



CITY OF NEW ORLEANS CITY PLANNING COMMISSION

1340 Poydras Street, 9th Floor
New Orleans, Louisiana 70112
(504) 658-7033

ROUTING FORM

FOR DISPOSITION/ACQUISITION OF IMMOVABLE PUBLIC PROPERTY

The applicant shall submit this form to the Division of Real Estate and Records and have it filled out by the Division of Real Estate and Records, Room 5W06, Fifth Floor, City Hall, between 9:00 a.m. and 3:30 p.m., Monday through Friday.

The acquisition or disposition of City-owned property requires a resolution of approval by the City Planning Commission in accordance with City Charter Sections 6-302(3) and 6-306. Please transmit a copy of completed application to the City Planning Commission.

Please see “Policy for ‘Purchase of Land for City-Owned Immovable Public Property’ June 8, 1999.”

Applicants: Do not write in the space below.

OWNER (S) City of New Orleans

PROPERTY LOCATION: Lots (s) ^{See attached description and drawing} _____ Square (s) 305, 332, 341

Bounding Streets Perdido Street, Poydras Street, LaSalle Street, and Loyola Avenue

Property Address 1300 Poydras and 421 Loyola Avenue

_____ Municipal District First

COB Various Folio Various Acquisition Date Various

Are there any easements, restrictions, etc. on the property? What is the history of the original of acquisition? None

If the property under consideration is to be acquired by the City, what is the purpose of the acquisition? _____

If the property under consideration is to be disposed of by the City, what are the intentions for its redevelopment? Future State use.

Verified by: Toni Thompson Date: 10/4/2023

To be filled out by the staff of the City Planning Commission or Safety & Permits.

Current Zoning _____ ZBM _____

Currently Use _____

Proposed Use _____

ADJOINING PROPERTY OWNERS: List owners and addresses of all properties on both sides of the street on which the petitioned property is located, between two intersecting streets. If the petitioned property is on a corner lot, also list owners and addresses of the corner properties on the adjoining streets.

Note: Names and addresses of the adjoining properties can be researched at the Assessor's Office in the 4th floor of City Hall.

9, 10, 11, 12,
LOT 13, & A SQUARE 297 (1123 Poydras Street)
Owner's Name Rampart Partners LLC
Mailing Address c/o GBX Group LLC, 2101 Superior Ave East #300, Cleveland, OH 44114

LOT B, C & 20 SQUARE 297 (424 Loyola Ave)
Owner's Name Rampart Partners LLC
Mailing Address c/o GBX Group LLC, 2101 Superior Ave East #300, Cleveland, OH 44114

Pt 16, 18, 19, 20
LOT 21, 22 SQUARE 297 (400 Loyola Ave)
Owner's Name Hanemann Douglass Family Partition
Mailing Address c/o Jane H Nalty, 207 Vincent Avenue, Metairie, LA 70005

LOT Various SQUARE 366 (1523 Perdido Street)
Owner's Name Board of Adm. of Charity Hosp.
Mailing Address 1532 Tulane Ave., New Orleans, LA 70112

LOT SQUARE 445 (Caesars Superdome)
Owner's Name LA Stadium and Exposition District
Mailing Address 1500 Poydras Street, New Orleans, Louisiana 70112

LOT EC SQUARE 295 (1100 Poydras Street)
Owner's Name New Orleans I Holdings LLC
Mailing Address Attn: Property Manager, P.O. Box 792685, New Orleans, LA 70179

LOT 22-24 SQUARE 298 (1125 Perdido Street)
Owner's Name Magnolia Real Estate Inv. LLC
Mailing Address 935 Gravier Street Suite 1905, New Orleans, LA 70112

LOT C SQUARE 333 (301 Loyola Ave)
Owner's Name Louisiana State Building Authority
Mailing Address 1201 N. Third Street, Suite 7-210, Baton Rouge, LA 70802

Square 304 (331 Loyola Ave)

Owner: City of New Orleans
Mailing Address: 1300 Perdido Street, New Orleans, Louisiana 70112

ADJOINING PROPERTY OWNERS: List owners and addresses of all properties on both sides of the street on which the petitioned property is located, between two intersecting streets. If the petitioned property is on a corner lot, also list owners and addresses of the corner properties on the adjoining streets.

Note: Names and addresses of the adjoining properties can be researched at the Assessor's Office in the 4th floor of City Hall.

LOT _____ SQUARE 340 (300 LaSalle St.)
Owner's Name 1. APCOA LaSalle Parking Company LLC , 200 E. Randolph Street, Suite 7700 Chicago, IL 60601
Mailing Address 2. State of Louisiana, Division of Admin., 1201 N. Third Street, #7-210, Baton Rouge, LA 70112

LOT _____ SQUARE 365 (1515 Poydras Street)
Owner's Name East Skelly LLC c/o Faison Enterprises Inc.
Mailing Address 1515 Poydras Street, Suite 1970, New Orleans, LA 70112

LOT _____ SQUARE 307A (1400 Poydras Street)
Owner's Name Industrial Development Board
Mailing Address PO Box 19996, New Orleans, LA 70179

LOT _____ SQUARE 307A (1340 Poydras Street)
Owner's Name Poydras Towers LLC c/o Joseph H. Hakim
Mailing Address 3030 Aurora Ave, 2nd Floor, Monroe, LA 71200

LOT _____ SQUARE 307A (1250 Poydras Street)
Owner's Name Poydras Properties LLC
Mailing Address 1250 Poydras Street, Suite 2460, New Orleans, LA 70113

LOT _____ SQUARE 307A (1200 Poydras Street E)
Owner's Name Agree Limited Partnership
Mailing Address 70 E Long Lake Rd, Bloomfield Hills, MI 48304

LOT _____ SQUARE 307A (1200 Poydras Street G)
Owner's Name Poydras Properties II LLC
Mailing Address 1250 Poydras Street, New Orleans, Louisiana 70113

LOT _____ SQUARE 333 (300 S. Liberty)
Owner's Name Louisiana State Building Authority
Mailing Address 1201 N. Third Street, Suite 7-210, Baton Rouge, LA 70802

