

Parcel: 13183435702
Assessment #: 38981

Lincoln Parish Report
Tax Year 2023
(Uncertified)

ID: 38981

Property Owner

Name: Ruston Real Estate Holdings LLC

Property Information

Physical Address: 0 Celebrity DR

Mailing Address: 3800 Viking Dr
Bossier City, LA 71111

Subdivision: Ruston Mixed Use Commercial Park

Block / Lot: 007 / 002

Type: (CV) Comm. Vacant

S-T-R: 13-18N-03W

Tax Dist: (SD1R) SD #1 - Ruston

Size (Acres): 32.512

City Millage: 8.08

Parish Millage: 81.23

Homestead Pct: 0.00

Special Assessment Freeze: No

Extended Legal: Lot 2 Unit 7 of The Ruston Mixed-Use Commercial Park fronting on Commerce St. and Celebrity Dr. rec. @ Instrument 206267. (From Jedco Properties, LLC) (206785)

Assessment Summary:

Description	Acres	Land Value	Bldg Value	Total Value	Land Assessed	Bldg Assessed	Total Assessed	Percent
COMMERICAL SUB. LOT (REC PLAT)	32.512	5,546,920	0	5,546,920	\$554,692	\$0	\$554,692	10%
Totals:		5,546,920	0	5,546,920	\$554,692	\$0	\$554,692	

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Special Assessments:

Assessment	Millage	Parish or City	Total Tax	Homestead Credit	Tax Amount
Assessment District	2.04	P	\$1,131.57	\$0.00	\$1,131.57
Law Enforcement Dist CM	4.62	P	\$2,562.68	\$0.00	\$2,562.68
Law Enforcement Dist OP	7.83	P	\$4,343.24	\$0.00	\$4,343.24
Library Operation	4.49	P	\$2,490.57	\$0.00	\$2,490.57
PJ General Alimony - Inside	1.68	P	\$931.88	\$0.00	\$931.88
PJ Parish Wide Construction	4.41	P	\$2,446.19	\$0.00	\$2,446.19
PJ Parish Wide Road & Maintenance	4.41	P	\$2,446.19	\$0.00	\$2,446.19
Ruston General Fund	5.19	C	\$2,878.85	\$0.00	\$2,878.85
Ruston Recreational Tax	2.89	C	\$1,603.06	\$0.00	\$1,603.06
SB Parish Constitutional Tax	3.91	P	\$2,168.85	\$0.00	\$2,168.85
SB Parish Special Maint & Oper	4.92	P	\$2,729.09	\$0.00	\$2,729.09
SB Parish Special Repair & Equi	4.92	P	\$2,729.09	\$0.00	\$2,729.09
SB Parish Wide M & O	8.48	P	\$4,703.79	\$0.00	\$4,703.79
SB Parish Wide Maint & Oper	9.44	P	\$5,236.29	\$0.00	\$5,236.29
School District #1	17.75	P	\$9,845.78	\$0.00	\$9,845.78
School District #1 M & O	2.33	P	\$1,292.43	\$0.00	\$1,292.43
Totals:			\$49,539.55	\$0.00	\$49,539.55

Homestead Credit: 0.00 Status: (AC) Active Note: Due to rounding errors, please contact the Tax Collector for the exact taxes owed. 318-251-5120

Deed Transfers:

Date	Book	Page	Instrument #	Deed Type	Est. Sale	Grantee
10/11/2022			206785	Cash Deed	\$3,600,000	Ruston Real Estate Holdings LLC
9/8/2022			206267	Sub Plat	\$1	Jedco Properties LLC

Map:

