

2021-0017

**INTRODUCED BY: MATTHEW JEWELL, PARISH PRESIDENT
(DEPARTMENT OF PUBLIC WORKS)**

ORDINANCE NO. 21-1-7

An ordinance to approve and authorize the purchase of the property at 110 Ducayet Drive, Destrehan, Louisiana, for drainage improvements.

- WHEREAS,** St. Charles Parish desires to enhance drainage in the Destrehan area; and,
- WHEREAS,** the acquisition of the property at 110 Ducayet Drive will provide needed access from Ducayet Drive to the CN Railroad Tracks for improving drainage conveyance; and,
- WHEREAS,** a drainage culvert already exists at this location that runs from Ducayet Drive across the railroad tracks to the north side of the CN Railroad and into the West Hill Heights Ditch; and,
- WHEREAS,** the proposed drainage improvements for this area calls for additional culverts to be installed under the CN Railroad at this location; and,
- WHEREAS,** the property at 110 Ducayet Drive will provide the space necessary for additional culverts to be installed from the existing inlet on Ducayet Drive to the improved CN Railroad crossing; and,
- WHEREAS,** these improvements combined with others being proposed to the drainage system in the Ormond area will improve drainage in the area south of the CN Railroad by increasing the capacity of drainage conveyance crossing the CN Railroad to the West Hill Heights Ditch; and,
- WHEREAS,** an appraisal was completed on 110 Ducayet Drive, dated November 19, 2020, resulting in an appraised value of \$170,000.00. See attached appraisal; and,
- WHEREAS,** the owners of 110 Ducayet Drive expressed a desire to sell their property to the Parish in the amount of \$137,000.00; and,
- WHEREAS,** the Parish President has executed a Purchase Agreement regarding the sale and purchase of 110 Ducayet Drive conditioned upon approval of the St. Charles Parish Council.

THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:

SECTION I. The St. Charles Parish Council hereby approves the Agreement to Purchase and Sell Property attached herein, located at 110 Ducayet Drive, Destrehan, Louisiana in the amount of \$137,000.00.

SECTION II. That the Parish President is further hereby authorized to execute any and all documents deemed necessary to purchase 110 Ducayet Drive, Destrehan, Louisiana.

The foregoing ordinance having been submitted to a vote, the vote thereon was as follows:

YEAS: DONALDSON, FONSECA, DARENSBOURG GORDON, CLULEE, GIBBS,
DUFRENE, BELLOCK, FISHER

NAYS: NONE

ABSENT: FISHER-PERRIER

And the ordinance was declared adopted this 25th day of January, 2021, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: *Marilyn Bellock*

SECRETARY: *Nichelle Dupontab*

DLVD/PARISH PRESIDENT: January 26, 2021

APPROVED: _____ DISAPPROVED: _____

PARISH PRESIDENT: *Matthew Jewell*

RETD/SECRETARY: January 29, 2021

AT: 9:20 am RECD BY: *[Signature]*

AGREEMENT TO PURCHASE AND SELL PROPERTY

**UNITED STATES OF AMERICA
STATE OF LOUISIANA
PARISH OF ST. CHARLES**

BE IT KNOWN, that on the dates executed below in the presence of the below signed Notary Publics, duly commissioned and qualified within and for the State of Louisiana, and in the presence of the undersigned competent witnesses, came:

KRISTIE DAVIS SMITH, a person of the full age of majority, and whose present mailing address is 154 Oakmont Drive, Laplace, Louisiana 70068, whose social security number is xxx-xx-1759;

KAREN DAVIS MUNCH, a person of the full age of majority, and whose present mailing address is 202 Magnolia Avenue, Laplace, Louisiana 70068, whose social security number is xxx-xx-1763; and

BRENT EUGENE DAVIS, a person of the full age of majority, and whose present mailing address is 1406 Johns Avenue, Lancaster, Texas 75134, whose social security number is xxx-xx-1889;

hereinafter sometimes referred to as "**Vendors**" and

PARISH OF ST. CHARLES, acting herein by and through its duly authorized representative, Matthew Jewell, Parish President.

hereinafter sometimes referred to as "**Purchaser,**"

who declared that in consideration of the mutual obligations undertaken herein, and the mutual benefits to be received by the parties hereto, Vendors agree to sell and Purchaser agrees to purchase, on the terms and conditions and for the consideration hereinafter set forth, any and all of Vendors' interest (a 100% interest) in the property more commonly known as **110 Ducayet Drive, Destrehan, Louisiana 70047**.

The terms, conditions and consideration of said Act of Sale shall be as follows, to-wit:

1. The purchase price of Vendors' interest in said property shall be the sum of **One Hundred Thirty-Seven Thousand and no/100 (\$137,000.00) Dollars, Cash**.

2. Except as hereinafter set forth, the Act of Sale will be executed before Purchaser's Notary Public at Purchaser's expense **on or before March 1, 2021**, provided that in the event bona fide curative work is required to remedy any title defects, the date of passage of the Act of Sale shall be extended for a period of thirty (30) days, provided further that all other conditions hereinafter set forth have been met.

3. The Act of Sale, when executed shall be upon the following terms and conditions, to-wit:

- a. The entire purchase price shall be paid by Purchaser to Vendors at the execution of the Act of Sale.
- b. Taxes for the calendar year in which the Act of Sale is completed, if any, shall be the responsibility of the Purchaser.
- c. All closing costs, including any additional survey costs, if necessary, shall be paid by Purchaser.
- d. The sale is conditioned upon approval of all terms and conditions, including the sale price, by the St. Charles Parish Council in accordance with the governing rules of the Parish of St. Charles.
- e. Vendors shall deliver occupancy and possession of the subject property to Purchaser at execution of the Act of Sale.


KDS


 
KDM BED



MJ

- f. Vendors shall convey the subject property with warranty as to title, and with full substitution to all rights and actions of warranty Vendors have against prior owners and warrantors.
 - g. The property in question will be sold and purchased subject to all title and zoning restrictions of record, and all rights of way, servitudes and/or easements, apparent or of record or imposed by law, affecting said property, and all prior mineral reservations and/or mineral leases, valid and in extant, affecting said property.
 - h. All outstanding and uncanceled mortgages, improvements liens and/or tax assessments of any kind recorded against the subject property as of the date of the closing of Act of Sale, if any, are to be paid and/or cancelled by Vendors at Vendors' expense.
4. Provided that all of the conditions referred to above have been met, in the event Vendors fail to comply with this Agreement for any reason, within the time specified, Purchaser may demand specific performance at Purchaser's option without any formality beyond tender of the purchase price within the time specified.
5. Provided that all of the conditions referred to above have been met, in the event Purchaser fails to comply with this Agreement within the time specified, Vendors may demand specific performance at Vendors' option without any formality beyond tender of title to Purchaser within the time specified.
6. Either party hereto who fails to comply with the terms of this Purchase Agreement is obligated to pay reasonable attorney's fees and all court costs and expenses incurred by the other party in enforcing their respective rights hereunder.
7. This Contract can be changed only by an agreement in writing signed by all parties.
8. Each party acknowledges receipt of a signed copy of this Agreement.
9. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto, their respective heirs, successors and/or assigns.


THUS DONE AND SIGNED by Vendors on the 28TH day of December 2020, in the presence of the undersigned competent witnesses and the undersigned Notary Public.

