 | Tax Rate Code Area: | 001 |
| Assd Land Value: | $282 | Market Land Value: | $2,820 | Tax Year: | 2025 |
| Assd Improvement: | $1,649 | Market Improvment Value: | $16,490 | Total Taxable Value: | $383 |
| Total Assessed Value: | $1,931 | Total Assessor Market Value: | $19,310 | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | D |

## Assessment Legal Description

Lot: 247 District: 001 Subdivision: LAKEVIEW SUBN - OUTSIDE Sec/Twnship/Range: SEC 30 TWN 18 RNG 14

| | |
|---|---|
| Abbreviated Description: | N/2 OF WEST 100 FT OF LOT 247, LAKEVIEW SUB181430-11-296. |
| City/Muni/Twp: | UNINCORPORATED |

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 4,008 SF | Bedrooms: | 2 | Pool: | |
| Building Area: | 775 SF | Baths: | 1 | Fireplace: | |
| Year Built: | 1998 | Partial Baths: | | Type Const: | Frame |
| Number of Buildings: | | Number of Rooms: | 5 | Ext Walls: | Siding (Alum/Vinyl) |
| Number of Units: | | Garage Type: | | Heating: | Other |
| Number of Stories: | 1 | Number of Cars: | | A/C: | Other |
| Style: | | Basement: | | Roof Cover: | Shingle (Not Wood) |
| | | Foundation: | Piers | Elevator: | |

## Subject Property Deed/Transfer History

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 12/02/2024 | Sales Price: | N/A |
| Document #: | 2990957 BK-PG - | Type of Sale: | |
| Document Type: | Assignment | | |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 06/15/2022 | Loan Amount: | N/A |
| Document #: | 2889501 BK-PG - | Loan Type: | Conventional |
| Contract Date: | 06/15/2022 | | |
| TD Due Date: | | Type Finance: | |

**Legal Description:**

Subdivision: LAKEVIEW SUB Map Ref: BK 150 PG 289

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/15/2022 | Sales Price: | $105,500 |
| Document #: | 2889500 BK-PG - | Type of Sale: | Arms-Length Transfer |
| Contract Date: | 06/15/2022 | | |
| Document Type: | Deed | | |

**Legal Description:**

Subdivision: LAKEVIEW SUB Map Ref: BK 150 PG 289

# ICE SiteX Report

**OrderID: 98788932**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 03/19/1998 | Sales Price: | $19,440 |
| Document #: | BK-PG - | Type of Sale: | Per Assessor |
| Document Type: | Deed | | |

**Legal Description:**
Lot: P District: 001 Subdivision: LAKEVIEW SUBN - OUTSIDE Sec/Twnship/Range: SEC 30 TWN 18 RNG 14
Abbreviated Description: N/2 OF WEST 100 FT OF LOT 247, LAKEVIEW SUB181430-11-296.
City/Muni/Twp: UNINCORPORATED

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $1,510,900 | Median # of Bedrooms | 3 |
| Median Lot Size | 3,790 SF | Median # of Baths | 2 |
| Median Living Area | 1,298 SF | Median Year Built | 2007 |
| Price Range - 2 Yrs | $80,000 to $264,900 | Age Range | 8 years to 30 years |
| Median Value | $127,000 | Median Age | 19 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .07Mi. | **3176 EDSON BLVD**<br>**SHREVEPORT, LA 71107-7502** | 05/19/2025 | $160,000 | $84 | 1904 | 6/3/1 | 1990 | SF | |
| | | APN: 181430-012-0290-00 Document #: 3008998<br>Document Type: Cash Sale Deed Price Code: A<br>Land Use: Mobile/Manufactured Home (regardless of Land ownership)<br>Legal: Lot: 257 Subdivision: LAKEVIEW SUB MapRef: BK 150 PG 289 Abbreviated Description: Lot:257 Subdivision:LAKEVIEW SUB Map Ref:BK 150 PG 289 | | | | | | | | |
| 2 | .18Mi. | **3136 EDSON BLVD**<br>**SHREVEPORT, LA 71107-7502** | 05/21/2025 | $160,000 | $76 | 2118 | 7/3/2 | 1996 | 12,240 SF | |
| | | APN: 181430-012-0342-00 Document #: 3009365<br>Document Type: Cash Sale Deed Price Code: A<br>Land Use: Single Family Residential<br>Legal: Lot: 259 260 Subdivision: LAKEVIEW SUB MapRef: BK 150 PG 289 Abbreviated Description: Lot:259 260 Subdivision:LAKEVIEW SUB Map Ref:BK 150 PG 289 | | | | | | | | |
| 3 | .25Mi. | **3140 SEMINOLE DR**<br>**SHREVEPORT, LA 71107-7518** | 03/20/2025 | $134,000 | $95 | 1416 | 5/3/2 | 2010 | SF | |
| | | APN: 181430-029-0007-00 Document #: 3002499<br>Document Type: Cash Sale Deed Price Code: A<br>Land Use: Single Family Residential<br>Legal: Lot: 7 Subdivision: LAKEVIEW SUB EXTENSION UNIT 4 SUB MapRef: BK 1900 PG 313 Abbreviated Description: Lot:7 Subdivision:LAKEVIEW SUB EXTENSION UNIT 4 SUB Map Ref:BK 1900 PG 313 | | | | | | | | |
| 4 | .3Mi. | **3350 EDSON BLVD**<br>**SHREVEPORT, LA 71107-7506** | 06/30/2025 | $245,000 | $139 | 1760 | 6// | 1998 | SF | |
| | | APN: 181430-021-0061-00 Document #: 3014014<br>Document Type: Cash Sale Deed Price Code: A<br>Land Use: Misc Residential Improvement<br>Legal: Lot: D E Subdivision: PERMENTER SUB MapRef: BK 600 PG 221 Abbreviated Description: Lot:D E Subdivision:PERMENTER SUB Map Ref:BK 600 PG 221 | | | | | | | | |
| 5 | .31Mi. | **3322 SEMINOLE DR**<br>**SHREVEPORT, LA 71107-7522** | 02/26/2026 | $80,000 | $83 | 960 | 5/2/1 | 2001 | SF | |
| | | APN: 181430-019-0030-00 Document #: 3039599<br>Document Type: Cash Sale Deed Price Code: A<br>Land Use: Single Family Residential<br>Legal: Lot: 6 Subdivision: BELLOWS PLACE SUB MapRef: BK 600 PG 165 Sec/Twnship/Range: N2 Abbreviated Description: Lot:6 Subdivision:BELLOWS PLACE SUB Map Ref:BK 600 PG 165Sec/Twnship/Range:N2 | | | | | | | | |
| 6 | .34Mi. | **4401 TACOMA BLVD**<br>**SHREVEPORT, LA 71107-7641** | 04/02/2026 | $71,850 | $43 | 1680 | //1 | 2003 | 8,015 SF | |
| | | APN: 181430-009-0227-00 Document #: 3043615<br>Document Type: Special Warranty Deed Price Code: A<br>Land Use: Mobile/Manufactured Home (regardless of Land ownership)<br>Legal: Lot: 189 Subdivision: LAKEVIEW SUB MapRef: BK 150 PG 289 Abbreviated Description: Lot:189 Subdivision:LAKEVIEW SUB Map Ref:BK 150 PG 289 | | | | | | | | |
| 7 | .34Mi. | **3246 HIAWATHA DR**<br>**SHREVEPORT, LA 71107-7610** | 07/29/2025 | $105,000 | $89 | 1180 | 6/3/1 | 2003 | SF | |
| | | APN: 181430-009-0237-00 Document #: 3018629<br>Document Type: Warranty Deed Price Code: A<br>Land Use: Single Family Residential<br>Legal: Lot: 187 Subdivision: LAKE VIEW SUB MapRef: BK 150 PG 289 Abbreviated Description: Lot:187 Subdivision:LAKE VIEW SUB Map Ref:BK 150 PG 289 | | | | | | | | |
| 8 | .35Mi. | **4515 N LAKESHORE DR**<br>**SHREVEPORT, LA 71107-5716** | 08/08/2025 | $28,000 | $24 | 1157 | 6/2/1 | 1997 | SF | |
| | | APN: 181430-004-0133-00 Document #: 3020013<br>Document Type: Cash Sale Deed Price Code: A<br>Land Use: Single Family Residential<br>Legal: Lot: 133 Subdivision: LAKEVIEW SUB MapRef: BK 150 PG 289 Abbreviated Description: Lot:133 Subdivision:LAKEVIEW SUB Map Ref:BK 150 PG 289 | | | | | | | | |
| 9 | .38Mi. | **4322 TACOMA BLVD**<br>**SHREVEPORT, LA 71107-7640** | 03/17/2026 | $33,000 | $15 | 2150 | 7/3/2 | 2001 | SF | |
| | | APN: 181430-002-0003-00 Document #: 3041783<br>Document Type: Cash Sale Deed Price Code: A<br>Land Use: Single Family Residential<br>Legal: Lot: 3 Subdivision: ROSSITTER SUB MapRef: BK 1100 PG 277 Abbreviated Description: Lot:3 Subdivision:ROSSITTER SUB Map Ref:BK 1100 PG 277 | | | | | | | | |
| 10 | .39Mi. | **3339 SEMINOLE DR**<br>**SHREVEPORT, LA 71107-7521** | 05/13/2025 | $30,000 | $16 | 1829 | 6/3/1 | 1995 | SF | |
| | | APN: 181430-019-0036-00 Document #: 3008491<br>Document Type: Cash Sale Deed Price Code: A<br>Land Use: Single Family Residential<br>Legal: Lot: 16 Subdivision: BELLOWS SUB MapRef: BK 600 PG 165 Abbreviated Description: Lot:16 Subdivision:BELLOWS SUB Map Ref:BK 600 PG 165 | | | | | | | | |
| 11 | .4Mi. | **3421 SEMINOLE DR**<br>**SHREVEPORT, LA 71107-7523** | 10/08/2026 | $60,000 | | | // | | 6,621 SF | |
| | | APN: 181430-019-0029-00 Document #: 3066199<br>Document Type: Cash Sale Deed Price Code: A<br>Land Use: Residential - Vacant Land | | | | | | | | |

