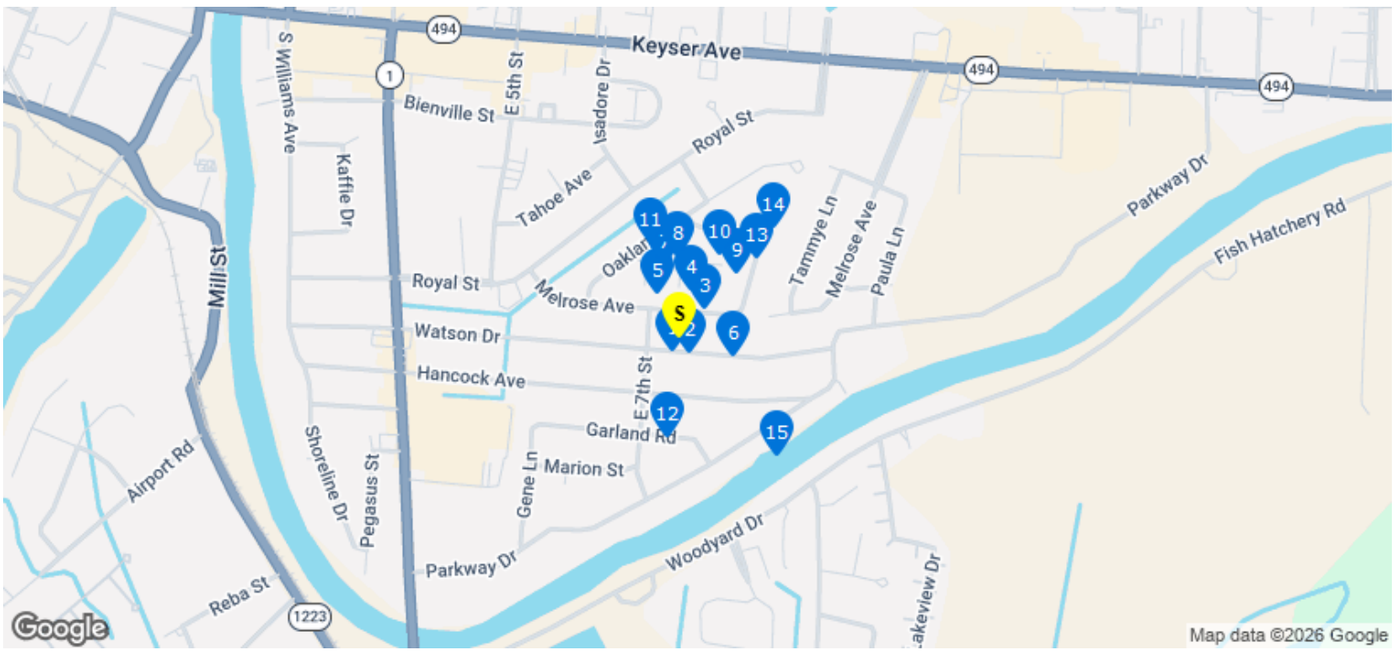
# ICE SiteX Report

**OrderID: 98809140**

## SiteX Property Information Report




## Subject Property Location

### 703 MELROSE AVE, NATCHITOCHES, LA 71457-5619

| | | | |
|---|---|---|---|
| County: | **NATCHITOCHES LA** | Census Tract: | 0006.02 |
| Property Use: | Single Family Residential | Zoning: | |
| Parcel Number: | 0011004110 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$172,000** | FSD: | 14 | Common Confidence Score: | 57 |
| Value Range: | $147,920 - $196,080 | ICE Confidence Score: | 86 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2025 | Market Value Year: | 2025 | Tax Rate Code Area: | 19,2,1,4,52 |
| Assd Land Value: | $1,040 | Market Land Value: | $10,400 | Tax Year: | 2025 |
| Assd Improvement: | $11,030 | Market Improvment Value: | $110,300 | Total Taxable Value: | $547 |
| Total Assessed Value: | $12,070 | Total Assessor Market Value: | $120,700 | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | D |

## Assessment Legal Description

Lot: 4,2 District: W01 Subdivision: PLANT PLACE Legal Unit: 1 Sec/Twnship/Range: SEC 98 TWN 09 RNG 07

Abbreviated Description: LOT 4 OF RESUBD. OF LOT 2 OF PLANTATION PLACE SUBD. UNIT 1 NOTE: CB 545/864; 545/874; 548/45 SEE PARCEL NO. 0011293703 FOR PI

