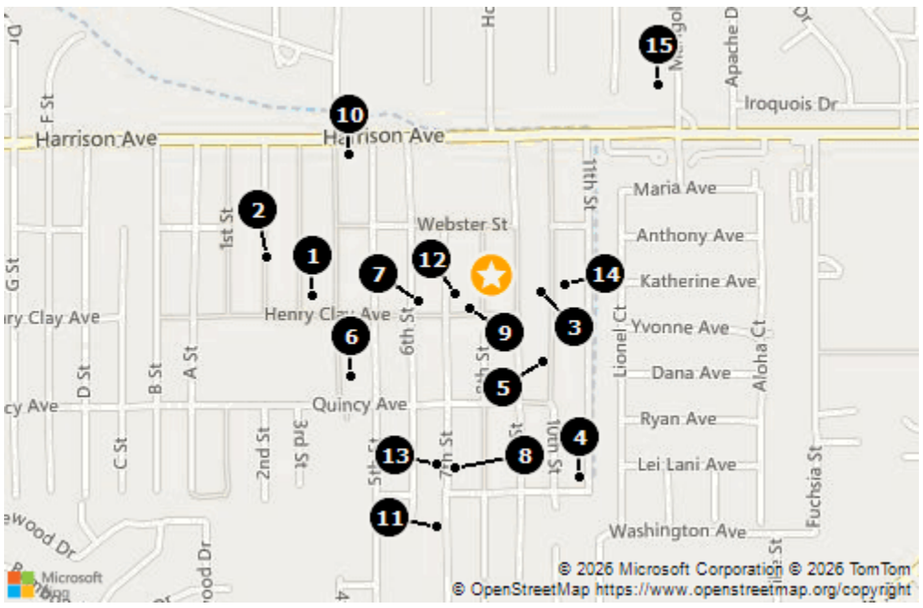
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

70420 8TH ST, COVINGTON, LA 70433-5372

County:	**ST TAMMANY LA**	Census Tract:	221030406.063012
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	23735	Thomas Bros Pg-Grid:	

Valuation

Value:	**$203,000**	FSD:	24	Common Confidence Score:	28
Value Range:	$154,280 - $251,720	ICE Confidence Score:	76		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	07
Assd Land Value:	$3,500	Market Land Value:	$35,000	Tax Year:	2025
Assd Improvement:	$1,980	Market Improvment Value:	$19,800	Total Taxable Value:	
Total Assessed Value:	$5,480	Total Assessor Market Value:	$54,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 18 District: 3R Subdivision: TAMMANY HILLS / SOUTH ABITA
Abbreviated Description: LOTS 18 20 22 SQ 51 SOUTH ABITA A/K/A TAMMANY HILLS CB 1118 532 A INST NO 943868

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:		Baths:		Fireplace:	
Year Built:	2014	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:	02/28/2025	Loan Amount:	N/A
Document #:	2440899 BK-PG -	Loan Type:	FHA
TD Due Date:	02/01/2052	Type Finance:	

Legal Description:
Section: 11 Sec/Twnship/Range: S11 T7S R11E

Mortgage Record

Recording Date:	02/02/2022	Loan Amount:	N/A
Document #:	2313223 BK-PG -	Loan Type:	VA
TD Due Date:	02/01/2052	Type Finance:	FIX

Legal Description:
Lot: 18 Section: 11 Subdivision: SOUTH ABITA SPRINGS
Abbreviated Description: S11 T7S R11E

Prior Transfer

Recording Date:	02/02/2022	Sales Price:	$67,500
Document #:	2313222 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 18 District: 3R Subdivision: TAMMANY HILLS / SOUTH ABITA
Abbreviated Description: LOTS 18 20 22 SQ 51 SOUTH ABITA A/K/A TAMMANY HILLS CB 1118 532 A INST NO 943868

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Mortgage Record

Recording Date:	05/12/2008	Loan Amount:	N/A
Document #:	1681156 BK-PG -	Loan Type:	New Conventional
TD Due Date:	05/01/2023	Type Finance:	

