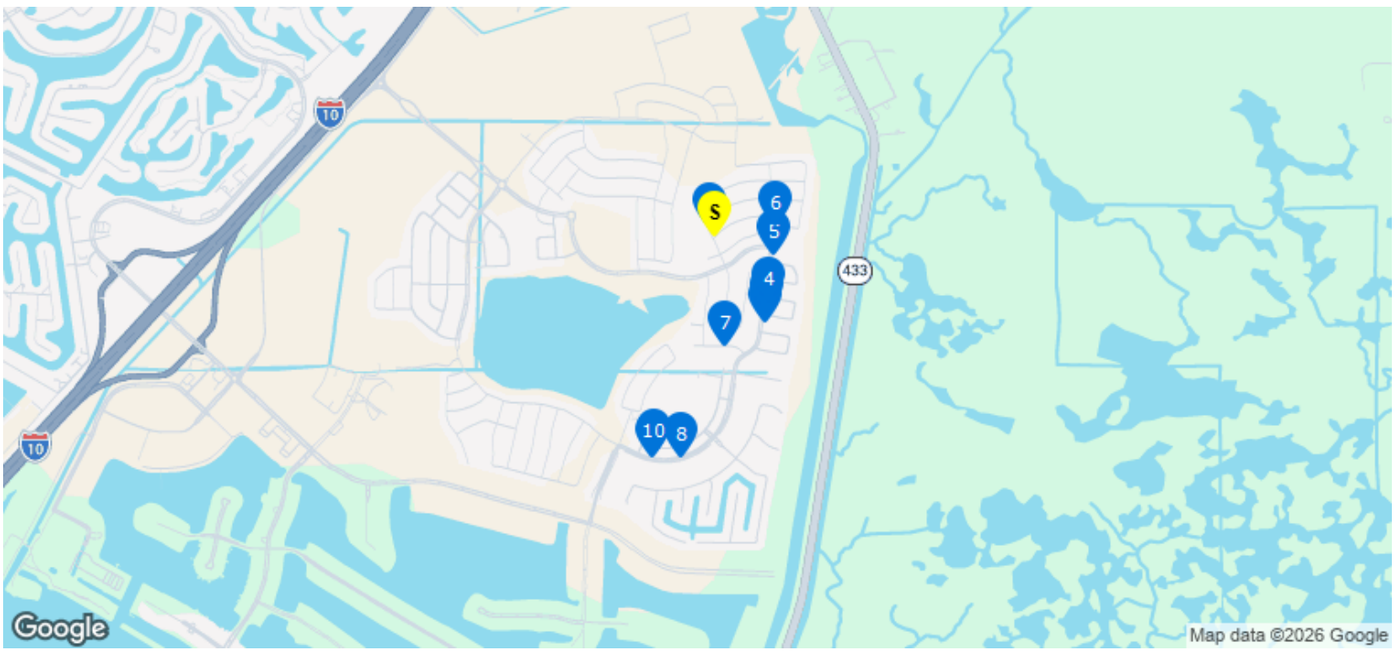
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

7568 1ST LAKE DR, SLIDELL, LA 70461-7004

County:	**ST TAMMANY LA**	Census Tract:	0408.07
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	135048	Thomas Bros Pg-Grid:	

Valuation

Value:	**$315,000**	FSD:	11	Common Confidence Score:	69
Value Range:	$280,350 - $349,650	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	37
Assd Land Value:	$3,000	Market Land Value:	$30,000	Tax Year:	2025
Assd Improvement:	$25,383	Market Improvment Value:	$253,829	Total Taxable Value:	$4,045
Total Assessed Value:	$28,383	Total Assessor Market Value:	$283,829	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 1763 Section: 26 Subdivision: LAKESHORE VILLAGES Phase No: 8B
Abbreviated Description: LAKESHORE VILLAGES SEC 26 9 14 LT1763 PH8B

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	2205 SF	Baths:		Fireplace:	
Year Built:	2022	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	
Number of Stories:		Number of Cars:	1	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	03/24/2022	Loan Amount:	N/A
Document #:	2320523 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	03/23/2022		
TD Due Date:	04/01/2052	Type Finance:	Fixed Rate

Legal Description:
Subdivision: LAKESHORE VILLAGES PH 8B
Abbreviated Description: LAKESHORE VILLAGES PH 8B LOT 1763

Prior Transfer

Recording Date:	03/24/2022	Sales Price:	$327,900
Document #:	2320522 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	03/23/2022		
Document Type:	Deed		

