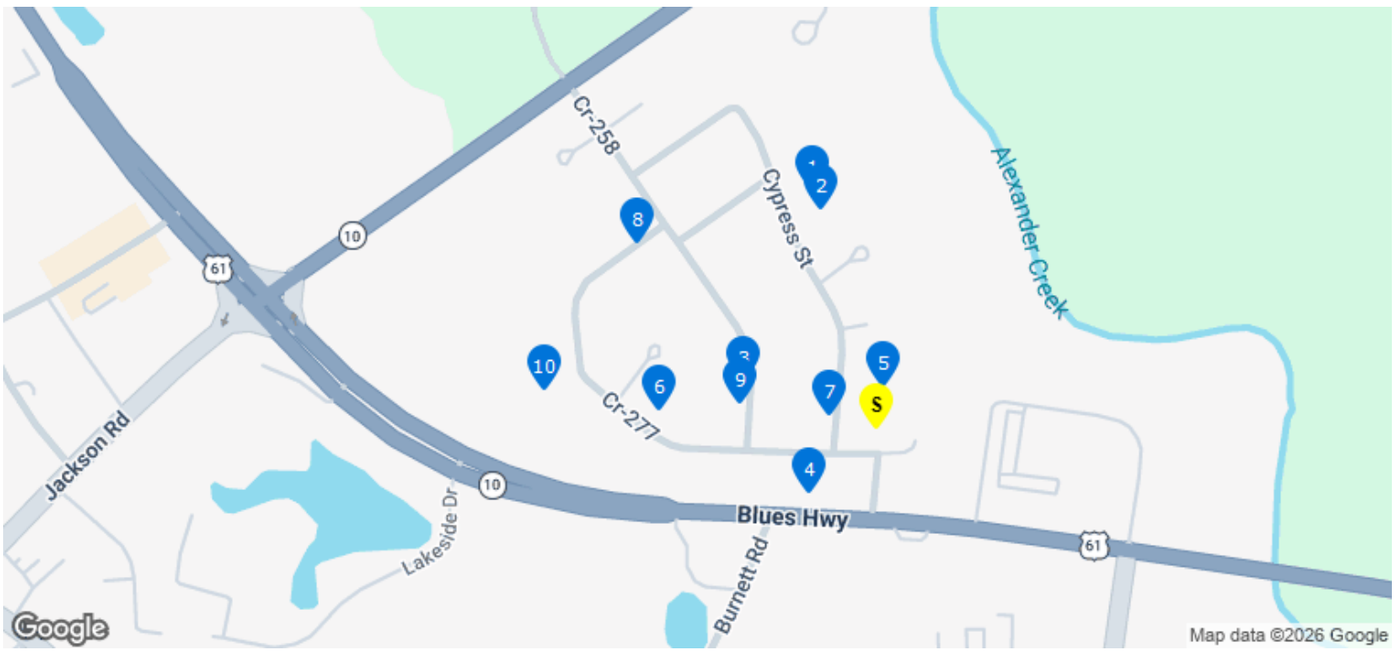
ICE SiteX Report

OrderID: 98809026

SiteX Property Information Report



Subject Property Location

5622 CYPRESS ST, SAINT FRANCISVILLE, LA 70775-4505

County:	**WEST FELICIANA LA**	Census Tract:	9518.03
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	11029305	Thomas Bros Pg-Grid:	

Valuation

Value:	**$265,000**	FSD:	10	Common Confidence Score:	57
Value Range:	$238,500 - $291,500	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2024	Tax Rate Code Area:	11
Assd Land Value:	$4,000	Market Land Value:	$40,000	Tax Year:	2025
Assd Improvement:	$20,030	Market Improvment Value:	$200,300	Total Taxable Value:	$1,934
Total Assessed Value:	$24,030	Total Assessor Market Value:	$240,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 40 District: WARD 011 Subdivision: AUDUBON HILLS Sec/Twnship/Range: SEC 68 TWN 03S RNG 03W
Abbreviated Description: LOT 40 OF AUDUBON HILLS SUBDIVISION

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

Mortgage Record

Recording Date:	02/11/2022	Loan Amount:	N/A
Document #:	BK-PG 298-218	Loan Type:	Non Purchase Money Loan
Contract Date:	01/31/2022		
TD Due Date:	03/01/2050	Type Finance:	