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 1.000 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: | 09/29/2023 | Sales Price: | $159,000 |
| Document #: | 448030 BK-PG 769-625 | Type of Sale: | Per Assessor |
| Document Type: | Deed | | |

**Legal Description:**

District: W01 Subdivision: PLANT PLACE Legal Unit: 1 Sec/Twnship/Range: SEC 98 TWN 09 RNG 07

Abbreviated Description: LOT 4 OF RESUBD. OF LOT 2 OF PLANTATION PLACE SUBD. UNIT 1 NOTE: CB 545/864; 545/874; 548/45 SEE PARCEL NO. 0011293703 FOR PI

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 04/14/2016 | Sales Price: | N/A |
| Document #: | BK-PG - | Type of Sale: | Per Assessor |
| Document Type: | Deed | | |

**Legal Description:**

District: W01 Subdivision: PLANT PLACE Legal Unit: 1 Sec/Twnship/Range: SEC 98 TWN 09 RNG 07

Abbreviated Description: LOT 4 OF RESUBD. OF LOT 2 OF PLANTATION PLACE SUBD. UNIT 1 NOTE: CB 545/864; 545/874; 548/45 SEE PARCEL NO. 0011293703 FOR PI

# ICE SiteX Report

**OrderID: 98809140**

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | | Median # of Bedrooms | |
| Median Lot Size | SF | Median # of Baths | |
| Median Living Area | SF | Median Year Built | |
| Price Range - 2 Yrs | | Age Range | |
| Median Value | | Median Age | |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .02Mi. | **700 WATSON DR**<br>**NATCHITOCHES, LA 71457-5610** | 04/15/2025 | $191,000 | | | // | | 43,560 SF | |
| | | APN: 0011213100 Document #: 458991<br>Document Type: Cash Sale Deed Price Code: A<br>Land Use: Single Family Residential<br>Legal: Lot: 1 Block: C District: W01 Subdivision: PECAN PRK Abbreviated Description: Lot:1 Block:C District:W01 Subdivision:PECAN PRK Abbreviated Description:LOT 1 BLK C OF PECAN PARK SUBD. NOTE: ET ALS ARE: CB 484/78 CB/PG AMANDA & JEREMY SMITH ACQ INT OF COLLIER SMITH JR CB 779/54 | | | | | | | | |
| 2 | .03Mi. | **704 WATSON DR**<br>**NATCHITOCHES, LA 71457-5610** | 09/12/2025 | $130,000 | | | // | | 43,560 SF | |
| | | APN: 0011229750 Document #: 462294<br>Document Type: Cash Sale Deed Price Code: A<br>Land Use: Single Family Residential<br>Legal: Lot: 3 Block: C District: W01 Subdivision: PECAN PRK Abbreviated Description: Lot:3 Block:C District:W01 Subdivision:PECAN PRK Abbreviated Description:LOT 3 BLK C OF PECAN PARK SUBD. NOTE: CB 513/623 | | | | | | | | |
| 3 | .07Mi. | **117 STARLIGHT DR**<br>**NATCHITOCHES, LA 71457-5040** | 09/03/2025 | $175,000 | | | // | | 43,560 SF | |
| | | APN: 0011460780 Document #: 462114<br>Document Type: Cash Sale Deed Price Code: A<br>Land Use: Single Family Residential<br>Legal: Lot: 10 Block: 3 District: W01 Subdivision: STARLIGHT COUR Legal Unit: 3 Sec/Twnship/Range: SEC 98 TWN 09 RNG 07 Abbreviated Description: Lot:10 Block:3 District:W01 Legal Unit:3 Sec/Twnship/Range:SEC 98 TWN 09 RNG 07 Abbreviated Description:LOT 10 OF STARLIGHT COURTS, UNIT 3 NOTE: CB 536/783 | | | | | | | | |
| 4 | .07Mi. | **103 STARLIGHT DR**<br>**NATCHITOCHES, LA 71457-5040** | 08/07/2025 | $178,650 | | | // | | 43,560 SF | |
| | | APN: 0011474860 Document #: 461532<br>Document Type: Cash Sale Deed Price Code: A<br>Land Use: Single Family Residential<br>Legal: Lot: 3 Block: 1 District: W01 Subdivision: STARLIGHT COUR Legal Unit: 1 Sec/Twnship/Range: SEC 98 TWN 09 RNG 07 Abbreviated Description: Lot:3 Block:1 District:W01 Legal Unit:1 Sec/Twnship/Range:SEC 98 TWN 09 RNG 07 Abbreviated Description:LOT 3 OF STARLIGHT COURTS, UNIT 1 NOTE: CB 509/874; 524/236 | | | | | | | | |
| 5 | .11Mi. | **601 OAKLAND DR**<br>**NATCHITOCHES, LA 71457-5629** | 07/23/2025 | $280,000 | | | // | | 87,120 SF | |
| | | APN: 0011058000 Document #: 461178<br>Document Type: Cash Sale Deed Price Code: A<br>Land Use: Single Family Residential<br>Legal: Lot: 155 District: W01 Subdivision: PLANTATION PRK Legal Unit: 4 Abbreviated Description: Lot:155 District:W01 Subdivision:PLANTATION PRK Legal Unit:4 Abbreviated Description:LOTS 155 & 155-A OF PLANTATION PARK SUBD., UNIT 4 NOTE: CB 399/20; 429/152; 485/305 | | | | | | | | |
| 6 | .12Mi. | **603 OAKLAND DR**<br>**NATCHITOCHES, LA 71457-5629** | 02/25/2025 | $224,000 | | | // | | 87,120 SF | |
| | | APN: 0011483750 Document #: 457881<br>Document Type: Cash Sale Deed Price Code: A<br>Land Use: Single Family Residential<br>Legal: Lot: 154 District: W01 Subdivision: PLANTATION PRK Legal Unit: 4 Abbreviated Description: Lot:154 District:W01 Subdivision:PLANTATION PRK Legal Unit:4 Abbreviated Description:LOT 154 & 154A OF PLANTATION PARK., UNIT 4 NOTE: CB 399/20; 426/636; 430/309; 430/311; 477/226; 481/52; 483/211; 529/484 | | | | | | | | |
| 7 | .13Mi. | **116 STARLIGHT DR**<br>**NATCHITOCHES, LA 71457-5006** | 05/19/2025 | $155,000 | | | // | | 43,560 SF | |
| | | APN: 0011349290 Document #: 459791<br>Document Type: Cash Sale Deed Price Code: A<br>Land Use: Single Family Residential<br>Legal: Lot: 28 Block: 5 District: W01 Subdivision: STARLIGHT COUR Legal Unit: 5 Sec/Twnship/Range: SEC 98 TWN 09 RNG 07 Abbreviated Description: Lot:28 Block:5 District:W01 Legal Unit:5 Sec/Twnship/Range:SEC 98 TWN 09 RNG 07 Abbreviated Description:LOT 28 OF STARLIGHT COURTS, UNIT 5 IN SEC. 98-9-7 NOTE: CB 543/591 | | | | | | | | |
| 8 | .14Mi. | **103 JASON LN**<br>**NATCHITOCHES, LA 71457-5735** | 03/12/2025 | $263,000 | | | // | | 43,560 SF | |
| | | APN: 0011119210BL Document #: 458172<br>Document Type: Cash Sale Deed Price Code: A<br>Land Use: Single Family Residential<br>Legal: Lot: 61C Block: 5 District: W01 Subdivision: MELROSE ESTATES Phase No: 5 Sec/Twnship/Range: SEC 55 TWN 09 RNG 07 Abbreviated Description: Lot:61C Block:5 District:W01 Phase No:5 Sec/Twnship/Range:SEC 55 TWN 09 RNG 07 Abbreviated Description:LOT 61C OF MELROSE ESTATES, PHASE 5, AS SHOWN ON MAP SLIDE 687A | | | | | | | | |
| 9 | .15Mi. | **536 OAKLAND DR**<br>**NATCHITOCHES, LA 71457-5631** | 06/20/2025 | $169,500 | | | // | | 43,560 SF | |
| | | APN: 0011180300 Document #: 460474<br>Document Type: Cash Sale Deed Price Code: A<br>Land Use: Single Family Residential<br>Legal: Lot: 10-A,9 District: W01 Subdivision: OAKLAND Abbreviated Description: Lot:10-A,9 District:W01 Abbreviated Description:LOT 10-A OF THE OAKLAND COURT PATIO TOWNHOMES BEING A RESUBD OF LOT 9, AS SHOWN ON MAP SLIDE 347-B NOTE: CB 488/421; 488/423; | | | | | | | | |
| 10 | .17Mi. | **111 JASON LN**<br>**NATCHITOCHES, LA 71457-5735** | 06/09/2025 | $320,000 | | | // | | 43,560 SF | |
| | | APN: 0011119210AX Document #: 460253<br>Document Type: Cash Sale Deed Price Code: A<br>Land Use: Single Family Residential<br>Legal: Lot: 49C Block: 5 District: W01 Subdivision: MELROSE ESTATES Phase No: 5 Sec/Twnship/Range: SEC 55 TWN 09 RNG 07 Abbreviated Description: Lot:49C Block:5 District:W01 Phase No:5 Sec/Twnship/Range:SEC 55 TWN 09 RNG 07 Abbreviated Description:LOT 49C OF MELROSE ESTATES, PHASE 5, AS SHOWN ON MAP SLIDE 687A | | | | | | | | |
| 11 | .22Mi. | **226 ALOYS CIR**<br>**NATCHITOCHES, LA 71457-5734** | 05/08/2025 | $238,000 | | | // | | 43,560 SF | |
| | | APN: 0011119210BD Document #: 459419<br>Document Type: Cash Sale Deed Price Code: A<br>Land Use: Single Family Residential<br>Legal: Lot: 54-A Block: 5 District: W01 Subdivision: MELROSE ESTATES Phase No: 5 Sec/Twnship/Range: SEC 55 TWN 09 RNG 07 Abbreviated Description: Lot:54-A Block:5 District:W01 Phase No:5 Sec/Twnship/Range:SEC 55 TWN 09 RNG 07 Abbreviated Description:LOT 54-A OF MELROSE ESTATES, PHASE 5 | | | | | | | | |

