

STATE OF LOUISIANA

PARISH OF East Baton Rouge

BE IT KNOWN AND REMEMBERED, That I, J. Al Amiss, by Mary P. LeBlanc, Dy.
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 6, A. D. 19 1973 beginning at ¹⁰~~11~~
o'clock a.m., giving notice to all parties in interest, and that said advertisement appeared in the issue of
said newspaper from the 4th day of May to the 30th day of May,
19 73, 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 6th day of June, 19 73, 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:

Two Hundred Fifty Six (256) pieces of real estate as herein described
in Two Hundred Fifty Six (256) deeds herewith enclosed.

STATE OF LOUISIANA

PARISH OF East Baton Rouge

**PROPERTY ADJUDICATED
TO THE STATE**

FOR UNPAID TAXES, 19 72

When Sold June 6, 1973

When Recorded June 19, 1973

COB _____ Folio _____ et seq.

Filed in Land Office June 19th, 1973

STATE OF LOUISIANA

AMENDED PROCES VERBAL OF TAX SALE

BE IT KNOWN That on this 12th day of November, 1973

before me, and for the Parish of East Baton Rouge State of Louisiana, and in the presence of the two undersigned competent witnesses, personally came and appeared:

J. Al Amiss Sheriff and Ex-Officio Tax Collector, and

Jesse L. Webb Assessor, East Baton Rouge Parish,

who declared that on the 9th day of June, 1973 the Sheriff sold to the State of Louisiana, at public sale the following described property to wit:

Remaining part of Lot 9 Sq. 48 Istrouma

adjudicated to the State in the name of Bergeron, Woolin O., etal for the unpaid taxes of 1972 Recorded COB Folio of the official records of this Parish and State, under an assessment value of 1700

That said tax sale and deed to the State of Louisiana, and the Proces Verbal thereof, are hereby amended and corrected to read as follows:

Remaining part of Lot 9 Sq. 84 Istrouma

adjudicated to the State in the name of Bergeron, Woolin O., etal, who acquired this property by a deed duly recorded in COB Folio of the Official Records of the above parish, State of Louisiana, and the above tax debtor is one and the same person.

This correction is made for the purpose of conveying to the State of Louisiana a complete title to said property, the same as though said corrected name and description were included in the original tax deed transferring the property to the State of Louisiana.

THIS DONE AND SIGNED AT Baton Rouge, Louisiana on the

12th day of November, 1973, in the presence of the undersigned competent witnesses and Parish Officials after reading of the whole.

Jean C. Orgeron
Witness
D. M. Baker
Witness

J. Al Amiss
By: M. P. LeBlanc
Dy. Sheriff and Tax Collector
Jesse L. Webb
By: J. B. Sward
Dy. Assessor
Perry M. Johnson, Jr.
By: Katherine E. Beatty
Dy. Clerk of Court

*See additional amended
Proces Verbal*

AMENDED PROCES VERBAL OF TAX SALE

BE IT KNOWN That on this 10th day of July, 1973

before me, and for the Parish of East Baton Rouge State of Louisiana, and in the presence of the two undersigned competent witnesses, personally came and appeared:

J. Al Amiss Sheriff and Ex-Officio Tax Collector, and

Jesse L. Webb Assessor, Baton Rouge Parish,

who declared that on the 6th day of June, 1973 the Sheriff sold to the State of Louisiana, at public sale the following described property to wit:

Remaining port. of Lot 9 Sq. 48 Sub. Instrouma

_____ adjudicated to the State in the name of Worlin O. Bergeron, etal for the unpaid taxes of 1972 Recorded COB Folio of the official records of this Parish and State, under an assessment value of _____.

That said tax sale and deed to the State of Louisiana, and the Proces Verbal thereof, are hereby amended and corrected to read as follows:

Remaining port. of Lot 9 Sq. 48 Sub. Istrouma

_____ adjudicated to the State in the name of Worlin O. Bergeron, etal, who acquired this property by a deed duly recorded in COB Folio of the Official Records of the above parish, State of Louisiana, and the above tax debtor is one and the same person.

This correction is made for the purpose of conveying to the State of Louisiana a complete title to said property, the same as though said corrected name and description were included in the original tax deed transferring the property to the State of Louisiana.

THUS DONE AND SIGNED AT Baton Rouge, Louisiana on the

10th day of July, 1973, in the presence of the undersigned competent witnesses and Parish Officials after reading of the whole.