WITNESSES:

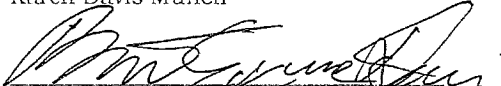

Name: Jon Fisher

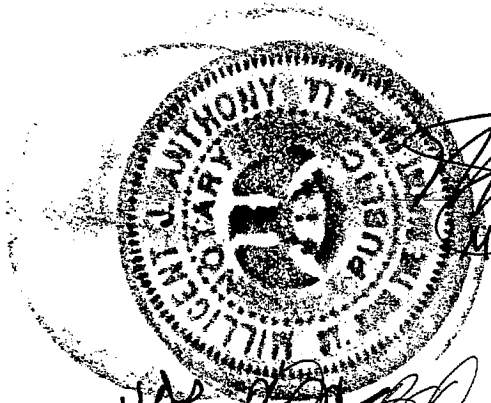

Name: Michael A. Smith

VENDORS:


Kristie Davis Smith


Karen Davis Munch


Brent Eugene Davis




Notary Public:
MILCENT J. ANTHONY
#014985
COMMISSION EXPIRES AT DEATH

  
KDS KBM BED


MJ

THUS DONE AND SIGNED by Purchaser on the 30 day of December 2020, in the presence of the undersigned competent witnesses and the undersigned Notary Public.


WITNESSES:


Name: M.P. Palamonte
Billy Raymond
Name: Billy Raymond

PURCHASER:

PARISH OF ST. CHARLES


By: Matthew Jewell, Parish President


Notary Public:
Corey M. Oubre
#28739 St. Charles, LA
Commission is for Life


KDS


KDM


BED


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RESIDENTIAL APPRAISAL REPORT



Front

Property Location:	110 Ducayet Dr Lot 26, Sq. 6, Ormond Pltn. Estates Destrehan, LA 70047
Borrower:	N/A
Client:	St. Charles Parish Dept. of Legal Services P.O. Box 302 Hahnville, LA 70057
Effective Date:	11/19/2020
Prepared By:	Karla J. Scott, SRA, AI-RRS

USPAP ADDENDUM

File No. 200849

Borrower	N/A		
Property Address	110 Ducayet Dr		
City	Destrehan	County	St. Charles
		State	LA
		Zip Code	70047
Lender	St. Charles Parish Dept. of Legal Services		

This report was prepared under the following USPAP reporting option:

- Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(a).
- Restricted Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 0-180 days

Additional Certifications

I certify that, to the best of my knowledge and belief:

- I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.
 - The statements of fact contained in this report are true and correct.
 - The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
 - Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
 - I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
 - My engagement in this assignment was not contingent upon developing or reporting predetermined results.
 - My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
 - My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
 - Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
 - Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Additional Comments

In accordance with LA Revised Statute 37:3410(B) regarding disclosure of fees, the fee for the valuation services provided with this report is \$700.00

The reported analysis, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the date of this report, I Karla J. Scott, have completed the continuing education program of the Appraisal Institute.

Special Condition:
 As of the date of this report, economic conditions are highly of volatile and there is atypical uncertainty regarding short and long-term effects on future economic conditions, as a result of Covid-19 virus pandemic event. The appraisal report is developed recognizing these conditions however while our analyses are developed conscientiously, we make no warranty that the conclusions presented will, in fact, be achieved.

Subject Photo Page

Borrower	N/A				
Property Address	110 Ducayet Dr				
City	Destrehan	County	St. Charles	State	LA Zip Code 70047
Lender/Client	St. Charles Parish Dept. of Legal Services				



Subject Front

110 Ducayet Dr
Sales Price 0
Gross Living Area 2,030
Total Rooms 8
Total Bedrooms 3
Total Bathrooms 2.1
Location Rural
View Residential
Site 13,125 sf
Quality Average
Age 42



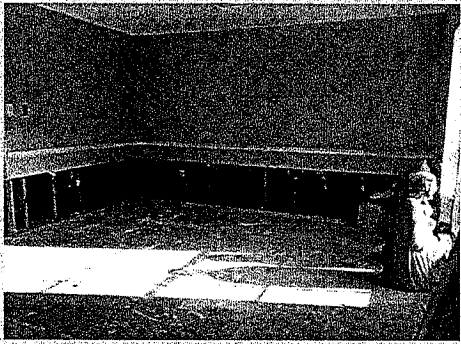
Subject Rear



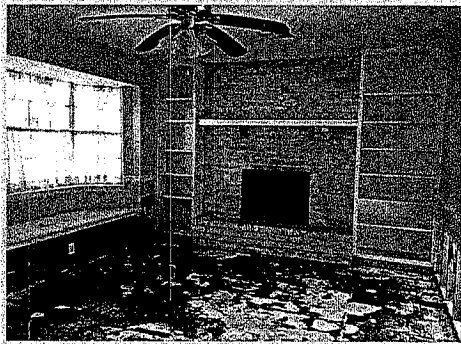
Subject Street View

Photograph Addendum

Borrower	N/A				
Property Address	110 Ducayet Dr				
City	Destrehan	County	St. Charles	State	LA Zip Code 70047
Lender/Client	St. Charles Parish Dept. of Legal Services				



Living Room



Family Room



Kitchen



Dining Room



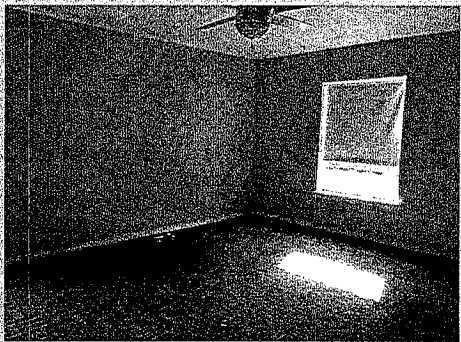
Laundry



.5 Bath



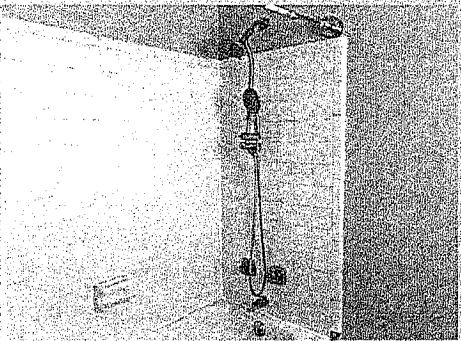
Recreation Room



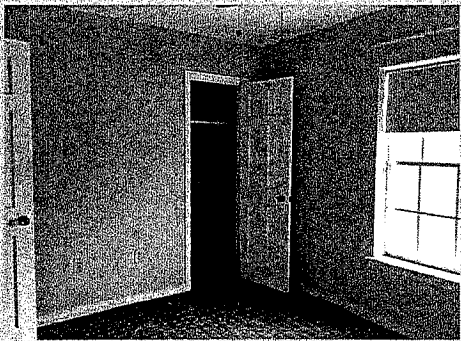
Master Bedroom



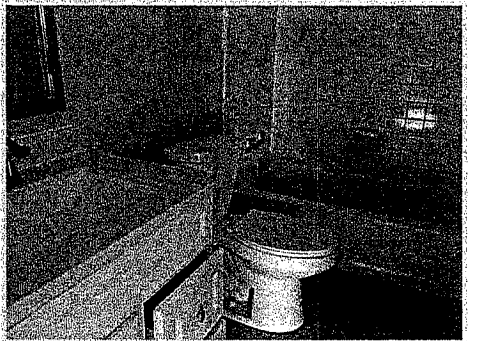
Master Bath



Master Bath - 2nd view



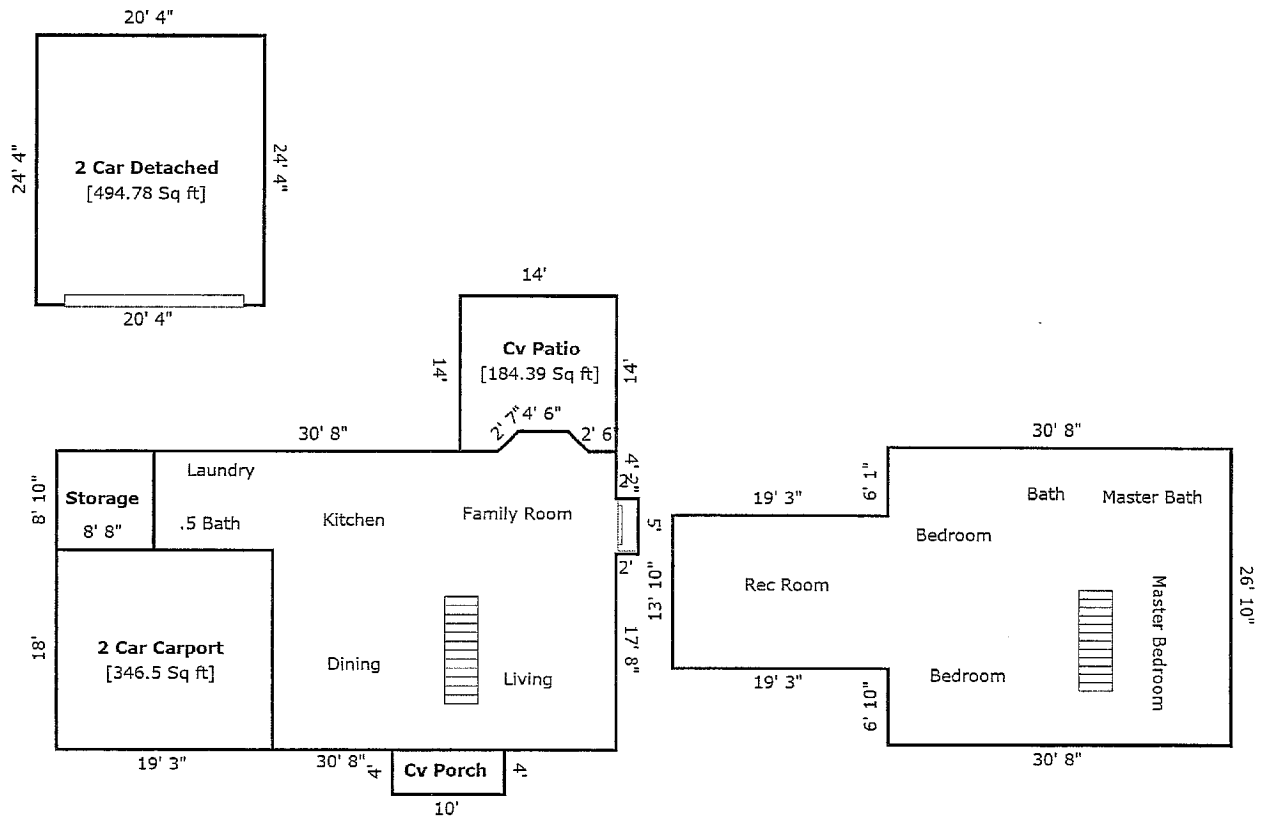
Bedroom



Bath

Building Sketch

Borrower	N/A		
Property Address	110 Ducayet Dr		
City	Destrehan	County	St. Charles
		State	LA
Lender/Client	St. Charles Parish Dept. of Legal Services		
		Zip Code	70047



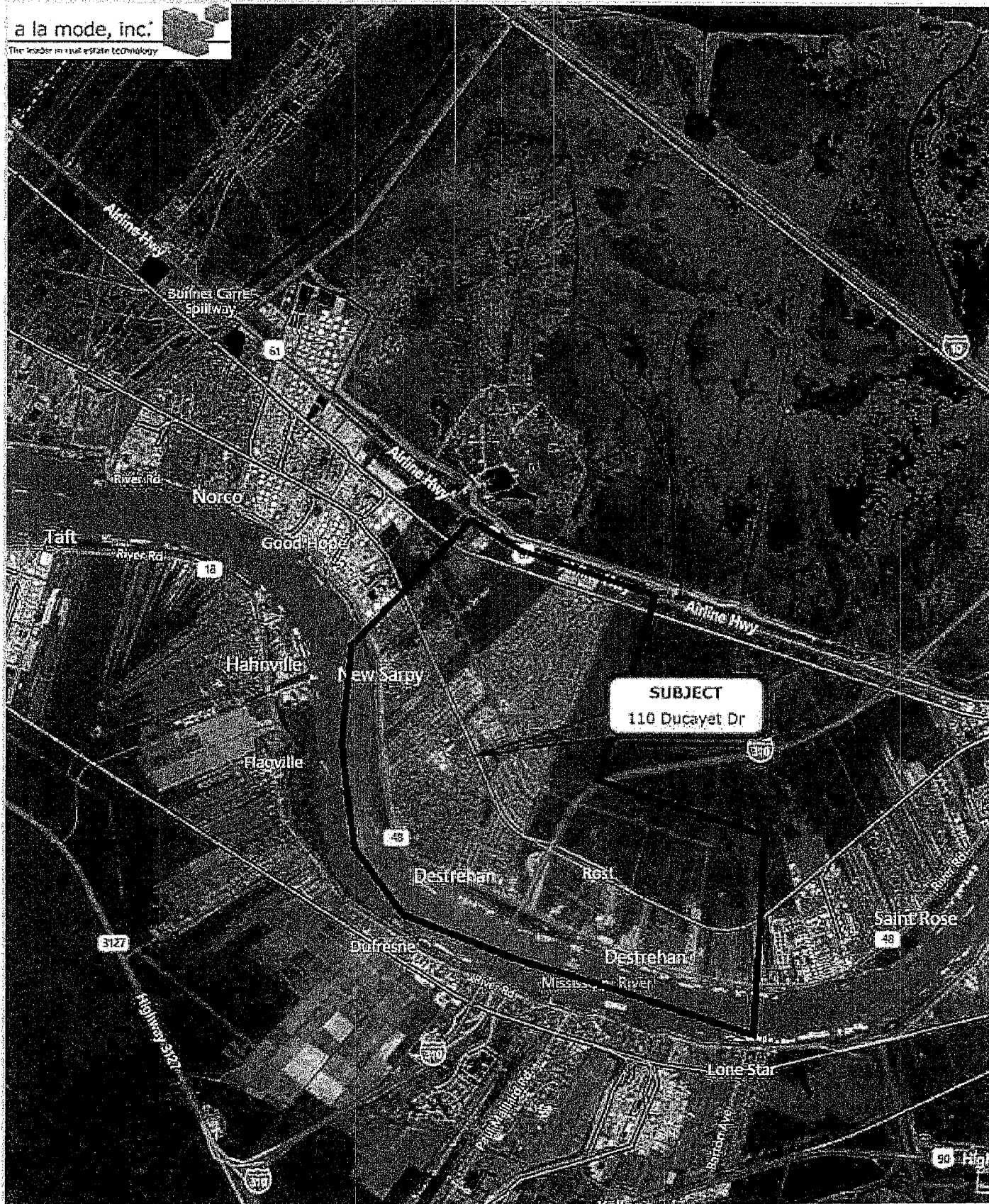
Building Sketch

Borrower	N/A		
Property Address	110 Ducayet Dr		
City	Destrehan	County	St. Charles
		State	LA
		Zip Code	70047
Lender/Client	St. Charles Parish Dept. of Legal Services		

