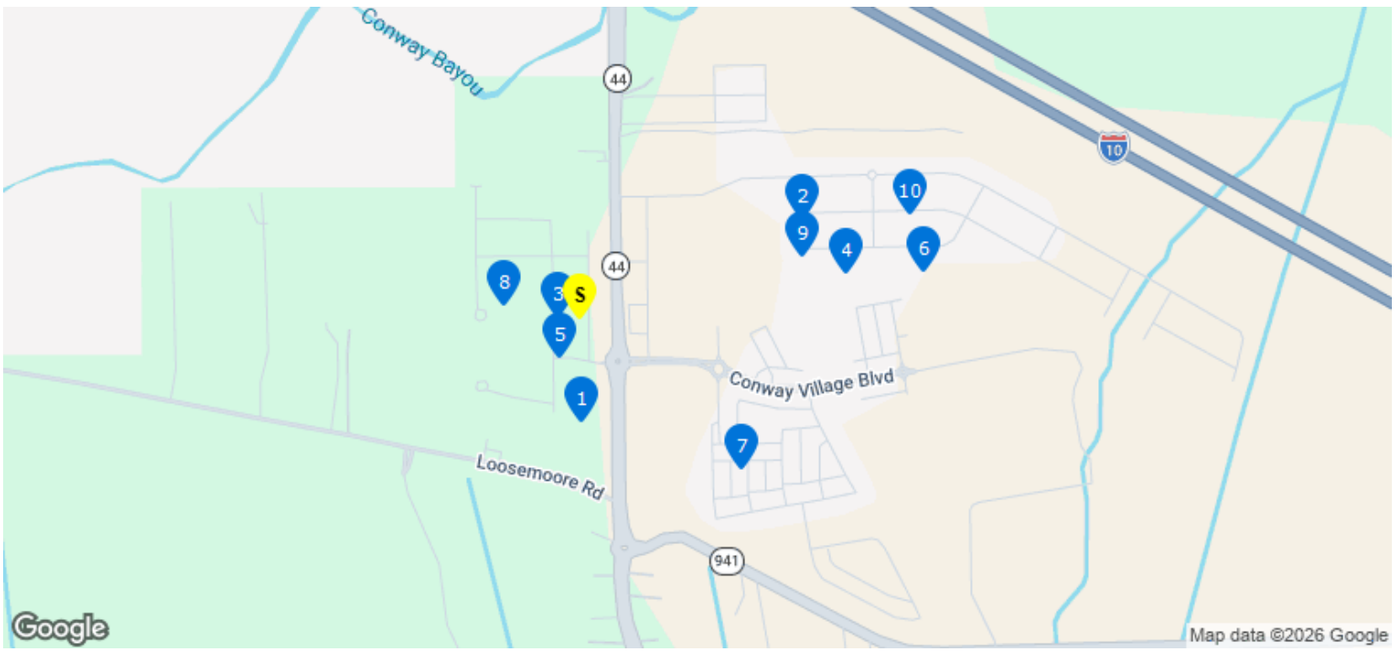
# ICE SiteX Report

**OrderID: 98768513**

## SiteX Property Information Report




## Subject Property Location

### 7536 SCARLET OAK DR, GONZALES, LA 70737-8142

| | | | |
|---|---|---|---|
| County: | **ASCENSION LA** | Census Tract: | 0306.00 |
| Property Use: | Single Family Residential | Zoning: | |
| Parcel Number: | 20042394 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$372,000** | FSD: | 9 | Common Confidence Score: | 70 |
| Value Range: | $338,520 - $405,480 | ICE Confidence Score: | 91 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2025 | Market Value Year: | 2025 | Tax Rate Code Area: | |
| Assd Land Value: | $5,000 | Market Land Value: | $50,000 | Tax Year: | 2025 |
| Assd Improvement: | $23,880 | Market Improvment Value: | $238,800 | Total Taxable Value: | $2,241 |
| Total Assessed Value: | $28,880 | Total Assessor Market Value: | $288,800 | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | D |

