

JR-005-2025

211 Hellen Street – Sale to: Adjoining Property Owner

Assessment No. 6027261

Applicant Name – Trevor Pradier & Lesley Chevis

Adjudicated since City, 1997 - \$ 33,368.56

Parish, 1997 – \$ 9,900.69

Total Market Value – \$26,710

Council City Council District number – Elroy Broussard

Parish Council District number – AB Rubin

RESOLUTION NO. JR-005-2025

A JOINT RESOLUTION OF THE LAFAYETTE CITY COUNCIL AND THE LAFAYETTE PARISH COUNCIL AUTHORIZING A NON-WARRANTY CASH SALE OF THE PROPERTY FOUND AT 211 HELLEN STREET (ASSESSMENT NUMBER 6027261) TO AN ADJOINING LANDOWNER PURSUANT TO LA R.S. 47:2202(B) FOR THE PRICE OF THE SALE'S ANTICIPATED COSTS

BE IT RESOLVED by the Lafayette City Council and the Lafayette Parish Council, that:

WHEREAS, the Lafayette City-Parish Council adopted Ordinance No. O-246-2015, and subsequent amendments, establishing a process by which adjudicated properties may be sold, donated, or otherwise disposed of; and

WHEREAS, the Lafayette City-Parish Council adopted Ordinance No. O-155-2002, authorizing a Local Services Agreement among all entities having the authority to assess and collect property taxes in parts or all of Lafayette Parish, which Local Services Agreement assigns to Lafayette City-Parish Consolidated Government authority to oversee the sale, donation, or disposition otherwise of adjudicated properties; and

WHEREAS, the following political subdivisions with interests in adjudicated properties in parts or all of Lafayette Parish having agreed to the aforementioned Local Services Agreement: the City of Lafayette, the Parish of Lafayette, the Lafayette Parish Law Enforcement District and the Sheriff of Lafayette Parish; the Lafayette Parish School Board; the Lafayette Parish Library Board; the Lafayette Centre Development District; the Lafayette Economic Development Authority; the Bayou Vermilion District; the Lafayette Parish Tax Assessment District; the Lafayette Airport Commission; and the Teche-Vermilion Fresh Water District; and

WHEREAS, pursuant to La. R.S. 47:2201 *et seq.*, La. Const. Art. VII, Sec. 14, and the aforementioned Local Services Agreement among all political subdivisions levying *ad valorem* taxes on immovables within Lafayette Parish, Lafayette City-Parish Consolidated Government may elect at public meeting(s) of the Lafayette City Council and the Lafayette Parish Council to allow an adjoining landowner, who is determined to have maintained an adjudicated property for at least one (1) year, to purchase such adjudicated property for any price set by the Lafayette City Council and the Lafayette Parish Council; and

WHEREAS, the Lafayette City-Parish Consolidated Government Code of Ordinances in Ch. 72-30(e) permits that sale of adjudicated property to an adjoining landowner be submitted to the joint council for approval of a resolution authorizing its sale and adopting as its sale price the sale's anticipated costs; and

WHEREAS, the below-named Applicant for sale of the below-described property having submitted necessary verifying information for compliance with Louisiana statutes and the Lafayette City-Parish Consolidated Government Code of Ordinances; and

WHEREAS, the Lafayette City-Parish Consolidated Government has determined conformance by the below-named Applicant with La. R.S. 47:2202(B) and with Lafayette City-Parish Consolidated Government Code of Ordinances Ch. 72-30(e).

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Lafayette City Council and the Lafayette Parish Council, that:

SECTION 1: All of the foregoing “Whereas” clauses are adopted as part of this resolution.

SECTION 2: The Lafayette City Council and the Lafayette Parish Council in due, regular and legal session convened, adopt pursuant to La. R.S. 47:2202(B), and Lafayette City-Parish Consolidated Government Code of Ordinances Ch. 72-30(e), Lafayette City-Parish Consolidated Government’s anticipated costs in the amount of zero (\$0) dollars as the price for Non-Warranty Cash Sale of the below-described property (the “Property”) to the below-named Applicant:

Applicant: Lesley Chevis & Trevor Pradier

Assessment Number: 6027261

Property Address: 211 Hellen Street, Lafayette, Louisiana 70501

Legal Description:

211 Hellen Street, Lafayette, Louisiana 70501

“That certain parcel of ground, situated in the Huval Extension to the City of Lafayette, Louisiana, being the eastern portion of Lot six of Block four of said Huval Extension; the portion of herein sold measures fifty feet front on Helen Street by a depth between parallel lines of one hundred feet and is bounded north by lot five, south by lot seven, east by Helen Street and west by remaining portion of lot six not herein sold. The western portions of Lots nos. six and seven of Block No. four of the Extension to Joe Huval Addition to the City of Lafayette, Louisiana, with all improvements thereon; the portions of said lots herein sold measuring each fifty feet front by a depth of fifty feet between parallel lines; said portions of lots herein sold are contiguous and together are bounded on the north by the westerly portion of lot no. five, south by the western portion of lot eight, east by the eastern portions of lots six and seven and west by lot no, nine, of said block four.”

SECTION 3: Following the Applicant’s compliance with:

a) the notice and publication requirements of, and lapse of the time periods described in, La. R.S. 47:2206(A) and (B), respectively, without the occurrence either of full redemption of the Property or the filing of any action to annul as permitted by La. R.S.47:2286 et seq.; and

b) the notice requirement imposed by Ch. 72-15(c) of the Lafayette City-Parish Consolidated Government Code of Ordinances; and

c) the filing requirement imposed by Ch. 72-16(c) of the Lafayette City-Parish Consolidated Government Code of Ordinances; the Administrator (as defined in Chapter 72-12) shall upon request of the Applicant cause to be authenticated by the Lafayette Mayor-President that Non-Warranty Cash Sale to Applicant in that form attached hereto as Exhibit A. The Administrator, however, shall decline to cause to be authenticated the Non-Warranty Cash Sale should those circumstances described by Lafayette City-Parish Consolidated Government Code of Ordinances Ch. 72-18(c) arise prior to such authentication.