# ICE SiteX Report

**OrderID: 98788932**

Legal: Lot: 24 Subdivision: BELLOWS PLACE SUB MapRef: BK 600 PG 165 Abbreviated Description: Lot:24 Subdivision:BELLOWS PLACE SUB Map Ref:BK 600 PG 165

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 12 | .42Mi. | **3026 EDSON BLVD**<br>**SHREVEPORT, LA 71107-5715** | 05/07/2025 | $26,955 | $23 | 1192 | 8/3/2 | 1999 | 16,596 SF |

APN: 181430-005-0296-00 Document #: 3007845
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 265 Subdivision: LAKEVIEW SUB MapRef: BK 150 PG 289 Abbreviated Description: Lot:265 Subdivision:LAKEVIEW SUB Map Ref:BK 150 PG 289

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 13 | .46Mi. | **3202 NADENE ST**<br>**SHREVEPORT, LA 71107-7626** | 10/01/2026 | $50,000 | $25 | 1967 | 7/4/2 | 1999 | SF |

APN: 181430-033-0001-00 Document #: 3065450
Document Type: Cash Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: LESSIE HUNT SUB MapRef: BK 2050 PG 5 Abbreviated Description: Lot:1 Subdivision:LESSIE HUNT SUB Map Ref:BK 2050 PG 5

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 14 | .54Mi. | **4319 RIDGEWAY ST**<br>**SHREVEPORT, LA 71107-7635** | 03/26/2026 | $10,000 | $9 | 1120 | //1 | 1985 | SF |

APN: 181429-005-0011-00 Document #: 3042820
Document Type: Cash Sale Deed Price Code: A
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 186 187 Subdivision: LAKEVIEW EXTENSION NO 1 SUB Abbreviated Description: Lot:186 187 Subdivision:LAKEVIEW EXTENSION NO 1 SUB

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 15 | .57Mi. | **4233 RIDGEWAY ST**<br>**SHREVEPORT, LA 71107-7633** | 04/10/2026 | $23,000 | $18 | 1277 | 6/2/1 | 2001 | SF |

APN: 181429-004-0285-00 Document #: 3044524
Document Type: Cash Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 184 183 Subdivision: LAKEVIEW EXTENSION 1 SUB MapRef: BK 150 PG 339 Sec/Twnship/Range: W2 Abbreviated Description: Lot:184 183 Subdivision:LAKEVIEW EXTENSION 1 SUB Map Ref:BK 150 PG 339Sec/Twnship/Range:W2

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 16 | .59Mi. | **4226 RIDGEWAY ST**<br>**SHREVEPORT, LA 71107-7634** | 04/02/2025 | $18,500 | | | // | | SF |

APN: 181429-004-0289-00 Document #: 3003914
Document Type: Cash Sale Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 213 214 Subdivision: LAKEVIEW EXTENSION UNIT 1 SUB MapRef: BK 150 PG 339 Abbreviated Description: Lot:213 214 Subdivision:LAKEVIEW EXTENSION UNIT 1 SUB Map Ref:BK 150 PG 339

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 17 | .7Mi. | **4126 HAMPTON LN**<br>**SHREVEPORT, LA 71107-7713** | 09/24/2025 | $112,000 | $106 | 1052 | 5/3/2 | 2015 | SF |