Legal Description:
Lot: 18,20&22 Subdivision: SOUTH ABITA SPRINGS Sec/Twnship/Range: S11T07SR11E
Abbreviated Description: SQUARE 51

Area Sales Analysis

Total Area Sales	$3,154,000	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	1,348 SF	Median Year Built	2002
Price Range - 2 Yrs	$58,000 to $253,500	Age Range	4 years to 47 years
Median Value	$220,000	Median Age	24 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.25Mi.	**70408 3RD ST** **COVINGTON, LA 70433-5416**	05/18/2026	$205,000	$176	1163	//	2005	SF	
		APN: 24997 Document #: 2492126 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Subdivision: TAMMANY HILLS MapRef: CIN 1391592 Sec/Twnship/Range: TAMMANY HILLS LOTS 10 & 12 Abbreviated Description: Lot:10 Subdivision:TAMMANY HILLS Map Ref:CIN 1391592Sec/Twnship/Range:TAMMANY HILLS LOTS 10 & 12								
2	.3Mi.	**70432 2ND ST** **COVINGTON, LA 70433-5411**	05/12/2026	$227,500	$173	1308	//	2022	SF	
		APN: 134429 Document #: 2491365 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 20A Subdivision: TAMMANY HILLS MapRef: MAP 5373C Sec/Twnship/Range: TAMMANY HILLS LOT 20A Abbreviated Description: Lot:20A Subdivision:TAMMANY HILLS Map Ref:MAP 5373CSec/Twnship/Range:TAMMANY HILLS LOT 20A								
3	.07Mi.	**70371 10TH ST** **COVINGTON, LA 70433-5383**	04/24/2026	$192,500	$157	1221	//	2005	SF	
		APN: 32059 Document #: 2489426 Document Type: Price Code: D Land Use: Single Family Residential Legal: Section: 11 Sec/Twnship/Range: S11 T7S R11E Abbreviated Description: Section:11 Sec/Twnship/Range:S11 T7S R11E								
4	.31Mi.	**70311 11TH ST** **COVINGTON, LA 70433-5394**	04/20/2026	$235,000	$192	1221	//	2006	SF	
		APN: 33005 Document #: 2488776 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7A Subdivision: TAMMANY HILLS MapRef: MAP 3851A Sec/Twnship/Range: TAMMANY HILLS LOT 7A Abbreviated Description: Lot:7A Subdivision:TAMMANY HILLS Map Ref:MAP 3851ASec/Twnship/Range:TAMMANY HILLS LOT 7A								
5	.14Mi.	**70323 10TH ST** **COVINGTON, LA 70433-5383**	03/25/2026	$215,000	$157	1368	//	2008	SF	
		APN: 33165 Document #: 2485530 Document Type: Price Code: D Land Use: Single Family Residential Legal: Section: 11 Sec/Twnship/Range: S11 T7S R11E Abbreviated Description: Section:11 Sec/Twnship/Range:S11 T7S R11E								
6	.24Mi.	**70344 4TH ST** **COVINGTON, LA 70433-5490**	03/11/2026	$200,000	$173	1150	//	2002	SF	
		APN: 29812 Document #: 2483956 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Subdivision: TAMMANY HILLS Sec/Twnship/Range: TAMMANY HILLS LOTS 14 & 16 Abbreviated Description: Lot:14 Subdivision:TAMMANY HILLS Sec/Twnship/Range:TAMMANY HILLS LOTS 14 & 16								
7	.11Mi.	**70398 6TH ST** **COVINGTON, LA 70433-5487**	03/05/2026	$228,000	$165	1380	//	1999	SF	
		APN: 30256 Document #: 2483267 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Subdivision: TAMMANY HILLS Sec/Twnship/Range: TAMMANY HILLS LOTS 6 Abbreviated Description: Lot:6 Subdivision:TAMMANY HILLS Sec/Twnship/Range:TAMMANY HILLS LOTS 6								
8	.27Mi.	**70278 7TH ST** **COVINGTON, LA 70433-5358**	01/13/2026	$232,500	$172	1348	//	2000	SF	
		APN: 30099 Document #: 2477733 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Subdivision: TAMMANY HILLS MapRef: MAP E1309 Sec/Twnship/Range: TAMMANY HILLS LOTS 12 & 14 Abbreviated Description: Lot:12 Subdivision:TAMMANY HILLS Map Ref:MAP E1309Sec/Twnship/Range:TAMMANY HILLS LOTS 12 & 14								
9	.06Mi.	**70393 8TH ST** **COVINGTON, LA 70433-5371**	11/18/2025	$210,000	$146	1435	//	2001	SF	
		APN: 29996 Document #: 2472125 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Subdivision: TAMMANY HILLS Sec/Twnship/Range: TAMMANY HILLS LOTS 1 & 3 Abbreviated Description: Lot:1 Subdivision:TAMMANY HILLS Sec/Twnship/Range:TAMMANY HILLS LOTS 1 & 3								
10	.26Mi.	**70512 4TH ST** **COVINGTON, LA 70433-5418**	10/01/2025	$58,000			//	2014	SF	
		APN: 27260 Document #: 2466384 Document Type: Price Code: D Land Use: Single Family Residential Legal: Section: 11 Sec/Twnship/Range: S11 T7S R11E Abbreviated Description: Section:11 Sec/Twnship/Range:S11 T7S R11E								
11	.36Mi.	**70239 7TH ST** **COVINGTON, LA 70433-5359**	08/11/2025	$220,000	$186	1179	//	2000	SF	
		APN: 30369 Document #: 2460109 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 27 Subdivision: TAMMANY HILLS MapRef: MAP E1309 Sec/Twnship/Range: TAMMANY HILLS LOTS 27 & 29 Abbreviated Description: Lot:27 Subdivision:TAMMANY HILLS Map Ref:MAP E1309Sec/Twnship/Range:TAMMANY HILLS LOTS 27 & 29								
12	.05Mi.	**70408 7TH ST** **COVINGTON, LA 70433-5362**	07/28/2025	$253,500	$170	1483	//	1999	SF	

