

Date: 10/20/2022
Time: 11:24:07AM

Franklin Parish Assessor
6552 Main Street
Winnsboro, LA 71295
2023 PARCEL LISTING

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Parcel#0710904800

OWNER
FORD HOLDINGS, L.L.C.
P. O. BOX 158
JONESVILLE, LA 71343-0158

PARCEL# 0710904800

Parcel Number	Parcel Type	Ward	Physical Address	Map Number
0710904800	REAL PROPERTY	W7-WIN	7255 PRAIRIE ROAD	

LOCATIONS- PARCEL#0710904800

Subdivision	Lot	Block	Section	Township	Range	Tract	Part	Condo
			35	14		07		

ITEMS- PARCEL#0710904800

Description	Assessed Value	Homestead Value	Market Value	Uems	PS Units
1 13 SUBURBAN LAND 1-3 AC	14,215		142,150	4.00	0.00
2 39 CITY BUSINESS	196,598		1,310,653	1.00	0.00
Item Totals	210,813		1,452,803	5.00	0.00

LEGAL DESCRIPTION- PARCEL#0710904800

4 ACRES, TRACT 1: A TRACT OR PARCEL OF LAND SITUATED IN SEC. 35, T. 14N, R. 7E, BEING MORE AS FOLLOWS: BEGINNING AT THE SE CORNER OF THE 0.57 ACRE TRACT CONVEYED TO B & A OF NORTH LA, L.L.C. AS RECORDED IN COB 380 PG 387 OF THE RECORDS OF FRANKLIN PARISH, LA, WHICH IS MONUMENTED WITH A 3/4" IRON PIPE, SAID POINT BEING ON THE NORTH LINE OF "TRACT 3" BEING A 1.50 ACRE TRACT CONV. TO FORD HOLDINGS, L.L.C. AS RECORDED IN COB 399 PG 842 OF THE RECORDS OF FRANKLIN PARISH, LA, THENCE PROCEED N 02 DEGS 00 MINS 22 SEC E. PARTIALLY ALONG THE EAST LINE OF SAID B & A OF NORTH LA, L.L.C., A DIS. OF 61 FT. TO A 5/8" IRON ROD AT THE SW CORNER OF A 0.34 ACRE TRACT CONV. TO ROBERT C. BROOKS, AS RECORDED IN COB 209 PG 492, THENCE PROCEED S 87 DEGS 59 MINS 38 SECS E ALONG THE S. LINE OF SAID BROOKS TRACT, A DIS. OF 167.20 FT. TO A 5/8" IRON ROD AT THE SE CORNER OF SAID BROOKS TRACT, THENCE PROCEED N 02 DEGS 00 MINS 22 SECS E ALONG THE EAST LINE OF SAID BROOKS TRACT, A DIS. OF 89 FT. TO A 5/8" IRON ROD AT THE NE CORNER OF SAID BROOKS TRACT, SAID CORNER BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EIGHTH ST., THENCE PROCEED S 87 DEGS 59 MINS 38 SECS E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID EIGHTH ST., A DIS. OF 40.04 FT. TO A 1 1/4" IRON PIPE AT THE NW CORNER OF A 1.98 ACRE TRACT CONVEYED TO JUNE W. LIORET, ET AL. AS RECORDED IN COB 123 PG 119, THENCE PROCEED S 02 DEGS 30 MINS 00 SECS W ALONG THE W. LINE OF SAID LIORET TRACT, A DIS. OF 349.75 FT. TO A 5/8" IRON ROD AT THE SW CORNER OF SAID LIORET TRACT, THENCE PROCEED S 89 DEGS 44 MINS 25 SECS W, A DIS. OF 251.26 FT. TO A 1 1/4" IRON PIPE, THENCE PROCEED S 17 DEGS 37 MINS 25 SECS W, A DIS. OF 52 FT., TO A 5/8" IRON ROD, THENCE PROCEED S 89 DEGS 44 MINS 25 SECS W, A DIS. OF 208.28 FT. TO A 5/8" IRON ROD, THENCE PROCEED S 17 DEGS 37 MINS 25 SECS W, A DIS. OF 30.83 FT. TO A 1 1/4" IRON PIPE AT THE NE CORNER OF A .96 ACRE TRACT CONVEYED TO ANN JOHNSON AS RECORDED IN COB 375 PG. 153, THENCE PROCEED S 89 DEGS 44 MINS 25 SECS W, ALONG THE N. LINE OF SAID JOHNSON TRACT, A DIS. OF 167.61 FT. TO 5/8" IRON ROD ON THE APPARENT EASTERLY RIGHT-OF-WAY LINE OF HWY 4, THENCE PROCEED N 21 DEGS 23 MINS 49 SECS E, ALONG THE APPARENT EASTERLY RIGHT-OF-WAY LINE OF SAID HWY 4, A DIS. OF 193.46 FT. TO A 5/8" IRON ROD AT THE SW CORNER OF SAID FORD HOLDINGS, L.L.C. TRACT, THENCE PROCEED S 87 DEGS 59 MINS 38 SECS E, ALONG THE S. LINE OF SAID FORD HOLDINGS, L.L.C. TRACT, A DIS. OF 539.93 FT. TO A 5/8" IRON ROD AT THE SE CORNER OF SAID FORD HOLDINGS, L.L.C. TRACT, THENCE PROCEED N 02 DEGS 00 MINS 22 SECS E, ALONG THE E. LINE OF SAID FORD HOLDINGS, L.L.C. TRACT, A DIS. OF 121.81 FT. TO A 5/8" IRON ROD AT THE NE CORNER OF SAID FORD HOLDINGS, L.L.C. TRACT, THENCE PROCEED N 87 DEGS 59 MINS 38 SECS W PARTIALLY ALONG THE N. LINE OF SAID FORD HOLDINGS, L.L.C. TRACT, A DIS. OF 159.43 FT. TO THE POB. CONTAINING 2.28 ACRES, MORE OR LESS