APN: 181429-003-0295-00 Document #: 3024789
Document Type: Cash Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 124 125 Subdivision: LAKEVIEW EXTENSION 1 SUB MapRef: BK 150 PG 339 Abbreviated Description: Lot:124 125 Subdivision:LAKEVIEW EXTENSION 1 SUB Map Ref:BK 150 PG 339

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 18 | .79Mi. | **HILRY BUCKABY III AVE**<br>**, LA 71107-** | 07/22/2025 | $125,000 | $1,250 | 100 | // | | 104,588 SF |

APN: 181420-000-0113-00 01 Document #: 3017937
Document Type: Cash Sale Deed Price Code: A
Land Use: Miscellaneous (General)
Legal: Lot: 9 10 Section: 20 Sec/Twnship/Range: T18N R14W Abbreviated Description: Lot:9 10 Section:20 Sec/Twnship/Range:T18N R14W

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 19 | .8Mi. | **3444 VILLA AVE**<br>**SHREVEPORT, LA 71107-7721** | 03/27/2026 | $200,000 | $55 | 3635 | 6/3/3 | 2003 | 86,772 SF |

APN: 181429-000-0105-00 Document #: 3043082
Document Type: Cash Sale Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 63 Section: 29 Subdivision: LAKE VIEW EXTENSION 1 SUB MapRef: BK 150 PG 339 Sec/Twnship/Range: SW4 T18N R14W Abbreviated Description: Lot:63 Section:29 Subdivision:LAKE VIEW EXTENSION 1 SUB Map Ref:BK 150 PG 339Sec/Twnship/Range:SW4 T18N R14W

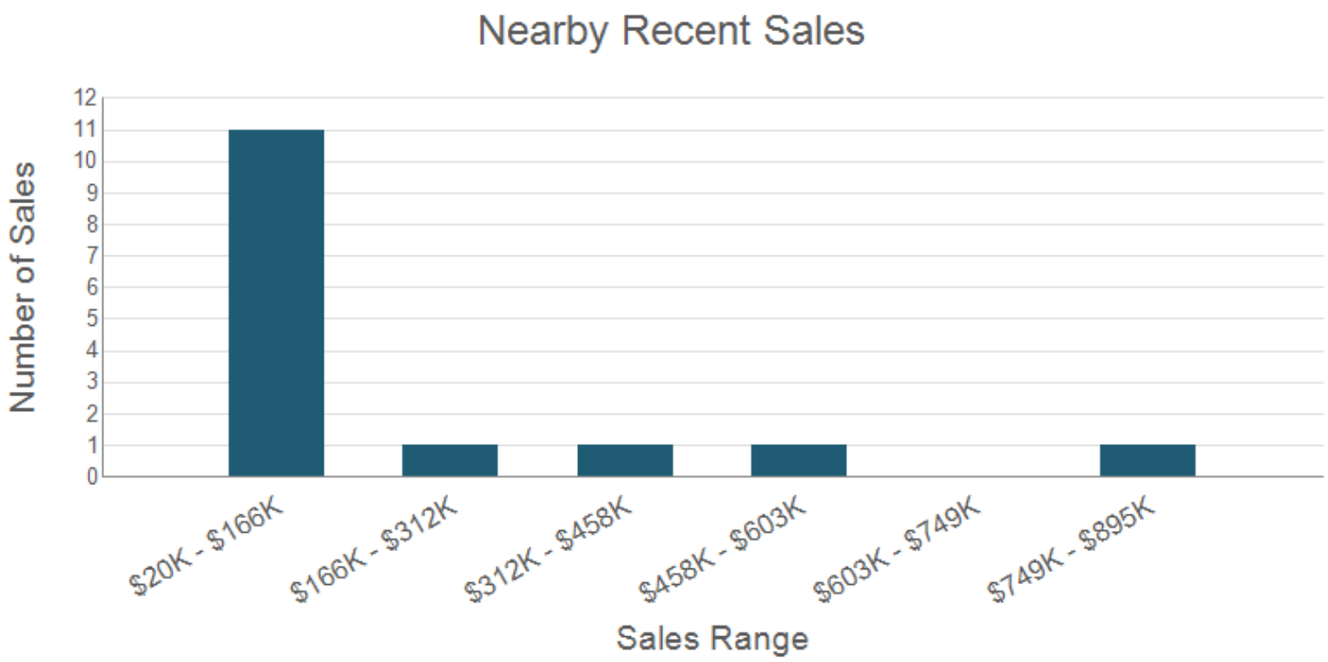
| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 20 | .81Mi. | **4032 RIDGEWAY ST**<br>**SHREVEPORT, LA 71107-7716** | 02/18/2026 | $3,110 | $3 | 952 | // | 1972 | SF |

