



**TOWN COUNCIL MEETING
TUESDAY, APRIL 15, 2025 AT 6PM
ABITA SPRINGS TOWN HALL
22161 LEVEL ST., ABITA SPRINGS, LA 70420**

Posted: April 11, 2025 2pm

CALL TO ORDER: Mayor Curtis
INVOCATION: Alderman Saussy
PLEDGE OF ALLEGIANCE: Alderman Patterson

PUBLIC HEARING:

DISCUSSION OF INSTRUMENT 2025-007 AN ORDINANCE ADOPTING AN OPERATING BUDGET OF REVENUE AND EXPENDITURES FOR THE YEAR BEGINNING JANUARY 1, 2025, AND ENDING DECEMBER 31, 2025.

MAYOR'S ANNOUNCEMENTS:

ROLL CALL:

Call for Agenda Modifications
Accept March 25, 2025, Town Council Meeting Minutes

NEW BUSINESS:

1. INTRODUCTION OF INSTRUMENT 2025-008 AN ORDINANCE TO DECLARE A PORTION OF SOUTH STREET NO LONGER NECESSARY FOR PUBLIC USE AND TO AUTHORIZE ITS DISPOSAL AND TO PROVIDE FOR RELATED MATTERS.

OLD BUSINESS:

1. CONSIDERATION OF ADOPTION OF INTRODUCTION OF INSTRUMENT 2025-007 AN ORDINANCE ADOPTING AN OPERATING BUDGET OF REVENUE AND EXPENDITURES FOR THE YEAR BEGINNING JANUARY 1, 2025, AND ENDING DECEMBER 31, 2025.

OPEN/ADJOURNMENT:



DANIEL J. CURTIS, MAYOR

INSTRUMENT 2025-007

AN ORDINANCE ADOPTING AN OPERATING BUDGET OF
REVENUE AND EXPENDITURES FOR THE YEAR BEGINNING
JANUARY 1, 2025, AND ENDING DECEMBER 31, 2025.

BE IT ORDAINED, by the Mayor and Board of Aldermen of the Town of Abita Springs, State of Louisiana, in general session convened that:

Section I. The attached estimate of revenues for the year beginning January 1, 2025, and ending December 31, 2025, is hereby adopted to serve as an operating budget of revenues for the Town of Abita Springs during the same period.

Section II. The attached estimates of the expenditures for the year beginning January 1, 2025, and ending December 31, 2025, is hereby adopted to serve as a budget of expenditures for the Town of Abita Springs during the same period.

Section III. The adoption of this operating budget of expenditures be and this hereby is adopted to operate as an appropriation of the amount therein set forth within the terms of the budget classification.

Section IV. The Mayor may authorize transfers between line items of expenditures within the function or department, provided that such transfers shall not exceed 5% of the total department budget. Budget adjustments of 5% shall only be authorized by the Mayor and the Council.

Section V.	2025
General Fund Operating Revenue	<u>\$2,234,397.34</u>
Total General Fund Revenue	\$2,234,397.34
Section VI.	
General Fund Operating Expenditures	<u>\$ 2,234,397.34</u>
Total General Fund Expenditures	\$ 2,234,397.34
Section VII.	
Utility Fund Operating Revenue	\$ 2,535,043.00
Utility Fund Water Sector Project Revenue	<u>\$ 6,230,000.00</u>
Total Utility Fund Revenue	\$ 8,765,043.00
Section VIII.	
Utility Fund Operating Expenditures	\$ 2,702,485.65
Utility Fund Water Sector Project Expenditures	<u>\$ 6,062,557.35</u>
Total Utility Fund Expenditures	\$ 8,765,043.00
Section IX.	
Cemetery Revenue	<u>\$ 31,000.00</u>
Total Cemetery Fund Revenue	\$ 31,000.00
Section X.	
Cemetery Operating Expenditures	<u>\$ 31,000.00</u>
Total Cemetery Fund Expenditures	\$ 31,000.00

53	Section XI.	
54	Debt Service Fund Revenue	<u>\$ 144,000.00</u>
55	Total Debt Service Fund Revenue	\$ 144,000.00
56		
57	Section XII.	
58	Debt Service Fund Expenditures	<u>\$ 45,537.50</u>
59	Total Debt Service Fund Expenditures	\$ 45,537.50
60		
61	Section XIII.	
62	Parks & Recreation Fund Revenue	<u>\$ 330,450.00</u>
63	Total Parks & Recreation Fund Revenue	\$ 330,450.00
64		
65	Section XIV.	
66	Parks & Recreation Fund Expenditures	<u>\$ 330,450.00</u>
67	Total Parks & Recreation Fund Expenditures	\$ 330,450.00
68		
69	Section XV.	
70	Public Works Fund Operating Revenue	\$ 652,130.00
71	Public Works Shared Sales Tax Revenue	\$ 425,000.00
72	Public Works Street Light Ad Valorem Revenue	<u>\$ 29,000.00</u>
73	Total Public Works Fund Revenue	\$ 1,106,130.00
74		
75	Section XVI.	
76	Public Works Fund Operating Expenditures	<u>\$ 1,106,130.00</u>
77	Total Public Works Fund Expenditures	\$ 1,106,130.00
78		

79 **THIS ORDINANCE having been introduce by Alderman Saussy, seconded by Alderman Patterson**
80 **on this 1st day of April, 2025.**

81
82 **THIS ORDINANCE having been adopted on motion of Alderman _____, seconded**
83 **by Alderman _____. Passed and adopted at Abita Springs, Louisiana on the ____**
84 **day of _____ 20____.**

85
86 **The vote was:**

87
88 YEAS:
89 NAYS:
90 ABSTENTIONS:
91 ABSENT:

92
93
94 _____
95 Janet Dufrene, Town Clerk

Honorable Daniel J. Curtis,

96



DANIEL J. CURTIS, MAYOR

AMEND INSTRUMENT 2025-007

Amendment #1

Replace Instrument 2025-007 with the following reformatted language and numbers - adding more detail with additional line items, amending figures to reflect the more detailed breakdown - and including adjustment to line-item allocations to the utility fund as follows:

AN ORDINANCE ADOPTING AN OPERATING BUDGET OF
REVENUE AND EXPENDITURES FOR THE YEAR BEGINNING
JANUARY 1, 2025, AND ENDING DECEMBER 31, 2025.

BE IT ORDAINED, by the Mayor and Board of Aldermen of the Town of Abita Springs, State of Louisiana, in general session convened that:

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Section II. The attached estimates of the expenditures for the year beginning January 1, 2025, and ending December 31, 2025, serve as a budget of expenditures for the Town of Abita Springs during the same period.

Section III. The adoption of this operating budget of expenditures be and this hereby to operate as an appropriation of the amount therein set forth within the terms of the budget classification.

Section IV. The mayor may authorize transfers between line items of expenditures within the function or department, provided that such transfers shall not exceed 5% of the total department budget. Budget adjustments of 5% shall only be authorized by the Mayor and the Council.

Section V.	2025
General Fund Operating Revenue	\$ 1,122,900.00
General Fund Dedicated Law Enforcement Ad Valorem	\$ 316,000.00
General Fund Dedicated Grant Revenue	\$ 795,497.34
Total General Fund Revenue	\$2,234,397.34

Section VI.	
General Fund Operating Expenditures	\$ 1,344,763.63
General Fund Dedicated Grant Expenditures	\$ 882,133.71
General Fund Marshal Capital Outlay	\$ 7,500.00
Total General Fund Expenditures	\$ 2,234,397.34

Section VII.	
Utility Fund Operating Revenue	\$ 2,540,343.00
Utility Fund Dedicated Grant/Loan Revenues	\$ 6,240,057.50
Total Utility Fund Revenue	\$ 8,780,400.50

Section VIII.	
Utility Fund Operating Expenditures	\$ 2,572,785.65
Utility Fund Dedicated Sewer System Repair Expenditures	\$ 6,207,614.85
Total Utility Fund Expenditures	\$ 8,780,400.50

51		
52	Section IX.	
53	Cemetery Revenue	\$ 31,000.00
54	Total Cemetery Fund Revenue	\$ 31,000.00
55		
56	Section X.	
57	Cemetery Operating Expenditures	\$ 31,000.00
58	Total Cemetery Fund Expenditures	\$ 31,000.00
59		
60	Section XI.	
61	Debt Service Fund Revenue	\$ 144,000.00
62	Total Debt Service Fund Revenue	\$ 144,000.00
63		
64	Section XII.	
65	Debt Service Fund Expenditures	\$ 45,537.50
66	Total Debt Service Fund Expenditures	\$ 45,537.50
67		
68	Section XIII.	
69	Parks & Recreation Fund Operating Revenue	\$ 127,250.00
70	Parks & Recreation Dedicated Ad Valorem	\$ 53,200.00
71	Parks & Recreation Dedicated Grant Revenue	\$ 150,000.00
72	Total Parks & Recreation Fund Revenue	\$ 330,450.00
73		
74	Section XIV.	
75	Parks & Recreation Fund Expenditures	\$ 180,450.00
76	Parks & Recreation Dedicated Grant Expenditures	\$ 150,000.00
77	Total Parks & Recreation Fund Expenditures	\$ 330,450.00
78		
79	Section XV.	
80	Public Works Fund Operating Revenue	\$ 652,130.00
81	Public Works Shared Sales Tax Revenue	\$ 425,000.00
82	Public Works Street Light Ad Valorem Revenue	\$ 29,000.00
83	Total Public Works Fund Revenue	\$ 1,106,130.00
84		
85	Section XVI.	
86	Public Works Fund Operating Expenditures	\$ 485,915.60
87	Public Works Lighting Expenditures	\$ 33,250.00
88	Shared Sales Tax Expenses	\$ 317,128.86
89	Shared Sales Tax Level/Burvant Dedicated Project Expenditures	\$ 269,835.54
90	Total Public Works Fund Expenditures	\$ 1,106,130.00
91		
92	The motion to amend Instrument 2025-007 was made by Alderman _____, seconded by Alderman	
93	_____, on this ___ day of _____ 20___. The vote was as follows:	
94		
95	YEAS:	
96	NAYS:	
97	ABSTENTIONS:	
98	ABSENT:	
99		
100		
101	_____	_____
102	Janet Dufrene, Town Clerk	Honorable Daniel J. Curtis, Mayor
103		



Instrument 2025-008

AN ORDINANCE TO DECLARE A PORTION OF SOUTH STREET NO LONGER NECESSARY FOR PUBLIC USE AND TO AUTHORIZE ITS DISPOSAL AND TO PROVIDE FOR RELATED MATTERS.

Introduced by _____, seconded by _____, on the ____ day of April, 2025.

WHEREAS, the Planning Commission has recommended the disposal of a portion of the Town's South Street right-of-way for a tract of land as described below, owned by Evette and Gregory Penton; and

WHEREAS, it has been determined that the below described section of South Street right-of-way is no longer required for public purposes; and

WHEREAS, the respective properties have been appraised and the property to be received by the Town is valued at \$ _____ more than it is conveying. ____ _

WHEREAS, the respective parties involved have agreed to accept and pay the difference in the value of \$ _____.

WHEREAS, that the proposed exchange is mutually beneficial and will contribute positively to floodplain management in the Town.

NOW, THEREFORE, BE IT ORDAINED that the Honorable Daniel J. Curtis, Mayor of the Town of Abita Springs, is hereby authorized to dispose of a town right-of-way by exchanging a portion of South Street. The land involved in this transaction includes a section of South Street between Highway 59 and Poitevent Street described below, in return for a strip of land along the southern border of SEC 1 TOWNSHIP 7S RANGE 11E, which is jointly owned by Evette and Greg Penton, described below.

BE IT FURTHER ORDAINED that Mayor Curtis is authorized to execute the necessary documents, including an Act of Exchange, to complete the transaction in accordance with the laws of the State of Louisiana and the ordinances of the Town of Abita Springs, Louisiana.

DESCRIPTION OF PROPERTY BEING CONVEYED BY THE TOWN:

A CERTAIN PIECE OR PORTION OF GROUND, along with all buildings, improvements, rights, ways, privileges, servitudes, appurtenances, and advantages thereunto belonging or in any way pertaining, located in the Town of Abita Springs, Parish of St. Tammany, State of Louisiana, more fully described as follows:

The right-of-way being exchanged is an unopened portion of South Street between Poitevent Street and Highway 59, as shown by the sketch attached which is a part of this ordinance.

