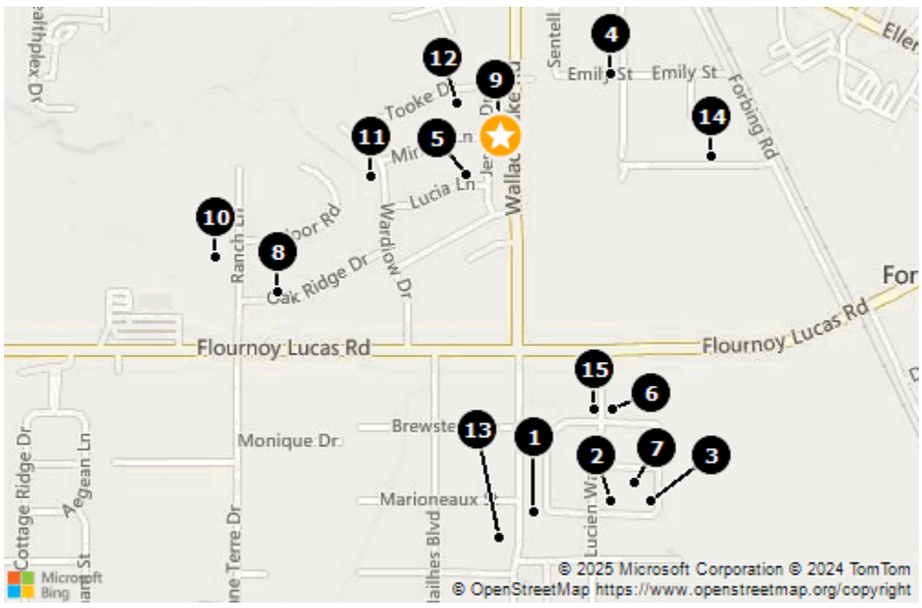
ICE SiteX Report

OrderID: 93438046

SiteX Property Information Report



Subject Property Location

9377 JESSICA DR, SHREVEPORT, LA 71106-7303

County:	**CADDO LA**	Census Tract:	220170239.033030
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	161307-031-0006-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$126,000**	FSD:	27
Value Range:	$91,980 - $160,020	Confidence Score:	73

County Tax & Assessment

Assessment Year:	2023	Market Value Year:	2023	Tax Rate Code Area:	002
Assd Land Value:	$786	Market Land Value:	$7,860	Tax Year:	2023
Assd Improvement:	$8,977	Market Improvment Value:	$89,770	Total Taxable Value:	$1,556
Total Assessed Value:	$9,763	Total Assessor Market Value:	$97,630	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: F District: 002 Subdivision: FORBING WOODS, UNIT C Legal Unit: C Sec/Twnship/Range: SEC 07 TWN 16 RNG 13
Abbreviated Description: LOT F, FORBING WOODS, UNIT C. 161307-31-6.
City/Muni/Twp: SHREVEPORT

Property Characteristics

Lot Size:		Bedrooms:	4	Pool:	
Building Area:	1650 SF	Baths:	1	Fireplace:	1
Year Built:		Partial Baths:	1	Type Const:	Masonry
Number of Buildings:		Number of Rooms:	75	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:	06/29/2016	Sales Price:	$103,000
Document #:	2604073 BK-PG 4909 -303	Type of Sale:	Full Amount on Deed
Contract Date:	06/29/2016		
Document Type:	Cash Sale Deed		

Legal Description:
Lot: F Subdivision: FORBING WOODS SUBDIVISION Legal Unit: C Map Ref: MB 1300 PG 113
City/Muni/Twp: SHREVEPORT

Prior Transfer

Recording Date:	06/29/2016	Sales Price:	$103,000
Document #:	2604073 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: F District: 002 Subdivision: FORBING WOODS, UNIT C Legal Unit: C Sec/Twnship/Range: SEC 07 TWN 16 RNG 13
Abbreviated Description: LOT F, FORBING WOODS, UNIT C. 161307-31-6.
City/Muni/Twp: SHREVEPORT

Mortgage Record

Recording Date:	09/22/2015	Loan Amount:	N/A
Document #:	2567875 BK-PG 5880-351	Loan Type:	Unknown
TD Due Date:		Type Finance:	

