

PARISH RESOLUTION NO. PR-006-2025

A RESOLUTION OF THE LAFAYETTE PARISH COUNCIL AUTHORIZING A NON-WARRANTY CASH SALE OF THE PROPERTY GENERALLY FOUND AT THE 100 BLOCK OF TALON ROAD (ASSESSMENT NUMBER 6126423) 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 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 Parish 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 Parish Council, that:

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

SECTION 2: 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: Richard Dane Duff

Assessment Number: 6126423

Property Address: The 100 block of Talon Road

Legal Description:

The 100 block of Talon Road, Youngsville, Louisiana 70592

“Those certain parcels of ground, together with all improvements thereon, and all rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging and all appurtenances thereof, being known and designated as LOTS ONE (1) THROUGH SIXTY (60) inclusive, COMMON AREA "A" and COMMON AREA "B" of DANIEL ESTATES, a subdivision of the Parish of Lafayette, Louisiana on that certain plat of survey prepared by Paul L. Miers Engineering, LLC attached to that act recorded under Entry No. 2005-23133 and made part hereof by reference, and being described with reference thereto as having such dimensions, boundaries and measurements as are more fully shown on said plat of survey.”

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 resolutive 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 Parish Council thereon was as follows:

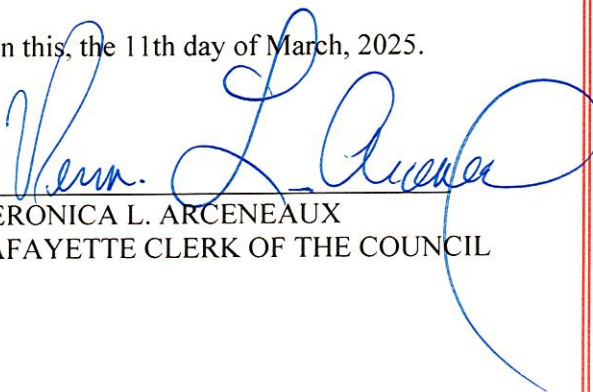
YEAS: Tabor, Richard, Stansbury, Rubin

NAYS: None

ABSENT: Guilbeau

ABSTAIN: None

AND the resolution was declared adopted on this, the 11th day of March, 2025.



VERONICA L. ARCENEUX
LAFAYETTE CLERK OF THE COUNCIL

STATE OF LOUISIANA

PARISH OF LAFAYETTE

ACT OF NON-WARRANTY CASH SALE

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:

PARISH OF LAFAYETTE, a political subdivision of the State of Louisiana, represented herein by Monique B. Boulet, its duly authorized Mayor-President, whose mailing address is 705 West University Avenue, Lafayette, Louisiana 70506

referred to as “Seller,” who, being duly authorized by Parish Resolution No. PR- -2025 of the Lafayette Parish Council, declared that:

Seller sells and conveys, 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 Seller, but with full substitution and subrogation in and to all the rights and actions of warranty which Seller may have, to:

RICHARD DANE DUFF, a single man, whose mailing address is 100 Talon Road, Youngsville, Louisiana 75092-6343

referred to as “Purchaser,” all of Seller’s rights, 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.

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 Non-Warranty Cash 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 Act of Non-Warranty Cash Sale by the Seller, all property taxes and assessment notices should be mailed to the Purchaser at his address first set forth above.

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

WITNESSES:

SELLER:

PARISH OF LAFAYETTE

Donna Meaux

By: _____

Monique B. Boulet
Lafayette Mayor-President

Debbie Sonnier

NOTARY PUBLIC
Printed Name: Patrick S. Ottinger
Notary/Bar Roll No.: 08727

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:

RICHARD DANE DUFF

NOTARY PUBLIC

Printed Name: _____

Notary/Bar Roll No.: _____

Exhibit 1

Legal Description

Assessment Number: 6126423

Property Address: 100 block of Talon Road

Those certain parcels of ground, together with all improvements thereon, and all rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging and all appurtenances thereof, being known and designated as **LOTS ONE (1) THROUGH SIXTY (60) inclusive, COMMON AREA "A" AND COMMON AREA "B"** of **DANIEL ESTATES**, a subdivision of the Parish of Lafayette, Louisiana on that certain plat of survey prepared by Paul L. Miers Engineering, LLC attached to that act recorded under Entry No. 2005-23133 and made part hereof by reference, and being described with reference thereto as having such dimensions, boundaries, and measurements as are more fully shown on said plat of survey.