DESCRIPTION OF PROPERTY BEING RECEIVED BY THE TOWN:

A CERTAIN PIECE OR PORTION OF GROUND, located along the southern border of SEC 1 TOWNSHIP 7S RANGE 11E, owned jointly by Evette and Greg Penton, together with all buildings, improvements, rights, ways, privileges, servitudes, appurtenances, and advantages belonging or in any way appertaining, situated in the Town of Abita Springs, Parish of St. Tammany, State of Louisiana, more fully described as follows:

This property will be further detailed and shown in a subsequent survey, which shall be attached and form a part of this ordinance.

AND

BE IT FURTHER ORDAINED, that Mayor Curtis is authorized to pay \$ _____ which is the difference in the value of the property conveyed by the Town compared to that which it receives in the exchange.

BE IT FURTHER ORDAINED, that the Board of Aldermen determines that the property authorized to be conveyed by the Town is no longer necessary for public use and will not be necessary for use in the foreseeable future.

The purchase of the remaining square footage as reflected in the attached appraisal.

Adopted this ____ day of _____, 2025, on motion of _____, seconded by _____.

Vote Results:

YEAS:

NAYS:

ABSENT:

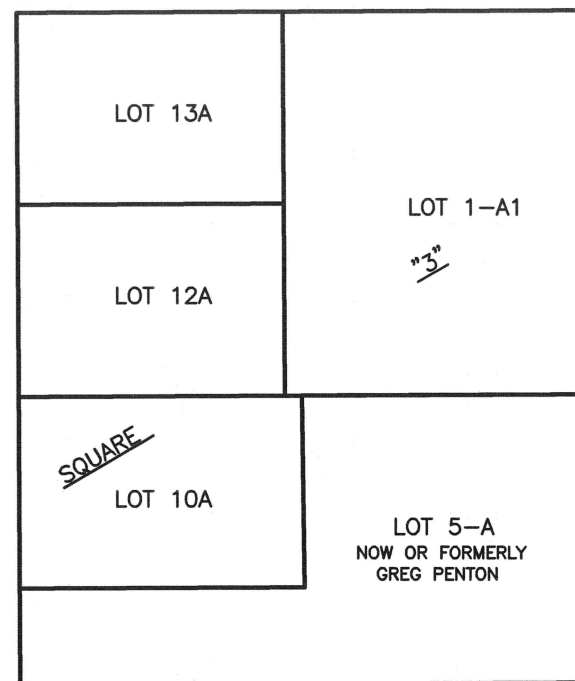
ABSTAIN:

Janet Dufrene, Town Clerk

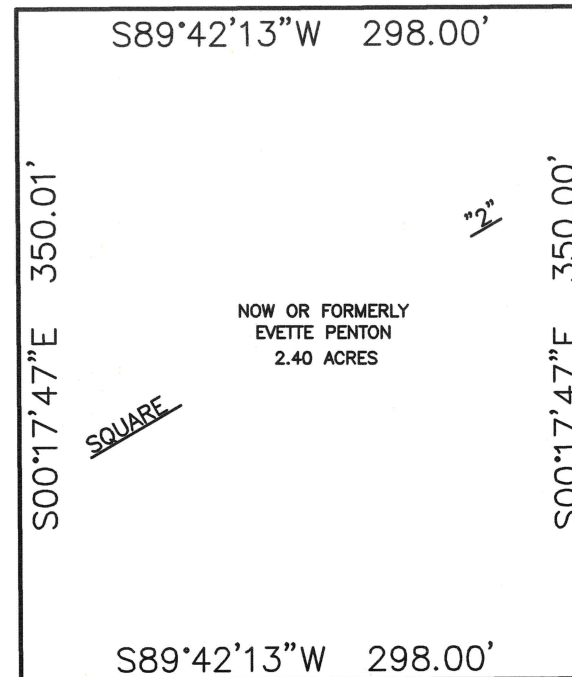
Daniel J. Curtis, Mayor



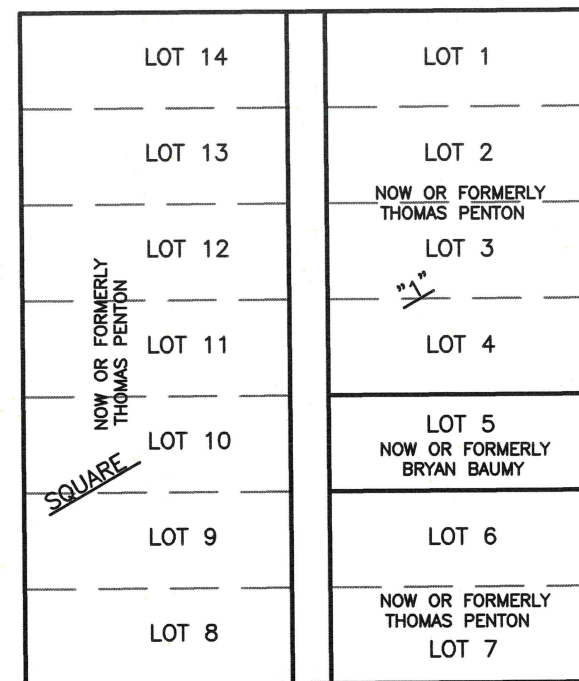
POITEVENT STREET (ASPHALT STREET)



GORDON AVENUE (NOT CONSTRUCTED)



HAYNES AVENUE (NOT CONSTRUCTED)

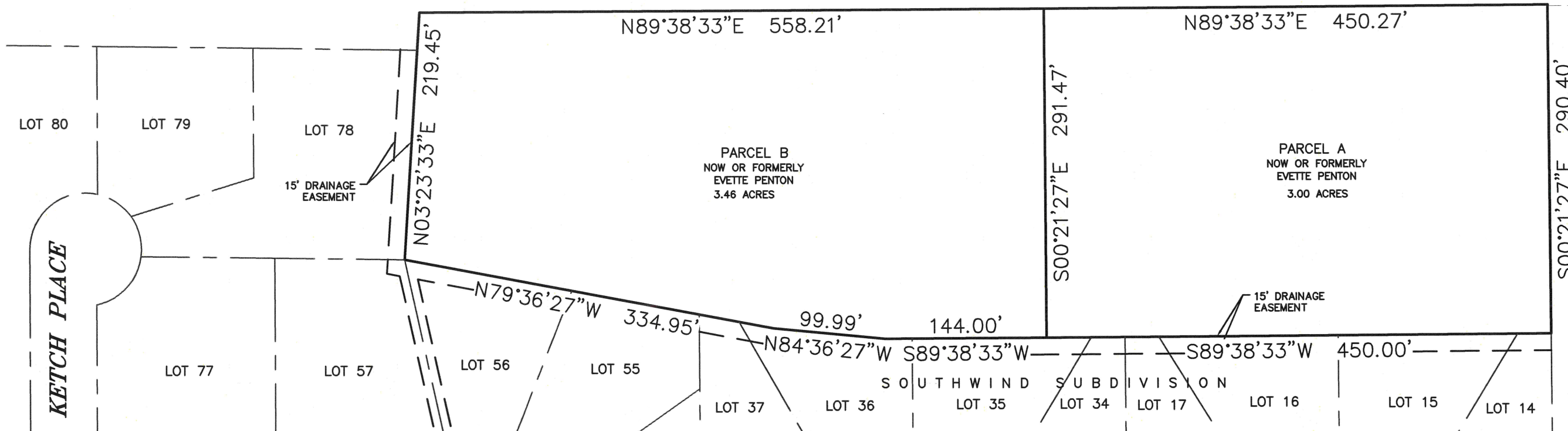


SECTION 1, T-7-S, R-11-E

SECTION 6, T-7-S, R-12-E

LOUISIANA HIGHWAY 59

SOUTH STREET (NOT CONSTRUCTED)



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LOWE ENGINEERS, LLC

REFERENCE SURVEY:
The Recorded Subdivision Map.
BASIS FOR BEARINGS:
The Recorded Subdivision Map.

A CONCEPTUAL MAP OF LAND SWAP BETWEEN THE PENTON FAMILY AND THE TOWN OF ABITA SPRINGS

situated in
Section 1, T-7-S, R-11-E, St. Tammany Parish, Louisiana
for
TOWN OF ABITA SPRINGS

Survey No. 24-140577
Date: OCT. 28, 2024
Drawn by: SPH
Scale: 1" = 100'
Revised:

LOWE
ENGINEERS

Professional Land Surveyors
Planners and Consultants
1011 NORTH CAUSEWAY BLVD., SUITE 34
MANDEVILLE, LA 70471
OFFICE NO. (985)845-1012
FAX NO. (985)845-1778
www.loweengineers.com
e-mail: MandevilleTeam@loweengineers.com

This Survey is Certified
True and Correct By

John E. Bonneau
Professional Land Surveyor
Registration No. 4423

APPRAISAL REPORT

Unimproved Land Consisting of Two Street Rights-of-Way
And Two Proposed Drainage Parcels
Located off of Highway 59, Millar Street and Poitevent Street
Abita Springs, St. Tammany Parish, Louisiana

PREPARED FOR

Leanne Schaefer
Director of Intergovernmental Affairs
Town of Abita Springs
72077 Live Oak Street
Abita Springs, Louisiana 70420

PREPARED BY

James Mitchell, MAI, SRA
Real Estate Appraiser
104 Galeria Boulevard
Slidell, Louisiana 70458

AS OF

December 6, 2024



JAMES MITCHELL, MAI, SRA
Real Estate Appraiser

December 13, 2024

Town of Abita Springs
72077 Live Oak Street
Abita Springs, Louisiana 70420

Attention: Leanne Schaefer
Director of Intergovernmental Affairs

Dear Ms. Schaefer,

In accordance with your request for an estimate of the market value of the unimproved land consisting of two street rights-of-way owned by The Town of Abita Springs and two proposed drainage parcels owned by Evette Penton and located off of Highway 59, Millar Street and Poitevent Street, Abita Springs, St. Tammany Parish, Louisiana, we have personally inspected the property and have made a careful and detailed analysis of all factors pertinent to an estimate of value. The accompanying report contains the results of our investigation and analysis.

This report was made in conformity with accepted appraisal standards and procedures, including the 2024-2025 Uniform Standards of Professional Appraisal Practice. This report was prepared in accordance with the requirements of the *Appraisal Report* option of 2024-2025 USPAP.

Based upon the appraiser's investigation, analyses and conclusions, the estimated fee simple market values of the four parcels as of December 6, 2024, are...

Value of Tract 1 (Haynes St. ROW)	17,500 sf x \$1.70/sf = \$27,800 (rounded)
Value of Tract 2 (South St ROW)	14,392 sf x \$1.45/sf = \$20,900 (rounded)
Value of Tract 3 (drainage parcel)	4,241 sf x \$1.45/sf = \$6,100 (rounded)
Value of Tract 4 (drainage parcel)	15,417 sf x \$1.45/sf = \$22,400 (rounded)

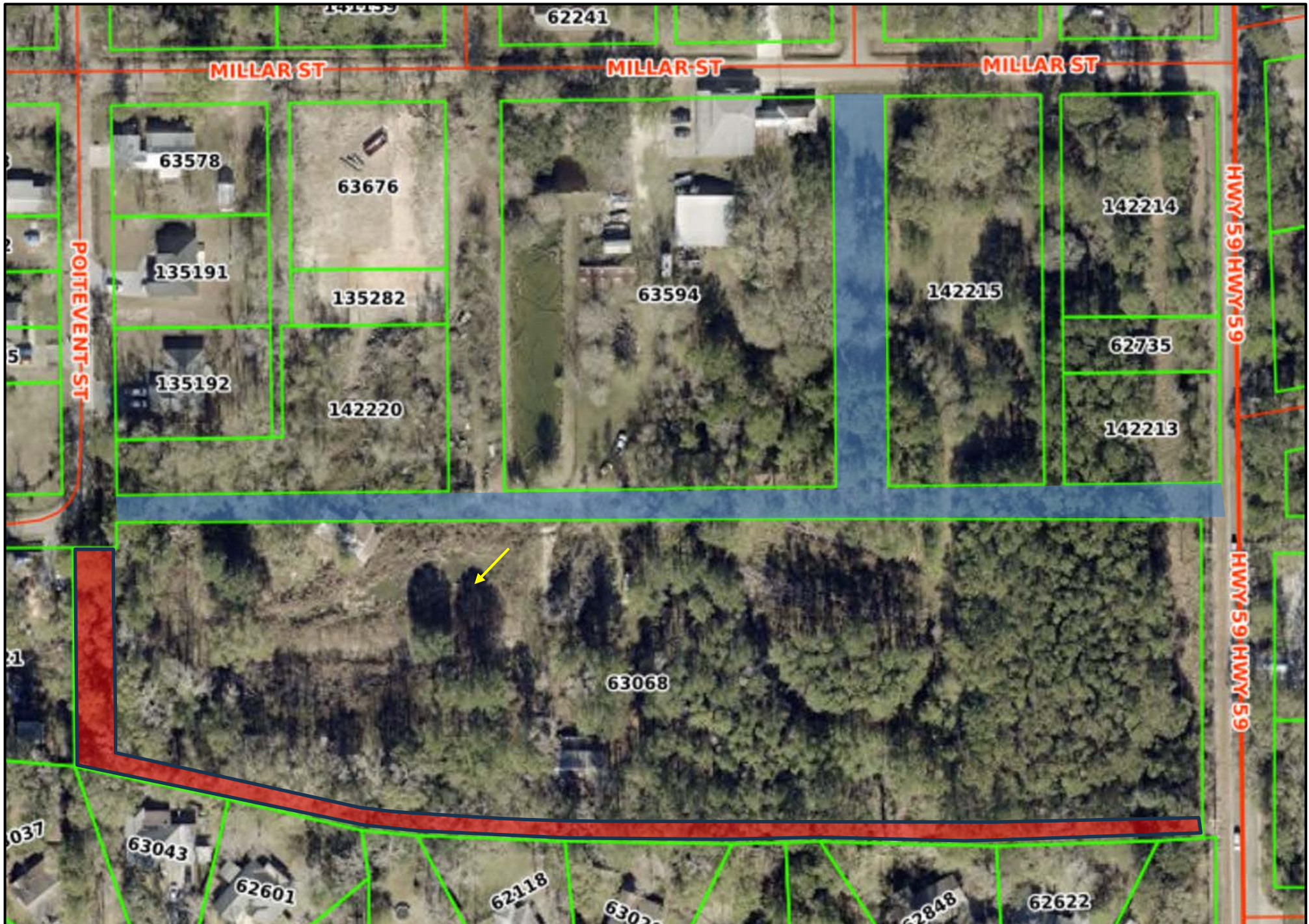
The estimated reasonable exposure time is 6 to 24 months based on current market conditions.

