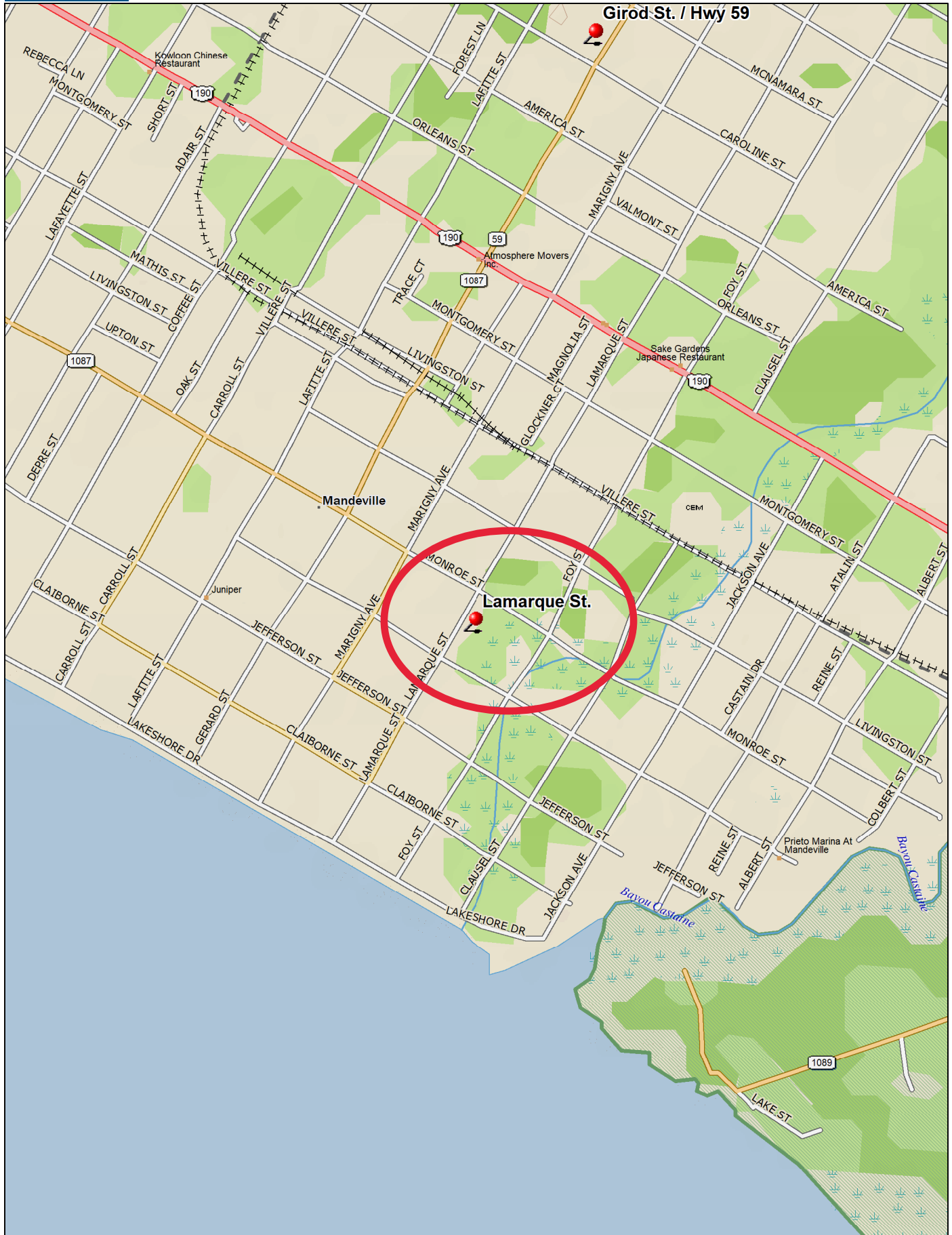
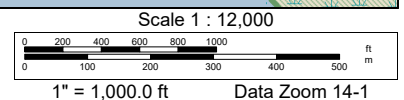




Data use subject to license.

