

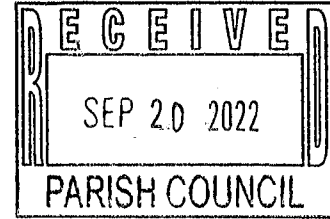


# ST. CHARLES PARISH ASSESSOR'S OFFICE

Tab Troxler, Assessor

September 20, 2022

Ms. Michelle T. Impastato  
Council Secretary  
St. Charles Parish  
Post Office Box 302  
Hahnville, LA 70057



RE: Glazer's Companies of LA  
111 Riverbend Drive, St Rose, LA  
Parcel No. 57470181-B-1

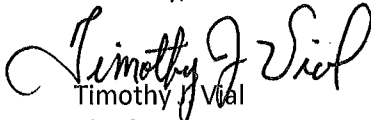
Dear Ms. Impastato,

The St. Charles Parish Assessor's Office is in receipt of the attached letter dated September 11, 2022, along with Form 3101 Appeal to Board of Review by Taxpayer from Mr. Kyle Sheehan of Flanagan Bilton, LLC regarding an appeal on behalf of Glazer's Companies of LA. The letter was received in the Assessor's Office on September 19, 2022 which is one week past the deadline for appeals to the Board of Review.

Also enclosed is a copy of the United States Postal Service Tracking information for Tracking Number 70210950000217094333, indicating that the package was not in the possession of the Post Office in Chicago, IL until 4:18 p.m. on September 12, 2022, which was after the deadline for receipt by the Parish Council Office.

This information is being forwarded for your records.

Sincerely,

  
Timothy J. Vial  
Chief Deputy Assessor

P.O. Box 303, 15045 River Road, Hahnville, Louisiana 70057

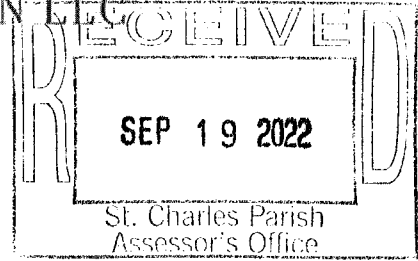
Phone: 985.783.6281 Fax: 985.783.6593 [assessor@stcharlesassessor.com](mailto:assessor@stcharlesassessor.com) [www.stcharlesassessor.com](http://www.stcharlesassessor.com)



# FLANAGAN | BILTON LLC

Nationwide Property Tax Law Firm

September 11, 2022



*Certified Mail Receipt: 7021 0950 0002 1709 4333*

St. Charles Parish Assessor's Office  
15045 River Road  
Hahnville, LA 70057

Re: GLAZER'S COMPANIES OF LA  
111 Riverbend Drive  
Parcel No.: 57470181 - B - 1  
County: St. Charles Parish

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St. Charles Parish County Council:

The purpose of this letter is to petition St. Charles Parish findings regarding the real property value of the above referenced property (hereinafter "subject property") via the enclosed *Exhibit A Appeal to Board of Review (Form 3101)*. We believe that the fair market value of the subject property is in error and request that the fair market value of the subject property be reduced.

Please find enclosed (1) appeal form 3101, (2) an authorization form giving Flanagan Bilton LLC the right to file said petition on behalf of the owner.

Feel free to contact me with any questions, comments or requests for additional information as well as with hearing dates and results, the contact information is provided below.

Email: [kyle@fbtax.com](mailto:kyle@fbtax.com) and/or [kimberly@fbtax.com](mailto:kimberly@fbtax.com) (assistant)

Facsimile: (312) 565-0821

Phone#: 312-782-5000

Mail: 1 N. La Salle St. Suite 2100, Chicago, IL 60602

Sincerely,

KAS / kjs

Form 3101  
Exhibit A  
Appeal to Board of Review  
by Taxpayer  
For Real and Personal Property

Name: GLAZER'S COMPANIES OF LA. Parish/District: St. Charles

Address: 1 North LaSalle St., Ste. 2100 City, State, Zip: Chicago, IL 60602

Ward: 5 Assessment/Tax Bill Number: 57470181-B-1 Appeal No. \_\_\_\_\_

(Attach copy of complete appeal submitted to the Board of Review) **Board of Review**  
Address or Legal Description of Property Being Appealed (Also, please identify building by place of business for convenience of appraisal) 111 Riverbend Drive

I hereby request the review of the assessment of the above described property pursuant to L.R.S. 47:1992. I timely filed my reports (if personal property) as required by law, and I have reviewed my assessment with my assessor.