Respectfully Submitted,

A handwritten signature in black ink that reads "James B Mitchell". The signature is written in a cursive, flowing style.

JAMES B. MITCHELL, MAI, SRA
Louisiana Licensed,
Certified General Real Estate Appraiser
License Number G 0181

ASSESSOR'S PARCEL MAP





VIEW OF THE SUBJECT PROPERTY
UNOPENED HAYNES STREET



VIEW OF THE SUBJECT PROPERTY
UNOPENED HAYNES STREET



VIEW OF THE SUBJECT PROPERTY
UNOPENED SOUTH STREET



VIEW OF THE SUBJECT PROPERTY
PROPOSED DRAINAGE PARCEL OFF POITEVENT STREET



VIEW OF THE SUBJECT PROPERTY
PROPOSED DRAINAGE PARCEL OFF HIGHWAY 59

IDENTIFICATION OF THE PROPERTY

The property being appraised is unimproved land consisting of two street rights-of-way owned by The Town of Abita Springs and two proposed drainage parcels owned by Evette Penton and located off of Highway 59, Millar Street and Poitevent Street, Abita Springs, St. Tammany Parish, Louisiana. This location is inside of the Abita Springs corporate limits. No furniture, fixtures or equipment are included in this appraisal.

PROPERTY DESCRIPTION

Parcel 1 is a 17,500 square foot parcel of land that is currently an unimproved street right-of-way that is part of Haynes Avenue.

Parcel 2 is a 14,392 square foot parcel of land that is currently an unimproved street right-of-way that is part of South Street.

Parcel 3 is a 4,241 square foot parcel of land that runs along the western border of Evette Penton's property.

Parcel 4 is a 15,417 square foot parcel of land that runs along the southern border of Evette Penton's property.

PURPOSE OF THE APPRAISAL

The purpose of the appraisal is to estimate the *as is* market value of the subject property as of the effective date of value.

INTENDED USE, INTENDED USER, AND CLIENT

The intended use of this appraisal is for potential acquisition and sale purposes. The appraisal report is not intended for any other use. The intended user is Town of Abita Springs. The client is Town of Abita Springs.

APPRAISER COMPETENCY

We have completed previous appraisals of properties similar to the subject. We are familiar with the real estate market in Southeast Louisiana. We have knowledge of analytical methods required to provide a credible opinion of value.

PROPERTY RIGHTS APPRAISED

The property rights appraised constitute the fee simple interest of all future benefits that may be derived from the property's present or possible uses.

Fee Simple is defined in **The Appraisal of Real Estate**, published by The Appraisal Institute, 10th edition, 1992, page 122, as:

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

SCOPE OF THE APPRAISAL

The scope of this appraisal is to estimate the fee simple market values of the subject parcel by means of the Sales Comparison Approach only. The Cost Approach and the Income Approach are generally not applicable when appraising undeveloped land, and they will not be utilized for this appraisal.

In preparing the appraisal, the appraiser performed an exterior inspection of the property and an examination of the neighborhood. All property data and market data available was analyzed and considered.

This report was prepared in accordance with the *Appraisal Report* option of 2024-2025 USPAP.

During the course of this appraisal assignment, the appraiser researched factual information relative to the subject property in terms of zoning, physical attributes, history of the property, flood zone, etc. Research was also conducted to locate land sales in order to compare to the subject property for valuation purposes. Some sources which were interviewed or researched were courthouse records; Deedfax; the Gulf South Real Estate Information Network multi list service; Louisiana Commercial Database, in-house files, maps and research materials; the Assessor's office; buyers and sellers of real estate; attorneys; as well as real estate agents and/or brokers.

DEFINITION OF MARKET VALUE

Market Value is defined by the United States Treasury Department, Comptroller of the Currency 12 CFR, part 34, P 34.2 (f) as:

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) Buyer and seller are typically motivated;
- (2) Both parties are well informed or well advised, and acting in what they consider their own best interests;
- (3) A reasonable time is allowed for exposure in the open market;
- (4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- (5) The price represents a normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

DATES OF THE APPRAISAL

The date of inspection, which is also the effective date of value, is December 6, 2024. The photographs of the property were also taken on October 23, 2020. The date of the report is December 13, 2024.

HISTORY OF THE PROPERTY

The two street rights-of-way are owned by The Town of Abita Springs, and the two proposed drainage parcels are owned by Evette Penton. There have been no transactions involving the properties in the last three years. The properties are not currently listed for sale.



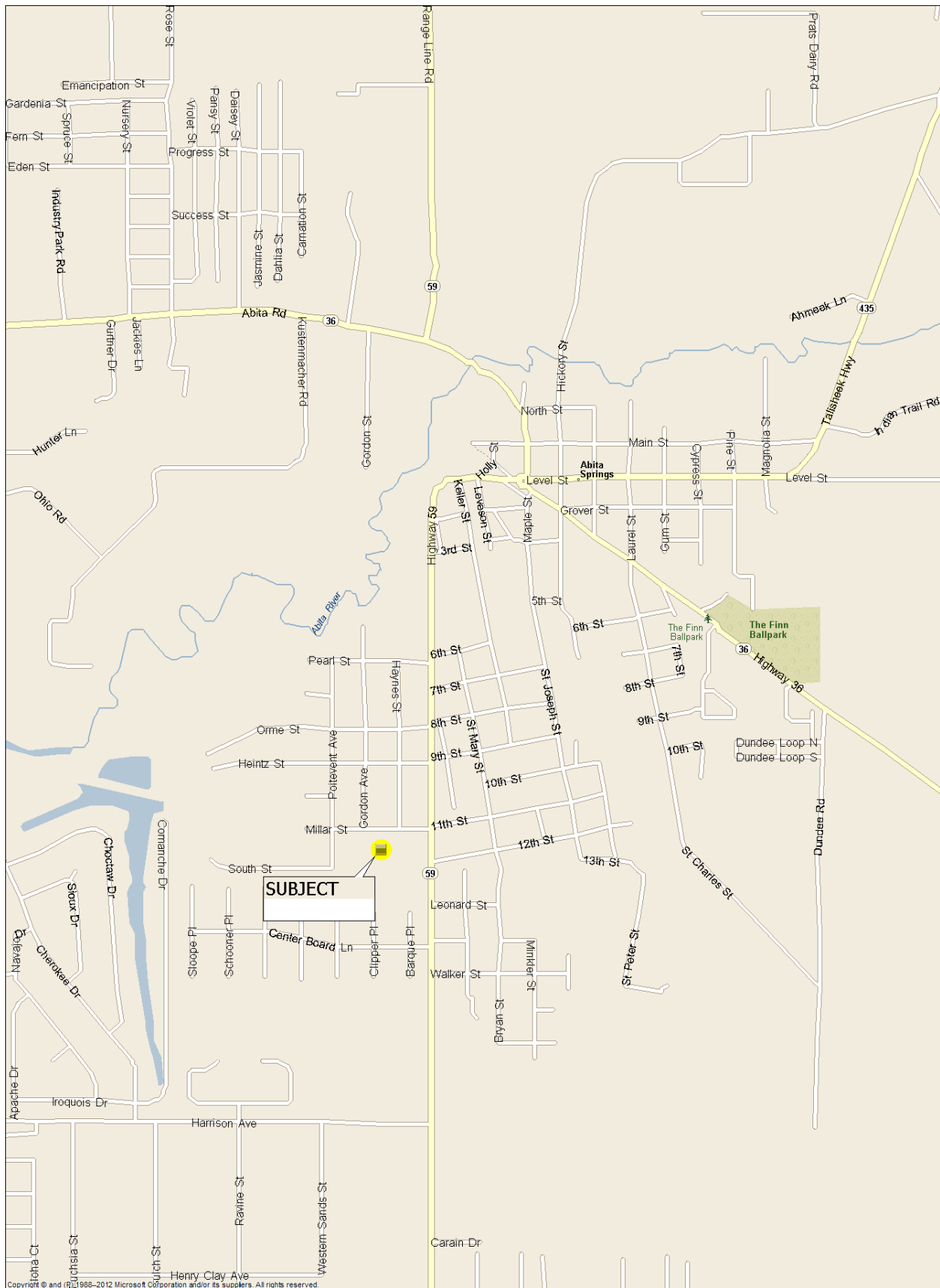
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NEIGHBORHOOD DATA

The subject property is located off of Highway 59, Millar Street and Poitevent Street, inside the corporate limits of Abita Springs.

This is an older single family residential neighborhood, and development consists of a variety of both newer and older homes. Additional unimproved land is available that could be used for residential development.

The residential market is currently somewhat slow because of higher interest rates over the past two plus years.



DESCRIPTION OF SUBJECT SITE

The subject property is located off of Highway 59, Millar Street and Poitevent Street, inside the corporate limits of Abita Springs.

Tract 1 is the unopened Haynes Street right-of-way between Millar Street and the unopened South Street right-of-way. The site is rectangular in shape and measures 50.00' x 350.00'/350.02'. The area of the site is 17,500 square feet or 0.4018 acre. The utility of the property is considered to be fair. The land is mostly wooded.

Tract 2 is the unopened South Street right-of-way between Poitevent Street and Highway 59. The site is trapezoid in shape and measures 17.00'/11.90' x 996.00'/996.01'. The area of the site is 14,392 square feet or 0.3304 acre. The property is very narrow, and utility of the property is considered to be poor. The land is mostly wooded.

Tract 3 is a proposed drainage parcel at the intersection of Poitevent Street and South Street. The site is almost rectangular in shape and measures 19.38'/19.15' x 219.45'/222.90'. The area of the site is 4,241 square feet or 0.0974 acre. The property is very narrow, and utility of the property is considered to be poor. The land is mostly wooded.

Tract 4 is a proposed drainage parcel off the west side of Highway 59 that adjoins the south side of Tract 3 on the western end. The site is irregular in shape and measures 16.30'/15.00' x 1,029.68'/1,026.13'. The area of the site is 15,417 square feet or 0.3539 acre. The property is very narrow, and utility of the property is considered to be poor. The land is mostly wooded.