Living Area	940.82 Sq ft	Calculation Details
First Floor		$0.5 \times 1.83 \times 1.83 = 1.68$ $0.5 \times 1.83 \times 1.83 = 1.68$ $4.5 \times 1.83 = 8.25$ $5 \times 2 = 10$ $26.88 \times 30.71 = 825.29$ $8.88 \times 10.58 = 93.93$
Second Floor	1089.44 Sq ft	$26.83 \times 30.67 = 822.89$ $13.83 \times 19.21 = 265.71$ $0.04 \times 19.96 = 0.83$
Total Living Area (Rounded):	2030 Sq ft	
Non-living Area		
2 Car Detached	494.78 Sq ft	$24.33 \times 20.33 = 494.78$
Cv Patio	184.39 Sq ft	$14 \times 12.17 = 170.33$ $1.83 \times 3.38 = 6.19$ $0.5 \times 1.83 \times 1.83 = 1.68$ $1.83 \times 2.46 = 4.51$ $0.5 \times 1.83 \times 1.83 = 1.68$
2 Car Carport	346.5 Sq ft	$18 \times 19.25 = 346.5$
Storage	76.92 Sq ft	$8.88 \times 8.67 = 76.92$
Cv Porch	40 Sq ft	$10 \times 4 = 40$

Neighborhood Map

Borrower	N/A						
Property Address	110 Ducayet Dr						
City	Destrehan	County	St. Charles	State	LA	Zip Code	70047
Lender/Client	St. Charles Parish Dept. of Legal Services						

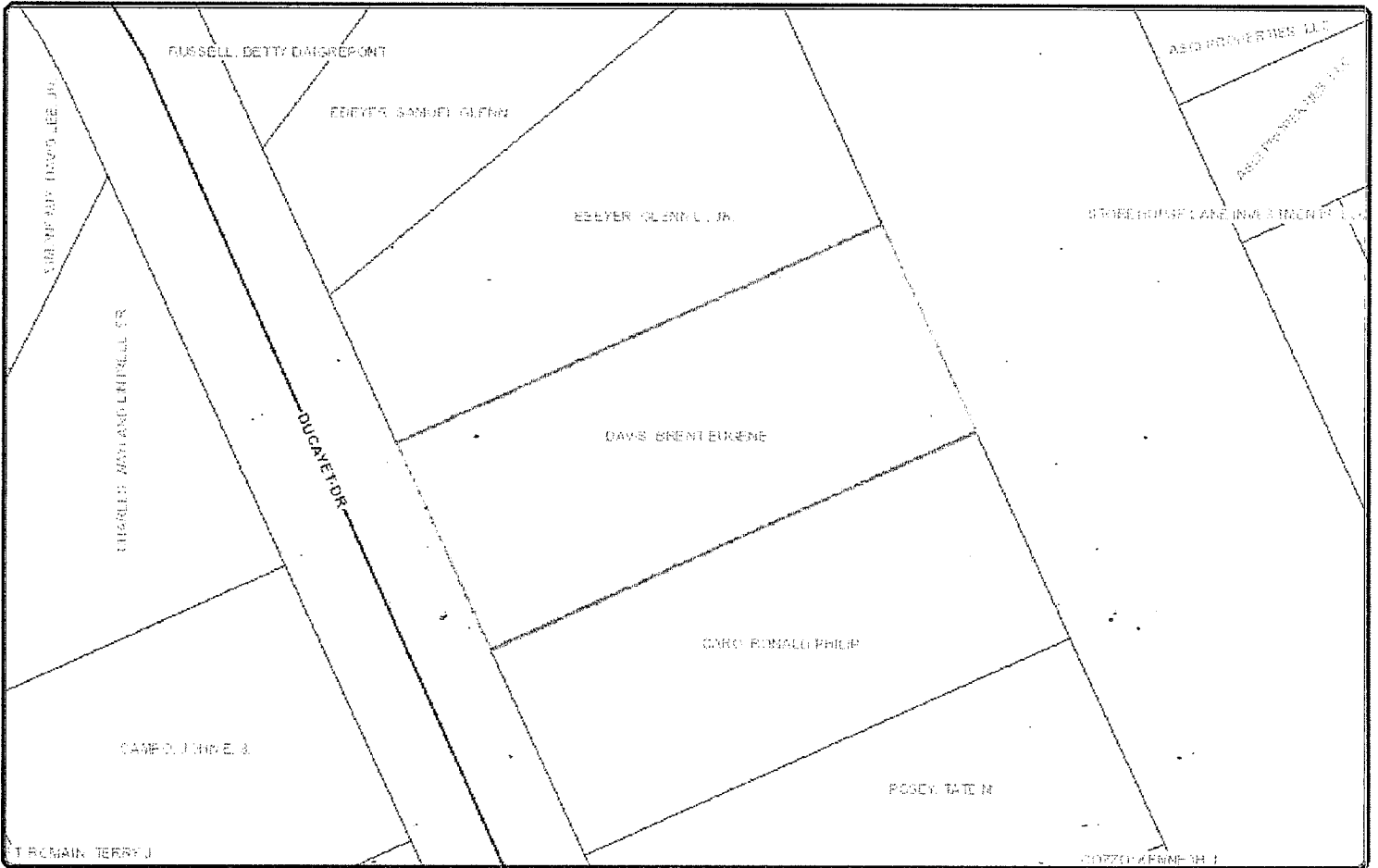


Aerial View



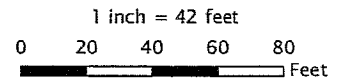
Parcel

St Charles Parish Assessor



November 24, 2020

DISCLAIMER: Every reasonable effort has been made to assure the accuracy of the data presented. The Assessor of St. Charles Parish makes no warranties, express or implied, regarding the completeness, reliability or suitability of the site data and assumes no liability associated with the use or misuse of said data. The Assessor retains the right to make changes and update data on this site at anytime, without notification. The parcel data on the base map is used to locate, identify and inventory parcels of land in St. Charles Parish for assessment purposes only and is not to be used or interpreted as a legal survey or legal document. Additional data layers not originating in the Assessor's Offices are also presented for informational purposes only. Before proceeding in any legal matter, all data should be verified by contacting the appropriate county or municipal office.



