



Property Information			
<b>Owner(s):</b>	MILLER CHRISTOPHER JOSEPH / BAUMAN CONNOR JAMES	<b>Mailing Address:</b>	, ,
<b>Owner Phone:</b>	Unknown	<b>Property Address:</b>	100 MARTINEZ DR, MONROE, LA 71203
<b>Vesting Type:</b>		<b>Alt. APN:</b>	233607
<b>County:</b>	OUACHITA	<b>APN:</b>	64912
<b>Map Coord:</b>	:	<b>Census Tract:</b>	000500
<b>Lot#:</b>	22	<b>Block:</b>	4
<b>Subdivision:</b>	DESIARD TERRACE	<b>Tract:</b>	
<b>Legal:</b>	LOT 22 SQ 4 DESIARD TERRACE ADDN & THAT PORTION OF GABRIEL ST REVOKED IN COB 1733-834		

Property Characteristics			
<b>Use:</b>	COMMERCIAL LOT	<b>Year Built / Eff. :</b>	/
<b>Zoning:</b>		<b>Lot Size Ac / Sq Ft:</b>	0.161 / 7020
<b>Bedrooms:</b>	0	<b>Bathrooms:</b>	0.0
<b># Rooms:</b>	0	<b>Quality:</b>	
<b>Pool:</b>		<b>Air:</b>	
<b>Stories:</b>		<b>Garage Area :</b>	
<b>Gross Area:</b>		<b>Sq. Ft. :</b>	
		<b># of Units:</b>	
		<b>Fireplace:</b>	
		<b>Heating:</b>	
		<b>Style:</b>	
		<b>Parking / #:</b>	/
		<b>Basement Area:</b>	

Sale and Loan Information			
<b>Sale / Rec Date:</b>	04/17/2024 / 04/19/2024	<b>*/Sq. Ft.:</b>	
<b>Sale Price:</b>	\$315,000	<b>1st Loan:</b>	\$50,000,000
<b>Doc No.:</b>	2024.1893785	<b>Loan Type:</b>	PRIVATE PARTY
<b>Doc Type:</b>	DEED	<b>Transfer Date:</b>	04/19/2024
<b>Seller:</b>	MCDONALD ROBBY LEE	<b>Lender:</b>	ALEX SINUNU
		<b>2nd Mtg.:</b>	
		<b>Prior Sale Amt:</b>	\$105,000
		<b>Prior Sale Date:</b>	02/27/2014
		<b>Prior Doc No.:</b>	2014.1645456
		<b>Prior Doc Type:</b>	DEED

\*/Sq. Ft. is a calculation of Sale Price divided by Sq. Feet.

Tax Information			
<b>Imp Value:</b>		<b>Exemption Type:</b>	
<b>Land Value:</b>	\$3,510	<b>Tax Year / Area:</b>	2023 / 10
<b>Total Value:</b>	\$3,510	<b>Tax Value:</b>	
<b>Total Tax Amt:</b>	\$58.39	<b>Improved:</b>	%



First American

**Limitation of Liability for Informational Report**

**IMPORTANT – READ CAREFULLY:** THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.