The assessor has determined Fair Market Value of this property at:

Land \$ \_\_\_\_\_ Improvement \$ \_\_\_\_\_ \*Personal Property \$ \_\_\_\_\_  
Total \$ 12,143,713

I am requesting that the Fair Market Value of this property be fixed at:

Land \$ \_\_\_\_\_ Improvement \$ \_\_\_\_\_ \*Personal Property \$ \_\_\_\_\_  
Total \$ 10,323,014

\*If you are not appealing personal property, leave this section blank.

I understand that property is assessed at a percentage of fair market value which means the price for the property which would be agreed upon between a willing and informed buyer and a willing and informed seller under usual and ordinary circumstances, the highest price the property would bring on the open market if exposed for sale for a reasonable time. I understand that I must provide the Board of Review with evidence of fair market value to support my claim.

Please notify me of the date, place and time of my appeal at the address shown below.

NOTE: If appellant disputes Board of Review's decision, appellant may appeal to Louisiana Tax Commission by completing and submitting Appeal Form 3103.A to LTC within 10 business days after certified mail delivery to the appealing taxpayer or assessor of BOR's written determination. For further information, call LTC at (225) 219-0339

Flanagan Bilton, LLC - Kyle Sheehan  
Appellant:

Address: 1 North LaSalle St., Ste. 2100, Chicago, IL 60602  
kyle@fbtax.com and/or kimberly@fbtax.com

Telephone No.: 312-782-5000

AUTHORIZATION FORM

Re: See attached rider

TO WHOM IT MAY CONCERN:

Please be advised that the law firm of Flanagan | Bilton, LLC has been retained by the taxpayer to represent this property for 2022 and no other law firm has been so retained.

Dated: 3/4/2022

*Pat Mc Namara*

\_\_\_\_\_  
Taxpayer's Signature

*Pat Mc Namara*

\_\_\_\_\_  
Taxpayer

*SVP/SGWS*

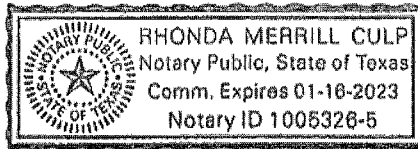
\_\_\_\_\_  
Title / Company

*Representation*

\_\_\_\_\_  
Relationship to  
Owner

SUBSCRIBED AND SWORN TO

Before me this 4 day  
of March, 2022



*Rhonda Merrill Culp*  
Notary Public



# FLANAGAN | BILTON LLC

Nationwide Property Tax Law Firm

2022 Property Rider - LA - Southern Glazer's Wine and Spirits, LLC

State	County	Township	Property	Address	City	Zip
LA	Lafayette Parish		939 West Pont Des Mouton Road	939 West Pont Des Mouton Road	Lafayette	70507
LA	St. Charles Parish		111 Riverbend Drive	111 Riverbend Drive	Saint Rose	70087

# USPS Tracking®

FAQs >

Tracking Number:

Remove X

## 70210950000217094333

Copy

Add to Informed Delivery

(<https://informedelivery.usps.com/>)

Feedback

### Latest Update

Your item was picked up at the post office at 8:59 am on September 19, 2022 in HAHNVILLE, LA 70057.

#### Delivered

**Delivered, Individual Picked Up at Post Office**

HAHNVILLE, LA 70057

September 19, 2022, 8:59 am

#### Available for Pickup

HAHNVILLE, LA 70057

September 16, 2022, 7:24 am

#### Arrived at Post Office

HAHNVILLE, LA 70057

September 16, 2022, 7:22 am

#### Arrived at USPS Regional Destination Facility

NEW ORLEANS LA DISTRIBUTION CENTER

September 15, 2022, 5:37 pm

**In Transit to Next Facility**

September 14, 2022

**Departed USPS Regional Origin Facility**

BEDFORD PARK IL DISTRIBUTION CENTER

September 13, 2022, 1:18 am

**Arrived at USPS Regional Origin Facility**

BEDFORD PARK IL DISTRIBUTION CENTER

September 13, 2022, 12:55 am

**Departed Post Office**

CHICAGO, IL 60601

September 12, 2022, 6:13 pm

**USPS in possession of item**

CHICAGO, IL 60601

September 12, 2022, 4:18 pm

**Hide Tracking History**

Feedback

**Text & Email Updates**



**USPS Tracking Plus®**



**Product Information**



**See Less** ^

Track Another Package

Enter tracking or barcode numbers