

RESOLUTION NO. JR-045-2021

A JOINT RESOLUTION OF THE LAFAYETTE CITY COUNCIL AND THE LAFAYETTE PARISH COUNCIL AUTHORIZING A NON-WARRANTY CASH SALE OF 2830 LOUISIANA AVENUE, UNIT 63 TO AN ADJOINING LANDOWNER PURSUANT TO LA. R.S. 47:2202(B) FOR THE PRICE OF THE SALE'S ANTICIPATED COSTS

BE IT RESOLVED by the Lafayette City Council and the Lafayette Parish Council, that:

WHEREAS, the Lafayette City-Parish Council adopted Ordinance No. O-246-2015, and subsequent amendments, establishing a process by which adjudicated properties may be sold, donated, or otherwise disposed of; and

WHEREAS, the Lafayette City-Parish Council adopted Ordinance No. O-155-2002, authorizing a Local Services Agreement among all entities having the authority to assess and collect property taxes in parts or all of Lafayette Parish, which Local Services Agreement assigns to Lafayette City-Parish Consolidated Government authority to oversee the sale, donation, or disposition otherwise of adjudicated properties; and

WHEREAS, the following political subdivisions with interests in adjudicated properties in parts or all of Lafayette Parish having agreed to the aforementioned Local Services Agreement: the City of Lafayette, the Parish of Lafayette, the Lafayette Parish Law Enforcement District, the Sheriff of Lafayette Parish, the Lafayette Parish School Board, the Lafayette Parish Library Board, the Lafayette Centre Development District, the Lafayette Economic Development Authority; the Bayou Vermilion District, the Lafayette Parish Tax Assessment District, the Lafayette Airport Commission, and the Teche-Vermilion Fresh Water District; and

WHEREAS, pursuant to La. R.S. 47:2201 *et seq.*, La. Const. Art. VII, Sec. 14, and the aforementioned Local Services Agreement among all political subdivisions levying *ad valorem* taxes on immovables within Lafayette Parish, Lafayette City-Parish Consolidated Government may elect at a public meeting of the Lafayette City Council and the Lafayette Parish Council to allow an adjoining landowner, who is determined to have maintained an adjudicated property for at least one (1) year, to purchase such adjudicated property for any price set by the Lafayette City Council and the Lafayette Parish Council; and

WHEREAS, the Lafayette City-Parish Consolidated Government Code of Ordinances in Ch. 72-30(e) permits that sale of adjudicated property to an adjoining landowner be submitted to the Joint Council for approval of a resolution authorizing its sale and adopting as its sale price the sale's anticipated costs; and

WHEREAS, the below-named Applicant for sale of the below-described property having submitted necessary verifying information for compliance with Louisiana statutes and the Lafayette City-Parish Consolidated Government Code of Ordinances; and

WHEREAS, the Lafayette City-Parish Consolidated Government has determined conformance by the below-named Applicant with La. R.S. 47:2202(B) and with Lafayette City-Parish Consolidated Government Code of Ordinances Ch. 72-30(e).

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Lafayette City Council and the Lafayette Parish Council, that:

SECTION 1: All of the foregoing “Whereas” clauses are adopted as part of this resolution.

SECTION 2: The Lafayette City Council and the Lafayette Parish Council in due, regular and legal session convened, adopt pursuant to La. R.S. 47:2202(B), and Lafayette City-Parish Consolidated Government Code of Ordinances Ch. 72-30(e), Lafayette City-Parish Consolidated Government’s anticipated costs in the amount of zero (\$0) dollars as the price for Non-Warranty Cash Sale of the below-described property (the “Property”) to the below-named Applicant:

Applicant: Eric J. Benjamin

Assessment Number: 6134502

Property Address: 2830 Louisiana Avenue – Unit 63, Lafayette, Louisiana 70501

Legal Description:

2830 Louisiana Avenue – Unit 63, Lafayette, Louisiana 70501

“That certain lot or parcel of ground, together with any improvements thereon, and all rights, ways, privileges and servitudes thereto appertaining, situated in Section 11, Township 9 South, Range 5 East, City and Parish of Lafayette, State of Louisiana, being known and designated as LOT NO. 63, of LOUISIANA AVENUE TOWNHOUSES as shown on plat of survey by Caffery, Pate & Reaux, CE. & L.S., dated July 3, 1980, revised August 8, 1980, a copy of which is recorded under Act No. 80-17532, Conveyance Records of Lafayette Parish, Louisiana, and made a part hereof by reference thereto. Said lots having such shape, form, dimensions, measurements and boundaries as shown on said plat of survey.”

SECTION 3: Following the Applicant’s compliance with:

a) the notice and publication requirements of, and lapse of the time periods described in, La. R.S. 47:2206(A) and (B), respectively, without the occurrence either of full redemption of the Property or the filing of any action to annul as permitted by La. R.S. 47:2286 *et seq.*; and

b) the notice requirement imposed by Ch. 72-15(c) of the Lafayette City-Parish Consolidated Government Code of Ordinances; and

c) the filing requirement imposed by Ch. 72-16(b) of the Lafayette City-Parish Consolidated Government Code of Ordinances; the Administrator (as defined in Chapter 72-12) shall upon request of the Applicant cause to be authenticated by the Lafayette Mayor-President that Non-Warranty Cash Sale to Applicant in that form attached hereto as Exhibit A. The Administrator, however, shall decline to cause to be authenticated the Non-Warranty Cash Sale should those circumstances described by Lafayette City-Parish Consolidated Government Code of Ordinances Ch. 72-18(c) arise prior to such authentication.

SECTION 4: Following authentication of the Non-Warranty Cash Sale, the Administrator shall cause Applicant to file the Non-Warranty Cash Sale in the Lafayette Parish Clerk of Court's conveyance records, along with this resolution, which shall be annexed to and incorporated by reference into the Non-Warranty Cash Sale; and to comply with the filing requirements set forth in Ch. 72-16(d) of the Lafayette City-Parish Consolidated Government Code of Ordinances.

SECTION 5: After compliance with the filing requirements set forth in Ch. 72-16(d) of the Lafayette City-Parish Consolidated Government Code of Ordinances, the acquiring person(s) shall submit copies of the affidavit required by that subsection 72-16(d) to a) the Lafayette Utilities System Customer Services/Tax Collection Division and b) the Lafayette Parish Sheriff's Office Tax Collection Division.

SECTION 6: Sale of the Property to Applicant is conditioned upon compliance with the dictates of this resolution, including the following:

1) Applicant is not a tax debtor or owner of the Property, nor acting for, directly or indirectly, any tax debtor or owner of the Property;

2) Applicant is not an employee, contractor, officer, director, elected or appointed official of Lafayette City-Parish Consolidated Government, nor any member of the immediate family of any of the above, nor any entity in which any of them has a substantial economic interest, nor acting for, directly or indirectly, any of the aforementioned, without the affirmative consent by resolution of the Lafayette City Council and the Lafayette Parish Council;

3) Applicant shall permit re-entry and inspection of the Property, at reasonable times and upon reasonable notice, by the Administrator or other agents of the Government, in order to verify compliance with any conditions imposed on the sale;

4) Applicant's compliance with the notice and filing requirements imposed by this resolution, the Louisiana Revised Statutes or by the Lafayette City-Parish Consolidated Government Code of Ordinances;

5) Applicant's maintenance of the Property in a clean and sanitary condition; and

6) Applicant's adherence to that property renovation plan attached hereto as Exhibit B.

SECTION 7: Should any suspensive condition prohibited by this resolution come to pass, or any resolatory condition required by this resolution cease, the Administrator upon learning of such circumstance shall cause to be revoked the Non-Warranty Cash Sale to Applicant.

SECTION 8: All resolutions, or parts thereof, in conflict herewith are hereby repealed.

This resolution having been submitted to a vote, the vote on behalf of the Lafayette City Council thereon was as follows:

YEAS: Lewis, A. Naquin, Hebert, Lazard

NAYS: None

ABSENT: Cook

ABSTAIN: None

This resolution having been submitted to a vote, the vote on behalf of the Lafayette Parish Council thereon was as follows:

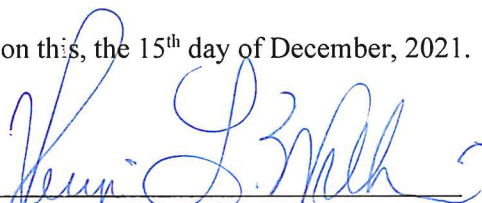
YEAS: Tabor, K. Naquin, Carlson, Guilbeau, Rubin

NAYS: None

ABSENT: None

ABSTAIN: None

AND the resolution was declared adopted on this, the 15th day of December, 2021.


VERONICA L. WILLIAMS
LAFAYETTE CLERK OF THE COUNCIL

NON-WARRANTY CASH SALE

STATE OF LOUISIANA

PARISH OF LAFAYETTE

BE IT KNOWN, on the dates written below before the undersigned Notaries Public, duly commissioned and qualified in their respective parishes, personally came and appeared:

Lafayette City-Parish Consolidated Government,

referred to as "Seller," a political subdivision of the State of Louisiana, represented herein by Lafayette Mayor-President Joshua S. Guillory, who, authorized by Joint Resolution No. JR-____-2021 of the Lafayette City Council and the Lafayette Parish Council, declared that:

Seller sells, without any warranty of title whatsoever, either expressed or implied, even as to the return or reduction of the purchase price, except for the warranty against eviction resulting from a prior alienation by the political subdivision, but with full substitution and subrogation in and to all the rights and actions of warranty which Seller may have, to:

Eric J. Benjamin

whose permanent mailing address is 5510 Yarra Valley Avenue, Las Vegas, NV, 89139-7495, referred to as "Purchaser," all of Seller's right, title and interest in and to the property more fully described on Exhibit "1" attached hereto and made a part hereof, together with all appurtenances thereunto belonging or in any way appertaining, and all buildings and improvements located on the property, if any, collectively referred to as the "Property."

This sale is made and accepted for and in consideration of the sum of "Zero Dollars" cash, which Purchaser has paid to Seller.

Purchaser acknowledges that this sale is subject to, and conditioned upon, the provisions of the aforementioned Resolution, which is incorporated herein and made part hereof, and whose recordation alongside this Act of Sale is an essential condition of this Sale.

Pursuant to La. R.S. § 9:2721(A), from and after the date of execution of this Non-Warranty Cash Sale by the Seller, all property taxes and assessment notices should be mailed to the Purchaser at its address first set forth on the preceding page.

Remainder of this page intentionally blank

THUS DONE AND PASSED by Seller, before me, Notary, and the undersigned competent witnesses, on this ____ day of _____, _____, in the city of _____, Louisiana.

WITNESSES:

SELLER:
LAFAYETTE CITY-PARISH
CONSOLIDATED GOVERNMENT

Signature

Printed Name:

Signature

Printed Name:

Signature
Name: Joshua S. Guillory
Title: Lafayette Mayor-President

NOTARY PUBLIC

Printed Name: _____

Notary/Bar Roll No.: _____

THUS DONE AND PASSED by Purchaser, before me, Notary, and the undersigned competent witnesses on this _____ day of _____, _____, in the city of _____, Louisiana.

WITNESSES:

PURCHASER(s):
Eric J. Benjamin

Signature

Signature

Printed Name

Printed Name

Signature

Signature

Printed Name

Printed Name

NOTARY PUBLIC

Printed Name: _____

Notary/Bar Roll No.: _____

Exhibit 1
Legal Description

Assessment Number: 6134502

Property Address: 2830 Louisiana Avenue – Unit 63, Lafayette, LA 70501

“That certain lot or parcel of ground, together with any improvements thereon, and all rights, ways, privileges and servitudes thereto appertaining, situated in Section 11, Township 9 South, Range 5 East, City and Parish of Lafayette, State of Louisiana, being known and designated as LOT NO. 63, of LOUISIANA AVENUE TOWNHOUSES as shown on plat of survey by Caffery, Pate & Reaux, CE. & L.S., dated July 3, 1980, revised August 8, 1980, a copy of which is recorded under Act No. 80-17532, Conveyance Records of Lafayette Parish, Louisiana, and made a part hereof by reference thereto. Said lots having such shape, form, dimensions, measurements and boundaries as shown on said plat of survey.”

Exhibit B
Renovation Plan

Applicant's plan is to maintain property as green and additional yard space.

CASE NO. APD 2021-027

APPLICANT INFORMATION

Applicant Name Rainey Carville Phone (225) 572-4187
 Email raineycarville@gmail.com
 Applicant Address 2830 Louisiana Ave. No. 74 Applicant Municipality Lafayette
 Applicant Lives in Neighborhood Yes No N/A
 Applicant Services Neighborhood Yes No N/A
 If yes, in what capacity? N/A

ADJUDICATED PROPERTY INFORMATION

Property Address 2830 Louisiana Ave. No. 75 Assessment No. 6136874
 Neighborhood Canadian Heights Subdivision Louisiana Ave. Townhouses
 City District 5 Glenn Lazard Parish District 5 Abraham Rubin
 Adjudication Status City Parish
 Date Adjudicated 2008 2008
 Amount of Taxes Owed \$660.81 \$1,889.95

Disposition Process Sale - Adjoining Legislative Process Sale/ALT to Adjoining Property Owner
*If sale is to adjoining property owner, affidavit confirming one (1) year maintenance con

Minimum Bid Value \$7,000 1st Public Sale N/A 2nd Public Sale N/A
*Minimum bid used in public sale process as per 72.30 (f) and 72.31©

Property Condition Calls for Service 0
 Vacant Vacant Law Enforcement 0
 Maintained Maintained Environmental 0
 Improved Improved Housing 0

RENOVATION PLAN *See Attached

Zoning Designation "RM-1" Residential Mixed
 Meets Zoning Standard for District Yes No N/A
 Assessor's Description Res Subd Lot
 Is Consistent with Area Land Use Yes No N/A
 Flood Zone X
 Will Require Mitigation Yes No N/A

Intended Use Extend Property

Description of Intended Use
 Applicant will use lot for additional yard and green space.

Administrator Notes

1. Applicant satisfies conditions as established in LCG O-166-2015. Yes No N/A
2. Applicant is approved for this disposition proceeding. Yes No N/A
3. Applicant will be considered for future disposition proceedings. Yes No N/A
4. Applicant does not satisfy conditions established in LCG O-166-2015. Yes No N/A
5. Confirmed property is adjudicated. Yes No N/A
6. Affidavit(s) have/has been provided. Yes No N/A

Conditions not satisfied

- 1
- 2
- 3

2830 Louisiana Ave. Lot 75



**LAFAYETTE CITY-PARISH CONSOLIDATED GOVERNEMENT
PLANNING AND DEVELOPMENT DEPARTMENT - PLANNING DIVISION**

APPLICATION FOR DISPOSITION OF ADJUDICATED PROPERTY

- Sale to Adjoining Property Owner
 Sale by Public Bid
 Donation to a Qualified Non-Profit

GENERAL INFORMATION

1. Date of Application 6-2-21
2. Applicant Name Rainey Carville
3. Mailing Address 2830 Louisiana Ave #74
Lafayette, LA 70501
4. Physical Address 2830 Louisiana Ave #74
5. City, State, Zip Lafayette, LA 70501
6. Phone Number(s) 225-572-4187
7. Email raineyncarville@gmail.com

PROPERTY INFORMATION

1. Jurisdiction Lafayette
2. Assessment No. 4136874
3. Municipal Address 2830 Louisiana Ave, #75
4. City, State, Zip Lafayette LA 70501
5. Council Districts District 4

If available, please provide the following information.

6. Improved Yes No
 *Street pavement or resurfacing, curbs, gutters, sidewalks, culverts, bridges, street lights, tree plantings, open space, parking, water lines, sewer lines, sanitary and storm sewers, flood control and drainage facilities, utility lines, landscaping, and other related matters normally associated with the development of raw land into building sites (UDC Sec. 89-151 Definitions).