ICE SiteX Report

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Legal Description:
Lot: F Subdivision: FORBING WOODS SUBDIVISION Legal Unit: C
City/Muni/Twp: SHREVEPORT

Prior Transfer

Recording Date:	09/22/2015	Sales Price:	N/A
Document #:	2567874 BK-PG 4850 -326	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/21/2015		
Document Type:	Cash Sale Deed		

Legal Description:
Lot: F Subdivision: FORBING WOODS SUBDIVISION Legal Unit: C

Area Sales Analysis

Total Area Sales	$2,677,870	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,448 SF	Median Year Built	2018
Price Range - 2 Yrs	$36,500 to $345,000	Age Range	6 years to 8 years
Median Value	$179,900	Median Age	7 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.51Mi.	**160 GULFSTREAM LN** **SHREVEPORT, LA 71106-3431**	12/10/2024	$235,970	$109	2164	/3/2	2018	SF	
		APN: 161307-058-0014-00 Document #: 2991792 Document Type: Cash Sale Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Subdivision: LUCIEN FIELDS ESTATES PHASE I UNIT A SUB MapRef: BK 8050 PG 83 Abbreviated Description: Lot:14 Subdivision:LUCIEN FIELDS ESTATES PHASE I UNIT A SUB Map Ref:BK 8050 PG 83								
2	.52Mi.	**303 PIPER DR** **SHREVEPORT, LA 71106-3434**	11/22/2024	$275,000	$171	1599	/3/3.5	2019	SF	
		APN: 161307-059-0072-00 Document #: 2990238 Document Type: Cash Sale Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 72 Subdivision: LUCIEN FIELD ESTATES PHASE I UNIT B SUB MapRef: BK 8050 PG 136 Abbreviated Description: Lot:72 Subdivision:LUCIEN FIELD ESTATES PHASE I UNIT B SUB Map Ref:BK 8050 PG 136								
3	.54Mi.	**283 PIPER DR** **SHREVEPORT, LA 71106-3433**	11/12/2024	$345,000	$167	2056	/4/3.5	2019	SF	
		APN: 161307-059-0077-00 Document #: 2988962 Document Type: Cash Sale Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 77 Subdivision: LUCIEN FIELD ESTATES PHASE I UNIT B SUB MapRef: BK 8050 PG 136 Abbreviated Description: Lot:77 Subdivision:LUCIEN FIELD ESTATES PHASE I UNIT B SUB Map Ref:BK 8050 PG 136								
4	.17Mi.	**9354 HUDGENS ST** **SHREVEPORT, LA 71106-7418**	10/16/2024	$40,000	$47	839	6/3/1		SF	
		APN: 161307-004-0012-00 Document #: 2986320 Document Type: Cash Sale Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Block: 2 Subdivision: FORBING ANNEX HOME SITES UNIT 1 SUB MapRef: BK 450 PG 513 Abbreviated Description: Lot:12 Block:2 Subdivision:FORBING ANNEX HOME SITES UNIT 1 SUB Map Ref:BK 450 PG 513								
5	.07Mi.	**102 LUCIA LN** **SHREVEPORT, LA 71106-7308**	09/20/2024	$122,500	$96	1265	8/3/1		5,793 SF	
		APN: 161307-030-0007-00 Document #: 2983653 Document Type: Cash Sale Deed Price Code: D Land Use: Single Family Residential Legal: Lot: G Subdivision: FORBING WOODS UNIT B SUB MapRef: BK 1200 PG 475 Abbreviated Description: Lot:G Subdivision:FORBING WOODS UNIT B SUB Map Ref:BK 1200 PG 475								
6	.4Mi.	**204 PIPER DR** **SHREVEPORT, LA 71106-3433**	08/26/2024	$300,000	$163	1833	10/3/3	2017	SF	
		APN: 161307-058-0026-00 Document #: 2980796 Document Type: Cash Sale Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 26 Subdivision: LUCIEN FIELD ESTATES PHASE I UNIT A SUB MapRef: BK 8050 PG 83 Abbreviated Description: Lot:26 Subdivision:LUCIEN FIELD ESTATES PHASE I UNIT A SUB Map Ref:BK 8050 PG 83								
7	.51Mi.	**221 BEECHCRAFT WAY** **SHREVEPORT, LA 71106-3435**	07/01/2024	$295,000	$165	1780	/4/2		SF	
		APN: 161307-059-0080-00 Document #: 2973617 Document Type: Cash Sale Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 80 Subdivision: LUCIEN FIELD ESTATES PHASE I SUB Abbreviated Description: Lot:80 Subdivision:LUCIEN FIELD ESTATES PHASE I SUB								
8	.37Mi.	**180 OAK RIDGE DR** **SHREVEPORT, LA 71106-7328**	02/27/2024	$50,000	$56	891	5/2/1		3,136 SF	
		APN: 161307-022-0040-00 Document #: 2959300 Document Type: Cash Sale Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 33 Subdivision: RANCHMOOR UNIT ONE SUB MapRef: BK 650 PG 595 Abbreviated Description: Lot:33 Subdivision:RANCHMOOR UNIT ONE SUB Map Ref:BK 650 PG 595								
9	.01Mi.	**9373 JESSICA DR** **SHREVEPORT, LA 71106-7303**	02/22/2024	$80,000	$68	1172	7/3/2		SF	
		APN: 161307-031-0005-00 Document #: 2958723 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: E Subdivision: FORBING WOODS UNIT C SUB MapRef: BK 1300 PG 113 Abbreviated Description: Lot:E Subdivision:FORBING WOODS UNIT C SUB Map Ref:BK 1300 PG 113								
10	.43Mi.	**9472 RANCH LN** **SHREVEPORT, LA 71106-7316**	02/21/2024	$225,000	$155	1448	/3/1		SF	
		APN: 161307-022-0045-00 Document #: 2958533 Document Type: Cash Sale Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 7 8 Subdivision: RANCHMOOR SUB UNIT 1 MapRef: BK 650 PG 595 Abbreviated Description: Lot:7 8 Subdivision:RANCHMOOR SUB UNIT 1 Map Ref:BK 650 PG 595								
11	.19Mi.	**9406 WARDLOW DR** **SHREVEPORT, LA 71106-7325**	02/09/2024	$179,900	$142	1263	6/3/1		SF	
		APN: 161307-027-0083-00 Document #: 2957569								