Legal Description:
Subdivision: LAKESHORE VILLAGES PH 8B
Abbreviated Description: LAKESHORE VILLAGES PH 8B LOT 1763

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Area Sales Analysis

Total Area Sales	$2,679,828	Median # of Bedrooms	
Median Lot Size	8,712 SF	Median # of Baths	
Median Living Area	1,884 SF	Median Year Built	2020
Price Range - 2 Yrs	$225,083 to $385,000	Age Range	5 years to 7 years
Median Value	$248,173	Median Age	6 years

Comparable Sales Data

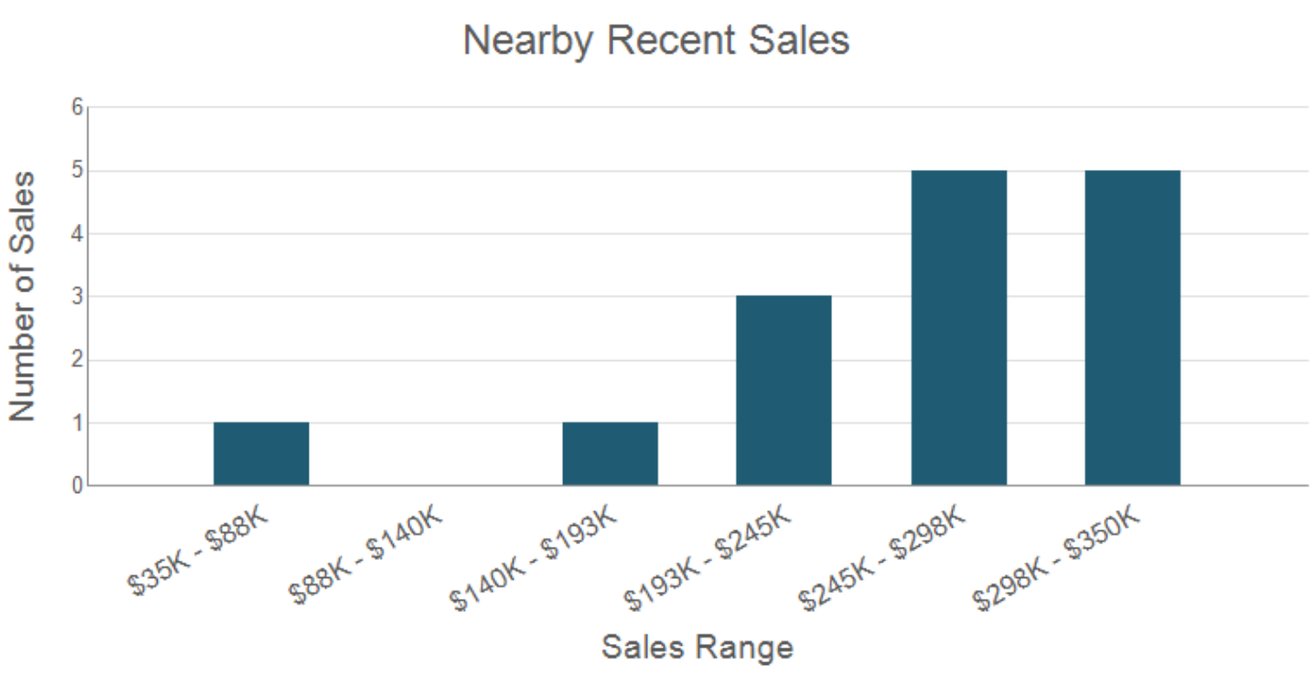
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.03Mi.	**7556 1ST LAKE DR** **SLIDELL, LA 70461-7004**	10/23/2025	$290,000	$139	2081	//	2021	SF	
		APN: 134973 Document #: 2469086 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1766 Subdivision: LAKESHORE VILLAGES PH 8B MapRef: CIN 2308260 Sec/Twnship/Range: LAKESHORE VILLAGES PH 8B LOT 1 Abbreviated Description: Lot:1766 Subdivision:LAKESHORE VILLAGES PH 8B Map Ref:CIN 2308260Sec/Twnship/Range:LAKESHORE VILLAGES PH 8B LOT 1							
2	.1Mi.	**5575 GRAND SPRINGS RD** **SLIDELL, LA 70461-5460**	12/22/2025	$260,000	$125	2072	//	2023	SF	
		APN: 137205 Document #: 2475785 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 2230 Subdivision: LAKESHORE VILLAGES PH 10 Sec/Twnship/Range: LAKESHORE VILLAGES PH 10 LOT 2 Abbreviated Description: Lot:2230 Subdivision:LAKESHORE VILLAGES PH 10 Sec/Twnship/Range:LAKESHORE VILLAGES PH 10 LOT 2							
3	.16Mi.	**5536 GRAND SPRINGS RD** **SLIDELL, LA 70461-5460**	09/16/2025	$35,000	$17	2079	//	2022	SF	
		APN: 137268 Document #: 2464555 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 2207 Subdivision: LAKESHORE VILLAGES PH 10 Sec/Twnship/Range: LAKESHORE VILLAGES PH 10 LOT 2 Abbreviated Description: Lot:2207 Subdivision:LAKESHORE VILLAGES PH 10 Sec/Twnship/Range:LAKESHORE VILLAGES PH 10 LOT 2							
4	.21Mi.	**5149 CLARKSTON GROVE DR** **SLIDELL, LA 70461-5241**	01/13/2026	$314,000	$197	1596	//	2022	SF	
		APN: 135633 Document #: 2477863 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 2187 Subdivision: LAKESHORE VILLAGES PH 10 Sec/Twnship/Range: LAKESHORE VILLAGES PH 10 LOT 2 Abbreviated Description: Lot:2187 Subdivision:LAKESHORE VILLAGES PH 10 Sec/Twnship/Range:LAKESHORE VILLAGES PH 10 LOT 2							
5	.21Mi.	**801 BENT CYPRESS LN** **SLIDELL, LA 70461-8000**	12/30/2025	$214,500	$113	1899	//	2020	4,356 SF	
		APN: 128255 Document #: 2476417 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 479 Subdivision: LAKESHORE VILLAGES PH 3A3 MapRef: MAP 5911 Sec/Twnship/Range: LAKESHORE VILLAGES PH 3A3 LOT Abbreviated Description: Lot:479 Subdivision:LAKESHORE VILLAGES PH 3A3 Map Ref:MAP 5911Sec/Twnship/Range:LAKESHORE VILLAGES PH 3A3 LOT							
6	.26Mi.	**784 BENT CYPRESS LN** **SLIDELL, LA 70461-7000**	09/08/2025	$285,000	$156	1829	//	2020	43,560 SF	
