

**RESOLUTION NO. JR-033-2021**

**A JOINT RESOLUTION OF THE LAFAYETTE CITY COUNCIL AND THE LAFAYETTE PARISH COUNCIL AUTHORIZING A NON-WARRANTY CASH SALE OF 1306 LOUISIANA AVENUE 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 and 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: Ammar Syed Hassan Muthana**

**Assessment Number: 6063803**

**Property Address: 1306 Louisiana Avenue, Lafayette, Louisiana 70501**

**Legal Description:**

1306 Louisiana Avenue, Lafayette, Louisiana 70501

"That certain lot of ground, together with all buildings and improvements thereon, having a frontage of seventy (70) feet on Louisiana Avenue by a depth between parallel lines of one hundred fifty (150) feet, and being composed of three separate parcels, being all of Lot 14, the southerly twenty (20) feet of Lot 13, and the southwest corner of Lot 9, all in Block 6, Veazey Addition, City of Lafayette, Louisiana according to plat of subdivision thereof; said portions of lots being contiguous and together being bounded north by the remaining portion of Lot 13, and a portion of Lot 9, south by Lot 15, east by Lot 4 and a portion of Lot 9, and west by Louisiana Avenue."

**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 resolutory 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 City Council thereon was as follows:

YEAS: Lewis, A. Naquin, Hebert, Cook, Lazard

NAYS: None

ABSENT: None

ABSTAIN: None

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

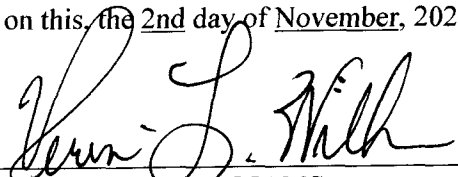
YEAS: Tabor, K. Naquin, Carlson, Guilbeau, Rubin

NAYS: None

ABSENT: None

ABSTAIN: None

AND the resolution was declared adopted on this, the 2nd day of November, 2021.



VERONICA L. WILLIAMS  
LAFAYETTE CLERK OF THE COUNCIL

**EXHIBIT A**  
**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:

Ammar Syed Hassan Muthana

whose permanent mailing address is 1620 Cameron Street, Lafayette, LA, 70506-1602, 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.

**Remainder of this page intentionally blank**

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):  
Ammar Syed Hassan Muthana

\_\_\_\_\_  
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:** 6063803

**Property Address:** 1306 Louisiana Avenue, Lafayette, LA 70507

“That certain lot of ground, together with all buildings and improvements thereon, having a frontage of seventy (70) feet on Louisiana Avenue by a depth between parallel lines of one hundred fifty (150) feet, and being composed of three separate parcels, being all of Lot 14, the southerly twenty (20) feet of Lot 13, and the southwest corner of Lot 9, all in Block 6, Veazey Addition, City of Lafayette, Louisiana according to plat of subdivision thereof; said portions of lots being contiguous and together being bounded north by the remaining portion of Lot 13, and a portion of Lot 9, south by Lot 15, east by Lot 4 and a portion of Lot 9, and west by Louisiana Avenue.”

**Exhibit B**  
**Renovation Plan**

Applicant's plan is to utilize property to expand his existing auto repair business.

CASE NO. APD 2021-037

APPLICANT INFORMATION

Applicant Name Amar Muthana Phone (337) 296-0473  
 Email alimuthana34@gmail.com  
 Applicant Address 1308 Louisiana Ave. 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 1306 Louisiana Ave. Assessment No. 6063803  
 Neighborhood Old Addition Subdivision Veazey Addition  
 City District 5 Glenn Lazard Parish District 5 Abraham Rubin  
 Judication Status City Parish  
 Date Adjudicated 1991 1991  
 Amount of Taxes Owed \$9,514.14 \$43,507.49

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 \$78,800 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 "CH" Commercial Heavy  
 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