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APN: 27600 Document #: 2457485
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: SOUTH ABITA SPRINGS Sec/Twnship/Range: SOUTH ABITA SPRINGS LTS 10 12 Abbreviated Description: Lot:10 Subdivision:SOUTH ABITA SPRINGS Sec/Twnship/Range:SOUTH ABITA SPRINGS LTS 10 12

13	.27Mi.	**70281 7TH ST COVINGTON, LA 70433-5359**	07/22/2025	$240,000	$159	1509	//	1998	SF

APN: 30182 Document #: 2456771
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 13-15 Subdivision: TAMMANY HILLS Sec/Twnship/Range: TAMMANY HILLS LOTS 13 & 15 Abbreviated Description: Lot:13-15 Subdivision:TAMMANY HILLS Sec/Twnship/Range:TAMMANY HILLS LOTS 13 & 15

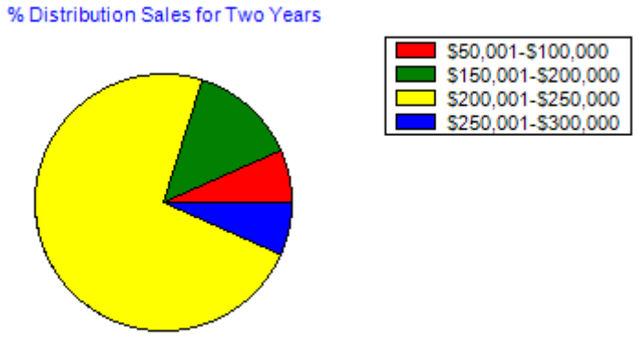
14	.11Mi.	**70382 10TH ST COVINGTON, LA 70433-5382**	07/09/2025	$235,000	$168	1398	//	2004	SF

APN: 31564 Document #: 2455285
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6A Subdivision: TAMMANY HILLS Sec/Twnship/Range: TAMMANY HILLS LOT 6A Abbreviated Description: Lot:6A Subdivision:TAMMANY HILLS Sec/Twnship/Range:TAMMANY HILLS LOT 6A

