

15375 HWY 190**2025 Information**

<u>LOT</u>	<u>Rental Type</u>	<u>Occupied or Vacant</u>	<u>Rental Amount</u>	
101	Park owned	occupied	\$ 750.00	
102	Lot Rent	occupied	\$300.00	
103	Park owned	occupied	\$ 750.00	
104	Park owned	Vacant (equipment in there)		
105				
106	Lot	vacant	\$ -	
107	Lot rent	occupied	\$ 250.00	
108	Lot	vacant	\$ -	
109	Lot Rent	occupied	\$ 300.00	
110	Lot rent	occupied	\$ 250.00	
111	Lot	vacant	\$ -	
112	Lot	occupied	\$ 300.00	
113	Lot	vacant		
114	Park owned	vacant		
115	Lot	vacant		
116	Park owned	occupied	\$ 700.00	
117	Lot	vacant		
118	Lot	vacant		
119	Lot	vacant		
120	Lot	vacant		
121	Lot	vacant		
122	Lot	vacant		
123	Lot	vacant		
124	Lot	vacant		
125	Lot	vacant		
126	Park owned	occupied	\$ 575.00	rented through HUD
127	Lot	vacant		
128	Lot Rent	occupied	\$ 300.00	
129	Park owned	occupied	\$ 600.00	
			\$ 5,075.00	