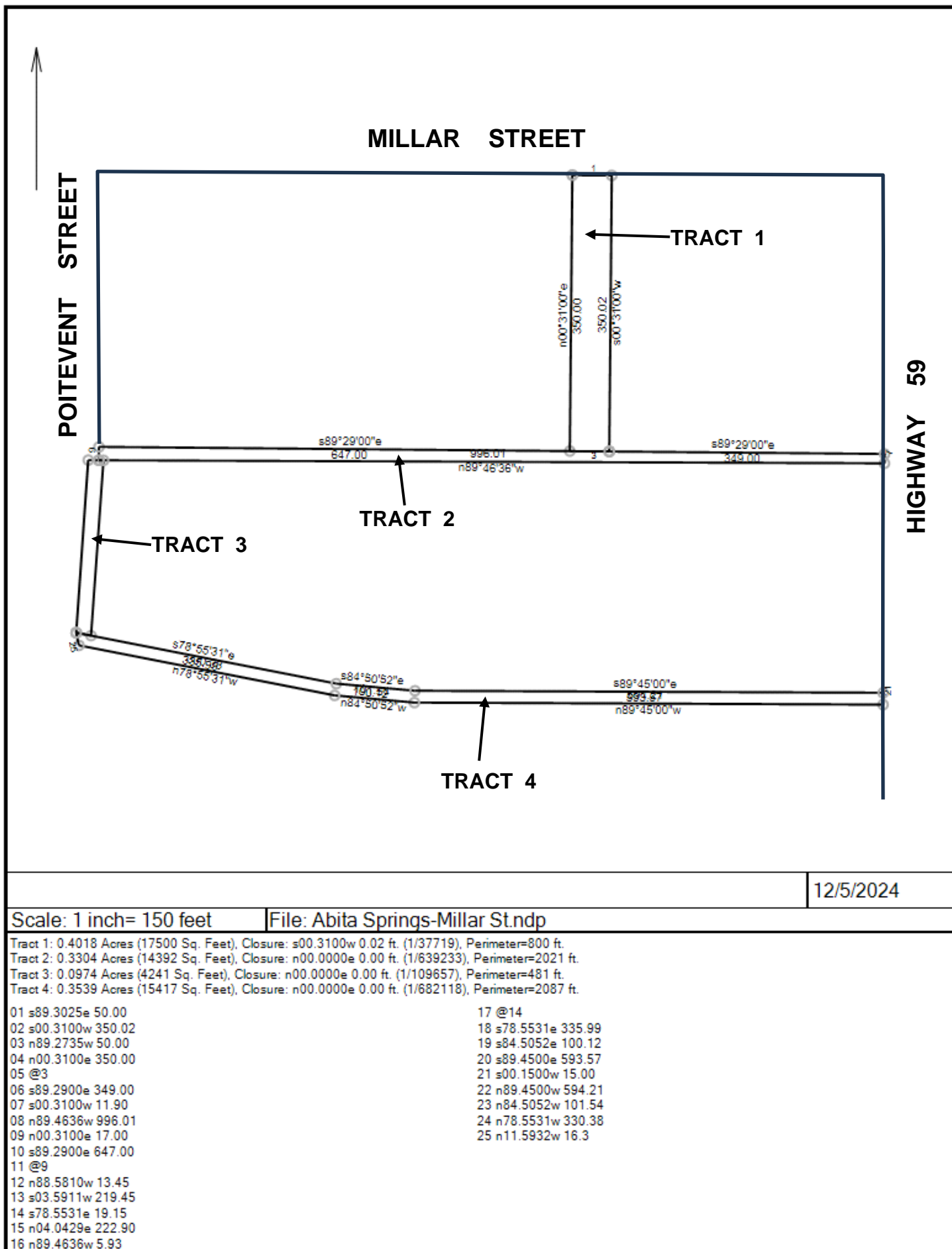
The subject parcels are all located in Flood Hazard Zone **X** which is not a HUD identified special flood hazard area.

Utilities available to the site include electricity, natural gas, telephone, water and sewer.

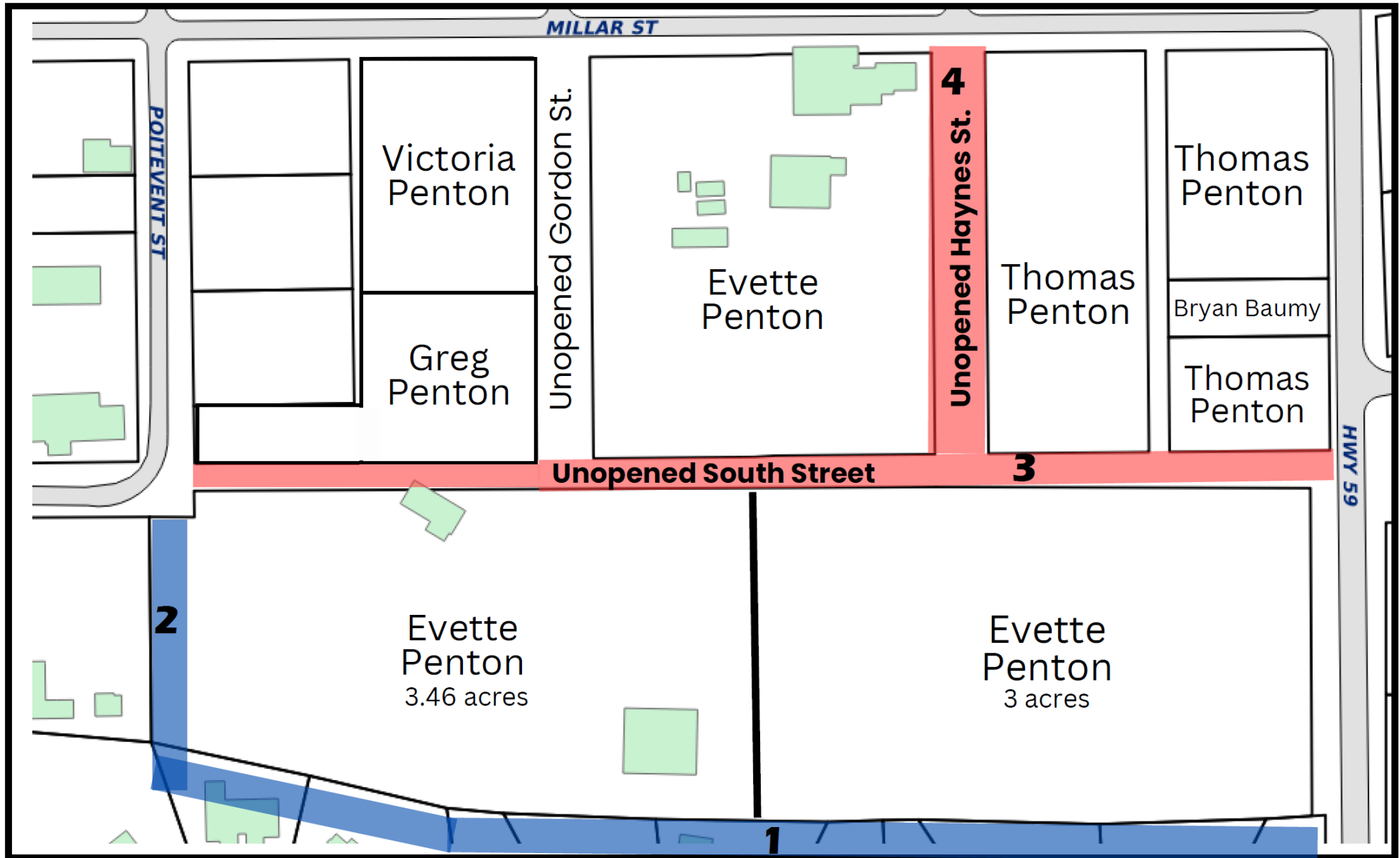
The bounding streets are all two lane asphalt surfaced streets with open drainage. Access to Interstate-12 is located approximately 3.75 miles south of the subject.

An inspection of the subject site from the street did not indicate that there are any adverse nuisances or hazards, including environmental problems, that have or would adversely affect the subject property.

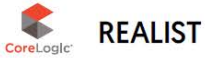
The parcels are all zoned C, Commercial District, by the Town of Abita Springs. The front 150' along Highway 59 also has a Residential/Commercial Overlay.



EXCHANGE OF TOWN RIGHT OF WAYS



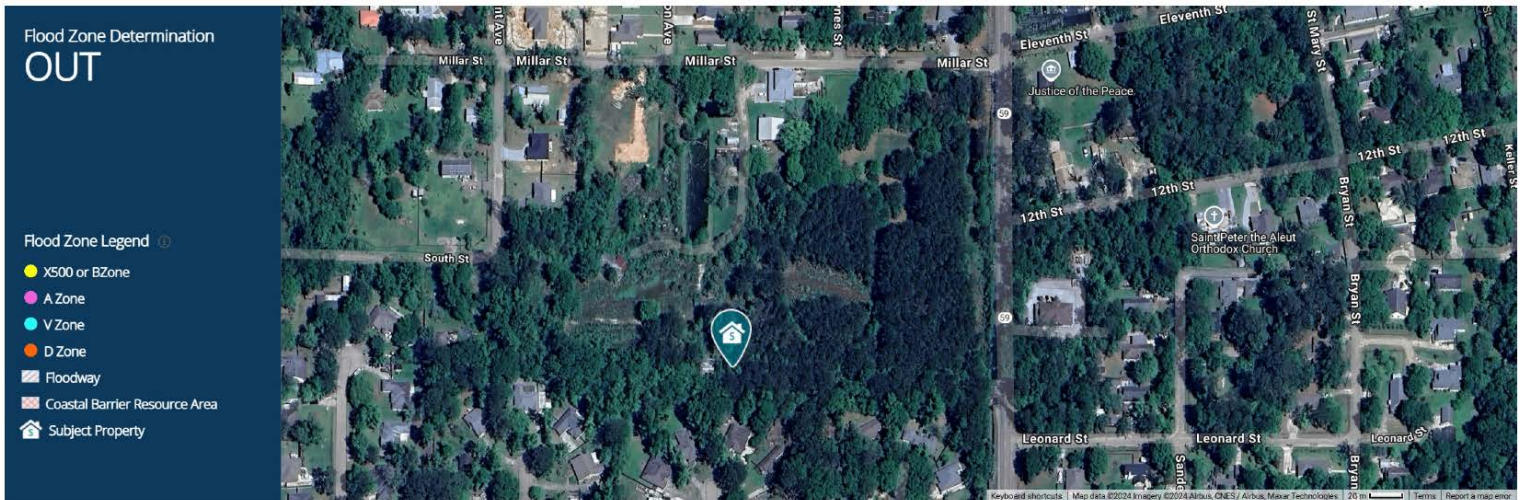
FLOOD MAP



APN 63068 | CLIP 6720959890

📍 21490 Millar St, Abita Springs, LA 70420-3440, St Tammany County

STANDARD FLOOD MAP



Special Flood Hazard Area (SFHA)	Out
Community Participation Status	R - Regular
Distance to 100 yr Flood Plain	1696 ft
Community Number - Map Panel & Suffix	220199-0002C
Flood Zone Code	X
Panel Date	May, 17, 1988
County	St Tammany
Original Panel Firm Date	May, 17, 1988
FIPS Code	22103
Coastal Barrier Resource Area (CBRA)	Out
Community Name	Abita Springs, Town Of
Letter of Map Amendment (LOMA)	N/A

ZONING MAP



HIGHEST AND BEST USE

Highest and Best Use is defined as: *the reasonably probable and legal use of vacant land or improved property, that is legally permissible, physically possible, financially feasible, maximally productive, and that results in the highest value.*

The highest and best use must meet the following four criteria:

- legally permissible
- physically possible
- financially feasible
- maximally productive

Legally Permissible

The parcels are all zoned C, Commercial District, by the Town of Abita Springs. The front 150' along Highway 59 also has a Residential/Commercial Overlay.

Physically Possible

Tract 1 is the unopened Haynes Street right-of-way between Millar Street and the unopened South Street right-of-way. The site is rectangular in shape and measures 50.00' x 350.00'/350.02'. The area of the site is 17,500 square feet or 0.4018 acre. The utility of the property is considered to be fair. The land is mostly wooded.

Tract 2 is the unopened South Street right-of-way between Poitevent Street and Highway 59. The site is trapezoid in shape and measures 17.00'/11.90' x 996.00'/996.01'. The area of the site is 14,392 square feet or 0.3304 acre. The property is very narrow, and utility of the property is considered to be poor. The land is mostly wooded.

Tract 3 is a proposed drainage parcel at the intersection of Poitevent Street and South Street. The site is almost rectangular in shape and measures 19.38'/19.15' x 219.45'/222.90'. The area of the site is 4,241 square feet or 0.0974 acre. The property is very narrow, and utility of the property is considered to be poor. The land is mostly wooded.

Tract 4 is a proposed drainage parcel off the west side of Highway 59 that adjoins the south side of Tract 3 on the western end. The site is irregular in shape and measures 16.30'/15.00' x 1,029.68'/1,026.13'. The area of the site is 15,417 square feet or 0.3539 acre. The property is very narrow, and utility of the property is considered to be poor. The land is mostly wooded.

The subject parcels are all located in Flood Hazard Zone X which is not a HUD identified special flood hazard area.

Utilities available to the site include electricity, natural gas, telephone, water and sewer.