7. Property Description (Can be obtained from the Tax Assessor's Website) Lot 75
Louisiana Avenue Townhouses (20x85.2x20x85.4)

LAFAYETTE CONSOLIDATED GOVERNMENT
APPLICATION FOR ADJUDICATED PROPERTY
PROPERTY RENOVATION PLAN

- 1. Applicant Name Rainey Carville
- 2. Project Address 2830 Louisiana Ave # ~~000~~ 75
- 3. City, State, Zip Lafayette, LA 70501
- 4. Zoning Designation Rm1
- 5. Assessor's Description Lot ~~10~~⁷⁵ Louisiana Ave Townhouses
(20x85~~0~~₂ x 20x85.1~~0~~⁴)
- 6. Condition of Property Good
- 7. Intended Use Residential

Land Uses of Adjacent and Vicinity Properties Residential

If your intended use includes potential improvements to the property, your Renovation Plan might include a site sketch which could include the following:

- All buildings and structures on your current property
- All buildings and structures proposed on adjudicated property

*Note that any (re)development on property for which disposition has been applied could require additional review and approval beyond this process.

RULES FOR THE DISPOSITION OF ADJUDICATED PROPERTY

Through the Lafayette Consolidated Government (LCG) Development and Planning Department, Planning Division a list of adjudicated properties throughout Lafayette Parish will be made available. You may contact the Administrator's Office at:

Lafayette Consolidated Government
Development and Planning Department, Office of the Administrator
101 Jefferson Street, Ste. 101
Lafayette, LA 70501
(337) 291-8007

Please hand deliver completed copies to the above *or* mail to:

Lafayette Consolidated Government
c/o The Development and Planning Department - Planning Division (5901)
P.O. Box 4017-C
Lafayette, LA 70502

Rules

- **Initiation of the Sale of an Adjudicated Property by Public Bid**
 - An approved application will be forwarded to the Lafayette City and Parish Councils for approval of the sale by public bid.
 - Upon approval of the requisite Council action, two notices will be posted in The Daily Advertiser; once at least thirty (30) days before the public sale, and once no more than seven (7) days prior to the public sale with the date(s), time, and procedure for the public sale outlined in The notice.
 - A minimum bid of 75% of the fair market value will be set. In the event there is no bid, a second sale will be held wherein the minimum bid price will be reset at 33% of the fair market value.
 - The highest bid shall be determined to be the winning bidder.
- **Sale to an Adjoining Property Owner**
 - The applicant's property must share at least a portion of at least one boundary with the targeted adjudicated parcel(s). Properties across the street are not considered adjoining.
 - The applicant/adjoining property owner must sign an affidavit attesting that they have been maintaining the subject adjudicated property for more than a year.
- **Donation to a Qualified Non-Profit**
 - The applicant must be a (and provide documentation of) non-profit organization as identified by the Internal Revenue Service.
- **General Rules**
 - All applications must be accompanied by a sworn affidavit attesting that the applicant is neither a tax debtor in the Parish nor is an owner of the targeted property. Tax debtors or the owner of an adjudicated property for which application has been made may not participate in the disposition process in any form.
 - An applicant may be an employee, contractor, officer, director, elected or appointed official of Lafayette City-Parish Consolidated Government provided a resolution is passed by the LCG Council approving the employee's participation. In addition, any member of the immediate family of any of the above may participate in this disposition process with prior LCG Council approval.

- o An applicant shall complete this application fully and in its entirety. All information and signatures requested in the application must be completed, including an accurate physical address with an accurate legal description of the property as well as an adequate property/site renovation plan.
 - o The applicant shall be responsible for all aspects of the disposition notification process.
 - o The applicant shall be responsible for the recordation of all relevant forms.
- *Redemption of adjudicated property shall be favored and may be accomplished at any time prior to recordation of transfer in the conveyance records in the Clerk of Court's Office.*
 - *The information contained herein is not intended as legal advice. While the information provided is believed to be accurate, applicants are strongly advised to obtain legal counsel prior to making an application to acquire adjudicated property and to have counsel review the application for purchase of adjudicated property.*

Disclaimers:

Lafayette Consolidated Government makes no warranties or guarantees of any kind whatsoever, express or implied with respect to the constitutionality of the acquisition of adjudicated property. Any implied warranties of merchantability and fitness for any particular purpose are hereby disclaimed and excluded.

Lafayette Consolidated Government shall not be liable to any applicant, purchaser, owner or any third party for any special, punitive, incidental or consequential damages resulting from the disposition of adjudicated property.

The disposition of adjudicated property is authorized under Act 819, effective January 1, 2009, as amended. All applicants are strongly advised to obtain legal counsel prior to making an application to acquire adjudicated property and to ensure legal review of the application.

The use of adjudicated property as collateral and the ability to insure, resell or reconvey adjudicated property is not warranted or guaranteed. If property is encumbered with Federal tax liens, the Internal Revenue Service has the right to redeem said property beyond the date of disposition. The applicant shall not have any recourse against Lafayette Consolidated Government or the City-Parish Council or any of its officers, administrators, employees, attorneys, or any other agent for any defect of title or any defects in the property.

The undersigned hereby agrees and certifies that I have read and understand the application and general conditions for disposition of adjudicated property, I fully understand and agree that in accordance with said conditions, I am not the original owner of record or an immediate family member of the original owner of record, nor do I hold a financial interest in the adjudicated property noted in this application for disposition of adjudicated property.

Rainey Carville

Name (Printed)

Rainey Carville

Signature

[Signature]

Administrator (Documenting Receipt of Application)

6-2-2021

Date

6/9/2021

Date

STATE OF LOUISIANA
PARISH OF LAFAYETTE

AFFIDAVIT OF ADJOINING LANDOWNER

BEFORE ME the undersigned authority personally came and appeared Rainey
Noel Carville, hereinafter called "Landowner", on this 12th day
of November, 2021, who after being duly sworn, deposed and said:

1. Landowner is the owner or one of the owners of the following property:
2830 Louisiana Ave Unit 74
Address: lot 74 Louisiana townhomes Assess. Number: 0136873
avenue
2. Landowner has applied to purchase the following adjudicated property, which is
immediately adjoining the property he or she owns listed above.
2830 Louisiana Ave Unit 75
Address: lot 75 Louisiana Avenue Geog. Number: 0136874
townhomes
3. Landowner has maintained the aforementioned adjudicated property continuously
for one (1) year prior to the date above written.