# ICE SiteX Report

**OrderID: 98809140**

| | | | | | | |
|---|---|---|---|---|---|---|
| 12 | .23Mi. | **803 PARKWAY DR**<br>**NATCHITOCHES, LA 71457-5531** | 03/26/2025 | $190,000 | // | 43,560 SF |

APN: 0011510450 Document #: 458503
Document Type: Cash Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 2 District: W01 Subdivision: VILLAGE CARRE Abbreviated Description: Lot:2 District:W01 Abbreviated Description:LOT 2 OF VILLAGE CARRE NOTE: CB 454/128; 528/697

| | | | | | | |
|---|---|---|---|---|---|---|
| 13 | .24Mi. | **300 GENE LN**<br>**NATCHITOCHES, LA 71457-5506** | 07/08/2025 | $263,000 | // | 43,560 SF |

APN: 0011047290 Document #: 460932
Document Type: Cash Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 7 District: W01 Subdivision: PARKWAY EST Legal Unit: 3 Abbreviated Description: Lot:7 District:W01 Legal Unit:3 Abbreviated Description:LOT 7 OF UNIT 3 OF PARKWAY EST. NOTE: CB 414/576; 416/613; 446/659; 539/111; 549/589

| | | | | | | |
|---|---|---|---|---|---|---|
| 14 | .24Mi. | **503 HANCOCK AVE**<br>**NATCHITOCHES, LA 71457-5511** | 04/02/2025 | $181,000 | // | 43,560 SF |

APN: 0011324300 Document #: 458676
Document Type: Cash Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 2 Block: H District: W01 Subdivision: PECAN PRK Abbreviated Description: Lot:2 Block:H District:W01 Subdivision:PECAN PRK Abbreviated Description:LOT 2 BLK H OF PECAN PARK NOTE:

| | | | | | | |
|---|---|---|---|---|---|---|
| 15 | .25Mi. | **831 PARKWAY DR**<br>**NATCHITOCHES, LA 71457-5535** | 02/25/2025 | $189,000 | // | 43,560 SF |

APN: 0011212300 Document #: 457897
Document Type: Cash Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 16 District: W01 Subdivision: VILLAGE CARRE Abbreviated Description: Lot:16 District:W01 Abbreviated Description:LOT 16 OF VILLAGE CARRE' NOTE: CB 461/74

| | | | | | | |
|---|---|---|---|---|---|---|
| 16 | .26Mi. | **705 PARKWAY DR**<br>**NATCHITOCHES, LA 71457-5529** | 06/06/2025 | $335,000 | // | 43,560 SF |

