

**JR-018-2025**

**138 North Ritcher Drive – Sale to: Adjoining Property Owner**

**Assessment No. 6012963**

**Applicant Name – Joseph B. Broussard Sr.**

**Adjudicated since      City, 1998- \$ 38,295.28  
                                 Parish, 1997 – \$ 5,000.88**

**Total Market Value – \$12,580**

**Council                      City Council District number – Elroy Broussard  
                                 Parish Council District number – AB Rubin**

**RESOLUTION NO. JR-018-2025**

**A JOINT RESOLUTION OF THE LAFAYETTE CITY COUNCIL AND THE LAFAYETTE PARISH COUNCIL AUTHORIZING A NON-WARRANTY CASH SALE OF 138 NORTH RICHTER DRIVE (ASSESSMENT NUMBER 6012963) 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: Marian & JB Enterprises LLC**

**Assessment Number: 6012963**

**Property Address: 138 North Richter Dr, Lafayette, LA 70501**

**Legal Description:**

138 North Richter Drive

“That certain parcel of ground, with improvements, being known and designated as LOT SIX (6), TRACT ONE (1), RICHTER PARK SUBDIVISION Lafayette Parish, Louisiana. Said parcel having a frontage of 60 feet on North Richter Drive by a depth between parallel lines of 105 feet and has the further dimensions and boundaries as shown by plat of survey of said subdivision of record in the Clerk of Court’s office for the Parish of Lafayette, Louisiana. Being the same property acquired by Act No. 401903 of the records of the Clerk of Court’s Office for the Parish of Lafayette, Louisiana.”

**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 resolutions, or parts thereof, in conflict herewith are hereby repealed.

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

YEAS: Naquin, Hebert, Hooks, Boudreaux

NAYS: None

ABSENT: Broussard

ABSTAIN: None

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

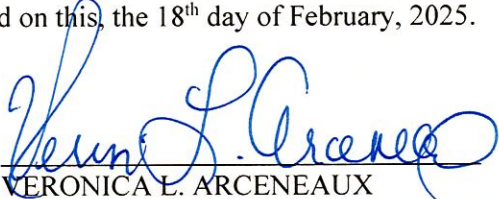
YEAS: Tabor, Richard, Stansbury, Guilbeau

NAYS: None

ABSENT: Rubin

ABSTAIN: None

AND the resolution was declared adopted on this, the 18<sup>th</sup> day of February, 2025.

  
VERONICA L. ARCENEUX  
LAFAYETTE CLERK OF THE COUNCIL

**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:

**MARIAN & JB ENTERPRISES LLC.**

whose permanent mailing address is 200 Winnipeg Avenue, Lafayette, Louisiana 70501-3503, 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  
\_\_\_\_\_, Louisiana.

WITNESSES:

PURCHASER(s):  
Marian & JB Enterprises LLC  
Joseph B. Broussard SR.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Joseph B. Broussard SR.

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
NOTARY PUBLIC

Printed Name: \_\_\_\_\_

Notary/Bar Roll No.: \_\_\_\_\_

**Exhibit 1****Legal Description**

**Assessment Number: 6012963**

**Property Address: 138 North Richter Drive**

“That certain parcel of ground, with improvements, being known and designated as LOT SIX (6), TRACT ONE (1), RICHTER PARK SUBDIVISION Lafayette Parish, Louisiana. Said parcel having a frontage of 60 feet on North Richter Drive by a depth between parallel lines of 105 feet and has the further dimensions and boundaries as shown by plat of survey of said subdivision of record in the Clerk of Court’s office for the Parish of Lafayette, Louisiana. Being the same property acquired by Act No. 401903 of the records of the Clerk of Court’s Office for the Parish of Lafayette, Louisiana.”

**Exhibit B**  
**Renovation Plan**

Applicant wants to build a single-family rental home.

