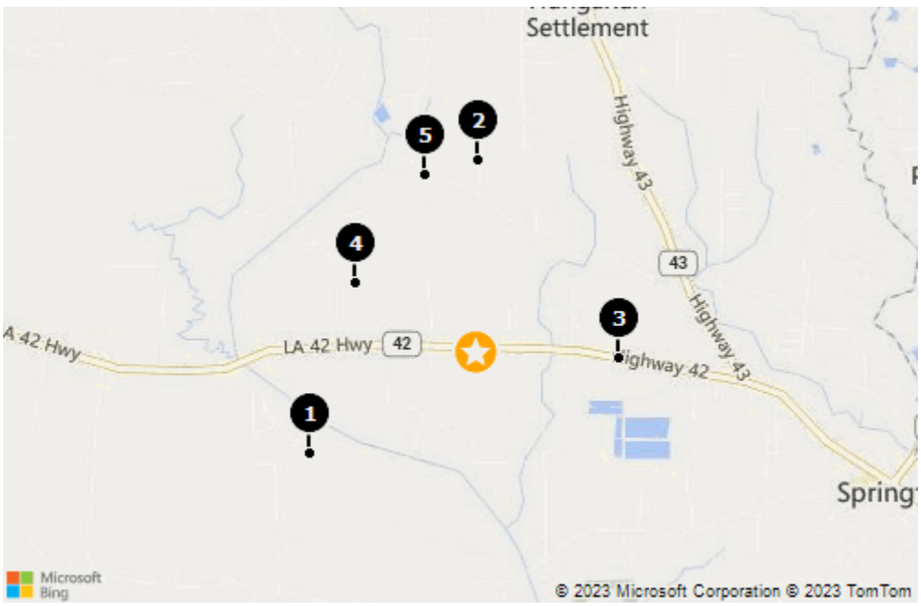
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SiteX™ Report

OrderID: 90122929

SiteX Property Information Report



Subject Property Location

25488 COUNTRY VIEW LN, HOLDEN, LA 70744-6315

County:	**LIVINGSTON LA**	Census Tract:	220630409.042001
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0504803	Thomas Bros Pg-Grid:	

Valuation

Value:	**$349,000**	FSD:	7
Value Range:	$324,570 - $373,430	Confidence Score:	93

County Tax & Assessment

Assessment Year:	2022	Market Value Year:	2022	Tax Rate Code Area:	
Assd Land Value:	$680	Market Land Value:	$6,800	Tax Year:	2022
Assd Improvement:	$18,250	Market Improvment Value:	$182,500	Total Taxable Value:	$1,006
Total Assessed Value:	$18,930	Total Assessor Market Value:	$189,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 20-A District: 99063 Subdivision: CRESTAIRE ESTATES-RURAL PROPER Sec/Twnship/Range: SEC 15 TWN 07S RNG 06E
Abbreviated Description: LOT 20-A OF CRESTAIRE SUB CONTS 0.376 OF AN ACRE SEC 15-7-6 BEING RESUB OF LOT 20
City/Muni/Twp: LIVINGSTON PARISH

Property Characteristics

Lot Size:	16,553 SF	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:	10/04/2018	Loan Amount:	N/A
Document #:	000000934365 BK-PG 0000002702-0000000349	Loan Type:	FHA
TD Due Date:	01/01/2048	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	10/04/2018	Sales Price:	$200,000
Document #:	000000934364 BK-PG 1334 -631	Type of Sale:	Full Amount on Deed
Contract Date:	10/03/2018		
Document Type:	Deed		
Legal Description:			

Prior Transfer

Recording Date:	03/02/2018	Sales Price:	$82,500
Document #:	000000919129 BK-PG 1314 -162	Type of Sale:	Full Amount on Deed
Contract Date:	02/05/2018		
Document Type:	Deed		
Legal Description:			

Mortgage Record

Recording Date:	12/02/2013	Loan Amount:	N/A
Document #:	809688 BK-PG 2158-0547	Loan Type:	New Conventional

TD Due Date:	12/01/2043	Type Finance:	

Legal Description:
Lot: 20-A Subdivision: CRESTAIRE ESTATE SUBDIVISION Sec/Twnship/Range: S15T07SR06E
City/Muni/Twp: GLD

