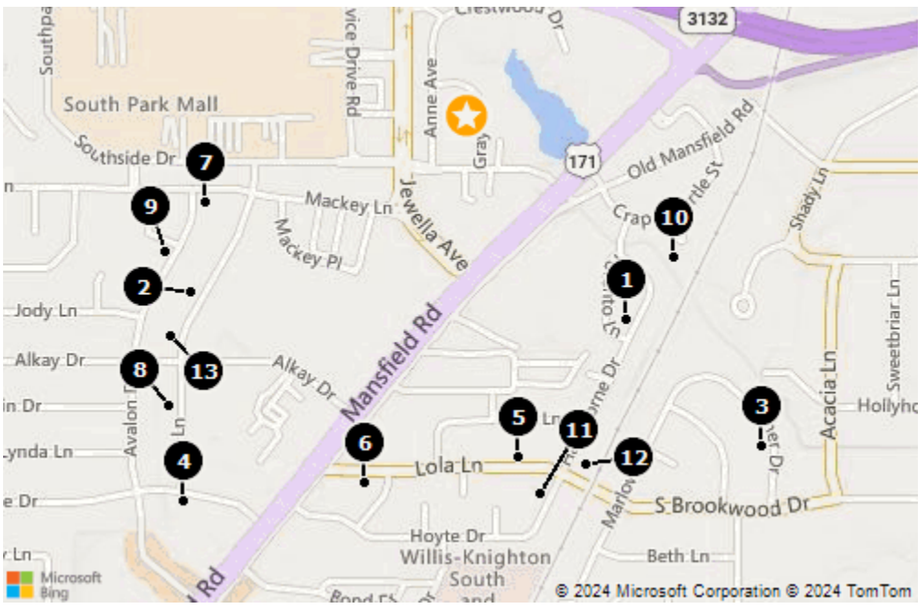
SiteX™ Report

OrderID: 92620746

SiteX Property Information Report



Subject Property Location

8940 GRAY ST, SHREVEPORT, LA 71118-2115

County:	**CADDO LA**	Census Tract:	220170241.071044
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	171434-021-0026-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$171,000**	FSD:	11
Value Range:	$152,190 - $189,810	Confidence Score:	89

County Tax & Assessment

Assessment Year:	2023	Market Value Year:	2023	Tax Rate Code Area:	002
Assd Land Value:	$1,108	Market Land Value:	$11,080	Tax Year:	2023
Assd Improvement:	$11,169	Market Improvment Value:	$111,685	Total Taxable Value:	$1,957
Total Assessed Value:	$12,277	Total Assessor Market Value:	$122,765	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 26 District: 002 Subdivision: CRESTWOOD SUBN Sec/Twnship/Range: SEC 34 TWN 17 RNG 14
Abbreviated Description: LOT 26, CRESTWOOD SUB.
City/Muni/Twp: SHREVEPORT

Property Characteristics

Lot Size:	10,454 SF	Bedrooms:	3	Pool:	
Building Area:	1940 SF	Baths:	3	Fireplace:	1
Year Built:		Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Veneer
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/18/2023	Sales Price:	$159,065
Document #:	2952747 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/25/2022	Sales Price:	$162,000
Document #:	2882736 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 26 District: 002 Subdivision: CRESTWOOD SUBN Sec/Twnship/Range: SEC 34 TWN 17 RNG 14
Abbreviated Description: LOT 26, CRESTWOOD SUB.
City/Muni/Twp: SHREVEPORT

Prior Transfer

Recording Date:	04/25/2022	Sales Price:	$162,000
Document #:	2882736 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/22/2022		
Document Type:	Deed		

Legal Description:
Lot: 26 Subdivision: CRESTWOOD SUB Map Ref: BK650 PG185

Prior Transfer

Recording Date:	11/28/2006	Sales Price:	$87,300
Document #:	2068639 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/27/2006	Sales Price:	$123,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/27/2006	Sales Price:	$123,000
Document #:	2064462 BK-PG 3896 -334	Type of Sale:	Full Amount on Deed
Contract Date:	10/26/2006		
Document Type:	Cash Sale Deed		