SECTION 4: Following authentication of the Non-Warranty Cash Sale, the Administrator shall cause Applicant to file the Non-Warranty Cash Sale in the Lafayette Parish Clerk of Court's conveyance records, along with this resolution, which shall be annexed to and incorporated by reference into the Non-Warranty Cash Sale; and to comply with the filing requirements set forth in Ch. 72-16(b) and Ch. 72-16(e) of the Lafayette City-Parish Consolidated Government Code of Ordinances.

SECTION 5: After compliance with the filing requirements set forth in Ch. 72-16(b) and Ch. 72-16(e) of the Lafayette City-Parish Consolidated Government Code of Ordinances, the acquiring person(s) shall submit copies of the affidavit required by that subsection 72-16(e) to a) the Lafayette Utilities System Customer Services/Tax Collection Division and b) the Lafayette Parish Sheriff's Office Tax Collection Division.

SECTION 6: Sale of the Property to Applicant is conditioned upon compliance with the dictates of this resolution, including the following:

1) Applicant is not a tax debtor or owner of the Property, nor acting for, directly or indirectly, any tax debtor or owner of the Property;

2) Applicant is not an employee, contractor, officer, director, elected or appointed official of Lafayette City-Parish Consolidated Government, nor any member of the immediate family of any of the above, nor any entity in which any of them has a substantial economic interest, nor acting for, directly or indirectly, any of the aforementioned, without the affirmative consent by resolution of the Lafayette City Council and the Lafayette Parish Council;

3) Applicant shall permit re-entry and inspection of the Property, at reasonable times and upon reasonable notice, by the Administrator or other agents of the Government, in order to verify compliance with any conditions imposed on the sale;

4) Applicant's compliance with the notice and filing requirements imposed by this resolution, the Louisiana Revised Statutes or by the Lafayette City-Parish Consolidated Government Code of Ordinances;

5) Applicant's maintenance of the Property in a clean and sanitary condition; and

6) Applicant's adherence to that property renovation plan attached hereto as Exhibit B.

SECTION 7: Should any suspensive condition prohibited by this resolution come to pass, or any resolatory condition required by this resolution cease, the Administrator upon learning of such circumstance shall cause to be revoked the Non-Warranty Cash Sale to Applicant.

SECTION 8: All of the aforescribed "Whereas" clauses are adopted as part of this resolution.

SECTION 9: All resolutions, or parts thereof, in conflict herewith are hereby repealed.

This resolution having been submitted to a vote, the vote on behalf of the City Council thereon was as follows:

YEAS: Broussard, Naquin, Hebert, Hooks, Boudreaux

NAYS: None

ABSENT: None

ABSTAIN: None

This resolution having been submitted to a vote, the vote on behalf of the Parish Council thereon was as follows:

YEAS: Tabor, Richard, Guilbeau, Rubin

NAYS: None

ABSENT: Stansbury

ABSTAIN: None

AND the resolution was declared adopted on this, the 4th day of February, 2025.

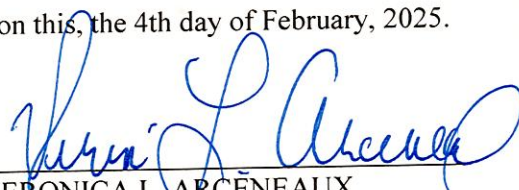

VERONICA L. ARCÉNEAUX
LAFAYETTE CLERK OF THE COUNCIL

EXHIBIT A

NON-WARRANTY CASH SALE

STATE OF LOUISIANA

PARISH OF LAFAYETTE

BE IT KNOWN, on the dates written below before the undersigned Notaries Public, duly commissioned and qualified in their respective parishes, personally came and appeared:

THE CITY OF LAFAYETTE AND THE PARISH OF LAFAYETTE

together referred to as "Sellers," each a political subdivision of the State of Louisiana, represented herein by Lafayette Mayor-President Monique B. Boulet, who, authorized by Joint Resolution No. JR- 2025 of the Lafayette City Council and the Lafayette Parish Council, declared that:

Sellers sell, without any warranty of title whatsoever, either expressed or implied, even as to the return or reduction of the purchase price, except for the warranty against eviction resulting from a prior alienation by the political subdivision, but with full substitution and subrogation in and to all the rights and actions of warranty which Sellers may have, to:

LESLEY CHEVIS AND TREVOR PRADIER

whose permanent mailing address is 216 Pearl Street, Lafayette, LA 70501-4101, referred to as "Purchaser," all of Sellers' right, title and interest in and to the property more fully described on Exhibit "1" attached hereto and made a part hereof, together with all appurtenances thereunto belonging or in any way appertaining, and all buildings and improvements located on the property, if any, collectively referred to as the "Property."

This sale is made and accepted for and in consideration of the sum of "Zero Dollars" cash, which Purchaser has paid to Sellers.

Purchaser acknowledges that this sale is subject to, and conditioned upon, the provisions of the aforementioned Resolution, which is incorporated herein and made part hereof, and whose recordation alongside this Act of Sale is an essential condition of this Sale.

Pursuant to La. R.S. § 9:2721(A), from and after the date of execution of this Non-Warranty Cash Sale by the Sellers, all property taxes and assessment notices should be mailed to the Purchaser at its address first set forth on the preceding page.

Remainder of this page intentionally blank

THUS DONE AND PASSED by Sellers, before me, Notary, and the undersigned competent witnesses, on this _____ day of _____, 2025, in the city of Lafayette, Louisiana.