## Assessment Legal Description

Lot: 57 District: WARD 5 Subdivision: OAK LAKE PHASE 2 & 3 Phase No: 2 Sec/Twnship/Range: SEC 13 TWN 10S RNG 03E
Abbreviated Description: LOT 57 OAK LAKE S/D PHASE 2 & 3

## Property Characteristics

| | | |
|---|---|---|
| Lot Size: | 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: | 11/10/2025 | Loan Amount: | N/A |
| Document #: | 1121721 BK-PG - | Loan Type: | |
| Contract Date: | 10/27/2025 | | |
| TD Due Date: | 09/01/2051 | Type Finance: | |

**Legal Description:**
Subdivision: OAK LAKE SUBDIVISION Phase No: 2 Map Ref: 0

### Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 03/18/2025 | Loan Amount: | N/A |
| Document #: | 1107422 BK-PG - | Loan Type: | FHA (Federal Housing Admin.) |
| Contract Date: | 03/03/2025 | | |
| TD Due Date: | 09/01/2051 | Type Finance: | |

**Legal Description:**
Subdivision: OAK LAKE SUBDIVISION Phase No: 2&3 Map Ref: 0

### Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 10/30/2024 | Loan Amount: | N/A |
| Document #: | 1100688 BK-PG - | Loan Type: | FHA (Federal Housing Admin.) |
| Contract Date: | 10/18/2024 | | |
| TD Due Date: | 09/01/2051 | Type Finance: | |

**Legal Description:**
Subdivision: OAK LAKE SUBDIVISION Phase No: 2&3 Map Ref: 0

# ICE SiteX Report

**OrderID: 98768513**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 06/13/2024 | Loan Amount: | N/A |
| Document #: | 1092494 BK-PG - | Loan Type: | FHA (Federal Housing Admin.) |
| Contract Date: | 06/05/2024 | | |
| TD Due Date: | 09/01/2051 | Type Finance: | |

**Legal Description:**
Subdivision: GROUND IN OAK LAKE SUBDIVISION Phase No: 2&3 Map Ref: 0

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 03/06/2024 | Loan Amount: | N/A |
| Document #: | 1087382 BK-PG - | Loan Type: | FHA (Federal Housing Admin.) |
| Contract Date: | 02/25/2024 | | |
| TD Due Date: | 09/01/2051 | Type Finance: | |

**Legal Description:**
Subdivision: OAK LANE SUBDIVISION Phase No: 2&3 Map Ref: 0

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 06/23/2023 | Loan Amount: | N/A |
| Document #: | 1074925 BK-PG - | Loan Type: | FHA (Federal Housing Admin.) |
| Contract Date: | 06/12/2023 | | |
| TD Due Date: | 09/01/2051 | Type Finance: | |

**Legal Description:**
Subdivision: OAK LAKE SUBDIVISION Phase No: 2&3 Map Ref: 0

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 10/28/2022 | Loan Amount: | N/A |
| Document #: | 1063230 BK-PG - | Loan Type: | FHA (Federal Housing Admin.) |
| Contract Date: | 10/15/2022 | | |
| TD Due Date: | 09/01/2051 | Type Finance: | |

**Legal Description:**
Subdivision: OAK LAKE SUBDIVISION Phase No: 2&3 Map Ref: 0

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 08/17/2021 | Sales Price: | $330,550 |
| Document #: | 1033900 BK-PG - | Type of Sale: | Per Assessor |
| Document Type: | Deed | | |

**Legal Description:**
District: WARD 5 Subdivision: OAK LAKE PHASE 2 & 3 Phase No: 2 Sec/Twnship/Range: SEC 13 TWN 10S RNG 03E
Abbreviated Description: LOT 57 OAK LAKE S/D PHASE 2 & 3

