

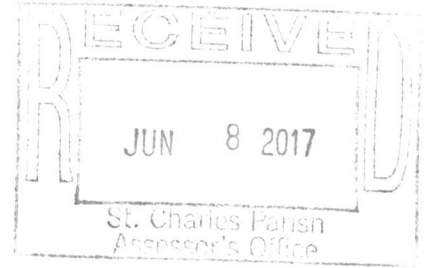
Louisiana Tax Commission
State of Louisiana

JOHN BEL EDWARDS
GOVERNOR



LAWRENCE E. CHEHARDY
CHAIRMAN

June 6, 2017



RE: 2016 Land Ratio Study

Dear Assessor Troxler:

The Louisiana Tax Commission, in performance of its duties as required by LSA-R.S. 47:1837, has completed the 2016 Land Ratio Study in your parish. The results of this study indicate that the assessed values are within the tolerances allowed by the law. The results are attached, however; if you would like a copy of the complete study please let me know and it will be provided to you.

A hearing has been scheduled for Wednesday, June 28, 2017, at 10:00 A. M. in the Louisiana Tax Commission's hearing room, located at 5420 Corporate Boulevard, Suite 107, to consider any comments any assessor or tax recipient body within the parish might have.

Thank you for your prompt attention to this matter, I remain,

Sincerely,

Jeffrey T. Crosby
Director - Louisiana Tax Commission

JTC: sn
enclosure

MEAN (AVERAGE) 9.52%

MEDIAN (MID-POINT) 9.73%

PARISH: St. Charles

COEFFICIENT OF DISPERSION 12.00%

PRICE RELATED DIFFERENTIAL 1.09

Subject #	Assessment #	Lot #	Address	S/D	LTC Appraised Value	2016 Assessed Value	Ratio	ABS
1	70620000004A	4A		Lakewood Ridge	146,358	9,360	6.4%	3.3%
2	253701000001	10,11	13551 River Road	Commercial	145,600	10,000	6.9%	2.9%
3	405300000346	346	318 Luke Dr	Legend Oaks	42,470	2,950	6.9%	2.8%
4	155600010D1A	10-D 1A	383 J E D	Commercial	985,400	70,539	7.2%	2.6%
5	1556000008B1	8A,8B, 9A	520 JED	Commercial	826,800	59,643	7.2%	2.5%
6	1502OAP0004A	3,4	13919 River Road	Commercial	250,900	18,142	7.2%	2.5%
7	1502DBP0009A	9A	10 Dufresene Loop	Commercial	351,000	25,380	7.2%	2.5%
8	1502DBP00011	11 & 12	12 Dufresene Loop	Commercial	338,000	24,440	7.2%	2.5%
9	1502JBF00013	13	13869 River Road	Commercial	158,600	11,468	7.2%	2.5%
10	1502DBP00018	18	18 Dufresene Loop	Commercial	158,600	11,468	7.2%	2.5%