WITNESSES:

SELLERS:
CITY OF LAFAYETTE
PARISH OF LAFAYETTE

Signature

Printed Name:

Signature

Printed Name:

Signature
Name: Monique B. Boulet
Title: Lafayette Mayor-President

NOTARY PUBLIC
Printed Name: _____
Notary/Bar Roll No.: _____

THUS DONE AND PASSED by Purchaser, before me, Notary, and the undersigned
competent witnesses on this _____ day of _____, 2025, in the city of Lafayette,
Louisiana.

WITNESSES:

PURCHASER(s):
Lesley Chevis & Trevor Pradier

Signature

Signature

Printed Name

Printed Name

Signature

Signature

Printed Name

Printed Name

NOTARY PUBLIC

Printed Name: _____

Notary/Bar Roll No.: _____

Exhibit 1Legal Description

Assessment Number: 6027261

Property Address: 211 Hellen Street

“That certain parcel of ground, situated in the Huval Extension to the City of Lafayette, Louisiana, being the eastern portion of Lot six of Block four of said Huval Extension; the portion of herein sold measures fifty feet front on Helen Street by a depth between parallel lines of one hundred feet and is bounded north by lot five, south by lot seven, east by Helen Street and west by remaining portion of lot six not herein sold. The western portions of Lots nos. six and seven of Block No. four of the Extension to Joe Huval Addition to the City of Lafayette, Louisiana, with all improvements thereon; the portions of said lots herein sold measuring each fifty feet front by a depth of fifty feet between parallel lines; said portions of lots herein sold are contiguous and together are bounded on the north by the westerly portion of lot no. five, south by the western portion of lot eight, east by the eastern portions of lots six and seven and west by lot no, nine, of said block four.”

Exhibit B

RENOVATION PLAN

Applicants want to build a fence to keep vagrants off the lots. Drug use, gunfire, and other issues keep the homeowners from allowing their children to play outside, in addition to all the other health and safety issues the adjudicated property poses for this family.

CASE NO. 2025-APD-002

APPLICANT INFORMATION

Applicant Name	Lesley Chevis & Trevor Pradier	Phone	(337) 326-9112 & (337) 349-9601
Primary Name	Lesley Chevis & Trevor Pradier	Email	chevislesley@icloud.com
Applicant Address	216 Pearl Street	Applicant Municipality	Lafayette
Applicant Lives in Neighborhood		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Applicant Services Neighborhood		<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
If yes, in what capacity?	N/A		

ADJUDICATED PROPERTY INFORMATION

Property Address	211 Hellen Street	Assessment No.	6027261
Neighborhood	Mills Addition/Azalea Park	Subdivision	Joe Huval Subdivision
City District	1	Parish District	5
Adjudication Status	City	Parish	
Date Adjudicated	1997		1997
Amount of Taxes Owed	\$33,386.56		\$9,900.69

Disposition Process

*If sale is to adjoining property owner, affidavit confirming one (1) year maintenance commitment is attached.

Minimum Bid	Value	N/A	1st Public Sale	2nd Public Sale
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*Minimum bid used in public sale process as per 72.30 (f) and 72.31©

Property Condition	Calls for Service	Multiple
Vacant	Law Enforcement	Multiple
Maintained	Environmental	Multiple
Not Improved	Housing	0

RENOVATION PLAN *See Attached

Zoning Designation	"RM-1" Residential Mixed		
Meets Zoning Standard for District		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Assessor's Description	Residential		
Is Consistent with Area Land Use		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Flood Zone	X		
Will Require Mitigation		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> N/A

Intended Use Extend Property

Description of Intended Use

Applicants want to build a fence to keep vagrants off the lots. The drug use and gunfire keeps the homeowners from allowing their children to play outside, in addition to all the other health and safety issues the adjudicated property poses for this family.

Administrator Notes

- | | | | |
|---|---|--|------------------------------|
| 1. Applicant satisfies conditions as established in LCG O-166-2015. | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> N/A |
| 2. Applicant is approved for this disposition proceeding. | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> N/A |
| 3. Applicant will be considered for future disposition proceedings. | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> N/A |
| 4. Applicant does not satisfy conditions established in LCG O-166-2015. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> N/A |
| 5. Confirmed property is adjudicated. | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> N/A |
| 6. Affidavit(s) have/has been provided. | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> N/A |

Conditions not satisfied

- 1
- 2
- 3

**200 Blk & 211 Hellen
216 Pearl Street**

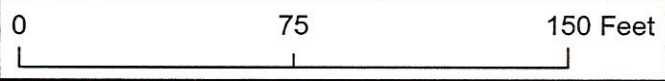
**200
Block**

216

211

Hellen Street

Pearl Street



LAFAYETTE CITY-PARISH CONSOLIDATED GOVERNEMENT
PLANNING AND DEVELOPMENT DEPARTMENT - PLANNING DIVISION

APPLICATION FOR DISPOSITION OF ADJUDICATED PROPERTY

- Sale to Adjoining Property Owner
- Sale by Public Bid
- Donation to a Qualified Non-Profit

GENERAL INFORMATION

1. Date of Application Dec 3 2024
2. Applicant Name TREVOR PRADIER
3. Business Name _____
4. Non-Profit Name _____ *(If donation)
5. Primary Name TREVOR PRADIER, LESLEY CHEVIS
6. Mailing Address 216 Pearl St
7. Physical Address 216 Pearl St
8. City, State, Zip LA Lafayette 70501
9. Phone Number(s) 337-349-9601 337-326-9112
10. Email Chevistesley@icloud.com

ADJOINING OWNER PROPERTY INFORMATION

1. Jurisdiction LAFAYETTE
2. Assessment No. 60 6166628
3. Municipal Address Chevistesley@icloud.com
4. City, State, Zip LA Lafayette 70501

ADJUDICATED PROPERTY INFORMATION

5. Assessment No. 6064617
1. Property Address 200 BLOCK HELLEN ST.
2. City, State, Zip LAFAYETTE, LA 70501
3. Council Districts CITY-1 PARISH-5
4. Zoning Designation RM-1 - RESIDENTIAL MIXED
5. Assessor's Description RESIDENTIAL
6. Property Description (Can be obtained from the Tax Assessor's Website) W 50 FT OF
LOT 5 BLK 4 HUNAL ADD
7. Condition of Property EMPTY LOT
APO UNKEMPT, BUT APO SPRAYS FOR VERMIN & PICKS UP TRASH
8. Intended Use EXTEND PROPERTY

If available, please provide the following information.