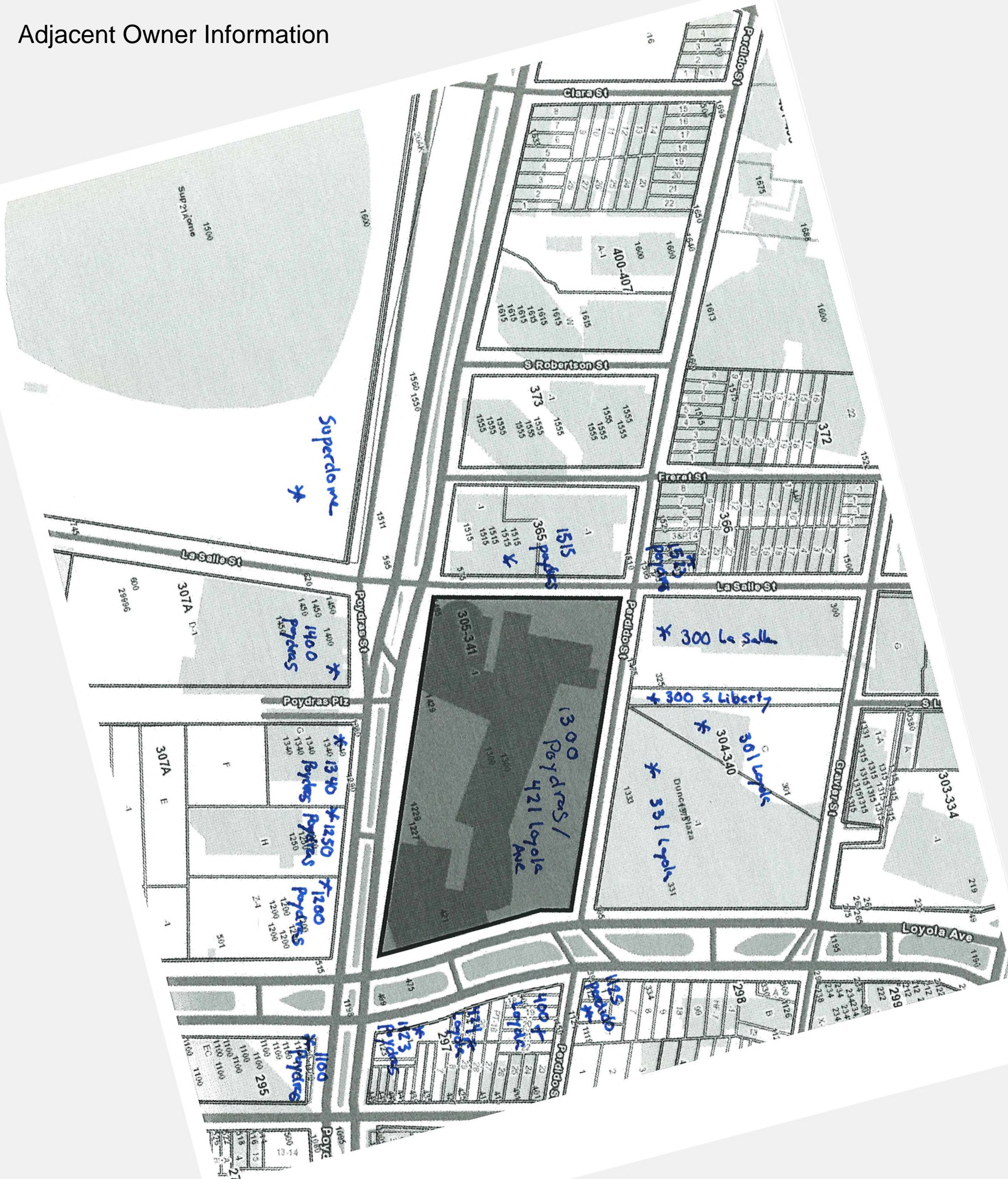
Attachment - Routing Form for Disposition of Immovable Public Property – 1300 Poydras/421 Loyola Avenue

General Property Description: A certain portion of a parcel immovable property situated in Squares 305, 332, and 341 in the First Municipal District of the City of New Orleans, Parish of Orleans, State of Louisiana, bounded by Loyola Avenue, Poydras, LaSalle and Perdido Streets, which portion is further generally described as the portion of such parcel fronting 680' 4" (more or less) on Poydras Street and 228' 11.25" (more or less) on Loyola Avenue. *[Legal description to be finalized upon receipt of survey of property].*

General outline of the property to be disposed of shown in red below.



Adjacent Owner Information



Orleans Parish, LA

Summary

Tax Bill Number 104103202
Municipal District 1
Location Address 300 LASALLE ST BLDG
Property Class E - EXEMPT - COMMERCIAL
Special Tax District 1-DDD
[Show Special Tax District Map](#)
Subdivision Name
Zoning District [Show Viewer \(#1209329\)](#)
Land Area (sq ft) 0
Building Area (sq ft) 410467
Revised Bldg Area (sq ft) 0
Square 340
Book 14
Lot/Folio /010
Line 007
Legal Description 1. SQ 340 IMP ONLY
Assessment Area

Parcel Map [Show Parcel Map](#)

Owners

APCOA LASALLE PARKING COMPANY, LLC
 200 E. RANDOLPH STREET
 SUITE 7700
 CHICAGO IL 60601 0000

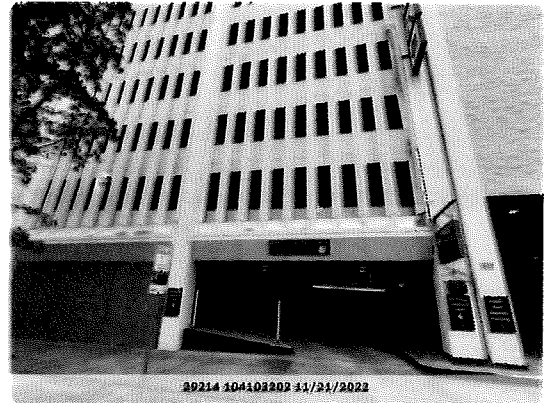
Quick Links

[Estimate Taxes](#)
[Tax Information](#)

Valuation

	2024 Uncertified	2023 Certified	2022 Certified
Land Value	\$0	\$0	\$0
+ Building Value	\$8,592,000	\$8,592,000	\$8,592,000
= Total Value	\$8,592,000	\$8,592,000	\$8,592,000
Assessed Land Value	\$0	\$0	\$0
+ Assessed Building Value	\$1,288,800	\$1,288,800	\$1,288,800
= Total Assessed Value	\$1,288,800	\$1,288,800	\$1,288,800
- Homestead Exemption Value	\$0	\$0	\$0
= Taxable Assessment	\$0	\$0	\$0
Special Assessment Treatment			
Age Freeze			
Disability Freeze			
Assessment Change			
Tax Contract			

Photos



Orleans Parish, LA

Summary

Tax Bill Number	104103201
Municipal District	1
Location Address	300 LASALLE ST LAND
Property Class	E - EXEMPT - COMMERCIAL
Special Tax District	1-DDD Show Special Tax District Map
Subdivision Name	
Zoning District	Show Viewer (41209329)
Land Area (sq ft)	86113
Building Area (sq ft)	0
Revised Bldg Area (sq ft)	0
Square	340
Book	14
Lot/Folio	A/010
Line	001
Legal Description	1. SQ 340 LA SALLE ST GRAVIER ST & PERDIDO ST 2. LOT A 436.26/436.10X199.89/185.85
Assessment Area	CBD COM 13 Show Assessment Area Map
Parcel Map	Show Parcel Map



Owners

STATE OF LOUISIANA, DIVISION OF ADMINIST
1201 N THIRD STREET #7-210
BATON ROUGE LA 70802

Quick Links

Estimate Taxes	Tax Information
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Valuation