Financially Feasible

Development along Highway 59 inside the Abita Springs town limits consists of single family residential, office, retail, dental, and religious uses. There is also a considerable amount of undeveloped land. Most of the newer development has been for commercial use.

Maximally Productive

The subject property is considered to be most suitable for commercial and/or residential development.

Highest and Best Use

Based on this information, the estimated highest and best use of the subject site *as if unimproved* is commercial and/or residential development.

SITE VALUATION

Several procedures for the valuation of land are available to the appraiser.

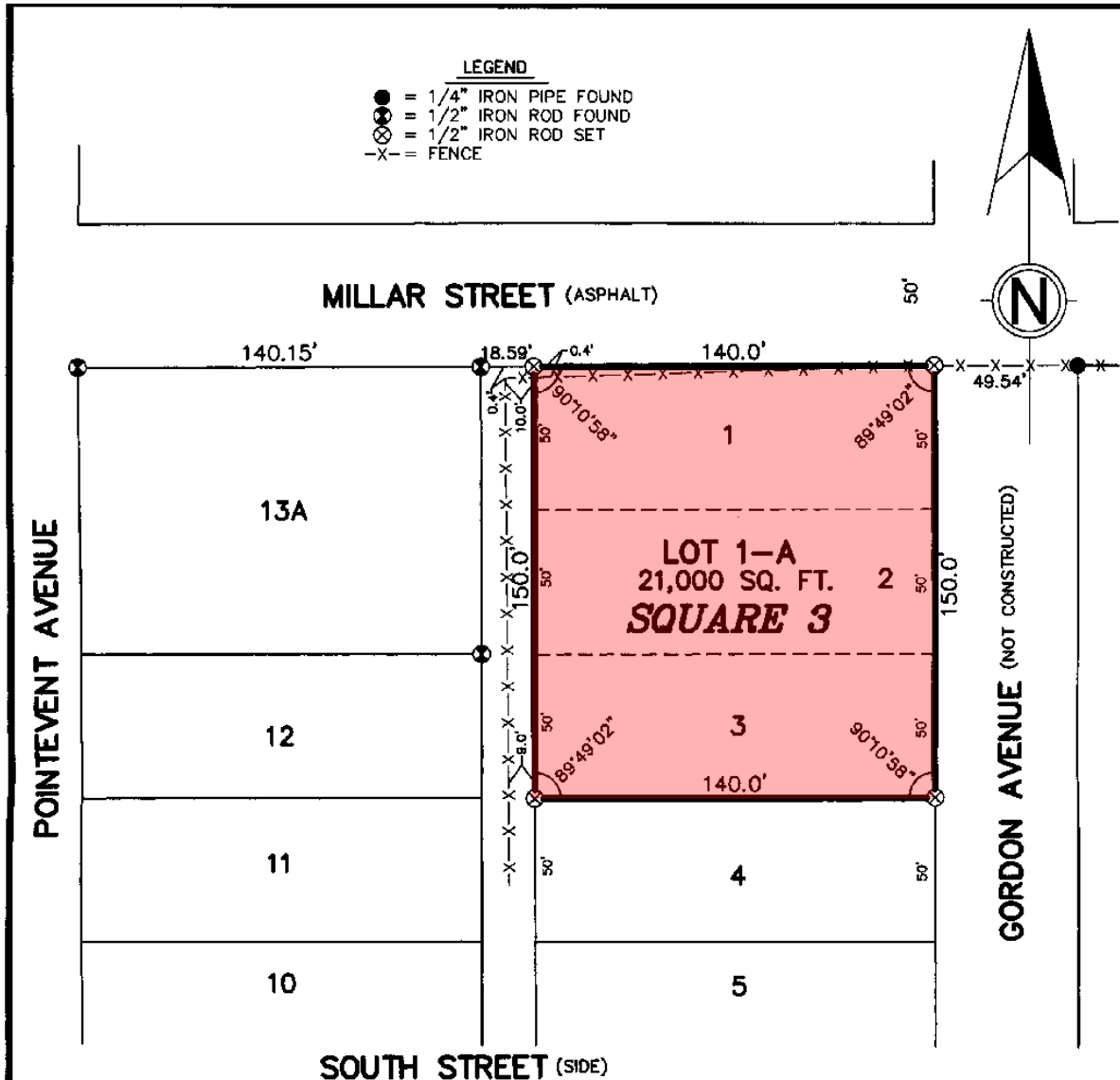
1. **The Direct Sales Comparison Approach.** Sales of similar vacant parcels are analyzed, compared and adjusted to derive an indication of value for the land being appraised.
2. **The Allocation (Abstraction) Procedure.** Sales of improved properties are analyzed, and the prices are allocated between land and improvements. This allocation is used either:
 - a. To establish a typical ratio of land value to total value (allocation), which may be applicable to a property being appraised; or
 - b. To derive from the portion of the sales price allocated land, a land value estimate for use as a comparable land sale (abstraction).
3. **The Anticipated Use (Development) Procedure.** Undeveloped land is assumed to be subdivided, developed and sold. Development costs, incentive costs and carrying charges are subtracted from the estimated proceeds of the sale, and the net income projection is discounted over the estimated period required for market absorption of the developed sites to derive an indication of value for the land being appraised.
4. **The Land Residual Procedure.** The land is assumed to be improved to its highest and best use, and the net income imputable to the land after all expenses of operation and return attributable to the other agents in production are capitalized to derive an estimate of land value.

The best method of site valuation is the Direct Sales Comparison Approach. This technique calls for comparison weighing and relating market data to the land being appraised. Following this page are detailed sheets of comparable land sales that are adjusted and related to indicate a unit value price paid per square foot for the subject site.

These sales are the most recent and most similar available to the appraiser, in the subject's competing market area. All comparables are recognized as cash equivalent or adjusted accordingly. Land values in this area have been relatively stable over the past few years.

COMPARABLE LAND SALE NO. 1

Location	Fronts the south side of Millar Street between Poitevent Street and Highway 59, inside the town limits of Abita Springs
Date	February 2, 2024
Recorded	Instrument No. 2401335
Vendor	Victoria G. Penton
Vendee	Brian A. Mistich Trust
Size	140.0' x 150.0', containing 21,000 square feet or 0.48 acre
Price	\$62,000
Terms	All cash to seller
Unit Price	\$2.95 per square foot
Legal	Lot 1-A, Square 3, Southwest Addition to the Town of Abita Springs, St. Tammany Parish, Louisiana
Zoning	C, Commercial District
Remarks	The site is unimproved and mostly wooded. The property is in Flood Zone X. The shape/utility is average.



NOTES:

1. This property is located in Flood Zone X, per F.E.M.A. Map No. 220199 0002 C, dated May 17, 1988.
2. Building Setback Lines must be determined by Abita Springs Planning Department.

REFERENCE SURVEY:

Survey for Mark & Kasey, LLC by Bruce M. Butler, III, Surveyor, dated December 12, 2013, filed St. Tammany Parish Clerk of Court Map File No. 5219D.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

APPROVAL:

Walq Cuts
MAYOR

Bref - M. Gual P
PLANNING & ZONING COMMISSION

Pamela M. Tripp
CLERK OF COURT Pamela M. Tripp, Deputy Clerk

11-15-2019. 5888B
DATE FILED FILE NO.

(985) 892-1549

John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

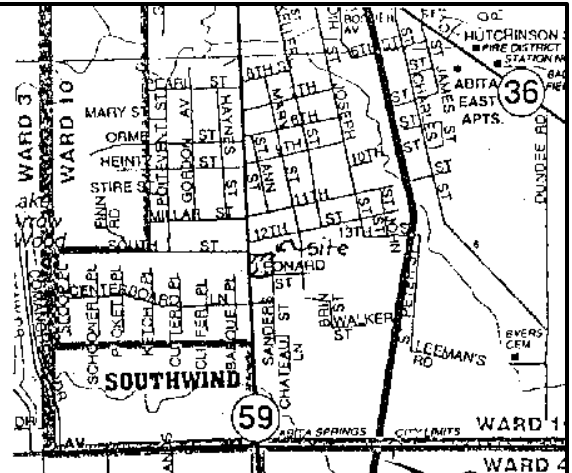
COVINGTON, LA 70433

COMPARABLE LAND SALE NO. 2

Location	Fronts the northeast corner of Highway 59 and Leonard Street, inside the town limits of Abita Springs
Date	January 11, 2023
Recorded	Instrument No. 2359022
Vendor	Devi K. Persaud
Vendee	Elroy J. Pabst, III
Size	150.0' x 150.0', containing 22,500 square feet or 0.52 acre.
Price	\$99,000
Terms	All cash to seller
Unit Price	\$4.40 per square foot
Legal	Lot 2-A, Square 5, Town of Abita Springs, St. Tammany Parish, Louisiana
Zoning	HR, Historical Residential District, with a Residential/Commercial Overlay
Remarks	The topography of this unimproved, wooded site is relatively flat. The property is located in Flood Hazard Zone X which is not a HUD identified flood hazard area. Utilities available to the site include electricity, natural gas, telephone, water and sewer require. Utility is average.

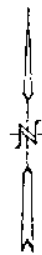
LEGAL DESCRIPTION:

A Resubdivision of Lots 1 through 10,
Square 5, Town of Abita Springs,
Section 6, Township 7 South, Range
12 East, St. Tammany Parish, Louisiana,
into Lots 1-A, 2-A, 3-A, 4-A, & 5-A.

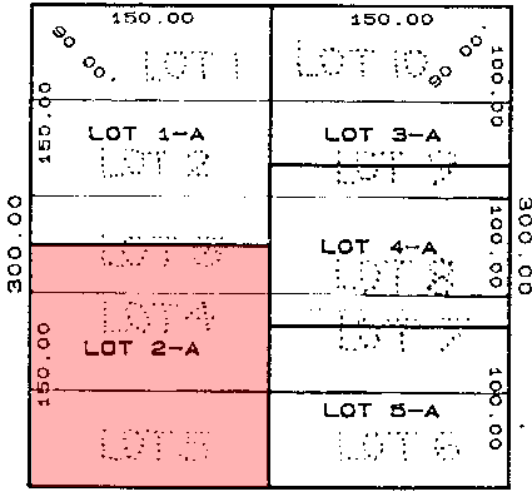


OALMANN STREET

300.00



LA HWY 59



SANDERS STREET

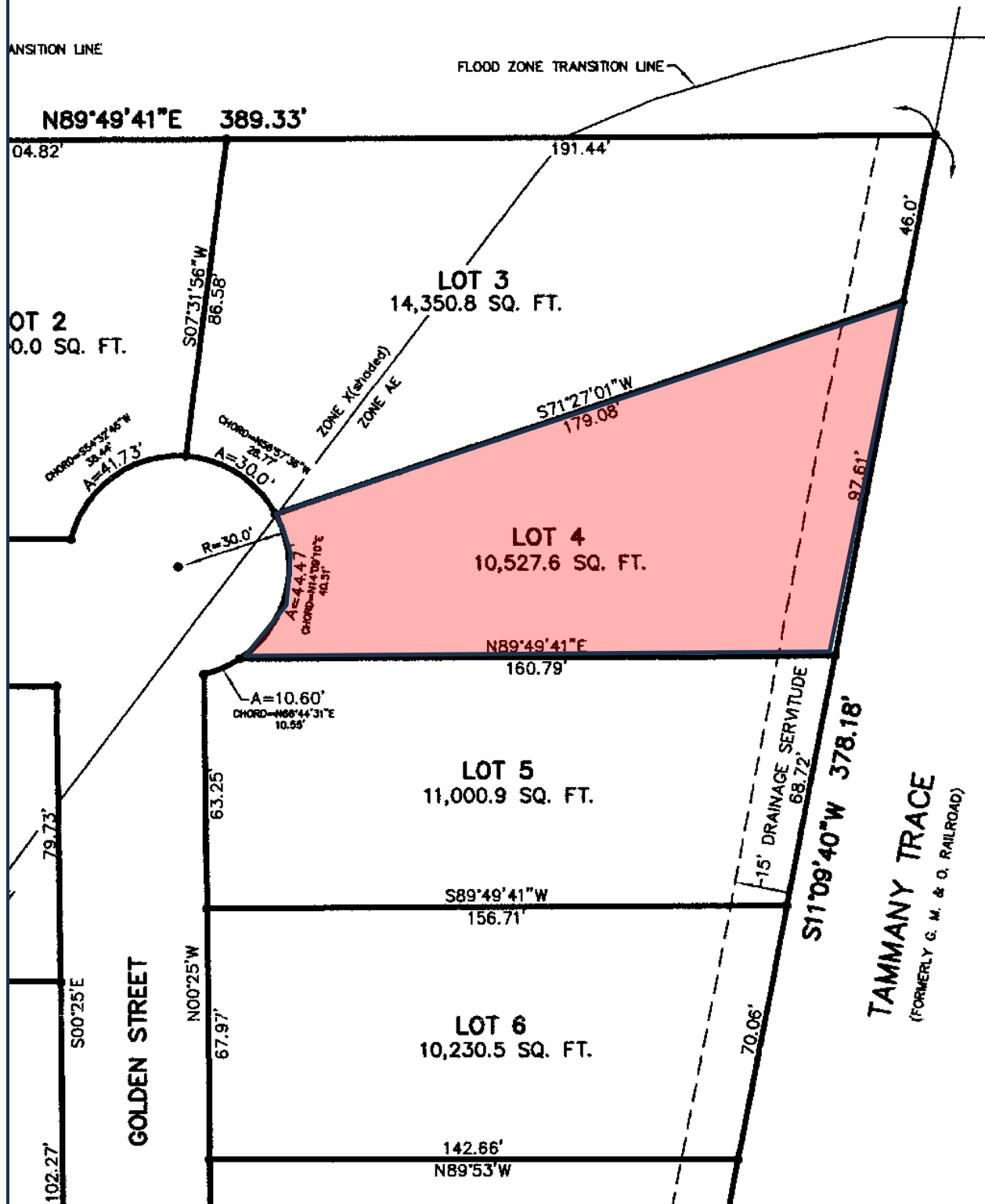
LEONARD STREET

LOT 1-A:	22,500 SQ. FT.	0.52 AC.
LOT 2-A:	22,500 SQ. FT.	0.52 AC.
LOT 3-A:	15,000 SQ. FT.	0.34 AC.
LOT 4-A:	15,000 SQ. FT.	0.34 AC.
LOT 5-A:	15,000 SQ. FT.	0.34 AC.

