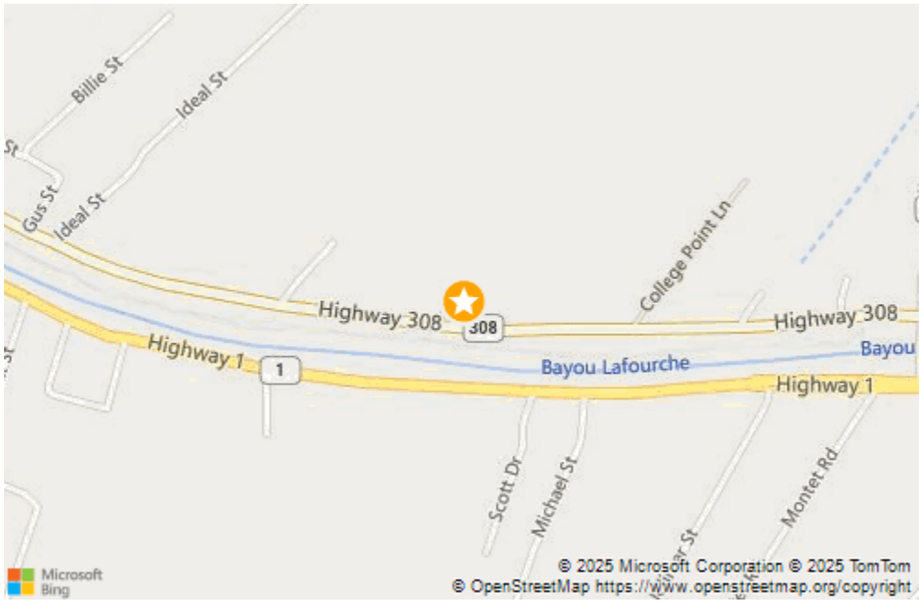
ICE SiteX Report

OrderID: 94912929

SiteX Property Information Report



Subject Property Location

5840 HIGHWAY 308, BELLE ROSE, LA 70341-5600

County:	**ASSUMPTION LA**	Census Tract:	220070503.001011
Property Use:	Mobile/Manufactured Home (regardless of Land ownership)	Zoning:	
Parcel Number:	100052950	Thomas Bros Pg-Grid:	

Valuation

Value:	**$173,000**	FSD:	14
Value Range:	$148,780 - $197,220	Confidence Score:	86

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	
Assd Land Value:	$7,000	Market Land Value:	$70,000	Tax Year:	2024
Assd Improvement:	$4,200	Market Improvment Value:	$42,000	Total Taxable Value:	$375
Total Assessed Value:	$11,200	Total Assessor Market Value:	$112,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 2 Section: 118 District: WARD 01 Subdivision: NAPOLEONVILLE Sec/Twnship/Range: SEC 119 TWN 12S RNG 14E

Abbreviated Description: LOT & TRAILER - BEING LOT #2, BEING PART OF T HE VELA PLTN. CONT. 1.072 ACS. IN SEC. 118 T12 SR14E. - BD ON THE W/NORTHWEST B

Property Characteristics

Lot Size:	1.072 AC	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:	10/22/2024	Sales Price:	N/A
Document #:	285984 BK-PG 501-759	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/11/2022	Sales Price:	N/A
Document #:	279113 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/23/2022	Sales Price:	$165,000
Document #:	278960 BK-PG 387 -428	Type of Sale:	Full Amount on Deed
Contract Date:	03/14/2022		
Document Type:	Deed		
Legal Description:			

City/Muni/Twp: BELLE ROSE

Mortgage Record

Recording Date:	06/12/2018	Loan Amount:	N/A

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Document #:	000000267894 BK-PG 0000000461-0000000083	Loan Type:	Unknown
TD Due Date:	01/01/2048	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	06/12/2018	Sales Price:	$129,000
Document #:	000000267893 BK-PG 366 -226	Type of Sale:	Full Amount on Deed
Contract Date:	06/08/2018		
Document Type:	Deed		

Legal Description:
Lot: 2 Subdivision: NAPOLEONVILLE

Prior Transfer

Recording Date:	05/23/2013	Sales Price:	$90,000
Document #:	BK-PG 0373-0915	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/30/2013	Sales Price:	$100,000
Document #:	20130250383 BK-PG 325 -0131	Type of Sale:	Full Amount on Deed
Contract Date:	04/26/2013		
Document Type:	Deed		