		APN: 128268 Document #: 2463356 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential Legal: Section: 35 MapRef: MAP 5911 Sec/Twnship/Range: S35 T9S R14E Abbreviated Description: Section:35 Map Ref:MAP 5911Sec/Twnship/Range:S35 T9S R14E							
7	.28Mi.	**772 BENT CYPRESS LN** **SLIDELL, LA 70461-7000**	03/04/2026	$226,500	$114	1980	//	2020	43,560 SF	
		APN: 128270 Document #: 2483149 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 494 Subdivision: LAKESHORE VILLAGES PH 3A3 Sec/Twnship/Range: LAKESHORE VILLAGES PH 3A3 LOT Abbreviated Description: Lot:494 Subdivision:LAKESHORE VILLAGES PH 3A3 Sec/Twnship/Range:LAKESHORE VILLAGES PH 3A3 LOT							
8	.28Mi.	**693 CAT ISLAND CT** **SLIDELL, LA 70461-6607**	12/03/2025	$341,000	$132	2584	//	2019	8,712 SF	
		APN: 128021 Document #: 2473788 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 659 Subdivision: LAKESHORE VILLAGES PH 3A2 Sec/Twnship/Range: LAKESHORE VILLAGES PH 3A2 LOT Abbreviated Description: Lot:659 Subdivision:LAKESHORE VILLAGES PH 3A2 Sec/Twnship/Range:LAKESHORE VILLAGES PH 3A2 LOT							
9	.29Mi.	**609 CAT ISLAND CT** **SLIDELL, LA 70461-6607**	08/18/2026	$260,000	$167	1561	//	2019	8,712 SF	
		APN: 128011 Document #: 2504438 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 649 Subdivision: LAKESHORE VILLAGE PH 3A2 Sec/Twnship/Range: LAKESHORE VILLAGE PH 3A2 LOT 6 Abbreviated Description: Lot:649 Subdivision:LAKESHORE VILLAGE PH 3A2 Sec/Twnship/Range:LAKESHORE VILLAGE PH 3A2 LOT 6							
10	.29Mi.	**3241 ROUSSET RIDGE DR** **SLIDELL, LA 70461-5517**	12/18/2025	$335,000	$137	2450	//	2022	SF	
		APN: 138741 Document #: 2475446 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 2093 Subdivision: LAKESHORE VILLAGES PH 9B Sec/Twnship/Range: LAKESHORE VILLAGES PH 9B LOT 2 Abbreviated Description: Lot:2093 Subdivision:LAKESHORE VILLAGES PH 9B Sec/Twnship/Range:LAKESHORE VILLAGES PH 9B LOT 2							
11	.3Mi.	**3245 ROUSSET RIDGE DR** **SLIDELL, LA 70461-5517**	06/12/2026	$350,000	$129	2718	//	2022	SF	
		APN: 135954 Document #: 2495162 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 2094 Subdivision: LAKESHORE VILLAGES 9A Sec/Twnship/Range: LAKESHORE VILLAGES 9A LOT 2094 Abbreviated Description: Lot:2094 Subdivision:LAKESHORE VILLAGES 9A Sec/Twnship/Range:LAKESHORE VILLAGES 9A LOT 2094							
12	.31Mi.	**3381 BELLWICK BAY DR** **SLIDELL, LA 70461-3426**	04/30/2026	$239,900	$149	1610	//	2024	SF	
		APN: 142384 Document #: 2489972 Document Type: Cash Sale Deed Price Code: Land Use: Single Family Residential Legal: Lot: 3016 Subdivision: LAKESHORE VILLAGES PH 11 Sec/Twnship/Range: LAKESHORE VILLAGES PH 11 LOT 3 Abbreviated Description: Lot:3016 Subdivision:LAKESHORE VILLAGES PH 11 Sec/Twnship/Range:LAKESHORE VILLAGES PH 11 LOT 3							