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Document Type: Cash Sale Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 83 Subdivision: FORBING WOODS UNIT A SUB MapRef: BK 900 PG 373-377 Abbreviated Description: Lot:83 Subdivision:FORBING WOODS UNIT A SUB Map Ref:BK 900 PG 373-377

12 .07Mi. **115 TOOKE DR** 02/05/2024 $134,000 $103 1292 5/3/2 8,059 SF
SHREVEPORT, LA 71106-7333
APN: 161307-032-0005-00 Document #: 2956781
Document Type: Cash Sale Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: FORBING WOODS UNIT D SUB MapRef: BK 1400 PG 227 Abbreviated Description: Lot:5 Subdivision:FORBING WOODS UNIT D SUB Map Ref:BK 1400 PG 227

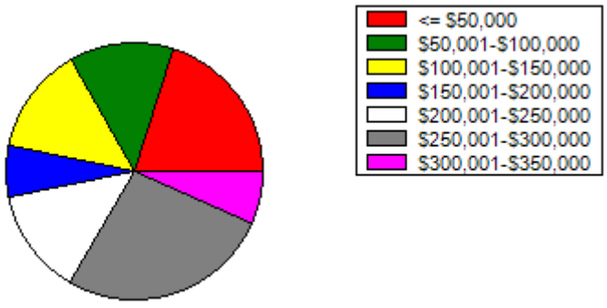
13 .55Mi. **9556 WALLACE LAKE RD** 02/02/2024 $64,000 $32 1985 3/1/1 SF
SHREVEPORT, LA 71106-7568
APN: 161307-012-0004-00 Document #: 2956755
Document Type: Cash Sale Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 5 Block: 3 Subdivision: WALLACE LAKE HEIGHTS SUB MapRef: BK 600 PG 27 Abbreviated Description: Lot:4 5 Block:3 Subdivision:WALLACE LAKE HEIGHTS SUB Map Ref:BK 600 PG 27

