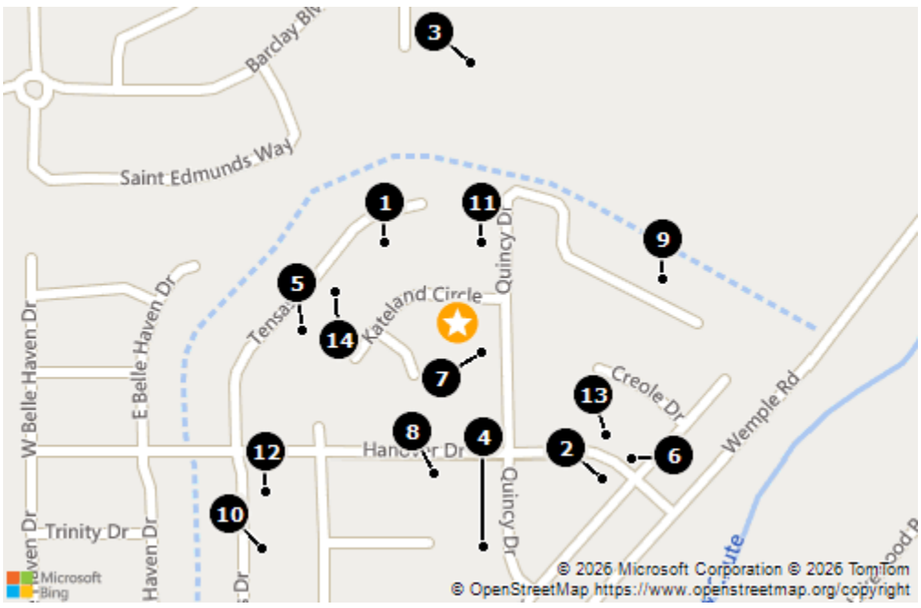
ICE SiteX Report

OrderID: 98665780

SiteX Property Information Report



Subject Property Location

6128 KATELAND CIR, BOSSIER CITY, LA 71111-6987

County:	**BOSSIER LA**	Census Tract:	220150111.192011
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	175685	Thomas Bros Pg-Grid:	

Valuation

Value:	**$355,000**	FSD:	10	Common Confidence Score:	59
Value Range:	$319,500 - $390,500	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$4,100	Market Land Value:	$41,000	Tax Year:	2025
Assd Improvement:	$28,818	Market Improvment Value:	$288,177	Total Taxable Value:	$3,142
Total Assessed Value:	$32,918	Total Assessor Market Value:	$329,177	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 316 District: WARD 2 Subdivision: ROSEDALE PL #13 Phase No: 13 Map Ref: SJ88 0316 Sec/Twnship/Range: SEC 33 TWN 19N RNG 13W
Abbreviated Description: LOT 316 ROSEDALE PLACE #13

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	2130 SF	Baths:	2.5	Fireplace:	
Year Built:	2015	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:	02/13/2026	Sales Price:	N/A
Document #:	1364218 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	09/06/2024	Loan Amount:	N/A
Document #:	1336821 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	02/01/2051	Type Finance:	
Legal Description:			
City/Muni/Twp: BOSSIER CITY			

Mortgage Record

Recording Date:	11/03/2023	Loan Amount:	N/A
Document #:	1321073 BK-PG -	Loan Type:	FHA
TD Due Date:	02/01/2051	Type Finance:	
Legal Description:			
City/Muni/Twp: BOSSIER CITY			

Mortgage Record

Recording Date:	11/18/2022	Loan Amount:	N/A
Document #:	1302729 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2051	Type Finance:	

ICE SiteX Report

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Legal Description:
City/Muni/Twp: BOSSIER CITY

Prior Transfer

Recording Date:	02/08/2021	Sales Price:	N/A
Document #:	1254240 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/12/2021	Sales Price:	$291,000
Document #:	1252194 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 316 District: WARD 2 Subdivision: ROSEDALE PL #13 Phase No: 13 Map Ref: SJ88 0316 Sec/Twnship/Range: SEC 33 TWN 19N RNG 13W
Abbreviated Description: LOT 316 ROSEDALE PLACE #13

Prior Transfer

Recording Date:	01/12/2021	Sales Price:	$291,000
Document #:	1252194 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	01/11/2021		
Document Type:			

Legal Description:
City/Muni/Twp: BOSSIER CITY

Prior Transfer

Recording Date:	01/29/2018	Sales Price:	$306,245
Document #:	000001184025 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/09/2018	Loan Amount:	N/A
Document #:	1183044 BK-PG -	Loan Type:	New Conventional
TD Due Date:	02/01/2048	Type Finance:	

