

**JR-013-2025**

**133 Madeline Street – Sale to: Adjoining Property Owner**

**Assessment No. 6042992**

**Applicant Name – Prenella Batiste-Charles**

**Adjudicated since      City, 2018- \$ 1,757.53  
                                 Parish, 2018 – \$ 1,591.76**

**Total Market Value – \$7,500**

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

**RESOLUTION NO. JR-013-2025**

**A JOINT RESOLUTION OF THE LAFAYETTE CITY COUNCIL AND THE LAFAYETTE PARISH COUNCIL AUTHORIZING A NON-WARRANTY CASH SALE OF 133 MADELINE AVENUE (ASSESSMENT NUMBER 6042992) 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: Prenella Batiste-Charles**

**Assessment Number: 6042992**

**Property Address: 133 Madeline Avenue**

**Legal Description:**

133 Madeline Avenue, Lafayette, LA 70506

“Those two certain lots of ground situated in the Greenacres Subdivision Extension 1 to the City of Lafayette, Louisiana, and in accordance with official plat of survey thereof prepared by A.R. Yandle, and attached to Act No. 334426 of the Recorder’s Office. of the Parish of Lafayette, Louisiana, are known and designated as LOTS 52 and 53 of said Green-acres, Subdivision Extension 1. Said lots being contiguous and together measure fifty feet front on Green Acres Drive, by a depth in parallel lines of 100 feet and together are bounded North by Green Acres Drive, South by Lots 32 and 33 of Greenacres Subdivision, East by Lot 54 and West by Lot 51, both of Greenacres Subdivision, Extension 1.”

**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 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:

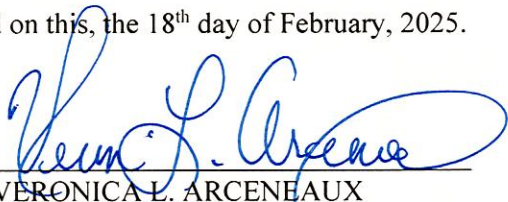
YEAS: Tabor, Richard, Stansbury, Guilbeau

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:

**PRENELLA BATISTE-CHARLES**

whose permanent mailing address is 124 Eric Street, Lafayette, LA 70506-1308, 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):  
Prenella Batiste-Charles

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

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

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

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

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

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

\_\_\_\_\_  
NOTARY PUBLIC  
Printed Name: \_\_\_\_\_  
Notary/Bar Roll No.: \_\_\_\_\_

**Exhibit 1****Legal Description****Assessment Number: 6042992****Property Address: 133 Madeline Avenue**

“Those two certain lots of ground situated in the Greenacres Subdivision Extension 1 to the City of Lafayette, Louisiana, and in accordance with official plat of survey thereof prepared by A.R. Yandle, and attached to Act No. 334426 of the Recorder's Office. of the Parish of Lafayette, Louisiana, are known and designated as LOTS 52 and 53 of said Green-acres, Subdivision Extension 1. Said lots being contiguous and together measure fifty feet front on Green Acres Drive, by a depth in parallel lines of 100 feet and together are bounded North by Green Acres Drive, South by Lots 32 and 33 of Greenacres Subdivision, East by Lot 54 and West by Lot 51, both of Greenacres Subdivision, Extension 1.”

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

Applicant will extend her yard.

CASE NO. APD-2025-012

## APPLICANT INFORMATION

Applicant Name	Prenella Batiste-Charles	Phone	(337)278-8060 or (337)278-1456
		Email	<a href="mailto:javonna@jcyounglaw.com">javonna@jcyounglaw.com</a> <a href="mailto:peewoodi@cox.net">peewoodi@cox.net</a>
Applicant Address	124 Eric Street, 70506	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 checked="" type="checkbox"/> No <input type="checkbox"/> N/A
If yes, in what capacity?	N/A		

## ADJUDICATED PROPERTY INFORMATION

Property Address	133 Madeline Avenue	Assessment No.	6042992
Neighborhood	Mills Addition	Subdivision	Greenacres Subdivision
City District	1	Parish District	5
Adjudication Status	City	Parish	
Date Adjudicated	2018	2018	
Amount of Taxes Owed	\$1,757.53	\$1,591.76	
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
*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		<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				
Applicant will extend her yard.				

