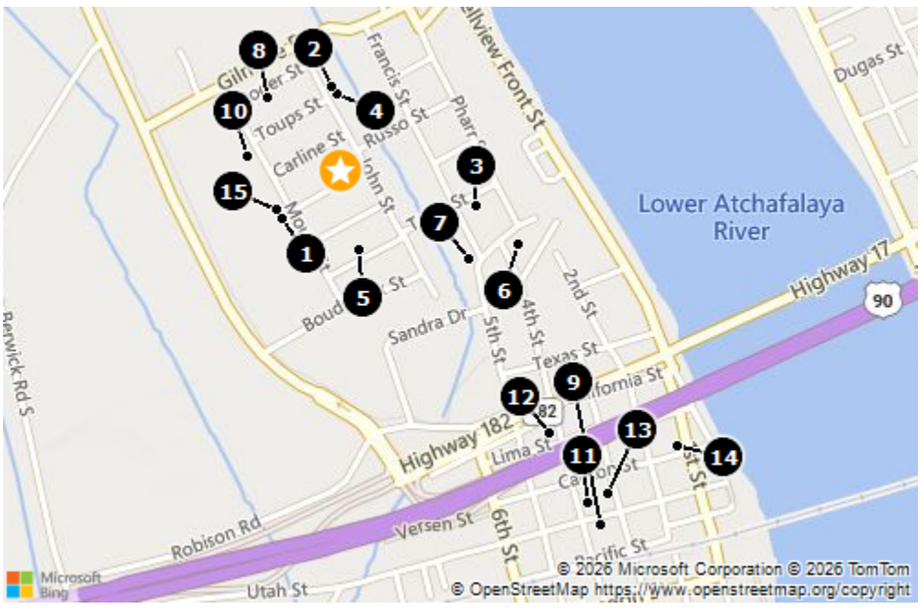
ICE SiteX Report

OrderID: 98351515

SiteX Property Information Report



Subject Property Location

706 GUIDRY ST, BERWICK, LA 70342-2208

County:	**ST MARY LA**	Census Tract:	221010405.001009
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	3134361209.00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$119,000**	FSD:	15	Common Confidence Score:	51
Value Range:	$101,150 - $136,850	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	14
Assd Land Value:	$1,650	Market Land Value:	$16,500	Tax Year:	2025
Assd Improvement:	$17,930	Market Improvment Value:	$179,300	Total Taxable Value:	$1,997
Total Assessed Value:	$19,580	Total Assessor Market Value:	$195,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 22 Block: B Section: B Subdivision: GOLDEN FARMS SUBDIVISION Sec/Twnship/Range: SEC 31 TWN 15 RNG 12
Abbreviated Description: LOT 22 GOLDEN FARM SUBD SEC B ACQ 376 331292

Property Characteristics

Lot Size:	8,276 SF	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

Mortgage Record

Recording Date:	08/16/2023	Loan Amount:	N/A
Document #:	363138 BK-PG 1694-130	Loan Type:	Unknown
TD Due Date:	11/01/2048	Type Finance:	

Legal Description:
City/Muni/Twp: BERWICK

Prior Transfer

Recording Date:	12/20/2021	Sales Price:	N/A
Document #:	357448 BK-PG 1550-473	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/15/2018	Sales Price:	$187,000
Document #:	331292 BK-PG 376 -748	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 22 Block: B Section: B Subdivision: GOLDEN FARMS SUBDIVISION Sec/Twnship/Range: SEC 31 TWN 15 RNG 12
Abbreviated Description: LOT 22 GOLDEN FARM SUBD SEC B ACQ 376 331292

Mortgage Record

Recording Date:	10/15/2018	Loan Amount:	N/A
Document #:	000000345614 BK-PG 0000001550-0000000473	Loan Type:	FHA

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TD Due Date:	01/01/2048	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	10/15/2018	Sales Price:	$187,000
Document #:	000000331292 BK-PG 376 -748	Type of Sale:	Full Amount on Deed
Contract Date:	10/12/2018		
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	05/16/2013	Loan Amount:	N/A
Document #:	BK-PG 1363-445	Loan Type:	New Conventional
TD Due Date:	06/01/2028	Type Finance:	
Legal Description:			
Lot: 22 Subdivision: GOLDEN FARMS			

