

Parcel: 0220023784

ID: 19513

Allen Parish Report

Tax Year

2026

(Uncertified)

Property Owner

Name:	EAVES PROPERTIES, LLC
Mailing Address:	CHARLES & JANA EAVES, MANAGERS 479 HOLLYWOOD RD PITKIN , LA 70656
Type:	(CI) Comm. Impr.
Tax District:	()
Special Assessment Freeze:	No

Property Information

Physical Address:	305 A/B EAST RAILROAD ST , KINDER
Subdivision:	
Block/Lot:	N/A / N/A
S-T-R:	N/A
Legal:	See <i>Extended Legal</i>

Extended Legal

A TRACT OF LAND SITUATED IN THE TOWN OF KINDER, SECTION 35, T-6-S, R-5-W, ALLEN PARISH, LOUISIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT A POINT, WHICH POINT IS THE INTERSECTION OF THE CENTERLINE OF THE UNION PACIFIC RAILROAD TRACKS (FORMERLY MISSOURI PACIFIC RAILROAD) IWTH THE NORTH RIGHT OF WAY LINE OF THIRD AVE. AND /OR U.S. HIGHWAY 190, THENCE FROM SAID POINT PROCEED SOUTH 89 DEG. 26'15" EAST 79.70 FEET TO A POINT, THENCE NORTH 29 DEG. 07'33" EAST 164.56 FEET TO THE POINT OF BEGINNING, THENCE NORTH 29 DEG. 07'33" EAST 135.44 FEET ALONG THE EAST RIGHT OF WAY LINE OF THE UNION PACIFIC ROAD (FORMERLY MISSOURI PACIFIC RAIL ROAD) TO A 1/2" IRON ROD, THENCE SOUTH 89 DEG. 26'15" EAST 56.93 FEET TO A 1/2" IRON ROD, THENCE SOUTH 29 DEG. 07'33" WEST 162.82 FEET ALONG RAIL ROAD STREET TO A POINT, THENCE NORTH 60 DEG. 40'56" WEST 50.00 FEET TO THE POINT OF BEGINNING, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS SITUATED THEREON. (501-286)(501-282(501-512)(510-1113)(546-656)

Assessment Summary:

Description	Acres	Land Value	Bldg Value	Total Value	Land Assessed	Bldg Assessed	Total Assessed	Percent
URBAN APT.	N/A	N/A	N/A	220,400.00	N/A	N/A	22,040.00	10.00
URBAN LOT	1.000	N/A	N/A	5,000.00	N/A	N/A	500.00	N/A
Totals		0.00	0.00	225,400.00	0.00	0.00	22,540.00	

Homestead Credit: **Status:** (AC) Active **Note:** Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.

Special Assessments:

Assessment	Millage	Parish or City	Total Tax	Exemption	Tax Amount
AMB SERV DIST#1 (1020 031)	9.52	P	\$214.58	\$0.00	\$214.58
CON ALIMONY (KINDER)(5034 001)	4.52	M	\$101.88	\$0.00	\$101.88
FIRE DIST #4	6.88	P	\$155.08	\$0.00	\$155.08
GEN PURPOSE (KINDER)(5034 002)	9.66	M	\$217.74	\$0.00	\$217.74
HOSP SERV DIST #3	15.05	P	\$339.22	\$0.00	\$339.22
KIN DR DIST #2 (1020 093)	3.69	P	\$83.17	\$0.00	\$83.17
PARISH IN	56.47	P	\$1,272.84	\$0.00	\$1,272.84
REC DT #2 (KIN) (1020 009)	4.61	P	\$103.91	\$0.00	\$103.91
ROAD DIST #2	24.46	P	\$551.33	\$0.00	\$551.33
SCH DIST #25	47.22	P	\$1,064.34	\$0.00	\$1,064.34
Totals			\$4,104.09	\$0.00	\$4,104.09

Note: Tax amounts are estimates only. Due to rounding errors, please contact the Parish for the exact taxes owed.

Homestead Credit: **Status:** (AC) Active

Deed Transfers

Date	Book	Page	Deed Type	Est. Sale	Grantee	Instrument #
1/31/2022	546	656	Cash Warranty Deed	\$249,900	EAVES PROPERTIES, LLC;	508027
3/12/2015	510	1113	aff as to surveyor variances	\$0	JMK5 KINDER, L.L.C.;	483734
1/22/2014	501	512	Act of Correction	\$0	JMK5 KINDER, L.L.C.;	478746
1/13/2014	501	286	Cash Warranty Deed	\$130,000	JMK5 KINDER, L.L.C.;	478652
1/13/2014	501	282	Act of Correction	\$0	GUILLORY, VICTOR;	478650

Not a Legal Document

Subject to terms and conditions

www.actDataScout.com