



Property Information			
Owner(s):	MILLER CHRISTOPHER JOSEPH / BAUMAN CONNOR JAMES	Mailing Address:	, ,
Owner Phone:	Unknown	Property Address:	CORTO ST, MONROE, LA 71203
Vesting Type:		Alt. APN:	233607
County:	OUACHITA	APN:	80413
Map Coord:	:	Census Tract:	000401
Lot#:	26	Block:	5
Subdivision:	DESIARD TERRACE	Tract:	
Legal:	LOT 26 SQ 5 DESIARD TERRACE ADDN		

Property Characteristics			
Use:	COMMERCIAL LOT	Year Built / Eff. :	/
Zoning:		Lot Size Ac / Sq Ft:	0.069 / 3008
Bedrooms:	0	Bathrooms:	0.0
# Rooms:	0	Quality:	
Pool:		Air:	
Stories:		Garage Area :	
Gross Area:		Sq. Ft. :	
		# of Units:	
		Fireplace:	
		Heating:	
		Style:	
		Parking / #:	/
		Basement Area:	

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

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

Tax Information			
Imp Value:		Exemption Type:	
Land Value:	\$1,500	Tax Year / Area:	2023 / 10
Total Value:	\$1,500	Tax Value:	
Total Tax Amt:	\$30.68	Improved:	%



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.