

RAPIDES PARISH POLICE JURY

Police Jury Meeting Room  
2<sup>nd</sup> Floor, Parish Courthouse  
701 Murray Street, Suite 201  
Alexandria, Louisiana 71301  
(318) 473-6660

BOARD OF REVIEW  
SPECIAL SESSION  
OCTOBER 26, 2020  
12:00 P.M.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Motion to sit as a Board of Review for hearing complaints on property assessments, as advertised.
2. Recognize Mr. Rick Ducote, Rapides Parish Tax Assessor.
3. Motion to receive the protests for those requests received and timely filed:

\*\* CENTRAL LOUISIANA SURGICAL HOSPITAL, LLC, 651 Bolton Avenue North, Alexandria, Louisiana represented by Property Valuation Services – Dylan Cahill, Ward \_\_\_\_\_  
Assessment No. 2010036360

Fair Market Value	Land	Improvement	Pers. Prop
Assessor determined	\$0	\$0	\$7,948,860
		Total	\$7,948,860
Taxpayer's Opinion	\$0	\$0	\$5,794,844
		Total	\$5,794,844

**(Received August 19, 2020)**

**(Withdrawn September 15, 2020)**

RAPIDES PARISH POLICE JURY  
SPECIAL SESSION  
OCTOBER 26, 2020

\*\* HC-3436 MASONIC DRIVE, LLC-CRISTUS CABRINI SURGERY CENTER, 3436 Masonic Drive, Alexandria, Louisiana represented by James Lee, Ward \_\_\_\_\_  
Assessment No. 1010019975

Fair Market Value	Land	Improvement	Pers. Prop
Assessor determined	\$0	\$4,700,000	\$0
		Total \$4,700,000	
Taxpayer's Opinion	\$0	\$3,973,000	\$0
		Total \$3,973,000	

**(Received September 8, 2020)**  
**(Withdrawn September 15, 2020)**

\*\* PERDIDO ENERGY LOUISIANA, LLC, 201 Rue Beauregard, Suite 202, Lafayette, Louisiana represented by Kean Miller, LP – Phyllis D. Sims – Oil & Gas Well & Equipment; Pipelines – Ward 07RE (Serial No. 243455)  
Assessment No. 2140003026

Fair Market Value	Land	Improvement	Pers. Prop
Assessor determined	\$0	\$0	\$1,113,153
		Total \$1,113,153	
Taxpayer's Opinion	\$0	\$0	\$208,527
		Total \$208,527	

**(Received September 11, 2020)**

\*\* PERDIDO ENERGY LOUISIANA, LLC, 201 Rue Beauregard, Suite 202, Lafayette, Louisiana represented by Kean Miller, LP – Phyllis D. Sims – Oil & Gas Well– Ward 06RA (Serial No. 218807)  
Assessment No. 2120000300

Fair Market Value	Land	Improvement	Pers. Prop
Assessor determined	\$0	\$0	\$158,587
		Total \$158,587	
Taxpayer's Opinion	\$0	\$0	\$12,973
		Total \$12,973	

**(Received September 11, 2020)**

\*\* PERDIDO ENERGY LOUISIANA, LLC, 201 Rue Beauregard, Suite 202, Lafayette, Louisiana represented by Kean Miller, LP – Phyllis D. Sims – Oil & Gas Well– Ward 04RE (Serial No. 219677)  
Assessment No. 2100010807

Fair Market Value	Land	Improvement	Pers. Prop
Assessor determined	\$0	\$0	\$158,840
		Total \$158,840	
Taxpayer's Opinion	\$0	\$0	\$12,700
		Total \$12,700	

**(Received September 11, 2020)**

RAPIDES PARISH POLICE JURY  
SPECIAL SESSION  
OCTOBER 26, 2020

\*\* PERDIDO ENERGY LOUISIANA, LLC, 201 Rue Beauregard, Suite 202, Lafayette, Louisiana represented by Kean Miller, LP – Phyllis D. Sims – Oil & Gas Well– Ward 04RC (Serial No. 227440)

Assessment No. 2100003601

Fair Market Value	Land	Improvement	Pers. Prop
Assessor determined	\$0	\$0	\$115,173
		Total	\$115,173

Taxpayer’s Opinion	\$0	\$0	\$15,880
		Total	\$15,880

**(Received September 11, 2020)**

\*\* PERDIDO ENERGY LOUISIANA, LLC, 201 Rue Beauregard, Suite 202, Lafayette, Louisiana represented by Kean Miller, LP – Phyllis D. Sims – Oil & Gas Well & Equipment; Pipelines – Ward 04RB (Serial No. 224848)

Assessment No. 2100003500

Fair Market Value	Land	Improvement	Pers. Prop
Assessor determined	\$0	\$0	\$172,273
		Total	\$172,273

Taxpayer’s Opinion	\$0	\$0	\$135,487
		Total	\$135,487

**(Received September 11, 2020)**

\*\* PERDIDO ENERGY LOUISIANA, LLC, 201 Rue Beauregard, Suite 202, Lafayette, Louisiana represented by Kean Miller, LP – Phyllis D. Sims – Oil & Gas Well– Ward 04RE (Serial No. 220524)