Legal Description:
Lot: 316 Subdivision: ROSEDALE PLACE SUBDIVISION Legal Unit: 13

Prior Transfer

Recording Date:	01/09/2018	Sales Price:	$275,000
Document #:	1183042 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	01/08/2018		
Document Type:			

Legal Description:
Lot: 316 Subdivision: ROSEDALE PLACE SUBDIVISION Legal Unit: 13 Map Ref: MB 1601 PG 70-71

Mortgage Record

Recording Date:	07/30/2015	Loan Amount:	N/A
Document #:	1124872 BK-PG 2476-713	Loan Type:	VA
TD Due Date:	08/01/2045	Type Finance:	

Legal Description:
Lot: 316 Subdivision: ROSEDALE PLACE Legal Unit: 13

Area Sales Analysis

Total Area Sales	$4,415,215	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,858 SF	Median Year Built	2010
Price Range - 2 Yrs	$220,000 to $419,900	Age Range	1 years to 24 years
Median Value	$324,450	Median Age	16 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.07Mi.	**5132 TENSAS DR** **BOSSIER CITY, LA 71111-2539**	08/19/2026	$419,900	$197	2129	/4/3	2023	SF	
		APN: 203646 Document #: 1375751 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
2	.14Mi.	**1111 CREOLE DR** **BOSSIER CITY, LA 71111-8224**	07/15/2026	$330,000	$155	2117	/4/3	2010	SF	
		APN: 170946 Document #: 1373583 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
3	.18Mi.	**459 BLANCHARD LOOP** **BOSSIER CITY, LA 71111-6665**	06/18/2026	$370,000	$148	2485	/5/3	2025	SF	
		APN: 208126 Document #: 1371917 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
4	.15Mi.	**1207 QUINCY DR** **BOSSIER CITY, LA 71111-8197**	06/04/2026	$258,000	$167	1538	/3/2	2007	SF	
		APN: 164449 Document #: 1370672 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
5	.11Mi.	**5118 TENSAS DR** **BOSSIER CITY, LA 71111-2539**	04/14/2026	$325,900	$181	1796	/3/2	2021	SF	

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APN: 203653 Document #: 1367701
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:BOSSIER City/Muni/Twp: BOSSIER

6	.15Mi.	**1115 CREOLE DR** **BOSSIER CITY, LA 71111-8224**	03/17/2026	$323,000	$161	1996	/4/2	2010	SF

APN: 170933 Document #: 1366011
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:BOSSIER City/Muni/Twp: BOSSIER

7	.03Mi.	**1311 QUINCY DR** **BOSSIER CITY, LA 71111-8221**	03/03/2026	$240,000	$158	1512	/3/2	2009	SF

APN: 168272 Document #: 1365313
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:BOSSIER CITY City/Muni/Twp: BOSSIER CITY

8	.11Mi.	**3508 HANOVER DR** **BOSSIER CITY, LA 71111-8220**	02/13/2026	$309,000	$164	1877	/4/2	2007	SF

APN: 164456 Document #: 1364238
Document Type: Price Code: D
Land Use: Single Family Residential
Legal:

9	.14Mi.	**1361 QUINCY DR** **BOSSIER CITY, LA 71111-8221**	10/30/2025	$347,000	$188	1838	/3/2	2021	SF

APN: 203660 Document #: 1359086
Document Type: Price Code: D
Land Use: Single Family Residential
Legal:

10	.21Mi.	**5020 TENSAS DR** **BOSSIER CITY, LA 71111-2538**	10/23/2025	$220,000	$149	1467	/3/2	2003	SF

APN: 155168 Document #: 1358703
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:BOSSIER CITY City/Muni/Twp: BOSSIER CITY

11	.06Mi.	**1321 QUINCY DR** **BOSSIER CITY, LA 71111-8221**	09/11/2025	$345,900	$175	1966	/4/2	2016	SF

APN: 179012 Document #: 1356294
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:BOSSIER CITY City/Muni/Twp: BOSSIER CITY

12	.17Mi.	**5028 TENSAS DR** **BOSSIER CITY, LA 71111-2538**	09/11/2025	$279,000	$164	1699	/3/2	2002	SF

APN: 155172 Document #: 1356270
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:BOSSIER CITY City/Muni/Twp: BOSSIER CITY