COMPARABLE LAND SALE NO. 3

Location	71024 Golden Street, inside the town limits of Abita Springs
Date	January 26, 2024
Recorded	Instrument No. 2399152
Vendor	Todd D. Meades
Vendee	Brandon Couvillion
Size	44.47'/97.61' x 160.79'/179.08, containing 10,528 square feet or 0.24 acre.
Price	\$50,000
Terms	All cash to seller
Unit Price	\$4.75 per square foot
Legal	Lot 4, Terrace Trace Subdivision, Town of Abita Springs, St. Tammany Parish, Louisiana
Zoning	HR, Historic Residential District
Remarks	The topography of this unimproved, cleared and filled site is relatively flat. The property is located in Flood Hazard Zone AE which is a HUD identified flood hazard area. Utilities available to the site include electricity, natural gas and telephone, water and sewer. Utility is average. The rear of the site borders the Tammany Trace.

SHIP 7 SOUTH, RANGE 12 EAST,
ANY PARISH, LOUISIANA.

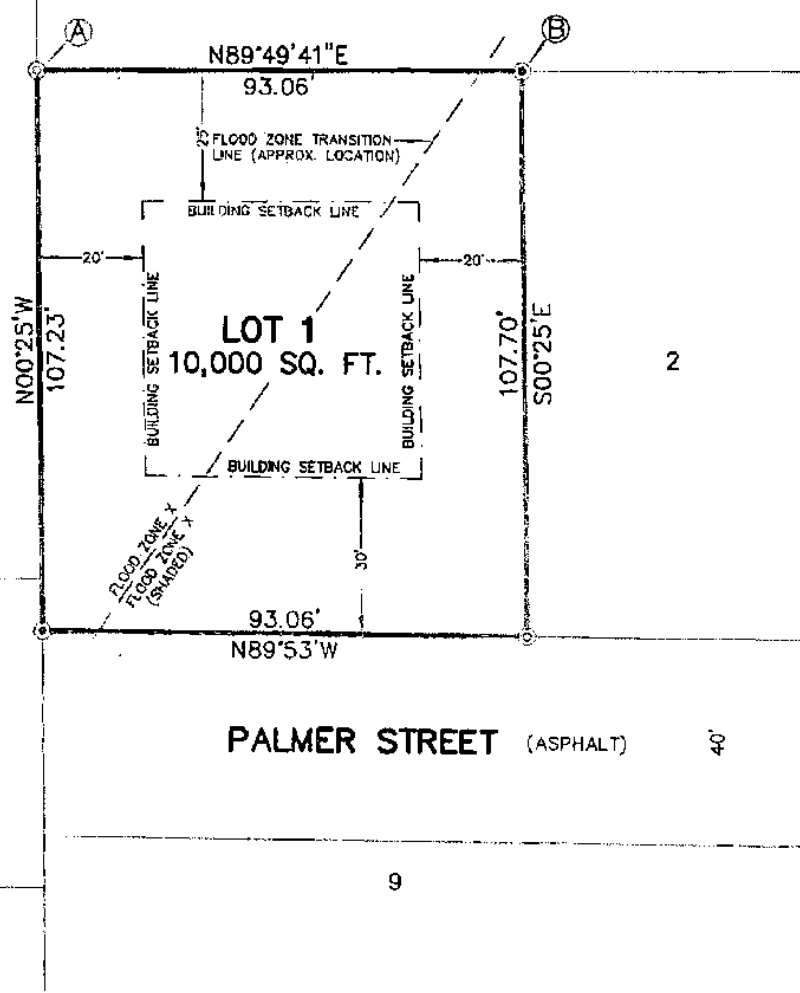


COMPARABLE LAND SALE NO. 4

Location	Fronts the north side of Palmer Street, inside the town limits of Abita Springs
Date	September 8, 2023
Recorded	Instrument No. 2385666
Vendor	Simone Jacob Lewis
Vendee	Francis A. Bel, Jr.
Size	The site is almost square in shape, measuring 93.06' x 107.70'/107.23' and containing 10,000 square feet or 0.23 acre.
Price	\$67,500
Terms	All cash to seller
Unit Price	\$6.75 per square foot
Legal	Lot 1, Terrace Trace Subdivision, Town of Abita Springs, St. Tammany Parish, Louisiana
Zoning	HR, Historic Residential District
Remarks	The topography of this unimproved, cleared and filled site is relatively flat. The property is located in Flood Hazard Zone X which is not a HUD identified flood hazard area. Utilities available to the site include electricity, natural gas and telephone, water and sewer. Utility is average.



REFERENCE BEARING:
From Iron Rod (A)
to Iron Rod (B)
N89°49'01"E
(per Reference Survey)



LEGEND

- ⊙ = 1/2" IRON ROD FOUND
- ⊙ = 1/2" IRON ROD SET

NOTES:

1. This property is located in Flood Zones X & X Shaded per F.E.M.A. Map No. 220198 0002 C, dated May 17, 1988.
2. Building Setback Lines must be verified by the Town of Abita Springs Planning Department.

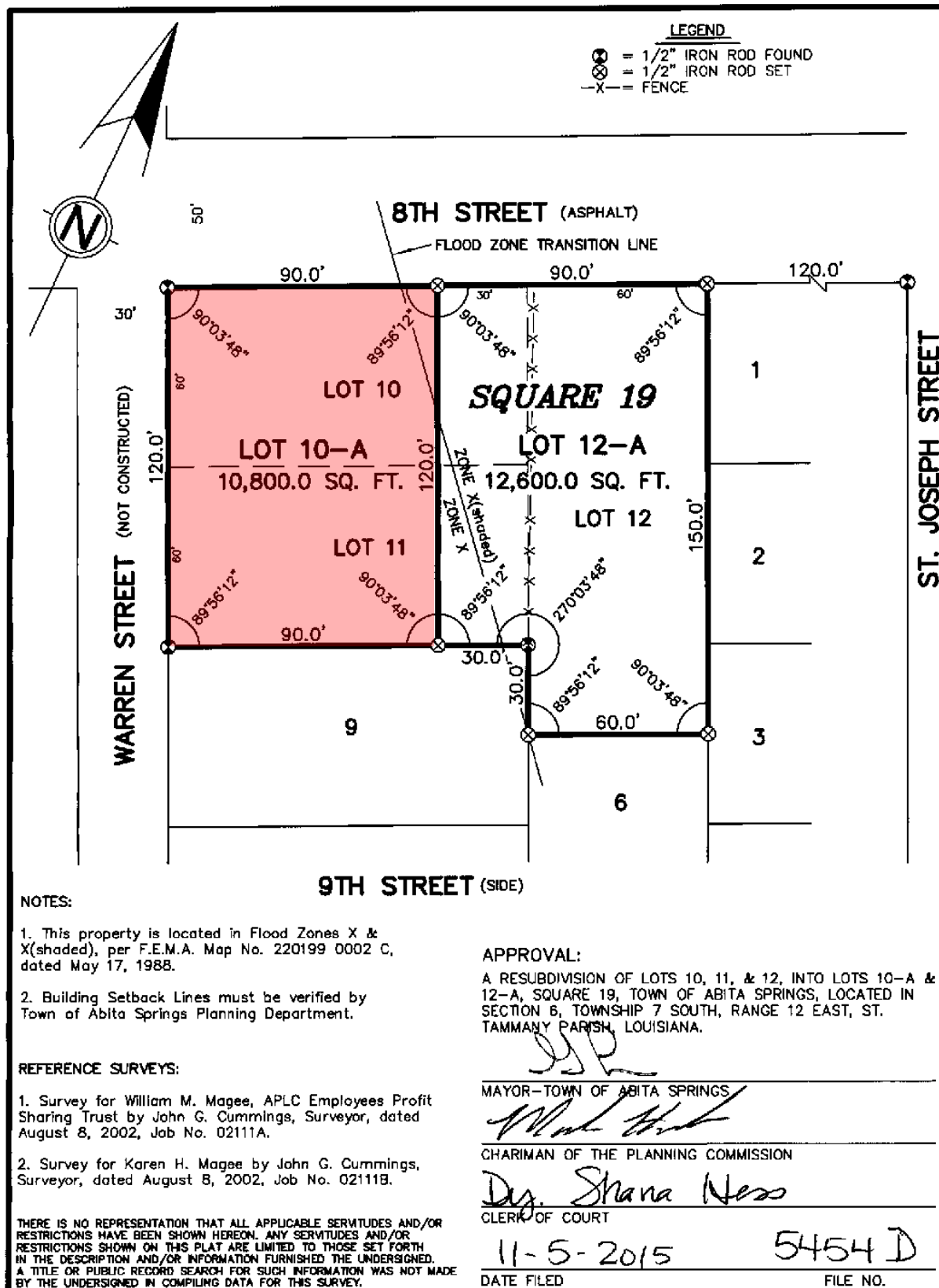
THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPIING DATA FOR THIS SURVEY.

REFERENCE SURVEY:

Plat of Terrace Trace Subdivision (Revised)
by John G. Cummings, Surveyor, dated
05/13/2016, filed in the St. Tammany
Parish Clerk of Court Office Map File
Number 55388.

COMPARABLE LAND SALE NO. 5

Location	22110 8 th Street, inside the town limits of Abita Springs
Date	December 27, 2023
Recorded	Instrument No. 2396534
Vendor	Andrew Otto Dinkelacker
Vendee	Jimmie Earl Cain, Jr.
Size	The site is rectangular in shape with 90.00' of frontage along 8 th Street by a depth of 120.00'. The site contains 10,800 square feet or 0.25 acre.
Price	\$58,000
Terms	All cash to seller
Unit Price	\$5.37 per square foot
Legal	Lot 10-A, Square 19, Bossier City Addition to the Town of Abita Springs, St. Tammany Parish, Louisiana
Zoning	HR, Historic Residential District
Remarks	The topography of this unimproved and cleared site is basically flat. The property is located in Flood Hazard Zone X , which is a not a HUD identified special flood hazard area. Utilities available to the site include electricity, natural gas, telephone and water. Utility of the site is average.



COMPARABLE LAND SALE NO. 6

Location	Fronts the west side of Joseph Street, just south of 11 th Street, inside the town limits of Abita Springs
Date	May 3, 2024
Recorded	Instrument No. 2408992
Vendor	Tricia Quinn Tebboth
Vendee	John Harold Sabatier
Size	The site is rectangular in shape with 90.00' of frontage along St. Joseph Street by a depth of 120.00'. The site contains 10,800 square feet or 0.25 acre.
Price	\$58,000
Terms	All cash to seller
Unit Price	\$5.37 per square foot
Legal	Lot 3-A, Square 61, Bossier City Addition to the Town of Abita Springs, St. Tammany Parish, Louisiana
Zoning	HR, Historic Residential District
Remarks	The topography of this unimproved and cleared site is basically flat. The property is located in Flood Hazard Zone X , which is a not a HUD identified special flood hazard area. Utilities available to the site include electricity, natural gas, telephone and water. Utility of the site is average.