101 - Park owned Rented

102- Lot /occupied

103- PARK owned
Rented

104 - Park Owned-Vacant

105 Lot
VACANT

106 - Lot
VACANT

107- Lot
occupied

108- Lot
VACANT

109- Lot
occupied

110-F Lot
occupied

111- Lot
VACANT

117- Lot
VACANT

116- PARK
owned
occupied

115- Lot
VACANT

114-Park owned vacant

113-Vacant lot

112 - Rented lot

124- Vacant lot

125- Vacant lot

126- Park owned-rented

127 Lot
VACANT

128- Lot
occupied

129 - Park owned- vacant
occupied

23 Spots Ready To Go

6 Spots Need utilities

12.39 acres 1/2 undeveloped

Flood zone X

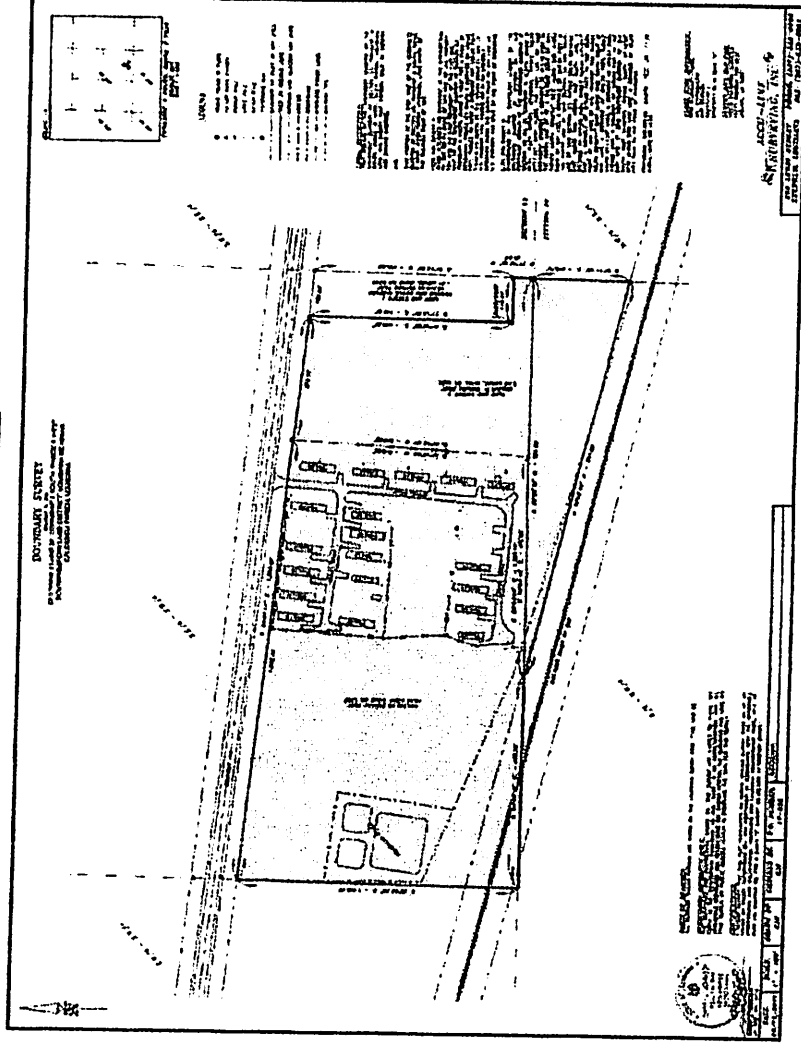
1234 FT Hwy 190
Frontage

City water

15375 Hwy 190 Park



PLAT MAP



Cassidy

INTRODUCTION

IDENTIFICATION OF THE PROPERTY

LEGAL DESCRIPTION

"That portion of the Southeast Quarter of the Southwest Quarter of Section 23, Township 6 South, Range 6 West, Allen Parish, Louisiana, less and except that portion sold to Derrick and Brooke Gaspard,

And

That portion of the East Half of the Northwest Quarter of Section 26, Township 6 South, Range 6 West, Allen Parish, Louisiana, lying north of the railroad right of way.

Less and except 1:

Being described as: beginning at the intersection of the South right of way line of U.S. Highway 190 and the East boundary of the East One Half of the Southwest Quarter of Section 23, Township 6 South, Range 6 West for a Point of Beginning; thence go South a distance of 434.00 feet; thence go West a distance of 100.00 feet, thence go North to the South right of way of U.S. Highway 190, thence go in an Easterly direction along the South right of way line of U.S. Highway 190 back to the point of beginning.

Less and except 2:

Commencing at the Southeast corner of the Southwest Quarter of Section 23, and Northeast corner of the Northwest Quarter of Section 26 all in Township 6 South, Range 6 West, Allen Parish, Louisiana; thence South 1 Deg. 11' 43" West along the East line of said Northwest Quarter, a distance of 213.79 feet to the North line of a railroad right of way; thence North 75 Deg. 58' 54" West along said North right of way line, a distance of 887.88 feet to the North line of said Section 26 and South line of said Section 23; thence South 89 Deg. 54' 43" East along said North and South line, a distance of 475.65 feet; thence North 03 deg 16' 47" East, a distance of 519.02 feet to the South right of way line of U.S. Highway 190; thence South 83 Deg. 01 deg 12' 26" West. A distance of 444.51 feet; thence East, a distance of 100.00 feet to the East line of said Southeast Quarter of the Southwest Quarter; thence South 01 Deg 12' 26" West along said East line, a distance of 45.83 feet back to the Point of Beginning.

Containing 539,580.66 square feet or 12.39 acres more or less

OWNERSHIP

Based on information obtained from Public Records, the property is owned by:
Murphy J. and Janis Gautreaux Revocable Living Trust

PROPERTY HISTORY

The subject property is owned by Murphy J. and Janis Gautreaux Revocable Living Trust. Currently there is an offer to sell/purchase the subject property to Larocca & Jones Development, L.L.C. for the sum of \$200,000.

