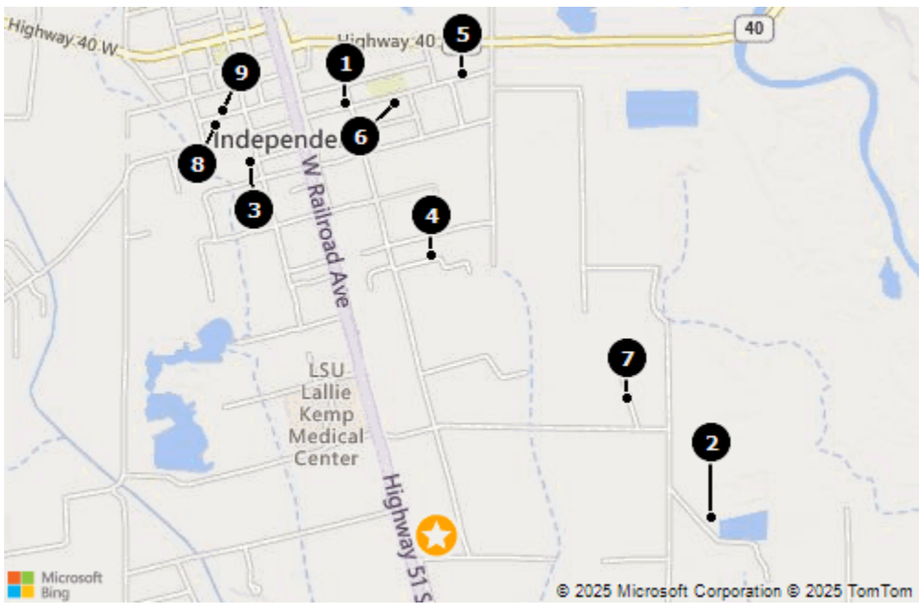
ICE SiteX Report

OrderID: 95771521

SiteX Property Information Report



Subject Property Location

52389 CYPRESS ST, INDEPENDENCE, LA 70443-2281

County:	**TANGIPAHOA LA**	Census Tract:	221059538.001017
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	5722004	Thomas Bros Pg-Grid:	

Valuation

Value:	**$342,000**	FSD:	16
Value Range:	$287,280 - $396,720	Confidence Score:	84

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	
Assd Land Value:	$608	Market Land Value:	$6,078	Tax Year:	2024
Assd Improvement:	$25,016	Market Improvment Value:	$250,166	Total Taxable Value:	$2,463
Total Assessed Value:	$25,624	Total Assessor Market Value:	$256,244	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 4 Block: 4 Sec/Twnship/Range: SEC 15 TWN 05S RNG 07E
Abbreviated Description: 3.74A BEING THE N12 OF LOT 4 IN SEC 15 T5SR7E B762 P142 B810 P344 B837 P583 B853 P866 B867 P255 B868 P847 B1582 P365 B1585 P9

Property Characteristics

Lot Size:	3.740 AC	Bedrooms:		Pool:	
Building Area:	3870 SF	Baths:		Fireplace:	
Year Built:	1997	Partial Baths:		Type Const:	
Number of Buildings:	2	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:	08/06/2021	Sales Price:	$300,000
Document #:	1081935 BK-PG 1585 -95	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 4 Block: 4 Sec/Twnship/Range: SEC 15 TWN 05S RNG 07E
Abbreviated Description: 3.74A BEING THE N12 OF LOT 4 IN SEC 15 T5SR7E B762 P142 B810 P344 B837 P583 B853 P866 B867 P255 B868 P847 B1582 P365 B1585 P9

Prior Transfer

Recording Date:	08/06/2021	Sales Price:	$300,000
Document #:	1081935 BK-PG 1585 -95	Type of Sale:	Full Amount on Deed
Contract Date:	08/05/2021		
Document Type:	Deed		

Legal Description:
City/Muni/Twp: INDEPENDENCE

Area Sales Analysis

Total Area Sales	$1,286,750	Median # of Bedrooms	
Median Lot Size	43,560 SF	Median # of Baths	
Median Living Area	1,840 SF	Median Year Built	1959
Price Range - 2 Yrs	to $280,000	Age Range	25 years to 96 years
Median Value	$126,000	Median Age	66 years