Witnesses:

Stacey Gallet
Stacey Gallet
Dana Babineaux
Dana Babineaux

Landowner:

Rainey Noel Carville

NOTARY PUBLIC:

Adriane R Gulotta

Adriane Reese Gulotta
Bar Roll # 34721
State of Louisiana
My Commission Expires at Life

STATE OF LOUISIANA
PARISH OF LAFAYETTE

AFFIDAVIT OF NON PROPERTY OWNER OR NON TAX DEBTOR

BEFORE ME the undersigned authority personally came and appeared Rainey
Carville, hereinafter called "Landowner", on this 2nd day
of June, 2021, who after being duly sworn, deposed and said:

1. Landowner has applied to purchase the following adjudicated property.

Address: 2830 Louisiana Ave #75 Assess. Number: 6136874

2. Landowner is not an owner of the adjudicated property identified in #1 above.

3. Landowner is not a tax debtor in the Parish of Lafayette.

Witnesses:

Heather Prineas
Heather Prineas
Steffanie Steckler
Steffanie Steckler

Landowner:

Rainey Carville

NOTARY PUBLIC:

Adriane R Gulotta

Adriane Reese Gulotta
Bar Roll # 34721
State of Louisiana
My Commission Expires at Life

Lafayette Parish Assessor's Office - Real Estate Property Assessment

Assessment No: 6136874

Property Location

2830 LOUISIANA AVE LAFAYETTE 70501 Unit 75
Primary Use: Commercial Corridor

Neighborhood: 404080.00 Canadian Heights to Victoria Village Area
Subdivision: LOUISIANA AVENUE TOWNHOUSES
0075
Subdivision: LOUISIANA AVENUE TOWNHOUSES area
Township: 9

Range: 5

Section: 111

Legal Descriptions

LOT 75 LOUISIANA AVENUE TOWNHOUSES
(20X85.2X20X85.4)

Property Owners

FRANKS CONSTRUCTION COMPANY INC
PARISH ADJUDICATION 2008
LAFAYETTE CITY ADJUDICATION 2009

Property Mailing Address

207 VINEMONT DR
LAFAYETTE, LA 70501-6577

Property Transactions

Doc Num	Sale Date	Grantor	Grantee	Price
201000022793	05/25/2010	FRANKS CONSTRUCTION CO INC	LAFAYETTE CONSOLIDATED GOVERNMENT	\$0
200900020182	01/01/2009		FRANKS CONSTRUCTION COMPANY INC + PARISH ADJ 2008	\$0
200800010002	01/01/2008		FRANKS CONSTRUCTION COMPANY INC + PARISH ADJ 2008	\$0
200700055110	12/12/2007	SIMON HENRY H SR + SIMON GENELL LEBLANC	FRANKS CONSTRUCTION COMPANY INC + PARISH ADJ 2008	\$0
198200007838	01/01/1982		SIMON HENRY H SR + SIMON GENELL LEBLANC	\$0

Taxes by Year

Tax Year	City Taxes	Parish Taxes
2019	\$0.00	\$0.00
2009	\$0.00	\$59.33
2008	\$0.00	\$59.09

Valuation

Description	Market Value	Assessed Value
Res Subd Lot	\$7,000	\$700
Total	\$7,000	\$700
	Taxable Market Value	Taxable Assessed Value
City	\$7,000	\$700
Homestead Exemption	\$0	\$0
Parish	\$7,000	\$700

Lafayette Parish Assessor's Office - Real Estate Property Assessment

Assessment No: 6136873

Property Location

2830 LOUISIANA AVE LAFAYETTE 70501-1372 Unit 74
Primary Use: Commercial CorridorNeighborhood: 404080.00 Canadian Heights to Victoria Village Area
Subdivision: LOUISIANA AVENUE TOWNHOUSES
0074
Subdivision: LOUISIANA AVENUE TOWNHOUSES area
Township: 9

Range: 5

Section: 111

Legal Descriptions

LOT 74 LOUISIANA AVENUE TOWNHOUSES
(20X85.4X20X85.63)

Property Owners

CARVILLE RAINEY NOEL
CARVILLE JARJA WELLS

Property Mailing Address

2830 LOUISIANA AVE APT 74
LAFAYETTE, LA 70501-1372

Property Transactions

Doc Num	Sale Date	Grantor	Grantee	Price
202000027302	08/07/2020	ZAGREV ASHAN NAEEM	CARVILLE RAINEY NOEL	\$118,500
201600044714	11/25/2016	SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON DC	ZAGREV ASHAN NAEEM	\$10
201600027046	06/07/2016	WELLS FARGO BANK N A	SECRETARY OF HOUSING AND URBAN	\$102,223
201600017692	04/06/2016	ANDRUS MICHELLE ANN	WELLS FARGO BANK N A	\$80,000
200800025215	06/13/2008	FRANKS CONSTRUCTION COMPANY INC	ANDRUS MICHELLE ANN	\$125,000
200800010002	01/01/2008		FRANKS CONSTRUCTION COMPANY INC	\$0
200700055110	12/12/2007	SIMON HENRY H SR + SIMON GENELL LEBLANC	FRANKS CONSTRUCTION COMPANY INC	\$0
198200007838	01/01/1982		SIMON HENRY H SR + SIMON GENELL LEBLANC	\$0