Legal Description:
Lot: 26 Subdivision: CRESTWOOD SUBDIVISION
City/Muni/Twp: SHREVEPORT

Prior Transfer

Recording Date:	09/18/2006	Sales Price:	$87,300
Document #:	2057654 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/30/2006	Loan Amount:	N/A
Document #:	2054823 BK-PG 4372-625	Loan Type:	New Conventional
TD Due Date:	09/01/2036	Type Finance:	

Legal Description:
Lot: 26 Subdivision: CRESTWOOD SUBDIVISION
City/Muni/Twp: SHREVEPORT

Area Sales Analysis

Total Area Sales	$1,485,240	Median # of Bedrooms	3
Median Lot Size	5,489 SF	Median # of Baths	1
Median Living Area	1,335 SF	Median Year Built	
Price Range - 2 Yrs	$67,000 to $169,000	Age Range	
Median Value	$127,500	Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.35Mi.	**8930 HAWTHORNE DR** **SHREVEPORT, LA 71118-2616**	08/22/2024	$130,000	$100	1300	7/3/1		5,489 SF	
		APN: 161403-037-0028-00 Document #: 2980490 Document Type: Cash Sale Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 28 Subdivision: SOUTHERN HILLS PARK UNIT 3A SUB MapRef: BK 1300 PG 33 Abbreviated Description: Lot:28 Subdivision:SOUTHERN HILLS PARK UNIT 3A SUB Map Ref:BK 1300 PG 33								
2	.45Mi.	**9028 SARA LN** **SHREVEPORT, LA 71118-2526**	08/16/2024	$80,500	$61	1299	7/3/1		SF	
		APN: 161404-047-0059-00 Document #: 2979870 Document Type: Cash Sale Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 59 Subdivision: MCCRARYS SOUTHERN HILLS SUB UNIT 7 SUB MapRef: BK 900 PG 181 Abbreviated Description: Lot:59 Subdivision:MCCRARYS SOUTHERN HILLS SUB UNIT 7 SUB Map Ref:BK 900 PG 181								
3	.6Mi.	**8964 TURNER DR** **SHREVEPORT, LA 71118-2729**	08/15/2024	$132,000	$81	1629	8/3/1		11,805 SF	
		APN: 161403-031-0002-00 Document #: 2979708 Document Type: Cash Sale Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: BROOKWOOD SOUTHERN HILLS UNIT 4 SUB MapRef: BK 800 PG 623 Abbreviated Description: Lot:2 Subdivision:BROOKWOOD SOUTHERN HILLS UNIT 4 SUB Map Ref:BK 800 PG 623								
4	.67Mi.	**2717 HOYTE DR** **SHREVEPORT, LA 71118-2501**	07/22/2024	$169,000	$96	1749	7/3/1		12,589 SF	
		APN: 161404-036-0099-00 Document #: 2977065 Document Type: Cash Sale Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 99 Subdivision: MCCRARYS SOUTHERN HILLS SUB MapRef: BK 700 PG 463 Abbreviated Description: Lot:99 Subdivision:MCCRARYS SOUTHERN HILLS SUB Map Ref:BK 700 PG 463								
5	.47Mi.	**2616 LOLA LN** **SHREVEPORT, LA 71118-2622**	06/07/2024	$68,040	$45	1488	6/3/1		12,807 SF	
		APN: 161403-027-0092-00 Document #: 2970039 Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 92 Subdivision: YANCEYS SOUTHERN HILLS SUB UNIT 3 SUB MapRef: BK 800 PG 403 Abbreviated Description: Lot:92 Subdivision:YANCEYS SOUTHERN HILLS SUB UNIT 3 SUB Map Ref:BK 800 PG 403								
6	.52Mi.	**2677 LOLA LN** **SHREVEPORT, LA 71118-2658**	05/24/2024	$67,000	$61	1092	7/3/1		8,015 SF	
		APN: 161403-023-0018-00 Document #: 2968631 Document Type: Cash Sale Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 18 Subdivision: YANCYS SOUTHERN HILLS SUB UNIT 2 SUB MapRef: BK 800 PG 351 Abbreviated Description: Lot:18 Subdivision:YANCYS SOUTHERN HILLS SUB UNIT 2 SUB Map Ref:BK 800 PG 351								
7	.38Mi.	**9001 AVALON DR** **SHREVEPORT, LA 71118-2513**	03/19/2024	$140,000	$96	1454	7/3/1		SF	
		APN: 161404-048-0014-00 Document #: 2961481 Document Type: Warranty Deed Price Code: D								