Legal Description:
Map Ref: 0
City/Muni/Twp: SAINT FRANCISVILLE

Mortgage Record

Recording Date:	01/16/2020	Loan Amount:	N/A
Document #:	124472 BK-PG 274-896	Loan Type:	Non Purchase Money Loan
Contract Date:	12/16/2019		
TD Due Date:	02/01/2050	Type Finance:	

Legal Description:
Map Ref: 0
City/Muni/Twp: SAINT FRANCISVILLE

Mortgage Record

Recording Date:	04/11/2011	Loan Amount:	N/A
Document #:	103606 BK-PG -	Loan Type:	Conventional
Contract Date:	04/07/2011		
TD Due Date:	05/01/2041	Type Finance:	

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Legal Description:
Subdivision: AUDUBON HILLS

Prior Transfer

Recording Date:	04/11/2011	Sales Price:	$173,000
Document #:	103605 BK-PG 178-731	Type of Sale:	Arms-Length Transfer
Contract Date:	04/07/2011		
Document Type:	Deed		

Legal Description:
Subdivision: AUDUBON HILLS

Prior Transfer

Recording Date:	05/08/2002	Sales Price:	$99,000
Document #:	83925 BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
District: WARD 011 Subdivision: AUDUBON HILLS Sec/Twnship/Range: SEC 68 TWN 03S RNG 03W
Abbreviated Description: LOT 40 OF AUDUBON HILLS SUBDIVISION

Area Sales Analysis

Total Area Sales	$2,594,700	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$190,000 to $323,700	Age Range	
Median Value	$257,500	Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.03Mi.	**5638 CYPRESS ST** **SAINT FRANCISVILLE, LA 70775-4505**	07/23/2026	$323,700			//		SF	
		APN: 11023100 Document #: 137291 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential Legal:								
2	.04Mi.	**5621 CYPRESS ST** **SAINT FRANCISVILLE, LA 70775-4505**	06/04/2026	$230,000			//		SF	
		APN: 11012750 Document #: 137056 Document Type: Cash Sale Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SAINT FRANCISVILLE City/Muni/Twp: SAINT FRANCISVILLE								
3	.07Mi.	**5202 OAK ST** **SAINT FRANCISVILLE, LA 70775-**	04/07/2026				//		SF	
		APN: 11002950 Document #: 136744 Document Type: Other Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SAINT FRANCISVILLE City/Muni/Twp: SAINT FRANCISVILLE								
4	.07Mi.	**5127 PINE ST** **SAINT FRANCISVILLE, LA 70775-4513**	07/11/2025	$309,000			//		SF	
		APN: 11033000 Document #: 135393 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:STFRANCISVILLE City/Muni/Twp: STFRANCISVILLE								
5	.11Mi.	**5205 OAK ST** **SAINT FRANCISVILLE, LA 70775-4509**	04/15/2025	$275,000			//		SF	
		APN: 11029450 Document #: 134925 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential Legal:								
6	.11Mi.	**5197 OAK ST** **SAINT FRANCISVILLE, LA 70775-4508**	02/18/2025	$190,000			//		SF	
		APN: 11017000 Document #: 134659 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential Legal:								
7	.17Mi.	**5708 CYPRESS ST** **SAINT FRANCISVILLE, LA 70775-4506**	09/29/2025	$255,000			//		SF	
		APN: 11012620 Document #: 135802 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential Legal:								
8	.17Mi.	**10200 MIMOSA CT** **SAINT FRANCISVILLE, LA 70775-4511**	09/02/2025	$242,000			//		SF	
		APN: 11031600 Document #: 135663 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential Legal:								
9	.18Mi.	**GOULD DR** **SAINT FRANCISVILLE, LA 70775-**	08/19/2025	$825,000			//		SF	
		APN: 100001729 Document #: 135597 Document Type: Cash Sale Deed Price Code: Land Use: Residential - Vacant Land Legal:								
10	.19Mi.	**5716 CYPRESS ST** **SAINT FRANCISVILLE, LA 70775-4506**	10/06/2025	$285,000			//		SF	
		APN: 11014748 Document #: 135834 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential Legal:								
11	.2Mi.	**5224 PINE ST** **SAINT FRANCISVILLE, LA 70775-4514**	09/04/2025	$170,000			//		SF	
		APN: 11039900 Document #: 135675 Document Type: Cash Sale Deed Price Code: A								