	2024 Uncertified	2023 Certified	2022 Certified
Land Value	\$4,047,300	\$3,875,100	\$3,875,100
+ Building Value	\$0	\$0	\$0
= Total Value	\$4,047,300	\$3,875,100	\$3,875,100
Assessed Land Value	\$404,730	\$387,510	\$387,510
+ Assessed Building Value	\$0	\$0	\$0
= Total Assessed Value	\$404,730	\$387,510	\$387,510
- Homestead Exemption Value	\$0	\$0	\$0
= Taxable Assessment	\$0	\$0	\$0
Special Assessment Treatment			
Age Freeze			
Disability Freeze			
Assessment Change			
Tax Contract			

Sales

Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number
4/26/2022	\$0	THE HEALTH EDUCATION AUTHORITY OF LOUISI	STATE OF LOUISIANA, DIVISION OF ADMINIST	202223709	712364

Photos

Orleans Parish, LA

Summary

Tax Bill Number 104103403
Municipal District 1
Location Address 1515 POYDRAS ST
Property Class C - COMMERCIAL
Special Tax District 1-DDD
[Show Special Tax District Map](#)
Subdivision Name
Zoning District [Show Viewer \(41030870\)](#)
Land Area (sq ft) 77766
Building Area (sq ft) 1062870
Revised Bldg Area (sq ft) 0
Square 365
Book 14
Lot/Folio /015
Line 001
Legal Description 1. SQ 365 ENTIRE SQ 393X197 PTS
 2. SQUARE 1 LA SALLE 193 11 FR
 3. ERET 275 10 PERDIDO 197 5
 4. M/A CHANGE 3/3/05
 5. SEE E REC
 6. 27 STORY CLASS A OFFICE BLDG
 7. W/ 529,474 NET RENTABLE SQ
 8. FT,BUILT IN 1983; 8% DECREAS
 9. FROM KATRINA
Assessment Area CBD COM 13
[Show Assessment Area Map](#)

Parcel Map [Show Parcel Map](#)

Owners

[EAST SHELLEY LLC](#)
 C/O FAISON ENTERPRISES INC
 1515 POYDRAS ST., #1970
 NEW ORLEANS LA 70112 0000

Notices

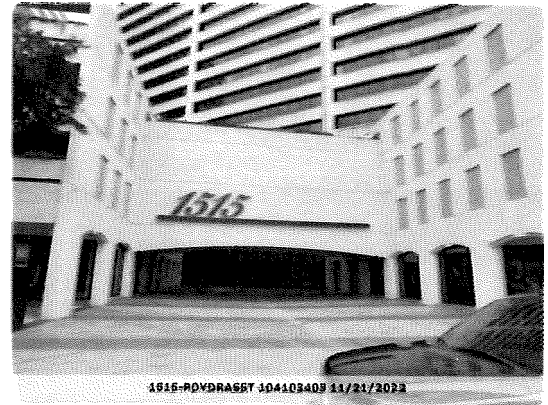
[2023 Assessment Notice \(PDF\)](#)
[2024 Assessment Notice \(PDF\)](#)

Quick Links

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[Tax Information](#)

Valuation

	2024 Uncertified	2023 Certified	2022 Certified
Land Value	\$8,165,400	\$7,776,600	\$7,776,600
+ Building Value	\$16,168,000	\$18,697,100	\$14,957,700
= Total Value	\$24,333,400	\$26,473,700	\$22,734,300
Assessed Land Value	\$816,540	\$777,660	\$777,660
+ Assessed Building Value	\$2,425,200	\$2,804,570	\$2,243,660
= Total Assessed Value	\$3,241,740	\$3,582,230	\$3,021,320
- Homestead Exemption Value	\$0	\$0	\$0
= Taxable Assessment	\$3,241,740	\$3,582,230	\$3,021,320
Special Assessment Treatment			
Age Freeze			
Disability Freeze			
Assessment Change			
Tax Contract			



1515-POYDRASST 104103403 11/21/2023

Orleans Parish, LA

Summary

Tax Bill Number 103106125
Municipal District 1
Location Address 1400 POYDRAS ST
Property Class E - ERENTAL - COMMERCIAL
Special Tax District 1-DDD
[Show Special Tax District Map](#)
Subdivision Name
Zoning District [Show Viewer \(41032996\)](#)
Land Area (sq ft) 34550
Building Area (sq ft) 723634
Revised Bldg Area (sq ft) 0
Square 307A
Book 11
Lot/Folio /052
Line 001
Legal Description 1. PARCEL 21E SUGAR BOWL DR BOUNDRY SQ 307A FORMER
 2. PART OF PARCEL D1
Assessment Area CBD COM 13
[Show Assessment Area Map](#)
Parcel Map [Show Parcel Map](#)



Owners

[INDUSTRIAL DEVELOPMENT BOARD](#)
 PO BOX 19996
 NEW ORLEANS LA 70179 0000

Quick Links

[Estimate Taxes](#)
[Tax Information](#)

Valuation

	2024 Uncertified	2023 Certified	2022 Certified
Land Value	\$3,627,800	\$3,455,000	\$3,455,000
+ Building Value	\$2,034,000	\$2,034,000	\$2,034,000
= Total Value	\$5,661,800	\$5,489,000	\$5,489,000
Assessed Land Value	\$362,780	\$345,500	\$345,500
+ Assessed Building Value	\$305,100	\$305,100	\$305,100
= Total Assessed Value	\$667,880	\$650,600	\$650,600
- Homestead Exemption Value	\$0	\$0	\$0
= Taxable Assessment	\$0	\$0	\$0
Special Assessment Treatment			
Age Freeze			
Disability Freeze			
Assessment Change			
Tax Contract	Industrial Development Board	Industrial Development Board	Industrial Development Board

Sales

Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number
12/14/2010	\$0	ZELIA, LLC	INDUSTRIAL DEVELOPMENT BOARD	201048452	481479
9/10/2009	\$42,100,000	DOMINION/NO CENTRE LLC ETAL	ZELIA, LLC	200936783	441505
10/1/2003	\$36,000,000		DOMINION/NO CENTRE LLC ETAL	03-54191	000267784

Photos

Orleans Parish, LA

Summary

Tax Bill Number 103105931
Municipal District 1
Location Address 1340 POYDRAS ST
Property Class C - COMMERCIAL
Special Tax District 1-DDD
[Show Special Tax District Map](#)

Subdivision Name
Zoning District [Show Viewer \(41030869\)](#)
Land Area (sq ft) 45240
Building Area (sq ft) 399095
Revised Bldg Area (sq ft) 0
Square 307A
Book 11
Lot/Folio G/009
Line 005
Legal Description 1.5Q 307A PARCEL G 195' X 232' OVER 174' 171' X 233' AMOCO BLD
Assessment Area CBD COM 13
[Show Assessment Area Map](#)



Parcel Map [Show Parcel Map](#)

Owners

POYDRAS TOWERS, LLC
C/O JOSEPH H HAKIM
3030 AURORA AVE 2ND FLOOR
MONROE LA 71201 0000

Notices

[2023 Assessment Notice \(PDF\)](#) [2024 Assessment Notice \(PDF\)](#)