ICE SiteX Report

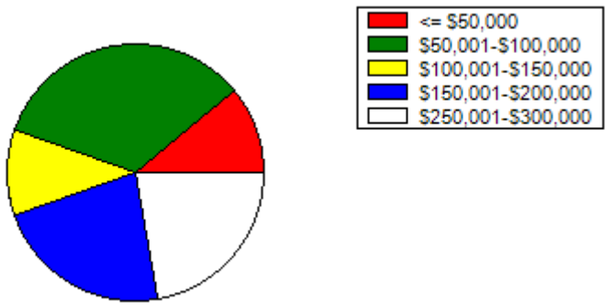
OrderID: 95771521

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.23Mi.	**159 TIGER AVE** **INDEPENDENCE, LA 70443-** APN: 852104 Document #: 1166348 Document Type: Cash Sale Deed Price Code: D Land Use: Single Family Residential Legal:	08/18/2025	$200,000	$108	1840	//	1959	87,120 SF	
2	.74Mi.	**15061 CATFISH FARM RD** **INDEPENDENCE, LA 70443-2432** APN: 977101 Document #: 1156326 Document Type: Cash Sale Deed Price Code: D Land Use: Single Family Residential Legal:	02/28/2025	$265,000	$117	2256	//	1976	77,537 SF	
3	1.17Mi.	**351 PINE ST** **INDEPENDENCE, LA 70443-2353** APN: 874302 Document #: 1155914 Document Type: Cash Sale Deed Price Code: D Land Use: Single Family Residential Legal:	02/21/2025	$68,000	$44	1537	//	1934	43,560 SF	
4	.78Mi.	**155 LAMARCA ST** **INDEPENDENCE, LA 70443-2290** APN: 4003608 Document #: 1151357 Document Type: Cash Sale Deed Price Code: D Land Use: Single Family Residential Legal:	11/15/2024	$100,000	$83	1202	//	1971	SF	
5	1.31Mi.	**331 TIGER AVE** **INDEPENDENCE, LA 70443-2298** APN: 1124218 Document #: 1148983 Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential Legal:	10/02/2024	$126,000	$46	2733	//	1976	17,424 SF	
6	1.21Mi.	**250 TIGER AVE** **INDEPENDENCE, LA 70443-2295** APN: 888605 Document #: 1147579 Document Type: Cash Sale Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:INDEPENDENCE City/Muni/Twp: INDEPENDENCE	09/03/2024	$175,000	$109	1591	//	2000	43,560 SF	
7	.65Mi.	**52581 SCHIRO RD** **INDEPENDENCE, LA 70443-2753** APN: 5878209 Document #: 1144755 Document Type: Cash Sale Deed Price Code: D Land Use: Single Family Residential Legal:	07/12/2024	$280,000	$179	1560	//	1950	261,361 SF	
8	1.3Mi.	**120 TULANE AVE** **INDEPENDENCE, LA 70443-2367** APN: 841501 Document #: 1143849 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal:	06/26/2024			2042	//	1957	87,120 SF	
9	1.33Mi.	**137 TULANE AVE** **INDEPENDENCE, LA 70443-2368** APN: 886300 Document #: 1140826 Document Type: Cash Sale Deed Price Code: D Land Use: Single Family Residential Legal:	05/07/2024	$72,750	$39	1855	//	1929	8,350 SF	

Comparable Sales Chart

% Distribution Sales for Two Years



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.

ICE SiteX Report

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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.	**52389 CYPRESS ST**	**08/06/2021**	$256,244	$25,624	3,870		1997	4 SF	
.06Mi.	**52411 CYPRESS ST**	**08/09/2018**	$94,972	$9,497	1,700		1967	6 SF	
.07Mi.	**52411 CYPRESS ST**	**12/22/1998**	$18,976	$1,898			1800	2 SF	
.1Mi.	**52439 CYPRESS ST**	**10/08/1999**	$69,200	$6,920	2,560		2005	1 SF	
.11Mi.	**52372 CYPRESS ST**	**03/31/2021**	$55,608	$5,561	1,392		1964	43,124 SF	
.13Mi.	**52354 CYPRESS ST**	**04/21/2016**	$92,332	$9,234	2,114		1985	2 SF	
.14Mi.	**52340 S FONTANA LN**	**08/09/1995**	$130,532	$13,053	2,777		1997	10 SF	
.18Mi.	**52489 CYPRESS ST**	**05/20/2022**	$22,012	$2,201	1,056		1970	4 SF	
.18Mi.	**52289 HIGHWAY 51 S**	**04/09/2009**	$51,035	$5,104	1,632		1929	27,007 SF	
.19Mi.	**52458 CYPRESS ST**	**06/22/2017**	$93,039	$9,304	1,759		1969	15 SF	
.2Mi.	**52482 CYPRESS ST**	**04/11/2023**	$79,601	$7,960	2,340		1978	1 SF	
.22Mi.	**52248 S FONTANA LN**	**08/04/2020**	$17,140	$1,714			1800	2 SF	
.22Mi.	**52333 HIGHWAY 51 S**	**05/13/2004**	$153,056	$15,306	3,220		2001	4 SF	
.23Mi.	**52252 S FONTANA LN**	**07/29/2020**	$65,500	$6,550	1,260		1995	1 SF	
.25Mi.	**52512 CYPRESS ST**	**07/21/2021**	$125,705	$12,571	1,624		2009	18,000 SF	
.27Mi.	**52835 HIGHWAY 1065**	**07/10/2000**	$57,360	$5,736	1,762		1946	39,204 SF	

Rent vs. Own

Households Occupied by Renters:	13%	Households Occupied by Owners:	77%

Demographics & Income

Median Age:	39.9 years old	Households:	3,761
Median Household Income:	$60,560	Households w/Family:	72%
Household Income Per Capita:	$26,988	Households w/Family Married:	52%
Most Common Education Level:	High School Graduate	Households w/Family Children:	41%

School District

School District Zone:	Tangipahoa Parish School District	Students:	19,549
Number of Schools:	33	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
7.05Mi.	**Southeastern la University Lab School** Number of Students: 255 Student-Teacher Ratio: 19.8	A+	Public	PK - 8
1.22Mi.	**Independence High Magnet School** Number of Students: 371 Student-Teacher Ratio: 17.06	D	Public	7 - 12
1.26Mi.	**Independence Leadership Academy** Number of Students: 413 Student-Teacher Ratio: 17.21	D	Public	PK - 6
1.69Mi.	**Independence Magnet** Number of Students: 290 Student-Teacher Ratio: 15.26	NA	Public	5 - 8

Flood Report

The Subject Property of **52389 CYPRESS ST, INDEPENDENCE, LA 70443-2281** 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	66%	NOTABLY LOWER
BURGLARY	144%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	73%	NOTABLY LOWER
FORCIBLE ROBBERY	132%	NOTABLY HIGHER
AGGRAVATED ASSAULT	102%	SIMILAR
FORCIBLE RAPE	143%	NOTABLY HIGHER
MURDER	107%	SIMILAR
OVERALL	119%	HIGHER

Disaster Alerts

9/9/2024 - Hurricane Francine 9/10/2024 - Tropical Storm Francine

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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ICE SiteX Report

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