Land Use: Single Family Residential
Legal: Lot: 14 Subdivision: MCCRARYS SOUTHERN HILL SUB UNIT NO 7 MapRef: BK 900 PG 181-183 Abbreviated Description: Lot:14 Subdivision:MCCRARYS SOUTHERN HILL SUB UNIT NO 7 Map Ref:BK 900 PG 181-183

8	.57Mi.	**9060 SARA LN** **SHREVEPORT, LA 71118-2530**	03/19/2024	$76,700	$68	1118	6/3/1	SF

APN: 161404-049-0036-00 Document #: 2961540
Document Type: Special Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 36 Subdivision: MCCRARYS SOUTHERN HILL SUB UNIT NO 7 MapRef: BK 900 PG 181-183 Abbreviated Description: Lot:36 Subdivision:MCCRARYS SOUTHERN HILL SUB UNIT NO 7 Map Ref:BK 900 PG 181-183

9	.45Mi.	**9020 AVALON DR** **SHREVEPORT, LA 71118-2548**	03/14/2024	$91,500	$68	1335	7/3/1	7,187 SF

APN: 161404-047-0009-00 Document #: 2961072
Document Type: Cash Sale Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: MCCRARYS SOUTHERN HILLS SUB UNIT NO 7 MapRef: BK 900 PG 181-183 Abbreviated Description: Lot:9 Subdivision:MCCRARYS SOUTHERN HILLS SUB UNIT NO 7 Map Ref:BK 900 PG 181-183

10	.34Mi.	**2557 CRAPE MYRTLE CIR** **SHREVEPORT, LA 71118-2671**	02/16/2024	$119,000	$124	955	7/3/1	4,443 SF

APN: 161403-028-0011-00 Document #: 2958249
Document Type: Cash Sale Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 11 Subdivision: ARNOLDS SOUTHERN HILLS SUB MapRef: BK 800 PG 427 Abbreviated Description: Lot:11 Subdivision:ARNOLDS SOUTHERN HILLS SUB Map Ref:BK 800 PG 427

11	.52Mi.	**9072 HAWTHORNE DR** **SHREVEPORT, LA 71118-2618**	01/31/2024	$144,000	$119	1207	6/3/1	5,619 SF

APN: 161403-027-0082-00 Document #: 2956341
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 82 Subdivision: YANCEYS SOUTHERN HILLS SUB MapRef: BK 800 PG 403-405 Abbreviated Description: Lot:82 Subdivision:YANCEYS SOUTHERN HILLS SUB Map Ref:BK 800 PG 403-405

12	.5Mi.	**8991 HAWTHORNE DR** **SHREVEPORT, LA 71118-2615**	12/27/2023	$127,500	$80	1575	6/3/1	SF

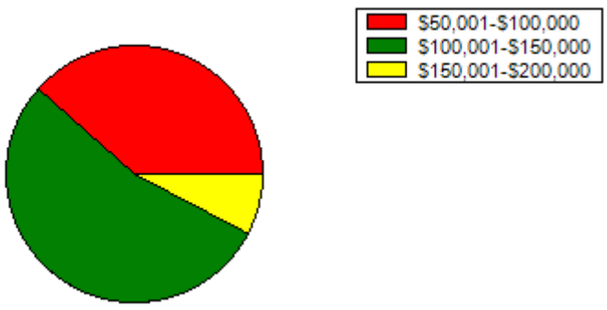
APN: 161403-035-0001-00 Document #: 2953425
Document Type: Cash Sale Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: SOUTHERN HILLS PARK SUB UNIT NO 2 MapRef: BK 1000 PG 141 Abbreviated Description: Lot:1 Subdivision:SOUTHERN HILLS PARK SUB UNIT NO 2 Map Ref:BK 1000 PG 141

13	.51Mi.	**9038 SARA LN** **SHREVEPORT, LA 71118-2526**	12/01/2023	$140,000	$83	1675	7/3/2	SF

APN: 161404-047-0054-00 Document #: 2951180
Document Type: Cash Sale Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 54 Subdivision: MCCARYS SOUTHERN HILLS SUB UNIT NO 7 MapRef: BK 900 PG 181-183 Abbreviated Description: Lot:54 Subdivision:MCCARYS SOUTHERN HILLS SUB UNIT NO 7 Map Ref:BK 900 PG 181-183

Comparable Sales Chart

% Distribution Sales for Two Years



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.