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Valuation

	2024 Uncertified	2023 Certified	2022 Certified
Land Value	\$4,750,200	\$4,524,000	\$4,524,000
+ Building Value	\$12,181,200	\$6,860,000	\$5,488,000
= Total Value	\$16,931,400	\$11,384,000	\$10,012,000
Assessed Land Value	\$475,020	\$452,400	\$452,400
+ Assessed Building Value	\$1,827,180	\$1,029,000	\$823,200
= Total Assessed Value	\$2,302,200	\$1,481,400	\$1,275,600
- Homestead Exemption Value	\$0	\$0	\$0
= Taxable Assessment	\$2,302,200	\$1,481,400	\$1,275,600
Special Assessment Treatment			
Age Freeze			
Disability Freeze			
Assessment Change			
Tax Contract			

Orleans Parish, LA

Summary

Tax Bill Number 103105932
Municipal District 1
Location Address 1250 POYDRAS ST
Property Class C - COMMERCIAL
Special Tax District 1-DDD
[Show Special Tax District Map](#)
Subdivision Name
Zoning District [Show Viewer \(#1030142\)](#)
Land Area (sq ft) 50404
Building Area (sq ft) 458640
Revised Bldg Area (sq ft) 0
Square 307A
Book 11
Lot/Folio VARS/009
Line 006
Legal Description 1. SQ 307A PARCEL H 150' OVER 150' X 327' 8" OVER 342' 8"
 2. SALW/639 LOYOLA AV
 3. 29129,2
 4. 9131 GIROD ST
 5. M/A CHNGED 7/02 *
 6. 10% DECREASE FROM KATRINA,
 7. ENTERGY LEAVING BLDG, NET
 8. LOSS OF 37K SF
Assessment Area CBD COM 13
[Show Assessment Area Map](#)
Parcel Map [Show Parcel Map](#)



1250-POYDRAS667 103105932 11/23/2022

Owners

[POYDRAS PROPERTIES, LLC](#)
 1250 POYDRAS ST
 SUITE 2460
 NEW ORLEANS LA 70113

Notices

[2023 Assessment Notice \(PDF\)](#)
[2024 Assessment Notice \(PDF\)](#)

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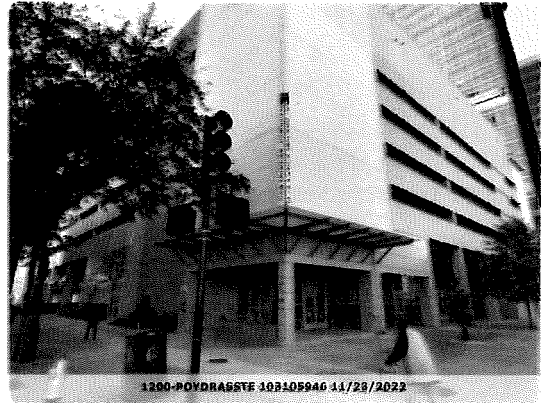
Valuation

	2024 Uncertified	2023 Certified	2022 Certified
Land Value	\$5,292,400	\$5,040,400	\$5,040,400
+ Building Value	\$27,961,600	\$28,213,600	\$22,570,900
= Total Value	\$33,254,000	\$33,254,000	\$27,611,300
Assessed Land Value	\$529,240	\$504,040	\$504,040
+ Assessed Building Value	\$4,194,240	\$4,232,040	\$3,385,640
= Total Assessed Value	\$4,723,480	\$4,736,080	\$3,889,680
- Homestead Exemption Value	\$0	\$0	\$0
= Taxable Assessment	\$4,723,480	\$4,736,080	\$3,889,680
Special Assessment Treatment			
Age Freeze			
Disability Freeze			
Assessment Change			
Tax Contract			

Orleans Parish, LA

Summary

Tax Bill Number 103105946
Municipal District 1
Location Address 1200 POYDRAS ST E
Property Class C - COMMERCIAL
Special Tax District 1-DDD
[Show Special Tax District Map](#)
Subdivision Name
Zoning District [Show Viewer \(41032141\)](#)
Land Area (sq ft) 10807
Building Area (sq ft) 41723
Revised Bldg Area (sq ft) 0
Square 307A
Book 11
Lot/Folio Z-4/009
Line 018
Legal Description 1. SQ 307A PARCEL Z-4
 2. 206/207X307/327
 3. ENTERTAINMENT UNIT
Assessment Area CBD COM 13
[Show Assessment Area Map](#)
Parcel Map [Show Parcel Map](#)



Owners

AGREE LIMITED PARTNERSHIP
 70 E LONG LAKE RD
 BLOOMFIELD HILLS MI 48304

Notices

- 2022 Assessment Notice (PDF)
- 2023 Assessment Notice (PDF)
- 2024 Assessment Notice (PDF)

Quick Links

- Estimate Taxes
- Tax Information

Valuation

	2024 Uncertified	2023 Certified	2022 Certified
Land Value	\$1,134,700	\$1,080,700	\$1,080,700
+ Building Value	\$13,885,600	\$12,505,100	\$10,629,300
= Total Value	\$15,020,300	\$13,585,800	\$11,710,000
Assessed Land Value	\$113,470	\$108,070	\$108,070
+ Assessed Building Value	\$2,082,840	\$1,875,770	\$1,594,400
= Total Assessed Value	\$2,196,310	\$1,983,840	\$1,702,470
- Homestead Exemption Value	\$0	\$0	\$0
= Taxable Assessment	\$2,196,310	\$1,983,840	\$1,702,470
Special Assessment Treatment			
Age Freeze			
Disability Freeze			
Assessment Change			
Tax Contract			

Sales

Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number
6/16/2017	\$14,376,600	POYDRAS PROPERTIES, II, LLC	AGREE LIMITED PARTNERSHIP	201725777	621430
5/31/2017	\$0	POYDRAS PROPERTIES, II, LLC	POYDRAS PROPERTIES, II, LLC	201721149	619170

Photos

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Orleans Parish, LA

Summary

Tax Bill Number 103105945
Municipal District 1
Location Address 1200 POYDRAS ST G
Property Class C - COMMERCIAL
Special Tax District 1-DDD
[Show Special Tax District Map](#)
Subdivision Name
Zoning District [Show Viewer \(41032141\)](#)
Land Area (sq ft) 44853
Building Area (sq ft) 173156
Revised Bldg Area (sq ft) 0
Square 307A
Book 11
Lot/Folio Z-4/009
Line 017
Legal Description 1. SQ 307A PARCEL Z-4
 2. 206/207X307/327
 3. GARAGE UNIT
Assessment Area CBD COM 13
[Show Assessment Area Map](#)
Parcel Map [Show Parcel Map](#)



Owners

[POYDRAS PROPERTIES, II, LLC](#)
 1250 POYDRAS ST.
 NEW ORLEANS LA 70113

Notices

[2022 Assessment Notice \(PDF\)](#)
[2024 Assessment Notice \(PDF\)](#)