Area Sales Analysis

Total Area Sales	$1,874,550	Median # of Bedrooms	
Median Lot Size	6,970 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$18,000 to $304,000	Age Range	
Median Value	$130,800	Median Age	

Comparable Sales Data

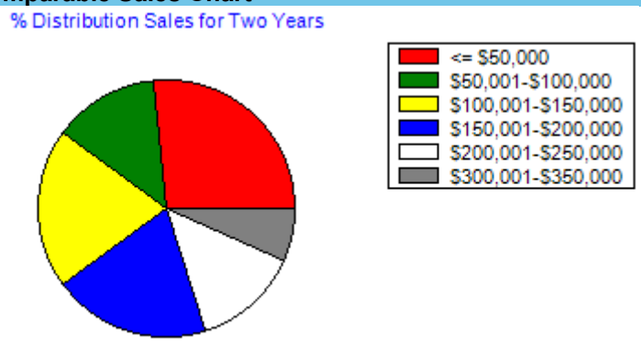
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.11Mi.	**3913 MOUNT ST** **BERWICK, LA 70342-2105**	07/23/2026	$226,800			//		6,970 SF	
		APN: 3134341197.00 Document #: 374081 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
2	.12Mi.	**4014 JOHN ST** **BERWICK, LA 70342-2214**	05/19/2026	$79,700			//		6,098 SF	
		APN: 3134361186.00 Document #: 372928 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BERWICK City/Muni/Twp: BERWICK								
3	.2Mi.	**579 TODD ST** **BERWICK, LA 70342-2335**	05/11/2026	$157,000			//		7,405 SF	
		APN: 3134341051.00 01 Document #: 372781 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BERWICK City/Muni/Twp: BERWICK								
4	.11Mi.	**4012 JOHN ST** **BERWICK, LA 70342-2214**	04/20/2026	$304,000			//		6,970 SF	
		APN: 3134361187.00 Document #: 372421 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BERWICK City/Muni/Twp: BERWICK								
5	.11Mi.	**708 ROBICHEAUX ST** **BERWICK, LA 70342-2216**	03/23/2026	$75,000			//		7,405 SF	
		APN: 3134341155.00 Document #: 372004 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BERWICK City/Muni/Twp: BERWICK								
6	.27Mi.	**489 EHRLICH ST** **BERWICK, LA 70342-2303**	03/03/2026	$130,800			//		8,712 SF	
		APN: 3164341066.00 Document #: 371663 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BERWICK City/Muni/Twp: BERWICK								
7	.22Mi.	**3805 FRANCIS ST** **BERWICK, LA 70342-2307**	02/19/2026	$34,250			//		7,405 SF	
		APN: 3134341083.00 Document #: 371499 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
8	.14Mi.	**709 RODER ST** **BERWICK, LA 70342-2217**	01/27/2026	$113,500			//		9,148 SF	
		APN: 3134361250.00 Document #: 371142 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
9	.62Mi.	**483 UTAH ST** **BERWICK, LA 70342-2743**	01/13/2026	$18,000			//		6,098 SF	
		APN: 3164321231.00 Document #: 370966 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
10	.13Mi.	**4007 MOUNT ST** **BERWICK, LA 70342-2107**	12/11/2025	$167,500			//		6,534 SF	
		APN: 3134361277.00 01 Document #: 370579 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
11	.58Mi.	**3144 4TH ST** **BERWICK, LA 70342-2718**	10/31/2025	$20,000			//		6,098 SF	
		APN: 3164321220.00 Document #: 346655 Document Type: Price Code: D Land Use: Single Family Residential Legal:								