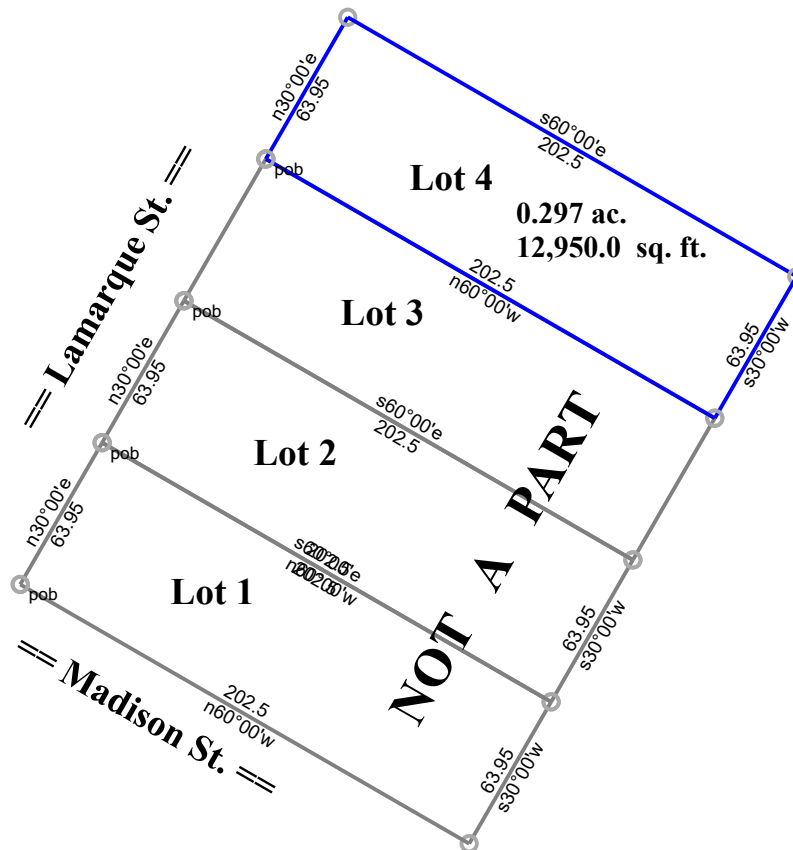
© DeLorme. Topo North America™ 9.

www.delorme.com



Per plat by Champagne, Nov. 1956, description is good. gb

City of Mandeville, Zoned "R1" Single Family Residential



30.3556
90.0620

Lot 4, Square 15, Town of Mandeville, measuring 63.95 ft. by 202.5 ft.
St. Tammany Parish, LA.

Lamarque St. Lot 4 Sq 15 Mandeville gb

8-18-2025

Scale: 1 inch= 75 feet

File: Lamarque St. Lot 4 Sq 15 Mandeville gb.ndp

Tract 1: 0.2973 Acres (12950 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=533 ft.

Tract 2: 0.2973 Acres (12950 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=533 ft.

Tract 3: 0.2973 Acres (12950 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=533 ft.

Tract 4: 0.2973 Acres (12950 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=533 ft.