APN: 0011479600 Document #: 460239
Document Type: Cash Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 6 Block: F District: W01 Subdivision: PARKWAY EST Abbreviated Description: Lot:6 Block:F District:W01 Abbreviated Description:LOT 6 BLK F OF PARKWAY EST. NOTE: CB 462/615

| | | | | | | |
|---|---|---|---|---|---|---|
| 17 | .28Mi. | **869 PARKWAY DR**<br>**NATCHITOCHES, LA 71457-5554** | 06/23/2025 | $150,000 | // | 43,560 SF |

APN: 0011346220 Document #: 460485
Document Type: Cash Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 34 District: W01 Subdivision: VILLAGE CARRE Abbreviated Description: Lot:34 District:W01 Abbreviated Description:LOT 34 OF VILLAGE CARRE' NOTE: CB 543/461; 549/55

| | | | | | | |
|---|---|---|---|---|---|---|
| 18 | .29Mi. | **857 PARKWAY DR**<br>**NATCHITOCHES, LA 71457-5553** | 08/18/2025 | $140,000 | // | 43,560 SF |

APN: 0011102350 Document #: 461727
Document Type: Cash Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 28 District: W01 Subdivision: VILLAGE CARRE Abbreviated Description: Lot:28 District:W01 Abbreviated Description:LOT 28 OF VILLAGE CARRE' NOTE: MB 454/609

| | | | | | | |
|---|---|---|---|---|---|---|
| 19 | .29Mi. | **111 WILLOW CIR**<br>**NATCHITOCHES, LA 71457-5722** | 08/07/2025 | $143,000 | // | 43,560 SF |

APN: 0011370200 Document #: 461533
Document Type: Cash Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 61 District: W01 Subdivision: PLANTATION PRK Abbreviated Description: Lot:61 District:W01 Subdivision:PLANTATION PRK Abbreviated Description:LOT 61 OF PLANTATION PARK SUBDIVISION LESS NE 80 FT TO ELIAS NOTE: CB 408/68; 410/13; 445/35; 523/282

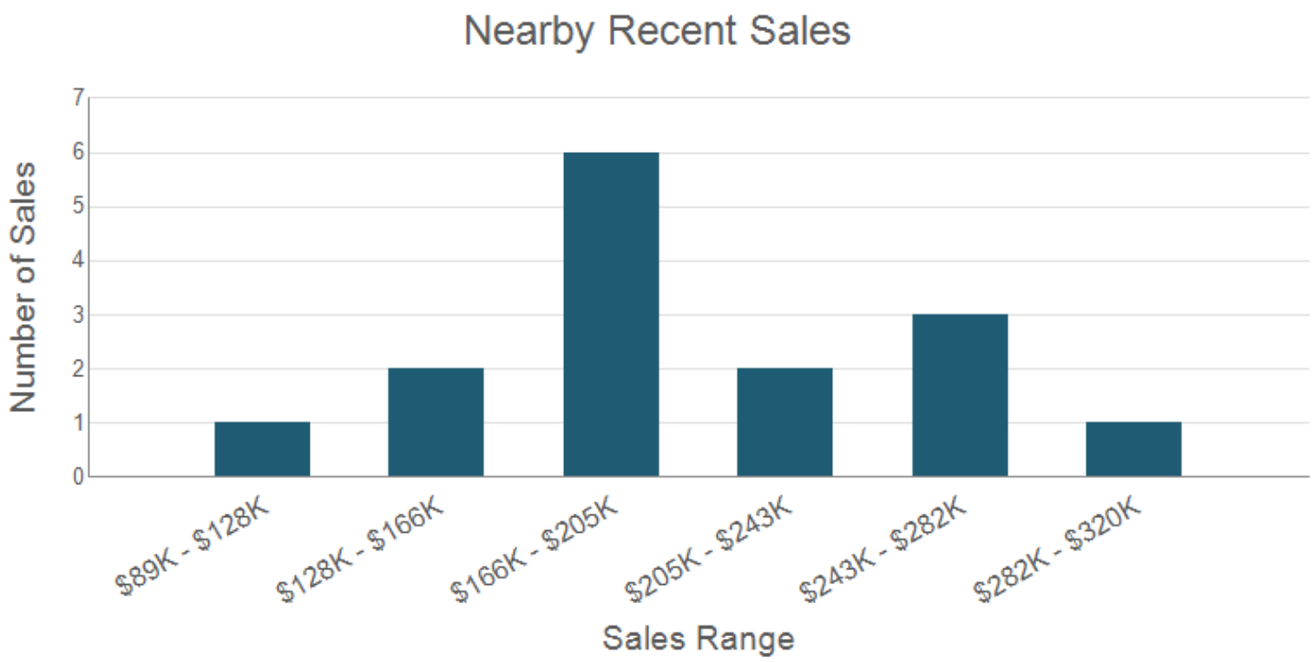
| | | | | | | |
|---|---|---|---|---|---|---|
| 20 | .32Mi. | **130 E 5TH ST**<br>**NATCHITOCHES, LA 71457-5725** | 04/11/2025 | $110,000 | // | 43,560 SF |