## 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



133 & 1017 Madeline  
124 Eric 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 August 20, 2024
- 2. Applicant Name Prenella Batiste-Charles
- 3. Mailing Address 124 Eric Street
- 4. Physical Address 124 Eric Street
- 5. City, State, Zip Lafayette, LA 70506
- 6. Phone Number(s) 3372788060                      3372781456
- 7. Email javonna@jcyounglaw.com                      peewoodi@cox.net

PROPERTY INFORMATION

- 1. Jurisdiction City of Lafayette
- 2. Assessment No. 6042992
- 3. Municipal Address 133 Madeline Avenue
- 4. City, State, Zip Lafayette, LA 70506
- 5. Council Districts City Council District 1; Parish District 5

If available, please provide the following information.

- 6. 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).
- 7. Property Description (Can be obtained from the Tax Assessor's Website) LOTS 52 & 53 GREENACRES SUB EXT 1  
(50X100)

LAFAYETTE CONSOLIDATED GOVERNMENT

APPLICATION FOR ADJUDICATED PROPERTY

PROPERTY RENOVATION PLAN

1. Applicant NamePrenella Batiste-Charles
2. Project Address133 Madeline Avenue
3. City, State, ZipLafayette, LA 70506
4. Zoning DesignationResidential
5. Assessor’s DescriptionLOTS 52 & 53 GREENACRES SUB EXT 1
6. Condition of PropertyVacant Land
7. Intended Useextend property line of adjacent landowner

Land Uses of Adjacent and Vicinity Propertiesresidential

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  
101 Jefferson Street, Ste. 101  
Lafayette, LA 70501  
(337) 291-8007

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

Lafayette Consolidated Government  
c/o The Development and Planning Department - Planning Division (5901)  
P.O. Box 4017-C  
Lafayette, LA 70502

### Rules

- ***Initiation of the Sale of an Adjudicated Property by Public Bid***
  - An approved application will be forwarded to the Lafayette City and Parish Councils 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 with the date(s), time, and procedure for the public sale outlined in The 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.
- ***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.
- ***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***
  - All applications 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. Tax debtors or the owner of an adjudicated property for which application has been made may not participate in the disposition process in any form.
  - 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 the 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.

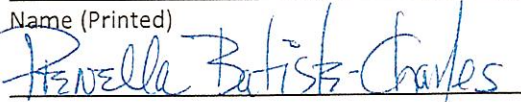
The disposition of adjudicated property is authorized under Act 819, effective January 1, 2009, as amended. All applicants are strongly advised to obtain legal counsel prior to making an application to acquire adjudicated property and to ensure legal review of the application.

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.

Prenella Batiste-Charles

Name (Printed)



Signature

8/20/2024

Date

Administrator (Documenting Receipt of Application)

Date

STATE OF LOUISIANA  
PARISH OF LAFAYETTE

**AFFIDAVIT**

BEFORE ME, the undersigned notary public, and in the presence of the two undersigned competent witnesses who are over the age of eighteen, personally came and appeared:

**PRENELLA BATISTE-CHARLES**

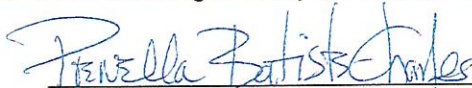
a female of the age of 70, who is widowed, and domiciled in the Parish of Lafayette, who being first duly sworn, did depose and state:

1. She is the owner of property located at 124 Eric Street, Lafayette, Louisiana 70506.
2. She desires to acquire adjudicated property located at 133 Madeline Avenue, Lafayette, Louisiana 70506, which shares a small border with her Eric Street property.
3. She has maintained, to the best of her ability, the property located at 133 Madeline Avenue, Lafayette, Louisiana 70506.
4. She is neither a tax debtor in Lafayette Parish nor an owner of the targeted adjudicated property.

Sworn to, signed, and notarized, after being carefully read and explained to

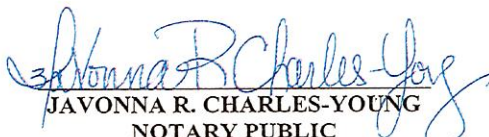
**PRENELLA BATISTE CHARLES**

in the presence of the undersigned notary and witnesses on this 20<sup>th</sup> day of August, 2024.



