



JACKSON PARISH POLICE JURY

Jackson Parish Courthouse
500 East Court Street, Room 301
Jonesboro, Louisiana 71251-3446
Phone: (318) 259-2361
Fax: (318) 259-5660

www.jacksonparishpolicejury.org

Notice Posted: Monday, June 8, 2020, 12:00 PM
June 16, 2020 Project Committee

MEMBERS

District 1

TODD CULPEPPER
P. O. Box 323
Quitman, LA. 71268
(318) 259-4184 (Work)
(318) 243-1084

District 2

LEWIS CHATHAM
1575 Mariah Road
Chatham, LA. 71226
(318) 235-0254

District 3

AMY C. MAGEE
2332 Walker Road
Jonesboro, LA. 71251
(318) 235-0002

District 4

JOHN W MCCARTY
2766 Hwy 155
Quitman, LA 71268
(318) 259-9694

District 5

TARNESHALA COWANS
598 Beech Springs Road
Jonesboro, LA. 71251
(318) 475-0893

District 6

REGINA H. ROWE
159 Hughes Rd.
Jonesboro, LA 71251
(318) 259-7923

District 7

LYNN TREADWAY
505 Fifth Street
Jonesboro, LA 71251
(318) 259-7673
(318) 680-8510

MEETING DATE: Tuesday, June 16, 2020
MEETING TIME: 12:00 PM
PLACE OF MEETING: Jackson Parish Courthouse
500 E. Court Street, Room 301
Jonesboro, LA 71251

AGENDA:

Call to Order
Invocation & Pledge of Allegiance
Public Comments

Agenda Items

1. Executive Session: discuss negotiation strategy
2. Discuss and recommend action on hospital drainage project negotiations

Adjourn

Committee: Ms. Regina Rowe, **Chairman**
Mr. Todd Culpepper
Ms. Amy Magee

Gina M. Thomas, Secretary-Treasurer

Jackson Parish Police Jury

500 E. Court Street, Room 301, Jonesboro, LA. 71251

(318) 259-2361 extension 203

In accordance with the Americans with Disabilities Act, if you need special assistance, please contact Gina Thomas at (318) 259-2361, extension 203 describing the assistance that is necessary.

It is possible that a quorum of the Police Jury may be in attendance at the meeting, but no action of the Police Jury as a whole will be taken.

Subject	<u>Land Sale 1</u>	<u>Land Sale 2</u>	<u>Land Sale 3</u>	<u>Land Sale 4</u>
Date of Sale:	11/01/11	02/10/16	03/20/07	10/09/06
Deed Price:	\$55,000	\$140,000	\$20,000	\$25,000
Rights Conveyed:	\$0	\$0	\$0	\$0
Financing:	\$0	\$0	\$0	\$0
Conditions of Sale:	\$0	\$0	\$0	\$0
Cash Equivalent:	\$55,000	\$140,000	\$20,000	\$25,000
Demolition:	\$0	\$0	\$0	\$0
Expenditures after sale:	\$0	\$0	\$0	\$0
Adjusted Sales Price:	\$55,000	\$140,000	\$20,000	\$25,000
Market Conditions:	5.00%	0.00%	10.00%	10.00%
Adjusted Sales Price:	\$57,750	\$140,000	\$22,000	\$27,500
Unit of Comparison	Acres			
Units (SF; FF; Acres)	2.617	4.240	2.900	2.000
Price per Unit:		\$13,620	\$48,276	\$11,000
<u>Other Adjustments:</u>				\$33,578
		<u>Land Sale 1</u>	<u>Land Sale 2</u>	<u>Land Sale 3</u>
Location:		0.00%	-55.00%	0.00%
Size:		10.00%	0.00%	-10.00%
Shape / Utility:		-5.00%	-5.00%	-5.00%
Topography:		0.00%	0.00%	0.00%
Utilities:		0.00%	0.00%	0.00%
Site Condition:		-10.00%	0.00%	0.00%
Corner Lot:		0.00%	-10.00%	0.00%
Frontage to Depth:		0.00%	0.00%	0.00%
Use / Zoning:		0.00%	0.00%	0.00%
Road Access:		-35.00%	-15.00%	-35.00%
Net Adjustment:		-40.00%	-85.00%	-80.00%
Updated:		\$8,172	\$7,241	\$6,600
				\$6,716