The subject property has been under the same ownership for 3 years



REPORT FOR PARCEL 0300029970
2022 DATA

PARCEL LOCATION(S)

No Parcel Address listed in LTC Table

PARCEL OWNER(S)	CONTACT INFORMATION
JENKINS, JESSE P.	JENKINS, JESSE P. 698 SOUTH PERKINS FERRY ROAD LAKE CHARLES LA 70611-0000

ASSESSED VALUES AND STATUS	
ASSESSMENT STATUS: ACTIVE	
ASSESSED VALUE	8,970.00
HOMESTEAD EXEMPTION	0.00
TAXABLE VALUE	8,970.00

FEMA FLOOD ZONE INFORMATION	
FLOOD ZONE	DFIRM ID
ZONE X (AREA OF MINIMAL FLOOD HAZARD)	22003C

VALUATIONS		
DESCRIPTION	TOTAL VALUE	TAXABLE VALUE
AGRICULTURAL ACREAGE (MARKET VALUE)	7,500.00	7,500.00
MANUFACTURED HOUSING	1,470.00	1,470.00
TOTALS	8,970.00	8,970.00

SALE INFORMATION	
DATE	AMOUNT
1/31/2019	\$248,000.00

PARISH TAXES		
TAX DISTRICT	MILLAGE	TAX DUE
AMB SERV DIST#1 (1020 031)	9.76	\$317.15
FIRE DT 2 MTC (1020 033)	9.85	\$320.04
HOSP SERV DIST #3	15.63	\$507.89
PARISH OUT	56.26	\$1,827.85
REC DIST # 6 (REEVES)	19.5	\$633.64

REPORT FOR PARCEL 0300029970
2022 DATA

PARISH TAXES		
TAX DISTRICT	MILLAGE	TAX DUE
ROAD DIST #3	59.46	\$1,931.92
SCH DIST #3	39.05	\$1,268.68
TOTALS		\$6,807.17

LEGAL DESCRIPTION
A CERTAIN PARCEL OF GROUND, SITUATED IN THE PARISH OF ALLEN, STATE OF LOUISIANA, BEING THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE 1/4 OF SW 1/4) OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 6 WEST, LYING SOUTH OF U.S. HWY. 190. LESS AND EXCEPT: THAT PARCEL SOLD TO DERRICK B. GASPARD AND BROOKE TOUPS GASPARD DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 190 AND THE EAST BOUNDARY OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 6 WEST FOR A POINT OF BEGINNING; THENCE GO SOUTH A DISTANCE OF 434.00 FEET; THENCE GO WEST A DISTANCE OF 100.00 FEET; THENCE GO NORTH TO THE SOUTH RIGHT OF WAY OF U.S. HIGHWAY 190; AND THENCE GO IN EASTERLY DIRECTION ALONG THE SOUTH RIGHT OF WAY OF U.S. HIGHWAY 190 BACK TO THE POINT OF BEGINNING. LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE 1/4 OF SW 1/4) OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 6 WEST, ALLEN PARISH, LOUISIANA; THENCE GO NORTH 89 DEGREES 54 MINUTES 43 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE 1/4 OF SW 1/4) A DISTANCE OF 390.25 FEET; THENCE GO NORTH 03 DEGREES 16 MINUTES 47 SECONDS EAST A DISTANCE OF 519.02 FEET TO THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 190; THENCE GO SOUTH 83 DEGREES 59 MINUTES 11 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 272.39 FEET; THENCE GO SOUTH 01 DEGREES 12 MINUTES 26 SECONDS WEST A DISTANCE OF 444.51 FEET; THENCE GO EAST A DISTANCE OF 100.00 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SE 1/4 OF SW 1/4); THENCE SOUTH 01 DEGREES 12 MINUTES 26 SECONDS WEST ALONG SAID EAST LINE A DISTANCE OF 45.83 FEET BACK TO THE POINT OF COMMENCEMENT. IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO THE MOBILE HOMES LISTED ON THE ATTACHED EXHIBIT "A". (531-393)(537-856)

DEED INFORMATION				
BOOK	PAGE	DATE	TYPE	NUMBER
525	670	2/28/2018	CASH SALE	493677
531	393	1/31/2019	CASH SALE	498038
537	856	7/2/2020	ACT OF TRANSFER	502591

SHAPEFILE ATTRIBUTES	
FIELD	VALUE
PARCELID	0300029970
OWNERNAME	JENKINS, JESSE P.
OWNERNAME2	NULL
ACREAGE	11.040231
OWNERADDRESS	698 SOUTH PERKINS FERRY ROAD

