

275 Marthaville Rd, Many, LA 71449-3354, Sabine County

APN: 0043122736 CLIP: 2272784097

MULTIPLE BUILDING PROPERTY SUMMARY

Beds	Full Baths	Half Baths	Sale Price	Sale Date
N/A	N/A	N/A	\$585,000	06/03/2021
Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
7,043	388,120	2009	SFR	

OWNER INFORMATION

Owner Name	Newrez LLC	Tax Billing Zip	23060
Tax Billing Address	1100 Virginia Ave Ste 205	Tax Billing Zip+4	3834
Tax Billing City & State	Glen Allen, VA	Owner Occupied	No

COMMUNITY INSIGHTS

Median Home Value	\$215,461	School District	SABINE PARISH
Median Home Value Rating	3 / 10	Family Friendly Score	40 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	79 / 100	Walkable Score	24 / 100
Total Incidents (1 yr)	20	Q1 Home Price Forecast	\$214,996
Standardized Test Rank	36 / 100	Last 2 Yr Home Appreciation	18%

LOCATION INFORMATION

School District Name	Many SD B&E	Township	Many
Census Tract	5.00	Township Range Sect	7-11-22
Carrier Route	C002	Within 250 Feet of Multiple Flood Zone	No

TAX INFORMATION

Tax Bill Number	0043122736	Lot #	10
% Improved	81%	Block #	1
Tax Area	DD4		

Legal Description
 8.92 AC LOC IN NE CORNER OF SEC. 22-7-11. #233024 LESS 4.46 AC C #241787. #366205 FROM ALFORD. #373725 CORRECTION. ALSO, A TRACT OF LAND CONTG. 4.46 ACRES AND BEING DESC. AS BEG AT A POINT LOC 741 FT S FROM THE NE COR OF SEC. 22-7-11, THENCE RUN S 195 FT, THENCE RUN W 760 FT, THENCE RUN S 174 FT, THENCE RUN W 230 FT, THENCE RUN N 251.36 FT, THENCE RUN E 330 FT, THENCE RUN N 117.64 FT, THENCE RUN E 660 FT TO THE POB, #375034 FROM JOHN ETAL. #392955-6 BOUNDARY AGREEMENT

ASSESSMENT & TAX

Assessment Year	2024	2023	2022
Assessed Value - Total	\$49,928	\$37,025	\$37,025
Assessed Value - Land	\$9,660	\$5,130	\$5,130
Assessed Value - Improved	\$40,268	\$31,895	\$31,895
YOY Assessed Change (\$)	\$12,903	\$0	
YOY Assessed Change (%)	34.85%	0%	
Market Value - Total	\$499,285	\$370,248	\$370,248
Market Value - Land	\$96,600	\$51,300	\$51,300
Market Value - Improved	\$402,685	\$318,948	\$318,948
Tax Year	Total Tax	Change (\$)	Change (%)
2022	\$3,302		
2023	\$3,002	-\$300	-9.07%
2024	\$4,087	\$1,085	36.15%

CHARACTERISTICS

Land Use - County	Single Family Residence	# of Buildings	2
Land Use - Universal	SFR	Building Type	Residential
Lot Area	388,120	Building Sq Ft	7,043

SELL SCORE

Rating	Low	Value As Of	2025-08-24 05:35:32
Sell Score	408		

RENTAL TRENDS

Estimated Value	2366	Cap Rate	3.4%
Estimated Value High	3786	Forecast Standard Deviation (FSD)	0.6
Estimated Value Low	946		

(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.

