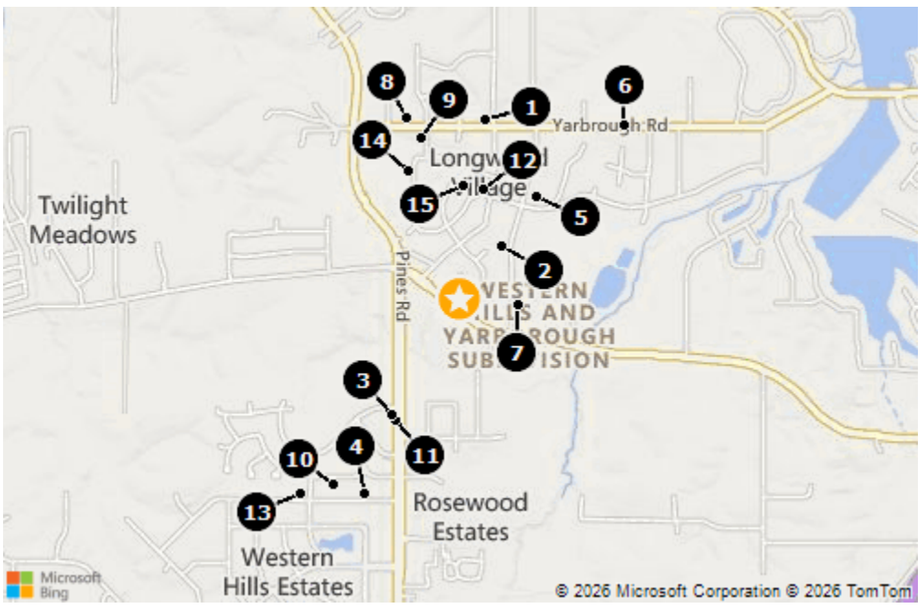
ICE SiteX Report

OrderID: 98341826

SiteX Property Information Report



Subject Property Location

5986 JEFFERSON PAIGE RD, SHREVEPORT, LA 71119-5304

County:	**CADDO LA**	Census Tract:	220170244.001016
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	171512-000-0147-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$171,000**	FSD:	8	Common Confidence Score:	71
Value Range:	$157,320 - $184,680	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	4
Assd Land Value:	$631	Market Land Value:	$6,310	Tax Year:	2025
Assd Improvement:	$4,392	Market Improvment Value:	$43,920	Total Taxable Value:	$786
Total Assessed Value:	$5,023	Total Assessor Market Value:	$50,230	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 002 Subdivision: T 17 N, R 15 W Sec/Twnship/Range: SEC 12 TWN 17 RNG 15

Abbreviated Description:	A TR OF LAND IN SW/4 OF NW/4 SEC 12-17-15 PERASSRS CITY PLAT 171512-0-147
City/Muni/Twp:	SHREVEPORT

Property Characteristics

Lot Size:		Bedrooms:	2	Pool:	
Building Area:	1378 SF	Baths:	2	Fireplace:	
Year Built:	2002	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Veneer
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/24/2025	Sales Price:	N/A
Document #:	3031126 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	11/13/2023	Loan Amount:	N/A
Document #:	2949369 BK-PG -	Loan Type:	Unknown
TD Due Date:	12/01/2051	Type Finance:	

Legal Description:

Section: 12 Sec/Twnship/Range: SW4 NW4 T17N R15W

Mortgage Record

Recording Date:	11/16/2021	Loan Amount:	N/A
Document #:	2862164 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2051	Type Finance:	FIX

Legal Description:

Section: 12

Abbreviated Description: SW4 NW4 T17N R15W

Prior Transfer

Recording Date:	01/23/2020	Sales Price:	$40,000

ICE SiteX Report

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Document #:	2774265 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 002 Subdivision: T 17 N, R 15 W Sec/Twnship/Range: SEC 12 TWN 17 RNG 15
Abbreviated Description: A TR OF LAND IN SW/4 OF NW/4 SEC 12-17-15 PERASSRS CITY PLAT 171512-0-147
City/Muni/Twp: SHREVEPORT