RESIDENTIAL APPRAISAL REPORT

File No.: 200849

SUBJECT	Property Address: 110 Ducayet Dr	City: Destrehan	State: LA	Zip Code: 70047
	County: St. Charles	Legal Description: Lot 26, Sq. 6, Ormond Pltn. Estates		
	Assessor's Parcel #: 302500600026			
	Tax Year: 2019	R.E. Taxes: \$ 2,049.49	Special Assessments: \$ 0	Borrower (if applicable): N/A
	Current Owner of Record: N/A	Occupant: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/> Manufactured Housing		
Project Type: <input type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input type="checkbox"/> Other (describe)		HOA: \$ <input type="checkbox"/> per year <input type="checkbox"/> per month		
Market Area Name: Destrehan		Map Reference: 35380	Census Tract: 0623.02	

ASSIGNMENT	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)	
	This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective	
	Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work)	
	Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)	
	Intended Use: Establish market value of lot for possible acquisition	
Intended User(s) (by name or type): St. Charles Parish Dept. of Legal Services		
Client: St. Charles Parish Dept. of Legal Services		Address: P.O. Box 302, Hahnville, LA 70057
Appraiser: Karla J. Scott, SRA, AI-RRS		Address: 7 Storehouse Lane, Suite A, Destrehan, LA 70047-3823

MARKET AREA DESCRIPTION	Location: <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural	Predominant Occupancy <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (>5%)	One-Unit Housing		Present Land Use		Change in Land Use	
	Built up: <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		PRICE \$(000)	AGE (yrs)	One-Unit 65%	<input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely * <input type="checkbox"/> In Process *		
	Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	50 Low 0	150	2-4 Unit 2%				
	Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	1,500 High 150	30	Multi-Unit 2%				
	Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	265 Pred 30		Comm'l 10%				
Marketing time: <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.			Vacant/Pub 21%					

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): The subject is located within the community of Destrehan bounded by U.S. Highway 61 north, the Mississippi River south, Terrace Street west and James Drive east. The subject area is comprised of a diversity of residential properties ranging from small cottage to large estate size dwellings on large sites, two-four family and multi-family and attached single family dwellings. Commercial uses are located primarily along the River Road, Ormond Boulevard and Highway 61. Basic consumer services are either close by or within a reasonable commute. The state and local economies are in a period of stability with net population stable. Current interest rates are stable. Trends for the metro area indicate sales activity is increasing as well as pricing. Other land is primarily agricultural and public use such as schools, places of worship and recreational areas.

SITE DESCRIPTION	Dimensions: 75' x 175'	Site Area: 13,125 sf
	Zoning Classification: R-1A	Description: Single Family Residential
	Are CC&Rs applicable? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning
	Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)	Have the documents been reviewed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Actual Use as of Effective Date: Single Family Residential	Use as appraised in this report: Single Family Residential

Summary of Highest & Best Use: The site's physical constraints, size, shape, width to depth ratio and topography are all well suited for Single Family Residential.

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Topography	Mostly Level/Sloping to Front
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Entergy	Street	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Size	Typical for the area
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ATMOS	Curb/Gutter	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shape	Rectangular
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	St. Charles Parish	Sidewalk	None	<input type="checkbox"/>	<input type="checkbox"/>	Drainage	Appears Adequate
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	St. Charles Parish	Street Lights	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	View	Residential
Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	St. Charles Parish	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>		

Other site elements: <input checked="" type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)
FEMA Spec'l Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No FEMA Flood Zone A99 FEMA Map # 2201600125C FEMA Map Date 06/16/1992
Site Comments: A more precise determination of a flood hazard should be made by a licensed surveyor. There were no apparent adverse easements.

MOVEMENTS	General Description		Exterior Description		Foundation		Basement <input checked="" type="checkbox"/> None		Heating	
	# of Units	1 <input type="checkbox"/> Acc.Unit	Foundation	Conc Slab	Slab	Poured Conc	Area Sq. Ft.		Type	F.W.A.
	# of Stories	2	Exterior Walls	Brick - Ave	Crawl Space	None	% Finished		Fuel	Gas
	Type	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/>	Roof Surface	Seal Tab - Ave	Basement	None	Ceiling		Cooling	
	Design (Style)	Georgian	Gutters & Dwnspts.	Aluminum - Ave	Sump Pump	<input type="checkbox"/> None	Walls		Central	2 Units
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons.	Window Type	S H Aluminum	Dampness	<input type="checkbox"/> None noted	Floor		Other		
Actual Age (Yrs.)	42	Storm/Screens	Alum Screens	Settlement	None noted	Outside Entry				
Effective Age (Yrs.)	35			Infestation	None noted					
Interior Description		Appliances		Attic <input type="checkbox"/> None		Amenities		Car Storage <input type="checkbox"/> None		
Floors	None/Cpt/Crt	Refrigerator	<input type="checkbox"/> Stairs <input type="checkbox"/> Fireplace(s) # 0	Woodstove(s) # 0		Garage # of cars (7 Tot.)		Attach.		
Walls	Drywall	Range/Oven	<input checked="" type="checkbox"/> Drop Stair <input checked="" type="checkbox"/> Patio Covered							

RESIDENTIAL APPRAISAL REPORT

File No.: 200849

TRANSFER HISTORY	My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.	
	Data Source(s): GSREIN Multi List Service, appraisers files & Deedfax - a private reporting service of property transfers.	
	1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: No prior transfers of the subject site were found for the past 36 months. The subject is not currently for sale through the local MLS services.
	Date: No prior transfers found for	
	Price: past 36 months.	
	Source(s): MLS/Deedfax	
2nd Prior Subject Sale/Transfer	Date:	
	Price:	
	Source(s):	

SALES COMPARISON APPROACH TO VALUE (if developed) The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	110 Ducayet Dr Destrehan, LA 70047	801 Ormond Blvd Destrehan, LA 70047		14 Edgewood Dr Destrehan, LA 70047		3729 Ashton Dr Destrehan, LA 70047	
Proximity to Subject		0.17 miles SW		0.47 miles E		0.78 miles SE	
Sale Price	\$ 0	\$ 274,000		\$ 309,000		\$ 295,000	
Sale Price/GLA	\$ /sq.ft.	\$ 121.62 /sq.ft.		\$ 110.44 /sq.ft.		\$ 129.22 /sq.ft.	
Data Source(s)	Appr Files/Pub Rec .	GSREIN #2265271; DOM 7		GSREIN #2231416; DOM 81		GSREIN #2260027; DOM 3	
Verification Source(s)	Inspection	Public Record 896/744		Appr Files/Pub Rec 889/329		Appr Files/Pub Rec 895/471	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.
Sales or Financing Concessions	0	Cnv Paid \$14000	-14,000	Cnv Paid \$9,000	-9,000	Cnv Paid \$2,500	-2,500
Date of Sale/Time	N/A	09/25/2020		03/06/2020		08/28/2020	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Rural	Rural		Rural		Rural	
Site	13,125 sf	11,928 sf +6,000		8475 sf +11,500		6600 sf +16,000	
View	Residential	Residential		Residential		Residential	
Design (Style)	Georgian	Regency		Cape Cod		Georgian	
Quality of Construction	Average	Average		Average		Average	
Age	42	43		40		33	
Condition	Partially Gutted	Renovated -80,475		Average -52,937		Renovated -80,227	
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	8 3 2.1	7 4 2.1		9 4 3.0 -2,500		7 4 2.1	
Gross Living Area	2,030 sq.ft.	2,253 sq.ft. -14,500		2,798 sq.ft. -49,900		2,283 sq.ft. -16,400	
Basement & Finished Rooms Below Grade	0	0		0sf		0sf	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	F.W.A./Central	F.W.A./Central		F.W.A./Central		F.W.A./Central	
Energy Efficient Items	None noted	None noted		Standard		Standard	
Garage/Carport	2 Carport/2 Garage	None/2 Garage +6,000		None/2 Garage +6,000		None/2 Garage +6,000	
Porch/Patio/Deck	Cv Ent/Cv Patio	Cv Por/Cv Patio		Cv Porch/Cv Patio		Cv Por/Cv Patio	
Amenities	Fireplace	Fireplace		Fireplace		None +1,000	
Amenities	Storage Room	Storage Shed 0		None +1,000		None +1,000	
Locational Factors	Flooded 2020	Flooded 2020		Did not flood -46,350		Did not flood -44,250	
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -96,975		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -142,187		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -119,377	
Adjusted Sale Price of Comparables		Net 35.4 % Gross 44.2 % \$ 177,025		Net 46.0 % Gross 58.0 % \$ 166,813		Net 40.5 % Gross 56.7 % \$ 175,623	