Taxes by Year

Tax Year	City Taxes	Parish Taxes
2019	\$224.07	\$411.27
2018	\$222.32	\$420.39
2017	\$222.32	\$419.80
2016	\$222.32	\$1,050.76
2015	\$224.07	\$1,047.41
2014	\$224.07	\$424.24
2013	\$224.07	\$410.97
2012	\$224.07	\$420.45
2011	\$224.07	\$421.65
2010	\$224.07	\$420.95
2009	\$0.00	\$422.95
2008	\$0.00	\$59.09

Valuation

Description	Market Value	Assessed Value
Res Subd Lot	\$7,000	\$700
Single Family Residence (Res) IM	\$117,900	\$11,790
Total	\$124,900	\$12,490
	Taxable Market Value	Taxable Assessed Value
City	\$124,900	\$12,490
Homestead Exemption	\$75,000	\$7,500
Parish	\$49,900	\$4,990

Lafayette Parish Recording Page

Louis J. Perret
Clerk of Court
PO Box 2009
800 South Buchanan
Lafayette, LA 70502
(337) 291-6400

First VENDOR

FRANKS CONSTRUCTION CO INC

First VENDEE

LAFAYETTE CONSOLIDATED GOVERNMENT

Index Type : Conveyances

File Number : 2010-00022793

Type of Document : Adjudication

Recording Pages : 2

Recorded Information

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for Lafayette Parish, Louisiana


Clerk of Court

On (Recorded Date) : 06/08/2010

At (Recorded Time) 11:11:45:000 AM



Doc ID - 029958480002



UNOFFICIAL

Do not Detach this Recording Page from Original Document

ADJUDICATION OF TAX SALE TITLE

Assessment # 136874

State of Louisiana
Lafayette Consolidated Government
Parish of Lafayette
City of Lafayette

BE IT KNOWN AND REMEMBERED that I, Lisa Chiasson, Tax Collector for the Lafayette Consolidated Government, City of Lafayette, Louisiana, in the name of said City and by virtue of the authority in me vested by the Constitution and laws of the State of Louisiana and in pursuant of the requirements of the law, having mailed and published the notice required by the law, and having strictly complied with each and every requirement of the law relating to delinquent taxes, tax debtors, and to seizures, advertisements, and sale of tax sale title to the property in full, did in the manner prescribed in the law, advertise in the Daily Advertiser, the official journal of said City, a daily newspaper published in the City of Lafayette, Parish of Lafayette, Louisiana, certain properties to be sold to satisfy the unpaid taxes and assessments due said City for the year 2009, with interest and costs being \$93.06 at the principal front door of the Lafayette Consolidated Council Auditorium (1010 Lafayette Street - 2nd Floor, Lafayette, Louisiana, on the 5th day of May, 2010, beginning at 9:00 o'clock A.M., giving notice to all parties in interest, said advertisement having appeared in the issues of said newspaper on April 18, 2010, and April 25, 2010 and pursuant to said advertisement, after complying with the requirements of the law and having offered said properties for sale at public auction at the Lafayette Consolidated Council Auditorium (1010 Lafayette Street - 2nd Floor, Lafayette, Louisiana on the 5th day of May, 2010 in the manner required by law, in said list as advertised the following described properties appeared in the name(s) of the following person(s):

FRANKS CONSTRUCTION COMPANY INC
PARISH ADJ 2008

Property Description:

LOT 75 LOUISIANA AVENUE TOWNHOUSES (20X85.2X20X85ft)
09-20182-PARISH ADJUDICATION 2008

And on said May 5, 2010, after beginning but not completing said list, I continued the same within legal hours the next succeeding legal days offering tax sale title to said property for sale at public auction in the manner required by said laws and the whole or the undivided interest of the tax debtor therein being the smallest amount of said property that any bidder would buy and pay the taxes and costs and the Lafayette Consolidated Government, City of Lafayette, being the bidder and having complied with the terms of sale, became the purchaser of tax sale title to the whole of the property or the undivided interest of the tax debtor therein.

NOW, THEREFORE, affirming formalities of the law having complied with, I, Lisa Chiasson, Tax Collector for said Lafayette Consolidated Government, City of Lafayette, by virtue of the authority in me vested by the laws of the State of Louisiana do by these presents sell and transfer unto Lafayette Consolidated Government, 705 West University Avenue, Lafayette, Louisiana 70506, tax sale title to the property or the undivided interest of the tax debtor therein. The Lafayette Consolidated Government, City of Lafayette has the right to take possession of the property and become owner of the property pursuant to R.S. 47:2231 through 2237. Lafayette Consolidated Government, City of Lafayette has the right to sell or donate the property pursuant to R.S. 47:2201, 2211, and 2237. The property may be redeemed pursuant to the provisions of R.S. 47:2241 through 2247.

IN TESTIMONY THEREOF, I have hereunto signed my name officially at 705 West University Avenue, Parish of Lafayette, in the presence of the two undersigned competent witnesses, who also signed this 25th day of May, 2010.