SHAPEFILE ATTRIBUTES	
FIELD	VALUE
OWNERADDRESS2	LAKE CHARLES LA 70611-0000
LEGALDESCRIPTION	A CERTAIN PARCEL OF GROUND, SITUATED IN THE PARISH OF ALLEN, STATE OF LOUISIANA, BEING THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE 1/4 OF SW 1/4) OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 6 WEST, LYING SOUTH OF U.S. HWY. 190. LESS AND EXCEPT: THAT PARCEL SOLD TO DERRICK B. GASPARD AND BROOKE TOUPS GASPARD DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 190 AND THE EAST BOUNDARY OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 6 WEST FOR A POINT OF BEGINNING: THENCE GO SOUTH A DISTANCE OF 434.00 FEET; THENCE GO WEST A DISTANCE OF 100.00 FEET; THENCE GO NORTH TO THE SOUTH RIGHT OF WAY OF U.S. HIGHWAY 190; AND THENCE GO IN EASTERLY DIRECTION ALONG THE SOUTH RIGHT OF WAY OF U.S. HIGHWAY 190 BACK TO THE POINT OF BEGINNING. LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE 1/4 OF SW 1/4) OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 6 WEST, ALLEN PARISH, LOUISIANA; THENCE GO NORTH 89 DEGREES 54 MINUTES 43 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE 1/4 OF SW 1/4) A DISTANCE OF 390.25 FEET; THENCE GO NORTH 03 DEGREES 16 MINUTES 47 SECONDS EAST A DISTANCE OF 519.02 FEET TO THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 190; THENCE GO SOUTH 83 DEGREES 59 MINUTES 11 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 272.39 FEET; THENCE GO SOUTH 01 DEGREES 12 MINUTES 26 SECONDS WEST A DISTANCE OF 444.51 FEET; THENCE GO EAST A DISTANCE OF 100.00 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SE 1/4 OF SW 1/4); THENCE SOUTH 01 DEGREES 12 MINUTES 26 SECONDS WEST ALONG SAID EAST LINE A DISTANCE OF 45.83 FEET BACK TO THE POINT OF COMMENCEMENT. IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO THE MOBILE HOMES LISTED ON THE ATTACHED EXHIBIT "A". (531-393)(537-856)
DEEDACREAGE	NULL
SETDELIVERED	SET11
PAR_ADDRESS	NULL
TRANSFER_DATE	2/7/2020
PURCHASE_PRICE	325000
TAXSALE_DATE	NULL
ASSESS_DATE	1/1/2020
ASSESSMENT_TYPE	RE
ASSESSMENT_STATUS	AC
HOMESTEAD_EXEMPT	0
HOMESTEAD_PERCENT	0
RESTORATION_TAX_EXPMT	N
GROUP_DESCRIPTION	PARISH OUT
PLACE_FIPS	91008

REPORT FOR PARCEL 0300029970
2022 DATA

SHAPEFILE ATTRIBUTES	
FIELD	VALUE
PARISH_CITY	P
HOMESTEAD_CREDIT	0
TAXPAYER_TAX	1827.85
MARKET_VALUE	14700
TOTAL_VALUE	1470
TAXPAYER_VALUE	1470
LTC_SUB-CLASS_CODE	4010
OTHER_EXEMPT	0
BUSINESS_NAME	NULL
CONTRACT_NO	NULL
CONTRACT_START_DATE	NULL
CONTRACT_END_DATE	NULL
CONTRACT_STATUS_TYPE	NULL
ORIGINAL_CONTRACT_AMT	NULL
REVISED_CONTRACT_AMT	NULL
EXEMPTION_PERCENT	NULL
FAIR_MARKET_VALUE	NULL
ASSESSED_VALUE	NULL
EXEMPT_TAXES	NULL
CHANGES	LEGAL,OWNER_NAME,OWNER_ADDRESS UPDATED