APN: 181429-001-0264-00 Document #: 3038816
Document Type: Cash Sale Deed Price Code: A
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 235-237 Subdivision: LAKEVIEW EXTENSION UNIT 1 SUB MapRef: BK 150 PG 339 Abbreviated Description: Lot:235-237 Subdivision:LAKEVIEW EXTENSION UNIT 1 SUB Map Ref:BK 150 PG 339

# ICE SiteX Report

**OrderID: 98788932**

## 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. | **4629 TACOMA BLVD** | **06/15/2022** | $19,310 | $1,931 | 775 | 5/2/1 | 1998 | 4,008 SF | |
| .02Mi. | **3203 EDSON BLVD** | **06/30/1994** | $231,780 | $23,178 | 2,780 | 10/4/3 | 2010 | 3,790 SF | |
| .04Mi. | **4625 TACOMA BLVD** | **03/03/2015** | $43,040 | $4,304 | 1,428 | 6/3/1 | 1994 | 8,015 SF | P |
| .05Mi. | **3207 EDSON BLVD** | **05/28/2015** | $36,460 | $3,646 | 1,124 | 5/2/1 | 2003 | | |
| .06Mi. | **4620 TACOMA BLVD** | **12/14/2009** | $56,540 | $5,654 | 1,152 | 5/3/1 | 2021 | | |
| .07Mi. | **3209 EDSON BLVD** | **01/04/2016** | $92,340 | $9,234 | 1,268 | 5/3/1 | 2003 | | |
| .07Mi. | **3161 EDSON BLVD** | **03/17/2020** | $32,590 | $3,259 | 759 | 5/2/1 | 2009 | | |
| .07Mi. | **4616 TACOMA BLVD** | **08/11/2004** | $91,550 | $9,155 | 1,237 | 5/3/2 | 2018 | | |
| .08Mi. | **4609 TACOMA BLVD** | **10/20/2009** | $129,500 | $12,950 | 1,700 | 5/2/2 | 2004 | 8,015 SF | |
| .08Mi. | **3157 EDSON BLVD** | **07/31/2020** | $36,060 | $3,606 | 1,065 | 6/3/1 | 2000 | | |
| .09Mi. | **3208 RIVIERA ST** | **03/25/2015** | $24,130 | $2,413 | 1,019 | 7/2/1 | 1989 | | |
| .09Mi. | **4608 TACOMA BLVD** | **08/19/2024** | $113,050 | $11,305 | 1,512 | 7/3/1 | 2009 | 8,015 SF | P |
| .1Mi. | **4603 TACOMA BLVD** | **01/01/1996** | $23,350 | $2,335 | 1,000 | 5/2/2 | 1996 | 8,015 SF | |
| .1Mi. | **3153 EDSON BLVD** | **03/11/2022** | $34,000 | $3,400 | 1,065 | 6/3/1 | 1996 | | |
| .1Mi. | **3146 EDSON BLVD** | **01/07/2016** | $40,320 | $4,032 | 1,625 | 7/3/1 | 1988 | 7,449 SF | |
| .11Mi. | **3149 EDSON BLVD** | **08/06/2012** | $25,850 | $2,585 | 1,065 | 6/3/1 | 1988 | | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 32% | Households Occupied by Owners: | 57% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 37.2 years old | Households: | 11,029 |
| Median Household Income: | $55,228 | Households w/Family: | 66% |
| Household Income Per Capita: | $28,445 | Households w/Family Married: | 36% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 33% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Caddo Parish School District | Students: | 32,165 |
| Number of Schools: | 56 | Rating: | C- |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 1.57Mi. | **Northside Elementary School**<br>Number of Students: 259<br>Student-Teacher Ratio: 11.92 | F | Public | PK - 6 |
| 6.60Mi. | **Caddo Middle Career and Technology School**<br>Number of Students: 336<br>Student-Teacher Ratio: 12.06 | F | Public | 6 - 8 |

# ICE SiteX Report

**OrderID: 98788932**

## Crime Risk

| Type | Risk Index Score | Compared to National Average (=100%) |
|---|---|---|
| **LARCENY** | 107% | SIMILAR |
| **BURGLARY** | 122% | HIGHER |
| **MOTOR VEHICLE THEFT** | 119% | HIGHER |
| **FORCIBLE ROBBERY** | 115% | HIGHER |
| **AGGRAVATED ASSAULT** | 105% | SIMILAR |
| **FORCIBLE RAPE** | 145% | NOTABLY HIGHER |
| **MURDER** | 117% | HIGHER |
| **OVERALL** | 112% | HIGHER |

## 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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