Witnesses:

Donna Rogers
Donna Rogers

LISA CHIASSON
TAX COLLECTOR, LAFAYETTE CONSOLIDATED GOVERNMENT

Karen Charlot
Karen Charlot

BY Linda Vallak
COLLECTION SUPERVISOR

Lafayette Parish Recording Page

Louis J. Perret
Clerk of Court
PO Box 2009
800 South Buchanan
Lafayette, LA 70502
(337) 291-6400

First VENDOR

FRANKS CONSTRUCTION CO INC

First VENDEE

LAFAYETTE PARISH

Index Type : Conveyances

File Number : 2009-00020182

Type of Document : Adjudication

Recording Pages : 2

Recorded Information

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for Lafayette Parish, Louisiana


Clerk of Court

On (Recorded Date) : 05/21/2009

At (Recorded Time) : 2:14:20:000 PM



Doc ID - 027637090002



UNOFFICIAL

Do not Detach this Recording Page from Original Document

STATE OF LOUISIANA

OFFICE OF SHERIFF AND EX-OFFICIO
TAX COLLECTOR

PARISH OF LAFAYETTE

OWNERS:FRANKS CONSTRUCTION COMPANY INC

ASSESSMENT NUMBER: 136874


PROPERTY DESCRIPTION:LOT 75 LOUISIANA AVENUE TOWNHOUSES
(20X85.2X20X85.4)

TAXES	59.09
INTEREST	2.95
CERT. NOTICE	15.00
AD FEES	70.00
DEED PREPARATION FEE	25.00
RECORDING FEE	40.00
TOTAL AMOUNT ADJUDICATED:	212.04

BE IT KNOWN AND REMEMBERED, THAT I, Michael W. Neustrom, Sheriff and Ex-Officio Tax Collector of the Parish of Lafayette State of Louisiana, in the name of the State and by the 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 Daily Advertiser, a newspaper published in the town of Lafayette in the Parish of Lafayette to be sold for State and Parish Taxes, with interest and costs, at the Parish Government Building of this Parish of Lafayette on May 7th thru May 8th A.D. 2008 beginning at 9 o'clock a.m., giving notice to all parties in interest, and that said advertisement appeared in the issue of said newspaper on the 27th of April and the 4th day of May, 2008, 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 Parish Government Building, at Lafayette, in said Parish of Lafayette on the 7th and 8th day of May 2008, 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 Lafayette remained unsold, there being no bidders therefore; said properties being assessed to the following named persons as per assessments on file in my office, and are described as follows: the above described lands, failing to sell, not receiving a bid therefore, equal to the amount of taxes, interest and costs due thereon. I, Michael W. Neustrom, 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 accordance with LSA-R.S. 47:2181, aforesaid, each specific piece of property hereinbefore described, was respectively and separately adjudicated to the Parish of Lafayette. And now in pursuance of said adjudication, by virtue of the provisions of laws for such cases provided, I, Michael W. Neustrom, Sheriff and Ex-Officio Tax Collector do by these presents grant, bargain, sell, assign, set over and deliver unto said the Parish of Lafayette the property herein before described with all improvements thereon, etc; provided, 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 Lafayette, Parish of Lafayette this 12th day of May in the year of our Lord two thousand nine in the presence of Deputy Glenda C Prejean, and Deputy Ella Benoit competent witnesses, who also sign hereunto with me.

WITNESSES:


 Chief Deputy Tax Collector
 Charles A. Barton, Jr.


 Deputy Glenda C Prejean


 Deputy Ella Benoit

LPSO TAX-041

Lafayette Consolidated Government
City of Lafayette
705 West University Avenue
Lafayette, LA 70506

FRANKS CONSTRUCTION COMPANY INC
207 VINEMONT DR
LAFAYETTE, LA 70501-6577

Tax Notice#: 136874
Parcels: 136874

TAX YEAR 2009	
TAXES:	12.56
INTEREST/PENALTY:	164.60
REDEMPTION FEE:	150.00
RECORDING FEE:	25.00
CONVERSION PENALTY:	80.00
TAX YEAR 2010	
TAXES:	12.55
INTEREST:	15.81
TAX YEAR 2011	
TAXES:	12.55
INTEREST:	14.31
TAX YEAR 2012	
TAXES:	12.55
INTEREST:	12.80
TAX YEAR 2013	
TAXES:	12.55
INTEREST:	11.30
TAX YEAR 2014	
TAXES:	12.55
INTEREST:	9.79
TAX YEAR 2015	
TAXES:	12.55
INTEREST:	8.28
TAX YEAR 2016	
TAXES:	12.46
INTEREST:	6.60
TAX YEAR 2017	
TAXES:	12.46

INTEREST:	5.23
TAX YEAR 2018	
TAXES:	12.46
INTEREST:	3.74
TAX YEAR 2019	
TAXES:	12.55
INTEREST:	2.26
TAX YEAR 2020	
TAXES:	12.55
INTEREST:	0.75

Total Due: **\$660.81**

THE ABOVE FIGURES ARE GOOD THRU: 6/30/2021 , AND MUST BE RECEIVED ON OR BEFORE 6/30/2021

IN THE OFFICE OF: LAFAYETTE CONSOLIDATED GOVERNMENT
CITY OF LAFAYETTE
1875 W PINHOOK RD STE B
PO BOX 4024
LAFAYETTE, LOUISIANA 70502
TELEPHONE: (337) 291-8272

**MUST BE PAID WITH CASHIER'S CHECK OR MONEY ORDER PAYABLE TO:
LAFAYETTE CONSOLIDATED GOVERNMENT TAX COLLECTOR**



Lafayette Parish Sheriff's Office
Mark T. Garber, *Sheriff and Ex-Officio Tax Collector*