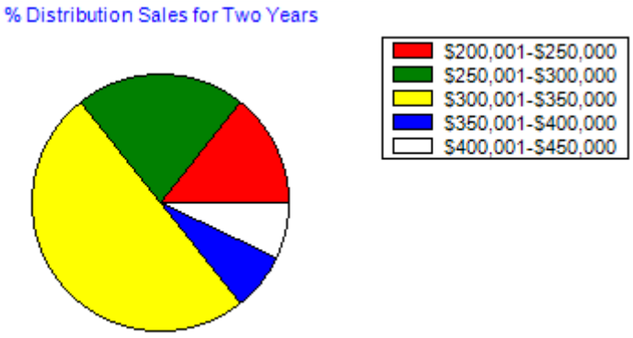
13	.13Mi.	**3609 HANOVER DR** **BOSSIER CITY, LA 71111-8222**	07/31/2025	$297,515	$176	1681	/3/2	2010	SF

APN: 170930 Document #: 1353929
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:BOSSIER CITY City/Muni/Twp: BOSSIER CITY

14	.09Mi.	**5124 TENSAS DR** **BOSSIER CITY, LA 71111-2539**	07/22/2025	$350,000	$185	1891	/3/2	2021	SF

APN: 203650 Document #: 1353390
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:BOSSIER CITY City/Muni/Twp: BOSSIER CITY

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.	**6128 KATELAND CIR**	**01/12/2021**	$329,177	$32,918	2,130	/3/2.5	2015		
.01Mi.	**6126 KATELAND CIR**	**05/17/2016**	$279,351	$27,935	2,046	/4/2.5	2016		
.02Mi.	**1315 QUINCY DR**	**12/01/2009**	$290,069	$29,007	1,953	/4/2	2009		
.02Mi.	**1313 QUINCY DR**	**10/07/2009**	$257,517	$25,752	1,694	/3/2	2009		
.02Mi.	**1203 METAIRIE LN**	**03/05/2014**	$318,074	$31,807	1,956	/4/3	2014		
.03Mi.	**1311 QUINCY DR**	**06/15/2009**	$237,979	$23,798	1,512	/3/2	2009		
.03Mi.	**6124 KATELAND CIR**	**08/28/2014**	$259,830	$25,983	1,650	/3/2	2014		
.03Mi.	**1205 METAIRIE LN**	**02/01/2024**	$294,309	$29,431	1,744	/3/2	2014		
.03Mi.	**6129 KATELAND CIR**	**02/03/2020**	$343,000	$34,300	2,238	/4/3	2013		
.03Mi.	**1317 QUINCY DR**	**12/21/2009**	$297,501	$29,750	1,971	/4/3	2009		
.03Mi.	**1309 QUINCY DR**	**05/27/2009**	$240,769	$24,077	1,628	/3/2	2008		
.04Mi.	**6118 KATELAND CIR**	**08/31/2021**	$345,122	$34,512	2,241	/4/3	2014		
.04Mi.	**6127 KATELAND CIR**	**11/04/2013**	$229,898	$22,990	1,778	/3/2	2013		
.04Mi.	**1319 QUINCY DR**	**06/10/2016**	$281,996	$28,200	1,777	/3/2	2016		
.04Mi.	**6125 KATELAND CIR**	**02/24/2022**	$299,786	$29,979	1,894	/4/2	2013		
.05Mi.	**1307 QUINCY DR**	**07/06/2009**	$241,482	$24,148	1,494	/3/2	2008		

Rent vs. Own

Households Occupied by Renters:	38%	Households Occupied by Owners:	54%

Demographics & Income

Median Age:	37.2 years old	Households:	16,504
Median Household Income:	$69,458	Households w/Family:	58%
Household Income Per Capita:	$36,506	Households w/Family Married:	38%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	Bossier Parish School District	Students:	22,224
Number of Schools:	33	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.92Mi.	**Apollo Elementary School** Number of Students: 756 Student-Teacher Ratio: 14.15	B-	Public	KG - 5
3.61Mi.	**Greenacres Middle School** Number of Students: 543 Student-Teacher Ratio: 13.72	C+	Public	6 - 8
2.86Mi.	**Airline High School** Number of Students: 1,855 Student-Teacher Ratio: 18.85 Advanced Placement: Yes	B-	Public	9 - 12

Flood Report

The Subject Property of **6128 KATELAND CIR, BOSSIER CITY, LA 71111-6987** 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	118%	HIGHER
BURGLARY	89%	LOWER
MOTOR VEHICLE THEFT	126%	HIGHER
FORCIBLE ROBBERY	133%	NOTABLY HIGHER
AGGRAVATED ASSAULT	108%	SIMILAR
FORCIBLE RAPE	130%	NOTABLY HIGHER
MURDER	98%	SIMILAR
OVERALL	93%	SIMILAR

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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ICE SiteX Report

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