APN: 0011337300 Document #: 458869
Document Type: Cash Sale Deed Price Code: A
Land Use: Commercial Office (General)
Legal: District: W01 Subdivision: MISC COMM LOTS Abbreviated Description: District:W01 Subdivision:MISC COMM LOTS Abbreviated Description:LOT DESCRIBED AS COMMENCE AT THE NW COR. OF THE INTERSECTION OF ROYAL ST. & E 5TH ST. AND RUN THENCE IN A NORTHERLY DIRECTION

# ICE SiteX Report

**OrderID: 98809140**

## 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. | **703 MELROSE AVE** | **09/29/2023** | $120,700 | $12,070 | | | | 1 SF | |
| .01Mi. | **701 MELROSE AVE** | **03/23/2017** | $117,900 | $11,790 | | | | 1 SF | |
| .01Mi. | **707 MELROSE AVE** | **07/02/2008** | $101,500 | $10,150 | | | | 1 SF | |
| .01Mi. | **705 MELROSE AVE** | **04/30/2014** | $106,200 | $10,620 | | | | 1 SF | |
| .02Mi. | **101 ALOYS CIR** | **08/14/2024** | $150,800 | $15,080 | | | | 1 SF | |
| .02Mi. | **702 WATSON DR** | **06/28/2022** | $125,000 | $12,500 | | | | 1 SF | |
| .02Mi. | **700 WATSON DR** | **04/15/2025** | $177,400 | $17,740 | | | | 1 SF | |
| .03Mi. | **704 WATSON DR** | **09/12/2025** | $119,600 | $11,960 | | | | 1 SF | |
| .03Mi. | **103 ALOYS CIR** | **03/12/2014** | $148,600 | $14,860 | | | | 1 SF | |
| .03Mi. | **613 E 7TH ST** | **06/07/2018** | $127,200 | $12,720 | | | | 1 SF | |
| .04Mi. | **706 WATSON DR** | **07/13/2015** | $127,600 | $12,760 | | | | 1 SF | |
| .04Mi. | **614 WATSON DR** | **02/05/1999** | $113,800 | $11,380 | | | | 1 SF | |
| .04Mi. | **105 ALOYS CIR** | **04/09/2024** | $172,200 | $17,220 | | | | 1 SF | |
| .04Mi. | **100 ALOYS CIR** | **07/22/2021** | $146,700 | $14,670 | | | | 1 SF | |
| .04Mi. | **702 MELROSE AVE** | **06/24/2025** | $172,200 | $17,220 | | | | 1 SF | |
| .04Mi. | **700 MELROSE AVE** | **04/05/2022** | $185,800 | $18,580 | | | | 1 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | NA | Households Occupied by Owners: | NA |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | NA years old | Households: | NA |
| Median Household Income: | NA | Households w/Family: | NA |
| Household Income Per Capita: | NA | Households w/Family Married: | NA |
| Most Common Education Level: | NA | Households w/Family Children: | NA |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | NA | Students: | NA |
| Number of Schools: | NA | Rating: | NA |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|

No School Information Available For This Property

# ICE SiteX Report

**OrderID: 98809140**

## Flood Report

The Subject Property of **703 MELROSE AVE, NATCHITOCHES, LA 71457-5619** 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** | NA | NA |
| **BURGLARY** | NA | NA |
| **MOTOR VEHICLE THEFT** | NA | NA |
| **FORCIBLE ROBBERY** | NA | NA |
| **AGGRAVATED ASSAULT** | NA | NA |
| **FORCIBLE RAPE** | NA | NA |
| **MURDER** | NA | NA |
| **OVERALL** | NA | NA |

## 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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