

cards typed

SALES OF PROPERTY TO THE
STATE FOR TAXES

19 57

EAST BATON ROUGE Parish

Date of Sales May 28, 1958

Date filed in State Land Office June 27, 1958

Date Recorded June 27, 1958

Orig. # 64 Bd1. #4192

COB _____ Folio _____

Page _____

1.01534

STATE OF LOUISIANA

PARISH OF *East Baton Rouge*

**PROPERTY ADJUDICATED
TO THE STATE**

FOR UNPAID TAXES, 1957

When Sold... *5/28/58*
When Recorded... *6/27/58*

Filed in State Land Office,

June 27, 195*8*

9076	Sept-27-1958	226%	10-27-76
1170	Dec-27-1958	228%	12-27-76
1596	4-27-59	311%	11-27-82
2170	10-27-59	312%	12-27-82
2470	1-27-60		
28	5-27-60		
37	1-27-61		
42	6-27-61		
47	11-27-61		
50	2-27-62		
57	9-27-62		

STATE OF LOUISIANA

PARISH OF East Baton Rouge

Ward No

BE IT KNOWN AND REMEMBERED, That I, BRYAN CLEMMONS

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.

For 19

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 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 May 28 A. D. 1958 beginning at 10

o'clock a. m., giving notice to all parties in interest, and that said advertisement appeared in the issue of said newspaper from the 25 day of April to the 27 day of May

1958 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 in said Parish of East Baton Rouge

on said 28th day of May, 1958 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 there-

for; said properties being assessed to the following named persons as per assessments on file in my

office, and are described as follows:

(28 pieces or deeds attached hereto)

See Pg 19

~~Surfaced road Jan 2, 1969~~

~~Being advertised~~

See Mr. Port

NAME AND DESCRIPTION OF PROPERTY

Ward No. 2 Assessment No. 3656

Givens, E.C.

~~5.19 A. taken from SW. corner of 380 A.,~~
~~Tr. on N. side of Springfield Rd.~~

5.19 A., taken from SW. corner of 380 A.,

Tr. on N. side of Springfield Rd.

For 19 57 Assessment 150

State Tax .86

Interest .03

Confederate Veteran Tax

Good Roads Tax

Levee District Tax

Acreage Tax

Produce Tax

Interest

Advertising 2.50

Collector's Cost, Making, Recording and Copy of Deed, etc. \$1.50

Registered Notice .50

Parish Tax 4.51

Interest .17

Drainage

Parish School Tax

Parish Special Tax

Total 10.07

(Handwritten mark)

Surface Lease Jan 2, 1969 #758 ²⁰
 1/2 cancelled 2/10/99

~~See~~ Mr Poet

pole req. Booker T Chatham

NAME AND DESCRIPTION OF PROPERTY		
Ward No. 1-3	Assessment No. 4488	
Givens, E. C.		
Lot 35 sq 39 S. B. R.		
For 1957 Assessment 100		
State Tax		.57
Interest		.02
Confederate Veteran Tax		
Good Roads Tax		
Levee District Tax		
Acreage Tax		
Produce Tax		
Interest		
Advertising		2.50
Collector's Cost, Making, Recording and Copy of Deed, etc.		\$1.50
Registered Notice		.50
Parish Tax		3.01
Interest		.19
Drainage	city of Baton Rouge	.70
Parish School Tax	SE 6	.21
Parish Special Tax	SE 6A	.10
	LEVEE	.30
Total		9.60

adv for public lease!

Now, therefore, having complied with all the formalities prescribed by law and the above described lands, failing to sell, not receiving a bid therefor, equal to the amount of taxes, interest and costs due thereon, I, Bryan Clemmons, 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,

Bryan Clemmons 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 be filed for record in the Conveyance Office of this Parish, upon payment of the said taxpayer or interested person, to the said vendee herein, or its legal representatives, the said price of adjudication with 5% penalty 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 Parish of East Baton Rouge this 27th day of June in the year of our Lord one thousand Nine Hundred Fifty- Eight in the presence of R. H. Hughes and W. H. Tillman, competent witnesses, who also sign hereunto with me.

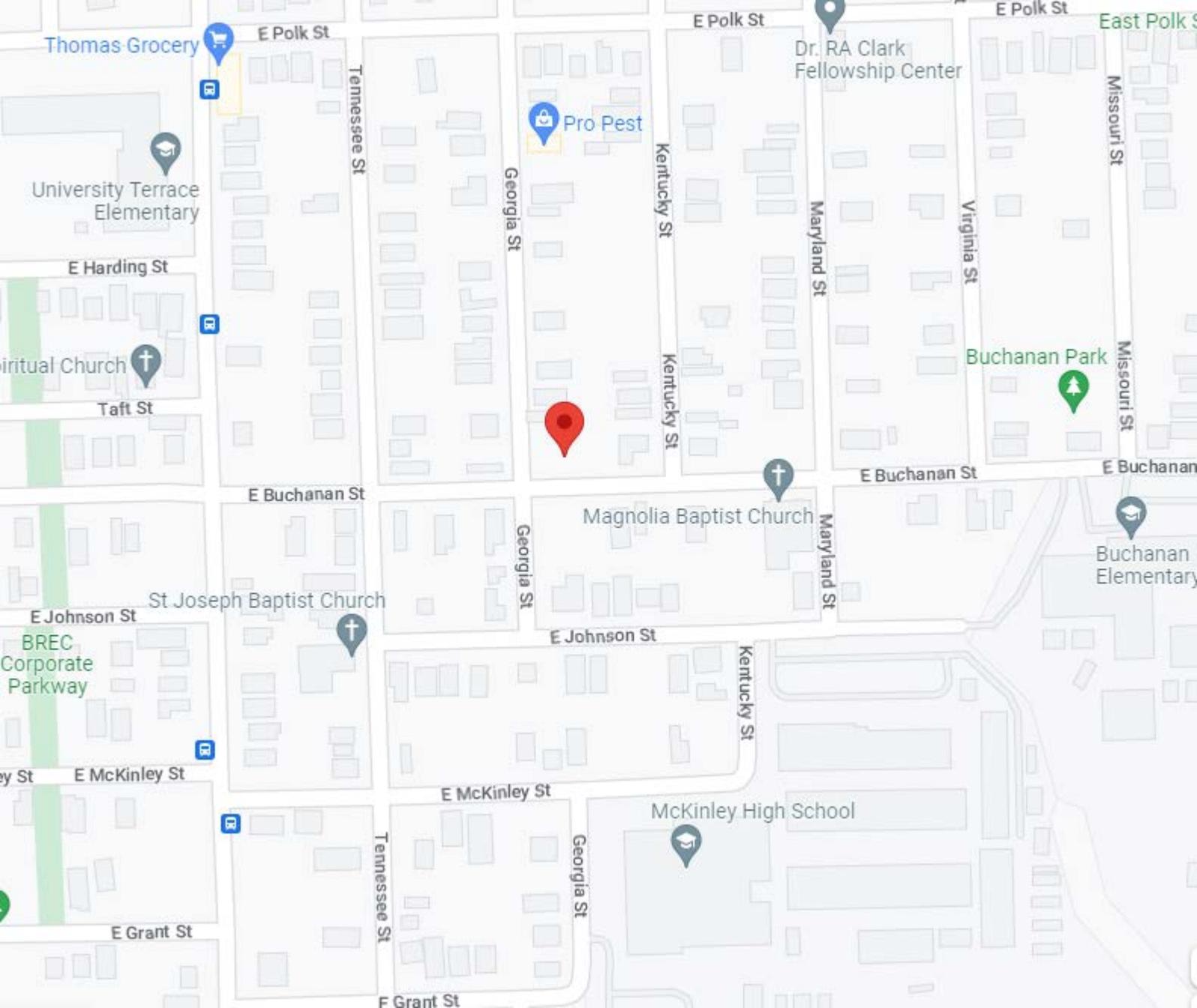
Bryan Clemmons
By [Signature] Sheriff and *ex officio* Tax Collector.
Parish of East Baton Rouge

WITNESSES:

[Signature]
W. H. Tillman

Recorded, Parish of East Baton Rouge this 27 day of June, 1958, in Book 64 of Conveyance, No. 4192, Folio et seq.

[Signature]
Clerk and *ex officio* Recorder.



Thomas Grocery

E Polk St

Tennessee St

University Terrace Elementary

E Harding St

Spiritual Church

Taft St

Pro Pest

Georgia St

Kentucky St

Dr. RA Clark Fellowship Center

Maryland St

Virginia St

Missouri St

Missouri St

Buchanan Park

E Buchanan St

Magnolia Baptist Church

Georgia St

Maryland St

E Buchanan St

E Buchanan St

Buchanan Elementary

E Johnson St

St Joseph Baptist Church

E Johnson St

BREC Corporate Parkway

Kentucky St

E McKinley St

E McKinley St

McKinley High School

Georgia St

Tennessee St

E Grant St

E Grant St

APPRAISAL REPORT



Tax Property

2365 Georgia Street

East Baton Rouge Parish, Louisiana

I, Bernell Boudreaux, reviewed the subject data to report an opinion of *Market Value as of July 20, 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 south Baton Rouge within minutes of Louisiana State University (south) and north of the state capitol.

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

The sale used in the analysis are as follows:

Comparable Sales

Sale #1: 2230 (Blk.) Maryland Lot 18 Blk. 41 (S. Baton Rouge S\D) Parcel #906891
6/25/2020 \$1,000.00 20 x 100 \$0.50 Price Per Sq. Ft.

Cleared lot fronting Maryland Street.
Public services are available to this site
Comparable is not in a flood zone.
Owner: Terry Bonnie



Sale #2: 1340 Eddie Robinson Dr. South Baton Rouge S/D Parcel #537454
8/3/2020 \$5,000 61 X 120 **\$0.68 Price Per sq. Ft.**

Building in poor condition adding no value to site fronting Eddie Robinson Sr. Dr.
Public services are available to this site
Comparable is not in a flood zone.
Owner: Juana Rico Vargas (ERB TAX)



Sale #3: 1119 Eddie Robinson Sr. Dr. Part of lots 4 & 5 Swart S/D Parcel #101060
1/13/2020 \$2,000.00 20 x 120 \$0.83 Price Per Sq. Ft.

Cleared lot fronting Eddie Robinson
Public services are available to this site
Comparable is not in a flood zone.
Owner: Jeremy Godchaux



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Sale #4: 1445 & 1447 Eddie Robinson Sr Dr. Part of Lots 21, 22 & 23 Sq. I Booker
Town S/D Parcel #812374
7/14/2021 \$9,000.00 70 x 100
\$1.29 Price Per Frt. Ft.

Cleared lot fronting Eddie Robinson
Public services are available to this site
Comparable is not in a flood zone.
Owner: Paul Batiste



All sales are located in South Baton Rouge, Sales used in this report are the best available to the appraiser at the time of this report.

Sales data came from East Baton Parish Tax Assessor indicate a price range of \$0.40 to \$1.29 per square feet.

Price Per Sq. Ft. \$0.75 (x) 3,348 Sq. Ft. = \$2,500.00