Quick Links

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[Tax Information](#)

Valuation

	2024 Uncertified	2023 Certified	2022 Certified
Land Value	\$4,709,600	\$4,485,300	\$4,485,300
+ Building Value	\$5,194,700	\$4,250,000	\$4,250,000
= Total Value	\$9,904,300	\$8,735,300	\$8,735,300
Assessed Land Value	\$470,960	\$448,530	\$448,530
+ Assessed Building Value	\$779,210	\$637,500	\$637,500
= Total Assessed Value	\$1,250,170	\$1,086,030	\$1,086,030
- Homestead Exemption Value	\$0	\$0	\$0
= Taxable Assessment	\$1,250,170	\$1,086,030	\$1,086,030
Special Assessment Treatment			
Age Freeze			
Disability Freeze			
Assessment Change			
Tax Contract			

Sales

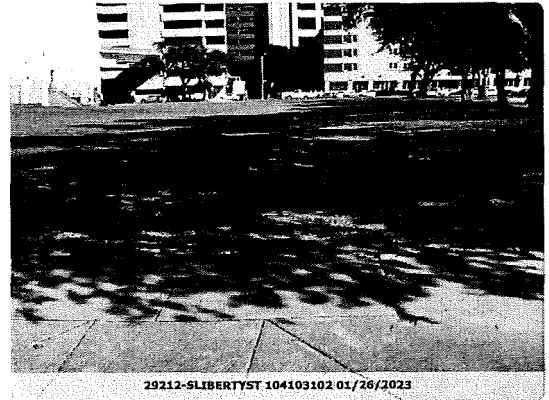
Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number
5/31/2017	\$0	POYDRAS PROPERTIES, II, LLC	POYDRAS PROPERTIES, II, LLC	201721149	619170

Photos

Orleans Parish, LA

Summary

Tax Bill Number	104103102
Municipal District	1
Location Address	300 S LIBERTY ST
Property Class	E - EXEMPT - COMMERCIAL
Special Tax District	1-DDD
	Show Special Tax District Map
Subdivision Name	
Zoning District	Show Viewer (51001697)
Land Area (sq ft)	16727
Building Area (sq ft)	0
Revised Bldg Area (sq ft)	0
Square	333
Book	14
Lot/Folio	B/009
Line	001
Legal Description	1. SQS 333 340 LOT B PORTION OF S LIBERTY ST 2. 38.83/38.82X436.10/436.03
Assessment Area	CBD COM 13
	Show Assessment Area Map
Parcel Map	Show Parcel Map



Owners

THE LOUISIANA STATE BUILDING AUTHORITY
 1201 N. THIRD STREET
 SUITE 7-210
 BATON ROUGE LA 70802

Quick Links

- Estimate Taxes
- Tax Information

Valuation

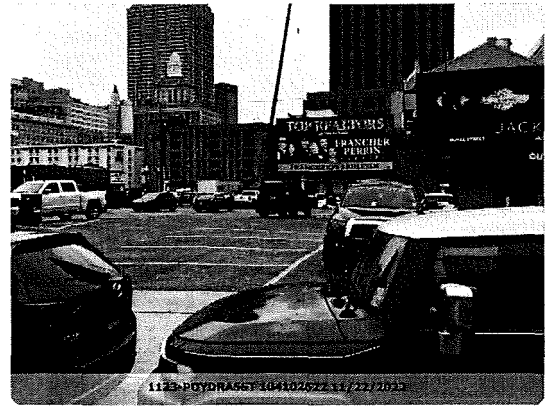
	2024 Uncertified	2023 Certified	2022 Certified
Land Value	\$786,200	\$752,700	\$752,700
+ Building Value	\$0	\$0	\$0
= Total Value	\$786,200	\$752,700	\$752,700
Assessed Land Value	\$78,620	\$75,270	\$75,270
+ Assessed Building Value	\$0	\$0	\$0
= Total Assessed Value	\$78,620	\$75,270	\$75,270
- Homestead Exemption Value	\$0	\$0	\$0
= Taxable Assessment	\$0	\$0	\$0
Special Assessment Treatment			
Age Freeze			
Disability Freeze			
Assessment Change			
Tax Contract			

Photos

Orleans Parish, LA

Summary

Tax Bill Number	104102622
Municipal District	1
Location Address	1123 POYDRAS ST
Property Class	R - RESIDENTIAL
Special Tax District	1-DDD
	Show Special Tax District Map
Subdivision Name	
Zoning District	Show Viewer (41033298)
Land Area (sq ft)	8280
Building Area (sq ft)	0
Revised Bldg Area (sq ft)	0
Square	297
Book	13
Lot/Folio	VAR/072
Line	004
Legal Description	1. SQ 297 LOT 9 10 11 12 13 & A 2. POYDRAS & LOYOLA 3. 56' 11/51'7/61' 6 X1 78' 6/76' 5/ 68' 4
Assessment Area	CENTRAL BUSINESS DISTRICT 2
	Show Assessment Area Map
Parcel Map	Show Parcel Map



Owners

RAMPART PARTNERS LLC
 C/O GBX GROUP LLC
 2101 SUPERIOR AVE EAST, STE 300
 CLEVELAND OH 44114

Notices

[2022 Assessment Notice \(PDF\)](#)

[2024 Assessment Notice \(PDF\)](#)

Quick Links

[Estimate Taxes](#)

[Tax Information](#)

Valuation

	2024 Uncertified	2023 Certified	2022 Certified
Land Value	\$869,400	\$1,318,900	\$1,318,900
+ Building Value	\$0	\$0	\$0
= Total Value	\$869,400	\$1,318,900	\$1,318,900
Assessed Land Value	\$86,940	\$131,890	\$131,890
+ Assessed Building Value	\$0	\$0	\$0
= Total Assessed Value	\$86,940	\$131,890	\$131,890
- Homestead Exemption Value	\$0	\$0	\$0
= Taxable Assessment	\$86,940	\$131,890	\$131,890
Special Assessment Treatment			
Age Freeze			
Disability Freeze			
Assessment Change			
Tax Contract			

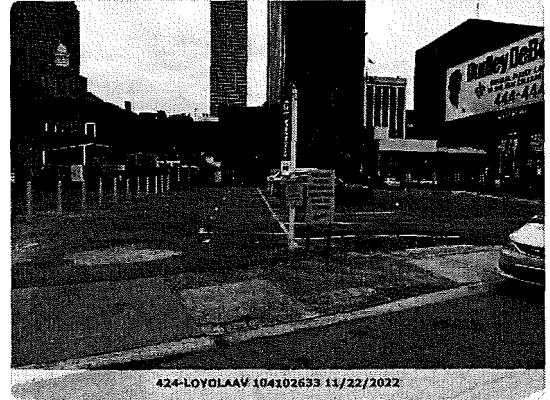
Sales

Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number
12/18/2018	\$0	RIVER PARK ONE LLC	RAMPART PARTNERS LLC	201848761	649971
2/7/2018	\$100	ARLENE AND JOSEPH MERAUX	RIVER PARK ONE LLC	201804721	632360
8/1/2013	\$3,450,000	L & L PROPERTIESLLC	ARLENE AND JOSEPH MERAUX	201329248	538270
10/8/2003	\$2,435,000			03-55267	000268079
8/1/1997	\$1,031,000			08102003	000145086
12/13/1994	\$1,000,000			02011995	000097627
10/23/1991	\$0			12021991	000043264