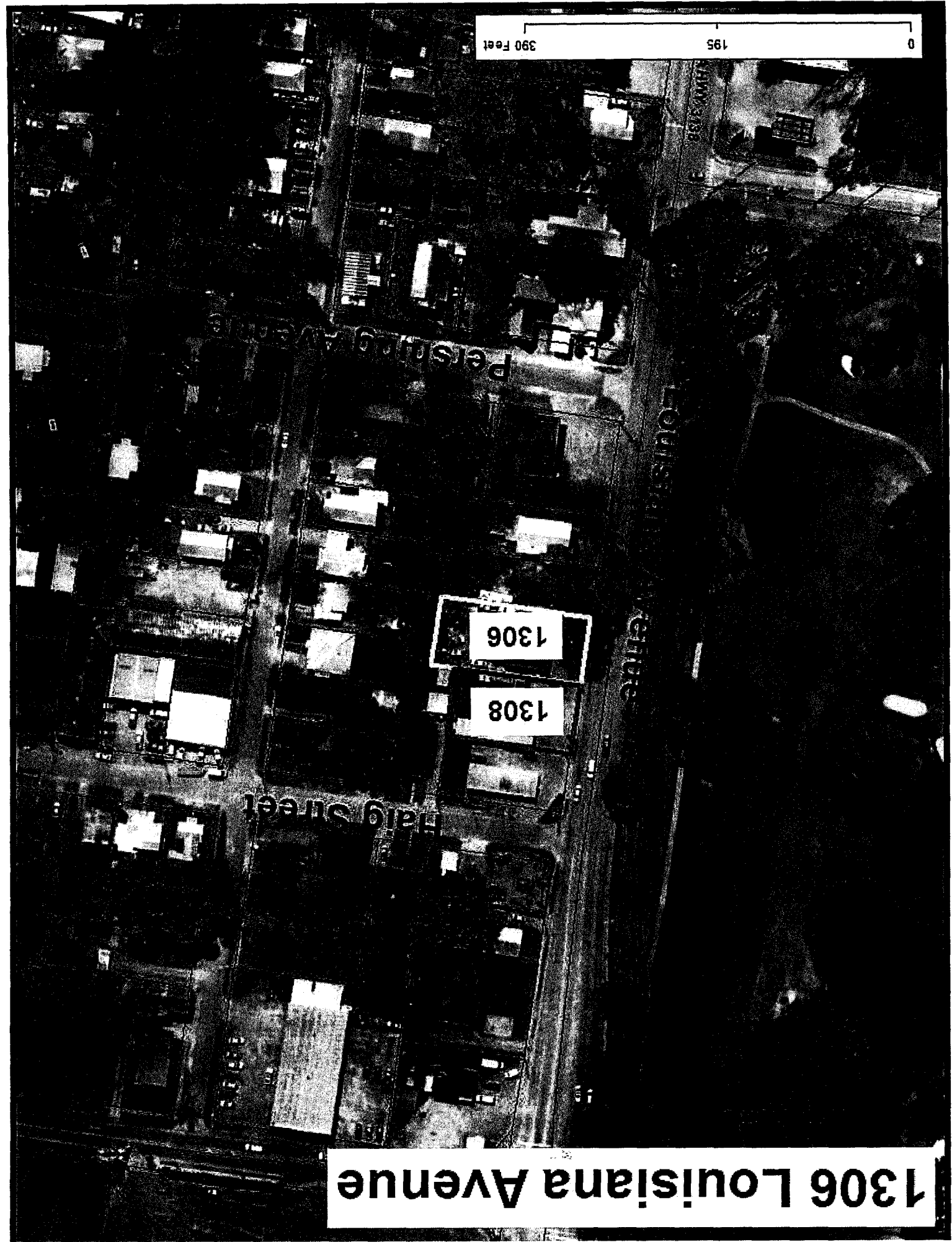
Description of Intended Use  
 Applicant will use lot to expand his existing auto repair business.

