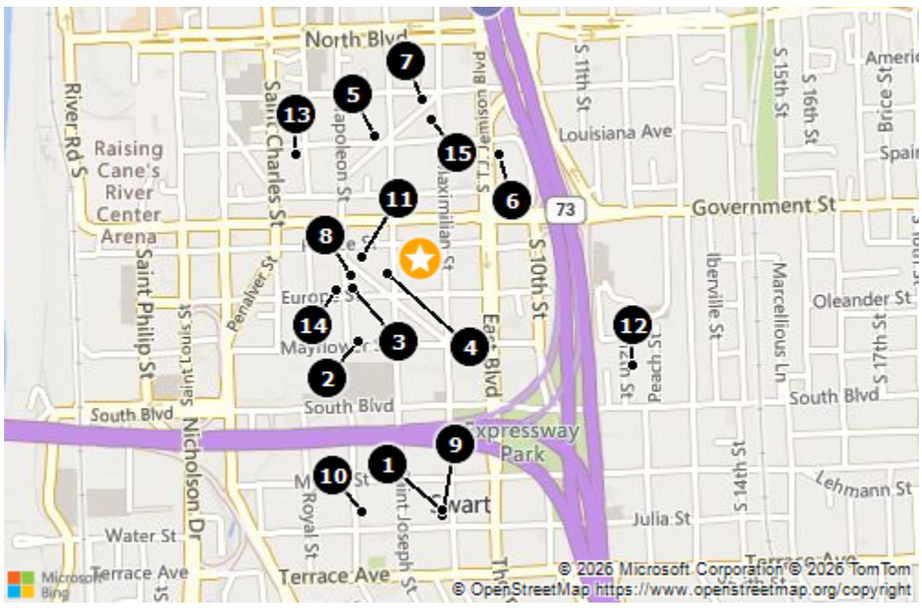
ICE SiteX Report

OrderID: 98665586

SiteX Property Information Report



Subject Property Location

818 FRANCE ST, BATON ROUGE, LA 70802-6021

County:	**EAST BATON ROUGE LA**	Census Tract:	220330052.002044
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	1732	Thomas Bros Pg-Grid:	

Valuation

Value:	**$242,000**	FSD:	18	Common Confidence Score:	40
Value Range:	$198,440 - $285,560	ICE Confidence Score:	82		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	99033
Assd Land Value:	$3,600	Market Land Value:	$36,000	Tax Year:	2025
Assd Improvement:	$18,000	Market Improvment Value:	$180,000	Total Taxable Value:	$2,853
Total Assessed Value:	$21,600	Total Assessor Market Value:	$216,000	Delinquent Year:	2025
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 12-A Block: 59 Section: 1 District: 1ST WARD Subdivision: BEAUREGARD TOWN
Abbreviated Description: WARD: 1-1, SUBDIVISION: BEAUREGARD TOWN, LOT: 12-A, BLOCK: 59. 1995 MAP
City/Muni/Twp: EBATON ROUGE PARISH

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	1392 SF	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

Prior Transfer

Recording Date:	03/28/2017	Sales Price:	N/A
Document #:	634-12802 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 12-A Block: 59 Section: 1 District: 1ST WARD Subdivision: BEAUREGARD TOWN
Abbreviated Description: WARD: 1-1, SUBDIVISION: BEAUREGARD TOWN, LOT: 12-A, BLOCK: 59. 1995 MAP
City/Muni/Twp: EBATON ROUGE PARISH

Mortgage Record

Recording Date:	11/07/2007	Loan Amount:	N/A
Document #:	BK-PG 12009-246	Loan Type:	Future Advance Clause/Open End Mortgage
TD Due Date:		Type Finance:	FIX

Legal Description:

Area Sales Analysis

Total Area Sales	$2,606,950	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	800 SF	Median Year Built	2002
Price Range - 2 Yrs	$19,000 to $413,500	Age Range	13 years to 27 years
Median Value	$170,000	Median Age	24 years