**PRENELLA BATISTE-CHARLES, Affiant**

124 Eric Street  
Lafayette, Louisiana 70506

  
**DAVID BOATMAN, III**  
**CASEY C. BATISTE**  
**JAVONNA R. CHARLES-YOUNG**  
**NOTARY PUBLIC**  
**ID NO. 148802**  
**COMMISSION FOR LIFE**

Lafayette Parish Assessor's Office - Real Estate Property Assessment  
Assessment No: 6042992

Property Location

133 MADELINE AVE LAFAYETTE

Jurisdiction: CITY OF LAFAYETTE  
Neighborhood: 404160.00 Mills Addt/Azalea Park to I-10/Thruway  
Subdivision: GREENACRES area  
Subdivision: GREENACRES SUBDIVISION  
0052 0053  
Township: 9 Range: 4 Section: 70N

Legal Descriptions

LOTS 52 & 53 GREENACRES SUB EXT 1  
(50X100)

Property Owners

ELIAS MAVIS KALIL

Property Mailing Address

RALEIGH GUILLORY JR  
1017 MADELINE AVE  
LAFAYETTE, LA 70506-1313

Property Transactions

Doc Num	Sale Date	Grantor	Grantee	Price
201800019178	06/06/2018	ELLAS MAVIS	LAFAYETTE CONSOLIDATED GOVERNMENT	\$0
201800019844	06/06/2018	ELIAS MAVIS	LAFAYETTE PARISH	\$0
199500022235	01/01/1995		ELIAS MAVIS KALIL	\$0
199300012113	01/01/1993		ELIAS MAVIS KALIL	\$0
199200041700	12/03/1992	STERLING MARY NELL FRANCIS	ELIAS MAVIS KALIL	\$3,000
199200021719	01/01/1992		ELIAS MAVIS KALIL	\$0
199200023852	01/01/1992		ELIAS MAVIS KALIL	\$0
199200041158	01/01/1992		ELIAS MAVIS KALIL	\$0
199000034709	11/13/1990	KAMEL RAMSEY + KAMEL ALIA	STERLING MARY NELL FRANCIS	\$10,000
198800008132	03/17/1988	SABAI NEAMAT M	KAMEL RAMSEY + KAMEL ALIA	\$0
198000021057	01/01/1980		SABAI NEAMAT M	\$0

Taxes by Year

Tax Year	City Taxes	Parish Taxes
2023	\$13.65	\$64.81
2022	\$13.65	\$64.84
2021	\$13.65	\$65.10
2020	\$13.47	\$65.02
2019	\$13.47	\$61.83
2018	\$13.37	\$63.21
2017	\$13.37	\$63.12
2016	\$13.37	\$63.12
2015	\$8.98	\$41.98
2014	\$8.98	\$42.56
2013	\$8.98	\$41.23
2012	\$8.98	\$42.18
2011	\$8.98	\$42.30
2010	\$8.98	\$42.23
2009	\$8.97	\$42.38
2008	\$8.92	\$42.21

Valuation

Description	Market Value	Assessed Value
Res Subd Lot	\$7,500	\$750
Total	\$7,500	\$750
	<b>Taxable Market Value</b>	<b>Taxable Assessed Value</b>
City	\$7,500	\$750
Homestead Exemption	\$0	\$0
Parish	\$7,500	\$750

Lafayette Parish Assessor's Office - Real Estate Property Assessment  
Assessment No: 6062393

Property Location

124 ERIC ST LAFAYETTE

Jurisdiction: CITY OF LAFAYETTE  
Neighborhood: 404160.00 Mills Addt/Azalea Park to I-10/Thruway  
Subdivision: GREENACRES area  
Subdivision: GREENACRES SUBDIVISION  
0030 0031 0032  
Township: 9

Range: 4

Section: 70N

Legal Descriptions

LOTS 30 & 31 & E 12FT OF LOT 32  
GREEN ACRES SUB

Property Owners

CHARLES PRENELLA BATISTE

Property Mailing Address

124 ERIC ST  
LAFAYETTE, LA 70506-1308

Property Transactions

Doc Num	Sale Date	Grantor	Grantee	Price
201600039086	09/30/2016	WILLIAMS KIMBERLY	CHARLES PRENELLA BATISTE	\$0
201600039087	09/30/2016	JACKSON RAYMOND	CHARLES PRENELLA BATISTE	\$0
201600039088	09/11/2016	CELESTINE KATINA	CHARLES PRENELLA BATISTE	\$0
201600039089	09/11/2016	YOUNG JAVONNA CHARLES	CHARLES PRENELLA BATISTE	\$0
201600039085	09/10/2016	CHARLES RAYMOND JOSEPH (ESTATE)	CELESTINE KATINA + WILLIAMS KIMBERLEY + JACKSON RAYMOND + YOUNG JAVONNA	\$0
199500013735	05/05/1995	ROY THERESA CHARLES	CHARLES	\$0
197500648288	01/01/1975		CHARLES RAYMOND JOSEPH ROY THERESA CHARLES	\$0