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



1306 Louisiana Avenue

0 195 390 Feet

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 5/18/21
2. Applicant Name AMMAR SYED HASSAN MUTHARRA
3. Mailing Address 1620 CAMERON ST
4. Physical Address SAME
5. City, State, Zip LAFAYETTE, LA 70506
6. Phone Number(s) (337) 296-0473
7. Email alimuthana34@gmail.com

PROPERTY INFORMATION

1. Jurisdiction CITY OF LAFAYETTE
2. Assessment No. 6063803
3. Municipal Address 1306 LOUISIANA AVENUE
4. City, State, Zip LAFAYETTE, LA 70501
5. Council Districts CITY DISTRICT #5 / PARISH DISTRICT #5

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) \_\_\_\_\_

S 40FT LOT 12 BLK 6 + N 30FT LOT 13 BLK 6 VEABEY ADD

**LAFAYETTE CONSOLIDATED GOVERNMENT  
APPLICATION FOR ADJUDICATED PROPERTY  
PROPERTY RENOVATION PLAN**

- 1. Applicant Name AMMAR SYED HASSAN-MUTHANA
- 2. Project Address 1306 LOUISIANA AVENUE
- 3. City, State, Zip LAFAYETTE, LA 70501
- 4. Zoning Designation \_\_\_\_\_
- 5. Assessor's Description S 40FT LOT 12 BLK 6 + N 30FT LOT 13 BLK 6  
VEAZEY ADD
- 6. Condition of Property POOR
- 7. Intended Use EXPAND BUSINESS

Land Uses of Adjacent and Vicinity Properties \_\_\_\_\_

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.

AmmAR muthasa  
Name (Printed)

[Signature]  
Signature

[Signature]  
Administrator (Documenting Receipt of Application)

5-18-2021  
Date

5/18/2021  
Date



STATE OF LOUISIANA  
PARISH OF LAFAYETTE

AFFIDAVIT OF ADJOINING LANDOWNER

BEFORE ME the undersigned authority personally came and appeared Ammar Syed  
HASSAN MUTHANA, hereinafter called "Landowner", on this 18<sup>th</sup> day  
of May, 2021, who after being duly sworn, deposed and said:

1. Landowner is the owner or one of the owners of the following property:

Address: 1308 Louisiana Ave., Lafayette, LA 70501 Assess. Number: 6024233

2. Landowner has applied to purchase the following adjudicated property, which is immediately adjoining the property he or she owns listed above.

Address: 1306 Louisiana Ave., Lafayette, LA 70501 Geog. Number: \_\_\_\_\_

3. Landowner has maintained the aforementioned adjudicated property continuously for one (1) year prior to the date above written.

Witnesses:

Carlton Lee Jr.  
Carlton Lee, Jr.  
Mandy Domingue  
Mandy Domingue

Landowner:

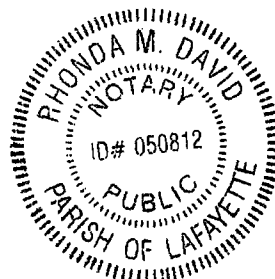
Ammar Syed Hassan Muthana  
AMMAR SYED HASSAN MUTHANA

NOTARY PUBLIC:

Rhonda M. David

Rhonda M. David, Notary ID #050812  
State of Louisiana  
Parish of Lafayette  
My Commission is for Life

THIS DOCUMENT NOT  
PREPARED BY NOTARY  
PUBLIC ATTESTING TO  
SIGNATURES ONLY



STATE OF LOUISIANA  
PARISH OF LAFAYETTE

AFFIDAVIT OF NON PROPERTY OWNER OR NON TAX DEBTOR

BEFORE ME the undersigned authority personally came and appeared Ammar Syed  
HASSAN MUTHANA, hereinafter called "Landowner", on this 18<sup>th</sup> day  
of May, 2021, who after being duly sworn, deposed and said:

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

Address: 1306 Louisiana Ave, Lafayette, La. 70501 Assess. Number: 6063863

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:

Carlton Lee, Jr.  
Carlton Lee, Jr.