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $3,412,800 | Median # of Bedrooms | |
| Median Lot Size | SF | Median # of Baths | |
| Median Living Area | SF | Median Year Built | |
| Price Range - 2 Yrs | $270,000 to $390,000 | Age Range | |
| Median Value | $342,500 | Median Age | |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .07Mi. | **7516 CHERRYBARK OAK DR**<br>**GONZALES, LA 70737-8203** | 05/04/2026 | $250,000 | | | // | | SF | |
| | | APN: 20039670 Document #: 1131258<br>Document Type: Deed Price Code: A<br>Land Use: Single Family Residential<br>Legal: Lot: 20 Subdivision: OAK LAKE Phase No: I MapRef: DOC 952497 Sec/Twnship/Range: S13&S45 T10SR03E Abbreviated Description: Lot:20 Subdivision:OAK LAKE Phase No:I Map Ref:DOC 952497Sec/Twnship/Range:S13&S45 T10SR03E | | | | | | | | |
| 2 | .07Mi. | **7503 SCARLET OAK DR**<br>**GONZALES, LA 70737-8142** | 07/15/2025 | $335,000 | | | // | | SF | |
| | | APN: 20042435 Document #: 1114831<br>Document Type: Deed Price Code: A<br>Land Use: Single Family Residential<br>Legal: Lot: 98 Subdivision: OAK LAKE SUBDIVISION Phase No: 2&3 MapRef: DOC 995116 Abbreviated Description: Lot:98 Subdivision:OAK LAKE SUBDIVISION Phase No:2&3 Map Ref:DOC 995116 | | | | | | | | |
| 3 | .31Mi. | **4763 COTTAGE OAKS DR**<br>**GONZALES, LA 70737-8256** | 02/06/2026 | $349,000 | | | // | | SF | |
| | | APN: 20038802 Document #: 1126264<br>Document Type: Deed Price Code: A<br>Land Use: Single Family Residential<br>Legal: Lot: A-2-A Subdivision: THE VILLAGE AT CONWAY Phase No: 1-B MapRef: DOC 949953 Abbreviated Description: Lot:A-2-A Subdivision:THE VILLAGE AT CONWAY Phase No:1-B Map Ref:DOC 949953 | | | | | | | | |
| 4 | .33Mi. | **387 BELLECREST AVE**<br>**GONZALES, LA 70737-8634** | 09/10/2026 | $379,000 | | | // | | SF | |
| | | APN: 20038912 Document #: 1139912<br>Document Type: Deed Price Code: A<br>Land Use: Single Family Residential<br>Legal: Lot: A-112 Subdivision: THE VILLAGE CONWAY Phase No: 1-B MapRef: DOC 949953 Abbreviated Description: Lot:A-112 Subdivision:THE VILLAGE CONWAY Phase No:1-B Map Ref:DOC 949953 | | | | | | | | |
| 5 | .35Mi. | **471 LAKEHAVEN DR**<br>**GONZALES, LA 70737-5428** | 07/28/2025 | $380,000 | | | // | | SF | |
| | | APN: 20039502 Document #: 1115525<br>Document Type: Deed Price Code: A<br>Land Use: Single Family Residential<br>Legal: Lot: D-31 Subdivision: THE RESERVE AT CONWAY Phase No: 1 Abbreviated Description: Lot:D-31 Subdivision:THE RESERVE AT CONWAY Phase No:1 | | | | | | | | |
| 6 | .36Mi. | **491 TURNBERRY WAY**<br>**GONZALES, LA 70737-8260** | 03/13/2026 | $435,000 | | | // | | SF | |
| | | APN: 20038850 Document #: 1128205<br>Document Type: Deed Price Code: A<br>Land Use: Single Family Residential | | | | | | | | |

# ICE SiteX Report

**OrderID: 98768513**

Legal: Lot: A-50 Subdivision: THE VILLAGE AT CONWAY Phase No: 1-B Abbreviated Description: Lot:A-50 Subdivision:THE VILLAGE AT CONWAY Phase No:1-B

7 .36Mi. **460 LAKEHAVEN DR** 09/04/2025 $355,000 // SF
**GONZALES, LA 70737-5428**
APN: 20039482 Document #: 1117914
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: D-5 Subdivision: THE RESERVE AT CONWAY Phase No: I Abbreviated Description: Lot:D-5 Subdivision:THE RESERVE AT CONWAY Phase No:I