SALES COMPARISON APPROACH

Summary of Sales Comparison Approach The properties presented are part of a larger data set studied. Site adjustments reflect market reaction to size and utility factors and are calculated on a per square foot basis. The larger lots have a diminished return when compared to the larger lots. All of the comparable properties required downward adjustments for the subject current condition. All of the comparable properties are multi-story like the subject. Adjustments reflect actual anticipated cost to repair/renovate the 1st level and update the second level of the subject. Sales 1 & 3 have larger adjustments for their superior 2nd level renovations. Sale 2 was adjusted only for the 1st level of the subject as the 2nd level of the comparable was similar to the subject and did not require an adjustment. The most likely purchaser of the subject is an investor who would buy the property to renovate and re-sell for profit. Therefore an additional 15% was added to the condition adjustment for risk and entrepreneurial profit. Sales 2 & 3 are located in areas of Destrehan that did not flood like the subject and sale 1. Research indicates sale 1 was discounted approximately 15% likely due to the stigma associated with the properties damaged in the recent floods in the Destrehan market.

RECONCILIATION:

After adjustments a narrow range of value was established. It is reasonable the subject value would fall within this range.

RESIDENTIAL APPRAISAL REPORT

File No.: 200849

COST APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Cost Approach was not developed for this appraisal.	
Provide adequate information for replication of the following cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value): <u>The most recent sale of the same size lot on Thomas Colby Drive sold 05/15/2020 for \$125,000. It is reasonable the subject lot value would be the same.</u>	
COST APPROACH	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW
	OPINION OF SITE VALUE = \$ 125,000
	Source of cost data: DWELLING Sq.Ft. @ \$ = \$
	Quality rating from cost service: Effective date of cost data: Sq.Ft. @ \$ = \$
	Comments on Cost Approach (gross living area calculations, depreciation, etc.): Sq.Ft. @ \$ = \$
	Sq.Ft. @ \$ = \$
	Sq.Ft. @ \$ = \$
	Sq.Ft. @ \$ = \$
	Garage/Carport Sq.Ft. @ \$ = \$
	Total Estimate of Cost-New = \$
Less Physical Functional External	
Depreciation = \$()	
Depreciated Cost of Improvements = \$	
"As-is" Value of Site Improvements = \$	
= \$	
= \$	
Estimated Remaining Economic Life (if required): Years	
INDICATED VALUE BY COST APPROACH = \$	
INCOME APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Income Approach was not developed for this appraisal.	
Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach	
Summary of Income Approach (including support for market rent and GRM):	
PROJECT INFORMATION FOR PUDs (if applicable) <input type="checkbox"/> The Subject is part of a Planned Unit Development.	
Legal Name of Project:	
Describe common elements and recreational facilities:	
Indicated Value by: Sales Comparison Approach \$ 170,000 Cost Approach (if developed) \$ Income Approach (if developed) \$	
Final Reconciliation The sale comparison approach has been given the greatest weight because it reflects the thinking and motivation of the buyers and sellers participating in the market. The subject is located in an area of predominantly owner occupied properties that are not traded on their ability to produce income. The income approach therefore has not been developed. Due to the condition of the subject, the cost approach has not been developed.	
This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair:	
<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.	
Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 170,000 , as of: 11/19/2020 , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.	
A true and complete copy of this report contains <u>19</u> pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.	
Attached Exhibits:	
<input checked="" type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Limiting Cond./Certifications <input checked="" type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Photograph Addenda <input checked="" type="checkbox"/> Sketch Addendum <input checked="" type="checkbox"/> Map Addenda <input type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input type="checkbox"/> Flood Addendum <input type="checkbox"/> Manuf. House Addendum <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Client Contact: Dawn Higdon	Client Name: St. Charles Parish Dept. of Legal Services
E-Mail: dhigdon@stcharlesgov.net	Address: P.O. Box 302, Hahnville, LA 70057
APPRAISER	SUPERVISORY APPRAISER (if required)

Supplemental Addendum

File No. 200849

Borrower	N/A						
Property Address	110 Ducauet Dr						
City	Destrehan	County	St. Charles	State	LA	Zip Code	70047
Lender/Client	St. Charles Parish Dept. of Legal Services						

FOREWORD:

*This appraisal report has been completed in accordance with our interpretation of the appraisal and reporting standards as set forth in the **Uniform Standards of Professional Appraisal Practice (USPAP)**, as promulgated by the **Appraisal Foundation**.*

THE INTENDED USE AND USER:

The intended use and user define the value opinion to be provided, the scope of work necessary to produce an opinion that would be credible for that intended use and the level of reporting necessary for the user to properly understand and employ the opinions within the appraisal report.

The intended user of the report is St. Charles Parish Dept. of Legal Services who is also the client. Based on conversations and/or correspondence it is my understanding that the intended use of the appraisal is to aid the client in analyzing the subject property in relation to possible acquisition.

THE PURPOSE OF THE APPRAISAL:

The purpose of the appraisal was to provide an opinion of the "Market Value", as defined herein, of the fee simple rights of the subject property. Except as specifically noted within the body of this report, "Fee Simple" is assumed to be an absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat. The purpose of the appraisal was believed to be consistent with the intended use as defined by the client.

REPORT FORMAT:

The appraisal is presented in the "Appraisal Report Format" and is intended to comply with USPAP Standard 2-2 A. The level of reporting is intended to provide the client with information adequate to understand the analysis and conclusions presented herein, as they relate to the stated intended use of the appraisal. It is critical that the user properly understand the context in which the appraisal was developed to properly employ the opinions provided. If the user does not believe the report in its current form provides an adequate description of the appraisal process, supporting data and analysis and reasoning supporting the opinions provided herein, they should request additional information.

THE EFFECTIVE DATE OF THE APPRAISAL:

The effective date of the appraisal is 11/19/2020. It is imperative the reader understand the real estate market is not static. Any changes in the market, either actual or perceived, may affect the value opinions as they would relate to any other prior to or after the effective date established for this appraisal. Examples of market changes which could affect the value include but are not limited to changes in interest rates, supply and demand, and/or announcements of public or private projects that were not known or considered in this appraisal.