J. Al Amiss

By: [Signature]
Dy. Sheriff and Tax Collector

Jesse L. Webb

By: [Signature]
Dy Assessor
Perry M. Johnson

By: [Signature]
Dy. Clerk of Court

Witness _____

Witness _____

RECEIVED
9 A. M.

JUN 21 1973

STATE LAND OFFICE

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, 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, Dy. 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, Louisiana Parish of East Baton Rouge this 19th day of June in the year of our Lord one thousand Nine Hundred Seventy Three 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 _____ this _____ day of _____, 19____, in Conveyance Book No. _____, Folio _____ et seq.

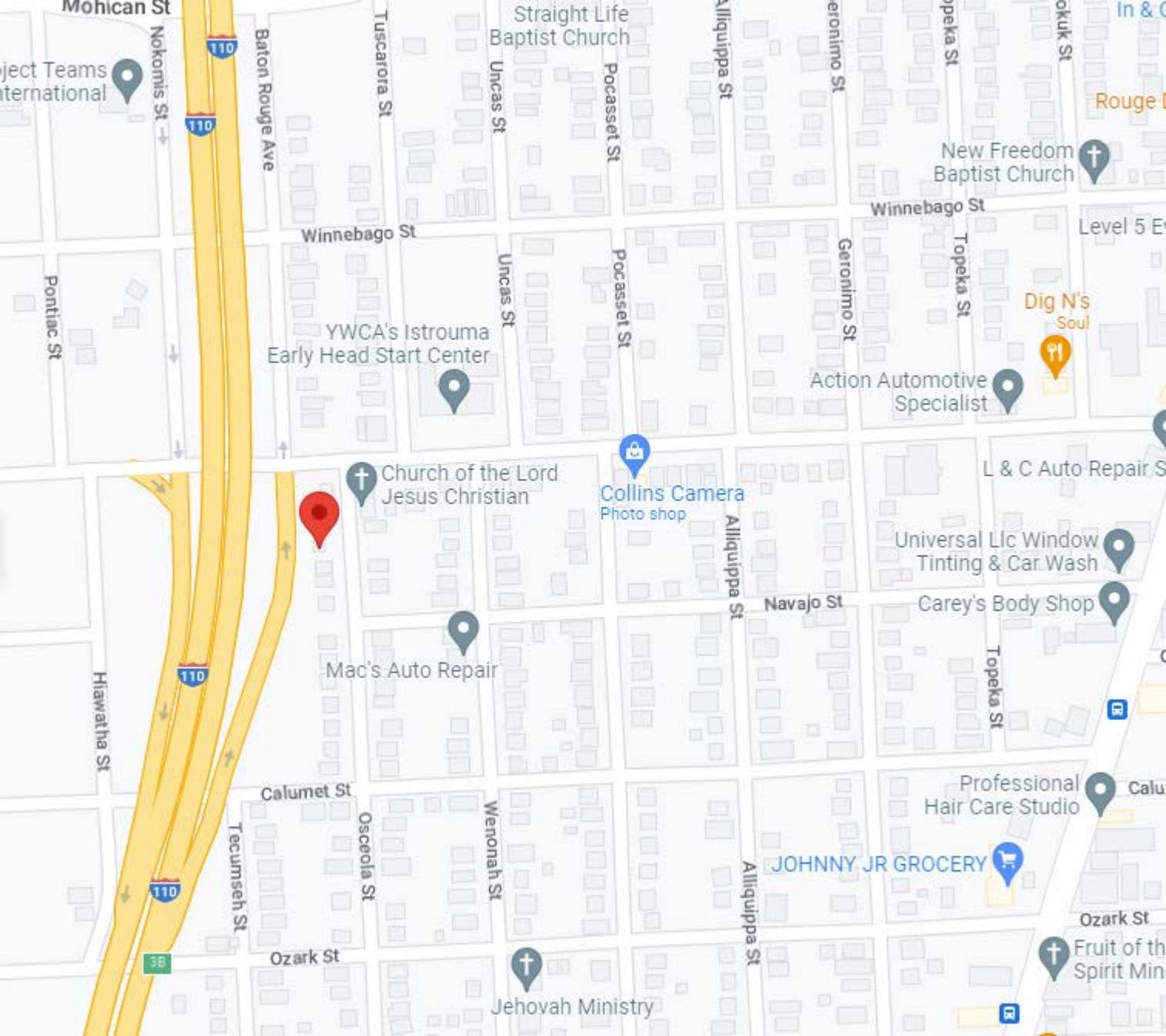
STATE OF LOUISIANA
PARISH OF EAST BATON ROUGE

Clerk and *ex officio* Recorder.