Area Sales Analysis

Total Area Sales	$2,332,900	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,738 SF	Median Year Built	2008
Price Range - 2 Yrs	$70,000 to $249,900	Age Range	16 years to 27 years
Median Value	$169,000	Median Age	18 years

Comparable Sales Data

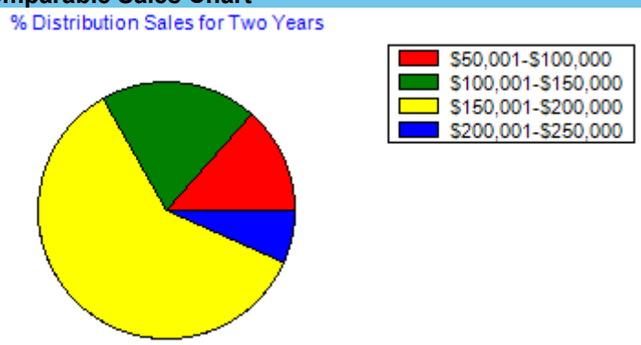
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.5Mi.	**3136 GORTON RD** **SHREVEPORT, LA 71119-3608**	08/18/2026	$185,000	$106	1738	6/3/2	2003	20,604 SF	
		APN: 171501-014-0054-00 Document #: 3060485 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 54 55 114 Subdivision: YARBROUGH SUB UNIT 2 SUB MapRef: BK 700 PG 107 Abbreviated Description: Lot:54 55 114 Subdivision:YARBROUGH SUB UNIT 2 SUB Map Ref:BK 700 PG 107								
2	.18Mi.	**3320 SANDRA DR** **SHREVEPORT, LA 71119-5326**	05/18/2026	$179,500	$95	1885	8/3/2	1999	10,716 SF	
		APN: 171512-005-0079-00 Document #: 3048318 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 79 Subdivision: YARBROUGH SUB UNIT 5 SUB MapRef: BK 700 PG 485 Abbreviated Description: Lot:79 Subdivision:YARBROUGH SUB UNIT 5 SUB Map Ref:BK 700 PG 485								
3	.37Mi.	**3822 PINES RD** **SHREVEPORT, LA 71119-6318**	04/06/2026	$170,000	$79	2132	8/3/2	2008	SF	
		APN: 171511-018-0021-00 Document #: 3043792 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 21 Subdivision: WESTERN HILLS VILLAGE SUB MapRef: BK 1400 PG 443 Abbreviated Description: Lot:21 Subdivision:WESTERN HILLS VILLAGE SUB Map Ref:BK 1400 PG 443								
4	.59Mi.	**6214 BORDER LN** **SHREVEPORT, LA 71119-7202**	03/26/2026	$249,900	$101	2455	9/3/2	2010	SF	
		APN: 171511-012-0028-00 Document #: 3042918 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 28 Subdivision: WESTERN HILLS NORTH SUB MapRef: BK 1300 PG 427 Abbreviated Description: Lot:28 Subdivision:WESTERN HILLS NORTH SUB Map Ref:BK 1300 PG 427								
5	.35Mi.	**3225 SANDRA DR** **SHREVEPORT, LA 71119-5323**	03/13/2026	$131,500	$55	2386	9/3/2	2002	SF	
		APN: 171512-004-0047-00 Document #: 3041392 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 47 Subdivision: YARBROUGH SUB UNIT 5 SUB MapRef: BK 700 PG 485 Abbreviated Description: Lot:47 Subdivision:YARBROUGH SUB UNIT 5 SUB Map Ref:BK 700 PG 485								
6	.68Mi.	**5936 YARBROUGH RD** **SHREVEPORT, LA 71119-3714**	02/26/2026	$86,000	$58	1481	5/2/1	2003	14,418 SF	
		APN: 171501-011-0030-00 Document #: 3039600 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 30 Subdivision: YARBROUGH SUB MapRef: BK 3655 PG 318 Abbreviated Description: Lot:30 Subdivision:YARBROUGH SUB Map Ref:BK 3655 PG 318								
7	.17Mi.	**3405 SANDRA DR** **SHREVEPORT, LA 71119-5327**	02/18/2026	$180,000	$96	1860	5/3/2	2001	SF	
		APN: 171512-006-0062-00 Document #: 3038677 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 62 Subdivision: YARBROUGH SUB UNIT 5 SUB MapRef: BK 700 PG 485 Abbreviated Description: Lot:62 Subdivision:YARBROUGH SUB UNIT 5 SUB Map Ref:BK 700 PG 485								
8	.51Mi.	**6150 YARBROUGH RD** **SHREVEPORT, LA 71119-3626**	01/29/2026	$152,000	$118	1280	5/2/2	2004	SF	
		APN: 171501-008-0106-00 Document #: 3036840 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 106 Subdivision: YARBROUGH SUB UNIT 3 SUB MapRef: BK 700 PG 107 Abbreviated Description: Lot:106 Subdivision:YARBROUGH SUB UNIT 3 SUB Map Ref:BK 700 PG 107								
9	.45Mi.	**6141 YARBROUGH RD** **SHREVEPORT, LA 71119-3627**	12/19/2025	$173,000	$101	1707	6/3/2	2006	SF	
		APN: 171501-008-0117-00 Document #: 3033467 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 117 Subdivision: YARBROUGH SUB UNIT 3 SUB MapRef: BK 700 PG 107 Abbreviated Description: Lot:117 Subdivision:YARBROUGH SUB UNIT 3 SUB Map Ref:BK 700 PG 107								
10	.61Mi.	**6217 BOCAGE DR** **SHREVEPORT, LA 71119-6202**	11/18/2025	$165,000	$107	1532	7/3/2	2010	SF	
		APN: 171511-016-0092-00 Document #: 3030424 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 92 Subdivision: WESTERN HILLS VILLAGE SUB MapRef: BK 1400 PG 443 Abbreviated Description: Lot:92 Subdivision:WESTERN HILLS VILLAGE SUB Map Ref:BK 1400 PG 443								
11	.39Mi.	**3826 PINES RD** **SHREVEPORT, LA 71119-6318**	10/21/2025	$183,000	$89	2048	9/3/2	2010	SF	
		APN: 171511-018-0073-00 Document #: 3027567 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 73 Subdivision: WESTERN HILLS VILLAGE SUB MapRef: BK 1400 PG 443 Abbreviated Description: Lot:73 Subdivision:WESTERN HILLS VILLAGE SUB Map Ref:BK 1400 PG 443								
12	.31Mi.	**6348 DIANNE ST**	10/14/2025	$70,000	$57	1227	5/3/2	2008	4,792 SF	