Assessment No. 2100003400

Fair Market Value	Land	Improvement	Pers. Prop
Assessor determined	\$0	\$0	\$161,447
		Total	\$161,447

Taxpayer’s Opinion	\$0	\$0	\$12,527
		Total	\$12,527

**(Received September 11, 2020)**

\*\* PERDIDO ENERGY LOUISIANA, LLC, 201 Rue Beauregard, Suite 202, Lafayette, Louisiana represented by Kean Miller, LP – Phyllis D. Sims – Oil & Gas Well– Ward 04RC (Serial No. 220597)

Assessment No. 2100003300

Fair Market Value	Land	Improvement	Pers. Prop
Assessor determined	\$0	\$0	\$161,653
		Total	\$161,653

Taxpayer’s Opinion	\$0	\$0	\$12,347
		Total	\$12,347

**(Received September 11, 2020)**

RAPIDES PARISH POLICE JURY  
SPECIAL SESSION  
OCTOBER 26, 2020

\*\* PERDIDO ENERGY LOUISIANA, LLC, 201 Rue Beauregard, Suite 202, Lafayette, Louisiana represented by Kean Miller, LP – Phyllis D. Sims – Oil & Gas Well– Ward 04RC (Serial No. 220420)

Assessment No. 2100003200

Fair Market Value	Land	Improvement	Pers. Prop
Assessor determined	\$0	\$0	\$158,507
		Total	\$158,507

Taxpayer’s Opinion	\$0	\$0	\$12,667
		Total	\$12,667

**(Received September 11, 2020)**

\*\* PERDIDO ENERGY LOUISIANA, LLC, 201 Rue Beauregard, Suite 202, Lafayette, Louisiana represented by Kean Miller, LP – Phyllis D. Sims – Oil & Gas Well; Pipeline – Ward 04RC (Serial No. 972626)

Assessment No. 2100002800

Fair Market Value	Land	Improvement	Pers. Prop
Assessor determined	\$0	\$0	\$145,467
		Total	\$145,467

Taxpayer’s Opinion	\$0	\$0	\$680
		Total	\$680

**(Received September 11, 2020)**

\*\* PERDIDO ENERGY LOUISIANA, LLC, 201 Rue Beauregard, Suite 202, Lafayette, Louisiana represented by Kean Miller, LP – Phyllis D. Sims – Oil & Gas Well; Pipeline – Ward 04RC (Serial No. 972610)

Assessment No. 2100002700

Fair Market Value	Land	Improvement	Pers. Prop
Assessor determined	\$0	\$0	\$146,707
		Total	\$146,707

Taxpayer’s Opinion	\$0	\$0	\$687
		Total	\$687

**(Received September 11, 2020)**

\*\* PERDIDO ENERGY LOUISIANA, LLC, 201 Rue Beauregard, Suite 202, Lafayette, Louisiana represented by Kean Miller, LP – Phyllis D. Sims – Gathering lines – Ward 04RF

Assessment No. 2100002500

Fair Market Value	Land	Improvement	Pers. Prop
Assessor determined	\$0	\$0	\$486,020
		Total	\$486,020

Taxpayer’s Opinion	\$0	\$0	\$60
		Total	\$60

**(Received September 11, 2020)**

RAPIDES PARISH POLICE JURY  
SPECIAL SESSION  
OCTOBER 26, 2020

\*\* PERDIDO ENERGY LOUISIANA, LLC, 201 Rue Beauregard, Suite 202, Lafayette, Louisiana represented by Kean Miller, LP – Phyllis D. Sims – Oil & Gas Well – Ward 04RC (Serial No. 219294)

Assessment No. 2100002400

Fair Market Value	Land	Improvement	Pers. Prop
Assessor determined	\$0	\$0	\$96,600
		Total \$96,600	
Taxpayer's Opinion	\$0	\$0	\$8,867
		Total \$8,867	

**(Received September 11, 2020)**

\*\* PERDIDO ENERGY LOUISIANA, LLC, 201 Rue Beauregard, Suite 202, Lafayette, Louisiana represented by Kean Miller, LP – Phyllis D. Sims – Gathering lines – Ward 04RC

Assessment No. 2100002340

Fair Market Value	Land	Improvement	Pers. Prop
Assessor determined	\$0	\$0	\$1,636,113
		Total \$1,636,113	
Taxpayer's Opinion	\$0	\$0	\$194,347
		Total \$194,347	

**(Received September 11, 2020)**

\*\* PERDIDO ENERGY LOUISIANA, LLC, 201 Rue Beauregard, Suite 202, Lafayette, Louisiana represented by Kean Miller, LP – Phyllis D. Sims – Oil & Gas Well – Ward 04GA (Serial No. 220157)

Assessment No. 2080000800

Fair Market Value	Land	Improvement	Pers. Prop
Assessor determined	\$0	\$0	\$96,433
		Total \$96,433	
Taxpayer's Opinion	\$0	\$0	\$12,313
		Total \$12,313	

