
STATE OF LOUISIANA

PARISH OF East Baton Rouge

**PROPERTY ADJUDICATED
TO THE STATE**

FOR UNPAID TAXES, 1973

When Sold June 12, 1974

When Recorded June 28, 1974

COB _____ Folio _____ et seq.

Filed in Land Office June 28, 1974

STATE OF LOUISIANA

PARISH OF East Baton Rouge

BE IT KNOWN AND REMEMBERED, That I, J. Al Amiss,
Sheriff and *ex officio* Tax Collector of the Parish of East Baton Rouge
State of Louisiana, in the name of the State, and by virtue of the power and authority in me vested by
the Constitution and laws of the State of Louisiana, and in pursuance of the requirements of Chapters
1-5, inclusive, of Title 47 of the Revised Statutes of 1950, as amended; that having published, mailed
or delivered the notices as required by LSA-R.S. 47:2180, and having strictly complied with each and
every requirement of said law prescribed in the premises relating to delinquent taxes and taxpayers, and
to seizure, advertisement and sale of property thereof, in full as well as all amendatory laws, I did, in
the manner directed in LSA-R.S. 47:2181, advertise in the Morning Advocate
a newspaper published in the town of Baton Rouge, Louisiana in the Parish of
East Baton Rouge to be sold for State, District Levee and Parish Taxes, with
interests and costs, at the principal front door of the Courthouse of this Parish of _____
East Baton Rouge on June 12 A. D. 19 74 beginning at ¹⁰~~XX~~
o'clock a.m., giving notice to all parties in interest, and that said advertisement appeared in the issue of
said newspaper from the 13th day of May to the 10th day of June,
19 74, and in said list as advertised the following described lands, appeared in the name of the following
parties that was not sold after offering it at public auction at the principal door of the Courthouse, at
Baton Rouge, Louisiana in said Parish of East Baton Rouge
on said 12th day of June, 19 74, and there being no purchaser to said property,
and after complying with the requirements of the law and having offered said properties in the manner
required by LSA-R.S. 47:2181, for sale as above set forth, the following described lands in the Parish
of East Baton Rouge remained unsold, there being no bidders therefor;
said properties being assessed to the following named persons as per assessments on file in my office, and
are described as follows:

Five Hundred Sixteen (516) pieces of real estate as herein described in
Five Hundred Sixteen (516) deeds herewith enclosed.

Now, therefore, having complied with all the formalities prescribed by law and the a

lands, failing to sell, not receiving a bid therefor, equal to the amount of taxes, interest and costs thereon, I, J. Al Amiss, by Mary P. LeBlanc, Dy., Sheriff and *ex officio* Tax Collector of said Parish, by virtue of the authority in me vested by the laws of the State of Louisiana, and in accordance with LSA-R.S. 47:2186, aforesaid, each specific piece of property hereinbefore described, was respectively and separately adjudicated to the State of Louisiana. And now in pursuance of said adjudication, and by virtue of the provisions of laws for such cases provided, I, J. Al Amiss, by Mary P. LeBlanc Deputy Sheriff and *ex officio* Tax Collector, do by these presents grant, bargain, sell, assign, set over and deliver unto said the State of Louisiana the property hereinbefore described with all improvements thereon, etc.; provided, that the said properties herein sold are subject to redemption by the said taxpayer or any person interested personally, or as heir, legatee, creditor or otherwise, at any time for the space of 3 years from the date on which this deed or act of sale shall for record in the Conveyance Office of this Parish, upon payment of the said taxpayer or interest, to the said vendee herein, or its legal representatives, the said price of adjudication with and interest at the rate of 1% per month until redeemed and all costs added:

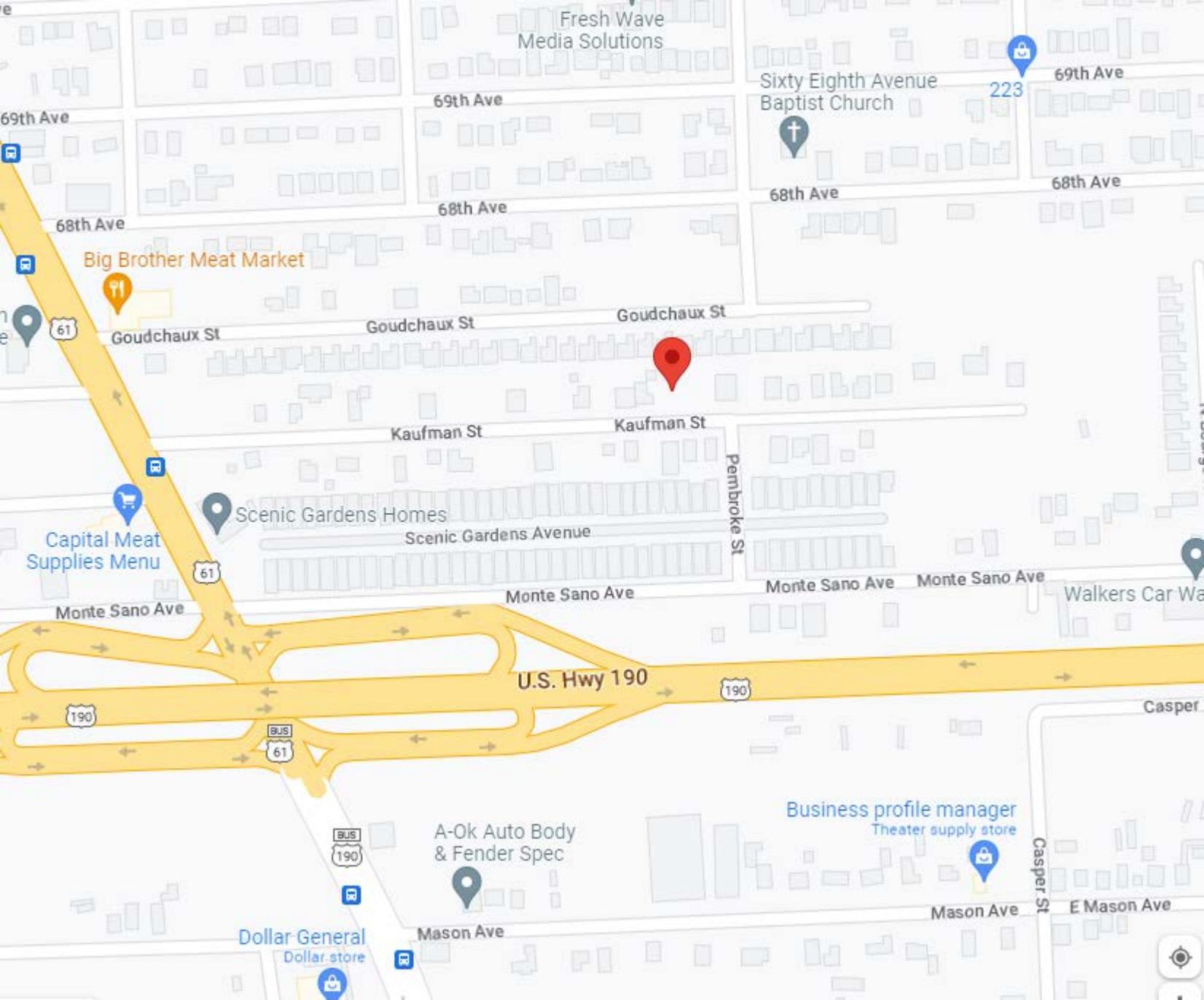
IN WITNESS WHEREOF, I have hereunto signed my name at Baton Rouge, Louisiana Parish of East Baton Rouge this 28th day of June in the year of our Lord one thousand Nine Hundred and Seventy Four in the presence of Willis R. Simmons and Mike E. Musso, competent witnesses, who also sign hereunto with me.

J. Al Amiss, Sheriff
By: Mary P. LeBlanc
Dy. Sheriff and *ex officio* Tax Collector.
Parish of East Baton Rouge

WITNESSES:
Willis R. Simmons
Mike E. Musso

Recorded, Parish of East Baton Rouge 28th day of June, 19 74, in Conveyance Book No. _____