Exhibit 2

Renovation Plan

Purchaser wants to continue using the lot for a private retention pond. Purchaser also wants to fence it off to keep fly-tippers at bay. Purchaser must comply with all applicable zoning and other land use ordinances applicable to this Property.

CASE NO. 2025-APD-023

APPLICANT INFORMATION

Applicant Name	Richard Dane Duff	Phone	337-412-2324
		Email	Rduff@accuwireline.com
Applicant Address	100 Talon Road	Applicant Municipality	Youngsville
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	The 100 block of Talon Road	Assessment No.	6126423
Neighborhood	SW of Youngsville to Parish Lines	Subdivision	Daniel Estates
City District	10	Parish District	3
Adjudication Status	City	Parish	
Date Adjudicated	N/A	2016	
Amount of Taxes Owed	N/A	\$4,492.80	

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	N/A	1st Public Sale	N/A	2nd Public Sale	N/A
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*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	Parish - Unzoned			
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 type="checkbox"/> No	<input checked="" type="checkbox"/> N/A

Intended Use *Extend Property*

Description of Intended Use

Applicant wants to use the property to maintain a private retention pond and erect a fence to keep fly-tippers away.

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 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

100 Talon Road
100 Blk Talon Road

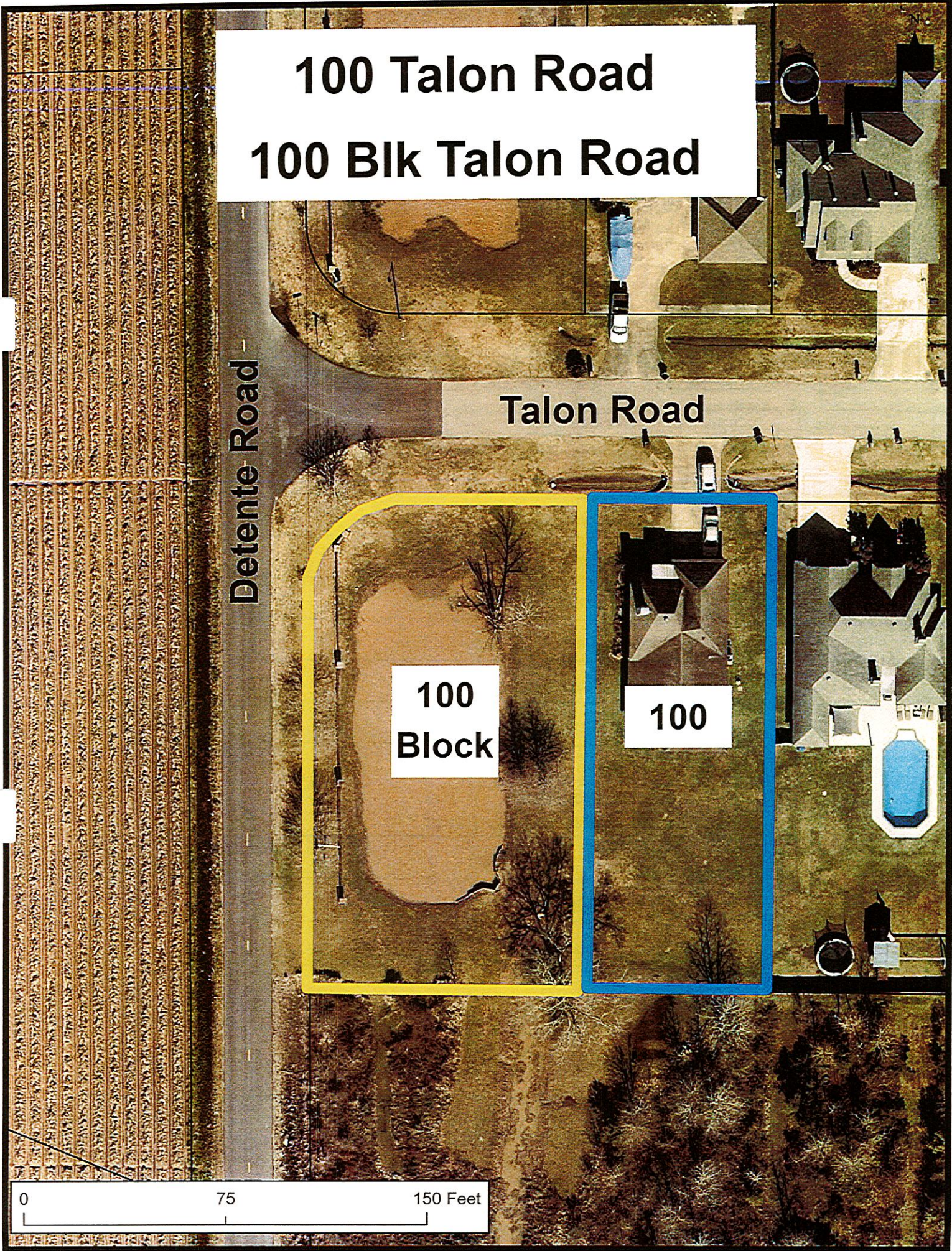
Detente Road

Talon Road

**100
Block**

100

0 75 150 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 11-10-25
2. Applicant Name Richard Dane Duff
3. Business Name N/A
4. Non-Profit Name _____ **(If donation)*
5. Primary Name Richard Dane Duff
6. Mailing Address 100 Talon rd
7. Physical Address 100 Talon Rd
8. City, State, Zip Youngsville, LA 70592
9. Phone Number(s) 3374122324
10. Email Rduff@accuwireline.com

ADJOINING OWNER PROPERTY INFORMATION

1. Jurisdiction Unincorporated Lafayette Parish
2. Assessment No. 6126441
3. Municipal Address 100 Talon Rd
4. City, State, Zip Youngsville, La 70592

ADJUDICATED PROPERTY INFORMATION

5. Assessment No. 6126423