01 e10147.200m n9869.770m

02 n30.00e 63.95

03 s60.00e 202.5

04 s30.00w 63.95

05 n60.00w 202.5

06 @3

07 n30.00e 63.95

08 s60.00e 202.5

09 s30.00w 63.95

10 n60.00w 202.5

11 @8

12 n30.00e 63.95

13 s60.00e 202.5

14 s30.00w 63.95

15 n60.00w 202.5

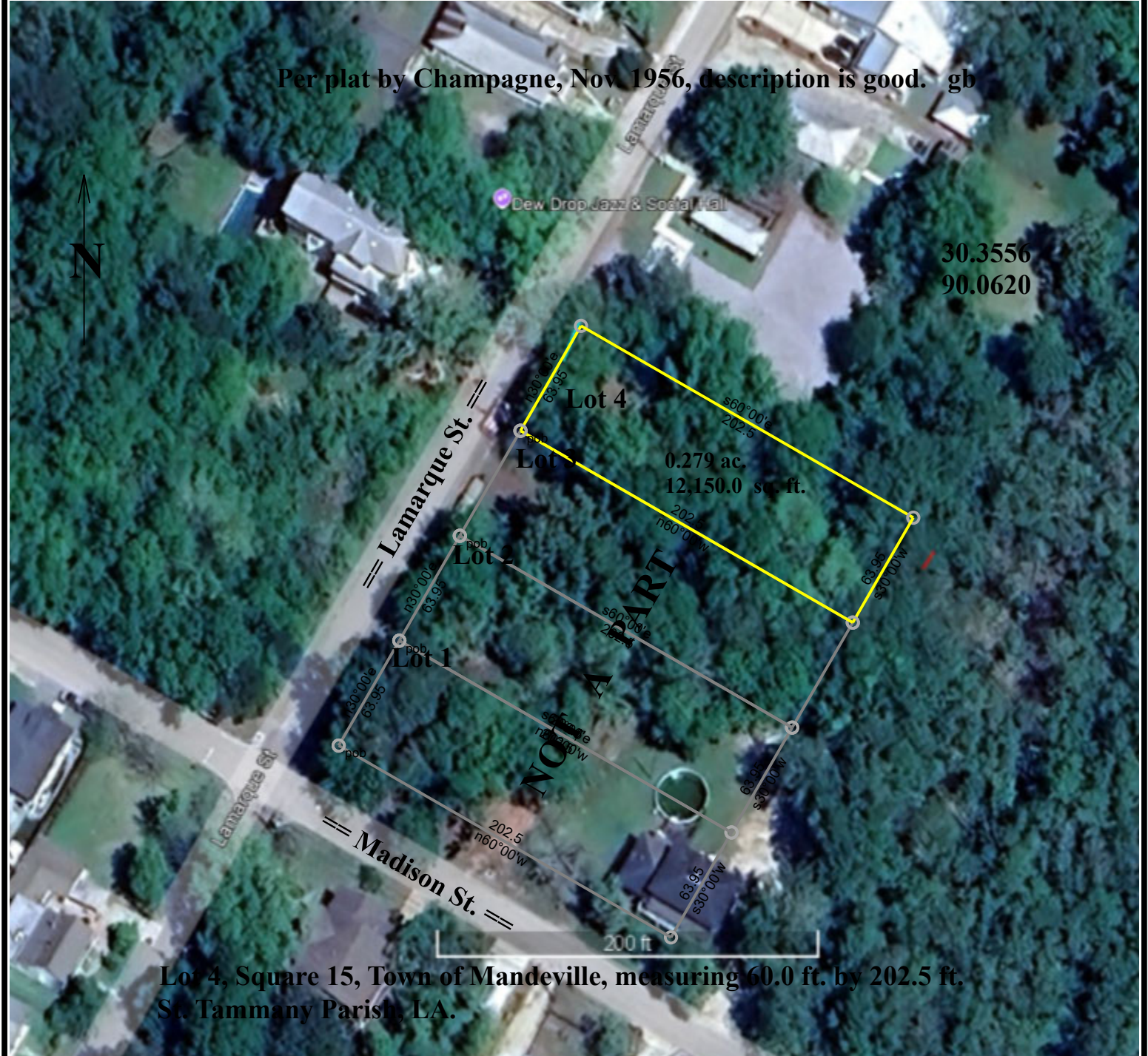
16 @13

17 n30.00e 63.95

18 s60.00e 202.5

19 s30.00w 63.95

20 n60.00w 202.5



Lot 4, Square 15, Town of Mandeville, measuring 60.0 ft. by 202.5 ft.
St. Tammany Parish, LA.

Lamarque St. Lot 4 Sq 15 Mandeville yf58 gb	8-18-2025
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Scale: 1 inch= 75 feet	File: Lamarque St. Lot 4 Sq 15 Mandeville yf58.ndp
------------------------	--

Tract 1: 0.2973 Acres (12950 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=533 ft.
Tract 2: 0.2973 Acres (12950 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=533 ft.
Tract 3: 0.2973 Acres (12950 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=533 ft.
Tract 4: 0.2973 Acres (12950 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=533 ft.

