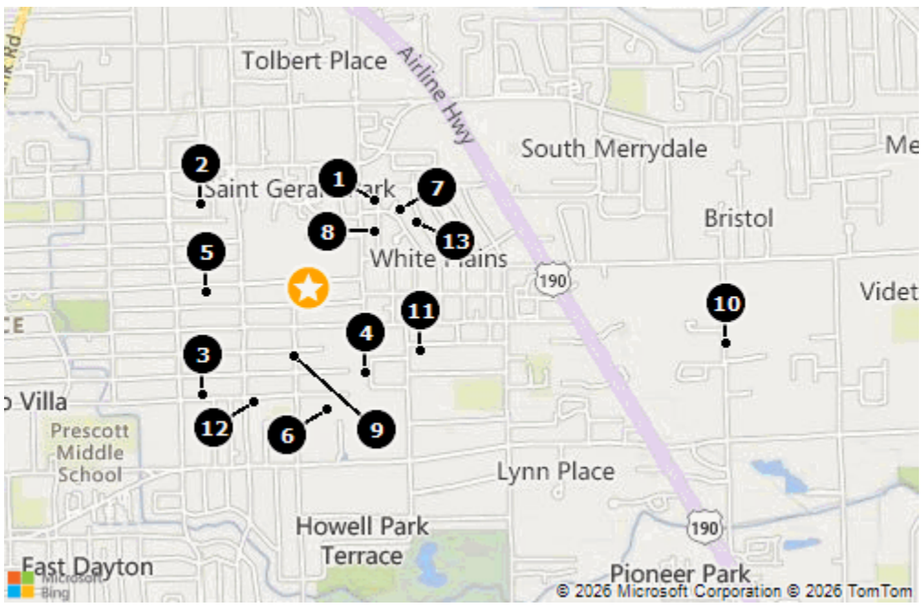
ICE SiteX Report

OrderID: 98730023

SiteX Property Information Report



Subject Property Location

5342 SYCAMORE ST, BATON ROUGE, LA 70805-3120

County:	**EAST BATON ROUGE LA**	Census Tract:	220330002.005016
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	320757	Thomas Bros Pg-Grid:	

Valuation

Value:	**$88,000**	FSD:	40	Common Confidence Score:	17
Value Range:	$52,800 - $123,200	ICE Confidence Score:	60		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	99033
Assd Land Value:	$170	Market Land Value:	$1,700	Tax Year:	2025
Assd Improvement:	$6,780	Market Improvment Value:	$67,800	Total Taxable Value:	$125
Total Assessed Value:	$6,950	Total Assessor Market Value:	$69,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: A PT Section: 2 District: 1ST WARD Subdivision: SCHORTEN PLACE

Abbreviated Description: WARD: 1-2, SUBDIVISION: SCHORTEN PLACE, LOT: A PT. PORTION OF LOT A SCHORTEN PLACE, BEG AT THE NE CORNER; THENCE W ALONG THE

City/Muni/Twp: EBATON ROUGE PARISH

Property Characteristics

Lot Size:	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:	06/16/2026	Sales Price:	N/A
Document #:	BK-PG 11772-643	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/20/2016	Sales Price:	$66,411
Document #:	BK-PG 11772-643	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/05/2005	Sales Price:	$67,500
Document #:	641-11772 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Lot: A PT Section: 2 District: 1ST WARD Subdivision: SCHORTEN PLACE

Abbreviated Description: WARD: 1-2, SUBDIVISION: SCHORTEN PLACE, LOT: A PT. PORTION OF LOT A SCHORTEN PLACE, BEG AT THE NE CORNER; THENCE W ALONG THE

City/Muni/Twp: EBATON ROUGE PARISH

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Prior Transfer

Recording Date:	10/05/2005	Sales Price:	$67,500
Document #:	BK-PG 11772-641	Type of Sale:	Full Amount on Deed
Contract Date:	10/04/2005		
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/11/1998	Sales Price:	N/A
Document #:	BK-PG 10933-0120	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/10/1998		
Document Type:			

Legal Description:

Lot: A PT Section: 2 District: 1ST WAR Subdivision: SCHORTEN PLACE

Abbreviated Description: PORTION OF LOT "A" SCHORTEN PLACE, BEIGN THE SOUTHWEST CORNER OF THE INTERSECTION OF SYCAMORE ST. 50