1. Improved Yes No

*Street pavement or resurfacing, curbs, gutters, sidewalks, culverts, bridges, street lights, tree plantings, open space, parking, water lines, sewer lines, sanitary and storm sewers, flood control and drainage facilities, utility lines, landscaping, and other related matters normally associated with the development of raw land into building sites (UDC Sec. 89-151 Definitions).

Land Uses of Adjacent and Vicinity Properties RESIDENTIAL

If your intended use includes potential improvements to the property, your Renovation Plan might include a site sketch which could include the following:

- All buildings and structures on your current property
- All buildings and structures proposed on adjudicated property

*Note that any (re)development on property for which disposition has been applied could require additional review and approval beyond this process.

ADJUDICATED PROPERTY INFORMATION

- 5. Assessment No. 6027261
- 1. Property Address 211 Hellen St
- 2. City, State, Zip LA LAFAYETTE 70501
- 3. Council Districts CITY-1 PARISH-5
- 4. Zoning Designation RM-1 RESIDENTIAL MIXED
- 5. Assessor's Description RES Subd Lot, Single Family unknown, (RES) IM total
- 6. Property Description (Can be obtained from the Tax Assessor's Website) EP Lot 6 BLK 4
Huvval EXT (50x100, ON HELEN ST) W/P LOTS 6 & 7 BLK 4, Job Huvval EXT (100x50)
- 7. Condition of Property EMPTY Lot
- 8. Intended Use PROPERTY EXTENSION

If available, please provide the following information.

- 1. Improved Yes No

*Street pavement or resurfacing, curbs, gutters, sidewalks, culverts, bridges, street lights, tree plantings, open space, parking, water lines, sewer lines, sanitary and storm sewers, flood control and drainage facilities, utility lines, landscaping, and other related matters normally associated with the development of raw land into building sites (UDC Sec. 89-151 Definitions).

Land Uses of Adjacent and Vicinity Properties PROPERTY EXTENSION

If your intended use includes potential improvements to the property, your Renovation Plan might include a site sketch which could include the following:

- All buildings and structures on your current property
- All buildings and structures proposed on adjudicated property

*Note that any (re)development on property for which disposition has been applied could require additional review and approval beyond this process.

RULES FOR THE DISPOSITION OF ADJUDICATED PROPERTY

Through the Lafayette Consolidated Government (LCG) Development and Planning Department, Planning Division a list of adjudicated properties throughout Lafayette Parish will be made available. You may contact the Administrator's Office at:

**Lafayette Consolidated Government
Development and Planning Department, Office of the Administrator
(337) 291-8007**

Please mail or hand deliver completed copies to the above to:

**Lafayette Consolidated Government
c/o Community Development and Planning Department - Planning Division
705 University Avenue, 2nd Floor
P.O. Box 4017-C
Lafayette, LA 70502**

Rules

- **This application must be accompanied by a sworn affidavit attesting that the applicant is neither a tax debtor in the Parish nor is an owner of the targeted property.**
- In the event of an application to initiate the sale of an adjudicated property by public bid, an approved application will be forwarded to the Lafayette Consolidated Council for approval of the sale by public bid.
 - Upon approval of the requisite Council action, two notices will be posted in The Daily Advertiser; once at least thirty (30) days before the public sale, and once no more than seven (7) days prior to the public sale.
 - The date(s), time, and procedure for the public sale will be outlined in The Daily Advertiser notice.
 - A minimum bid of 75% of the fair market value will be set. In the event there is no bid, a second sale will be held wherein the minimum bid price will be reset at 33% of the fair market value.
 - The highest bid shall be determined to be the winning bidder.
 - **An applicant or bidder cannot be a tax debtor or an owner of the property applied for.**
- In the event of a sale to an adjoining property owner
 - The applicant's property must share at least a portion of at least one boundary with the targeted adjudicated parcel(s). Properties across the street are not considered adjoining.
 - The applicant/adjoining property owner must sign an affidavit attesting that they have been maintaining the subject adjudicated property for more than a year.
- In the event of an application for donation to a qualified non-profit
 - The applicant must be a (and provide documentation of) non-profit organization as identified by the Internal Revenue Service.
- General Rules
 - An applicant may be an employee, contractor, officer, director, elected or appointed official of Lafayette City-Parish Consolidated Government provided a resolution is passed by the LCG Council approving the employee's participation. In addition, any member of the immediate family of any of the above may participate in this disposition process with prior LCG Council approval.
 - An applicant shall complete this application fully and in its entirety. All information and signatures requested in application must be completed, including an accurate physical address with an accurate legal description of the property as well as an adequate property/site renovation plan.

- The applicant shall be responsible for all aspects of the disposition notification process.
- The applicant shall be responsible for the recordation of all relevant forms.
- **Redemption of adjudicated property shall be favored and may be accomplished at any time prior to recordation of transfer in the conveyance records in the Clerk of Court's Office.**
- **The information contained herein is not intended as legal advice. While the information provided is believed to be accurate, applicants are strongly advised to obtain legal counsel prior to making an application to acquire adjudicated property and to have counsel review the application for purchase of adjudicated property.**

Disclaimers:

Lafayette Consolidated Government makes no warranties or guarantees of any kind whatsoever, express or implied with respect to the constitutionality of the acquisition of adjudicated property. Any implied warranties of merchantability and fitness for any particular purpose are hereby disclaimed and excluded.