ICE SiteX Report

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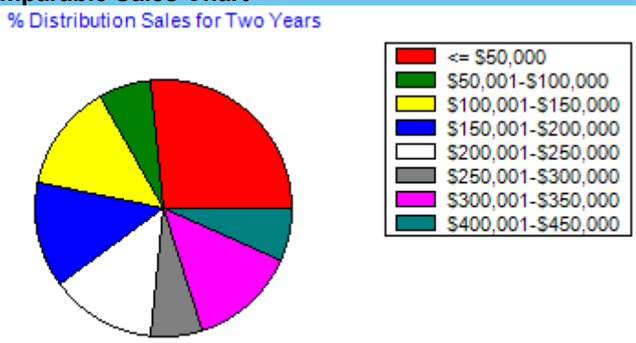
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.35Mi.	**1124 MAXIMILLIAN ST** **BATON ROUGE, LA 70802-6551**	08/24/2026	$25,000			//		SF	
	APN: 99686 Document #: 13454869 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10-11 Block: 263 Subdivision: SUBURB SWART SD Abbreviated Description: Lot:10-11 Block:263 Subdivision:SUBURB SWART SD									
2	.14Mi.	**755 NAPOLEON ST** **BATON ROUGE, LA 70802-6428**	08/11/2026	$200,000	$201	992	//	2002	SF	
	APN: 31674 Document #: 13452821 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 49 Subdivision: BEAUREGARD TOWN SD Abbreviated Description: Lot:5 Block:49 Subdivision:BEAUREGARD TOWN SD									
3	.1Mi.	**655 NAPOLEON ST** **BATON ROUGE, LA 70802-6162**	08/10/2026	$80,000	$128	625	//		SF	
	APN: 73628 Document #: 13452549 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: 50 Subdivision: BEAUREGARD TOWN SD Abbreviated Description: Lot:3 Block:50 Subdivision:BEAUREGARD TOWN SD									
4	.05Mi.	**630 SAINT JOSEPH ST** **BATON ROUGE, LA 70802-6052**	08/05/2026	$150,000	$214	700	//	1999	SF	
	APN: 168785 Document #: 13451865 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7A Block: 50 Subdivision: BEAUREGARD TOWN SD Abbreviated Description: Lot:7A Block:50 Subdivision:BEAUREGARD TOWN SD									
5	.18Mi.	**741 LOUISIANA AVE** **BATON ROUGE, LA 70802-5926**	07/10/2026	$170,000	$212	800	//		SF	
	APN: 2300923 Document #: 13444462 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6B Subdivision: BEAUREGARD TOWN Abbreviated Description: Lot:6B Subdivision:BEAUREGARD TOWN									
6	.18Mi.	**315 S TJ JEMISON BLVD** **BATON ROUGE, LA 70802-5915**	05/29/2026	$310,000			//		SF	
	APN: 191450 Document #: 13436789 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: SUBURB YOUNG SD Abbreviated Description: Lot:2 Subdivision:SUBURB YOUNG SD									
7	.22Mi.	**838 AMERICA ST** **BATON ROUGE, LA 70802-5907**	05/28/2026	$105,000	$107	978	//		3,627 SF	
	APN: 122203 Document #: 13436509 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Block: 56 Subdivision: BEAUREGARD TOWN Abbreviated Description: Lot:9 Block:56 Subdivision:BEAUREGARD TOWN									
8	.1Mi.	**645 NAPOLEON ST** **BATON ROUGE, LA 70802-6162**	01/29/2026	$205,000	$159	1284	//		1,089 SF	
	APN: 1093185 Document #: 13415403 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: 50 Subdivision: BEAUREGARD TOWN SD Abbreviated Description: Lot:3 Block:50 Subdivision:BEAUREGARD TOWN SD									
9	.36Mi.	**1128 MAXIMILLIAN ST** **BATON ROUGE, LA 70802-6551**	12/17/2025	$37,000			//		SF	
	APN: 153311 Document #: 13409769 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10-11 Block: 263 Subdivision: SUBURB SWART SD Abbreviated Description: Lot:10-11 Block:263 Subdivision:SUBURB SWART SD									
10	.36Mi.	**1123 NAPOLEON ST** **BATON ROUGE, LA 70802-7047**	12/08/2025	$19,000			//		SF	
	APN: 167231 Document #: 13408294 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: E Block: 261 Subdivision: SWART SD Abbreviated Description: Lot:E Block:261 Subdivision:SWART SD									
11	.08Mi.	**720 FRANCE ST** **BATON ROUGE, LA 70802-6019**	09/24/2025	$275,000	$159	1728	//		SF	
	APN: 111406 Document #: 13394139 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11-12 Block: 50 Subdivision: BEAUREGARD TOWN SD Abbreviated Description: Lot:11-12 Block:50 Subdivision:BEAUREGARD TOWN SD									
12	.33Mi.	**823 S 12TH ST** **BATON ROUGE, LA 70802-4811**	08/27/2025	$38,500			//		SF	
	APN: 96776 Document #: 13389587 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 18 Block: 350 Subdivision: SUBURB HART SD Abbreviated Description: Lot:18 Block:350 Subdivision:SUBURB HART SD									
13	.23Mi.	**536 LOUISIANA AVE** **BATON ROUGE, LA 70802-5920**	08/08/2025	$235,000	$186	1257	//		SF	
	APN: 89362 Document #: 13386332 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4A Block: 39 Abbreviated Description: Lot:4A Block:39									
14	.13Mi.	**658 NAPOLEON ST** **BATON ROUGE, LA 70802-6164**	07/30/2025	$413,500	$203	2027	//		SF	
	APN: 167843 Document #: 13384439 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: 45 Subdivision: BEAUREGARD TOWN SD Abbreviated Description: Lot:6 Block:45 Subdivision:BEAUREGARD TOWN SD									
15	.2Mi.	**236 MAXIMILLIAN ST** **BATON ROUGE, LA 70802-5933**	06/25/2025	$343,950	$253	1359	//	2013	SF	
	APN: 2955512 Document #: 13378325 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4B1 Block: 56 Subdivision: BEAUREGARD TOWN SD Abbreviated Description: Lot:4B1 Block:56 Subdivision:BEAUREGARD TOWN SD									