CASE NO. 2025-APD-018

**APPLICANT INFORMATION**

Applicant Name Joseph B. Broussard Sr. Phone (337) 280-3289  
 Email [josephbroussard30@yahoo.com](mailto:josephbroussard30@yahoo.com)  
 Applicant Address 200 Winnipeg Avenue Applicant Municipality Lafayette  
 Applicant Lives in Neighborhood  Yes  No  N/A  
 Applicant Services Neighborhood  Yes  No  N/A  
 If yes, in what capacity? N/A

**ADJUDICATED PROPERTY INFORMATION**

Property Address 138 North Richter Drive Assessment No. 6012963  
 Neighborhood Mills Addition Subdivision Richter Park  
 City District 1 Elroy Broussard Parish District 5 AB Rubin  
 Adjudication Status City Parish  
 Date Adjudicated 1998 1997  
 Amount of Taxes Owed \$38,295.28 \$5,000.88  
 Disposition Process Sale - Adjoining Legislative Process Sale/ALT to Adjoining Property Owner  
\*If sale is to adjoining property owner, affidavit confirming one (1) year maintenance c  
 Minimum Bid Value \$12,580 1st Public Sale N/A 2nd Public Sale N/A  
\*Minimum bid used in public sale process as per 72.30 (f) and 72.31©  
 Property Condition Calls for Service 0  
 Vacant Law Enforcement 0  
 Maintained Environmental 0  
 Improved Housing 0

**RENOVATION PLAN** \*See Attached

Zoning Designation "RS-1" Residential Single-Family  
 Meets Zoning Standard for District  Yes  No  N/A  
 Assessor's Description Res Subd Lot  
 Is Consistent with Area Land Use  Yes  No  N/A  
 Flood Zone X  
 Will Require Mitigation  Yes  No  N/A  
 Intended Use Green Space  
 Description of Intended Use  
 Applicant wants to extend yard and create a green space.

**Administrator Notes**

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

**Conditions not satisfied**

- 1
- 2
- 3



**138 N. Richter Drive**  
**134 N. Richter Drive**

**Benoit Falgout Drive**

**North Richter Drive**

138

134

**Justin Street**

0 150 300 Feet





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 3/25/2024
2. Applicant Name JOSEPH B. BROUSSARD SR.
3. Business Name MARIAN + J B ENTERPRISES LLC.
4. Non-Profit Name \_\_\_\_\_ \*(If donation)
5. Primary Name \_\_\_\_\_
6. Mailing Address 104 WINNIPEG AVE
7. Physical Address 104 WINNIPEG AVE
8. City, State, Zip LAFAYETTE, LA 70501
9. Phone Number(s) 337-280-3289
10. Email JOSEPHBROUSSARD30@YAHOO.COM

ADJOINING OWNER PROPERTY INFORMATION

1. Jurisdiction CITY OF LAFAYETTE
2. Assessment No. 6019465
3. Municipal Address 134 NORTH RICHTER DR.
4. City, State, Zip LAFAYETTE, LA. 70501

\_\_\_\_\_

\_\_\_\_\_

ADJUDICATED PROPERTY INFORMATION

- 5. Assessment No. 6012963
- 1. Property Address 138 NORTH RICHTER DR.
- 2. City, State, Zip LAFAYETTE, LA 70501
- 3. Council Districts City - 1      Parish - 5
- 4. Zoning Designation RESIDENT      RS-1
- 5. Assessor's Description RES SUBD LOT
- 6. Property Description (Can be obtained from the Tax Assessor's Website) LOT 6  
TRACT 1 RICHTER PARK SUB
- 7. Condition of Property Maintained
- 8. Intended Use More green space

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 RENTAL Single Family

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, 2<sup>nd</sup> 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.



- o The applicant shall be responsible for all aspects of the disposition notification process.
- o 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.

JOSEPH B. BROUSSARD SR  
Name (Printed)

Joseph B. Broussard Sr.  
Signature

\_\_\_\_\_  
Administrator (Documenting Receipt of Application)

3-25-2024  
Date  
3/25/2024  
Date

STATE OF LOUISIANA  
PARISH OF LAFAYETTE

AFFIDAVIT OF ADJOINING LANDOWNER

BEFORE ME the undersigned authority personally came and appeared JOSEPH B. BROUSSARD, hereinafter called "Landowner", on this 22 day of MARCH, 2024, who after being duly sworn, deposed and said:

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

Address: 134 NORTH RICHTER DR Assess. Number: 6019465

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

Address: 138 NORTH RICHTER DR Assess. Number: 6012963

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

Witnesses:

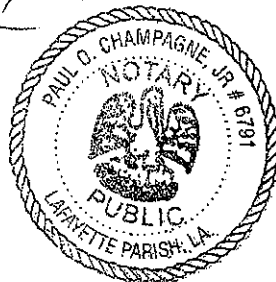
\_\_\_\_\_  
\_\_\_\_\_

Landowner:

Joseph B. Broussard Jr

NOTARY PUBLIC:

Paul O. Champagne, Jr.  
PAUL O CHAMPAGNE, JR. #6791



STATE OF LOUISIANA  
PARISH OF LAFAYETTE

AFFIDAVIT OF NON PROPERTY OWNER OR NON TAX DEBTOR

BEFORE ME the undersigned authority personally came and appeared Joseph Broussard, hereinafter called "Landowner", on this 28TH day of MARCH, 2024, who after being duly sworn, deposed and said:

1. Landowner has applied to purchase the following adjudicated property.  
Address: 138 N. Richert Dr., Lafayette, LA 74051 Assess. Number: 6012963
2. Landowner is not an owner of the adjudicated property identified in #1 above.
3. Landowner is not a tax debtor in the Parish of Lafayette.

Witnesses:

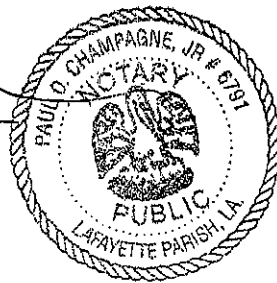
Jackie Solomon  
Samuel Grant

Landowner:

Joseph Broussard

NOTARY PUBLIC:

Paul O. Champagne, Jr.  
PAUL O CHAMPAGNE, JR. #6791



## Lafayette Parish Assessor's Office - Real Estate Property Assessment

Assessment No: 6012963

## Property Location

138 N RICHTER DR LAFAYETTE

Jurisdiction: CITY OF LAFAYETTE  
 Neighborhood: 404160.00 Mills Addt/Azalea Park to I-10/Thruway  
 Subdivision: RICHTER PARK  
 0006  
 Subdivision: RICHTER PARK area  
 Township: 9

Range: 4

Section: 13

## Legal Descriptions

LOT 6 TRACT 1 RICHTER PARK SUB

## Property Owners

BARBARI RONALD P

## Property Mailing Address

138 N RICHTER DR  
 LAFAYETTE, LA 70501-1100

## Property Transactions

Doc Num	Sale Date	Grantor	Grantee	Price
199800023201	01/01/1998		LAFAYETTE CONSOLIDATED GOVERNMENT	\$0
199700019942	01/01/1997		LAFAYETTE CONSOLIDATED GOVERNMENT	\$0
199700029865	01/01/1997		LAFAYETTE PARISH	\$0
199600023618	01/01/1996		LAFAYETTE CONSOLIDATED GOVERNMENT	\$0
199500021475	01/01/1995		LAFAYETTE CONSOLIDATED GOVERNMENT	\$0
199400023493	01/01/1994		LAFAYETTE CONSOLIDATED GOVERNMENT	\$0
199300020912	01/01/1993		LAFAYETTE CONSOLIDATED GOVERNMENT	\$0
199200024242	01/01/1992		LAFAYETTE CONSOLIDATED GOVERNMENT	\$0
199100019209	01/01/1991		LAFAYETTE CONSOLIDATED GOVERNMENT	\$0
199000019568	01/01/1990		BARBARI RONALD P + PARISH/CITY ADJ 1996	\$0
198900017132	01/01/1989		LAFAYETTE CONSOLIDATED GOVERNMENT	\$0
198800025947	01/01/1988		LAFAYETTE CONSOLIDATED GOVERNMENT	\$0
197300607336	06/08/1973	KALTENBACH ROBERT + YOUNT JOAN	BARBARI RONALD P	\$0

## Taxes by Year

Tax Year	City Taxes	Parish Taxes
2023	\$18.19	\$86.41
2022	\$18.19	\$86.45
2021	\$18.19	\$86.80
2020	\$17.94	\$86.70
2019	\$17.94	\$82.42
2018	\$17.80	\$84.25
2017	\$17.80	\$84.13
2016	\$17.80	\$84.13
2015	\$17.94	\$83.86
2014	\$17.94	\$85.02
2013	\$17.94	\$82.36
2012	\$17.94	\$84.26
2011	\$17.94	\$84.50
2010	\$17.94	\$84.36
2009	\$17.94	\$84.76
2008	\$17.84	\$84.42

## Valuation

Description	Market Value	Assessed Value
Res Subd Lot	\$12,580	\$1,258
Total	\$12,580	\$1,258
	<b>Taxable Market Value</b>	<b>Taxable Assessed Value</b>
City	\$12,580	\$1,258
Homestead Exemption	\$0	\$0
Parish	\$12,580	\$1,258