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12	.47Mi.	**3327 4TH ST** **BERWICK, LA 70342-2401**	10/22/2025	$25,000	//		6,098 SF
	APN: 3164341010.00 Document #: 346604 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BERWICK City/Muni/Twp: BERWICK						
13	.59Mi.	**3127 3RD ST** **BERWICK, LA 70342-2748**	09/29/2025	$138,000	//		6,098 SF
	APN: 3164321214.00 Document #: 346489 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BERWICK City/Muni/Twp: BERWICK						
14	.61Mi.	**234 CANTON ST** **BERWICK, LA 70342-2722**	08/26/2025	$217,000	//		3,920 SF
	APN: 3164341163.00 01 Document #: 346327 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BERWICK City/Muni/Twp: BERWICK						
15	.1Mi.	**3915 MOUNT ST** **BERWICK, LA 70342-2105**	08/07/2025	$168,000	//		6,970 SF
	APN: 3134341198.00 01 Document #: 346218 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BERWICK City/Muni/Twp: BERWICK						

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.	**706 GUIDRY ST**	**10/15/2018**	$195,800	$19,580				8,276 SF	
.02Mi.	**3933 JOHN ST**	**04/17/2020**	$112,940	$11,294				6,970 SF	
.02Mi.	**3937 JOHN ST**	**12/13/2011**	$89,330	$8,933				7,841 SF	
.03Mi.	**707 CARLINE ST**		$74,170	$7,417				8,712 SF	
.03Mi.	**710 GUIDRY ST**	**11/21/2014**	$188,920	$18,892				8,712 SF	
.03Mi.	**703 GUIDRY ST**	**05/19/2015**	$181,900	$18,190				8,712 SF	
.03Mi.	**701 GUIDRY ST**	**07/01/2021**	$162,320	$16,232				7,405 SF	
.04Mi.	**707 GUIDRY ST**	**01/14/2020**	$163,370	$16,337				8,712 SF	
.04Mi.	**711 CARLINE ST**	**07/06/2022**	$66,520	$6,652				9,148 SF	
.04Mi.	**718 GUIDRY ST**	**07/30/2007**	$173,290	$17,329				7,841 SF	
.04Mi.	**711 GUIDRY ST**	**04/18/2019**	$82,660	$8,266				8,712 SF	
.05Mi.	**3921 JOHN ST**	**09/15/2021**	$171,940	$17,194				7,841 SF	
.05Mi.	**719 CARLINE ST**	**03/03/2014**	$23,800	$2,380				7,841 SF	
.05Mi.	**3936 JOHN ST**		$71,820	$7,182				6,970 SF	
.05Mi.	**3932 JOHN ST**	**05/21/2020**	$167,850	$16,785				6,970 SF	
.05Mi.	**3932 JOHN ST**	**05/21/2020**	$167,850	$16,785				6,970 SF	

Rent vs. Own

Households Occupied by Renters:	20%	Households Occupied by Owners:	70%

Demographics & Income

Median Age:	33.8 years old	Households:	1,655
Median Household Income:	$55,062	Households w/Family:	72%
Household Income Per Capita:	$26,974	Households w/Family Married:	44%
Most Common Education Level:	High School Graduate	Households w/Family Children:	40%

School District

School District Zone:	St. Mary Parish School District	Students:	7,153
Number of Schools:	21	Rating:	B

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.23Mi.	**Berwick Junior High School** Number of Students: 325 Student-Teacher Ratio: 13.92	B	Public	6 - 8
1.40Mi.	**Berwick High School** Number of Students: 469 Student-Teacher Ratio: 16.18	B	Public	9 - 12
0.37Mi.	**Berwick Elementary School** Number of Students: 420 Student-Teacher Ratio: 12.95	A-	Public	PK - 5

Flood Report

The Subject Property of **706 GUIDRY ST, BERWICK, LA 70342-2208** is in **Zone A** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH NO BFES HAVE BEEN DETER-MINED.
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	109%	SIMILAR
BURGLARY	107%	SIMILAR
MOTOR VEHICLE THEFT	144%	NOTABLY HIGHER
FORCIBLE ROBBERY	116%	HIGHER
AGGRAVATED ASSAULT	107%	SIMILAR
FORCIBLE RAPE	156%	NOTABLY HIGHER
MURDER	101%	SIMILAR
OVERALL	106%	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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