01 e10147.200m n9869.770m
02 n30.00e 63.95
03 s60.00e 202.5
04 s30.00w 63.95
05 n60.00w 202.5
06 @3
07 n30.00e 63.95
08 s60.00e 202.5
09 s30.00w 63.95
10 n60.00w 202.5
11 @8
12 n30.00e 63.95
13 s60.00e 202.5
14 s30.00w 63.95

15 n60.00w 202.5
16 @13
17 n30.00e 63.95
18 s60.00e 202.5
19 s30.00w 63.95
20 n60.00w 202.5

Circa 2024

FOR SALE
FINANCING AVAILABLE
858-887-6167

Parcels

57973 [Tax Details](#)



Street View

Owner Name: MAGEE GROUP HOLDINGS LLC

Assessment Number: 57973

Property Address: 0 LAMARQUE STREET

Old Assessment Number: 1140289140

Mailing Address: 1001 WASHINGTON STREET FRANKLINTON, LA 70438

Property Description: LOT 4 SQ 15 MANDEVILLE MEAS 60 X 190 CB 649 32 INST NO 1257816 INST NO 1267379 INSTNO 1911188 INST NO 1938040 INST NO 1992642 INST NO 1992523 INST NO 2003273 INST NO 2017209 INST NO 2019155

Exempt: INVESTOR RATE

Tax District: 14

Subdivision Phase: 1

Lot Number:

Block Number:

Notice: This listing is not to be used as a

Close

Export



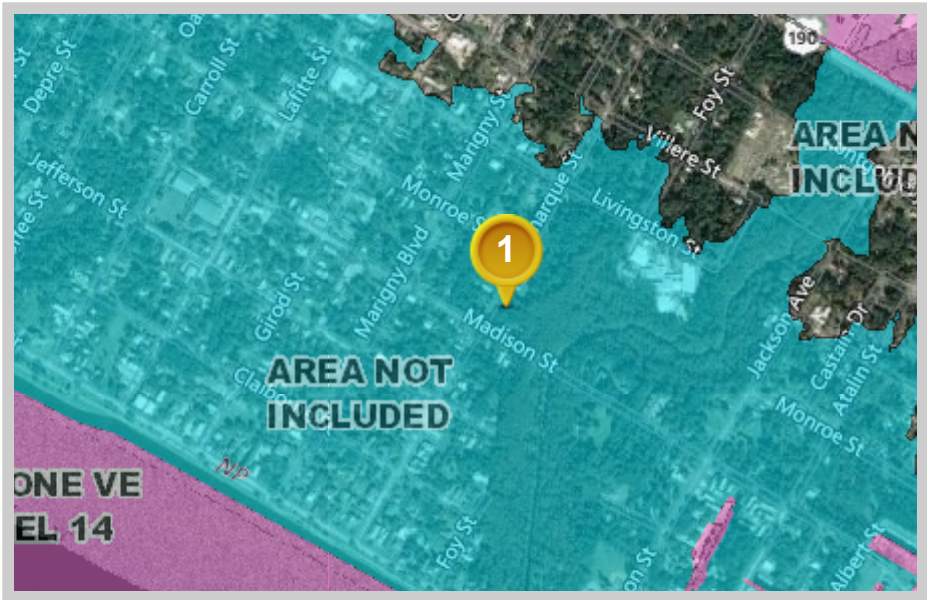
Lamarque St.

Email

Print

Louisiana Flood Map

30.3556 -90.0621



Visible Layers

☒	Preliminary FIRM
☐	Effective FIRM
☐	Bing Hybrid

Point Coordinates

Point #	Lat., Long.
1	30.3556, -90.0621

Flood information in this table is from the:

Preliminary FIRM

not included

Point	Panel ID	Flood Zone	BFE	Ground Elevation	LOMR
-------	----------	------------	-----	------------------	------