Mandy Domingue  
Mandy Domingue

Landowner:

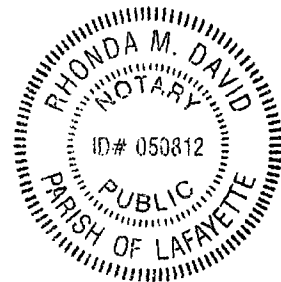
Ammar Syed Hassan Muthana  
AMMAR SYED HASSAN MUTHANA

NOTARY PUBLIC:

Rhonda M. David

Rhonda M. David, Notary ID #050812  
State of Louisiana  
Parish of Lafayette  
My Commission is for Life

THIS DOCUMENT NOT  
PREPARED BY NOTARY  
PUBLIC ATTESTING TO  
SIGNATURES ONLY



**Lafayette Parish Assessor's Office - Real Estate Property Assessment**

Assessment No: 6063803

**Property Location**

1306 LOUISIANA AVE LAFAYETTE 70501  
 Primary Use: Commercial Corridor

Neighborhood: 404320.00 Old Additions Area - Moss St/LA Ave to University  
 Subdivision: VEAZEY ADDITION  
 0009 0013 0014  
 Subdivision: VEAZEY area  
 Township: 9

Range: 5

Section: 101

**Legal Descriptions**

LOT 14 & S 20FT LOT 13 & SW CORNER LOT 9 BLK 6  
 VEAZEY ADDITION (70X150)

**Property Owners**

SEAFOOD INC  
 PARISH ADJUDICATION 1990  
 LAFAYETTE CITY ADJUDICATION 1990

**Property Mailing Address**

PO DRAWER 900  
 OPELOUSAS, LA 70570-0900

**Property Transactions**

Doc Num	Sale Date	Grantor	Grantee	Price
199500020653	01/01/1995		SEAFOOD INC + PARISH/CITY ADJ 1990	
199400024370	01/01/1994		SEAFOOD INC + PARISH/CITY ADJ 1990	
199300022837	01/01/1993		SEAFOOD INC + PARISH/CITY ADJ 1990	
199200019766	01/01/1992		SEAFOOD INC + PARISH/CITY ADJ 1990	
199100019701	01/01/1991		SEAFOOD INC + PARISH/CITY ADJ 1990	
199100022812	01/01/1991		SEAFOOD INC + PARISH/CITY ADJ 1990	
198800011661	04/13/1988	FRIEDMAN CHARLES J	SEAFOOD INC + PARISH/CITY ADJ 1990	\$200,000
198500036262	10/21/1985	WOLFE LOUIS F & LAWEETTE + GONZALES	FRIEDMAN CHARLES J	\$86,629
198300036983	01/01/1983		WOLFE LOUIS F & LAWEETTE + GONZALES	\$0

**Taxes by Year**

Tax Year	City Taxes	Parish Taxes
2020	\$0.00	\$0.00
2019	\$0.00	\$0.00
2009	\$0.00	\$667.91
2008	\$0.00	\$665.23

**Valuation**

Description	Market Value	Assessed Value
Res Subd Lot	\$31,900	\$3,190
Single Family Unknown (Res) IM	\$46,900	\$4,690
Total	\$78,800	\$7,880
	<b>Taxable Market Value</b>	<b>Taxable Assessed Value</b>
City	\$78,800	\$7,880
Homestead Exemption	\$0	\$0
Parish	\$78,800	\$7,880

# Lafayette Parish Assessor's Office - Real Estate Property Assessment

Assessment No: 6024233

## Property Location

1308 LOUISIANA AVE LAFAYETTE 70501-4559  
 Primary Use: Commercial Corridor

Neighborhood: 404320.00 Old Additions Area - Moss St/LA Ave to University  
 Subdivision: VEAZEY ADDITION  
 0012 0013  
 Subdivision: VEAZEY area  
 Township: 9

Range: 5

Section: 101

## Legal Descriptions

P LOT 12-A BLK 6 VEAZEY ADD  
 (0.2009 AC)(21-36074 PLAT)