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		SHREVEPORT, LA 71119-5214							
	APN: 171512-019-0071-00 Document #: 3026985 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 20 Subdivision: LONGWOOD VILLAGE SUB UNIT 1 SUB MapRef: BK 1000 PG 95 Abbreviated Description: Lot:20 Subdivision:LONGWOOD VILLAGE SUB UNIT 1 SUB Map Ref:BK 1000 PG 95								
13	.69Mi.	**6304 BORDER LN**	09/30/2025	$169,000	$82	2052	6/3/2	2010	SF
		SHREVEPORT, LA 71119-7204							
	APN: 171511-011-0016-00 Document #: 3025485 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 16 Subdivision: WESTERN HILLS NORTH SUB MapRef: BK 1300 PG 427 Abbreviated Description: Lot:16 Subdivision:WESTERN HILLS NORTH SUB Map Ref:BK 1300 PG 427								
14	.38Mi.	**6525 DIANNE ST**	09/22/2025	$124,000	$112	1099	5/3/1	2010	SF
		SHREVEPORT, LA 71119-5217							
	APN: 171512-024-0003-00 Document #: 3024440 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Subdivision: LONGWOOD VILLAGE UNIT 4 SUB MapRef: BK 1200 PG 481 Abbreviated Description: Lot:3 Subdivision:LONGWOOD VILLAGE UNIT 4 SUB Map Ref:BK 1200 PG 481								
15	.31Mi.	**3103 LINDA ST**	09/11/2025	$115,000	$105	1088	5/3/2	2010	7,362 SF
		SHREVEPORT, LA 71119-5212							
	APN: 171512-038-0012-00 Document #: 3023460 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Subdivision: LONGWOOD VILLAGE UNIT 8 SUB MapRef: BK 1600 PG 415 Abbreviated Description: Lot:12 Subdivision:LONGWOOD VILLAGE UNIT 8 SUB Map Ref:BK 1600 PG 415								