1. Property Address 100 Blk Talon rd

2. City, State, Zip Youngsville, la70592

3. Council Districts District 3 Ken Stansbury

4. Zoning Designation NA

5. Assessor's Description Res NonSubd Lot <=1 Ac UL

6. Property Description (Can be obtained from the Tax Assessor's Website) Daniel Estates
(148.05x49.85x67.12x183.54x100.02)(18324sqft)(common Area A)

7. Condition of Property Maintained by Richard Duff

8. Intended Use Private retention pond

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 Single family 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.

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.

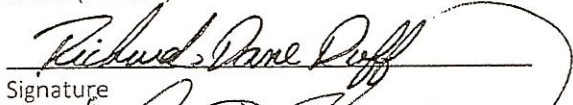
The disposition of adjudicated property is authorized under Act 819, effective January 1, 2009, as amended. All applicants are strongly advised to obtain legal counsel prior to making an application to acquire adjudicated property and to ensure legal review of the application.

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.

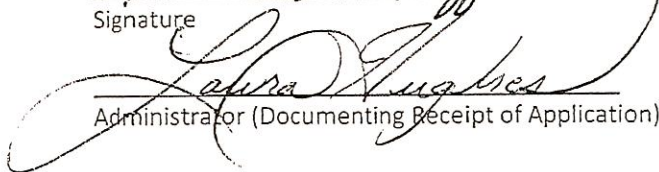
Richard Dane Duff

Name (Printed)



Signature

10/01/2024
Date



Administrator (Documenting Receipt of Application)

1-10-2025
Date

STATE OF LOUISIANA
PARISH OF LAFAYETTE

AFFIDAVIT OF ADJOINING LANDOWNER

BEFORE ME the undersigned authority personally came and appeared Richard
Dane Duff, hereinafter called "Landowner", on this 1st day
of October, 2024, who after being duly sworn, deposed and said:

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

Address: 100 Talon rd Youngsville, la 70592 Assess. Number: 6126441

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

Address: 100 Blk Talon rd Youngsville, La 70592 Assess. Number: 6126423

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

Witnesses:

Brooke Miller
Brooke Miller
Aaron Deese
Aaron Deese

Landowner:

Richard Dane Duff

NOTARY PUBLIC:

Julia Wade 10/14/2023
Julia Wade

STATE OF LOUISIANA
PARISH OF LAFAYETTE

AFFIDAVIT OF NON PROPERTY OWNER OR NON TAX DEBTOR

BEFORE ME the undersigned authority personally came and appeared Richard
Dane Duff , hereinafter called "Landowner", on this 1st day
of October , 2024 who after being duly sworn, deposed and said:

1. Landowner has applied to purchase the following adjudicated property.
Address: 100 Blk Talon rd youngsville, La 70592 Assess. Number: 6126423
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:

Brooke Miller
Brooke Miller
Aaron Deese
Aaron Deese

Landowner:

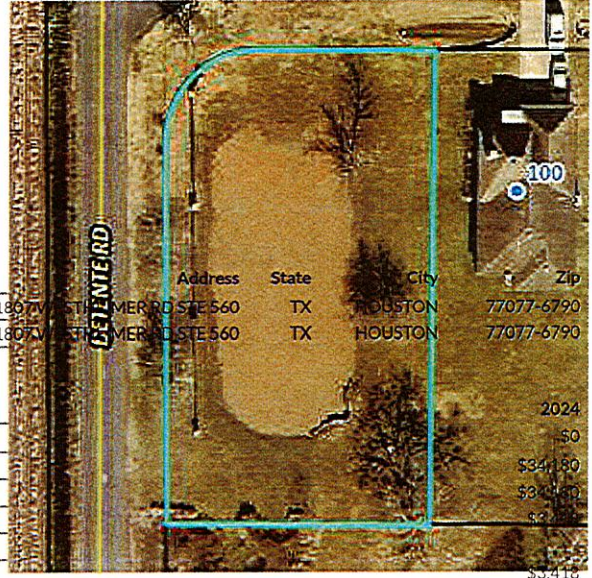
Richard Dane Duff Richard Dane Duff

NOTARY PUBLIC:

JW ID: 141663
Julia Wade

Lafayette Parish, LA

Parcel ID 6126423
 PropertyAddress 100 BLK TALON RD
 PARISH,
 Neighborhood Southwest of Youngsville to Parish Lines to Hwy 90
 Legal Description DANIEL ESTATES (148.05X49.85X67.12X183.54X100.02)
 (18324 SQ FT) (COMMON AREA A)
 Acres 0.371
 Sect/Twp/Range 30/ 11/ 5
 SubdivisionName DANIEL ESTATES
 TaxDistrict 88 - UNINCORPORATED LAFAYETTE PARISH
 Property Use Residential
 Code



Owner Name	Percent Interest	Role Type	Address	State	City	Zip
ERLE P PROPERTIES LLC	100.00 %	OC	11807 W. DETENTE MER RD STE 560	TX	HOUSTON	77077-6790
PARISH ADJUDICATION 2015	0.00 %	AJ	11807 W. DETENTE MER RD STE 560	TX	HOUSTON	77077-6790

Assessed Year	2024
Improvement Market Value	\$0
Land Market Value	\$34,180
Total Market Value	\$34,180
Total Assessed Value	\$3,418
Homestead Exemption Value	
Total Taxable Value	\$3,418

Taxes

Year	City	Parish
2023		\$301.00
2022		\$301.00
2021		\$302.00
2020		\$302.00
2019		\$287.00
2018		\$293.00
2017		\$293.00
2016		\$117.00
2015		\$117.00
2014		\$119.00
2013		\$115.00
2012		\$118.00
2011		\$118.00
2010		\$118.00
2009		\$118.00
2008		\$118.00
2007		\$119.00
2006		\$118.00

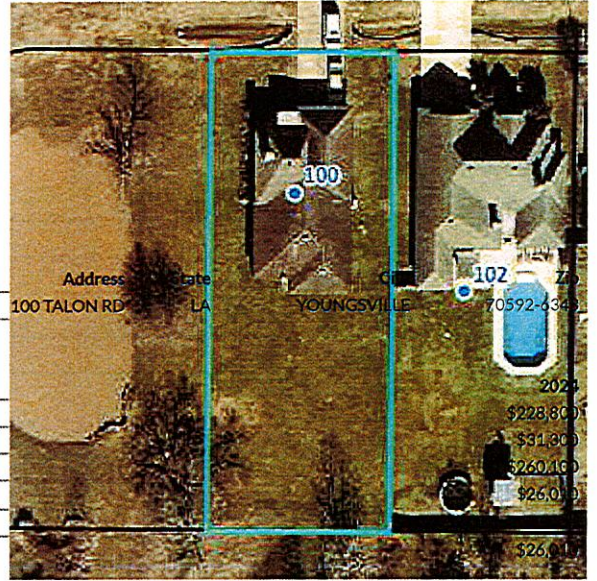
Land Use	Total Land Units	Unit Type	Assessed Land Value
Residential Land	0.37	AC	\$3,418