## Property Owners

MUTHANA AMMAR SYED HASSAN

## Property Mailing Address

1620 CAMERON ST  
 LAFAYETTE, LA 70506-1602

## Property Transactions

Doc Num	Sale Date	Grantor	Grantee	Price
202100036074	07/21/2021	MUTHANA AMMAR SYED HASSAN	LAFAYETTE CITY PARISH CONSOLIDATED GOVERNMENT	\$0
202000026497	08/04/2020	FARMER JERRY	MUTHANA AMMAR SYED HASSAN	\$75,000
200500024696	06/03/2005	COMEAX ROBERT L	FARMER JERRY	\$16,000
200400055388	12/13/2004	COMEAX KATHRYN ANN	COMEAX ROBERT L	\$0
200300032395	06/23/2003	COMEAX ROBERT LEE JR	COMEAX KATHRYN ANN	\$8,000
20030004654	01/01/2003		COMEAX ROBERT LEE JR	\$0
200300014510	01/01/2003		COMEAX ROBERT LEE JR	\$0
200200056613	12/11/2002	COMEAX PAUL J	COMEAX ROBERT LEE JR	\$0
200200056614	01/01/2002		COMEAX ROBERT LEE JR	\$0
195100269676	01/01/1951		COMEAX PAUL J	\$0

## Taxes by Year

Tax Year	City Taxes	Parish Taxes
2020	\$97.78	\$472.57
2019	\$111.68	\$513.06
2018	\$110.81	\$524.47
2017	\$110.81	\$523.72
2016	\$110.81	\$523.72
2015	\$110.33	\$515.75
2014	\$110.33	\$522.89
2013	\$40.91	\$187.82
2012	\$40.91	\$192.15
2011	\$40.91	\$192.70
2010	\$40.91	\$192.38
2009	\$0.00	\$193.25
2008	\$0.00	\$192.48

## Valuation

Description	Market Value	Assessed Value
Res Subd Lot	\$8,750	\$875
Single Family Residence (Res) IM	\$14,800	\$1,480
Shed- Tool	\$20,640	\$3,096
Total	\$44,190	\$5,451
	<b>Taxable Market Value</b>	<b>Taxable Assessed Value</b>
City	\$44,190	\$5,451
Homestead Exemption	\$0	\$0
Parish	\$44,190	\$5,451

**ADJUDICATION OF REAL PROPERTY**  
**TO CITY OF LAFAYETTE FOR NONPAYMENT OF DELINQUENT COURT**  
**19 94 TAXES, AND OTHER LAWFUL CHARGES LAFAYETTE, LA**  
 STATE OF LOUISIANA  
 Parish of LAFAYETTE 95-020653 FILE NO. FILED AND RECORDED  
 95 JUN 26 AM 11:22

BE IT KNOWN AND REMEMBERED that I, **FLOYD DOMINGUE** Tax Collector of the City of Lafayette, Louisiana, in the name of said City 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 the Acts in that behalf pertaining having published, mailed or delivered the notices as required by law and having strictly complied with each and every requirement of law, relating to delinquent taxes and taxpayers and to the seizure, advertisement and sale of properties thereof, did, in the manner directed 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 19 94 , with interest and costs, at the principal front door of the City Hall, 705 West University Avenue, Lafayette, Louisiana, on the 7TH day of JUNE 19 95 , 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 from the 23RD day of MAY 19 95 , to the day of MAY 23 , 19 95 , 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 principal front door of the City Hall, 705 West University Avenue, Lafayette, Louisiana on the 7TH day of JUNE , 19 95 , in the manner required by law, in said list as advertised the following described properties appeared in the names of the following persons unsold, there being no bidders therefore; said properties being assessed to the following named persons as per assessment rolls on file in my office, and are described as follows:

Assessment # 63803

Name SEAFOOD INC

Prop. Desc:

LOT 14 THE S 20 FT OF LOT 13 & THE S W CORNER OF LOT 9 BLK 6 VEAZEY ADD (70X150)

Now, therefore, having complied with all the formalities prescribed by law, and the above described properties failing to sell, and not receiving a bid therefore equal to the amount of taxes, assessments, interest and costs due thereon, I, **FLOYD DOMINGUE** , Tax Collector of said City, by virtue of the authority in me vested by the constitution and laws of the State of Louisiana, did separately adjudicate each specific piece of property hereinbefore described, respectively, to the City of Lafayette, Louisiana. And now, in pursuance of said adjudication, and by virtue of the provisions of laws in such cases made and provided, I, **FLOYD DOMINGUE** Tax Collector of said City, do, by these presents, grant, bargain, sell, assign, set over and deliver unto the said City of Lafayette, Louisiana, the properties hereinbefore described with all improvements thereon, 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 during the time provided by law for such redemption, upon payment by the said taxpayer or interested person to the said City of Lafayette, Louisiana, of the said price of adjudication, including cost and five per cent (5%) penalty thereon, with interest at the rate of one per cent (1%) per month until redeemed.