ICE SiteX Report

OrderID: 98665586

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.	**818 FRANCE ST**	**03/28/2017**	$216,000	$21,600	1,392				
.01Mi.	**848 FRANCE ST**	**03/28/2017**	$192,000	$19,200	3,238				
.02Mi.	**615 SAINT JOSEPH ST**	**07/28/2025**	$142,500	$14,250	1,824				
.02Mi.	**625 SAINT JOSEPH ST**	**08/16/2010**	$60,000	$6,000	3,202				
.03Mi.	**635 SAINT JOSEPH ST**	**03/08/2001**	$225,560	$22,556	1,367				
.03Mi.	**624 MAXIMILLIAN ST**	**05/24/2023**	$101,000	$10,100	1,950				
.03Mi.	**642 MAXIMILLIAN ST**	**02/12/2019**	$270,800	$27,080	1,395				
.03Mi.	**639 SAINT JOSEPH ST**	**01/23/2019**	$156,260	$15,626	947				
.03Mi.	**648 MAXIMILLIAN ST**	**08/12/1996**	$128,400	$12,840	917				
.03Mi.	**643 SAINT JOSEPH ST**	**11/04/2022**	$237,500	$23,750	1,350				
.04Mi.	**833 EUROPE ST**	**07/06/2004**	$203,940	$20,394	1,236				
.04Mi.	**833 EUROPE ST**	**07/06/2004**	$203,940	$20,394					
.04Mi.	**823 EUROPE ST**	**01/15/2016**	$171,000	$17,100	792				
.04Mi.	**839 EUROPE ST**	**07/20/2018**	$154,940	$15,494	939				
.04Mi.	**839 EUROPE ST**	**07/20/2018**	$154,940	$15,494					
.04Mi.	**839 EUROPE ST**	**07/20/2018**	$154,940	$15,494					

Rent vs. Own

Households Occupied by Renters:	54%	Households Occupied by Owners:	24%

Demographics & Income

Median Age:	34.9 years old	Households:	10,005
Median Household Income:	$41,608	Households w/Family:	43%
Household Income Per Capita:	$28,808	Households w/Family Married:	13%
Most Common Education Level:	High School Graduate	Households w/Family Children:	18%

School District

School District Zone:	East Baton Rouge Parish School District	Students:	39,320
Number of Schools:	81	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.38Mi.	**Buchanan Elementary School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	PK - 3
1.50Mi.	**University Terrace Elementary School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	4 - 5
2.96Mi.	**Westdale Middle School** Number of Students: 538 Student-Teacher Ratio: 7.94	D+	Public	6 - 8
1.41Mi.	**McKinley Senior High School** Number of Students: 669 Student-Teacher Ratio: 10.91	D-	Public	9 - 12

ICE SiteX Report

OrderID: 98665586

Flood Report

The Subject Property of **818 FRANCE ST, BATON ROUGE, LA 70802-6021** 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	150%	NOTABLY HIGHER
BURGLARY	146%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	151%	NOTABLY HIGHER
FORCIBLE ROBBERY	106%	SIMILAR
AGGRAVATED ASSAULT	152%	NOTABLY HIGHER
FORCIBLE RAPE	127%	HIGHER
MURDER	144%	NOTABLY HIGHER
OVERALL	157%	NOTABLY HIGHER

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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