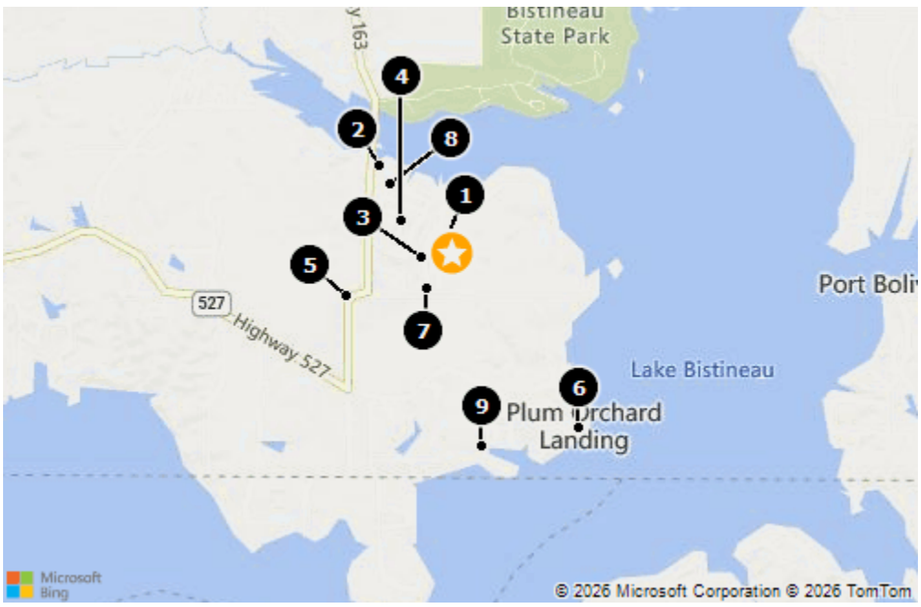
ICE SiteX Report

OrderID: 98190597

SiteX Property Information Report



Subject Property Location

770 GORTON RD, DOYLINE, LA 71023-3564

County:	**WEBSTER LA**	Census Tract:	221190315.012018
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	102814	Thomas Bros Pg-Grid:	

Valuation

Value:	**$122,000**	FSD:	33	Common Confidence Score:	22
Value Range:	$81,740 - $162,260	ICE Confidence Score:	67		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$1,100	Market Land Value:	$11,000	Tax Year:	2025
Assd Improvement:	$8,690	Market Improvment Value:	$86,900	Total Taxable Value:	$288
Total Assessed Value:	$9,790	Total Assessor Market Value:	$97,900	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 2 District: WARD 1 Subdivision: BISTINEAU VILLAGE Sec/Twnship/Range: SEC 27 TWN 17 RNG 10
Abbreviated Description: LOT #2, BISTINEAU VILLAGE

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:	11/04/2024	Loan Amount:	N/A
Document #:	610435 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:		Type Finance:	

Legal Description:

Mortgage Record

Recording Date:	09/01/2023	Loan Amount:	N/A
Document #:	604121 BK-PG -	Loan Type:	Unknown
TD Due Date:	07/01/2051	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	03/18/2022	Sales Price:	N/A
Document #:	595280 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/02/2021	Loan Amount:	N/A
Document #:	591092 BK-PG -	Loan Type:	Unknown
TD Due Date:	09/01/2051	Type Finance:	

Legal Description:
City/Muni/Twp: DOYLINE

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Mortgage Record

Recording Date:	10/06/2016	Loan Amount:	N/A
Document #:	561933 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2046	Type Finance:	

Legal Description:
Lot: 2 Subdivision: BISTINEAU VILLAGE Sec/Twnship/Range: SW4 SW4 S27 T17 N R10 W

Prior Transfer

Recording Date:	10/06/2016	Sales Price:	$98,000
Document #:	561932 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 2 District: WARD 1 Subdivision: BISTINEAU VILLAGE Sec/Twnship/Range: SEC 27 TWN 17 RNG 10
Abbreviated Description: LOT #2, BISTINEAU VILLAGE

Prior Transfer

Recording Date:	10/06/2016	Sales Price:	$98,000
Document #:	561932 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/30/2016		
Document Type:			

Legal Description:
Lot: 2

Prior Transfer

Recording Date:	09/26/2011	Sales Price:	$25,000
Document #:	528830 BK-PG 1127 -0067	Type of Sale:	Full Amount on Deed
Contract Date:	09/23/2011		
Document Type:			

Legal Description:
Lot: 2 Subdivision: BISTINEAU VILLAGE Sec/Twnship/Range: SW4SW4 S27T17NR10W

Area Sales Analysis

Total Area Sales	$968,152	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$15,412 to $299,900	Age Range	
Median Value	$79,900	Median Age	

