



LOCATION

Property Address	9401 Burbank Dr Baton Rouge, LA 70810-6177
Subdivision	Broussard, Bruce Tract
Parish	East Baton Rouge Parish, LA
MLS Area	53

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	02194732
Alternate Parcel ID	
Account Number	
District/Ward	
2010 Census Trct/Blk	40.15/3
Assessor Roll Year	2021

PROPERTY SUMMARY

Property Type	Commercial
Land Use	Store/Office Mixed Use
Improvement Type	Store/Office Mixed Use
Square Feet	9184

CURRENT OWNER

Name	Realty Income Properties 25 LLC C/O Pm Dept # 4408
Mailing Address	11995 El Camino Real San Diego, CA 92130-2539

SCHOOL ZONE INFORMATION

Wildwood Elementary School	0.8 mi
Elementary: Pre K to 5	Distance
Westdale Middle School	5.6 mi
Middle: 6 to 8	Distance
Tara High School	5.5 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 12/06/2022

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
1/3/2014	\$705,882	Realty Income Properties 25 LLC & C/O Pm Dept #		Contract Of Sale		972-1255
6/22/2004	\$600,000	J L Miller L Lc	Baton Rouge Dollar Partne	Deed		11625/825
5/8/2003	\$200,000	Baton Rouge Dollar Prtnrs	Watusi Properties	Deed		11472/149

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount
Appraisal Year	2021	Assessment Year	2021
Appraised Land	\$165,800	Assessed Land	\$16,580
Appraised Improvements	\$399,667	Assessed Improvements	\$59,950
Total Tax Appraisal	\$565,467	Total Assessment	\$76,530
		Exempt Amount	
		Exempt Reason	

TAXES

Tax Year	City Taxes	Parish Taxes	Total Taxes
2021			\$8,819.14
2020			\$8,734.89
2019			\$8,835.72
2018			\$8,623.52

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
10/31/2012	\$586,600	Sti Baton Rouge LLC	Peoples Community Bank	12455/55
10/21/2009	\$400,000	J L Miller LLC	Bank Of New Orleans	12195/807
06/22/2004	\$2,000,000	J L Miller L Lc	Hibernia National Bank	11625/829
05/08/2003	\$425,000	Baton Rouge Dollar Prtnrs	The Business Bank	11472/150

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Store/Office Mixed Use	Condition	Good	Units	
Year Built		Effective Year		Stories	
BRs		Baths		Rooms	
Total Sq. Ft.	9,184				
Building Square Feet (Living Space)		Building Square Feet (Other)			

- CONSTRUCTION

Quality	Roof Framing
Shape	Roof Cover Deck
Partitions	Cabinet Millwork
Common Wall	Floor Finish
Foundation	Interior Finish
Floor System	Air Conditioning
Exterior Wall	Heat Type
Structural Framing	Bathroom Tile
Fireplace	Plumbing Fixtures
- OTHER	
Occupancy	Building Data Source

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Store/Office Mixed Use	Lot Dimensions	
Block/Lot	/A-2-	Lot Square Feet	43,778
Latitude/Longitude	30.360568°/-91.123282°	Acreage	1.01

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		Special School District 1	2
Zoning Code		Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision	Broussard, Bruce Tract	Plat Book/Page	
Block/Lot	/A-2-	District/Ward	
Description	Ward 3-0, Lot:A-2-A-4-B-2-A, Subdiv:Broussard, Bruce Tract. Tract A-2-A-4-B-2-A Cont. 1.005 Acres Resub. Of Tract A-2-A-4-B-2		

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	22033C0330E	05/02/2008

LISTING ARCHIVE

No Listings found for this parcel.