TRACT 2: A TRACT PARCEL OF LAND SITUATED IN THE SE 1/4 OF NW 1/4, SEC. 35, T. 14N, R. 7E, BEING DESC. AS FOLLOWS: BEGINNING AT THE SW CORNER OF THE 0.57 ACRE TRACT CONVEYED TO B & A OF NORTH LA, L.L.C. AS RECORDED IN COB 380 PG. 387 OF THE RECORDS OF FRANKLIN PARISH, LA, WHICH IS MONUMENTED WITH A 3/4" IRON PIPE, SAID POINT BEING ON THE N. LINE OF A 1.50 ACRE TRACT CONVEYED TO FORD HOLDINGS, L.L.C. AS RECORDED IN COB 399 PG 842, THENCE PROCEED N 75 DEGS 48 MINS 33 SECS W ALONG THE N. LINE OF SAID FORD HOLDINGS, L.L.C., "TRACT 3", A DIS. OF 153.98 FT. TO A 5/8" IRON ROD ON THE APPARENT EASTERLY RIGHT-OF-WAY LINE OF HWY 4, THENCE PROCEED N 24 DEGS 31 MINS 31 SECS E ALONG THE APPARENT EASTERLY RIGHT-OF-WAY LINE OF SAID HWY 4, A DIS. OF 30.85 FT. TO A 5/8" IRON ROD AT THE SW CORNER OF A 0.25 ACRE TRACT CONV. TO PATRICK LOFLIN AS RECORDED IN COB 209 PG 42, THENCE PROCEED S 87 DEGS 59 MINS 38 SECS E ALONG THE S. LINE OF SAID LOFLIN TRACT, A DIS. OF 138.70 FT. TO A 5/8" IRON ROD ON THE W. LINE OF SAID B & A OF NORTH LA, L.L.C.

7255 Prairie Road, Winnsboro, LA 71295

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