

Cross Property 360 Property View

3416 CLIFFORD Drive, Metairie, Louisiana 70002

Listing



Residential

ML# **2354332**
3416 CLIFFORD DR, Metairie, LA 70002
 Unit #
 Dwell Type **SGL**
 Condition **Excellent**
 CityLmt **Yes**
 Parish **Jefferson**
 Subdiv **Whitney Heights**
 Legal Desc **LOT 129 SQ 13 WHITNEY HGTS**
 Bounding St **WEST ESPLANADE, VETERANS,22ND**
 Directions **TURN RIGHT ONTO CLIFFORD FROM WEST ESPLANADE HOUSE WILL BE ON YOUR RIGHT**

Status **Active**
 Listing Type **ERS**
 List Price **\$499,999**
 Orig Price **\$499,999**
 LP\$/SQFT **\$225.43**
 Neighborhood

Attachments **5** Images **32**

General Information

Yr Rem/Ren/Built	2022	Elev Cert Avail	No	Exterior	BR	Bedrooms	3
Age Desc 1	RSL	Green Build Cert	No	Style	RANCH	Baths F/H/Total	2 / 0 / 2
Age Desc 2	REN			Foundation	SLA	Apx SqFt Liv Ar	2,218
Appx Age	54	ADA Features	No	Roof	SHI	Apx SqFt Ttl Ar	2,412
Assoc	NO	Sewer	C	Car Storage	3PLUS,AT,CP	SqFt Source:	Appraisal
Builder		Gas	NA	Stories	1.0	Lot Desc	REG
Eng Efficient Feat		Electric	Entergy	Warranty	No	Lot Size	60x104
Water	P	WtrFr/Nav	No	FirePlace	Gas	Acres	0.14
Ext Features	FE,WS			Patio	CV	Lot	129
Addl Features	CM,CF,NC,SA,ST,SC,HU			Spa	N	Ttl Units in Cplx	
Appliance Inc	DS,DW,M,RO			Pool	NO	Apartment	No
TermCont	Yes	Air	1,C	Clubhouse		Comm Ar Maint	
Bus Service		Heat	1,C	OutBuilding	OTHER	RrYdVhAc	No
						Exterior Ins	

Public Remarks:

FABULOUS NEW RENOVATION LOCATED IN THE HEART OF METAIRIE ON THE GORGEOUS TREE LINED STREETS IN WHITNEY HEIGHTS SUB., FEATURING OPEN CONCEPT LIVING, QUARTZ COUNTERTOPS, STNLS STEEL APPL., ISLAND, EXCELLENT FOR ENTERTAINING MAINTAINING THE ORIGINAL CHARACTER WITH A STEP DOWN LIVING SPACE W GAS FIRESPLACE-CLASSIC RANCH FROM THE 1950'S MEETS 2022!! COVERED CARPORT, PATIO, + A SEPERATE BUILDING IN THE BACK W ELECTRICITY, GREAT FOR A SEP. HOME OFFICE OR MAN CAVE! NEW ROOF, NEW UNDERGROUND PLUMBING,+MORE!!

Rooms Information

Type	Level	Ceiling	Dimens	Floor	Type	Level	Ceiling	Dimens	Floor
Kitchen	L	8	12.2 X 19	VP	Living	L	8	22 X 15.2	VP
Primary Bedroom	L	8	10 X 16.5	VP	Primary Bath	L	8	7.2 X 9.8	TI
Bedroom	L	8	15.2 X 11	VP	Bedroom	L	8	10.8 X 11	VP

Financial Information

Bond For Deed	No	Potent Short Sale	No	Lse Purch	No	Ownr May Fin	No
3rd Party/REO	Neither	Meas. Appx Not Guaranteed	Yes	Sold W Covenants/Restr	Unknown	Sold As Is WOR	Yes
Month Town Fee		HO/Maint Fee	No	HO/Maint Fee \$		HO/Maint Terms	

Agent Remarks:

BROKER-995710470 BROK.995710999-CORP PLEASE PROVIDE PROOF OF FUNDS OR PRE-APPROVAL LETTER WITH OFFERS, TITLE COMPANY TO HOLD DEPOSIT CHECK

Listing Agent Information

List Agent	THOMAIME/AIMEE CUROLE	Agent Phone	(504) 909-0306	Agent Fax	
Agent Email	AMAYREALTOR@gmail.com	Appt. Contact #	5049090306	Agent License #	995710470
List Broker	23RL01/23 Realty, LLC	Office Phone	(504) 909-0306	Office Fax	
Internet	Yes	IDX	Yes	VOW	Yes
Comm To Coop Mem Part	2 Percent	IDX/VOW AVM	No	Office License #	995710999
List Date	07/18/2022	Entered By	AGC	VOW Cmnts	No
Showing Instruct	GO AND SHOW ON SHOWING TIME	Expire Date	02/18/2023	Shown By	V,S
				DOM	0

Prepared By: **AIMEE CUROLE** Information Deemed Reliable, Not Verified or Guaranteed Date: **07/18/2022 7:33 PM**
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Tax

Owner Information

Owner Name:	Hm Invest Llc	Mailing Address:	5920 Veterans Blvd
Tax Billing City & State:	Metairie La	Tax Billing Zip:	70003
Owner Occupied:	A		

Location Information

School District Name:	School Board	Census Tract:	029500
Carrier Route:	C040	Zoning:	R1A
Subdivision:	Whitney Hgts/Add/Add #2 Sqs 1-	Township:	Ward 8

Estimated Value

RealAVM™:	\$285,000	Estimated Value Range High:	\$317,600
Estimated Value Range Low:	\$252,400	Value As Of:	07/02/2022
Confidence Score:	76	Forecast Standard Deviation:	11

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM 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 an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Tax Information

Tax Bill Number:	0820028246	% Improved:	63
Tax Area:	04	Lot #:	129
Block #:	13	Tax Appraisal Area:	04
Legal Description:	LOT 129 SQ 13 WHITNEY HGTS		

Assessment & Taxes

Assessment Year	2021	2020	2019
Assessed Value - Total	\$29,260	\$29,260	\$27,350
Assessed Value - Land	\$10,910	\$10,910	\$8,730
Assessed Value - Improved	\$18,350	\$18,350	\$18,620
YOY Assessed Change (\$)	\$	\$1,910	
YOY Assessed Change (%)	0%	7%	
Market Value - Total	\$292,600	\$292,600	\$273,500
Market Value - Land	\$109,100	\$109,100	\$87,300
Market Value - Improved	\$183,500	\$183,500	\$186,200
Tax Year	2021	2020	2019
Total Tax	\$3,481.67	\$3,456.85	\$3,321.68
Change (\$)	\$25	\$135	
Change (%)	1%	4%	

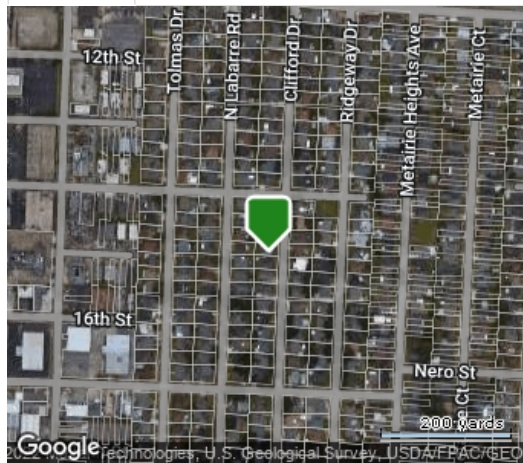
Characteristics

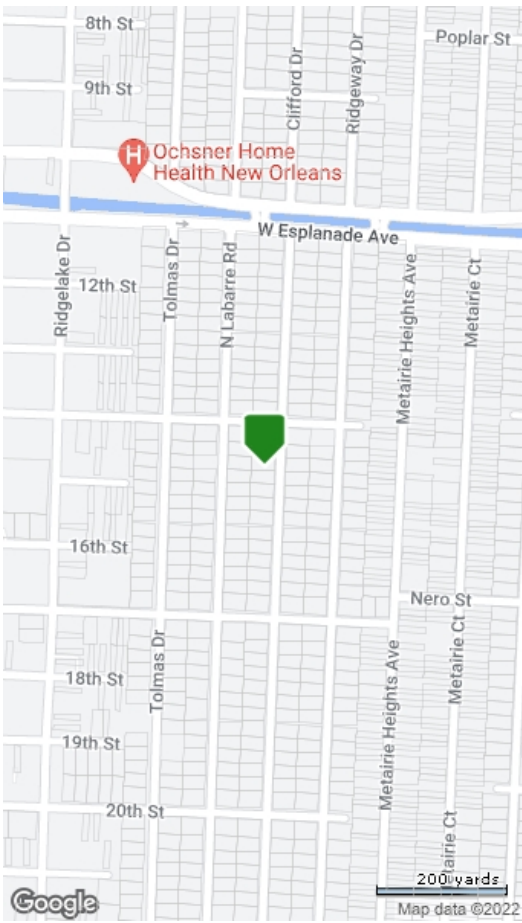
Land Use - County:	Single Family Residence	Land Use - Universal:	Sfr
Lot Acres:	0.143	Lot Acres:	0.143

Last Market Sale

Sale Date:	03/31/2022	Recording Date:	03/31/2022
Sale Price:	\$290,000	Owner Name 1:	Hm Invest Llc
Seller:	Beron Lawrence P & Thomas E	Document Number:	3468-361
Deed Type:	Deed (Reg)		

Parcel Map

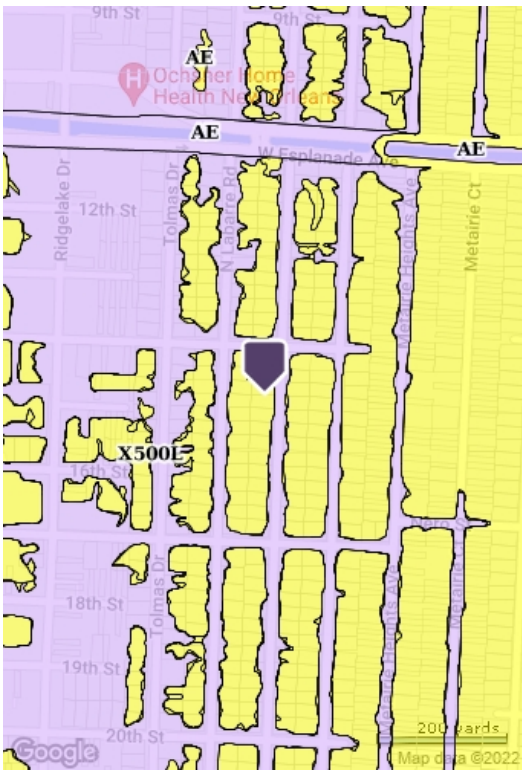




Flood Map

Flood Zone Code:
 Flood Zone Date:
 Flood Zone Panel:
 Flood Code Description:

Special Flood Hazard Area (SFHA):
 Within 250 Feet of Multiple Flood Zone:
 Flood Community Name:



- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
- 100-year Floodway 100-year Floodplain
- Undetermined
- 500-year Floodplain incl. levee protected area

■ Out of Special Flood Hazard Area

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