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13	.32Mi.	**3804 SEAGULL CIR** **SLIDELL, LA 70461-4263**	11/04/2025	$202,525			//		SF
	APN: 142330 Document #: 2470555 Document Type: Cash Sale Deed Price Code: Land Use: Residential - Vacant Land Legal: Lot: 2422 Subdivision: LAKESHORE VILLAGES PH 11 Sec/Twnship/Range: LAKESHORE VILLAGES PH 11 LOT 2 Abbreviated Description: Lot:2422 Subdivision:LAKESHORE VILLAGES PH 11 Sec/Twnship/Range:LAKESHORE VILLAGES PH 11 LOT 2								
14	.33Mi.	**4429 MARAIS RIVER DR** **SLIDELL, LA 70461-4607**	02/12/2026	$176,660	$113	1563	//	2021	8,712 SF
	APN: 128719 Document #: 2481074 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1884 Subdivision: LAKESHORE VILLAGE PH 8A Sec/Twnship/Range: LAKESHORE VILLAGE PH 8A LOT 18 Abbreviated Description: Lot:1884 Subdivision:LAKESHORE VILLAGE PH 8A Sec/Twnship/Range:LAKESHORE VILLAGE PH 8A LOT 18								
15	.33Mi.	**4386 MARAIS RIVER DR** **SLIDELL, LA 70461-4610**	02/10/2026	$130,000	$59	2208	//	2021	8,712 SF
	APN: 128681 Document #: 2480839 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1846 Subdivision: LAKESHORE VILLAGES PH 8A Sec/Twnship/Range: LAKESHORE VILLAGES PH 8A LOT 1 Abbreviated Description: Lot:1846 Subdivision:LAKESHORE VILLAGES PH 8A Sec/Twnship/Range:LAKESHORE VILLAGES PH 8A LOT 1								
16	.34Mi.	**3812 SEAGULL CIR** **SLIDELL, LA 70461-4263**	08/28/2025	$195,000			//		SF
	APN: 142332 Document #: 2462392 Document Type: Cash Sale Deed Price Code: Land Use: Residential - Vacant Land Legal: Lot: 2420 Subdivision: LAKESHORE VILLAGES PH 11 Sec/Twnship/Range: LAKESHORE VILLAGES PH 11 LOT 2 Abbreviated Description: Lot:2420 Subdivision:LAKESHORE VILLAGES PH 11 Sec/Twnship/Range:LAKESHORE VILLAGES PH 11 LOT 2								
17	.36Mi.	**4426 MARAIS RIVER DR** **SLIDELL, LA 70461-4607**	04/22/2026	$215,000	$149	1442	//	2021	8,712 SF
	APN: 128691 Document #: 2489136 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1856 Subdivision: LAKESHORE VILLAGES PH 8A Sec/Twnship/Range: LAKESHORE VILLAGES PH 8A LOT 1 Abbreviated Description: Lot:1856 Subdivision:LAKESHORE VILLAGES PH 8A Sec/Twnship/Range:LAKESHORE VILLAGES PH 8A LOT 1								
18	.37Mi.	**3947 SEAGULL CIR** **SLIDELL, LA 70461-4266**	12/04/2025	$211,900			//		SF
	APN: 142366 Document #: 2473896 Document Type: Cash Sale Deed Price Code: Land Use: Residential - Vacant Land Legal: Lot: 2445 Subdivision: LAKESHORE VILLAGES PH 11 Sec/Twnship/Range: LAKESHORE VILLAGES PH 11 LOT 2 Abbreviated Description: Lot:2445 Subdivision:LAKESHORE VILLAGES PH 11 Sec/Twnship/Range:LAKESHORE VILLAGES PH 11 LOT 2								
19	.37Mi.	**3846 SEAGULL CIR** **SLIDELL, LA 70461-4263**	09/19/2025	$198,900	$167	1188	//	2024	SF
	APN: 142340 Document #: 2465060 Document Type: Cash Sale Deed Price Code: Land Use: Single Family Residential Legal: Lot: 2412 Subdivision: LAKESHORE VILLAGES PH 11 MapRef: MAP 6274 Sec/Twnship/Range: LAKESHORE VILLAGES PH 11 LOT 2 Abbreviated Description: Lot:2412 Subdivision:LAKESHORE VILLAGES PH 11 Map Ref:MAP 6274Sec/Twnship/Range:LAKESHORE VILLAGES PH 11 LOT 2								
20	.42Mi.	**5816 RAQUETTE BAY RD** **SLIDELL, LA 70461-5800**	05/21/2026	$399,900	$150	2669	//	2021	8,712 SF
	APN: 128402 Document #: 2492525 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 972 Subdivision: LAKESHORE VILLAGES PH 4A3 MapRef: MAP 5920 Sec/Twnship/Range: LAKESHORE VILLAGES PH 4A3 LOT Abbreviated Description: Lot:972 Subdivision:LAKESHORE VILLAGES PH 4A3 Map Ref:MAP 5920Sec/Twnship/Range:LAKESHORE VILLAGES PH 4A3 LOT								