Orleans Parish, LA

Summary

Tax Bill Number	104102633
Municipal District	1
Location Address	424 LOYOLA AV
Property Class	R - RESIDENTIAL
Special Tax District	1-DDD
	Show Special Tax District Map
Subdivision Name	
Zoning District	Show Viewer (41033299)
Land Area (sq ft)	6183
Building Area (sq ft)	0
Revised Bldg Area (sq ft)	0
Square	297
Book	13
Lot/Folio	B C 20/072
Line	002
Legal Description	1. SQ 297 LOT B 40/35X73/61 2. LOT C 20/18 X80/73 LOT 20 27/26X88/80
Assessment Area	CENTRAL BUSINESS DISTRICT 2
	Show Assessment Area Map
Parcel Map	Show Parcel Map



424-LOYOLA AV 104102633 11/22/2022

Owners

[RAMPART PARTNERS LLC](#)
 C/O GBX GROUP LLC
 2101 SUPERIOR AVE EAST #300
 CLEVELAND OH 44114

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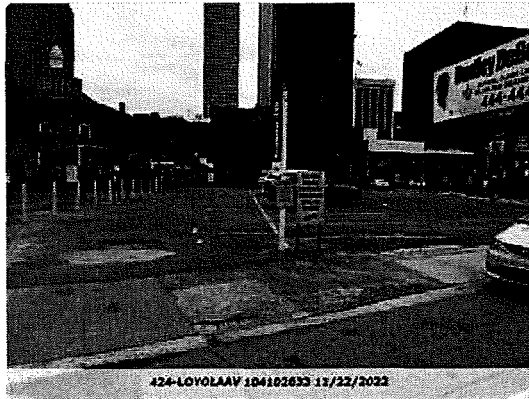
Valuation

	2024 Uncertified	2023 Certified	2022 Certified
Land Value	\$649,200	\$716,900	\$716,900
+ Building Value	\$0	\$0	\$0
= Total Value	\$649,200	\$716,900	\$716,900
Assessed Land Value	\$64,920	\$71,690	\$71,690
+ Assessed Building Value	\$0	\$0	\$0
= Total Assessed Value	\$64,920	\$71,690	\$71,690
- Homestead Exemption Value	\$0	\$0	\$0
= Taxable Assessment	\$64,920	\$71,690	\$71,690
Special Assessment Treatment			
Age Freeze			
Disability Freeze			
Assessment Change	STR 2014	STR 2014	STR 2014
Tax Contract			

Sales

Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number
12/18/2018	\$0	RIVER PARK ONE LLC	RAMPART PARTNERS LLC	201848761	649971
2/7/2018	\$100	ARLENE AND JOSEPH MERAUX CHARITABLE	RIVER PARK ONE LLC	201804721	632360
8/1/2013	\$3,450,000	L & L PROPERTIESLLC	ARLENE AND JOSEPH MERAUX CHARITABLE	201329248	538270
10/8/2003	\$2,435,000		L & L PROPERTIESLLC	03-55267	000268079
8/19/1997	\$685,000			08212003	000145088
3/22/1947	\$0			07251979	000000000

Photos



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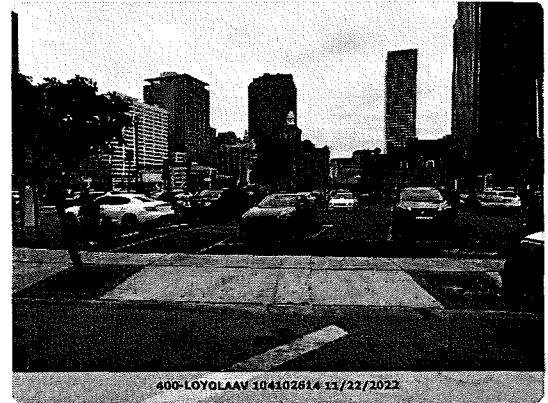
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 **Schneider**
GEOSPATIAL

Orleans Parish, LA

Summary

Tax Bill Number	104102614
Municipal District	1
Location Address	400 LOYOLA AV
Property Class	C - COMMERCIAL
Special Tax District	1-DDD
	Show Special Tax District Map
Subdivision Name	
Zoning District	Show Viewer (41032933)
Land Area (sq ft)	16464
Building Area (sq ft)	0
Revised Bldg Area (sq ft)	0
Square	297
Book	13
Lot/Folio	VAR/071
Line	003
Legal Description	1. SQ 297 LOT 16 PERDIDO 25 8X1 2. 12 49 LOT 17 PERDIDO 25 7X11 3. 2 49 LOTS 18 19 20 PERDIDO 2 4. 5 7X112 49 EA LOT 22 LOYOLA 5. AND PERDIDO TRIANGLE 116 16* 6. OVER 112X17 90 PT LOT 23 LOY 7. OLA 42 13 OVER 32 11X88 73 O 8. VER 102 70 16464 SQUARE FEET 9. FOR ALL FIVE LOTS WARRANTY 10. DEED
Assessment Area	CBD COM 11
	Show Assessment Area Map
Parcel Map	Show Parcel Map



400-LOYOLA AV 104102614 11/22/2022

Owners

HANEMANN DOUGLASSFAMILY PARTN
ETAL c/o JANE H NALTY
207 VINCENT AVENUE
METAIRIE LA 70005 0000

Notices

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Valuation

	2024 Uncertified	2023 Certified	2022 Certified
Land Value	\$1,037,200	\$987,800	\$987,800
+ Building Value	\$24,700	\$0	\$0
= Total Value	\$1,061,900	\$987,800	\$987,800
Assessed Land Value	\$103,720	\$98,780	\$98,780
+ Assessed Building Value	\$3,710	\$0	\$0
= Total Assessed Value	\$107,430	\$98,780	\$98,780
- Homestead Exemption Value	\$0	\$0	\$0
= Taxable Assessment	\$107,430	\$98,780	\$98,780
Special Assessment Treatment			
Age Freeze			
Disability Freeze			
Assessment Change			
Tax Contract			

Sales

Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number
11/12/2002	\$0		HANEMANN DOUGLASSFAMILY PARTN	02-57010	000247568
3/28/1997	\$10			06202002	000139029