11	1502DBP0006A	6	6 Dufresene Loop	Commercial	230,100	16,638	7.2%	2.5%
12	1502DBP00001	1	13949 River Road	Commercial	360,100	26,038	7.2%	2.5%
13	150200000A-1	A-1	13959 River Road	Commercial	283,400	20,492	7.2%	2.5%
14	1502DBP00015	15, 16	13899 River Road	Commercial	308,100	22,278	7.2%	2.5%
15	405300000318	318	337 Luke	Legend Oaks	40,293	2,950	7.3%	2.4%
16	40530000320A	320A	55 Shamrock	Legend Oaks	62,075	4,602	7.4%	2.3%
17	405300000323	323	61 Shamrock	Legend Oaks	62,075	4,602	7.4%	2.3%
18	405300000325	325	65 Shamrock	Legend Oaks	62,075	4,602	7.4%	2.3%
19	405300000306	306	313 Luke	Legend Oaks	39,653	2,950	7.4%	2.3%
20	405300000310	310	321 Luke	Legend Oaks	39,653	2,950	7.4%	2.3%
21	405300000312	312	325 Luke	Legend Oaks	39,653	2,950	7.4%	2.3%
22	405300000314	314	329 Luke	Legend Oaks	39,653	2,950	7.4%	2.3%
23	405300000316	316	333 Luke	Legend Oaks	39,653	2,950	7.4%	2.3%
24	706300000408	408	75 Boutte Estates Dr	King Estates Ph. 1	28,000	2,120	7.6%	2.2%
25	405300000344	344	322 Luke	Legend Oaks	34,848	2,714	7.8%	1.9%
26	405300000348	348	314 Luke Dr	Legend Oaks	34,848	2,714	7.8%	1.9%
27	105500700001	1	7	Ashton Pltn.	82,765	6,507	7.9%	1.9%
28	405300000341	341	328 Luke	Legend Oaks	37,025	2,950	8.0%	1.8%
29	105500700008	8	7	Ashton Pltn.	78,405	6,507	8.3%	1.4%
30	105500700003	3	7	Ashton Pltn.	78,405	6,507	8.3%	1.4%
31	105500700032	32	7	Ashton Pltn.	76,230	6,507	8.5%	1.2%
32	405300000339	339	332 Luke	Legend Oaks	26,135	2,242	8.6%	1.2%
33	405300000331	331	77 Shamrock	Legend Oaks	31,580	2,714	8.6%	1.1%
34	30220001015A	1015A	202 Villere	Ormond Country Club	107,372	9,400	8.8%	1.0%
35	30220001042B	1042B	9 Bocage	Ormond Country Club	107,372	9,400	8.8%	1.0%
36	706400000141	141	214 Lake Catherine	South Lakewood	98,228	8,613	8.8%	1.0%
37	105100000315	315		Fashion Pltn.	74,484	6,600	8.9%	0.9%
38	706200000012	12		Lakewood Ridge	75,792	6,728	8.9%	0.9%
39	706200000010	10A		Lakewood Ridge	75,792	6,728	8.9%	0.9%