Prior Transfer

Recording Date:	12/02/2013	Sales Price:	$130,299
Document #:	809687 BK-PG 1179 -0231	Type of Sale:	Full Amount on Deed
Contract Date:	10/30/2013		
Document Type:	Special Warranty Deed		

Legal Description:
Lot: 20-A Subdivision: CRESTAIRE ESTATE SUBDIVISION Map Ref: MB849 PG182 Sec/Twnship/Range: S15T07SR06E
City/Muni/Twp: GLD

Mortgage Record

Recording Date:	01/11/2007	Loan Amount:	N/A
Document #:	627065 BK-PG 1386-0723	Loan Type:	Stand Alone Second
TD Due Date:		Type Finance:	

Legal Description:
Lot: 19&20 Subdivision: CRESTAIRE ESTATE SUBDIVISION Sec/Twnship/Range: S15T07SR06E

Mortgage Record

Recording Date:	01/11/2007	Loan Amount:	N/A
Document #:	627064 BK-PG 1386-0706	Loan Type:	New Conventional
TD Due Date:	02/01/2037	Type Finance:	

Legal Description:
Subdivision: CRESTAIRE ESTATES SUBDIVISION Sec/Twnship/Range: S15T17SR06E
City/Muni/Twp: GLD

Prior Transfer

Recording Date:	01/11/2007	Sales Price:	$205,000
Document #:	627063 BK-PG 0959 -0072	Type of Sale:	Full Amount on Deed
Contract Date:	01/08/2007		
Document Type:	Cash Sale Deed		

Legal Description:
Lot: 20-A Subdivision: CRESTAIRE ESTATE SUBDIVISION Map Ref: MB849 PG182 Sec/Twnship/Range: S15T07SR06E
City/Muni/Twp: GLD

Mortgage Record

Recording Date:	04/18/2005	Loan Amount:	N/A
Document #:	576041 BK-PG 1154-0125	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 20-A Subdivision: CRESTAIRE ESTATES SUBDIVISION Sec/Twnship/Range: S15T07SR06E

Area Sales Analysis

Total Area Sales	$910,000	Median # of Bedrooms	
Median Lot Size	129,374 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$5,000 to $350,000	Age Range	
Median Value	$185,000	Median Age	

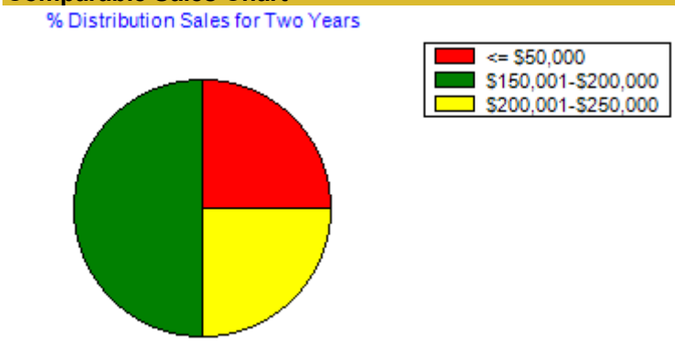
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.09Mi.	**28750 PHILLIP RICHARDSON RD HOLDEN, LA 70744-6515**	08/30/2023	$5,000			//		459,560 SF	
		APN: 0189043 Document #: 1070798								
		Document Type: Cash Sale Deed Price Code: D								
		Land Use: Single Family Residential								
		Legal: Tract No: A Abbreviated Description: Tract No:A City/Muni/Twp:LIVINGSTON City/Muni/Twp: LIVINGSTON								
2	1.07Mi.	**26615 DEER LN HOLDEN, LA 70744-6313**	04/24/2023	$185,000			//		26,180 SF	
		APN: 0558635 Document #: 1062680								
		Document Type: Cash Sale Deed Price Code: D								
		Land Use: Single Family Residential								
		Legal: MapRef: MB 50 PG 494 Abbreviated Description: Map Ref:MB 50 PG 494City/Muni/Twp:LIVINGSTON City/Muni/Twp: LIVINGSTON								
3	.79Mi.	**26465 LA 42 HWY HOLDEN, LA 70744-6412**	12/13/2022	$155,000			//		25,395 SF	
		APN: 0192427 Document #: 1053363								
		Document Type: Deed Price Code: D								
		Land Use: Single Family Residential								
		Legal: Abbreviated Description: City/Muni/Twp:HOLDEN City/Muni/Twp: HOLDEN								
4	.78Mi.	**25915 OAK ALY HOLDEN, LA 70744-6216**	11/29/2022	$215,000			//		129,374 SF	
		APN: 0189498 Document #: 1052570								
		Document Type: Deed Price Code: D								
		Land Use: Single Family Residential								
		Legal: Abbreviated Description: City/Muni/Twp:HOLDEN City/Muni/Twp: HOLDEN								
5	.98Mi.	**29556 GEORGE WHITE RD HOLDEN, LA 70744-6303**	05/19/2022	$350,000			//		142,006 SF	
		APN: 0597682A Document #: 1037791								
		Document Type: Deed Price Code: D								
		Land Use: Single Family Residential								
		Legal: Abbreviated Description: City/Muni/Twp:HOLDEN City/Muni/Twp: HOLDEN								