Photos



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Orleans Parish, LA

Summary

Tax Bill Number	104103404
Municipal District	1
Location Address	1523 PERDIDO ST
Property Class	E - EXEMPT - COMMERCIAL
Special Tax District	1-DDD
	Show Special Tax District Map
Subdivision Name	
Zoning District	Show Viewer (41030818)
Land Area (sq ft)	56232
Building Area (sq ft)	60069
Revised Bldg Area (sq ft)	0
Square	366
Book	14
Lot/Folio	VAR5/017
Line	001
Legal Description	1. SQ 366 LOTS 1 THRU 4 PERDIDO 2. AND FRERET 98 9X100 LOT 5 PT 3. 6 PERDIDO 31 4X100 PT LOT 6 4. PERDIDO 18X100 LOT 7 PERDID 5. O 24 5X100 LOT 8 6. PERDIDO AND LA SALLE 7. 24 8X100 LOT 23 24 OR 9 10 8. LA SALLE 52 11X98 9 LOT 22 9. OR 11 LA SALLE 26 5X98 9 LOT 10. 12 LA SALLE 13 2X98 9 11. HF LOT 21 OR 13 LA SALLE 12. 13.2 X 98.9 LOT 14 LA SALLE 13. 26.10 X 98.9 LOT 15 LA SALLE 14. 26.9X91.5 LOT 16 LA SALLE 15. 26.5X98.9 LOT 17 LA SALLE 16. 26.5X98.9 LOT 18 LA SALLE 17. 27.7X98.9 LOT 19 LA SALLE 18. 28.4X98.9 LOT 20 LA SALLE 19. 24.3X98.9 EXEMPT
Assessment Area	CBD COM 13
	Show Assessment Area Map
Parcel Map	Show Parcel Map



Owners

BOARD OF ADM OF CHARITY HOSP
1532 TULANE AV
NEW ORLEANS LA 70112

Quick Links

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Valuation

	2024 Uncertified	2023 Certified	2022 Certified
Land Value	\$2,642,900	\$1,044,300	\$1,044,300
+ Building Value	\$2,424,800	\$2,424,800	\$2,424,800
= Total Value	\$5,067,700	\$3,469,100	\$3,469,100
Assessed Land Value	\$264,290	\$104,430	\$104,430
+ Assessed Building Value	\$363,720	\$363,720	\$363,720
= Total Assessed Value	\$628,010	\$468,150	\$468,150
- Homestead Exemption Value	\$0	\$0	\$0
= Taxable Assessment	\$0	\$0	\$0
Special Assessment Treatment			
Age Freeze			
Disability Freeze			
Assessment Change			
Tax Contract			

Photos

Orleans Parish, LA

Summary

Tax Bill Number	103107103
Municipal District	1
Location Address	1500 SUGAR BOWL DR
Property Class	E - EXEMPT - COMMERCIAL
Special Tax District	1-DDD
	Show Special Tax District Map
Subdivision Name	
Zoning District	Show Viewer (41032318)
Land Area (sq ft)	2885013
Building Area (sq ft)	1753381
Revised Bldg Area (sq ft)	0
Square	445
Book	11
Lot/Folio	21A/049
Line	005
Legal Description	1. PARCEL 21A 1398/1348-66X878 ALSO 2. LOT 21B, LOT 20AO, LOT 21-C-3 AND LOT UPT-1 3. THE LA SUPER DOME STADIUM & SMOOTHIE KING CENTER
Assessment Area	CBD COM 13
	Show Assessment Area Map
Parcel Map	Show Parcel Map



1500-SUGARBOWLDR 103107103 11/22/2022

Owners

LA STADIUM AND EXPOSITION
1500 POYDRAS ST
NEW ORLEANS LA 70112

Quick Links

Estimate Taxes	Tax Information
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Valuation

	2024 Uncertified	2023 Certified	2022 Certified
Land Value	\$302,926,400	\$125,480,300	\$125,480,300
+ Building Value	\$155,184,000	\$155,184,000	\$155,184,000
= Total Value	\$458,110,400	\$280,664,300	\$280,664,300
Assessed Land Value	\$30,292,640	\$12,548,030	\$12,548,030
+ Assessed Building Value	\$23,277,600	\$23,277,600	\$23,277,600
= Total Assessed Value	\$53,570,240	\$35,825,630	\$35,825,630
- Homestead Exemption Value	\$0	\$0	\$0
= Taxable Assessment	\$0	\$0	\$0
Special Assessment Treatment			
Age Freeze			
Disability Freeze			
Assessment Change			
Tax Contract			

Photos

Orleans Parish, LA

Summary

Tax Bill Number	103105926
Municipal District	1
Location Address	1100 POYDRAS ST
Property Class	C - COMMERCIAL
Special Tax District	1-DDD
	Show Special Tax District Map
Subdivision Name	
Zoning District	Show Viewer (41032949)
Land Area (sq ft)	54716
Building Area (sq ft)	1002916
Revised Bldg Area (sq ft)	0
Square	295
Book	11
Lot/Folio	EC/007
Line	005
Legal Description	1. ENTIRE SQ 295 POYDRAS AND LOYOLA 142' 7" X 383' 9" OVER 2. 143' 1" LOTS 27, 28 OR 1-15 AND 20 PT 21 26 3. 21 26 M/A CHANGE 8/16/04 4. ** 5. 8% REDUCTION BASED ON 6. KATRINA
Assessment Area	CBD COM 11
	Show Assessment Area Map
Parcel Map	Show Parcel Map



Owners

[NEW ORLEANS I HOLDINGS LLC](#)
 ATTN: PROPERTY MANAGER
 P.O. BOX 792685
 NEW ORLEANS LA 70179

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Valuation

	2024 Uncertified	2023 Certified	2022 Certified
Land Value	\$5,745,200	\$5,471,600	\$5,471,600
+ Building Value	\$50,462,100	\$50,355,500	\$40,284,400
= Total Value	\$56,207,300	\$55,827,100	\$45,756,000
Assessed Land Value	\$574,520	\$547,160	\$547,160
+ Assessed Building Value	\$7,569,320	\$7,553,330	\$6,042,660
= Total Assessed Value	\$8,143,840	\$8,100,490	\$6,589,820
- Homestead Exemption Value	\$0	\$0	\$0
= Taxable Assessment	\$8,143,840	\$8,100,490	\$6,589,820
Special Assessment Treatment			
Age Freeze			
Disability Freeze			
Assessment Change			
Tax Contract			