SCOPE OF WORK:

The scope of work reflects the amount and type of information to be researched and the analysis necessary to produce a credible opinion of value suitable for the intended use of the appraisal. It is the appraiser's responsibility to establish the appropriate scope of work and to disclose to the intended user the following;

- the degree to which the property is inspected or identified;
- the extent of research into physical or economic factors that could affect the property;
- the extent of data research; and
- the type and extent of analysis applied to arrive at opinions or conclusions.

The scope of work for this assignment included but was not limited to the following;

- A review of the property's legal description and readily available maps to properly identify the subject property. At least one visit to the subject was made to collect physical data about the site and improvements. During the site visit, the interior and exterior of the site improvements were visually inspected. The inspection was limited to those readily observable features and did not include any testing or use of special equipment. The inspection was made to determine the overall physical condition, the quality of construction and the subject's ability to function at its highest and best use.
- Collection of demographic and economic information regarding the regional economy, municipality and immediate neighborhood. Analysis of local real estate market trends and development trends.
- Research of the local realtor multi-list service and deed fax and a survey of realtors, market participants and other

Supplemental Addendum

File No. 200849

Borrower	N/A				
Property Address	110 Ducauet Dr				
City	Destrehan	County	St. Charles	State	LA Zip Code 70047
Lender/Client	St. Charles Parish Dept. of Legal Services				

to the final value opinions.

The scope of work is specific to the intended use and user. The opinions provided herein should not be employed for any use other than the intended use. Though a user may believe the level of data collection and analyses are appropriate for other uses, the context in which they were developed may not be appropriate for any other application. Furthermore, no user other than the intended user should rely upon or employ the opinions provided herein. The data collection, analysis and reporting are based upon the appraiser's understanding of the intended use and user and may not be appropriate for another user.

The physical inspection and reported property conditions are unique to the appraisal application. Terminology reporting a properties condition is relative to competing properties and may not be inclusive of similar property types. The visual inspection completed for the appraisal does not rise to the level of a property inspection completed by a licensed property inspector, contractor or engineer and should not be relied upon as such. The user should carefully review and understand the limiting conditions, assumptions and certifications included herein that further define the context of the appraisal and the reporting.

HIGHEST AND BEST USE:

The "Highest and Best Use" of the subject property is considered to be that use that is physically possible, reasonably probable, legally permissible, financially feasible and results in the highest value. The "Highest and Best Use" is determined for the property both as vacant and as improved.

In the case of the subject, locational factors such as, accessibility, surrounding uses and market demand suggest a residential use. The site's physical constraints, size, shape, width to depth ratio and topography are all well suited to use as a residential site. Furthermore, the existing zoning limits the legal use of the subject site to single-family residential use or a less intensive use, with little likelihood of change. Current demand, price levels and surrounding activities support the development of the site for single-family use. The Highest and Best use for the subject as vacant is considered to be for "Immediate development for single-family use".

As described within the body of the report, the subject site is currently improved with a damaged single-family residence. These improvements conform to the opined "Highest and Best Use" of the subject as if vacant. The observed or assumed condition, design and utility of the improvements all support repairing the dwelling for a continuation of their use. The Highest and Best Use of the subject as improved is considered to be for "Single-Family Residential".

COST APPROACH:

The cost approach is most relevant when the improvements are proposed, new, relatively new and when or if the improvements are to be renovated. The cost approach is often the most reliable approach when appraising properties that are designed for a special purpose or are seldom exchanged in the market place.

The cost approach provides an estimate of value by combining the market value of the vacant land, the current cost of constructing a reproduction or replacement for the improvements and then subtracting the amount of accrued depreciation. As the level of depreciation increases the reliability of this approach diminishes. Increased depreciation results in greater subjectivity in assessing its effects, as well as limiting the amount of data from which reliable adjustments can be extracted.

Improvements to the subject property are 42 years old and would likely require significant adjustments for various forms of depreciation. Due to a limited amount of data, reliable adjustments could not be derived. The resulting value estimate was considered to be overly subjective and was not considered a reliable indicator of the market value. Due to the limited reliability the cost approach has been omitted. The omission of this approach does not diminish the credibility of the value opinion, as it relates to the intended use or purpose of the appraisal.

Use of this data, in whole or part, for other purposes is not intended by the appraiser. Nothing set forth in the appraisal should be relied upon for the purpose of determining the amount or type of insurance coverage to be placed on the subject property. The appraiser assumes no liability for and does not guarantee that any insurable value estimate inferred from this report will result in the subject property being fully insured for any loss that may be sustained. Further, the cost approach may not be a reliable indication of replacement or reproduction cost for any date other than the effective date of this appraisal.

SALES COMPARISON APPROACH:

The sales comparison approach is an analysis of recently sold, under contract and currently listed properties determined to be similar or comparable to the subject property. The data considered was believed to be representative of the market. The specific sales presented were chosen because they were considered to be the most comparable and required the fewest adjustments.

The analysis focuses on similarities and differences that affect value, including but not limited to property rights, conditions of the sale, financing terms, size, location, physical features and amenities. When possible and reasonably supported, each comparable is adjusted for its differences from the subject. These adjustments reflect market consideration for the differences. All differences may not be adjusted for because they either do not affect value or because there is inadequate data from which a

Supplemental Addendum

File No. 200849

Borrower	N/A						
Property Address	110 Ducayet Dr						
City	Destrehan	County	St. Charles	State	LA	Zip Code	70047
Lender/Client	St. Charles Parish Dept. of Legal Services						

EXPOSURE TIME:

The value opinion assumes an exposure time of 0-6 months

FINAL RECONCILIATION:

As previously discussed all three of the traditional approaches to value were considered. The cost approach and income approaches were not considered reliable indicators of value and omitted. The sales comparison approach was considered to be the most reliable and given the greatest weight. As a result of my investigation and analysis, it is my opinion that the market value of the fee simple interest in the subject property as of 11/19/2020 was:

\$170,000

SPECIAL LIMITATIONS:

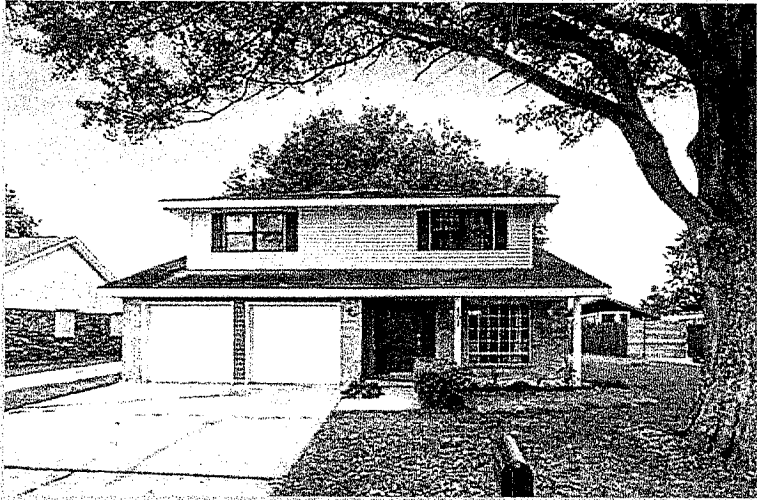
Information regarding flood zone, wood infestation and the overall condition of the improvement's components and systems are not warranted. The appraiser is not properly trained or licensed to determine flood hazard, recognize the existence of wood boring insects or properly determine or report on the condition of the improvements. A licensed land surveyor, pest inspector and home inspector can report on each of the respective issues.