Taxes by Year

Tax Year	City Taxes	Parish Taxes
2023	\$59.90	\$0.00
2022	\$59.90	\$0.00
2021	\$59.90	\$0.00
2020	\$59.08	\$0.00
2019	\$59.08	\$0.00
2018	\$58.62	\$0.00
2017	\$58.62	\$0.00
2016	\$58.62	\$277.04
2015	\$44.31	\$207.15
2014	\$44.31	\$210.02
2013	\$44.31	\$0.00
2012	\$44.31	\$0.00
2011	\$44.31	\$0.00
2010	\$44.31	\$0.00
2009	\$44.31	\$0.00
2008	\$44.06	\$0.00

Valuation

Description	Market Value	Assessed Value
Res Subd Lot	\$9,290	\$929
Single Family Unknown (Res) IM	\$24,810	\$2,481
Total	\$34,100	\$3,410
	<b>Taxable Market Value</b>	<b>Taxable Assessed Value</b>
City	\$34,100	\$3,410
Homestead Exemption	\$34,100	\$3,410
Parish	\$0	\$0



Lafayette Parish Recording Page

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

First VENDOR

ELIAS, MAVIS

First VENDEE

LAFAYETTE CONSOLIDATED GOVERNMENT

Index Type : CONVEYANCES


File Number : 2018-00019178

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) : 06/13/2018

At (Recorded Time) : 9:48:11AM



Doc ID - 041086720002



Do not Detach this Recording Page from Original Document

File Number: 2018-00019178 Seq: 1

## ADJUDICATION OF TAX SALE TITLE

Assessment # 6042992

State of Louisiana  
 Lafayette Consolidated Government  
 Parish of Lafayette  
 City of Lafayette

BE IT KNOWN AND REMEMBERED, that I, Lisa Chiasson, Tax Collector for the Lafayette Consolidated Government, City of Lafayette, Louisiana in the name of said City and by virtue of the authority in me vested by the Constitution and laws of the State of Louisiana and in pursuant of the requirements of the law, having mailed and published the notice required by the law, and having strictly complied with each and every requirement of the law relating to delinquent taxes, tax debtors, and to seizures. Advertisements, and sale of tax sale title to the property in full, did in the manner prescribed in the law, advertise in The Daily Advertiser, the official journal of said City, a daily newspaper published in 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 2017, with interest and cost being \$219.17 at the principal front door of the Lafayette Parish Sheriff Department (1010 Lafayette Street-2<sup>nd</sup> Floor, Lafayette, Louisiana) on the Wednesday June 6th thru Thursday June 7th 2018 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 on May 06th, 2018 and May 20th, 2018 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 Lafayette Parish Sheriff Department on Wednesday June 6th thru Thursday June 7th in the manner required by law, in said list as advertised the following described properties appeared in the name(s) of the following person(s):

ELIAS MAVIS KALIL

## Property Description:

LOTS 52 &amp; 53 GREENACRES SUB EXT 1 (50X100)

And on said Wednesday June 6th thru Thursday June 7th 2018, after beginning but not completing said list, I continued the same within legal hours the next succeeding legal days offering tax sale title to said property for sale at public auction in the manner required by said laws and the whole or the undivided interest of the tax debtor therein being in the smallest amount of said property that any bidder would buy and pay the taxes and cost and the Lafayette Consolidated Government, City of Lafayette, being the bidder and having complied with the terms of sale, became the purchaser of tax sale title to the whole of the property or the undivided interest of the tax debtor therein.