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Land Use: Single Family Residential
Legal:

12	.21Mi.	**5209 PINE ST** **SAINT FRANCISVILLE, LA 70775-4514**	03/20/2025	$349,500	//	SF

APN: 11036100B Document #: 134798
Document Type: Cash Sale Deed Price Code:
Land Use: Residential - Vacant Land
Legal:

13	.22Mi.	**5215 PINE ST** **SAINT FRANCISVILLE, LA 70775-4514**	03/18/2025	$340,500	//	SF

APN: 11036100 01 Document #: 134789
Document Type: Cash Sale Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Abbreviated Description: City/Muni/Twp:ST FRANCISVILLE City/Muni/Twp: ST FRANCISVILLE

14	.22Mi.	**5262 PINE ST** **SAINT FRANCISVILLE, LA 70775-4514**	11/22/2024	$200,000	//	SF

APN: 11035200 Document #: 134211
Document Type: Cash Sale Deed Price Code: A
Land Use: Single Family Residential
Legal:

15	.23Mi.	**5285 PINE ST** **SAINT FRANCISVILLE, LA 70775-4514**	08/13/2026	$260,000	//	SF

APN: 11040767 Document #: 137408
Document Type: Cash Sale Deed Price Code: A
Land Use: Single Family Residential
Legal:

16	.25Mi.	**5227 PINE ST** **SAINT FRANCISVILLE, LA 70775-4514**	01/03/2025	$225,000	//	SF

APN: 11041100 Document #: 134396
Document Type: Cash Sale Deed Price Code:
Land Use: Single Family Residential
Legal:

17	.27Mi.	**5776 CYPRESS ST** **SAINT FRANCISVILLE, LA 70775-4506**	10/27/2025		//	SF

APN: 11000200 Document #: 135937
Document Type: Other Price Code: A
Land Use: Single Family Residential
Legal:

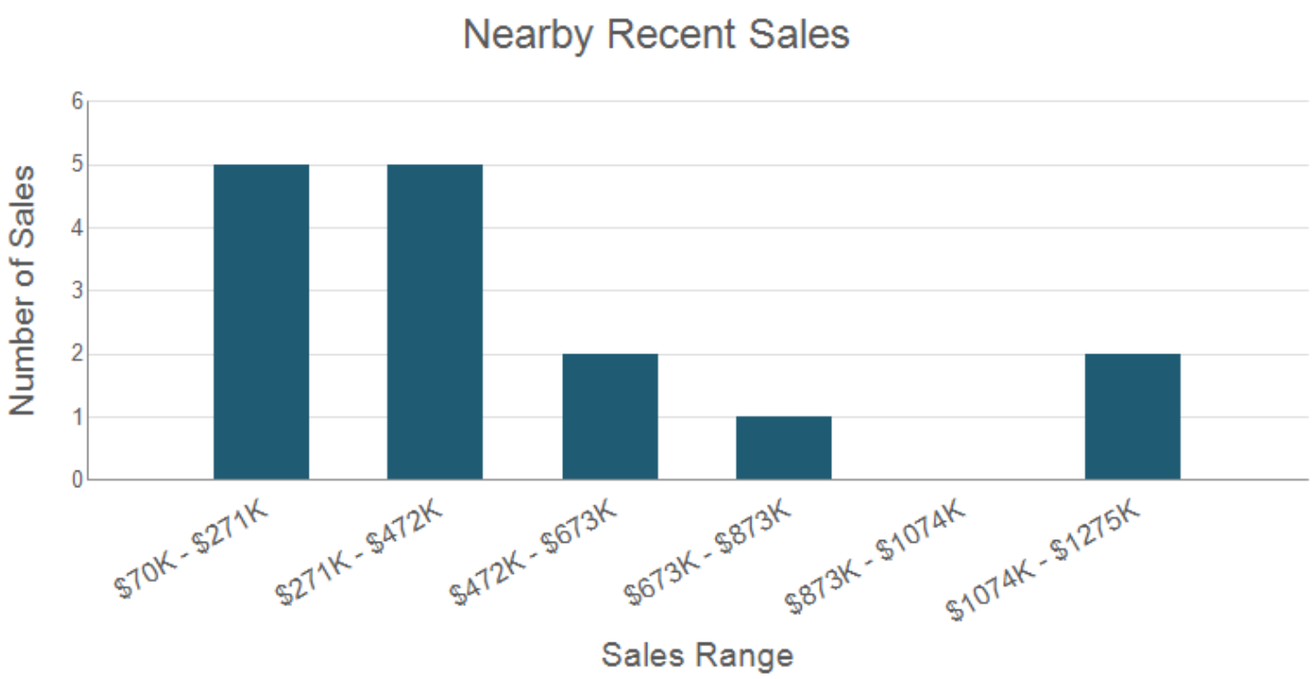
18	.47Mi.	**5345 COMMERCE ST** **SAINT FRANCISVILLE, LA 70775-**	03/25/2026	$50,000	//	108,900 SF