I hereby certify this to be a true copy of an original instrument filed in this office at 8:30 o'clock A. M., on the 19 day of June, 1973 and duly recorded the same day in Conveyance Book 2308, Folio 1 and in Mortgage Book _____, Folio _____ of the records of this parish, being Original 61, Bundle 8409.
Given under my hand and seal of office, this 20 day of June, 1973.

Daryl S. Sanchez
Deputy Clerk and Recorder.

certified copy
Mary P. LeBlanc, Dy.



ject Teams
International

Nokonis St
110

Baton Rouge Ave

Tuscarora St

Straight Life
Baptist Church

Uncas St

Pocasset St

Alliquippa St

geronimo St

peka St

okuk St

In & C
Rouge I

Pontiac St

Winnebago St

YWCA's Istrouma
Early Head Start Center

Uncas St

pocasset St

Geronimo St

Topeka St

Dig N's
Soul

Level 5 E

Action Automotive
Specialist

Church of the Lord
Jesus Christian

Collins Camera
Photo shop

L & C Auto Repair S

Universal Llc Window
Tinting & Car Wash

Carey's Body Shop

Mac's Auto Repair

Navajo St

Topeka St

Hiawatha St

Calumet St

Osceola St

Wenonah St

Alliquippa St

JOHNNY JR GROCERY

Professional
Hair Care Studio

Ozark St

Ozark St

Jehovah Ministry

Fruit of the
Spirit Min

110

3B

For Office Use Only
State Land Office

APPRAISAL REPORT

For Office Use Only

State Land Office



APPRAISAL REPORT

Property 3629 Osceola St

sq.84 Istrouma ()

Tax

E Part of lot 9

East Baton

Rouge Parish, Louisiana

I, Bernell Boudreaux, reviewed the subject data to report an opinion of *Market Value as of July 26, 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 Southern University and 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

3878 Baton Rouge Av. Sq. 1 & 24 Sq. 20 Istrouma S/D
8/3/2020 \$3,000.00 40 x 150

Parcel #408956

\$225.00 Price Per Front Ft

Vacant lot fronting Baton Rouge Ave

Public services are available to this site

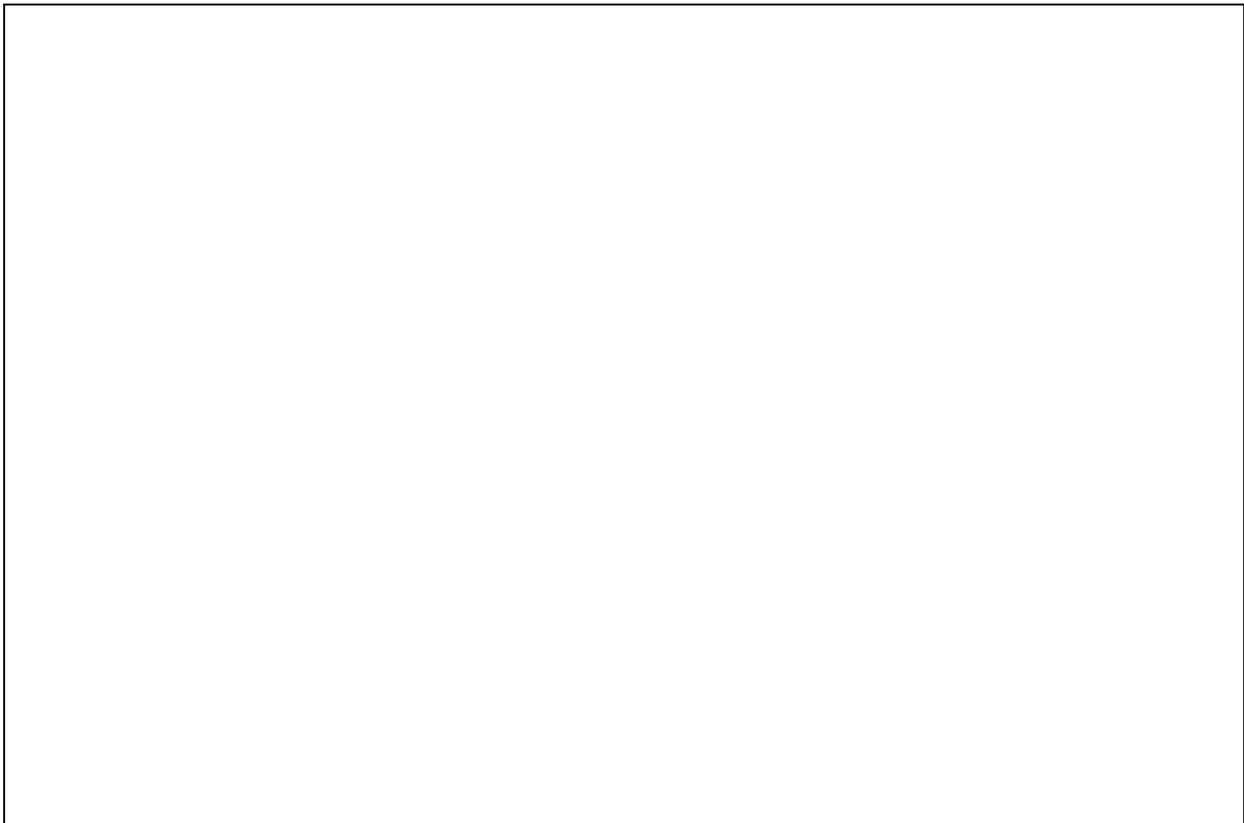
Comparable is not in a flood zone.