5/26/2021

FRANKS CONSTRUCTION COMPANY INC
207 VINEMONT DR
LAFAYETTE LA 70501-6577

Tax Notice#: 136874
2830 LOUISIANA #75

TAX YEAR 2008	
TAXES:	59.09
INTEREST/PENALTY:	321.01
REDEMPTION FEE:	150.00
CERT. NOTICE:	15.00
AD FEES:	70.00
DEED PREPARATION FEE:	25.00
RECORDING FEE:	40.00
TAX YEAR 2009	
TAXES:	59.33
INTEREST:	81.28
TAX YEAR 2010	
TAXES:	59.05
INTEREST:	73.81
TAX YEAR 2011	
TAXES:	59.15
INTEREST:	66.84
TAX YEAR 2012	
TAXES:	58.99
INTEREST:	59.58
TAX YEAR 2013	
TAXES:	57.66
INTEREST:	51.32
TAX YEAR 2014	
TAXES:	59.52
INTEREST:	45.83

TAX YEAR 2015

Post Office Box 92590 | Lafayette, Louisiana 70509-2590 | Phone: 337-236-5880

TAXES:	58.71
INTEREST:	38.16
TAX YEAR 2016	
TAXES:	58.92
INTEREST:	31.23
TAX YEAR 2017	
TAXES:	58.92
INTEREST:	24.16
TAX YEAR 2018	
TAXES:	59.00
INTEREST:	17.11
TAX YEAR 2019	
TAXES:	57.71
INTEREST:	9.81
TAX YEAR 2020	
TAXES:	60.72
INTEREST:	3.04

Total Due: \$1,889.95

*** MUST BE PAID WITH CASHIERS CHECK OR MONEY ORDER ***
*** PAYABLE TO: LAFAYETTE PARISH TAX COLLECTOR ***

***WE MUST RECEIVE YOUR REDEMPTION PAYMENT BY 5/26/2021 , THE
CURRENT AMOUNT OWED IS ONLY VALID UNTIL 5/26/2021 ***


COLLECTIONS CLERK

LPSO TAX-036



RECEIVED

NOV 23 2021

Lafayette Consolidated Government
Chief Administrative Officer

Internal Memorandum

Development and Planning Department
Office of the Director (9010)

TO: Cydra Wingerter **DATE:** November 29, 2021

FROM: Mary Sliman, Director

SUBJ: **2830 LOUISIANA AVENUE – UNIT 75, ASSESSMENT No. 6136874**
ADJUDICATED PROPERTY DISPOSITION BY SALE TO ADJOINING PROPERTY OWNER
JOINT COUNCIL RESOLUTION FOR ADOPTION – DECEMBER 15, 2021

Enclosed for your review and consideration is a proposed joint resolution of the Lafayette City Council and the Lafayette Parish Council facilitating the disposition (by sale to an adjoining property owner) of 2830 Louisiana Avenue – Unit 75, an adjudicated property as identified by the Lafayette Parish Tax Assessor's Office, by adopting the anticipated costs of the sale of 2830 Louisiana Avenue – Unit 75 as the sale price.

The property proposed for disposition has been adjudicated to both the City of Lafayette and the Parish of Lafayette since 2008. Property tax and lien arrearages are \$660.81 to the City and \$1,889.95 to the Parish. For your reference, an aerial of the related properties is included.

Please find enclosed the following:

1. Submittal Item Justification Form;
2. Resolution;
3. Staff Report;
4. A site aerial of the adjudicated property and the applicant's property;
5. Application with renovation plan;
6. Affidavits;
7. Assessor's reports on 2830 Louisiana Avenue, Units 75 and 74;
8. Adjudication Certificates; and,
9. LUS/LPSO letters documenting tax/environmental liens.

If all is in order, please submit for adoption on the December 15, 2021 City Council and Parish Council agendas.

A handwritten signature in cursive script that reads 'Mary Sliman'.

Mary Sliman, Director
Development and Planning Department

MS/kt

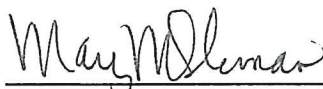
Attachments

LAFAYETTE JOINT COUNCIL MEETING

AGENDA ITEM SUBMITTAL FORM

- 1) **JUSTIFICATION FOR REQUEST:** To authorize a joint resolution of the Lafayette City Council and the Lafayette Parish Council facilitating the disposition of the property at 2830 Louisiana Avenue, Unit 75 (Assessment No. 6136874), an adjudicated property as identified by the Lafayette Parish Tax Assessor's Office, by adopting the anticipated costs of the sale of said property as the sale price.
- 2) **ACTION REQUESTED:** Adoption of the attached resolution to authorize the sale of the aforementioned adjudicated property.
- 3) **REQUEST ACTION OF COUNCIL:**
 - A. INTRODUCTION:
 - B. FINAL ADOPTION: December 15, 2021
- 4) **DOCUMENTATION INCLUDED WITH THIS REQUEST:**
 - A. Cover letter from Director (1 page)
 - B. Submittal Form (1 page)
 - C. Resolution (10 pages)
 - D. Staff Report (1 page)
 - E. A site aerial of the adjudicated property and the applicant's property (1 page)
 - F. Application with renovation plan (4 pages)
 - G. Affidavits (2 pages)
 - H. Assessor's reports on 2830 Louisiana Avenue, Units 75 and 74 (2 pages)
 - I. Adjudication Certificates (4 pages)
 - J. LUS/LPSO letters documenting tax/environmental liens (4 pages)
- 5) **FISCAL IMPACT:**
 Fiscal Impact (will be detailed in Cost-Revenue Analysis)
 No Fiscal Impact

RECOMMENDED BY:



MARY SLIMAN, DIRECTOR

APPROVED FOR AGENDA:



CHIEF ADMINISTRATIVE OFFICER