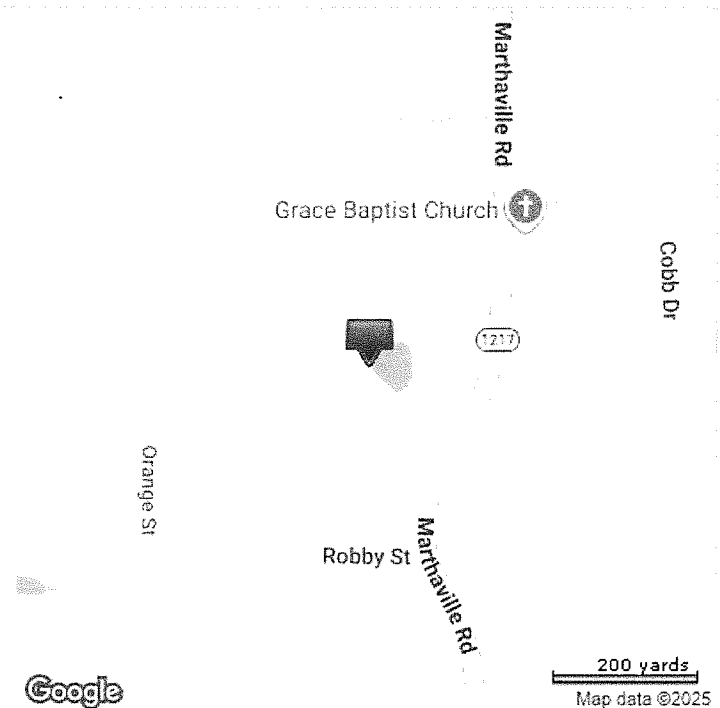
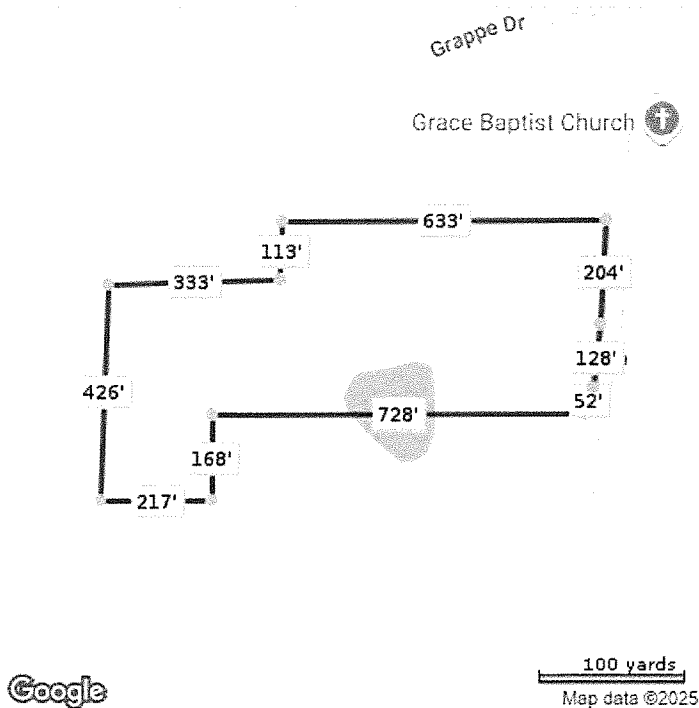
LAST MARKET SALE & SALES HISTORY

Sale Date	06/03/2021	Seller	Gregory Chesley L & Trudy S
Recording Date	06/09/2021	Document Number	827-754
Sale Price	\$585,000	Deed Type	Contract Of Sale
Owner Name	Newrez LLC	Price Per Square Feet	\$83.06
Sale Date	06/03/2021	09/18/2008	06/15/2000
Recording Date	06/09/2021	00/2008	00/2000
Sale Price	\$585,000	\$350,000	\$150,000
Buyer Name	Castro Agenor & Rosa	Gregory Chelsey & Trudy	Williams Roderick & Kimberlee
Seller Name	Gregory Chesley L & Trudy S	Owner Record	Owner Record
Document Number	827-754	631-271	366205
Document Type	Contract Of Sale	Deed (Reg)	Deed (Reg)

MORTGAGE HISTORY

Mortgage Date	06/09/2021
Mortgage Amount	\$598,455
Mortgage Lender	Gold Fin'l Svcs
Mortgage Code	Va

PROPERTY MAP



*Lot Dimensions are Estimated

BUILDING 1 OF 2

CHARACTERISTICS

Land Use - County	Single Family Residence	Building Type	Residential
Land Use - Universal	SFR	Building Sq Ft	1,350
Lot Area	388,120	Year Built	2009

CHARACTERISTICS

Land Use - County	Single Family Residence	Building Type	Residential
Land Use - Universal	SFR	Building Sq Ft	5,693
Lot Area	388,120	Year Built	1980
Lot Acres	8.91		