15	.36Mi.	**103 MARIGOLD DR COVINGTON, LA 70433-5301**	06/30/2025	$202,000	$118	1700	//	1979	SF

APN: 24349 Document #: 2454156
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Section: 2 Sec/Twnship/Range: S2 T7S R11E Abbreviated Description: Section:2 Sec/Twnship/Range:S2 T7S R11E

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.	**70420 8TH ST**	**02/02/2022**	$54,800	$5,480			2014		
.02Mi.	**70408 8TH ST**	**07/02/2020**	$132,920	$13,292	1,250		2001		
.02Mi.	**70424 8TH ST**	**06/07/2017**	$185,411	$18,541	1,322		2017		
.02Mi.	**70428 8TH ST**	**06/07/2017**	$154,861	$15,486	1,290		2017		
.02Mi.	**70411 9TH ST**	**03/10/2023**	$69,600	$6,960			2014		
.03Mi.	**70417 9TH ST**	**08/07/2019**	$179,147	$17,915	1,322		2019		
.03Mi.	**70423 9TH ST**	**06/07/2019**	$153,592	$15,359	1,268		2019		
.03Mi.	**70404 8TH ST**	**08/28/2015**	$179,636	$17,964	1,388		2006		
.03Mi.	**70417 8TH ST**	**01/15/2010**	$108,760	$10,876	1,229		2001		
.03Mi.	**70423 8TH ST**	**08/02/2017**	$169,202	$16,920	1,354		2001		
.03Mi.	**70405 9TH ST**	**04/06/2023**	$201,191	$20,119	1,360		2024		
.03Mi.	**70411 8TH ST**	**08/02/2001**	$154,363	$15,436	1,256		2002		
.04Mi.	**70425 8TH ST**	**12/30/2014**	$124,374	$12,437	1,150		2002		
.04Mi.	**70429 9TH ST**	**02/22/2019**	$158,132	$15,813	1,331		2019		
.04Mi.	**70405 8TH ST**	**08/24/2012**	$126,578	$12,658	1,216		2001		
.04Mi.	**70440 8TH ST**	**09/24/2018**	$142,022	$14,202	1,350		2004		

Rent vs. Own

Households Occupied by Renters:	23%	Households Occupied by Owners:	69%

Demographics & Income

Median Age:	41.3 years old	Households:	17,937
Median Household Income:	$87,882	Households w/Family:	68%
Household Income Per Capita:	$46,420	Households w/Family Married:	49%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	32%

School District

School District Zone:	St. Tammany Parish School District	Students:	35,956
Number of Schools:	55	Rating:	B+

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.87Mi.	**Fontainebleau Junior High School** Number of Students: 784 Student-Teacher Ratio: 14.13	A-	Public	7 - 8
3.70Mi.	**Fontainebleau High School** Number of Students: 1,451 Student-Teacher Ratio: 13.23 Advanced Placement: Yes	A-	Public	9 - 12
3.44Mi.	**Pine View Middle School** Number of Students: 694 Student-Teacher Ratio: 13.8	B	Public	4 - 6
3.38Mi.	**E.E. Lyon Elementary School** Number of Students: 628 Student-Teacher Ratio: 11.82	B-	Public	PK - 3

Flood Report

The Subject Property of **70420 8TH ST, COVINGTON, LA 70433-5372** 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	115%	HIGHER
BURGLARY	100%	SIMILAR
MOTOR VEHICLE THEFT	122%	HIGHER
FORCIBLE ROBBERY	69%	NOTABLY LOWER
AGGRAVATED ASSAULT	106%	SIMILAR
FORCIBLE RAPE	68%	NOTABLY LOWER
MURDER	96%	SIMILAR
OVERALL	102%	SIMILAR

Disaster Alerts

9/9/2024 - Hurricane Francine 9/10/2024 - Tropical Storm Francine 1/23/2026 - Severe Winter Storm

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