Recording Date	Sale Date	Sale Price	Document Type	Document Number
6/10/2016	6/1/2016	\$0	Adjudication Parish	201600021167
12/19/2014	12/16/2014	\$0	Amendment	201400046679
4/14/2010	4/14/2010	\$160,000	Cash Sale	201000013358
1/16/2009	11/19/2008	\$146,667	Sheriff Deed	200900001691
	1/1/2007	\$0		200700021827
6/2/2006	6/2/2006	\$27,000	Cash Sale	200600023765
	6/3/2005	\$0	Transfer of Property	200500024773
	5/25/2005	\$0	Transfer of Property	200500023133

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

Lafayette Parish, LA

Parcel ID 6126441
 PropertyAddress 100 TALON RD
 PARISH,
 Neighborhood Southwest of Youngsville to Parish Lines to Hwy 90
 Legal Description LOT 16 DANIEL ESTATES (70X183.54)
 Acres 0.34
 Sect/Twp/Range 30/ 11/ 5
 SubdivisionName DANIEL ESTATES
 TaxDistrict 88 - UNINCORPORATED LAFAYETTE PARISH
 Property Use Code Residential



Owner Name	Percent Interest	Role Type
DUFF RICHARD DANE	100.00 %	OR

Assessed Year	
Improvement Market Value	
Land Market Value	
Total Market Value	
Total Assessed Value	
Homestead Exemption Value	
Total Taxable Value	

Taxes

Year	City	Parish
2023		\$1,890.00
2022		\$1,891.00
2021		\$1,898.00
2020		\$1,896.00
2019		\$1,802.00
2018		\$1,842.00
2017		\$1,839.00
2016		\$1,839.00
2015		\$1,833.00
2014		\$1,209.00
2013		\$1,172.00
2012		\$1,198.00
2011		\$1,202.00
2010		\$1,200.00
2009		\$1,205.00
2008		\$1,201.00
2007		\$216.00
2006		\$215.00

Frame	Wood Frame	Condition	Condition Standard
Year Built	2007	Frame	Wood Frame
Actual Area	2359	Air	Forced Hot Air / AC
Finished Area	1760	Conditioning	
Use	Single Family Residence (Res) IM	Bedrooms	3
Exterior Walls	Face Brick on Frame; Stucco/ Tile on Frame	TotalBaths	
RoofCover	Asphalt/ Comp. Shingl	PatioDeckType	Porch/Deck, Covered, Concrete, Fin (Obsolete) (109); Porch/Deck, Covered, Concrete, Fin (Obsolete) (32)
Foundation	Concrete Slab	PorchType	Porch/Deck, Covered, Concrete, Fin (Obsolete) (109); Porch/Deck, Covered, Concrete, Fin (Obsolete) (32)
		PatioDeckArea	141

Land Use	Total Land Units	Unit Type	Assessed Land Value
Residential Land	0.34	AC	\$3,130

Recording Date	Sale Date	Sale Price	Document Type	Document Number
7/26/2024	7/26/2024	\$0	Quitclaim	202400023553
5/3/2010	4/28/2010	\$193,500	Cash Sale	201000015910
	6/5/2006	\$0	Transfer of Property	200600024136
	6/3/2005	\$0	Transfer of Property	200500024773
	5/25/2005	\$0	Transfer of Property	200500023133
	12/30/1899	\$0	Plat of Survey	200700021827

Lafayette Parish Recording Page

Louis J. Perret
Clerk of Court
P.O. Box 2009
Lafayette, LA 70502-2009
(337) 291-6400

First VENDOR

ERLE P PROPERTIES LLC

First VENDEE

LAFAYETTE PARISH

Index Type : CONVEYANCES

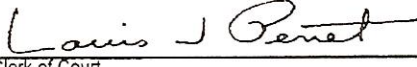
File Number : 2016-00021167

Type of Document : ADJUDICATION

Recording Pages : 2

Recorded Information

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for Lafayette Parish, Louisiana