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Fresh Wave Media Solutions

Sixty Eighth Avenue Baptist Church

69th Ave

223

69th Ave

69th Ave

68th Ave

68th Ave

68th Ave

68th Ave

Big Brother Meat Market

Goudchaux St

Goudchaux St

Goudchaux St

Kaufman St

Kaufman St

Scenic Gardens Homes

Scenic Gardens Avenue

Pembroke St

Monte Sano Ave

Monte Sano Ave

Monte Sano Ave

Walkers Car Wash

Capital Meat Supplies Menu

Monte Sano Ave

U.S. Hwy 190

190

190

BUS 61

Casper

A-Ok Auto Body & Fender Spec

Business profile manager
Theater supply store

Dollar General
Dollar store

Mason Ave

Mason Ave

Casper St

E Mason Ave

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State Land Office**

APPRAISAL REPORT



APPRAISAL REPORT

Tax Property 2205 Kaufman Street

Lot 45 Monte Sano Highland Farms S/D (50 x 100)

East Baton Rouge Parish, Louisiana

I, Bernell Boudreaux, reviewed the subject data to report an opinion of *Market Value as of August 1, 2022.

***Market Value defined as” the most probable price in terms of money which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and the seller, each acting prudently, knowledgeable and assuming the price is not affected by undue stimulus.**

The Direct Sales Comparison Approach: Formerly known as the market data approach, this is an appraisal method in which the property being appraised is compared to sales of similar properties in order to arrive at a value. The appraiser identifies the comparable properties as being similar in time and somewhat similar in size, quality, use, and amenities, among other considerations. All comps are from the subject area

The subject is a (vacant) lot located in Baton Rouge Louisiana not a flood zoned area, within minutes of Exxon Refinery, Southern University and The State Capitol. Access to Interstate 110 Hwy via Scenic Hwy.

The Market Value estimate predicted on prices paid in actual transactions.

The sale used in the analysis are as follows:

Comparable Sales

Sale # 1

3000 Block of Denham St. Lot. 22, 23 & 24 Monte Sano Highland S/D

Parcel #268933
Parcel #268925
Parcel #268887

12/21/2020 Tax (ADJ) Sale \$3,000.00 150 x 150 \$20.00 Per Frt. Ft

Vacant lot fronting Denham St
Public services are available to this site
Comparable is not in a flood zone.
Owner: Lee Lorraine (EBR Parish TAX)



Sale #2: 2575 Shada St. Monte Sano Highland Farms S/D Parcel #305138
1/30/2019 Cash Sale (Deed) \$5,000 40 x 100 \$125.00 Per Frt. Ft

A vacant Lot to site fronting Shada Street
Public services are available to this site
Comparable is not in a flood zone.
Owner: Ruby Williams (EBR Parish Tax)



Sale #3: 6057 Alexander Ave Lot 6 Monte Sano Highland Farms Parcel #460184
11/17/2021 Cash Sale \$1,000 50 x 135 \$20.00 Per Frt. Ft

Vacant lot fronting on Alexander
Public services are available to this site
Comparable is not in a flood zone.
Owner: Cardell Nunnery Jr. (EBR Parish Tax)



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Sale #4: 1626 Kaufman St. Lot 15 Monte Sano Highland Farms
11/14/2019 Cash Sale \$2,000 50 x 106

Parcel #481483
\$40.00 Per Frt. Ft.

A vacant lot fronting Kaufman Street
Public services are available to this site
Comparable is not in a flood zone.
Owner: Shameka Smith



Sale #5: 2200 -2144 Kaufman St (1 ac.) Monte Sano Highland Farms

Parcel #484504

6/8/2021 Tax ADJ Sale \$2,000 One Acre \$13.33 Per Frt. Ft

Sold as vacant land house adds no value to site fronting Kaufman Street

Public services are available to this site

Comparable is not in a flood zone.

Owner: Sheldon Veals



Sale #6: 3824 Pocasset St. 40 x 100 Lot #8 Istrouma (S/D) Parcel #305138
2/23/2021 Tax ADJ Sale \$5,365 \$134.13 Per Frt. Ft

Sold as vacant lot fronting Pocasset St Street
Public services are available to this site
Comparable is not in a flood zone.
Owner: Audrey Dibrell



All sales are located in the same area as the subject. Sales used in this report are the best available to the appraiser at the time of this report. Sales data came from East Baton Rouge Parish Tax Assessor records with an indicate price range of \$13.00 to \$134 per front foot.

Price Per Front Ft. \$50.00 (x) 50 Front Feet = **\$2,250.00**