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.	**5986 JEFFERSON PAIGE RD**	**01/23/2020**	$50,230	$5,023	1,378	5/2/2	2002		
.01Mi.	**5980 JEFFERSON PAIGE RD**	**12/10/2021**	$51,410	$5,141	1,395	6/3/1	1999	21,780 SF	
.03Mi.	**6103 ROLLO CIR**	**03/02/2015**	$85,170	$8,517	1,222	5/3/1	2003	6,055 SF	
.03Mi.	**5982 JEFFERSON PAIGE RD**	**04/22/2021**	$86,540	$8,654	1,641	6/3/2	2004		
.03Mi.	**6105 ROLLO CIR**	**12/03/1998**	$80,540	$8,054	1,128	5/3/1	2003	5,314 SF	
.04Mi.	**6109 ROLLO CIR**	**05/15/2017**	$109,600	$10,960	1,000	5/3/1	2010	9,191 SF	
.04Mi.	**3410 LINDA ST**	**08/20/2021**	$109,380	$10,938	1,065	5/3/1	2010	9,757 SF	
.04Mi.	**6113 ROLLO CIR**	**05/17/2022**	$78,180	$7,818	1,130	5/2/1	2003	3,049 SF	
.04Mi.	**3406 LINDA ST**	**12/12/2014**	$83,710	$8,371	1,053	5/3/1	2009	9,104 SF	
.05Mi.	**3402 LINDA ST**	**11/18/1993**	$75,730	$7,573	1,126	5/3/1	2006		
.06Mi.	**6117 ROLLO CIR**	**05/27/2005**	$79,810	$7,981	1,082	5/3/1	2000	3,703 SF	
.06Mi.	**5990 JEFFERSON PAIGE RD**	**12/21/2015**	$64,110	$6,411	986	5/2/1	2006	20,778 SF	
.06Mi.	**6106 ROLLO CIR**	**12/12/2018**	$33,320	$3,332	1,345	8/3/2	2010	8,059 SF	
.06Mi.	**6102 ROLLO CIR**	**01/11/1978**	$63,590	$6,359	1,111	7/3/1	1994	6,839 SF	
.07Mi.	**6110 ROLLO CIR**	**04/30/2008**	$36,110	$3,611	1,033	6/3/1	1995		
.07Mi.	**6121 ROLLO CIR**	**04/28/2006**	$90,180	$9,018	1,424	6/3/1	2001	4,182 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	69%

Demographics & Income

Median Age:	45.2 years old	Households:	4,182
Median Household Income:	$52,730	Households w/Family:	62%
Household Income Per Capita:	$34,172	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	22%

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School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.19Mi.	**Huntington High School** Number of Students: 1,345 Student-Teacher Ratio: 18.87	B	Public	9 - 12
5.84Mi.	**Caddo Middle Career and Technology School** Number of Students: 336 Student-Teacher Ratio: 12.06	C	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	94%	SIMILAR
BURGLARY	99%	SIMILAR
MOTOR VEHICLE THEFT	97%	SIMILAR
FORCIBLE ROBBERY	98%	SIMILAR
AGGRAVATED ASSAULT	79%	LOWER
FORCIBLE RAPE	110%	HIGHER
MURDER	72%	NOTABLY LOWER
OVERALL	79%	LOWER

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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