IN TESTIMONY WHEREOF, I have hereunto signed and affixed the seal of said City of Lafayette, at 705 West University, Lafayette Parish, Louisiana, this day of JUNE 20 A.D., 1995 , in the presence of . . . **CDRA. HOWARD** . . . and . . . **CATHY. OWENS** . . . competenter witnesses, who also signed hereunto with me.

Witness: Cara Howard

Cathy Owens

Signed, sealed and delivered in the presence of:

Felcy Gauthier

Filed: 6-27-95

FLOYD DOMINGUE  
DIRECTOR OF ADMINISTRATION  
CITY OF LAFAYETTE, LOUISIANA

BY Richy Jahan  
REVENUE ADMINISTRATOR



PARISH OF LAFAYETTE  
STATE OF LOUISIANA

PROPERTY ADJUDICATED  
TO THE PARISH OF LAFAYETTE

For Unpaid Taxes, 19 90  
When Sold JUNE 12, 1991  
When Recorded JULY 26, 1991  
COB          Folio          et seq.  
Filed in Clerk of Court, Fifteenth  
Judicial District

FILE NO.  
91-022812

91 JUL 26 AM 8:31  
FILED  
BY: *[Signature]*  
CLERK OF COURT

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NAME AND DESCRIPTION OF PROPERTY			
Ward No.	CITY	Assessment No.	63803
SEAFOOD INC			
LOT 14 THE S 20 FT OF LOT 13 & THE S W CORNER OF LOT 9 BLK 6 VEAZEY ADD (70X150)			389
For 19 90	Assessment	4270	
	State Tax		
	Interest		
	Confederate Veteran Tax		
	Good Roads Tax		
	Levee District Tax		
	Acreage Tax		
	Produce Tax		
	Interest		
	Advertising		
	Collector's Cost, Making, Recording and Copy of Deed, etc.	\$	20.00
	Registered Notice & Advertising	\$	15.00
	Parish Tax	\$	405.14
	Interest		
	Drainage		
	Parish School Tax		
	Parish Special Tax & Grass Cutting Lien		
Total			

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

SEAFOOD INC

Tax Notice#: 63803

Parcels: 63803

TAX YEAR 1990

TAXES:	74.59
INTEREST/PENALTY:	379.05
REDEMPTION FEE:	150.00
CERT. NOTICE:	4.50
AD FEES:	7.00
RECORDING FEE:	10.00

TAX YEAR 1991

TAXES:	73.40
INTEREST:	262.77
AD FEES:	18.00
CERT. NOTICE:	4.50
RECORDING FEE:	10.00

TAX YEAR 1992

TAXES:	66.49
INTEREST:	230.06
AD FEES:	15.00
CERT. NOTICE:	5.00
RECORDING FEE:	10.00

TAX YEAR 1993

TAXES:	66.49
INTEREST:	222.08
AD FEES:	19.50
CERT. NOTICE:	4.50
RECORDING FEE:	10.00

TAX YEAR 1994

TAXES:	66.49
INTEREST:	214.10
AD FEES:	20.00
CERT. NOTICE:	5.00
RECORDING FEE:	10.00

TAX YEAR 1995

TAXES:	65.85
--------	-------

INTEREST:	204.14
TAX YEAR 1996	
TAXES:	56.49
INTEREST:	168.34
TAX YEAR 1997	
TAXES:	56.41
INTEREST:	161.33
TAX YEAR 1998	
TAXES:	56.41
INTEREST:	154.56
TAX YEAR 1999	
TAXES:	66.45
INTEREST:	174.10
TAX YEAR 2000	
TAXES:	64.44
INTEREST:	159.81
TAX YEAR 2001	
TAXES:	68.83
INTEREST:	163.13
TAX YEAR 2002	
TAXES:	76.73
INTEREST:	172.64
CERT. NOTICE:	10.00
AD FEES:	70.00
TAX YEAR 2003	
TAXES:	106.68
INTEREST:	226.16
CERT. NOTICE:	10.00
AD FEES:	70.00
TAX YEAR 2004	
TAXES:	113.27
INTEREST:	226.54
CERT. NOTICE:	10.00
AD FEES:	95.00
TAX YEAR 2005	
TAXES:	113.27
INTEREST:	212.95
AD FEES:	95.00
CERT. NOTICE:	15.00
TAX YEAR 2006	
TAXES:	113.27