APN: 10004530 01 Document #: 136679
Document Type: Cash Sale Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Abbreviated Description: City/Muni/Twp:SAINT FRANCISVILLE City/Muni/Twp: SAINT FRANCISVILLE

19	.49Mi.	**2078 GASPERS TRCE** **SAINT FRANCISVILLE, LA 70775-5287**	01/31/2025	$75,000	//	SF

APN: 11027150L Document #: 134583
Document Type: Cash Sale Deed Price Code:
Land Use: Residential - Vacant Land
Legal:

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.

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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.	**5622 CYPRESS ST**	**05/08/2002**	$240,300	$24,030					
.02Mi.	**5630 CYPRESS ST**	**03/31/2003**	$301,400	$30,140					
.02Mi.	**5614 CYPRESS ST**	**12/20/2002**	$180,000	$18,000					
.03Mi.	**5090 PINE ST**	**09/12/1988**	$150,400	$15,040					
.03Mi.	**5638 CYPRESS ST**	**10/05/2006**	$316,000	$31,600					
.04Mi.	**5621 CYPRESS ST**	**07/02/1976**	$205,500	$20,550					
.05Mi.	**5639 CYPRESS ST**	**12/17/1998**	$232,000	$23,200					
.05Mi.	**5109 PINE ST**	**03/03/2008**	$307,350	$30,735					
.05Mi.	**5128 PINE ST**	**11/25/1968**	$380,000	$38,000					
.05Mi.	**5646 CYPRESS ST**	**06/21/1993**	$206,250	$20,625					
.05Mi.	**5230 ELM ST**	**04/04/2008**	$322,500	$32,250					
.06Mi.	**5113 PINE ST**	**01/01/1990**	$108,990	$10,899					
.06Mi.	**5121 PINE ST**	**01/27/1995**	$236,250	$23,625					
.06Mi.	**5121 PINE ST**	**01/27/1995**	$236,250	$23,625					
.06Mi.	**5649 CYPRESS ST**	**07/27/2000**	$246,420	$24,642					
.07Mi.	**5136 PINE ST**	**02/26/1990**	$272,850	$27,285					

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	57%

Demographics & Income

Median Age:	40.5 years old	Households:	3,673
Median Household Income:	$76,822	Households w/Family:	77%
Household Income Per Capita:	$40,784	Households w/Family Married:	58%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	West Feliciana Parish School District	Students:	2,145
Number of Schools:	4	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.24Mi.	**Bains Elementary School** Number of Students: 801 Student-Teacher Ratio: 11.09	A	Public	1 - 5
3.04Mi.	**West Feliciana Middle School** Number of Students: 506 Student-Teacher Ratio: 10.61	A	Public	6 - 8
2.66Mi.	**Bains Lower Elementary School** Number of Students: 247 Student-Teacher Ratio: 6.4	NA	Public	PK - KG
2.85Mi.	**West Feliciana High School** Number of Students: 591 Student-Teacher Ratio: 8.52 Advanced Placement: Yes	B+	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	64%	NOTABLY LOWER
BURGLARY	139%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	65%	NOTABLY LOWER
FORCIBLE ROBBERY	118%	HIGHER
AGGRAVATED ASSAULT	147%	NOTABLY HIGHER
FORCIBLE RAPE	139%	NOTABLY HIGHER
MURDER	112%	HIGHER
OVERALL	129%	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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