8 .37Mi. **4624 WOODBERRY AVE** 09/01/2026 $369,900 // SF
**GONZALES, LA 70737-8242**
APN: 20039506 Document #: 1139477
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: D-36 Subdivision: THE RESERVE AT CONWAY Phase No: 1 Abbreviated Description: Lot:D-36 Subdivision:THE RESERVE AT CONWAY Phase No:1

9 .37Mi. **4618 WOODBERRY AVE** 07/22/2025 $310,000 // SF
**GONZALES, LA 70737-8242**
APN: 20039505 Document #: 1115177
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: D-35 Subdivision: THE RESERVE AT CONWAY Phase No: I Abbreviated Description: Lot:D-35 Subdivision:THE RESERVE AT CONWAY Phase No:I

10 .39Mi. **584 CONWAY VILLAGE BLVD** 08/18/2026 $474,900 // SF
**GONZALES, LA 70737-8211**
APN: 20038820 Document #: 1138465
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: A-20-A Subdivision: THE VILLAGE OF CONWAY Phase No: 1-B MapRef: FILE 1023102 Abbreviated Description: Lot:A-20-A Subdivision:THE VILLAGE OF CONWAY Phase No:1-B Map Ref:FILE 1023102

11 .39Mi. **364 GLENTHORNE DR** 07/24/2026 $348,000 // SF
**GONZALES, LA 70737-3052**
APN: 20038923 Document #: 1136829
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: A-123 Subdivision: THE VILLAGE AT CONWAY Phase No: 1-B MapRef: DOC 949953 Abbreviated Description: Lot:A-123 Subdivision:THE VILLAGE AT CONWAY Phase No:1-B Map Ref:DOC 949953

12 .4Mi. **4943 PEMBROOKE AVE** 08/28/2026 $449,000 // SF
**GONZALES, LA 70737-8630**
APN: 20038941 Document #: 1139270
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: A-141 Subdivision: THE VILLAGE OF CONWAY Phase No: 1-B MapRef: DOC 944944 Abbreviated Description: Lot:A-141 Subdivision:THE VILLAGE OF CONWAY Phase No:1-B Map Ref:DOC 944944City/Muni/Twp:CONWAY City/Muni/Twp: CONWAY

13 .4Mi. **586 STONEBRIAR DR** 08/27/2026 $340,000 // SF
**GONZALES, LA 70737-8259**
APN: 20038844 Document #: 1139112
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: A-44 Subdivision: STHE VILLAGE AT CONWAY Phase No: 1 Abbreviated Description: Lot:A-44 Subdivision:STHE VILLAGE AT CONWAY Phase No:1

14 .41Mi. **631 BEAUMONT DR** 01/12/2026 $330,000 // SF
**GONZALES, LA 70737-8602**
APN: 20039519 Document #: 1124786
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: D-50 Subdivision: THE RESERVE AT CONWAY Phase No: 1 Abbreviated Description: Lot:D-50 Subdivision:THE RESERVE AT CONWAY Phase No:1

15 .41Mi. **610 ELLISTON DR** 08/29/2025 $310,000 // SF
**GONZALES, LA 70737-8257**
APN: 20039559 Document #: 1117718
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: D-90 Subdivision: THE RESERVE AT CONWAY Phase No: 1 Abbreviated Description: Lot:D-90 Subdivision:THE RESERVE AT CONWAY Phase No:1 City/Muni/Twp:BATON ROUGE City/Muni/Twp: BATON ROUGE

16 .42Mi. **4944 CRESTFIELD WAY** 05/15/2026 $385,000 // SF
**GONZALES, LA 70737-8263**
APN: 20038949 Document #: 1132068
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: A-149 Subdivision: THE VILLAGE AT CONWAY Phase No: 1-B Abbreviated Description: Lot:A-149 Subdivision:THE VILLAGE AT CONWAY Phase No:1-B

17 .43Mi. **4882 FAIRBANKS AVE** 07/30/2026 $470,000 // SF
**GONZALES, LA 70737-8266**
APN: 20038978 Document #: 1137157
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: A-178-A Subdivision: THE VILLAGE AT CONWAY Phase No: 1-B MapRef: FILE 1023102 Abbreviated Description: Lot:A-178-A Subdivision:THE VILLAGE AT CONWAY Phase No:1-B Map Ref:FILE 1023102

