

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

Franklin Parish Assessor
6552 Main Street
Winnsboro, LA 71295

Page: 2

2023 PARCEL LISTING

Parcel#0710904800

TRACT, THENCE PROCEED S 02 DEGS 00 MINS 22 SECS W PARTIALLY ALONG SAID B & A NORTH LA, L.L.C. TRACT, A DIS. OF 61 FT. TO THE POB. CONTAINING 0.15 ACRES, MORE OR LESS.

TRACT 3: A TRACT OR PARCEL OF LAND SITUATED IN SEC. 35, T. 14N. R. 7E. BEING MORE PARTICULARLY DESC. AS FOLLOWS: BEGINNING AT THE SE CORNER OF THAT CERTAIN TRACT OF LAND BELONGING TO B & A OF NORTH LA, L.L.C. AS RECORDED IN COB 380 PG. 387 RECORDS OF FRANKLIN PARISH, MONUMENTED WITH A 3/4" IRON PIPE, THENCE PROCEED S 87 DEGS 59 MINS 38 SECS E, A DIS. OF 159.43 FT. TO A 5/8" IRON ROD, THENCE PROCEED S 02 DEGS 00 MINS 22 SECS W, A DIS. OF 121.81 FT. TO A 5/8" IRON ROD, THENCE PROCEED N 87 DEGS 59 MINS 38 SECS W, A DIS. OF 539.93 FT. TO A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY LINE OF HWY 4, THENCE PROCEED N 24 DEGS 31 MINS 31 SECS E ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID HWY 4, A DIS. OF 167.05 FT. TO A 5/8" IRON ROD, THENCE PROCEED S 75 DEGS 48 MINS 33 SECS E, A DIS. OF 153.98 FT. TO A 3/4" IRON PIPE AT THE SW CORNER OF SAID B & A OF NORTH LA, L.L.C., THENCE PROCEED S 87 DEGS 59 MINS 38 SECS E ALONG THE SOUTH LINE OF SAID B & A OF NORTH LA, L.L.C., A DIS. OF 166 FT. TO THE POB. CONTAINING 1.50 ACRES, MORE OR LESS.

TRACT 4: A 0.10 ACRE, MORE OR LESS TRACT OR PARCEL OF LAND SITUATED IN THE SE 1/4 OF THE NW 1/4, SEC. 35, T. 14N. R. 7E. BEING DESC. AS FOLLOWS: COMMENCE AT THE SE CORNER OF THE 0.57 ACRE TRACT CONV. TO B & A OF NORTH LA, L.L.C. AS RECORDED IN COB 380 PG. 387 WHICH IS MONUMENTED WITH A 3/4" IRON PIPE, AND POINT BEING ON THE N. LINE OF A 1.50 ACRE TRACT TO FORD HOLDINGS, L.L.C. AS RECORDED IN COB 399 PG. 842, THENCE PROCEED N 02 DEGS 00 MINS 22 SECS E ALONG THE E 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 PARTIALLY ALONG THE S. LINE OF SAID BROOKS TRACT, A DIS. OF 116.31 FT. TO A 5/8" IRON ROD AND THE POB. THENCE PROCEED N 02 DEGS 01 MINS 53 SECS E, A DIS. OF 89 FT. TO A 5/8" IRON ROD 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 50.85 FT. TO A 5/8" IRON ROD AT THE NE CORNER OF SAID BROOKS TRACT, THENCE PROCEED S 02 DEGS 00 MINS 22 SECS W, ALONG THE E. LINE OF SAID BROOKS TRACT, A DIS. OF 89 FT. TO A 5/8" IRON ROD AT THE SE CORNER OF SAID BROOKS TRACT, THENCE PROCEED N 87 DEGS 59 MINS 38 SECS W ALONG THE S. LINE OF SAID BROOKS TRACT, A DIS. OF 50.89 FT. TO THE POB. THE DESC. TRACTS ABOVE ARE CONTAINING 4.05 ACRES, MORE OR LESS IN THE AGGREGATE.

183-346 203-504 205-725 206-725 209-62 399-842 403-925

DEED INFORMATION

Type	Deed Number	Recorded	Book	Page	Sales Price
Cash Deed	342078	12 / 20 / 2010	403	922	9,650.00
Cash Deed	342079	12 / 20 / 2010	403	925	92,000.00

OWNERSHIP INFORMATION

HS	Owner Name	Primary	% Owned	% Tax	From	To
NO	FORD HOLDINGS, L.L.C.	YES	100.0000	100.0000	12/20/2010	
NO	ADAMS, JOHN R., ET AL	YES	100.0000	100.0000	01/22/2009	12/20/2010

PARISH TAXES

Millage	Mills	Exemption	Homestead
01 PARISH GEN TAX 1.63M	1.63	343.62	0.00
03 P. WIDE TAX 40.72M	40.72	8,584.30	0.00
04 LAW ENFORCE. 9.25M	9.25	1,950.02	0.00
05 P.WIDE SCHOOL 24.83M	24.83	5,234.49	0.00
06 ASSESSMENT DIS 7.00M	7.00	1,475.70	0.00
50 DISTRICT LEVEE 4.71M	4.71	992.93	0.00
HOSPITAL SERVICE DISTRICT NO. 1 13.	13.07	2,755.33	0.00
Totals	101.21	21,336.39	0.00

CITY TAXES

Millage	Mills	Taxes
GENERAL FUND 8.08M	8.08	1,703.37
Totals	8.08	1,703.37

7255 Prairie Road, Winnsboro, LA 71295

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