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40	105500100048	48	1	Ashton Pltn.	67,515	6,025	8.9%	0.8%
41	706400000126	126	100 Lake Carolyn	South Lakewood	69,478	6,265	9.0%	0.7%
42	302200001039	1039	154 Villere	Ormond Country Club	92,565	8,366	9.0%	0.7%
43	302200001041	1041	150 Villere	Ormond Country Club	92,565	8,366	9.0%	0.7%
44	105100000228	228		Fashion Pltn.	58,806	5,368	9.1%	0.6%
45	105500100046	46	1	Ashton Pltn.	65,340	6,025	9.2%	0.5%
46	706300000412	412	63 Boutte Estates Dr	King Estates Ph. 1	28,000	2,600	9.3%	0.4%
47	706300000410	410	69 Boutte Estates Dr	King Estates Ph. 1	28,000	2,600	9.3%	0.4%
48	706300000406	406	81 Boutte Estates Dr	King Estates Ph. 1	28,000	2,600	9.3%	0.4%
49	706300000404	404	85 Boutte Estates Drive	King Estates Ph. 1	28,000	2,600	9.3%	0.4%
50	706300000422	422	74 Boutte Estates Dr	King Estates Ph. 1	28,000	2,600	9.3%	0.4%
51	706300000421	421	70 Boutte Estates Dr.	King Estates Ph. 1	28,000	2,600	9.3%	0.4%
52	706300000411	411	65 Boutte Estates Dr	King Estates Ph. 1	28,000	2,600	9.3%	0.4%
53	706300000409	409	73 Boutte Estates	King Estates Ph. 1	28,000	2,600	9.3%	0.4%
54	706300000407	407	77 Boutte Estates Dr	King Estates Ph. 1	28,000	2,600	9.3%	0.4%
55	706400000162	162	117 Lake Catherine	South Lakewood	88,645	8,281	9.3%	0.4%
56	302200001037	1037	158 Villere	Ormond Country Club	88,859	8,366	9.4%	0.3%
57	70620000015A	15A		Lakewood Ridge	67,950	6,435	9.5%	0.3%
58	706200000007	7		Lakewood Ridge	62,724	5,967	9.5%	0.2%
59	70620000001A	1A		Lakewood Ridge	62,724	5,967	9.5%	0.2%
60	706200000027	27		Lakewood Ridge	62,724	5,967	9.5%	0.2%
61	1055006000005	5	6	Ashton Pltn.	63,160	6,025	9.5%	0.2%
62	105500100056	56	1	Ashton Pltn.	63,160	6,025	9.5%	0.2%
63	105500800032	32	8	Ashton Pltn.	54,450	5,242	9.6%	0.1%
64	105500800020	20	8	Ashton Pltn.	54,450	5,242	9.6%	0.1%
65	70620000017A	17A		Lakewood Ridge	60,108	5,850	9.7%	0.0%
66	706400000102	102	403 Lakwood Dr	South Lakewood	74,270	7,288	9.8%	0.1%
67	706400000104	104	407 Lakewood Dr	South Lakewood	74,270	7,288	9.8%	0.1%
68	706400000106	106	411 Lakewood Dr	South Lakewood	74,270	7,288	9.8%	0.1%
69	706400000108	108	415 Lakewood Dr	South Lakewood	74,270	7,288	9.8%	0.1%
70	302200001022	1022	188 Villere	Ormond Country Club	85,153	8,366	9.8%	0.1%
71	302200001033	1033	166 Villere	Ormond Country Club	85,153	8,366	9.8%	0.1%
72	70640000156A	156A	105 Lake Catherine	South Lakewood	83,853	8,281	9.9%	0.1%
73	706400000124	124	104 Lake Carolyn	South Lakewood	67,082	6,625	9.9%	0.1%
74	706400000122	122	108 Lake Carolyn	South Lakewood	67,082	6,625	9.9%	0.1%
75	706400000120	120	112 Lake Carolyn	South Lakewood	67,082	6,625	9.9%	0.1%
76	706400000118	118	116 Lake Carolyn	South Lakewood	67,082	6,625	9.9%	0.1%
77	706400000116	116	120 Lake Carolyn	South Lakewood	67,082	6,625	9.9%	0.1%
78	1055008000005	5	8	Ashton Pltn.	56,625	5,664	10.0%	0.3%
79	1055008000010	10	8	Ashton Pltn.	56,625	5,664	10.0%	0.3%
80	1055008000034	34	8	Ashton Pltn.	52,270	5,242	10.0%	0.3%
81	105100000226	226		Fashion Pltn.	58,806	6,000	10.2%	0.5%
82	706400000159	159	111 Lake Catherine	South Lakewood	62,291	6,360	10.2%	0.5%
83	706400000161	161	115 Lake Catherine	South Lakewood	62,291	6,360	10.2%	0.5%
84	1055006000007	7	6	Ashton Pltn.	58,805	6,025	10.2%	0.5%
85	105500100054	54	1	Ashton Pltn.	58,805	6,025	10.2%	0.5%
86	302200001005	1005	222 Villere	Ormond Country Club	81,456	8,366	10.3%	0.5%

