



Listing Data

N Harrells Ferry

Baton Rouge, LA

Item	Description	Finding
1	Legal Description	WARD: 1-4, SUBDIVISION: LEBLANC, P.J. TRACT, LOT: J-2-A. LOT J-2-A, CONT 8.752 ACRES RESUB OF LOT J-2 OF PJ LEBLANC PROPERTY
2	Municiple Location	11713 N. Harrells Ferry Rd. Baton Rouge, LA 70816
3	Age of Building	1996 (Resub)
4	Zoning	R (Rural)
5	Flood	X (Protected by Levee)
6	Enterprise Zone	N/A
7	Oppurtunity Zone	No
8	Special Tax Incentives	None besides enterprise zone
9	Property Survery Available	Yes
10	Topographical Survey Available	Yes
11	Previous Years Taxes	\$2,275
12	Dead Restrictions	No
13	Building Restrictions	No
14	Elevation of Land	9.6 ft - 12.49 ft
15	Overall Lot Size	8.752 Acres
16	Overall Building Area	N/A
17	Rentable Square Footage	N/A
18	Access or Entries	Access on N. Harrells Ferry
19	R in & R out	N/A
20	Corner Lot	No
21	Ponds, Retention Areas Present	No
22	Access to Local Highways or Interstate	Yes, to I-12
23	Wetlands	Roughly 25%
24	Flood in 2016	Yes
25	Standing Water, Streams, Ponds	Creek running down east side of the property
26	Miscellaneous	Lot consist of one home w/ active tenant, short term lease month to month