Clerk of Court

On (Recorded Date) : 06/10/2016

At (Recorded Time) : 12:15:12PM



Doc ID - 039343280002



Do not Detach this Recording Page from Original Document

File Number: 2016-00021167 Seq: 1

STATE OF LOUISIANA
PARISH OF LAFAYETTE

OFFICE OF SHERIFF AND EX-OFFICIO
TAX COLLECTOR

OWNERS: ERLE P PROPERTIES LLC

ASSESSMENT NUMBER: 6126423

PROPERTY DESCRIPTION: PARCEL NUMBER: 6126423
DANIEL ESTATES (148.05X49.85X67.12X 183.54X100.02)(18324 SQ FT) (COMMON AREA A)

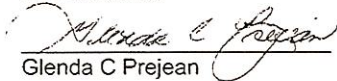
TAXES	117.01
INTEREST	7.02
CERT. NOTICE	20.00
AD FEES	100.00
DEED PREPARATION FEE	25.00
	15.00
ONLINE TAX SALE FEE	45.00
RECORDING FEE	
TOTAL AMOUNT ADJUDICATED:	329.03

BE IT KNOWN AND REMEMBERED, THAT I, Michael W. Neustrom, Sheriff and Ex-Officio Tax Collector of the Parish of Lafayette State of Louisiana, in the name of the State and by the 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 interest and costs for the year(s) of 2015 at the Parish Government Building of this Parish of Lafayette on June 1st thru June 2nd A.D. 2016 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 on the 1st day of May 2016 and the 15th day of May 2016, and in said list as advertised the following described lands,

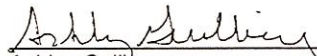
appeared in the name of the following parties that was not sold after offering it at public auction at the Parish Government Building, at Lafayette, in said Parish of Lafayette on the 1st thru the 2nd day of June 2016 and there being no purchaser to said property, and after complying with the requirements 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 therefore; said properties being assessed to the following named persons as per assessments on file in my office, and are described as follows: the above described lands, failing to sell, not receiving a bid therefore, equal to the amount of taxes, interest and costs due thereon. I, Michael W. Neustrom, 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 LSA-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, by virtue of the provisions of laws for such cases provided, I, Michael W. Neustrom, 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 herein before described with all improvements thereon, etc; provided, 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 7th day of June in the year of our Lord two thousand sixteen in the presence of Glenda C Prejean, and Ashley Guilbeau competent witnesses, who also sign hereunto with me.

WITNESSES:


Glenda C Prejean


Chief Dupty Tax Collector
Faron Hollis


Ashley Guilbeau
LPSO TAX-041



Internal Memorandum

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

TO: Rachel Godeaux

DATE: February 21, 2025

FROM Tammy Luke, Director

SUBJ: *THE PROPERTY GENERALLY FOUND AT THE 100 BLOCK OF TALON ROAD, ASSESSMENT NO. 6126423
ADJUDICATED PROPERTY DISPOSITION BY SALE TO AN ADJOINING PROPERTY OWNER
PARISH COUNCIL RESOLUTION FOR ADOPTION – MARCH 11, 2025*

Enclosed for your review and consideration is a proposed resolution of the Lafayette Parish Council facilitating the disposition (by sale to an adjoining property owner) of the property generally found at the 100 block of Talon Road (Assessment No. 6126423), 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 Parish of Lafayette since 2016. Property tax and lien arrearages are \$4,492.80 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. Affidavit;
8. Property details for the 100 block of Talon Road & 100 Talon Road; and,
9. Certificate of Adjudication.

If all is in order, please submit for adoption on March 11, 2025 Parish Council agendas.



Tammy Luke, Director
Community Development and Planning Department

TL/lh

Attachments

RECEIVED

FEB 24 2025

OFFICE OF THE CAO

LAFAYETTE PARISH COUNCIL MEETING

AGENDA ITEM SUBMITTAL FORM

- 1) **JUSTIFICATION FOR REQUEST:** To authorize a resolution of the Lafayette Parish Council facilitating the disposition of the property generally found at the 100 block of Talon Road (Assessment No. 6126423), 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: March 11, 2025
 - B. FINAL ADOPTION: March 11, 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 (5 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 (4 pages)
 - H. Affidavits (2 pages)
 - I. Property Details for address of the 100 block of Talon Road and 100 Talon Road (2 pages)
 - J. Adjudication Certificate (2 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