Lafayette Consolidated Government shall not be liable to any applicant, purchaser, owner or any third party for any special, punitive, incidental or consequential damages resulting from the disposition of adjudicated property.

The disposition of adjudicated property is authorized under Act 819, effective January 1, 2009, as amended. All applicants are strongly advised to obtain legal counsel prior to making an application to acquire adjudicated property and to ensure legal review of the application.

The use of adjudicated property as collateral and the ability to insure, resell or reconvey adjudicated property is not warranted or guaranteed. If property is encumbered with Federal tax liens, the Internal Revenue Service has the right to redeem said property beyond the date of disposition. The applicant shall not have any recourse against Lafayette Consolidated Government or the City-Parish Council or any of its officers, administrators, employees, attorneys, or any other agent for any defect of title or any defects in the property.

The undersigned hereby agrees and certifies that I have read and understand the application and general conditions for disposition of adjudicated property, I fully understand and agree that in accordance with said conditions, I am not the original owner of record or an immediate family member of the original owner of record, nor do I hold a financial interest in the adjudicated property noted in this application for disposition of adjudicated property.

TREVOR PRADIER, Lesley Chevris
Name (Printed)

Trevor Pradier, Lesley Chevris
Signature

DEC 3 2024
Date

Laura Hughes
Administrator (Documenting Receipt of Application)

DEC 3 2024
Date

STATE OF LOUISIANA
PARISH OF LAFAYETTE

AFFIDAVIT OF NON PROPERTY OWNER OR NON TAX DEBTOR

BEFORE ME the undersigned authority personally came and appeared Lesley Chevis
& Trevor Pradier, hereinafter called "Affiant", on this 30th day
of December, 2024, who after being duly sworn, deposed and said:

1. Affiant has applied for the following adjudicated properties:

1. 200 block of Hellen Street 6064617
2. 211 Hellen Street 6027261

2. Affiant is not an owner of the adjudicated properties identified in #1 and #2 above.

3. Affiant is not a tax debtor in the Parish of Lafayette.

Witnesses:

Paul J. Cox
Jamie Mahon

Affiant:

Lesley Chevis - Trevor Pradier

Tait J. Faulk

NOTARY PUBLIC:

TAIT J. FAULK
NOTARY PUBLIC
State of Louisiana
LA Bar Roll No. 32446
My Commission is for Life

STATE OF LOUISIANA
PARISH OF LAFAYETTE

AFFIDAVIT OF ADJOINING LANDOWNER

BEFORE ME the undersigned authority personally came and appeared Lesley Chevis
& Trevor Pradier _____, hereinafter called "Landowner", on this 30th day
of December, 2024, who after being duly sworn, deposed and said:

1. Landowner is the owner or one of the owners of the following property:

Address: 216 Pearl Street Assess. Number: 6166628

2. Landowner has applied to purchase the following adjudicated property, which is immediately adjoining the property he or she owns listed above.

Address: 200 block Hellen Street Assess. Number: 6064617

3. Landowner has applied to purchase the following adjudicated property, which is immediately adjoining the property he or she owns listed above.

Address: 211 Hellen Street Assess. Number: 6027261

4. Landowner has maintained the aforementioned adjudicated properties continuously for one (1) year prior to the date above written.

Witnesses:

Landowner:

Paul J. Gray
Jamie Milner

Lesley Chevis, Trevor Pradier

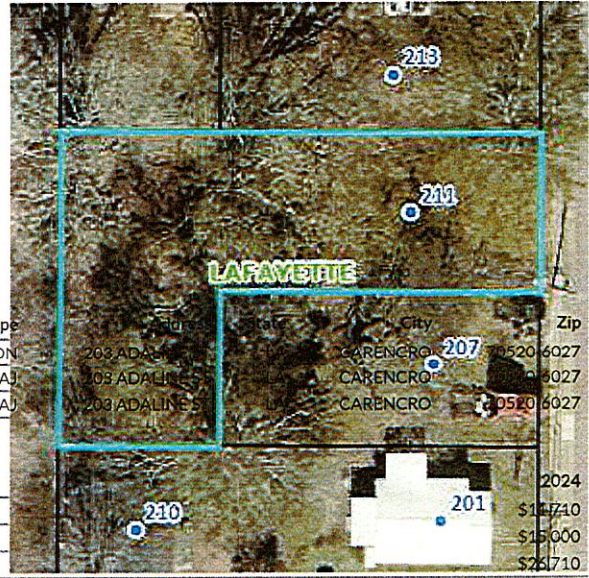
NOTARY PUBLIC:

Tait J. Faulk

TAIT J. FAULK
NOTARY PUBLIC
State of Louisiana
LA Bar Roll No. 32446
My Commission is for Life

Lafayette Parish, LA

Parcel ID 6027261
 PropertyAddress 211 HELLEN ST
 LAFAYETTE,
 Neighborhood Mills Addt/Azalea Park to I-10/Thruway
 Legal Description E P LOT 6 BLK 4 HUVAL EXT (50X100 ON HELEN ST) W P LOTS
 6 & 7 BLK 4 JOE HUVAL EXT (100X50)
 Acres 0.229
 Sect/Twp/Range
 SubdivisionName HUVAL, JOE ADDITION
 TaxDistrict 04 - CITY OF LAFAYETTE
 Property Use Residential
 Code



Owner Information

Owner Name	Percent Interest	Role Type
DENAI S LORIS CORMIER ETAL	100.00 %	ON
PARISH ADJUDICATION 1996	0.00 %	AJ
LAFAYETTE CITY ADJUDICATION 1996	0.00 %	AJ

City	Zip
CARENCRO	70520
CARENCRO	70520
CARENCRO	70520

Assessed Year	2024
Improvement Market Value	\$14,710
Land Market Value	\$15,000
Total Market Value	\$29,710
Total Assessed Value	\$2,671
Homestead Exemption Value	
Total Taxable Value	\$2,671