Subject #	Assessment #	Lot #	Address	S/D	LTC Appraised Value	2016 Assessed Value	Ratio	ABS
87	302200001007	1007	218 Villere	Ormond Country Club	81,456	8,366	10.3%	0.5%
88	302200001011	1011	210 Villere	Ormond Country Club	81,456	8,366	10.3%	0.5%
89	302200001013	1013	206 Villere	Ormond Country Club	81,456	8,366	10.3%	0.5%
90	302200001026	1026	180 Villere	Ormond Country Club	81,456	8,366	10.3%	0.5%
91	302200001029	1029	174 Villere	Ormond Country Club	81,456	8,366	10.3%	0.5%
92	302200001031	1031	170 Villere	Ormond Country Club	81,456	8,366	10.3%	0.5%
93	302200001035	1035	162 Villere	Ormond Country Club	81,456	8,366	10.3%	0.5%
94	105100000311	311		Fashion Pltn.	56,844	6,000	10.6%	0.8%
95	706200000068	68		Lakewood Ridge	54,882	5,850	10.7%	0.9%
96	706200000061	61		Lakewood Ridge	54,882	5,850	10.7%	0.9%
97	706200000059	59		Lakewood Ridge	54,882	5,850	10.7%	0.9%
98	15560000006A	6A	286 J E D	Commercial	319,800	34,686	10.8%	1.1%
99	15560000007A	7A	480 J E D	Commercial	275,600	29,892	10.8%	1.1%
100	105100000213	213		Fashion Pltn.	54,882	6,000	10.9%	1.2%
101	105100000300	300		Fashion Pltn.	49,005	5,400	11.0%	1.3%
102	105100000291	291		Fashion Pltn.	49,005	5,400	11.0%	1.3%
103	105400000002	2	103 Allie Ln	Hidden Oaks	19,000	2,120	11.2%	1.4%
104	105400000004	4	107 Allie Ln	Hidden Oaks	19,000	2,120	11.2%	1.4%
105	105400000006	6	111 Allie Ln	Hidden Oaks	19,000	2,120	11.2%	1.4%
106	105400000019	19	203 Allie Ln	Hidden Oaks	19,000	2,120	11.2%	1.4%
107	105400000021	21	207 Allie Ln	Hidden Oaks	19,000	2,120	11.2%	1.4%
108	105400000078	78	206 Allie Ln	Hidden Oaks	19,000	2,120	11.2%	1.4%
109	105400000080	80	202 Allie Ln	Hidden Oaks	19,000	2,120	11.2%	1.4%
110	105400000074	74	214 Allie Ln	Hidden Oaks	19,000	2,120	11.2%	1.4%
111	105400000076	76	210 Allie Ln	Hidden Oaks	19,000	2,120	11.2%	1.4%
112	105400000010	10	114 Allie Ln	Hidden Oaks	19,000	2,120	11.2%	1.4%
113	105400000062	62	314 Allie Ln	Hidden Oaks	19,000	2,120	11.2%	1.4%
114	105400000064	64	310 Allie Ln	Hidden Oaks	19,000	2,120	11.2%	1.4%
115	105400000060	60	318 Allie Ln	Hidden Oaks	19,000	2,120	11.2%	1.4%
116	105400000052	52	334 Allie Ln	Hidden Oaks	19,000	2,120	11.2%	1.4%
117	105400000051	51	400 Allie Ln	Hidden Oaks	19,000	2,120	11.2%	1.4%
118	70620000023A	23A		Lakewood Ridge	52,272	5,850	11.2%	1.5%
119	706200000064	64		Lakewood Ridge	52,272	5,850	11.2%	1.5%
120	706200000066	66		Lakewood Ridge	52,272	5,850	11.2%	1.5%
121	706200000069	69		Lakewood Ridge	52,272	5,850	11.2%	1.5%
122	105100000304	304		Fashion Pltn.	47,043	5,400	11.5%	1.7%
123	105100000302	302		Fashion Pltn.	47,043	5,400	11.5%	1.7%
124	105100000295	295		Fashion Pltn.	47,043	5,400	11.5%	1.7%
125	105100000298	298		Fashion Pltn.	50,963	6,000	11.8%	2.0%
126	105100000211	211		Fashion Pltn.	50,963	6,000	11.8%	2.0%
127	105100000209	209		Fashion Pltn.	50,963	6,000	11.8%	2.0%
128	105100000207	207		Fashion Pltn.	50,963	6,000	11.8%	2.0%
129	105100000293	293		Fashion Pltn.	45,086	5,400	12.0%	2.2%