Special Condition:

As of the date of this report, economic conditions are highly of volatile and there is atypical uncertainty regarding short and long-term effects on future economic conditions, as a result of Covid-19 virus pandemic event. The appraisal report is developed recognizing these conditions however while our analyses are developed conscientiously, we make no warranty that the conclusions presented will, in fact, be achieved.

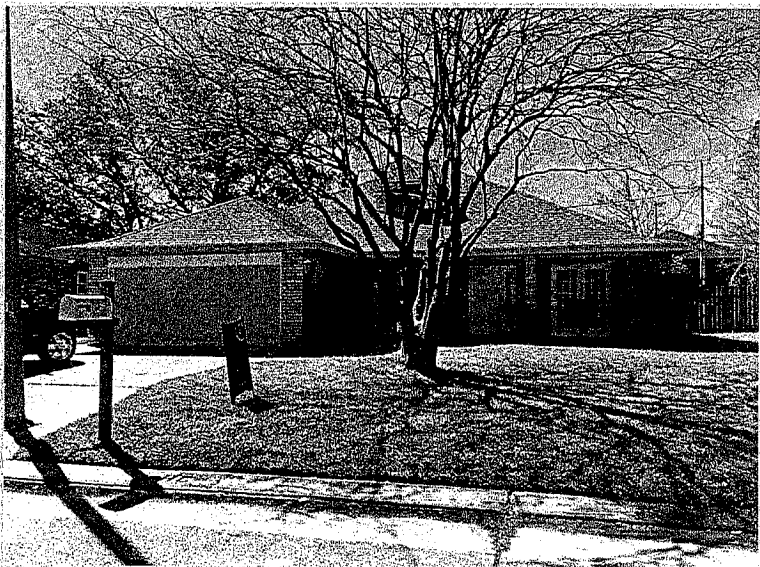
Comparable Photo Page

Borrower	N/A				
Property Address	110 Ducaudet Dr				
City	Destrehan	County	St. Charles	State	LA Zip Code 70047
Lender/Client	St. Charles Parish Dept. of Legal Services				



Comparable 1

801 Ormond Blvd
 Prox. to Subject 0.17 miles SW
 Sales Price 274,000
 Gross Living Area 2,253
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 2.1
 Location Rural
 View Residential
 Site 11,928 sf
 Quality Average
 Age 43



Comparable 2

14 Edgewood Dr
 Prox. to Subject 0.47 miles E
 Sales Price 309,000
 Gross Living Area 2,798
 Total Rooms 9
 Total Bedrooms 4
 Total Bathrooms 3.0
 Location Rural
 View Residential
 Site 8475 sf
 Quality Average
 Age 40

File photo

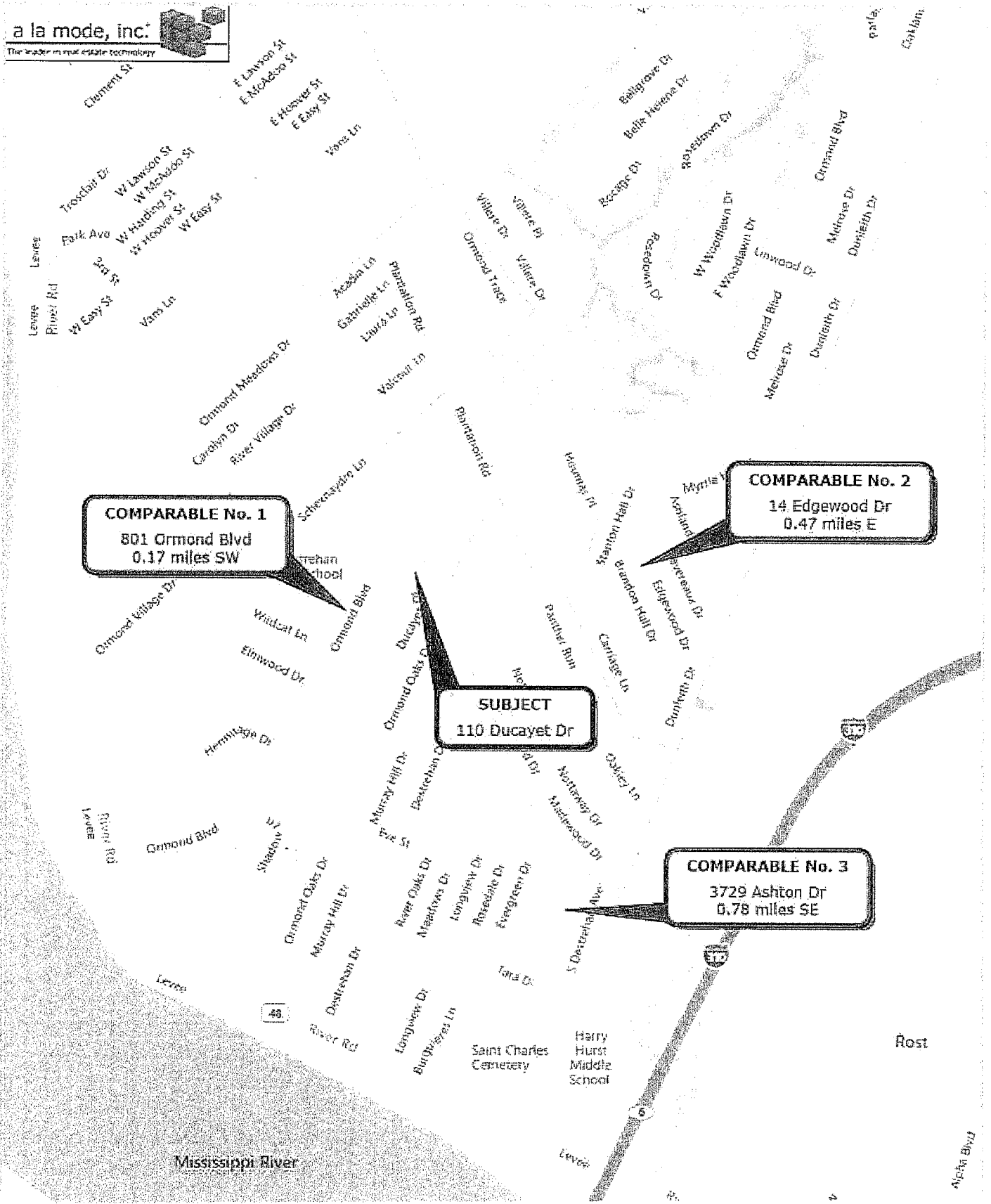
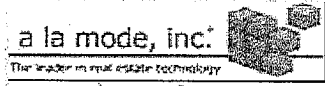


Comparable 3

3729 Ashton Dr
 Prox. to Subject 0.78 miles SE
 Sales Price 295,000
 Gross Living Area 2,283
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 2.1
 Location Rural

Comparable Sales Map

Borrower	N/A			
Property Address	110 Ducayet Dr			
City	Destrehan	County	St. Charles	State LA Zip Code 70047
Lender/Client	St. Charles Parish Dept. of Legal Services			



COMPARABLE No. 1
801 Ormond Blvd
0.17 miles SW

SUBJECT
110 Ducayet Dr

COMPARABLE No. 3
3729 Ashton Dr
0.78 miles SE

COMPARABLE No. 2
14 Edgewood Dr
0.47 miles E

License

1031
CRA