Area Sales Analysis

Total Area Sales	$932,900	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$9,500 to $239,900	Age Range	
Median Value	$42,000	Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.3Mi.	**5331 ANNETTE ST** **BATON ROUGE, LA 70805-3707**	08/25/2026	$20,000			//		SF	
		APN: 251674 Document #: 13455398 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Subdivision: BROOKSTOWN PLACE SD Abbreviated Description: Lot:14 Subdivision:BROOKSTOWN PLACE SD								
2	.39Mi.	**4736 SAINT KATHERINE AVE** **BATON ROUGE, LA 70805-3051**	05/21/2026	$210,000	$106	1970	//		SF	
		APN: 248177 Document #: 13435527 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 26 Subdivision: EAST ST GERARD PARK Abbreviated Description: Lot:26 Subdivision:EAST ST GERARD PARK								
3	.42Mi.	**4723 SHERWOOD ST** **BATON ROUGE, LA 70805-4444**	04/07/2026	$50,000			//		SF	
		APN: 240028 Document #: 13427369 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 39 Block: 11 Subdivision: NORTH HIGHLANDS ADDN Abbreviated Description: Lot:39 Block:11 Subdivision:NORTH HIGHLANDS ADDN								
4	.28Mi.	**4525 MCCLELLAND CT** **BATON ROUGE, LA 70805-4665**	03/26/2026	$49,000			//		SF	
		APN: 361372 Document #: 13425284 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 15 Subdivision: EVANGELINE PLACE SD Abbreviated Description: Lot:15 Subdivision:EVANGELINE PLACE SD								
5	.29Mi.	**4784 SYCAMORE ST** **BATON ROUGE, LA 70805-3057**	03/23/2026	$149,500			//		SF	
		APN: 460052 Document #: 13424216 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7A Block: 20 Subdivision: SCHORTEN PLACE SD Abbreviated Description: Lot:7A Block:20 Subdivision:SCHORTEN PLACE SD								
6	.34Mi.	**5318 SHERWOOD ST** **BATON ROUGE, LA 70805-4544**	03/13/2026	$239,900			//		SF	
		APN: 232041 Document #: 13423003 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 23 Subdivision: SUBURB GREAUD SD Abbreviated Description: Lot:23 Subdivision:SUBURB GREAUD SD								
7	.34Mi.	**5336 N SAINT GERARD CIR** **BATON ROUGE, LA 70805-3767**	02/20/2026	$25,000			//		SF	
		APN: 201804 Document #: 13419054 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 123 Subdivision: BROOKSTOWN SD Abbreviated Description: Lot:123 Subdivision:BROOKSTOWN SD								
8	.24Mi.	**5169 ANNETTE ST** **BATON ROUGE, LA 70805-3704**	02/12/2026	$9,500			//		SF	
		APN: 231770 Document #: 13417902 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 54 Subdivision: BROOKSTOWN PLACE SD Abbreviated Description: Lot:54 Subdivision:BROOKSTOWN PLACE SD								
9	.2Mi.	**5168 SHELLEY ST** **BATON ROUGE, LA 70805-4529**	01/14/2026	$22,000			//		SF	
		APN: 395757 Document #: 13413567 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 18 Block: 18 Subdivision: ADDITION NORTH Abbreviated Description: Lot:18 Block:18 Subdivision:ADDITION NORTH								
10	.33Mi.	**4592 VICTORIA DR** **BATON ROUGE, LA 70812-3610**	07/18/2025	$11,000			//		SF	
		APN: 432075 Document #: 13382514 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Block: 3 Subdivision: HIGHLAND HEIGHTS SD Abbreviated Description: Lot:2 Block:3 Subdivision:HIGHLAND HEIGHTS SD								
11	.35Mi.	**5824 VICTORY DR** **BATON ROUGE, LA 70805-4671**	07/18/2025	$22,000			//		SF	
		APN: 431877 Document #: 13382513 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: 3 Subdivision: HIGHLAND HEIGHTS SD Abbreviated Description: Lot:3 Block:3 Subdivision:HIGHLAND HEIGHTS SD								
12	.36Mi.	**5024 SHERWOOD ST**	07/17/2025	$83,000			//		SF	