Owner: Genzers Property Solutions, INC y (EBR Parish TAX)



Sale #2: 3824 Pocasset St Istrouma S/D Parcel #305138
2/23/2021 \$5,365.00 100 x 100 \$140.00 Price Per
Frt. Ft

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



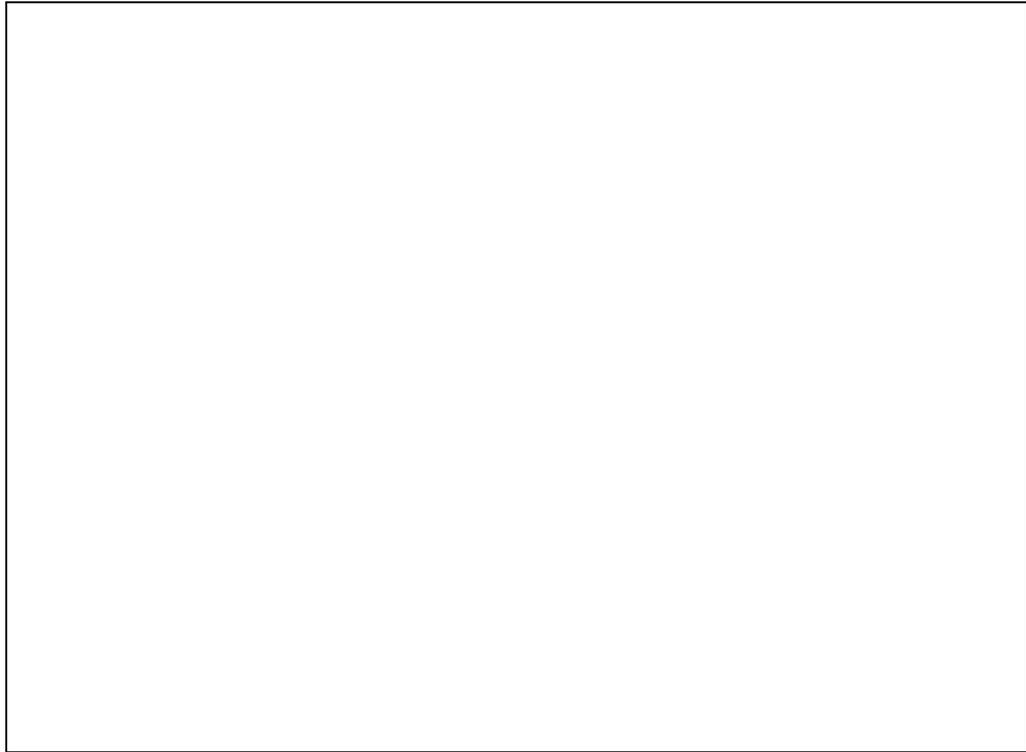
Sale #3: 711 N. Claiborne
8/22/2017

\$5,752.00

Lot 12 Sq. 21
40 x 150

Parcel #301602100012
\$144.00 Price Per Frt. Ft.

Vacant lot fronting on N. Claiborne
Public services are available to this site
Comparable is in a flood zone.
Owner: June P. Saacks (St. Bernard Parish Tax)



Sale #4: 3225 Pakenham
12/14/2020

Lot 13 Sq. 23
\$14,000.00 25 x 76

Parcel #30162300013
\$560.00 Price Per Frt. Ft.