INTEREST:	199.36
AD FEES:	95.00
CERT. NOTICE:	15.00
TAX YEAR 2007	
TAXES:	113.27
INTEREST:	185.76
CONVERSION PENALTY:	110.00
TAX YEAR 2008	
TAXES:	140.58
INTEREST:	213.68
CONVERSION PENALTY:	85.00
TAX YEAR 2009	
TAXES:	141.37
INTEREST:	197.92
CONVERSION PENALTY:	80.00
TAX YEAR 2010	
TAXES:	141.37
INTEREST:	182.37
TAX YEAR 2011	
TAXES:	141.37
INTEREST:	165.40
TAX YEAR 2012	
TAXES:	141.37
INTEREST:	148.44
TAX YEAR 2013	
TAXES:	141.37
INTEREST:	131.47
TAX YEAR 2014	
TAXES:	141.37
INTEREST:	114.51
TAX YEAR 2015	
TAXES:	141.37
INTEREST:	97.55
TAX YEAR 2016	
TAXES:	140.27
INTEREST:	78.55
TAX YEAR 2017	
TAXES:	140.27
INTEREST:	63.12
TAX YEAR 2018	

TAXES: 140.27  
INTEREST: 46.29

## TAX YEAR 2019

TAXES: 141.37  
INTEREST: 29.69

## TAX YEAR 2020

TAXES: 141.37  
INTEREST: 12.72

**Total Due: \$9,514.14**

THE ABOVE FIGURES ARE GOOD THRU: 9/30/2021 , AND MUST BE RECEIVED ON OR BEFORE 9/30/2021

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*

6/8/2021

SEAFOOD INC  
RT 5 BOX 360  
BREAUX BRIDGE, LOUISIANA 70517

Tax Notice#: 63803  
1306 LOUISIANA AVENUE

TAX YEAR 1990	
TAXES:	405.14
INTEREST/PENALTY:	2,163.97
REDEMPTION FEE:	150.00
PENALTIES:	150.00
TAX YEAR 1991	
TAXES:	405.14
INTEREST:	1,438.25
TAX YEAR 1992	
TAXES:	385.54
INTEREST:	1,322.40
TAX YEAR 1993	
TAXES:	383.96
INTEREST:	1,270.91
TAX YEAR 1994	
TAXES:	394.50
INTEREST:	1,258.46
TAX YEAR 1995	
TAXES:	391.26
INTEREST:	1,201.17
TAX YEAR 1996	
TAXES:	351.77
INTEREST:	1,037.72
TAX YEAR 1997	
TAXES:	359.19
INTEREST:	1,016.51

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

TAX YEAR 1998	
TAXES:	357.06
INTEREST:	967.63
TAX YEAR 1999	
TAXES:	354.07
INTEREST:	917.04
TAX YEAR 2000	
TAXES:	345.34
INTEREST:	852.99
TAX YEAR 2001	
TAXES:	332.50
INTEREST:	778.05
TAX YEAR 2002	
TAXES:	490.10
INTEREST:	1,088.02
TAX YEAR 2003	
TAXES:	501.42
INTEREST:	1,052.98
TAX YEAR 2004	
TAXES:	529.72
INTEREST:	1,048.85
CERT. NOTICE:	10.00
TAX YEAR 2005	
TAXES:	535.19
INTEREST:	995.45
TAX YEAR 2006	
TAXES:	537.93
INTEREST:	936.00
TAX YEAR 2007	
TAXES:	540.60
INTEREST:	875.77
TAX YEAR 2008	
TAXES:	665.23
INTEREST:	997.85
CERT. NOTICE:	15.00
TAX YEAR 2009	
TAXES:	667.91
INTEREST:	921.72
TAX YEAR 2010	
TAXES:	664.77
INTEREST:	837.61