Legal Description:
Lot: 2 Sec/Twnship/Range: S118T12SR14E
City/Muni/Twp: PLATTENVILLE

Prior Transfer

Recording Date:	08/30/2010	Sales Price:	N/A
Document #:	240768 BK-PG 322-0058	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/19/2010	Sales Price:	N/A
Document #:	240676 BK-PG 301 -0510	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/18/2010		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
Lot: 2 Subdivision: AUDREY LABICHE KERN Map Ref: DOC 192726 Sec/Twnship/Range: S118T12SR14E
City/Muni/Twp: PLATTENVILLE

Prior Transfer

Recording Date:	07/31/2006	Sales Price:	$75,000
Document #:	224523 BK-PG 262 -0867	Type of Sale:	Full Amount on Deed
Contract Date:	07/28/2006		
Document Type:	Deed		

Legal Description:
Lot: 2 Subdivision: VILLAGE OF PLATTENVILLE Sec/Twnship/Range: S118T12SR14E

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 2 Section: 118 District: WARD 01 Subdivision: NAPOLEONVILLE Sec/Twnship/Range: SEC 119 TWN 12S RNG 14E
Abbreviated Description: LOT & TRAILER - BEING LOT #2, BEING PART OF T HE VELA PLTN. CONT. 1.072 ACS. IN SEC. 118 T12 SR14E. - BD ON THE W/ NORTHWEST B

No Comparable Sales Found

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.	**5840 HIGHWAY 308**		$112,000	$11,200				1 SF	
.05Mi.	**5835 HIGHWAY 308**	**07/20/2000**	$43,933	$5,560					
.1Mi.	**5834 HIGHWAY 1**		$92,000	$9,200				18,295 SF	
.11Mi.	**5813 HIGHWAY 308**	**07/22/2003**	$40,500	$4,050					
.13Mi.	**5824 HIGHWAY 1**		$4,200	$420					
.13Mi.	**5817 HIGHWAY 308**	**09/20/2007**	$92,400	$9,240					
.14Mi.	**5816 HIGHWAY 1**	**12/07/2016**	$45,700	$4,570					
.15Mi.	**5805 HIGHWAY 308**	**08/16/2002**	$84,900	$8,490					
.25Mi.	**105 COLLEGE POINT LN**	**06/04/2002**	$3,100	$310					
.25Mi.	**5886 HIGHWAY 1**	**09/15/2004**	$77,400	$7,740					
.26Mi.	**104 COLLEGE POINT LN**	**09/01/2000**	$43,900	$4,390					
.28Mi.	**108 COLLEGE POINT LN**	**05/07/1980**	$10,100	$1,010					
.31Mi.	**136 COLLEGE POINT LN**	**03/11/2010**	$22,900	$2,290					
.36Mi.	**5765 HIGHWAY 1**	**04/19/2017**	$72,000	$7,200				5 SF	
.39Mi.	**136 COLLEGE POINT LN**	**03/11/2010**	$24,500	$2,450					
.39Mi.	**5791 HIGHWAY 308**	**03/25/2009**	$100,200	$10,020					

Rent vs. Own

Households Occupied by Renters:	17%	Households Occupied by Owners:	71%

Demographics & Income

Median Age:	43.7 years old	Households:	927
Median Household Income:	$55,361	Households w/Family:	68%
Household Income Per Capita:	$34,718	Households w/Family Married:	45%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	Assumption Parish School District	Students:	3,172
Number of Schools:	9	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.64Mi.	**Napoleonville Primary School** Number of Students: 409 Student-Teacher Ratio: 20.44	C+	Public	PK - 4
3.15Mi.	**Assumption High School** Number of Students: 926 Student-Teacher Ratio: 23.68 Advanced Placement: Yes	B	Public	9 - 12
3.39Mi.	**Napoleonville Middle School** Number of Students: 323 Student-Teacher Ratio: 18.34	C+	Public	5 - 8

Flood Report

The Subject Property of **5840 HIGHWAY 308, BELLE ROSE, LA 70341-5600** 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	106%	SIMILAR
BURGLARY	105%	SIMILAR
MOTOR VEHICLE THEFT	98%	SIMILAR
FORCIBLE ROBBERY	106%	SIMILAR
AGGRAVATED ASSAULT	104%	SIMILAR
FORCIBLE RAPE	119%	HIGHER
MURDER	92%	SIMILAR
OVERALL	95%	SIMILAR

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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