18 .43Mi. **448 GLENTHORNE DR** 12/08/2025 $94,500 // SF
**GONZALES, LA 70737-3059**
APN: 20038945 Document #: 1123180
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: A-276 Subdivision: THE VILLAGE AT CONWAY Phase No: 2 Abbreviated Description: Lot:A-276 Subdivision:THE VILLAGE AT CONWAY Phase No:2

19 .45Mi. **4946 FAIRBANKS AVE** 11/25/2025 $520,000 // SF
**GONZALES, LA 70737-8265**
APN: 20038972 Document #: 1122604
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: A-172-A Subdivision: THE VILLAGE AT CONWAY Phase No: 1-B MapRef: DOC 1023102 Abbreviated Description: Lot:A-172-A Subdivision:THE VILLAGE AT CONWAY Phase No:1-B Map Ref:DOC 1023102

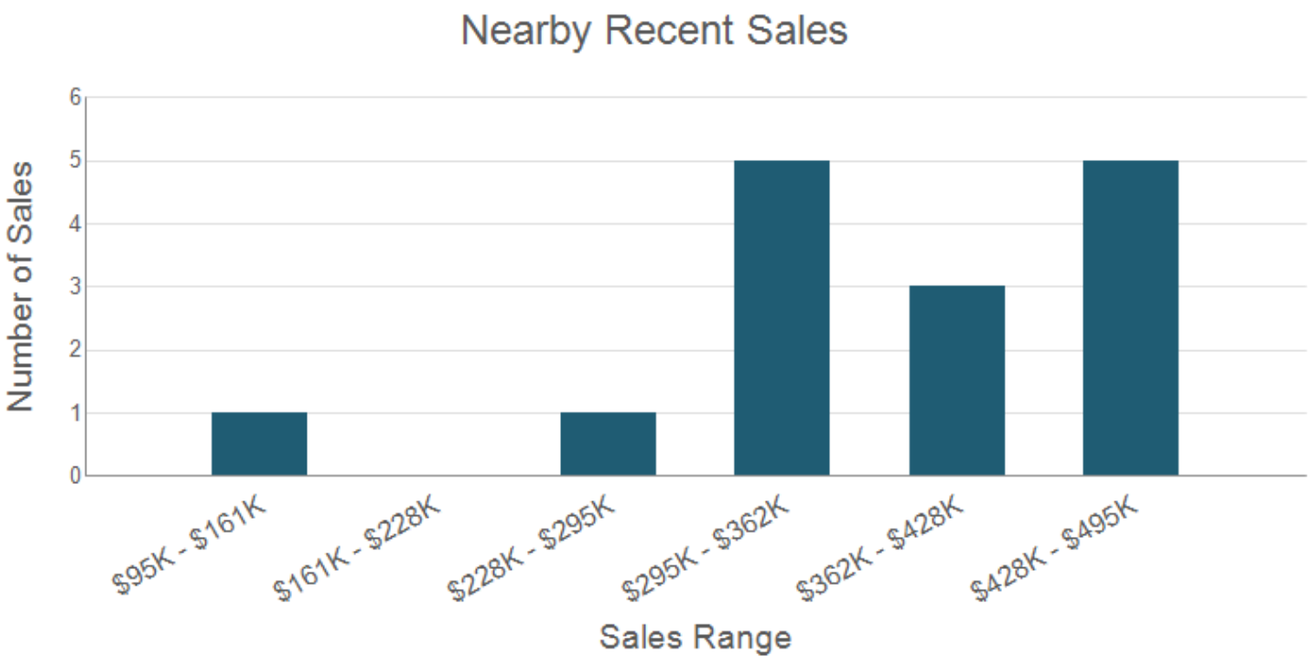
20 .45Mi. **620 LAKEHAVEN DR** 08/08/2025 $336,000 // SF
**GONZALES, LA 70737-5422**
APN: 20039490 Document #: 1116339
Document Type: Deed Price Code: A