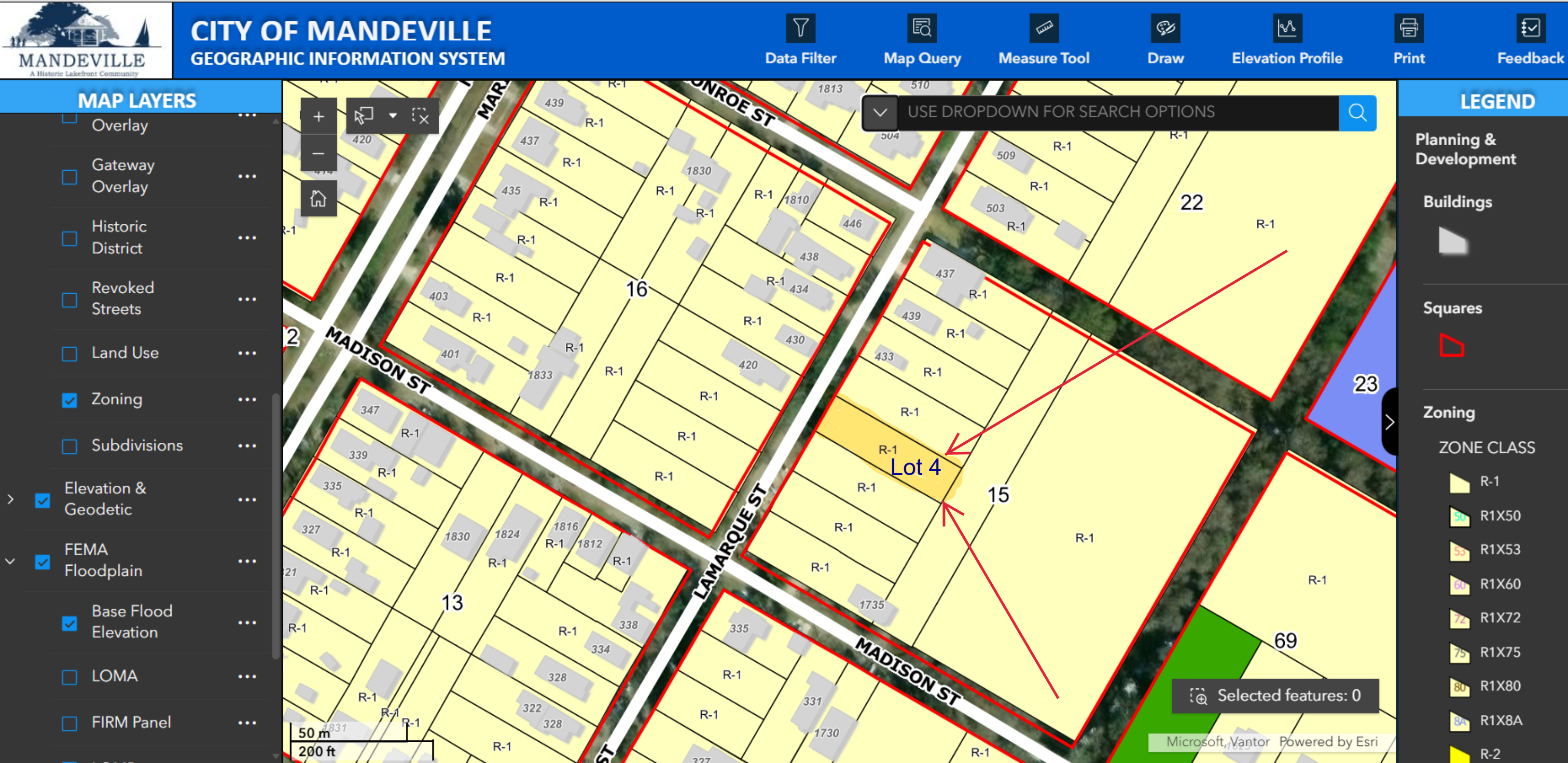
Flood information in this table is from the:

Effective FIRM

Point	Panel ID	Flood Zone	BFE	Ground Elevation	LOMR
1	2202020431D 5/16/2012	AE, EL 10	10	6.1	N/A

1. **Ground Elevation** is provided by USGS's elevation web service which provides the best available data for the specified point. If unable to find elevation at the specified point, the service returns an extremely large, negative value (-1.79769313486231E+308).

Floodplain data that is shown on this map is the same data that your flood plain administrator uses. This web product is not considered an official FEMA Digital Flood Insurance Rate Map (DFIRM). It is provided for information purposes only, and it is not intended for insurance rating purposes. Please contact your local floodplain administrator for more information or to view an official copy of the FIRM or DFIRM.