A vacant lot fronting Pakenham
Public services are available to this site
Comparable is in a flood zone.
Owner: Freydel Sanchez, LLC (St. Bernard Parish Tax)



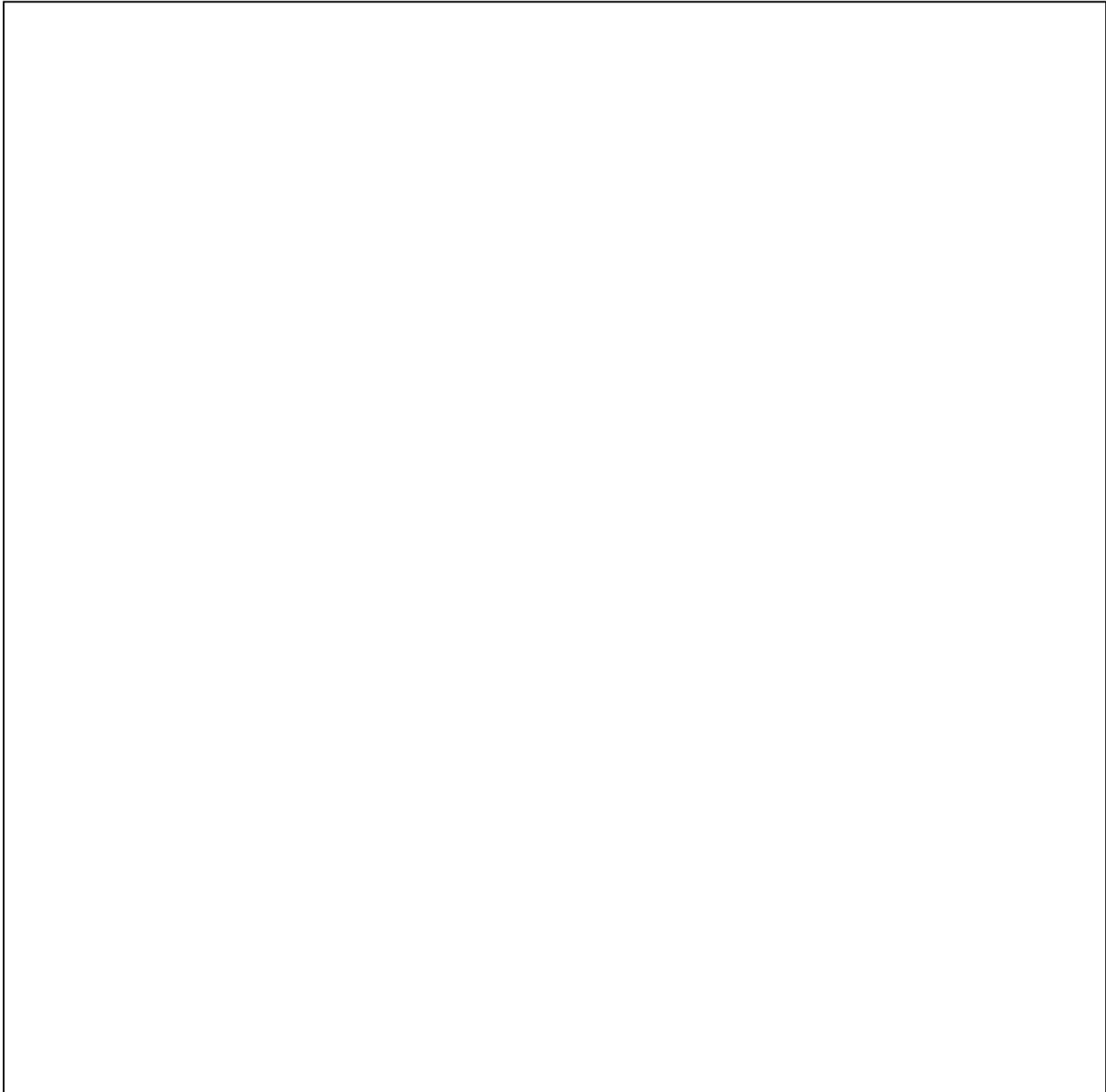
Sale #5: 823 N. Robertson
9/17/2020

\$14,000.00

Lot 2 Sq. 19
45 x 150

Parcel #301601900002
\$311.00 Price Per Frt.

Vacant lot fronting North Robertson
Public services are available to this site
Comparable is in a flood zone.
Owner: Olvin Martinez (St. Bernard Parish Tax)



All sales are located in a flood zoned area of Chalmette, La. sales used in this report are the best available to the appraiser at the time of this report. Sales data came from St. Bernard Parish Tax Assessor records with an indicate price range of \$140.00 to \$560.00 per front feet.

Price Per Front Ft. \$360.00 (x) 25 Front Ft. = **\$9,000.00**



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