SUMMARY OF VALUE

Range of Unit Value:	\$6,600	to	\$8,172
Average of Unit Value:	\$7,182		
Median Unit Value:	\$6,978		
Concluded Unit Value:	\$6,500		
Subject Size:	2.617	Acres	
Indicated Site Value:	\$17,011		
Add: N/A	\$0		
Add: N/A	\$0		
Total:	\$17,011		

Subject	<u>Land Sale 1</u>	<u>Land Sale 2</u>	<u>Land Sale 3</u>	<u>Land Sale 4</u>
Date of Sale:	11/01/11	02/10/16	03/20/07	10/09/06
Deed Price:	\$55,000	\$140,000	\$20,000	\$25,000
Rights Conveyed:	\$0	\$0	\$0	\$0
Financing:	\$0	\$0	\$0	\$0
Conditions of Sale:	\$0	\$0	\$0	\$0
Cash Equivalent:	\$55,000	\$140,000	\$20,000	\$25,000
Demolition:	\$0	\$0	\$0	\$0
Expenditures after sale:	\$0	\$0	\$0	\$0
Adjusted Sales Price:	\$55,000	\$140,000	\$20,000	\$25,000
Market Conditions:	<u>5.00%</u>	<u>0.00%</u>	<u>10.00%</u>	<u>10.00%</u>
Adjusted Sales Price:	\$57,750	\$140,000	\$22,000	\$27,500
Unit of Comparison	Acres			
Units (SF; FF; Acres)	2.617	4.240	2.900	2.000
Price per Unit:	\$13,620	\$48,276	\$11,000	\$33,578
<u>Other Adjustments:</u>	<u>Land Sale 1</u>	<u>Land Sale 2</u>	<u>Land Sale 3</u>	<u>Land Sale 4</u>
Location:	0.00%	-55.00%	0.00%	-10.00%
Size:	10.00%	0.00%	0.00%	-20.00%
Shape / Utility:	-5.00%	-5.00%	-5.00%	-5.00%
Topography:	0.00%	0.00%	0.00%	0.00%
Utilities:	0.00%	0.00%	0.00%	0.00%
Site Condition:	-10.00%	0.00%	0.00%	-10.00%
Corner Lot:	0.00%	-10.00%	0.00%	0.00%
Frontage to Depth:	0.00%	0.00%	0.00%	0.00%
Use / Zoning:	0.00%	0.00%	0.00%	0.00%
Road Access:	<u>-35.00%</u>	<u>-15.00%</u>	<u>-35.00%</u>	<u>-35.00%</u>
Net Adjustment:	-40.00%	-85.00%	-40.00%	-80.00%
Updated:	\$8,172	\$7,241	\$6,600	\$6,716