TAX YEAR 2011	
TAXES:	665.87
INTEREST:	759.09
TAX YEAR 2012	
TAXES:	663.98
INTEREST:	677.26
TAX YEAR 2013	
TAXES:	649.01
INTEREST:	584.11
TAX YEAR 2014	
TAXES:	669.97
INTEREST:	522.58
TAX YEAR 2015	
TAXES:	660.82
INTEREST:	436.14
TAX YEAR 2016	
TAXES:	662.96
INTEREST:	358.00
TAX YEAR 2017	
TAXES:	662.96
INTEREST:	278.44
TAX YEAR 2018	
TAXES:	663.90
INTEREST:	199.17
TAX YEAR 2019	
TAXES:	649.48
INTEREST:	116.91
TAX YEAR 2020	
TAXES:	683.16
INTEREST:	40.99

**Total Due:                   \$43,507.49**

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

\*\*\*WE MUST RECEIVE YOUR REDEMPTION PAYMENT BY 6/8/2021 , THE  
 CURRENT AMOUNT OWED IS ONLY VALID UNTIL 6/8/2021 \*\*\*

  
 \_\_\_\_\_  
 COLLECTIONS CLERK





**RECEIVED**

OCT 18 2021

Internal Memorandum

Development and Planning Department  
Office of the Director (9010)

Lafayette Consolidated Government  
Chief Administrative Officer

**TO:** Cydra Wingerter

**DATE:** October 4, 2021

**FROM:** Mary Sliman, Director

**SUBJ:** *1306 LOUISIANA AVENUE, ASSESSMENT NO. 6063803  
ADJUDICATED PROPERTY DISPOSITION BY SALE TO ADJOINING PROPERTY OWNER  
JOINT COUNCIL RESOLUTION FOR ADOPTION – NOVEMBER 2, 2021*

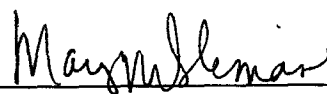
Enclosed for your review and consideration is a proposed joint resolution of the Lafayette City Council and the Lafayette Parish Council facilitating the disposition (by sale to an adjoining property owner) of 1306 Louisiana Avenue, an adjudicated property as identified by the Lafayette Parish Tax Assessor's Office, by adopting the anticipated costs of the sale of 1306 Louisiana Avenue as the sale price.

The property proposed for disposition has been adjudicated to both the City of Lafayette and the Parish of Lafayette since 1991. Property tax and lien arrearages are \$9,514.14 to the City and \$43,507.49 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 1306 and 1308 Louisiana Avenue;
8. Adjudication Certificates; and,
9. LUS/LPSO letters documenting tax/environmental liens.

If all is in order, please submit for adoption on the November 2, 2021 City Council and Parish Council agendas.

  
\_\_\_\_\_  
Mary Sliman, Director  
Development and Planning Department

MS/kt

Attachments

LAFAYETTE JOINT COUNCIL MEETING

AGENDA ITEM SUBMITTAL FORM

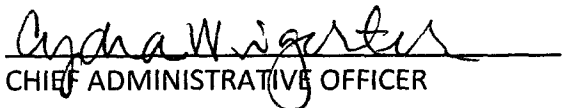
- 1) **JUSTIFICATION FOR REQUEST:** To authorize a joint resolution of the Lafayette City Council and the Lafayette Parish Council facilitating the disposition of the property at 1306 Louisiana Avenue (Assessment No. 6063803), an adjudicated property as identified by the Lafayette Parish Tax Assessor's 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: November 2, 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 1306 and 1308 Louisiana Avenue. (2 pages)
  - I. City and Parish Adjudication Certificates (5 pages)
  - J. LUS/LPSO letters documenting tax/environmental liens (7 pages)
- 5) **FISCAL IMPACT:**  
 Fiscal Impact (will be detailed in Cost-Revenue Analysis)  
 No Fiscal Impact

RECOMMENDED BY:



MARY SZYMON, DIRECTOR

APPROVED FOR AGENDA:

  
CHIEF ADMINISTRATIVE OFFICER