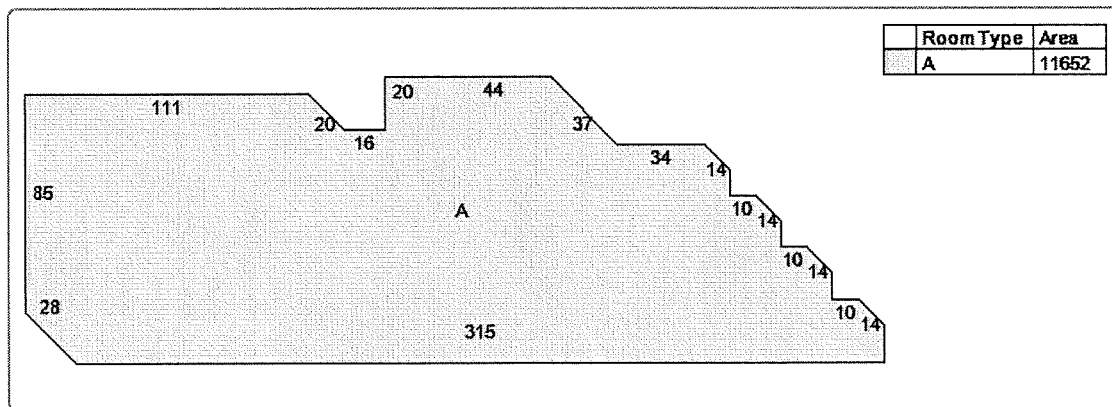
Sales

Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number
9/11/2013	\$0	IPC NEW ORLEANS ILLC	NEW ORLEANS I HOLDINGS LLC	201334456	540401
11/24/2003	\$68,500,000		IPC NEW ORLEANS ILLC	03-64638	000271603
1/17/2000	\$62,000,000			05092000	000191866
12/19/1997	\$75,000,000			05092000	000151537
12/19/1997	\$75,000,000			07271999	000151537
11/12/1993	\$0			07271999	813678137
10/1/1952	\$0			03011979	000000000

Photos



Sketches



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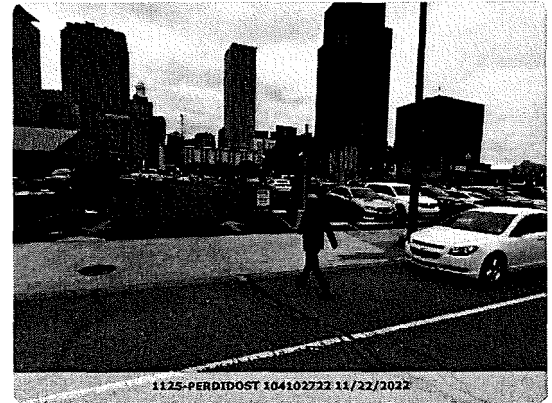
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Orleans Parish, LA

Summary

Tax Bill Number	104102722
Municipal District	1
Location Address	1125 PERDIDO ST
Property Class	C - COMMERCIAL
Special Tax District	1-DDD
	Show Special Tax District Map
Subdivision Name	
Zoning District	Show Viewer (41033006)
Land Area (sq ft)	8350
Building Area (sq ft)	0
Revised Bldg Area (sq ft)	0
Square	298
Book	13
Lot/Folio	22-24/075
Line	010
Legal Description	1. SQ 298 LOT A OR 22 PERDIDO 2. 32X90 LOT 1 OR 23 PERDIDO 3. AND LOYOLA (OLD SO SARATOGA) 4. 63 11X42 8 AND LOT 2 OR 24 5. LOYOLA 42 11X63 11
Assessment Area	CBD COM 11
	Show Assessment Area Map
Parcel Map	Show Parcel Map



1125-PERDIDOST 104102722 11/22/2022

Owners

MAGNOLIA REAL ESTATE INV. LLC
935 GRAVIER ST STE. 1905
NEW ORLEANS LA 70112 0000

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Valuation

	2024 Uncertified	2023 Certified	2022 Certified
Land Value	\$526,100	\$501,000	\$501,000
+ Building Value	\$0	\$0	\$0
= Total Value	\$526,100	\$501,000	\$501,000
Assessed Land Value	\$52,610	\$50,100	\$50,100
+ Assessed Building Value	\$0	\$0	\$0
= Total Assessed Value	\$52,610	\$50,100	\$50,100
- Homestead Exemption Value	\$0	\$0	\$0
= Taxable Assessment	\$52,610	\$50,100	\$50,100
Special Assessment Treatment			
Age Freeze			
Disability Freeze			
Assessment Change			
Tax Contract			

Sales

Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number
9/16/2005	\$4,950,000		MAGNOLIA REAL ESTATE INV. LLC	05-45492	000315244
6/12/1997	\$500,000			07011997	000141429

Photos

Orleans Parish, LA

Summary

Tax Bill Number	104103101
Municipal District	1
Location Address	301 LOYOLA AV
Property Class	E - EXEMPT - COMMERCIAL
Special Tax District	1-DDD
	Show Special Tax District Map
Subdivision Name	
Zoning District	Show Vlewer (41209330)
Land Area (sq ft)	54904
Building Area (sq ft)	0
Revised Bldg Area (sq ft)	0
Square	333
Book	14
Lot/Folio	C/008
Line	001
Legal Description	1. 5Q 333 LOT C 2. 255.03X436.03X469.54
Assessment Area	CBD COM 13
	Show Assessment Area Map
Parcel Map	Show Parcel Map



Owners

THE LOUISIANA STATE BUILDING AUTHORITY
 1201 N. THIRD STREET
 SUITE 7-210
 BATON ROUGE LA 70802

Quick Links

- Estimate Taxes
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Valuation

	2024 Uncertified	2023 Certified	2022 Certified
Land Value	\$2,580,500	\$2,470,700	\$2,470,700
+ Building Value	\$0	\$0	\$0
= Total Value	\$2,580,500	\$2,470,700	\$2,470,700
Assessed Land Value	\$258,050	\$247,070	\$247,070
+ Assessed Building Value	\$0	\$0	\$0
= Total Assessed Value	\$258,050	\$247,070	\$247,070
- Homestead Exemption Value	\$0	\$0	\$0
= Taxable Assessment	\$0	\$0	\$0
Special Assessment Treatment			
Age Freeze			
Disability Freeze			
Assessment Change			
Tax Contract			

Photos

Orleans Parish, LA

Summary

Tax Bill Number	104102808
Municipal District	1
Location Address	331 LOYOLA AV
Property Class	E - EXEMPT - COMMERCIAL
Special Tax District	1-DDD
	Show Special Tax District Map
Subdivision Name	
Zoning District	Show Viewer (41200970)
Land Area (sq ft)	137336
Building Area (sq ft)	0
Revised Bldg Area (sq ft)	0
Square	304
Book	14
Lot/Folio	/001
Line	001
Legal Description	1. SQ 304 SARATOGA LOYOLA GRAVI 2. ER AND PERDIDO SQUARE 466X253 3. ALSO SQUARE 333 255X436/469
Assessment Area	CBD COM 13
	Show Assessment Area Map
Parcel Map	Show Parcel Map



Owners

CITY OF NEW ORLEANS
1300 PERDIDO ST
NEW ORLEANS LA 70112

Quick Links

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[Tax Information](#)

Valuation

	2024 Uncertified	2023 Certified	2022 Certified
Land Value	\$6,454,800	\$6,180,100	\$6,180,100
+ Building Value	\$0	\$0	\$0
= Total Value	\$6,454,800	\$6,180,100	\$6,180,100
Assessed Land Value	\$645,480	\$618,010	\$618,010
+ Assessed Building Value	\$0	\$0	\$0
= Total Assessed Value	\$645,480	\$618,010	\$618,010
- Homestead Exemption Value	\$0	\$0	\$0
= Taxable Assessment	\$0	\$0	\$0
Special Assessment Treatment			
Age Freeze			
Disability Freeze			
Assessment Change			
Tax Contract			

Photos