# ICE SiteX Report

**OrderID: 98768513**

Land Use: Single Family Residential
Legal: Lot: D-13 Subdivision: THE RESERVE AT CONWAY Phase No: 1 Abbreviated Description: Lot:D-13 Subdivision:THE RESERVE AT CONWAY Phase No:1

## 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. | **7536 SCARLET OAK DR** | **08/17/2021** | $288,800 | $28,880 | | | | | |
| .01Mi. | **7530 SCARLET OAK DR** | **03/09/2021** | $269,900 | $26,990 | | | | | |
| .01Mi. | **7540 SCARLET OAK DR** | **01/04/2021** | $255,400 | $25,540 | | | | | |
| .02Mi. | **7524 SCARLET OAK DR** | **02/23/2021** | $231,700 | $23,170 | | | | | |
| .02Mi. | **7546 SCARLET OAK DR** | **03/26/2021** | $255,600 | $25,560 | | | | | |
| .02Mi. | **7537 CHERRYBARK OAK DR** | **10/29/2018** | $185,400 | $18,540 | | | | | |
| .02Mi. | **7531 CHERRYBARK OAK DR** | **12/04/2018** | $229,600 | $22,960 | | | | | |
| .02Mi. | **7541 CHERRYBARK OAK DR** | **01/21/2021** | $235,100 | $23,510 | | | | | |
| .03Mi. | **7520 SCARLET OAK DR** | **05/05/2023** | $320,300 | $32,030 | | | | | |
| .03Mi. | **7552 SCARLET OAK DR** | **06/03/2021** | $259,400 | $25,940 | | | | | |
| .03Mi. | **7525 CHERRYBARK OAK DR** | **10/29/2018** | $214,600 | $21,460 | | | | | |
| .03Mi. | **7547 CHERRYBARK OAK DR** | **12/11/2019** | $196,700 | $19,670 | | | | | |
| .03Mi. | **7537 SCARLET OAK DR** | **06/16/2025** | $370,400 | $37,040 | | | | | |
| .03Mi. | **7529 SCARLET OAK DR** | **10/18/2021** | $272,900 | $27,290 | | | | | |
| .04Mi. | **7543 SCARLET OAK DR** | **12/15/2021** | $328,200 | $32,820 | | | | | |
| .04Mi. | **7521 CHERRYBARK OAK DR** | **03/15/2019** | $182,900 | $18,290 | | | | | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 17% | Households Occupied by Owners: | 74% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 38.4 years old | Households: | 18,302 |
| Median Household Income: | $85,989 | Households w/Family: | 70% |
| Household Income Per Capita: | $39,235 | Households w/Family Married: | 52% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 34% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Ascension Parish School District | Students: | 23,743 |
| Number of Schools: | 32 | Rating: | A+ |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 3.07Mi. | **East Ascension High School** | B- | Public | 9 - 12 |

Number of Students: 1,894

# ICE SiteX Report

**OrderID: 98768513**

Student-Teacher Ratio: 13.26
Advanced Placement: Yes

| | | | | |
|---|---|---|---|---|
| 2.70Mi. **Pecan Grove Primary School**<br>Number of Students: 508<br>Student-Teacher Ratio: 10.43 | | B+ | Public | PK - 5 |
| 2.66Mi. **Gonzales Middle School**<br>Number of Students: 664<br>Student-Teacher Ratio: 13.05 | | C | Public | 6 - 8 |

## Flood Report

The Subject Property of **7536 SCARLET OAK DR, GONZALES, LA 70737-8142** 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** | 121% | HIGHER |
| **BURGLARY** | 112% | HIGHER |
| **MOTOR VEHICLE THEFT** | 110% | HIGHER |
| **FORCIBLE ROBBERY** | 109% | SIMILAR |
| **AGGRAVATED ASSAULT** | 113% | HIGHER |
| **FORCIBLE RAPE** | 116% | HIGHER |
| **MURDER** | 94% | SIMILAR |
| **OVERALL** | 103% | 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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