2/2/11

SQ. 53

SQ. 54

SQ. 59

SQ. 21

~~SQ. 23~~

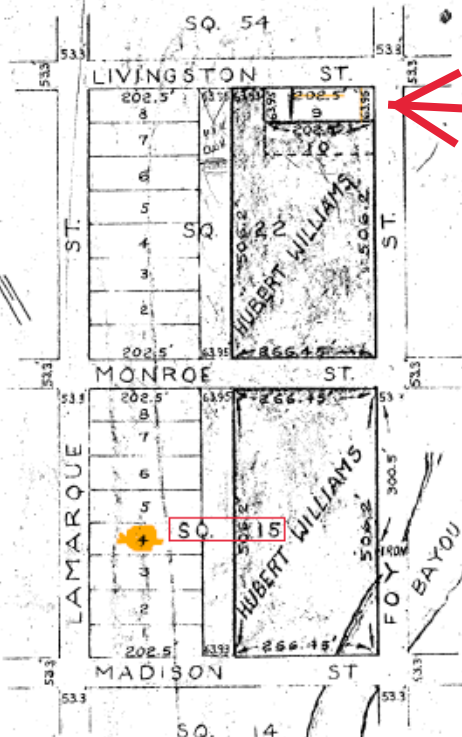
SQ. 16

SQ. 69

SQ. 13

SQ. 14

SQ. 70



Filed
Nov. 24th. 1956
Hazel A. Rife
Clerk of Court

MAP 32B

PLAT OF LAND BELONGING TO

HUBERT WILLIAMS

LOCATION E 1/2 SQUARE 15 & 22
SURVEY REQUESTED BY WILLIAMS
SURVEY BY EUCHAMPAGNE SURVEYOR
MAP BY JRB SCALE 1"=200'

MANDEVILLE, LA.

16 Nov. 1956

DWS. No. 1305

SHERIFF DEED
SHERIFF'S OFFICE

Suit No: (52) 201513684

Division: C

Covington, LA

BETTY ZENON WINSTON
VS
ALPHONSE BROWN

22nd Judicial District
Parish of St. Tammany
State of Louisiana

Whereas, I, Rodney J. Strain, Jr., Sheriff of the Parish of St. Tammany, State aforesaid, by virtue of Writ of PARTITION BY LICITATION from the Honorable 22nd Judicial District Court, in and for the Parish of St. Tammany, in the matter of BETTY ZENON WINSTON vs ALPHONSE BROWN numbered on the docket of said court 201513684 bearing date 11/17/2015, and to me directed I did levy upon and seize and take into my possession the property hereinafter described, and did give due notice of such seizure to the defendants in such action, and in pursuance thereof, did advise agreeable to law, that I would expose said property for sale at public auction, at the door of the Courthouse, in the City of Covington, Parish and State aforesaid, on the 9th day of March, 2016, between legal sale hours, by advertisement in the English language for 30 clear days, in the St. Tammany Farmer, a newspaper published in the City of Covington, Parish of St. Tammany, Louisiana, said paper being the Official Journal of said Parish, the term of sale being WITHOUT BENEFIT OF APPRAISEMENT 100% CASH AT MOMENT OF ADJUDICATION.

At the time and place above stated, I, the Sheriff aforesaid, did proceed to sell said property after having caused to be read in a loud and audible voice the advertisement and certificate of the Recorder of Mortgages, and after having pursued all the other legal requirements. After receiving the various offers and bids the said property was adjudicated to MAGEE PROPERTIES, LLC, 1001 WASHINGTON STREET, , FRANKLINTON, LA 70438 for the price and sum of \$85,000.00 (EIGHTY-FIVE THOUSAND AND XX / 100 DOLLARS), being the highest and last bidder, which sum, I said Sheriff do hereby acknowledge, in case from said bidder MAGEE PROPERTIES, LLC.