SUMMARY OF VALUE

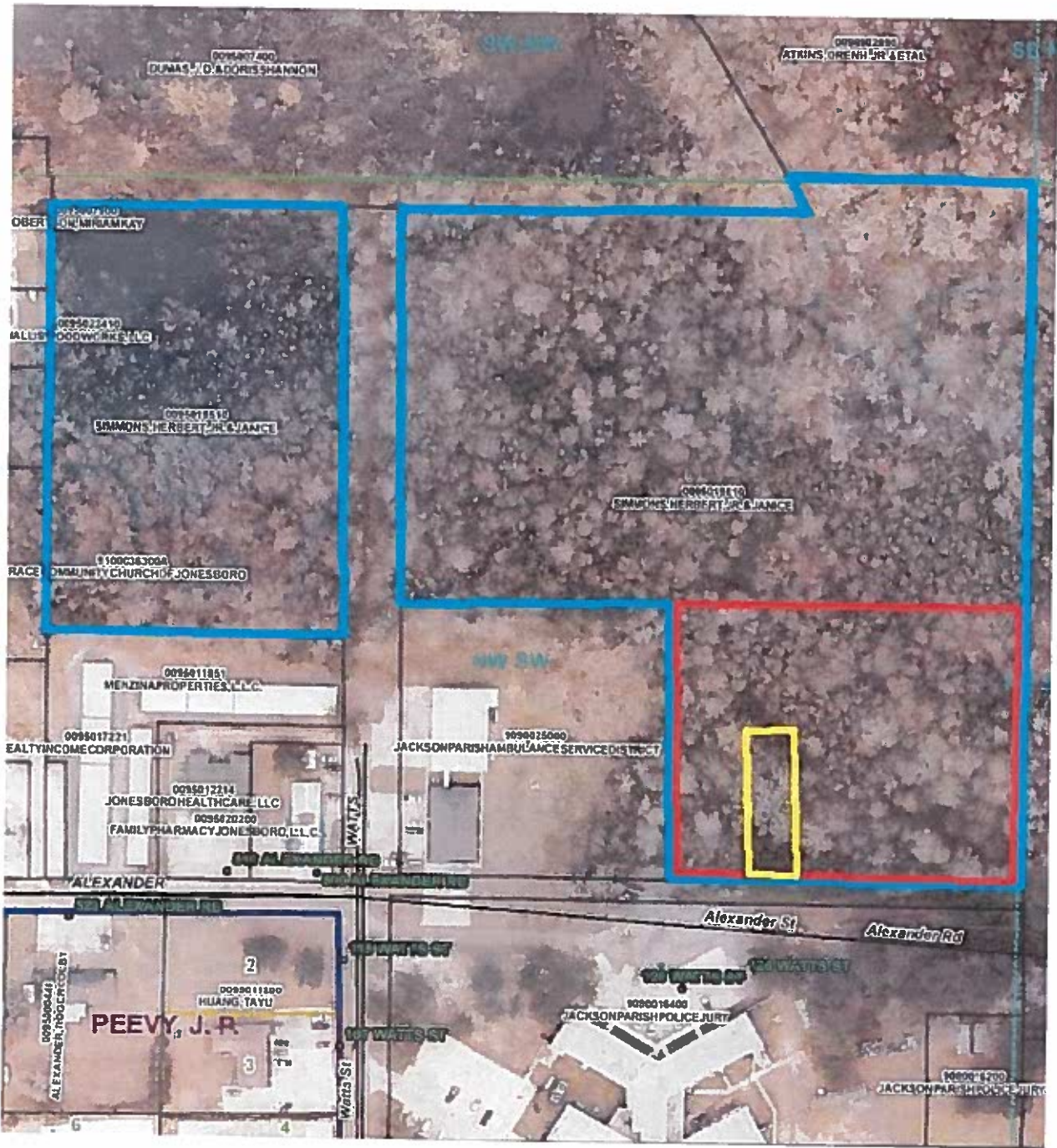
Range of Unit Value:	\$6,600	to	\$8,172
Average of Unit Value:	\$7,182		
Median Unit Value:	\$6,978		
Concluded Unit Value:	\$6,500		
Subject Size:	<u>2.617</u>	Acres	
Indicated Site Value:	\$17,011		
Add: N/A	\$0		
Add: N/A	\$0		
Total:	\$17,011		

FINAL ESTIMATE OF JUST COMPENSATION

The appraiser has completed a valuation of the before and after condition in order to estimate compensation for the required area and severance damages, if present. Further consideration was given to possible additional compensation.

Estimated Market Value - Before:	\$26,170	
Required Right of Way:		
	Land: \$1,767	
	Improvements: <u>\$0</u>	
Total Part Required:		\$1,767
	Indicated Remaining Value: \$24,403	
	Estimated Remaining Value: <u>\$17,011</u>	
Diminution in Value of Remaining Real Estate:		\$7,392
Cost to Cure:		\$0
Fair Rental of Temporary Construction Servitude:		\$0
Additional Compensation:		<u>\$0</u>
Estimate of Just Compensation:		\$9,159

SITE PLAN



Larger parcel illustrated above in red. Total property illustrated in blue. The proposed servitude area is indicated by the yellow outline and extends northward from the Alexander Street ROW.