14 .29Mi. **110 HATTAWAY LN** 01/31/2024 $36,500 $28 1296 5/3/1 6,490 SF
SHREVEPORT, LA 71106-
APN: 161307-006-0026-00 Document #: 2956385
Document Type: Cash Sale Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 11 12 Block: 4 Subdivision: FORBING ANNEX HOME SITES SUB UNIT 1 SUB MapRef: BK 450 PG 513 Abbreviated Description: Lot:11 12 Block:4 Subdivision:FORBING ANNEX HOME SITES SUB UNIT 1 SUB Map Ref:BK 450 PG 513

15 .39Mi. **104 GULFSTREAM LN** 10/03/2023 $295,000 $192 1533 /3/3.5 2018 SF
SHREVEPORT, LA 71106-3431
APN: 161307-058-0001-00 Document #: 2945511
Document Type: Cash Sale Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: LUCIEN FIELD ESTATES PHASE 1 UNIT A SUB MapRef: BK 8050 PG 83 Abbreviated Description: Lot:1 Subdivision:LUCIEN FIELD ESTATES PHASE 1 UNIT A SUB Map Ref:BK 8050 PG 83

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.

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.	**9377 JESSICA DR**	**06/29/2016**	$97,630	$9,763	1,650	75/4/1			
.01Mi.	**9401 JESSICA DR**	**01/10/2023**	$77,866	$7,787	1,296	9/3/1			
.01Mi.	**9373 JESSICA DR**	**07/14/2023**	$78,747	$7,875	1,172	7/3/2			
.02Mi.	**9405 JESSICA DR**	**03/27/2018**	$80,318	$8,032	1,450	7/3/1			
.02Mi.	**9369 JESSICA DR**	**03/01/2018**	$71,695	$7,169	1,170	8/3/1			
.03Mi.	**9407 JESSICA DR**	**02/02/2021**	$95,564	$9,556	1,371	8/3/1			
.03Mi.	**9365 JESSICA DR**	**05/29/2019**	$78,451	$7,845	1,428	8/3/1			
.03Mi.	**9370 JESSICA DR**	**02/05/2021**	$96,583	$9,659	1,431	8/3/1		8,015 SF	
.04Mi.	**103 MIRIAM LN**	**12/03/2003**	$113,878	$11,389	1,787	6/3/2		8,015 SF	
.04Mi.	**9366 JESSICA DR**	**09/30/2013**	$104,726	$10,472	1,465	7/3/2			Yes
.05Mi.	**9411 JESSICA DR**	**07/27/2015**	$74,782	$4,760	1,171	8/3/1			
.05Mi.	**9361 JESSICA DR**	**05/20/2015**	$68,985	$6,898	1,104	8/3/1			
.05Mi.	**9408 JESSICA DR**	**08/04/2021**	$70,244	$7,025	1,100	9/3/1		6,403 SF	
.05Mi.	**9362 JESSICA DR**	**02/04/2020**	$58,121	$5,812	1,297	66/3/2			
.05Mi.	**106 MIRIAM LN**	**01/16/2013**	$78,145	$7,815	1,322	8/3/1		6,229 SF	
.05Mi.	**105 MIRIAM LN**	**03/03/2021**	$70,381	$7,038	1,089	10/3/2		8,146 SF	

Rent vs. Own

Households Occupied by Renters: 29% Households Occupied by Owners: 59%

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Demographics & Income

Median Age:	42.0 years old	Households:	12,995
Median Household Income:	$96,239	Households w/Family:	68%
Household Income Per Capita:	$47,409	Households w/Family Married:	49%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

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
3.99Mi.	**Caddo Middle Career and Technology School** Number of Students: 436 Student-Teacher Ratio: 26.42	D	Public	6 - 8
3.11Mi.	**Ridgewood Middle School** Number of Students: 749 Student-Teacher Ratio: 28.26	D	Public	6 - 8
2.41Mi.	**Southern Hills Elementary School** Number of Students: 767 Student-Teacher Ratio: 21.31	C	Public	PK - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	87%	LOWER
BURGLARY	76%	NOTABLY LOWER
MOTOR VEHICLE THEFT	100%	SIMILAR
FORCIBLE ROBBERY	114%	HIGHER
AGGRAVATED ASSAULT	94%	SIMILAR
FORCIBLE RAPE	133%	NOTABLY HIGHER
MURDER	83%	LOWER
OVERALL	84%	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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