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.

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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.	**7568 1ST LAKE DR**	**03/24/2022**	$283,829	$28,383	2,205		2022		
.01Mi.	**7572 1ST LAKE DR**	**10/01/2021**	$272,690	$27,269	2,087		2021		
.01Mi.	**7564 1ST LAKE DR**	**08/10/2021**	$270,630	$27,063	2,079		2021		
.02Mi.	**7560 1ST LAKE DR**	**05/17/2022**	$271,716	$27,172	2,072		2021		
.02Mi.	**7576 1ST LAKE DR**	**08/11/2021**	$272,358	$27,236	2,079		2021		
.03Mi.	**7556 1ST LAKE DR**	**01/03/2022**	$272,226	$27,223	2,081		2021		
.03Mi.	**7580 1ST LAKE DR**	**09/27/2022**	$254,608	$25,461	2,597		2022		
.03Mi.	**5310 CYPRESS BRANCH DR**	**03/23/2022**	$215,233	$21,523	1,564		2022		
.04Mi.	**5311 CYPRESS BRANCH DR**	**09/17/2021**	$215,718	$21,572	1,563		2021		
.04Mi.	**7552 1ST LAKE DR**	**12/28/2021**	$304,113	$30,411	2,390		2021		
.04Mi.	**7584 1ST LAKE DR**	**01/04/2022**	$244,675	$24,468	1,829		2021		
.04Mi.	**5306 CYPRESS BRANCH DR**	**04/29/2021**	$200,746	$20,075	1,447		2021		
.05Mi.	**7535 1ST LAKE DR**	**06/13/2022**	$215,561	$21,556	1,563		2022		
.05Mi.	**5307 CYPRESS BRANCH DR**	**01/04/2022**	$184,006	$18,401	1,298		2021		
.05Mi.	**7588 1ST LAKE DR**	**12/01/2021**	$270,630	$27,063	2,079		2021		
.05Mi.	**7548 1ST LAKE DR**	**03/07/2022**	$284,322	$28,432	2,208		2021		

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

Flood Report

The Subject Property of **7568 1ST LAKE DR, SLIDELL, LA 70461-7004** 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	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 6/17/2026 - Tropical Storm Arthur

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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