## Lafayette Parish Assessor's Office - Real Estate Property Assessment

Assessment No: 6019465

### Property Location

134 N RICHTER DR LAFAYETTE

Jurisdiction: CITY OF LAFAYETTE  
 Neighborhood: 404160.00 Mills Addt/Azalea Park to I-10/Thruway  
 Subdivision: RICHTER PARK  
 0007  
 Subdivision: RICHTER PARK area  
 Township: 9

Range: 4

Section: 13

### Legal Descriptions

LOT 7 RICHTER PARK SUB  
 (60X105)

### Property Owners

MARIAN & J B ENTERPRISES LLC

### Property Mailing Address

104 WINNIPEG AVE  
 LAFAYETTE, LA 70501-2353

### Property Transactions

Doc Num	Sale Date	Grantor	Grantee	Price
200700005448	01/19/2007	BROUSSARD JOSEPH BRADLEY + BROUSSARD MARION MARTHA	MARIAN & J B ENTERPRISES LLC	\$0
199400033803	01/01/1994		BROUSSARD JOSEPH BRADLEY + BROUSSARD MARION MARTHA	\$0
198800037884	12/16/1988	ALLIANCE MORTGAGE CO	BROUSSARD JOSEPH BRADLEY + BROUSSARD MARION MARTHA	\$13,000
198800023624	07/08/1988	WILLIAMS PAUL & OK HON	ALLIANCE MORTGAGE CO	\$0
198200012178	01/01/1982		WILLIAMS PAUL & OK HON	\$0

### Taxes by Year

Tax Year	City Taxes	Parish Taxes
2023	\$104.41	\$495.96
2022	\$104.41	\$496.19
2021	\$104.41	\$498.20
2020	\$102.97	\$497.62
2019	\$102.97	\$473.09
2018	\$102.17	\$483.60
2017	\$102.17	\$482.92
2016	\$102.17	\$482.92
2015	\$59.02	\$275.92
2014	\$59.02	\$279.74
2013	\$59.02	\$270.98
2012	\$59.02	\$277.23
2011	\$59.02	\$278.03
2010	\$59.02	\$277.57
2009	\$59.02	\$278.86
2008	\$58.69	\$277.74

### Valuation

Description	Market Value	Assessed Value
Res Subd Lot	\$12,580	\$1,258
Single Family Residence (Res) IM	\$71,100	\$7,110
<b>Total</b>	<b>\$83,680</b>	<b>\$8,368</b>
	<b>Taxable Market Value</b>	<b>Taxable Assessed Value</b>
City	\$83,680	\$8,368
Homestead Exemption	\$0	\$0
Parish	\$83,680	\$8,368

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

98-023201

98 JUN -9 AM 9:18

STATE OF LOUISIANA

O.C. LINDA VALLOT  
CLERK Parish 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 # 12963

Name BARBARI, RONALD P

Property Description:

LOT 6 TRACT 1 RICHTER PARK SUB

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 Vallet

Donna Rogers

Signed, sealed and delivered in the presence of:

Norma Dugas

Filed: \_\_\_\_\_

JAMES H. DORTON, JR.

DIRECTOR OF FINANCE  
CITY OF LAFAYETTE, LOUISIANA

BY Garn Gundry  
REVENUE ADMINISTRATOR

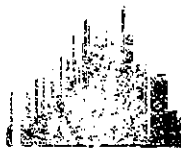


CITY OF LAFAYETTE  
P.O. BOX 4024-C  
LAFAYETTE, LA 70502

NAME AND DESCRIPTION OF PROPERTY

Assessment Number: 12963      Assessed to: BARBARY, RONALD P  
Property Description: LOT 6 TRACT I RICHTER PARK SUB

Amount of Taxes Due for Year	1997	5	55
GRASSCUTTING		750	00
Interest		45	33
Certified Notice		5	00
Advertising		35	00
Collector's cost, making recording and copying of deed, etc.		15	00
<b>Total</b>		<b>855</b>	<b>88</b>



FILE NO.  
97-029865  
O.C. "DAN" GULLIOT  
CLERK OF  
COURT RECORDER

CLERK OF COURT  
LAFAYETTE, LA  
FILED AND RECORDED

97 AUG 21 11 29 AM  
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 LSA-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 LSA-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. 19 97  
 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, 19 97, 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, 19 97,  
 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 LSA-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:

Now, therefore, having complied with all the formalities prescribed by law and the above described lands, failing to sell, not receiving a bid therefor, equal to the amount of taxes, interest and costs due thereon, I, Donald J. Breaux, Sheriff and ex-officio Tax Collector of said Parish, by virtue of the authority in me vested by the laws of the State of Louisiana, and accordance with ISA-R.S. 47:2186, aforesaid, each specific piece of property hereinbefore described, was respectively and separately adjudicated to the Parish of Lafayette. And now in pursuance of said adjudication, and by virtue of the provisions of laws for such cases provided, I, Donald J. Breaux, Sheriff and ex-officio Tax Collector, do by these presents grant, bargain, sell, assign, set over and deliver unto said the Parish of Lafayette the property hereinbefore described with all improvements thereon, etc.; 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 for the space of 3 years from the date on which this deed or act of sale shall be filed for record in the Conveyance Office of this Parish, upon payment of the said taxpayer or interested person, to the said vendee herein, or its legal representatives, the said price of adjudication with 5% penalty and interest at the rate of 1% per month until redeemed and all costs added:

IN WITNESS WHEREOF, I have hereunto signed my name at Lafayette, Parish of Lafayette this 21st. day of AUGUST in the year of our Lord one thousand nine hundred ninety seven in the presence of LT. Janelle Benoit and SGT. Bonnie Boudreaux, competent witnesses, who also sign hereunto with me.

WITNESSES:

LT. Janelle Benoit  
 LT. Janelle Benoit  
Sgt Bonnie Boudreaux  
 SGT. Bonnie Boudreaux

Donald J. Breaux  
 Sheriff & ex-officio Tax Collector  
 Parish of Lafayette

Recorded, Parish of Lafayette this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, in Conveyance Book No. \_\_\_\_\_, Folio \_\_\_\_\_ et seq.

\_\_\_\_\_  
 Clerk & ex-officio Recorder



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
DENAIS 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 E	-----	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 E	-----	32
HITT KATHERINE BARNES	-----	6
HOPKINS CELINA	-----	33
HUDSON ALVENA	-----	34



NAME AND DESCRIPTION OF PROPERTY

PAGE 5

WARD NO. CITY ASSESSMENT NO. 00012963

BARBARI RONALD P

LOT 6 TRACT 1 RICHTER PARK SUB

FOR 1996 ASSESSMENT 420

COLLECTOR'S COST, MAKING, RECORDING AND COPY OF DEED, ETC \$ 25.00

REGISTERED NOTICE & ADVERTISING \$ 45.00

PARISH TAX \$ 34.60





## Internal Memorandum

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

**TO:** Rachel Godeaux

**DATE:** January 30, 2025

**FROM:** Tammy Luke, Director

**SUBJ:** *138 NORTH RICHTER DRIVE, ASSESSMENT No. 6012963*  
*ADJUDICATED PROPERTY DISPOSITION BY SALE TO AN ADJOINING PROPERTY OWNER*  
*JOINT COUNCIL RESOLUTION FOR ADOPTION – FEBRUARY 18, 2025*

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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 138 North Richter Drive (Assessment No. 6012963), an adjudicated property as identified by the Lafayette Parish Tax Assessor's Office, by adopting the anticipated costs of the sale of the property as the sale price.

The property proposed for disposition has been adjudicated to the City of Lafayette since 1998 and the Parish of Lafayette since 1997. Property tax and lien arrearages are \$38,295.28 to the City and \$5,000.88 to the Parish. For your reference, an aerial of the related properties is included.

Please find enclosed the following:

1. Submittal Item Justification Form;
2. Resolution;
3. Act of Sale;
4. Staff Report;
5. A site aerial of the adjudicated property and the applicant's property;
6. Application with renovation plan;
7. Affidavits;
8. Property Details for 138 North Richter Drive & 134 North Richter Drive;
9. Certificates of Adjudication; and,

If all is in order, please submit for adoption on the February 18, 2025 City Council and Parish Council agendas.

  
\_\_\_\_\_  
Tammy Luke, Director  
Community Development and Planning Department

TL/lh

Attachments

## 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 138 North Richter Drive (Assessment No. 6012963), 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: February 18, 2025
  - B. FINAL ADOPTION: February 18, 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. Applications with renovation plan (4 pages)
  - H. Affidavits (2 pages)
  - I. Property Details for 138 North Richter Drive & 134 North Richter Drive (2 pages)
  - J. Adjudication Certificate (7 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

