


109 Pleasant Dr, Many, LA 71449-3330, Sabine County

APN: 0043009400 CLIP: 7347348490

	Beds N/A	Full Baths N/A	Half Baths N/A	Sale Price N/A	Sale Date 01/13/2006
	Bldg Sq Ft 1,924	Lot Sq Ft 20,038	Yr Built 1970	Type SFR	

OWNER INFORMATION			
Owner Name	U S Bank Trust National Associati on	Tax Billing Zip	71449
Tax Billing Address	109 Pleasant Dr	Tax Billing Zip+4	3330
Tax Billing City & State	Many, LA	Owner Occupied	Yes

COMMUNITY INSIGHTS			
Median Home Value	\$208,891	School District	SABINE PARISH
Median Home Value Rating	3 / 10	Family Friendly Score	30 / 100
Total Crime Risk Score (for the neig hborhood, relative to the nation)	71 / 100	Walkable Score	22 / 100
Total Incidents (1 yr)	32	Q1 Home Price Forecast	\$214,068
Standardized Test Rank	31 / 100	Last 2 Yr Home Appreciation	6%

LOCATION INFORMATION			
School District Name	Many SD B&E	Township	Many
Census Tract	5.00	Township Range Sect	7-11-23
Carrier Route	C002	Within 250 Feet of Multiple Flood Z one	No
Subdivision	Barnhill Brothers Add		

TAX INFORMATION			
Tax Bill Number	0043009400	Lot #	2
% Improved	93%	Block #	2
Tax Area	DD4		
Legal Description	LOTS 2 & 3 AND THE NORTH 10 F T. OF LOT 4 ALL IN BLOCK 2 OF B ARNHILL BROS. ADDN. IN SECTIO N 23-7-11		

ASSESSMENT & TAX			
Assessment Year	2023	2022	2021
Assessed Value - Total	\$9,467	\$9,467	\$9,467
Assessed Value - Land	\$690	\$690	\$690
Assessed Value - Improved	\$8,777	\$8,777	\$8,777
YOY Assessed Change (\$)	\$0	\$0	
YOY Assessed Change (%)	0%	0%	
Market Value - Total	\$94,667	\$94,667	\$94,667
Market Value - Land	\$6,900	\$6,900	\$6,900
Market Value - Improved	\$87,767	\$87,767	\$87,767
Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$904		
2022	\$844	-\$60	-6.61%
2023	\$768	-\$77	-9.07%

CHARACTERISTICS			
Land Use - County	Single Family Residence	# of Buildings	1
Land Use - Universal	SFR	Building Type	Residential
Lot Area	20,038	Building Sq Ft	1,924
Lot Acres	0.46	Year Built	1970

SELL SCORE			
Rating	Very Low	Value As Of	2024-04-21 04:37:11
Sell Score	165		

RENTAL TRENDS			
Estimated Value	1308	Cap Rate	9%

Estimated Value High **1687**
 Estimated Value Low **929**

Forecast Standard Deviation (FSD) **0.29**

(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

(2) The FSD denotes confidence in an Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

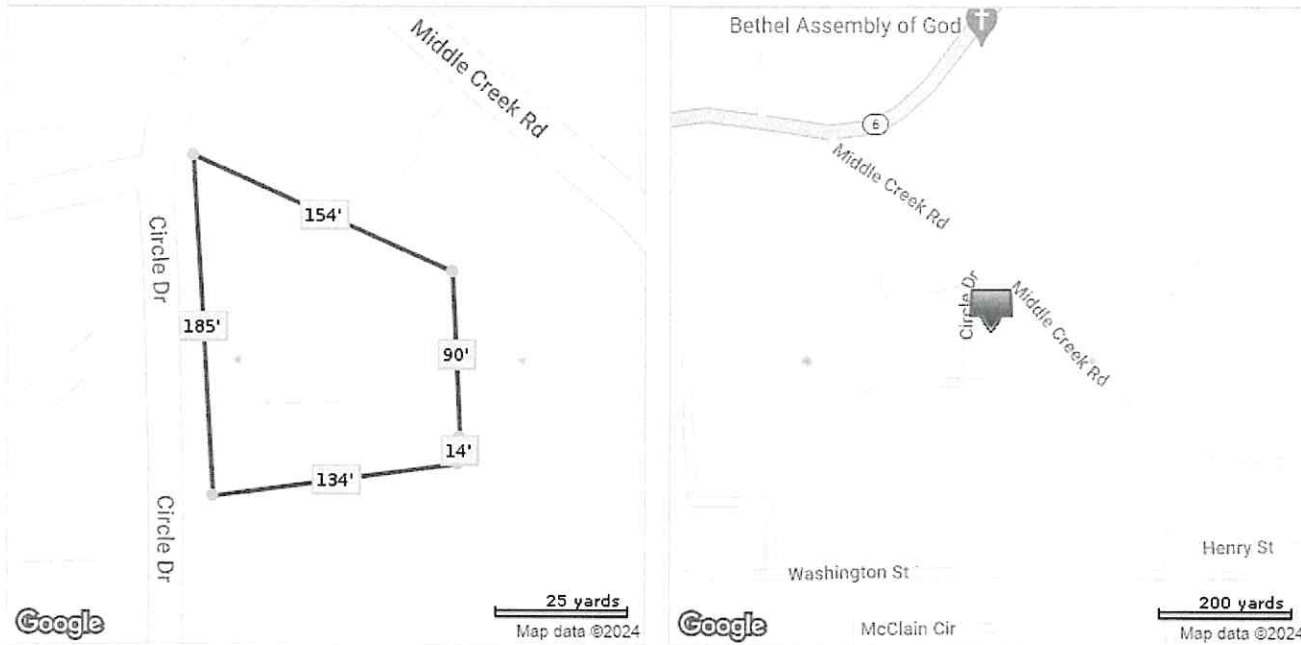
LAST MARKET SALE & SALES HISTORY

Sale Date	01/13/2006	Document Number	561-482
Owner Name	U S Bank Trust National Associati on	Deed Type	Deed (Reg)
Seller	Owner Record		
Sale Date	11/18/2019		01/13/2006
Recording Date	03/06/2020		
Nominal	Y		
Buyer Name	Cvi Cgs Mortgage Loan Trust I		Blinks Jarvis Q
Seller Name	Blinks Jarvis Q		Owner Record
Document Number	811-105		561-482
Document Type	Deed In Lieu Of Foreclosure		Deed (Reg)

FORECLOSURE HISTORY

Document Type	Release Of Lis Pendens/Notice	Notice Of Sale
Foreclosure Filing Date		01/23/2015
Recording Date	07/11/2016	01/30/2015
Document Number	456583	449847
Book Number	496	473
Page Number	36	698
Final Judgment Amount		\$58,410
Original Doc Date	01/30/2015	
Original Document Number	449847	
Original Book Page	473000698	

PROPERTY MAP



*Lot Dimensions are Estimated