COMPARABLE LAND SALE NO. 7

Location	West side of Highway 59 just south of Pearl Street, inside the town limits of Abita Springs
Date	November 8, 2023
Recorded	Instrument No. 2392160
Vendor	H & S Holdings, LLC represented by Glynn E. Huhn
Vendee	David Wayne Smith
Size	The site is rectangular in shape with 75.0' of frontage along the west side of La. Highway 59 by a depth of 141.35'. The site contains 10,601 square feet or 0.24 acre.
Price	\$40,000
Terms	All cash to seller
Unit Price	\$3.77 per square foot
Legal	Lot 4A, Square 24, Southwest Addition to the Town of Abita Springs, St. Tammany Parish, Louisiana
Zoning	R, Residential District
Remarks	The topography of this unimproved, wooded site is basically flat. The property is located in Flood Hazard Zone X which is a not a HUD identified special flood hazard area. Utilities available to the site include electricity, natural gas, telephone, water and sewerage. Utility of the site is average.

FINAL APPROVAL

MAYOR

PLANNING & ZONING COMMISSION

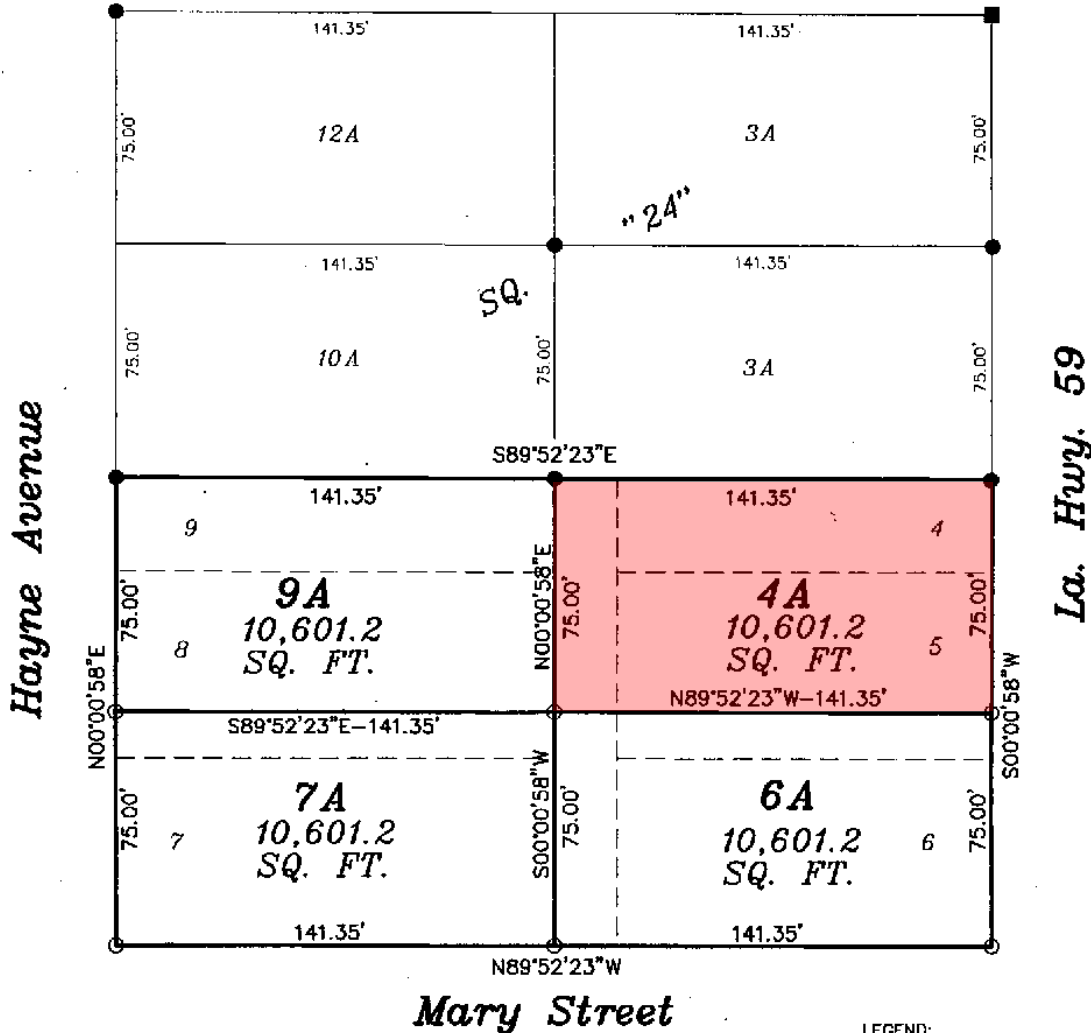
CLERK OF COURT

07-18-2017 5653E
DATE FILE NO.

A Resubdivision of Lots 4, 5, 6, 7, 8 & 9,
into Lots 4A, 6A, 7A & 9A, Southwest
Addition to the Town of Abita Springs,
Square 24, St. Tammany Parish, Louisiana

Reference: A Survey Map by this Firm, File
Date 2-15-2012, File No. 5044C, Clerk of Court

Bearings were derived by Magnetic Compass



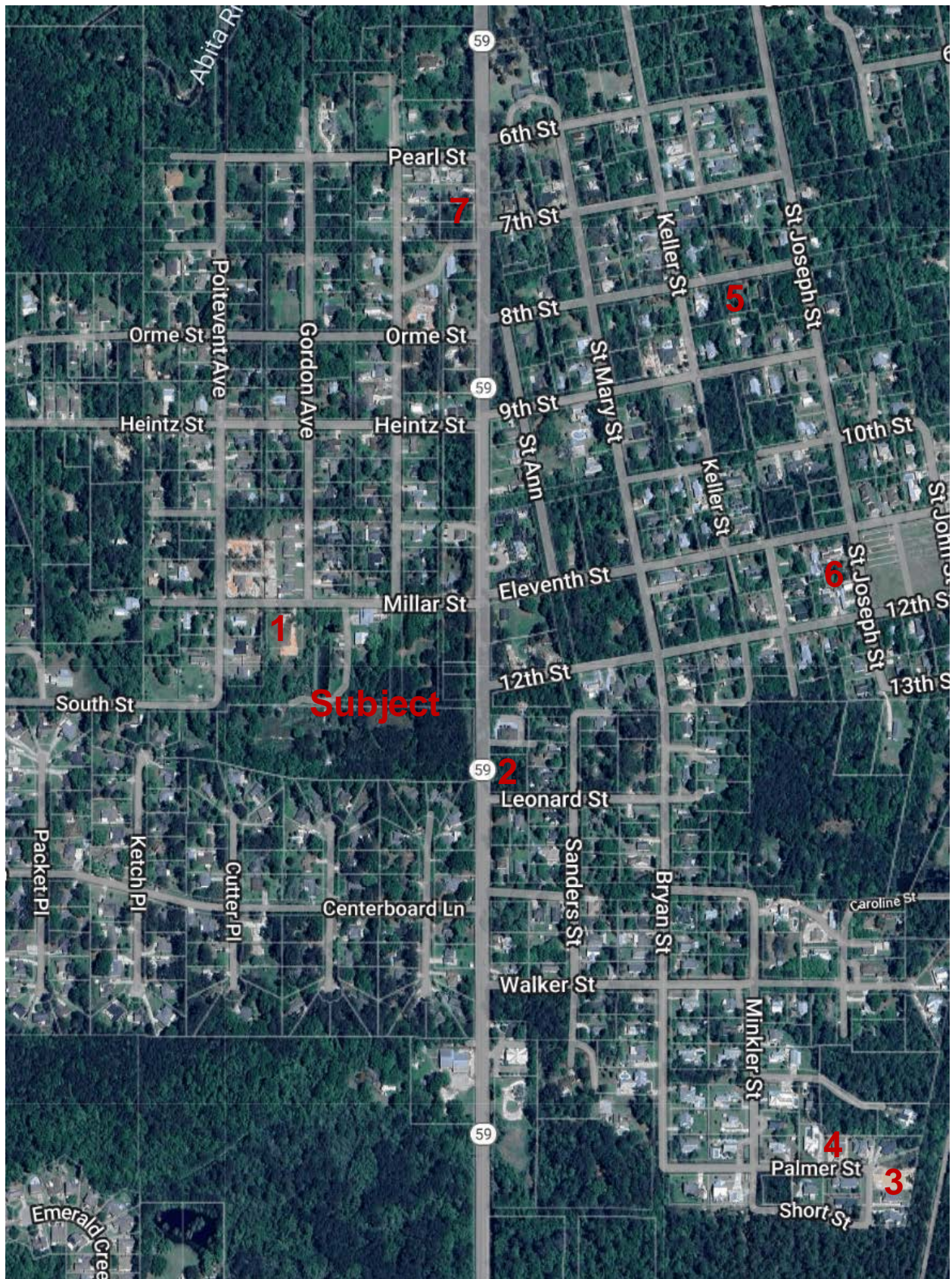
SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE.
SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY
WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS
PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS
MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED
PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED
REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY
AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LX.

LEGEND:

- = Fnd. 1/2" Iron Rod
- = Fnd. 5/8" Iron Rod
- = Set 1/2" Iron Rod

(Must verify prior to Construction)
Building Setbacks
Front: **
Side: **
Rear: **
Side Street: **



LAND SALES ANALYSIS AND ADJUSTMENT CHART - TRACT 1

ITEM	Subject	L-1	L-2	L-3	L-4	L-5	L-6	L-7
Location	Tract 1 Millar St Abita Springs	21444 Millar St Abita Springs	Hwy 59 & Leonard St Abita Springs	71024 Golden St Abita Springs	Lot 1 Palmer St Abita Springs	8th St W of St. Joseph Abita Springs	St. Joseph S of 11th St Abita Springs	Hwy 59 S of Pearl St Abita Springs
Date	12/2024	2/21/2024	1/11/2023	1/26/2024	9/8/2023	12/27/2023	5/3/2024	11/8/2023
Price		\$62,000	\$99,000	\$50,000	\$67,500	\$58,000	\$58,000	\$40,000
Acre Size	0.40	0.48	0.52	0.24	0.23	0.25	0.25	0.24
S.F. Size	17,500	21,000	22,500	10,528	10,000	10,800	10,800	10,601
S.F. Price		\$2.95	\$4.40	\$4.75	\$6.75	\$5.37	\$5.37	\$3.77
Market Condition/Time Adj.		0%	0%	0%	0%	0%	0%	0%
Size Adj.		0%	0%	0%	0%	0%	0%	0%
Location Adjustment	Average	Average 0%	Avg/Good -15%	Avg/Good -15%	Avg/Good -15%	Avg/Good -15%	Avg/Good -15%	Avg/Good -15%
Utility Adjustment	Fair/Poor	Average -45%	Average -45%	Average -45%	Average -45%	Average -45%	Average -45%	Average -45%
Zoning Adjustment	C	C 0%	HR-R/C 0%	HR 0%	HR 0%	HR 0%	HR 0%	R 0%
Condition Adjustment	Wooded	Wooded 0%	Wooded 0%	Cleared/Filled -15%	Cleared/Filled -15%	Cleared -8%	Cleared -8%	Wooded 0%
Flood Zone Adjustment	Zone X	Zone X 0%	Zone X 0%	Zone AE 10%	Zone X 0%	Zone X 0%	Zone X 0%	Zone X 0%
Total Adjustment		-45%	-60%	-65%	-75%	-68%	-68%	-60%
Indicated Value		\$1.62	\$1.76	\$1.66	\$1.69	\$1.72	\$1.72	\$1.51