Taxes

Year	City	Parish
2023	\$48.00	\$226.00
2022	\$48.00	\$226.00
2021	\$48.00	\$227.00
2020	\$47.00	\$227.00
2019	\$47.00	\$216.00
2018	\$47.00	\$220.00
2017	\$47.00	\$220.00
2016	\$47.00	\$220.00
2015	\$30.00	\$142.00
2014	\$30.00	\$144.00
2013	\$30.00	\$139.00
2012	\$30.00	\$142.00
2011	\$30.00	\$143.00
2010	\$30.00	\$143.00
2009	\$30.00	\$143.00
2008	\$30.00	\$143.00
2007	\$17.00	\$83.00
2006	\$17.00	\$83.00

Frame Unknown
 Year Built 0
 Actual Area 0
 Finished Area 0
 Use Single Family Unknown (Res) IM
 Exterior Walls
 RoofCover
 Foundation
 Condition Unknown
 Frame
 Air Conditioning
 Bedrooms
 TotalBaths
 PatioDeckType
 PorchType
 PatioDeckArea

Land Use	Total Land Units	Unit Type	Assessed Land Value
Residential Land	0.22	AC	\$1,500

Recording Date	Sale Date	Sale Price	Document Type	Document Number
	1/1/1998	\$0		199800023771
	1/1/1997	\$0		199700020782
	1/1/1997	\$0		199700029865
	9/15/1981	\$0	Transfer of Property	198100025255
	1/1/1959	\$0		195900377888

Lafayette Parish, LA

Parcel ID 6166628
 PropertyAddress 216 PEARL ST
 LAFAYETTE,
 Neighborhood Mills Addt/Azalea Park to I-10/Thruway
 Legal Description LOT 9 BLK 4 JOE HUVAL ADD & EXT (77-10453)
 Acres 0.229
 Sect/Twp/Range
 SubdivisionName
 TaxDistrict 04 - CITY OF LAFAYETTE
 Property Use Code Residential



Owner Information

Owner Name	Percent Interest	Role Type
PRADIER TREVOR JAMES	50.00 %	OR
CHEVIS LESELY ANN	50.00 %	OR

Exemption Information

Description	Year
Homestead	2023

Assessed Year	Amount
2024	
Improvement Market Value	\$36,280
Land Market Value	\$15,000
Total Market Value	\$51,280
Total Assessed Value	\$5,128
Homestead Exemption Value	\$5,128
Total Taxable Value	\$0

Taxes

Year	City	Parish
2023	\$90.00	\$428.00
2022	\$90.00	\$428.00
2021	\$90.00	\$430.00
2020	\$89.00	\$430.00

Frame Wood Frame
 Year Built 2000
 Actual Area 1540
 Finished Area 1540
 Use Single Family Residence (Res) IM
 Exterior Walls Wood/ Hardiboard; Aluminum/vinyl
 RoofCover Asphalt/ Comp. Shingl
 Foundation Concrete Slab
 Condition Condition Standard
 Frame Wood Frame
 Air Conditioning Forced Hot Air / AC
 Bedrooms 3
 TotalBaths
 PatioDeckType
 PorchType
 PatioDeckArea

Land Use	Total Land Units	Unit Type	Assessed Land Value
Residential Land	0.22	AC	\$1,500

Recording Date	Sale Date	Sale Price	Document Type	Document Number
12/12/2023	12/11/2023	\$0	Correction	202300039022

Is Qualified: False
 Vacant/Improved: I

Grantor: PRADIER TREVOR JAMES
 Grantee: PRADIER TREVOR JAMES

Recording Date	Sale Date	Sale Price	Document Type	Document Number
8/2/2019	8/1/2019	\$0	Donation	201900025899

Is Qualified: False
 Vacant/Improved: I

Grantor: CHEVIS ROSE MARIE THOMAS
 Grantee: PRADIER TREVOR JAMES

No data available for the following modules: Additional Property Addresses, Map, Extra Features, Comp Search (Mixed).

ADJUDICATION OF REAL PROPERTY
TO CITY OF LAFAYETTE FOR NONPAYMENT OF DELINQUENT
1997 TAXES, AND OTHER LAWFUL CHARGES

FILE NO. 98-023771
CLERK OF COURT
LAFAYETTE, LA
FILED AND RECORDED

STATE OF LOUISIANA
C.C. "DAN" GUILLIOT
CLERK OF COURT
CITY OF LAFAYETTE
COURT RECORDER

BE IT KNOWN AND REMEMBERED that I, JAMES H. DORTON, JR. Tax Collector of the City of Lafayette, Louisiana, in the name of said City and by virtue of the power and authority in me vested by the Constitution and laws of the state of Louisiana, and in pursuance of the requirements of the Acts thereto appertaining having published, mailed or delivered the notices as required by law and having strictly complied with each and every requirement of law, relating to delinquent taxes and taxpayers and to the seizure, advertisement and sale of properties thereof, did, in the manner directed advertise in the Daily Advertiser, the official journal of said City, a daily newspaper published the City of Lafayette, Parish of Lafayette, Louisiana, certain properties to be sold to satisfy the unpaid taxes and assessments due said City for the year 1997, with interest and costs, at the City/Parish Consolidated Council Auditorium, 1010 Lafayette Street, 2nd. floor, Lafayette, Louisiana, on the 3rd day of June, 1998, beginning at 9:00 o'clock A.M., giving notice to all parties in interest, said advertisement having appeared in the issues of said newspaper for the 22nd day of May, 1998, to the day of May 22, 1998, and pursuant to said advertisement, after complying with the requirements of the law and having offered said properties for sale at public auction at the City/Parish Consolidated Council Auditorium, 1010 Lafayette Street, 2nd floor, Lafayette, Louisiana on the 3rd day of June, 1998, in the manner required by law, in said list as advertised the following described properties appeared in the names of the following persons unsold, there being no bidders therefore said properties being assessed to the following named persons as per assessment rolls on file in my office, and are described as follows:

Assessment # 27261

Name DENAIS, LORIS CORMIER ETAL

Property Description:

E P LOT 6 BLK 4 HUVAL EXT (50X100 ON HELEN ST) W P LOTS 6 & 7 BLK 4 JOE HUVAL EXT
(100X50)

Now, therefore, having complied with all the formalities prescribed by law, and the above described properties failing to sell, and not receiving a bid therefore equal to the amount of taxes, assessments, interest and costs due thereon, I, JAMES H. DORTON, JR., Tax Collector of said City, by virtue of the authority in me vested by the constitution and laws of the State of Louisiana, did separately adjudicate each specific piece of property hereinbefore described, respectively, to the City of Lafayette, Louisiana. And now, in pursuance of said adjudication, and by virtue of the provisions of laws in such cases made and provided, I, JAMES H. DORTON, JR. Tax Collector of said City, do, by these presents, grant, bargain, sell, assign, set over and deliver unto the said City of Lafayette, Louisiana, the properties hereinbefore described with all improvements thereon, provided that the said properties herein sold are subject to redemption by the said taxpayer or any person interested personally, or as heir, legatee, creditor, or otherwise, at any time during the time provided by law for such redemption, upon payment by the said taxpayer or interested person to the said City of Lafayette, Louisiana, of the said price of adjudication, including cost and five per cent (5%) penalty thereon, with interest at the rate of one per cent (1%) per month until redeemed.

IN TESTIMONY WHEREOF, I have hereunto signed and affixed the seal of said City of Lafayette, at 705 West University Avenue, Lafayette Parish, Louisiana, this day of June 8 A.D., 1998, in the presence of LINDA VALLOT and DONNA ROGERS, competent witnesses, who also signed hereunto with me.

Witness: Linda Vallot

Donna Rogers

Signed, sealed and delivered in the presence of:

James H. Dorton, Jr.

Filed: _____

JAMES H. DORTON, JR.
DIRECTOR OF FINANCE
CITY OF LAFAYETTE, LOUISIANA

BY Pam Gaudry
REVENUE ADMINISTRATOR

CITY OF LAFAYETTE
P.O. BOX 4024-C
LAFAYETTE, LA 70502

NAME AND DESCRIPTION OF PROPERTY

Assessment Number: 27261

Assessed to: DENAIS, LORIS CORMIER ETAL

Property Description: E P LOT 6 BLK 4 HUVAL EXT (50X100 ON
HELEN ST) W P LOTS 6 & 7 BLK 4 JOE
HUVAL EXT (100X50)

Amount of Taxes Due for Year	1997	10 44
GRASSCUTTING		660 00
Interest		40 23
Certified Notice		5 00
Advertising		35 00
Collector's cost, making recording and copying of deed, etc.		15 00
Total		765 67



FILE NO.
97-029865
D.C. DAN GUILLIOT
CLERK OF
COURT RECORDER

CLERK OF COURT
LAFAYETTE, LA
FILED AND RECORDED

97 AUG 21 AM 12:06
PARISH OF LAFAYETTE

STATE OF LOUISIANA

PROPERTY ADJUDICATED
TO THE PARISH OF LAFAYETTE

For Unpaid Taxes, 19⁹⁶

When Sold JUNE 4, 1997

When Recorded AUGUST 21, 1997

COB Folio et seq.

Filed in Clerk of Court, Fifteenth
Judicial District



PARISH OF LAFAYETTE

STATE OF LOUISIANA

BE IT KNOWN AND REMEMBERED, That I, Donald J. Breaux,
 Sheriff and ex-officio Tax Collector of the Parish of Lafayette State of Louisiana,
 in the name of the State, and by virtue of the power and authority in me vested by
 the Constitution and laws of the State of Louisiana, and in pursuance of the
 requirements of Chapters 1-5, inclusive, of Title 47 of the Revised Statutes of
 1950, as amended; that having published, mailed or delivered the notices as required
 by ISA-R.S. 47:2180, and having strictly complied with each and every requirement of
 said law prescribed in the premises relating to delinquent taxes and taxpayers, and
 to seizure, advertisement and sale of property thereof, in full as well as all
 amendatory laws, I did, in the manner directed in ISA-R.S. 47:2181, advertise in the
Daily Advertiser a newspaper published in the town of Lafayette in the
 Parish of Lafayette to be sold for State and Parish Taxes, with interests and costs,
 at the City Hall Auditorium of this Parish of Lafayette on June 4, A.D. 1997
 beginning at 9 o'clock a.m., giving notice to all parties in interest, and that
 said advertisement appeared in the issue of said newspaper from the 2nd day of
May to the 20th day of May, 1997, and in said list as advertised
 the following described lands, appeared in the name of the following parties that was
 not sold after offering it at public auction at the City Hall Auditorium, at
 Lafayette in said Parish of Lafayette on said 4th day of June, 1997,
 and there being no purchaser to said property, and after complying with the requirements
 of the law and having offered said properties in the manner required by ISA-R.S. 47:2181,
 for sale as above set forth, the following described lands in the Parish of Lafayette
 remained unsold, there being no bidders therefor; said properties being assessed to
 the following named persons as per assessments on file in my office, and are described
 as follows:

TIB108

CROSS REFERENCE

(---(MRS STEVEN J VINCENT)	-----	42
A---ALEXANDER EUGENE & WIFE	-----	1
ANDERSON MARY AVIA	-----	2
ANDRUS IRVIN JOSEPH	-----	3
ANZALONE LOUIS MICHAEL	-----	4
B---BARBARI RONALD P	-----	5
BARNES JAMES ROBERT JR	-----	6
BEL MARY ELIZABETH BARNES	-----	6
BENOIT DALLAS ANTOINE	-----	7
BROUSSARD FELIX & WIFE	-----	8
BROUSSARD FRANCIS	-----	9
BROUSSARD GERALDINE BREAU	-----	9
BROUSSARD PIERRE WHITNEY JR	-----	10
C---CANTAVE MARLENE CADET	-----	11
CANTAVE MICHEL JEAN	-----	11
CHARLES JENNIFER L	-----	12
CHARLES PETER BUSTER	-----	13
CHARLES PETER BUSTER	-----	14
COBB BOBBY GENE	-----	15
COBB JEAN DERVELOY	-----	15
COBB OLLIE	-----	16
CORMIER RAMA L HEBERT	-----	17
CORMIER RONALD JOSEPH	-----	17
D---DAVIS PAUL JR & MARY	-----	18
DEAN ERNEST	-----	19
DENAIIS LORIS CORMIER ETAL	-----	20
DENNIS	-----	18
DUMOND DOROTHY	-----	67
E---EAGLIN CHARLES I	-----	21
ERBELDING MARIE GODS	-----	22
ESTATES OF WILSON HUDSON &	-----	34
F---FRANCIS JAMES ROY	-----	23
FRANK WILLIAM	-----	24
FULGENCE BENNET	-----	25
G---GARY ALEXANDER & WIFE	-----	26
GARY RILLA MAE &	-----	27
GEE JAMES HENRY	-----	28
GEE VANESSA GREEN	-----	28
GLOVER KAREN F	-----	29
GUIDRY DANNIE LEE	-----	30
GUIDRY ROBERT L	-----	31
GUIDRY SANDRA M SIMON	-----	30
H---HEBERT GEORGE III &	-----	32
HITT KATHERINE BARNES	-----	6
HOPKINS CELINA	-----	33
HUDSON ALVENA	-----	34



NAME AND DESCRIPTION OF PROPERTY

PAGE 20

WARD NO. CITY ASSESSMENT NO. 00027261

DENAIIS LORIS CORMIER ETAL

E P LOT 6 BLK 4 HUVAL EXT (50X100 ON HELEN ST) W P LOTS 6 & 7 BLK 4
JOE HUVAL EXT (100X50)

FOR 1996 ASSESSMENT 790

COLLECTOR'S COST, MAKING, RECORDING AND COPY OF DEED, ETC	\$	25.00
REGISTERED NOTICE & ADVERTISING	\$	45.00
PARISH TAX	\$	65.08





Internal Memorandum

Community Development and Planning Department
Office of the Director (9041)

TO: Rachel Godeaux

DATE: 1/17/2025

FROM Tammy Luke, Director

SUBJ: **211 HELLEN STREET, ASSESSMENT NO. 6027261**
ADJUDICATED PROPERTY DISPOSITION BY SALE TO AN ADJOINING PROPERTY OWNER
JOINT COUNCIL RESOLUTION FOR ADOPTION – FEBRUARY 4, 2025

Enclosed for your review and consideration is a proposed joint resolution of the Lafayette City Council and the Lafayette Parish Council facilitating the disposition (by sale to an adjoining property owner) of the property at 211 Hellen Street (Assessment No. 6027261), an adjudicated property identified by the Lafayette Parish Tax Assessor’s Office, by adopting the anticipated costs of the sale of the property as the sale price.

Lien arrearages regarding the property are varied. Accordingly, these are:

Address	Date Adjudicated		Arrearages	
	City	Parish	City	Parish
211 Hellen Street	1997	1997	\$33,386.56	\$9,900.69

Please find enclosed the following:

1. Submittal Item Justification Form;
2. Resolution;
3. Acts of Sale;
4. Staff Reports;
5. A site aerial of the adjudicated properties and the applicant’s property;
6. Application with renovation plan;
7. Affidavits;
8. Property Details for 211 Hellen Street & 216 Pearl Street; and,
9. Certificates of Adjudication.

If all is in order, please submit for adoption on the February 4, 2025 City Council and Parish Council agendas.



Tammy Luke, Director
Community Development and Planning Department

RECEIVED

JAN 17 2025

OFFICE OF THE CAO

TL/lh

LAFAYETTE JOINT COUNCIL MEETING

AGENDA ITEM SUBMITTAL FORM

- 1) **JUSTIFICATION FOR REQUEST:** To authorize a joint resolution of the Lafayette City Council and the Lafayette Parish Council facilitating the disposition of the property at 211 Hellen Street (Assessment No. 6027261), an adjudicated property as identified by the Lafayette Parish Tax Assessor’s Office, by adopting the anticipated costs of the sale of said property as the sale price.
- 2) **ACTION REQUESTED:** Adoption of the attached resolution to authorize the sale of the aforementioned adjudicated property.
- 3) **REQUEST ACTION OF COUNCIL:**
 - A. INTRODUCTION:
 - B. FINAL ADOPTION: February 4, 2025
- 4) **DOCUMENTATION INCLUDED WITH THIS REQUEST:**
 - A. Cover letter from Director (1 page)
 - B. Submittal Form (1 page)
 - C. Resolution (4 pages)
 - D. Act of Sale (6 pages)
 - E. Staff Report (1 page)
 - F. A site aerial of the adjudicated property and the applicant’s property (1 page)
 - G. Application with renovation plan (5 pages)
 - H. Affidavits (2 pages)
 - I. Property Details for 211 Hellen Street & 216 Pearl Street (2 pages)
 - J. Adjudication Certificates (6 pages)
- 5) **FISCAL IMPACT:**
 - Fiscal Impact (will be detailed in Cost-Revenue Analysis)
 - No Fiscal Impact

RECOMMENDED BY:



 TAMMY LUKE, DIRECTOR

APPROVED FOR AGENDA:



 CHIEF ADMINISTRATIVE OFFICER