ICE SiteX Report

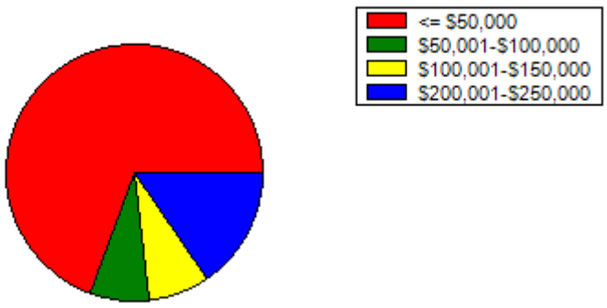
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BATON ROUGE, LA 70805-4538
APN: 300683 Document #: 13382366
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3-4 Block: 20 Subdivision: ADDITION NORTH Abbreviated Description: Lot:3-4 Block:20 Subdivision:ADDITION NORTH

13 .35Mi. **5233 ENTERPRISE ST** 07/14/2025 $42,000 // SF
BATON ROUGE, LA 70805-3730
APN: 252182 Document #: 13381527
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 152 Subdivision: BROOKSTOWN PLACE SD Abbreviated Description: Lot:152 Subdivision:BROOKSTOWN PLACE SD

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.

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.	**5342 SYCAMORE ST**	**10/05/2005**	$69,500	$6,950					
.01Mi.	**5224 SYCAMORE ST**	**10/02/2025**	$114,016	$11,402					
.01Mi.	**5224 SYCAMORE ST**	**10/02/2025**	$114,016	$11,402				3 SF	
.01Mi.	**5262 SYCAMORE ST**	**03/19/2013**	$28,336	$2,833					
.02Mi.	**5216 SYCAMORE ST**	**04/12/2023**	$133,000	$13,300					
.03Mi.	**5255 BYRON ST**	**05/11/2018**	$37,632	$3,763					
.03Mi.	**5248 SYCAMORE ST**	**01/22/2020**	$37,632	$3,763				3 SF	
.03Mi.	**5215 BYRON ST**	**05/04/2020**	$90,000	$9,000					
.03Mi.	**5323 BYRON ST**	**04/30/1988**	$25,984	$2,598					
.03Mi.	**5204 SYCAMORE ST**	**09/27/2001**	$68,432	$6,843					
.03Mi.	**5235 SYCAMORE ST**	**06/02/1989**	$67,200	$6,720					
.04Mi.	**5255 SYCAMORE ST**	**08/10/2006**	$66,640	$6,664					
.04Mi.	**5304 SYCAMORE ST**	**05/17/2024**	$53,200	$5,320					
.05Mi.	**5310 SYCAMORE ST**	**09/10/2012**	$50,512	$5,051					
.06Mi.	**5331 BYRON ST**	**08/01/2022**	$75,712	$7,571					
.06Mi.	**5164 SYCAMORE ST**	**01/15/2002**	$42,560	$4,256					

Rent vs. Own

Households Occupied by Renters:	55%	Households Occupied by Owners:	32%

Demographics & Income

Median Age:	35.7 years old	Households:	9,874
Median Household Income:	$32,077	Households w/Family:	56%
Household Income Per Capita:	$17,889	Households w/Family Married:	16%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	East Baton Rouge Parish School District	Students:	39,320
Number of Schools:	81	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.50Mi.	**Istrouma High School**	D-	Public	9 - 12
Number of Students: 556				
Student-Teacher Ratio: 10.79				
0.79Mi.	**Claiborne Elementary School**	F	Public	PK - 5
Number of Students: 436				
Student-Teacher Ratio: 12.15				

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2.16Mi. **Capitol Middle School** F Public 6 - 8
Number of Students: 413
Student-Teacher Ratio: 9.57

Flood Report

The Subject Property of **5342 SYCAMORE ST, BATON ROUGE, LA 70805-3120** 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	126%	HIGHER
BURGLARY	112%	HIGHER
MOTOR VEHICLE THEFT	136%	NOTABLY HIGHER
FORCIBLE ROBBERY	66%	NOTABLY LOWER
AGGRAVATED ASSAULT	112%	HIGHER
FORCIBLE RAPE	107%	SIMILAR
MURDER	116%	HIGHER
OVERALL	138%	NOTABLY HIGHER

Disaster Alerts

1/23/2026 - Severe Winter Storm

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