MEAN: \$1.67

MEDIAN: \$1.69

17,500 square feet

\$1.70

=

\$29,800

LAND SALES ANALYSIS AND ADJUSTMENT CHART - TRACT 2

ITEM	Subject	L-1	L-2	L-3	L-4	L-5	L-6	L-7
Location	Tract 2 South St ROW Abita Springs	21444 Millar St Abita Springs	Hwy 59 & Leonard St Abita Springs	71024 Golden St Abita Springs	Lot 1 Palmer St Abita Springs	8th St W of St. Joseph Abita Springs	St. Joseph S of 11th St Abita Springs	Hwy 59 S of Pearl St Abita Springs
Date	12/2024	2/21/2024	1/11/2023	1/26/2024	9/8/2023	12/27/2023	5/3/2024	11/8/2023
Price		\$62,000	\$99,000	\$50,000	\$67,500	\$58,000	\$58,000	\$40,000
Acre Size	0.33	0.48	0.52	0.24	0.23	0.25	0.25	0.24
S.F. Size	14,392	21,000	22,500	10,528	10,000	10,800	10,800	10,601
S.F. Price		\$2.95	\$4.40	\$4.75	\$6.75	\$5.37	\$5.37	\$3.77
Market Condition/Time Adj.		0%	0%	0%	0%	0%	0%	0%
Size Adj.		0%	0%	0%	0%	0%	0%	0%
Location Adjustment	Average	Average 0%	Avg/Good -15%	Avg/Good -15%	Avg/Good -15%	Avg/Good -15%	Avg/Good -15%	Avg/Good -15%
Utility Adjustment	Poor	Average -50%	Average -50%	Average -50%	Average -50%	Average -50%	Average -50%	Average -50%
Zoning Adjustment	C	C 0%	HR-R/C 0%	HR 0%	HR 0%	HR 0%	HR 0%	R 0%
Condition Adjustment	Wooded	Wooded 0%	Wooded 0%	Cleared/Filled -15%	Cleared/Filled -15%	Cleared -8%	Cleared -8%	Wooded 0%
Flood Zone Adjustment	Zone X	Zone X 0%	Zone X 0%	Zone AE 10%	Zone X 0%	Zone X 0%	Zone X 0%	Zone X 0%
Total Adjustment		-50%	-65%	-70%	-80%	-73%	-73%	-65%
Indicated Value		\$1.48	\$1.54	\$1.43	\$1.35	\$1.45	\$1.45	\$1.32

MEAN: \$1.43

MEDIAN: \$1.45

14,392 square feet

\$1.45

=

\$20,900

LAND SALES ANALYSIS AND ADJUSTMENT CHART - TRACT 3

ITEM	Subject	L-1	L-2	L-3	L-4	L-5	L-6	L-7
Location	Tract 3 S of Poitevent Abita Springs	21444 Millar St Abita Springs	Hwy 59 & Leonard St Abita Springs	71024 Golden St Abita Springs	Lot 1 Palmer St Abita Springs	8th St W of St. Joseph Abita Springs	St. Joseph S of 11th St Abita Springs	Hwy 59 S of Pearl St Abita Springs
Date	12/2024	2/21/2024	1/11/2023	1/26/2024	9/8/2023	12/27/2023	5/3/2024	11/8/2023
Price		\$62,000	\$99,000	\$50,000	\$67,500	\$58,000	\$58,000	\$40,000
Acre Size	0.10	0.48	0.52	0.24	0.23	0.25	0.25	0.24
S.F. Size	4,241	21,000	22,500	10,528	10,000	10,800	10,800	10,601
S.F. Price		\$2.95	\$4.40	\$4.75	\$6.75	\$5.37	\$5.37	\$3.77
Market Condition/Time Adj.		0%	0%	0%	0%	0%	0%	0%
Size Adj.		0%	0%	0%	0%	0%	0%	0%
Location Adjustment	Average	Average 0%	Avg/Good -15%	Avg/Good -15%	Avg/Good -15%	Avg/Good -15%	Avg/Good -15%	Avg/Good -15%
Utility Adjustment	Poor	Average -50%	Average -50%	Average -50%	Average -50%	Average -50%	Average -50%	Average -50%
Zoning Adjustment	C	C 0%	HR-R/C 0%	HR 0%	HR 0%	HR 0%	HR 0%	R 0%
Condition Adjustment	Wooded	Wooded 0%	Wooded 0%	Cleared/Filled -15%	Cleared/Filled -15%	Cleared -8%	Cleared -8%	Wooded 0%
Flood Zone Adjustment	Zone X	Zone X 0%	Zone X 0%	Zone AE 10%	Zone X 0%	Zone X 0%	Zone X 0%	Zone X 0%
Total Adjustment		-50%	-65%	-70%	-80%	-73%	-73%	-65%
Indicated Value		\$1.48	\$1.54	\$1.43	\$1.35	\$1.45	\$1.45	\$1.32

MEAN: \$1.43

MEDIAN: \$1.45

4,241 square feet

\$1.45

=

\$6,100

LAND SALES ANALYSIS AND ADJUSTMENT CHART - TRACT 4

ITEM	Subject	L-1	L-2	L-3	L-4	L-5	L-6	L-7
Location	Tract 4 W of Hwy 59 Abita Springs	21444 Millar St Abita Springs	Hwy 59 & Leonard St Abita Springs	71024 Golden St Abita Springs	Lot 1 Palmer St Abita Springs	8th St W of St. Joseph Abita Springs	St. Joseph S of 11th St Abita Springs	Hwy 59 S of Pearl St Abita Springs
Date	12/2024	2/21/2024	1/11/2023	1/26/2024	9/8/2023	12/27/2023	5/3/2024	11/8/2023
Price		\$62,000	\$99,000	\$50,000	\$67,500	\$58,000	\$58,000	\$40,000
Acre Size	0.35	0.48	0.52	0.24	0.23	0.25	0.25	0.24
S.F. Size	15,417	21,000	22,500	10,528	10,000	10,800	10,800	10,601
S.F. Price		\$2.95	\$4.40	\$4.75	\$6.75	\$5.37	\$5.37	\$3.77
Market Condition/Time Adj.		0%	0%	0%	0%	0%	0%	0%
Size Adj.		0%	0%	0%	0%	0%	0%	0%
Location Adjustment	Average	Average 0%	Avg/Good -15%	Avg/Good -15%	Avg/Good -15%	Avg/Good -15%	Avg/Good -15%	Avg/Good -15%
Utility Adjustment	Poor	Average -50%	Average -50%	Average -50%	Average -50%	Average -50%	Average -50%	Average -50%
Zoning Adjustment	C	C 0%	HR-R/C 0%	HR 0%	HR 0%	HR 0%	HR 0%	R 0%
Condition Adjustment	Wooded	Wooded 0%	Wooded 0%	Cleared/Filled -15%	Cleared/Filled -15%	Cleared -8%	Cleared -8%	Wooded 0%
Flood Zone Adjustment	Zone X	Zone X 0%	Zone X 0%	Zone AE 10%	Zone X 0%	Zone X 0%	Zone X 0%	Zone X 0%
Total Adjustment		-50%	-65%	-70%	-80%	-73%	-73%	-65%
Indicated Value		\$1.48	\$1.54	\$1.43	\$1.35	\$1.45	\$1.45	\$1.32

MEAN: \$1.43

MEDIAN: \$1.45

15,417 square feet

\$1.45

=

\$22,400

FINAL VALUE ESTIMATES

Each comparable is considered to be an adequate indicator of value, and each is given weight. After analyzing the comparable sales and considering various indicators of value, the four parcels have estimated fee simple market values (land only) as follows.

Tract 1, fronting on Millar Street, has the best utility of the four parcels with an estimated fee simple market value of \$1.70 per square foot.

Tracts 2, 3 and 4, which are all extremely narrow, have estimated fee simple market values of \$1.45 per square foot.

Value of Tract 1 (Haynes St. ROW)	$17,500 \text{ sf} \times \$1.70/\text{sf} = \$27,800$ (rounded)
-----------------------------------	--

Value of Tract 2 (South St ROW)	$14,392 \text{ sf} \times \$1.45/\text{sf} = \$20,900$ (rounded)
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Value of Tract 3 (drainage parcel)	$4,241 \text{ sf} \times \$1.45/\text{sf} = \$6,100$ (rounded)
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Value of Tract 4 (drainage parcel)	$15,417 \text{ sf} \times \$1.45/\text{sf} = \$22,400$ (rounded)
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The estimated reasonable exposure time is 6 to 24 months based on current market conditions.

CERTIFICATION OF THE APPRAISER

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- I have made a personal inspection of the property that is the subject of this report.
- James B. Mitchell, Jr. is the only person that has provided significant real property appraisal assistance to the person signing this certification.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, I have completed the continuing education program for Designated Members of the Appraisal Institute.



JAMES B. MITCHELL, MAI, SRA
Louisiana Licensed, Certified General Real Estate Appraiser
Certification Number G 0181

ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal report has been made with the following general assumptions and limiting conditions:

Assumptions

1. No responsibility is assumed for the legal description or for matters including legal or title considerations. The title to the property is assumed to be good and marketable unless otherwise stated.
2. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
3. It is assumed that responsible ownership and competent property management exist.
4. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
5. All engineering is assumed to be correct. The plat plans and illustrative material in this report are included only to assist the reader in visualizing the property.
6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil or structures, that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
7. It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws, unless noncompliance is stated, defined and considered in the appraisal report.
8. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined and considered in the appraisal report.
9. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
10. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.

Limiting Conditions

1. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
2. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and upon consent, only with proper written qualification and only in its entirety.
3. The appraiser herein by reason of this appraisal is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.
4. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.
5. Unless stated elsewhere in this report, we have not been provided with information and/or an engineering report concerning potential contamination of the building improvement(s) by asbestos. The appraiser(s) make no warranties as to this condition.
6. Unless stated elsewhere in this report, we have not been provided with information and/or an engineering report concerning potential contamination of the building improvement(s) by radon gas. The appraiser(s) make no warranties as to this condition.
7. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
8. Our report, and materials submitted, may not be used in any prospectus or printed materials used in connection with the sale of securities or participation interests to the public or in any newspaper, publicity, or other public forum without our prior written consent.

QUALIFICATIONS OF THE APPRAISER

James B. Mitchell, MAI, SRA

Education

1969 - 1973	Slidell High School, Slidell, Louisiana
1973 - 1977	University of Southern Mississippi, Hattiesburg, Mississippi – B.S. in Business Administration

Real Estate And Appraisal Courses Completed

American Institute of Real Estate Appraisers

1978	Course I-A Basic Principles, Methods and Techniques
1978	Course VIII Single Family Residential Appraisal
1983	Course 1B-1 Capitalization Theory and Techniques, Part 1
1983	Course 1B-2 Capitalization Theory and Techniques, Part 2
1983	Course 1B-3 Capitalization Theory and Techniques, Part 3
1984	Course 2-1 Case Studies In Real Estate Valuation
1984	Course 2-2 Valuation Analysis and Report Writing
1985	Course 4 Litigation Valuation
2018	Business Practices and Ethics
2024	National Uniform Standards of Professional Appraisal Practice Equivalent Course, 2024-2025

Professional Designations, Certifications, Affiliations

Appraisal Institute: MAI -- Member Appraisal Institute
Appraisal Institute: SRA -- Senior Residential Appraiser

Louisiana Licensed, Certified General Real Estate Appraiser
Certification Number G 0181

Realtor – Northshore Area Board of Realtors/New Orleans Metropolitan Association of Realtors

As of the date of this report, I, James B. Mitchell, have completed the requirements under the continuing education program for Designated Members of the Appraisal Institute.

Experience

James Mitchell Appraiser - Owner
Real Estate Appraiser, Analyst and Counselor, 1987 to Present

Pannell Kerr Forster
Senior Real Estate Consultant, 1986

Associated Appraisers - 1976 to 1986

Types of Properties Appraised

Apartments/Multifamily	Mini-Storage Facilities
Automobile Dealerships	Office Buildings
Automotive Repair Facilities	Residential Land
Churches and Schools	Restaurants and Lounges
Commercial Land	Retail Stores
Condominium Projects	Rural Acreage
Condominium Units	Shopping Centers
Hotels	Single Family Residential
Industrial Buildings	Subdivisions
Industrial Land	Warehouse Facilities
Medical and Dental Offices	

Partial List Of Clients Approved With Or Serviced In The Past

American Bank and Trust	Guaranty Savings Bank
Bank of America	Hancock Whitney Bank
Bank of Louisiana	Home Bank
Bank Plus	JP Morgan
Business First Bank	Louisiana Wildlife and Fisheries
Capital One Bank	Metairie Bank
Chase Bank	The Nature Conservancy
Citizens Bank and Trust	Progressive Bank
Citizens Savings Bank	Regions Bank
City of Slidell	Resource Bank
The Conservation Fund	State Bank and Trust
First American Bank	State Investors Bank
The First Bank	St. Tammany Parish
First Bank and Trust	Slidell Memorial Hospital
First Community Bank	U.S. Fish and Wildlife Service
First NBC Bank	

Louisiana Real Estate Appraisers Board

Having complied with the requirements of Chapter 51 of Title 37 of the Louisiana Revised Statutes of 1950 and the requirements of the Louisiana Real Estate Appraisers Board,

Certified General Appraiser

license is hereby granted to

James B. Mitchell

License Number - APR.00181-CGA

First Issuance Date - 09/10/1990

Expiration Date - 12/31/2025

J. Tracy Williams

Chairperson

Terry L. Meyer

Secretary