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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.	**25488 COUNTRY VIEW LN**	**10/04/2018**	$189,300	$18,930				16,553 SF	
.02Mi.	**25476 COUNTRY VIEW LN**	**03/15/2017**	$128,900	$12,890				15,682 SF	
.02Mi.	**25491 COUNTRY VIEW LN**	**09/07/2021**	$148,500	$14,850				18,731 SF	
.14Mi.	**25985 LA 42 HWY**	**07/11/2022**	$224,900	$22,490				4 SF	
.18Mi.	**25956 LA 42 HWY**	**11/04/2016**	$39,700	$3,970				4 SF	
.22Mi.	**25994 LA 42 HWY**	**04/27/2016**	$95,400	$9,540				10 SF	
.23Mi.	**26203 LA 42 HWY**		$20,500	$2,050					
.29Mi.	**25882 LA 42 HWY**	**10/05/2012**	$169,400	$16,940				3 SF	
.31Mi.	**26192 LA 42 HWY**	**04/30/2012**	$397,900	$39,790				24 SF	
.34Mi.	**29701 RICHARDSON DR**	**08/05/2013**	$110,400	$11,040				7 SF	
.37Mi.	**29625 RICHARDSON DR**	**04/30/2012**	$60,200	$6,020				16 SF	
.41Mi.	**29425 RICHARDSON DR**	**04/30/2012**	$94,000	$9,400				1 SF	
.44Mi.	**25798 LA 42 HWY**	**04/30/2012**	$464,500	$46,450				2 SF	
.44Mi.	**25177 FAYARD RD**	**07/30/2020**	$72,000	$7,200				15 SF	
.48Mi.	**29406 RICHARDSON DR**	**02/01/2016**	$112,300	$11,230				36,590 SF	
.48Mi.	**29341 RICHARDSON DR**	**06/09/2020**	$64,400	$6,440				1 SF	

Rent vs. Own

Households Occupied by Renters:	12%	Households Occupied by Owners:	79%

Demographics & Income

Median Age:	39.4 years old	Households:	2,525
Median Household Income:	$72,942	Households w/Family:	73%
Household Income Per Capita:	$33,264	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	Livingston Parish School District	Students:	25,687
Number of Schools:	44	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.31Mi.	**Springfield High School** Number of Students: 363 Student-Teacher Ratio: 16.56 Advanced Placement: Yes	A-	Public	9 - 12
2.38Mi.	**Springfield Elementary School** Number of Students: 553 Student-Teacher Ratio: 19.58	C-	Public	PK - 4
2.26Mi.	**Springfield Middle School** Number of Students: 428 Student-Teacher Ratio: 23.78	A	Public	5 - 8

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Flood Report

The Subject Property of **25488 COUNTRY VIEW LN, HOLDEN, LA 70744-6315** is in **Zone A** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH NO BFES HAVE BEEN DETER-MINED.
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	102%	SIMILAR
BURGLARY	157%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	98%	SIMILAR
FORCIBLE ROBBERY	165%	NOTABLY HIGHER
AGGRAVATED ASSAULT	135%	NOTABLY HIGHER
FORCIBLE RAPE	157%	NOTABLY HIGHER
MURDER	140%	NOTABLY HIGHER
OVERALL	146%	NOTABLY HIGHER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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Data deemed reliable, but not guaranteed.
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