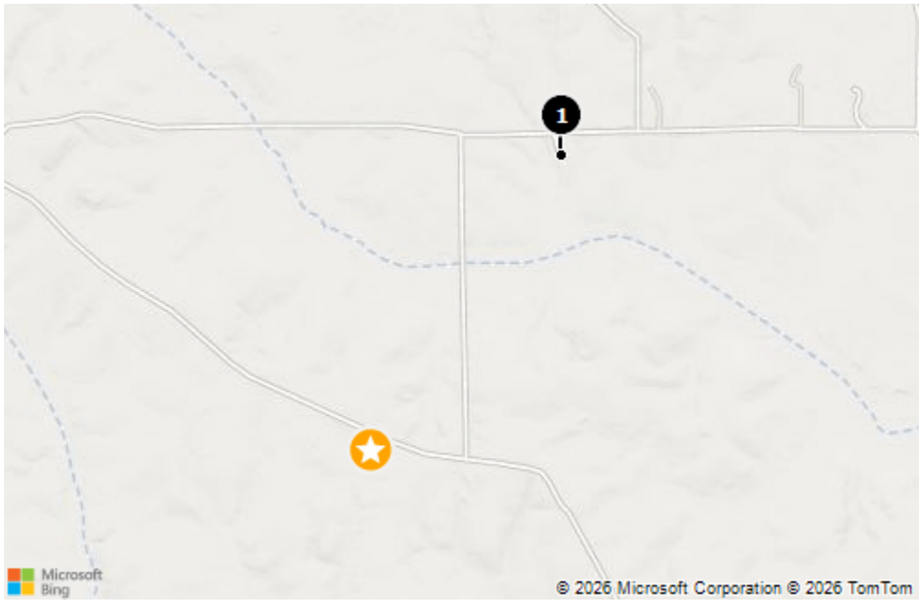
ICE SiteX Report

OrderID: 98485753

SiteX Property Information Report



Subject Property Location

901 E SIBLEY RD, CHOUDRANT, LA 71227-4007

County:	**LINCOLN LA**	Census Tract:	220619607.011026
Property Use:	Mobile/Manufactured Home (regardless of Land ownership)	Zoning:	
Parcel Number:	23518	Thomas Bros Pg-Grid:	

Valuation

Value:	**$111,000**	FSD:	56	Common Confidence Score:	12
Value Range:	$48,840 - $173,160	ICE Confidence Score:	44		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	SD6O-OUTSIDE
Assd Land Value:	$1,725	Market Land Value:	$17,250	Tax Year:	2025
Assd Improvement:	$3,183	Market Improvment Value:	$31,831	Total Taxable Value:	$451
Total Assessed Value:	$4,908	Total Assessor Market Value:	$49,081	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: WARD SD6 Subdivision: 11-18N-01W RURAL METES & BOUND Tract No: A Sec/Twnship/Range: SEC 11 TWN 18N RNG 01W
Abbreviated Description: SEC 11-18-1: A TR OF LAND IN SEC 11-18-1 BEING A PORTION OF THE 3 ACRE TR ACQUIRED BY VAHONA RUSSELL HIBBARD AS REC IN COB

Property Characteristics

Lot Size:	1.500 AC	Bedrooms:		Pool:	
Building Area:	1216 SF	Baths:	2	Fireplace:	
Year Built:	2020	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:	01/03/2024	Sales Price:	N/A
Document #:	213422 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: WARD SD6 Subdivision: 11-18N-01W RURAL METES & BOUND Tract No: A Sec/Twnship/Range: SEC 11 TWN 18N RNG 01W
Abbreviated Description: SEC 11-18-1: A TR OF LAND IN SEC 11-18-1 BEING A PORTION OF THE 3 ACRE TR ACQUIRED BY VAHONA RUSSELL HIBBARD AS REC IN COB

Prior Transfer

Recording Date:	01/03/2024	Sales Price:	N/A
Document #:	213422 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	09/01/2023		
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/08/2019	Loan Amount:	N/A
Document #:	186311 BK-PG -	Loan Type:	Stand Alone Refi
TD Due Date:		Type Finance:	