NOW, THEREFORE, Know all men by these Presents, That I, Rodney J. Strain, Jr., Sheriff, as aforesaid, do, in consideration of the premises, and by virtue of the law in such cases made and provided, grant, bargain, sell, assign and set over unto the said MAGEE PROPERTIES, LLC all the right, title, interest, and claim of the said ALPHONSE BROWN in and to the property so adjudicated as aforesaid and described as follows:

St. Tammany Parish 155
Instrmnt #: 2019155
Registry #: 2431005 crt
04/20/2016 1:40:00 PM
HB CB X MI UCC

A certain lot of ground, situated in the Town of Mandeville, Parish of St. Tammany, State of Louisiana, being Lot No. 4, of Square 15, more fully described as follows, to-wit:

One lot of ground in Square 15 measuring 60 feet front on Lamarque Street, by a depth of 190 feet, French measure, between equal and parallel lines and bounded on the North by Celinda Smith, on the South by Henry Jenkins, on the West by Lamarque Street, together with all the buildings and improvements thereon.

Being a portion of the same property acquired by Odile [Brousseau] Gusman Gaines, wife of Lawrence Gaines, from Celeste B. Lee, by deed dated September 1, 1961, and recorded in COB 312, Folio 55, of the official records of St. Tammany Parish, Louisiana.

TO HAVE and to HOLD the said property unto the said MAGEE PROPERTIES, LLC heirs and assigns, to the proper use and behoove forever.

IN FAITH WHEREOF, I, the undersigned Deputy Sheriff have hereunto signed my name officially, on behalf of Rodney J. Strain, Jr., Sheriff aforesaid, at my office in Covington, Parish and State aforesaid, on the 9th day of March, 2016, in the presence of the undersigned witnesses.

WITNESSES:

Cheryl Koller

Robin Tucker

Rodney J. Strain, Jr., Sheriff
St. Tammany Parish

By: Nanette Buchanan
Deputy Sheriff



Louis Fitzmorris, CLA
St. Tammany Parish Assessor
www.stpao.org

Tax Roll For Year: 2025 Assessment Type: RE Abstract Status: Active

Assessment Information

Assessment Number

57973

Old Assessment Number

1140289140

Owner Information

Owner Name

MAGEE GROUP HOLDINGS LLC

In Care Of

Mailing Address

1001 WASHINGTON STREET, FRANKLINTON, LA, 70438

Physical Address

0 LAMARQUE STREET MANDEVILLE, LA 70448

Property Description

LOT 4 SQ 15 MANDEVILLE MEAS 60 X 190 CB 649 32 INS...

Tax District

14

Ward

04M

Property Information

Parish Mills

119.08

City Mills

8.21

Parish Taxes

\$835.95

City Taxes

\$57.64

Total Taxes

\$893.59

Fair Market Value Improvement

\$0

Fair Market Value Land

\$117,000

Total Fair Market Value

\$117,000

Tax Information

- Animal Shelter ↑ Increased by 0.07, increasing taxes
- Assessment District ↓ Decreased by 0.06, decreasing taxes
- Library ↓ Decreased by 1.00, decreasing taxes
- Mosquito Dist 2 ↓ Decreased by 0.10, decreasing taxes
- School Debt Service ↓ Decreased by 0.10, decreasing taxes

Millage/Fee Name	Mill Type	Millage/Fee Rate	Tax/Fee Amount
Alimony 2 (Parish Maint.)	M	1.44	\$10.11
Animal Shelter	M	1	\$7.02
Assessment District	M	2.25	\$15.80
City Of Mandeville	M	8.21	\$57.64
Council On Aging/STARC	M	1.69	\$11.86
Drainage Maintenance	M	1.56	\$10.95
Fire Dist 04	M	26	\$182.52
Florida Par. Juv. Center	M	2.49	\$17.48
Law Enforcement	M	10.31	\$72.38
Library	M	4.35	\$30.54
Mosquito Dist 2	M	3	\$21.06
Recreation Dist 01	M	6.75	\$47.38

Assessed Value Land	\$11,700
Assessed Value Improvements	\$0
Total Assessed Value	\$11,700
Homestead Value	\$0
Other Exemptions Value	\$4,680
Taxable Value	\$7,020
Freeze Type None (default)	
Exemption Type INVESTOR RATE	

School Additional Support	M	2.55	\$17.90
School Additional Support Tax	M	4.09	\$28.71
School Constitutional Tax	M	3.22	\$22.60
School Debt Service	M	13.7	\$96.18
School Maint. Operations	M	30.01	\$210.67
School Maint. Operations/Const	M	2.91	\$20.43
School Security SRO MHP	M	1.76	\$12.36