

# Parcel Intelligence Report

12-layer address lookup for the Shreveport-Bossier MSA — physical risk, neighborhood context, and environmental exposure in one report

**182K+**

PARCELS COVERED

**12+**

DATA LAYERS

**7**

REPORT SECTIONS

**<2 min**

REPORT TIME

Enter an address. Get a single assembled report drawing from flood, subsidence, soil, neighborhood, school, fire, and EPA data layers — flood zone and freeboard depth, ground subsidence velocity, soil engineering properties, river gauge conditions, ACS neighborhood demographics, LDOE school grades, fire station proximity, and EPA-registered facilities within range. No manual cross-referencing across agencies and portals. One report, under two minutes.

## REPORT SECTIONS & FIELDS

### PROPERTY RECORD

- › Address, GEOGNO, owner name
- › Lot size, year built, subdivision
- › Zoning classification
- › Assessed land + improvement value, est. annual tax
- › LiDAR ground elevation + est. first floor elevation
- › Adjudication status

### FLOOD & SUBSIDENCE RISK

- › FEMA flood zone + SFHA flag
- › Base Flood Elevation + freeboard depth
- › InSAR ground subsidence rate (mm/yr), confidence tier
- › Nearest USGS river gauge: stage, 1-yr high/low, days above flood stage, 100-yr flow

## WHO USES THIS REPORT

- **Mortgage lenders**  
Pre-underwriting physical risk screen — flood zone, subsidence, and soil in one pull before ordering appraisal
- **Real estate agents**  
Disclosure and due diligence packet preparation — sourced data with PDF export for file retention
- **Buyers and investors**  
Pre-offer research — neighborhood demographics, school grades, and environmental exposure without portal-hopping
- **Title companies and closing attorneys**  
Spot-check physical and regulatory flags before close — adjudication status, flood zone, EPA proximity
- **Insurance underwriters**  
Foundation, flood, and soil risk indicators assembled per address for residential property submissions

## **SOIL & SITE CONDITIONS**

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- › SSURGO soil series + drainage class + hydric flag
- › Foundation risk tier (LEP-derived)
- › Shrink-swell potential (LEP value)
- › Flood frequency, road limitation, building site rating

## **NEIGHBORHOOD PROFILE**

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- › Median household income + median home value (ACS)
- › Owner occupancy rate + poverty rate
- › Block group population + median year built
- › Broadband: best technology, max download speed, provider count

## **SCHOOLS, FIRE & EPA**

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- › Nearest elementary, middle, and high school — LDOE letter grade, district-filtered
- › Nearest fire station — distance + Shreveport median comparison
- › EPA-regulated facilities nearby — name, distance, permit type, compliance status