SiteX™ Report

OrderID: 92620746

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.	**8940 GRAY ST**	**04/25/2022**	$122,765	$12,277	1,940	8/3/3		10,454 SF	
.02Mi.	**8950 GRAY ST**	**06/15/2023**	$39,516	$3,952	1,100	7/3/1		10,454 SF	
.02Mi.	**8930 GRAY ST**	**01/23/2013**	$127,735	$12,773	2,108	12/4/3			
.03Mi.	**8947 ANNE ST**	**11/27/2020**	$79,735	$7,973	1,706	9/4/2		11,021 SF	
.04Mi.	**8933 ANNE ST**		$63,053	$5,380	1,573	7/2/1		12,589 SF	
.04Mi.	**8969 GRAY ST**	**02/10/2022**	$95,738	$9,574	1,421	8/3/2			
.04Mi.	**8949 ANNE ST**	**03/16/2012**	$59,755	$5,975	1,536	7/3/1		11,021 SF	
.05Mi.	**8925 GRAY ST**	**12/06/2019**	$81,802	$8,180	1,265	6/3/2			
.05Mi.	**8931 GRAY ST**	**10/01/2001**	$80,386	$8,038	1,662	5/3/1			
.06Mi.	**8953 ANNE ST**	**09/14/2020**	$55,800	$5,580	3,095	10/3/2		6,316 SF	
.07Mi.	**8905 GRAY ST**	**08/13/2013**	$178,850	$17,885	2,711	8/4/2			Yes
.09Mi.	**8915 ANNE ST**	**06/17/2021**	$92,996	$9,300	2,425	7/4/2		14,985 SF	
.11Mi.	**8909 ANNE ST**	**10/31/2007**	$95,516	$9,551	1,188	9/4/2			
.11Mi.	**2502 CRESTWOOD DR**	**08/15/2003**	$259,531	$25,953	2,056	7/2/2			
.12Mi.	**2515 CRESTWOOD DR**	**01/23/2023**	$75,094	$7,510	1,418	6/3/2			
.15Mi.	**2400 CRESTWOOD DR**	**05/17/2017**	$116,735	$11,674	1,800	8/3/2		2 SF	

Rent vs. Own

Households Occupied by Renters:	34%	Households Occupied by Owners:	59%

Demographics & Income

Median Age:	37.4 years old	Households:	9,491
Median Household Income:	$57,636	Households w/Family:	65%
Household Income Per Capita:	$27,557	Households w/Family Married:	40%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	Caddo Parish School District	Students:	36,153
Number of Schools:	59	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.24Mi.	**Southwood High School** Number of Students: 1,570 Student-Teacher Ratio: 28.55 Advanced Placement: Yes	D	Public	9 - 12
1.04Mi.	**Ridgewood Middle School** Number of Students: 749 Student-Teacher Ratio: 28.26	D	Public	6 - 8
2.71Mi.	**Caddo Middle Career and Technology School** Number of Students: 436 Student-Teacher Ratio: 26.42	D	Public	6 - 8
1.14Mi.	**Summer Grove Elementary School** Number of Students: 586 Student-Teacher Ratio: 22.98	C-	Public	PK - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	112%	HIGHER
BURGLARY	80%	LOWER
MOTOR VEHICLE THEFT	107%	SIMILAR
FORCIBLE ROBBERY	82%	LOWER
AGGRAVATED ASSAULT	86%	LOWER
FORCIBLE RAPE	83%	LOWER
MURDER	94%	SIMILAR
OVERALL	75%	NOTABLY LOWER

Disaster Alerts

9/10/2024 - Tropical Storm Francine

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