Legal Description:
City/Muni/Twp: CHOUDRANT

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Prior Transfer

Recording Date:	05/26/2010	Sales Price:	N/A
Document #:	F111455 BK-PG 1286 -549	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/26/2010		
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/17/2010	Sales Price:	$241
Document #:	F111129 BK-PG 1285 -577	Type of Sale:	Sold for Taxes
Contract Date:	05/12/2010		
Document Type:			
Legal Description:			

Area Sales Analysis

Total Area Sales	$161,720	Median # of Bedrooms	
Median Lot Size	348,481 SF	Median # of Baths	3
Median Living Area	2,280 SF	Median Year Built	2009
Price Range - 2 Yrs	$161,720 to $161,720	Age Range	17 years to 17 years
Median Value	$161,720	Median Age	17 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.91Mi.	**128 MILO RD** **CHOUDRANT, LA 71227-4600**	08/25/2025	$161,720	$70	2280	//3	2009	348,481 SF	

APN: 18330 Document #: 222964
Document Type: Price Code: D
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Abbreviated Description: City/Muni/Twp:CHOUDRANT City/Muni/Twp: CHOUDRANT

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.	**901 E SIBLEY RD**	**01/03/2024**	$49,081	$4,908	1,216	//2	2020	2 SF	
.06Mi.	**893 E SIBLEY RD**	**10/17/2021**	$48,183	$4,818	1,216	//2	2020	2 SF	
.15Mi.	**859 E SIBLEY RD**	**08/02/2001**	$55,319	$5,532	1,232	//2	1992	20 SF	
.45Mi.	**751 E SIBLEY RD**	**05/18/2007**	$14,173	$1,417	896	//1	2000		
.49Mi.	**786 E SIBLEY RD**	**05/25/2016**	$15,997	$1,600	1,216	//2	1993		
.59Mi.	**676 E SIBLEY RD**	**03/27/2003**	$106,579	$10,658	2,560	/4/2	2003	3 SF	
.83Mi.	**550 E SIBLEY RD**	**04/10/2024**	$80,004	$8,000	1,344	//2	2021	3 SF	
.84Mi.	**620 ROACH RD**	**10/04/2018**	$91,564	$9,156	2,128	//2.5	2012	3 SF	
.91Mi.	**128 MILO RD**	**08/25/2025**	$82,984	$8,298	2,280	//3	2009	8 SF	
.94Mi.	**782 ROACH RD**	**08/05/2009**	$13,080	$1,308	1,280	/3/2	1996		
.94Mi.	**786 ROACH RD**	**01/22/2010**	$16,821	$1,682	1,280	/3/2	1995		
1.01Mi.	**810 ROACH RD**	**11/06/2024**	$36,704	$3,670	1,360	//2	1987	20 SF	
1.11Mi.	**300 ROACH RD**	**12/31/1997**	$27,326	$2,733	896	//2	1988	7 SF	
1.19Mi.	**200 ROACH RD**		$32,418	$3,242	1,248	//2	2019		
1.32Mi.	**239 ROACH RD**	**10/30/2018**	$42,914	$4,291	1,216	//2	2015	10 SF	
1.46Mi.	**941 ROACH RD**	**11/13/2009**	$62,840	$6,284	2,280	/4/2	2009		

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	74%

Demographics & Income

Median Age:	39.7 years old	Households:	1,758
Median Household Income:	$69,616	Households w/Family:	74%
Household Income Per Capita:	$35,335	Households w/Family Married:	58%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	Lincoln Parish School District	Students:	5,601
Number of Schools:	12	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.82Mi.	**Choudrant High School**	A	Public	6 - 12
Number of Students: 421 Student-Teacher Ratio: 14.21 Advanced Placement: Yes				
3.99Mi.	**Choudrant Elementary School**	A	Public	PK - 5
Number of Students: 536				

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Student-Teacher Ratio: 16.33

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	44%	SIGNIFICANTLY LOWER
BURGLARY	139%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	27%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	103%	SIMILAR
AGGRAVATED ASSAULT	47%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	67%	NOTABLY LOWER
MURDER	70%	NOTABLY LOWER
OVERALL	72%	NOTABLY LOWER

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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