

Parcel: 0220036260

ID: 19663

Allen Parish Report

Tax Year

2026

(Uncertified)

Property Owner

Name:	EAVES PROPERTIES LLC
Mailing Address:	CHARLES & JANA EAVES PO BOX 310 PITKIN , LA 70656
Type:	(CI) Comm. Impr.
Tax District:	()
Special Assessment Freeze:	No

Property Information

Physical Address:	705 N. 11TH ST. (KARAM'S PROPERTIES) , KINDER
Subdivision:	
Block/Lot:	N/A / N/A
S-T-R:	26-06-05
Legal:	See <i>Extended Legal</i>

THAT CERTAIN TRACT OR PARCEL OF GROUND, CONTAINING 5.245 ACRES, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS THEREON, AND ALL RIGHTS, WAYS, PRIVILEGES, AND SERVITUDES APPERTAINING THERETO, AND ALL APPURTENANCES THEREOF, LYING AND BEING SITUATED IN SECTION 35, TOWNSHIP 6 SOUTH, RANGE 5 WEST, WITHIN THE CORPORATE LIMITS TO THE TOWN OF KINDER, ALLEN PARISH, STATE OF LOUISIANA AND BEING KNOWN AND DESIGNATED AS LOT 1, FIELD CREST SUBDIVISION, PHASE 1, ON A PLAT OF SURVEY PREPARED BY NASON A. LALACK, JR. REGISTERED LAND SURVEYOR, DATED JUNE 11, 2007, AND BEING DESCRIBED WITH REFERENCE THERETO AS HAVING A FRONTAGE ON SEVENTH AVENUE, ITS SOUTHERN BOUNDARY AND, HAVING SUCH OTHER BOUNDARIES, DIMENSIONS, AND MEASUREMENTS AS IS MORE FULLY SHOWN ON SAID PLAT OF SURVEY OF SAID PROPERTY.

AND THAT CERTAIN TRACT OR PARCEL OF GROUND, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS THEREON, AND ALL RIGHTS, WAYS, PRIVILEGES, AND SERVITUDES APPERTAINING THERETO, AND ALL APPURTENANCES THEREOF, LYING AND BEING SITUATED IN SECTION 35, TOWNSHIP 6 SOUTH, RANGE 5 WEST, WITHIN THE CORPORATE LIMITS TO THE TOWN OF KINDER, ALLEN PARISH, STATE OF LOUISIANA AND BEING KNOWN AND DESIGNATED AS LOT 1 A, FIELD CREST SUBDIVISION, PHASE 1, ON PLATS OF SURVEY PREPARED BY NASON A. LAJACK, JR. REGISTERED LAND SURVEYOR, DATED JUNE 11, 2007, AND VIRGIL T. COLLINS, COLLINS LAND SURVEYORS, DATED JULY 7, 2014 AND REVISED JULY 15, 2014, BEING DESCRIBED WITH REFERENCE THERETO AS HAVING A FRONTAGE ON SEVENTH AVENUE, ITS SOUTHERN BOUNDARY AND HAVING SUCH OTHER BOUNDARIES, DIMENSIONS, AND MEASUREMENTS AS IS MORE FULLY SHOWN ON SAID PLAT OF SURVEY OF SAID PROPERTY. LESS AND EXCEPT: A CERTAIN TRACT OF LAND, SITUATED IN THE TOWN OF KINDER, IN SECTION 35, T6S, RSW, ALLEN PARISH, LOUISIANA, AND BEING BOUNDED ON THE NORTH BY LOT 2, FIELD CREST SUBDIVISION, - PHASE ONE, ON THE SOUTH BY SEVENTH AVE., ON THE EAST BY THE REMAINDER OF LOT 1 & ON THE WEST BY NINTH STREET, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE APPARENT EAST R/W NINTH STREET & THE NORTH R/W SEVENTH AVE., THENCE PROCEEDING ALONG SAID EAST R/W NINTH ST. N01 DEG 14 MIN 12 SEC E A DISTANCE OF 361.53 FEET; THENCE S88 DEG 33 MIN 28 SEC E A DISTANCE OF 493.47 FEET; THENCE DUE SOUTH A DISTANCE OF 351.66 FEET TO A POINT ON THE NORTH R/W SEVENTH AVE., THENCE ALONG SAID NORTH R/W SEVENTH AVE., N89 DEG 41 MIN 56 SEC W A DISTANCE OF 501.13 FEET TO THE POINT OF BEGINNING. THIS PROPERTY ALSO INCLUDES THAT PORTION PREVIOUSLY KNOWN AND DESCRIBED AS THE EASTERN 299.5 FEET OF LOT 1, FIELD CREST SUBDIVISION, PHASE I, UNDER ENTRY NO. 418,883, COB 411, PAGE 813, RECORDS OF ALLEN PARISH, LA. (450-1155)(454-555)(547-656)

Assessment Summary:

Description	Acres	Land Value	Bldg Value	Total Value	Land Assessed	Bldg Assessed	Total Assessed	Percent
URBAN LOT	1.000	N/A	N/A	6,000.00	N/A	N/A	600.00	N/A
URBAN APT.	N/A	N/A	N/A	714,600.00	N/A	N/A	71,460.00	10.00
Totals		0.00	0.00	720,600.00	0.00	0.00	72,060.00	

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	\$686.01	\$0.00	\$686.01
CON ALIMONY (KINDER)(5034 001)	4.52	M	\$325.71	\$0.00	\$325.71
FIRE DIST #4	6.88	P	\$495.77	\$0.00	\$495.77
GEN PURPOSE (KINDER)(5034 002)	9.66	M	\$696.10	\$0.00	\$696.10
HOSP SERV DIST #3	15.05	P	\$1,084.50	\$0.00	\$1,084.50
KIN DR DIST #2 (1020 093)	3.69	P	\$265.90	\$0.00	\$265.90
PARISH IN	56.47	P	\$4,069.23	\$0.00	\$4,069.23
REC DT #2 (KIN) (1020 009)	4.61	P	\$332.20	\$0.00	\$332.20
ROAD DIST #2	24.46	P	\$1,762.59	\$0.00	\$1,762.59
SCH DIST #25	47.22	P	\$3,402.67	\$0.00	\$3,402.67
Totals			\$13,120.68	\$0.00	\$13,120.68

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 #
4/18/2022	547	656	Cash Warranty Deed	\$800,000	EAVES PROPERTIES LLC;	508767
7/24/2014	506	489	Cash Warranty Deed	\$528,000	JMK5 KINDER, L.L.C.;	481,145
2/6/2013	493	294	Cash Sale	\$415,423	HAYS KINDER APARTMENTS, L.L.C.;	474490
11/21/2012	491	151	Tax Redemption Certificate	\$10,667	HOME BOYS, LLC;	473631
11/15/2012	491	47	Tax Redemption Certificate	\$1,070	HOME BOYS, LLC;	473568
6/6/2012	486	795	City Tax Deed	\$1,030	ADAIR ASSET MGMT, LLC/U.S. BANK;	471, 818
6/6/2012	485	245	Parish Tax Deed	\$940,400	ADAIR ASSET MGMT, LLC/U.S. BANK;	471, 235
6/7/2007	450	1155	Cash Sale	\$537,500	HOME BOYS, L.L.C.;	448003

Not a Legal Document

Subject to terms and conditions

www.actDataScout.com