Comparable Sales Data

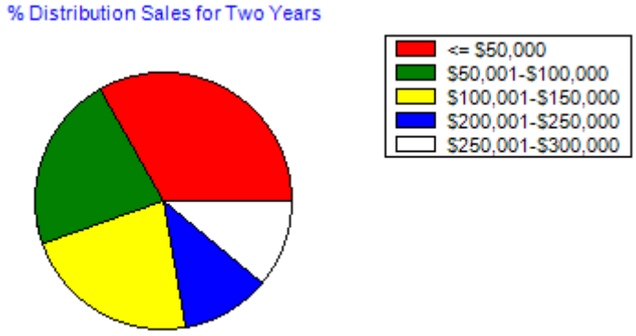
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.08Mi.	**775 GORTON RD** **DOYLINE, LA 71023-3565**	06/22/2026	$120,000			//		SF	
		APN: 103948B Document #: 620137 Document Type: Price Code: D Land Use: Single Family Residential Legal: MapRef: MB 3 PG 49 Abbreviated Description: Map Ref:MB 3 PG 49								
2	.63Mi.	**3999 HIGHWAY 163** **DOYLINE, LA 71023-3553**	06/10/2026	$35,000			//		SF	
		APN: 102534 Document #: 619715 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:DOYLINE City/Muni/Twp: DOYLINE								
3	.18Mi.	**198 RIDGE LN** **DOYLINE, LA 71023-3522**	05/22/2026	$15,412			//		SF	
		APN: 106952 Document #: 619447 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:DOYLINE City/Muni/Twp: DOYLINE								
4	.34Mi.	**159 PINE CIR** **DOYLINE, LA 71023-3541**	02/18/2026	$19,000			//		SF	
		APN: 107632 Document #: 617878 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:DOYLINE City/Muni/Twp: DOYLINE								
5	.62Mi.	**7766 HIGHWAY 527** **DOYLINE, LA 71023-3456**	02/02/2026	$108,040			//		SF	
		APN: 106530 Document #: 617630 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:DOYLINE City/Muni/Twp: DOYLINE								
6	1.23Mi.	**250 HILLARD RD** **DOYLINE, LA 71023-**	11/06/2025	$215,900			//		SF	
		APN: 105704 Document #: 616416 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
7	.25Mi.	**4497 HIGHWAY 163** **DOYLINE, LA 71023-3501**	10/10/2025	$299,900			//		SF	
		APN: 102097 Document #: 616022 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
8	.55Mi.	**493 LAKEVIEW DR** **DOYLINE, LA 71023-3551**	08/20/2025	$79,900			//		SF	
		APN: 106438 Document #: 615100 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
9	1.07Mi.	**220 MIDLAKE MARINA RD** **DOYLINE, LA 71023-3442**	04/21/2025	$75,000			//		SF	
		APN: 101247 Document #: 612946								

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Document Type: Price Code: D
Land Use: Single Family Residential
Legal: MapRef: MB 2 PG 84 Abbreviated Description: Map Ref:MB 2 PG 84

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.	**770 GORTON RD**	**10/06/2016**	$97,900	$9,790					
.05Mi.	**780 GORTON RD**	**12/18/2012**	$109,800	$10,980					
.08Mi.	**775 GORTON RD**	**09/08/2025**	$66,900	$6,690					
.09Mi.	**779 GORTON RD**	**04/28/2015**	$61,700	$6,170					
.12Mi.	**891 GORTON RD**	**06/14/2024**	$111,500	$11,150					
.12Mi.	**199 RIDGE LN**	**03/14/2014**	$32,100	$3,210					
.12Mi.	**4617 HIGHWAY 163**		$91,800	$9,180					
.13Mi.	**295 RIDGE LN**	**12/13/2022**	$17,800	$1,780					
.15Mi.	**151 RIDGE LN**	**05/05/2017**	$8,000	$800					
.17Mi.	**234 RIDGE LN**	**03/27/2012**	$258,300	$25,830					
.17Mi.	**4639 HIGHWAY 163**	**10/07/2022**	$85,700	$8,570					
.17Mi.	**290 RIDGE LN**		$29,700	$2,970					
.18Mi.	**298 RIDGE LN**	**12/29/2017**	$100,000	$10,000					
.18Mi.	**902 GORTON RD**	**07/07/2021**	$170,700	$17,070					
.2Mi.	**4531 HIGHWAY 163**		$100,200	$10,020					
.22Mi.	**319 LAKEVIEW DR**	**08/28/2018**	$73,500	$7,350					

Rent vs. Own

Households Occupied by Renters:	11%	Households Occupied by Owners:	70%

Demographics & Income

Median Age:	44.7 years old	Households:	1,771
Median Household Income:	$43,823	Households w/Family:	66%
Household Income Per Capita:	$24,497	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Webster Parish School District	Students:	4,967
Number of Schools:	14	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
7.54Mi.	**Doyline High School**	C	Public	PK - 12

Number of Students: 385
Student-Teacher Ratio: 15.34

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	48%	SIGNIFICANTLY LOWER
BURGLARY	154%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	55%	NOTABLY LOWER
FORCIBLE ROBBERY	91%	LOWER
AGGRAVATED ASSAULT	117%	HIGHER
FORCIBLE RAPE	102%	SIMILAR
MURDER	109%	SIMILAR
OVERALL	127%	HIGHER

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Disaster Alerts

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

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