NOW, THEREFORE, all the formalities of the law having complied with, I, Lisa Chiasson, Tax Collector for said Lafayette Consolidated Government, City of Lafayette, by virtue of the authority in me vested by the laws of the State of Louisiana do by these presents sell and transfer unto Lafayette Consolidated Government, 1875 W Pinhook Rd Ste B Lafayette, La 70508, tax sale title to the property or the undivided interest of the tax debtor therein. The Lafayette Consolidated Government, City of Lafayette has the right to take possession of the property and become owner of the property pursuant to R.S. 47:2231 through 2237. Lafayette Consolidated Government, City of Lafayette has the right to sell or donate the property pursuant to R.S. 47:2201, 2211, and 2237. The property may be redeemed pursuant to the provisions of R.S. 47:2241 through 2247.

IN TESTIMON THEREOF, I have hereunto signed my name officially at 1875 W Pinhook Rd Ste B Lafayette, La 70508, Parish of Lafayette, in the presence of the two undersigned competent witnesses, who also signed 6/12/2018.

## Witnesses:

Crystal Benoit  
 Crystal Benoit

LISA CHIASSON  
 Tax Collector, Lafayette Consolidated Government

Karen Charlot  
 Karen Charlot

BY

Robert Wiltz  
 Robert Wiltz  
 Collection Supervisor

## Lafayette Parish Recording Page

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

**First VENDOR**

ELIAS, MAVIS

**First VENDEE**

LAFAYETTE PARISH

Index Type : CONVEYANCES

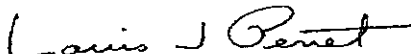
File Number : 2018-00019844

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) : 06/14/2018

At (Recorded Time) : 10:28:26AM



Doc ID - 041093850002



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File Number: 2018-00019844 Seq: 1

STATE OF LOUISIANA

OFFICE OF SHERIFF AND EX-OFFICIO  
TAX COLLECTOR

PARISH OF LAFAYETTE

OWNERS: ELIAS MAVIS KALIL

ASSESSMENT NUMBER: 6042992

PROPERTY DESCRIPTION: PARCEL NUMBER: 6042992  
LOTS 52 & 53 GREENACRES SUB EXT 1 (50X100)

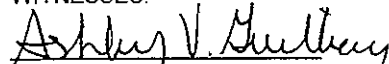
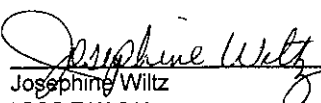
TAXES	63.12
INTEREST	3.79
CERT. NOTICE	25.00
AD FEES	120.00
DEED PREPARATION FEE	25.00
	15.00
ONLINE TAX SALE FEE	150.00
RECORDING FEE	90.00
IP RESEARCH SRI FEE	

TOTAL AMOUNT ADJUDICATED: 491.91

BE IT KNOWN AND REMEMBERED, THAT I, Mark T. Garber, 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. 47:2127, 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. 47:2153, 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 2017 at the Parish Government Building of this Parish of Lafayette on June 6th thru June 7th A.D. 2018 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 6th day of May 2018 and the 20th day of May 2018, 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 6th thru the 7th day of June 2018 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. 47:2153, 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, Mark T. Garber, 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. 47:2196, 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, Mark T. Garber, 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 11th day of June in the year of our Lord two thousand eighteen in the presence of Ashley V. Guilbeau, and Josephine Wiltz competent witnesses, who also sign hereunto with me.

WITNESSES:

  
Ashley V. Guilbeau  
Josephine Wiltz  
LPSO TAX-041  
Chief Dupty Tax Collector  
Faron Hollis





## Internal Memorandum

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

**TO:** Rachel Godeaux

**DATE:** January 30, 2025

**FROM** Tammy Luke, Director

**SUBJ:** ***133 MADELINE AVENUE, ASSESSMENT NO. 6042992  
ADJUDICATED PROPERTY DISPOSITION BY SALE TO AN ADJOINING PROPERTY OWNER  
JOINT COUNCIL RESOLUTION FOR ADOPTION – FEBRUARY 18, 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 133 Madeline Avenue (Assessment No. 6042992), 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 2018 and the Parish of Lafayette since 2018. Property tax and lien arrearages are \$1757.53 to the City and \$1,591.76 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 133 Madeline Avenue & 124 Eric Street; and,
9. Certificates of Adjudication.

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

A handwritten signature in blue ink, appearing to read "TLuke", is written over a horizontal line.

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 133 Madeline Avenue (Assessment No. 6042992), 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. Affidavit (1 page)
  - I. Property Details for 133 Madeline Avenue & 124 Eric Street (2 pages)
  - J. Adjudication Certificate (4 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