**(Received September 11, 2020)**

\*\* PERDIDO ENERGY LOUISIANA, LLC, 201 Rue Beauregard, Suite 202, Lafayette, Louisiana represented by Kean Miller, LP – Phyllis D. Sims – Oil & Gas Well; Pipeline – Ward 03RF (Serial No. 221569)

Assessment No. 2070001600

Fair Market Value	Land	Improvement	Pers. Prop
Assessor determined	\$0	\$0	\$1,008,313
		Total \$1,008,313	
Taxpayer's Opinion	\$0	\$0	\$125,800
		Total \$125,800	

**(Received September 11, 2020)**

RAPIDES PARISH POLICE JURY  
SPECIAL SESSION  
OCTOBER 26, 2020

\*\* PERDIDO ENERGY LOUISIANA, LLC, 201 Rue Beauregard, Suite 202, Lafayette, Louisiana represented by Kean Miller, LP – Phyllis D. Sims – Oil & Gas Well; Pipeline – Ward 03RD (Serial No. 972652)

Assessment No. 2070001400

Fair Market Value	Land	Improvement	Pers. Prop
Assessor determined	\$0	\$0	\$149,373
		Total	\$149,373

Taxpayer's Opinion	\$0	\$0	\$660
		Total	\$660

**(Received September 11, 2020)**

\*\* PERDIDO ENERGY LOUISIANA, LLC, 201 Rue Beauregard, Suite 202, Lafayette, Louisiana represented by Kean Miller, LP – Phyllis D. Sims – Oil & Gas Well; Pipeline – Ward 03RD (Serial No. 972650)

Assessment No. 2070001300

Fair Market Value	Land	Improvement	Pers. Prop
Assessor determined	\$0	\$0	\$142,533
		Total	\$142,533

Taxpayer's Opinion	\$0	\$0	\$653
		Total	\$653

**(Received September 11, 2020)**

\*\* PERDIDO ENERGY LOUISIANA, LLC, 201 Rue Beauregard, Suite 202, Lafayette, Louisiana represented by Kean Miller, LP – Phyllis D. Sims – Oil & Gas Well – Ward 03RH (Hard to read) (Serial No. 220169)

Assessment No. 2070001200

Fair Market Value	Land	Improvement	Pers. Prop
Assessor determined	\$0	\$0	\$94,953
		Total	\$94,953

Taxpayer's Opinion	\$0	\$0	\$11,853
		Total	\$11,853

**(Received September 11, 2020)**

\*\* PERDIDO ENERGY LOUISIANA, LLC, 201 Rue Beauregard, Suite 202, Lafayette, Louisiana represented by Kean Miller, LP – Phyllis D. Sims – Oil & Gas Well & Equipment; Pipeline – Ward 03RF (Serial No. 220280)

Assessment No. 2070001100

Fair Market Value	Land	Improvement	Pers. Prop
Assessor determined	\$0	\$0	\$624,953
		Total	\$624,953

Taxpayer's Opinion	\$0	\$0	\$124,580
		Total	\$1124,580

**(Received September 11, 2020)**

RAPIDES PARISH POLICE JURY  
SPECIAL SESSION  
OCTOBER 26, 2020

\*\* PERDIDO ENERGY LOUISIANA, LLC, 201 Rue Beauregard, Suite 202, Lafayette, Louisiana represented by Kean Miller, LP – Phyllis D. Sims – Oil & Gas Well – Ward 04RD (Serial No. 220443)

Assessment No. 2100010806

Fair Market Value	Land	Improvement	Pers. Prop
Assessor determined	\$0	\$0	\$162,133
		Total \$162,133	
Taxpayer's Opinion	\$0	\$0	\$7,880
		Total \$7,880	

**(Received September 11, 2020)**

\*\* PERDIDO ENERGY LOUISIANA, LLC, 201 Rue Beauregard, Suite 202, Lafayette, Louisiana represented by Kean Miller, LP – Phyllis D. Sims – Oil & Gas Well & Equipment; Pipeline – Ward 04RB (Serial No. 973072)

Assessment No. 2100003600

Fair Market Value	Land	Improvement	Pers. Prop
Assessor determined	\$0	\$0	\$231,213
		Total \$231,213	
Taxpayer's Opinion	\$0	\$0	\$1,320
		Total \$1,320	

**(Received September 11, 2020)**

\*\* PERDIDO ENERGY LOUISIANA, LLC, 201 Rue Beauregard, Suite 202, Lafayette, Louisiana represented by Kean Miller, LP – Phyllis D. Sims – Oil & Gas Well – Ward 03RF (Serial No. 220227)

Assessment No. 2070001000

Fair Market Value	Land	Improvement	Pers. Prop
Assessor determined	\$0	\$0	\$95,280
		Total \$95,280	
Taxpayer's Opinion	\$0	\$0	\$12,393
		Total \$12,393	

**(Received September 11, 2020)**

\*\* PERDIDO ENERGY LOUISIANA, LLC, 201 Rue Beauregard, Suite 202, Lafayette, Louisiana represented by Kean Miller, LP – Phyllis D. Sims – Oil & Gas Surface Equipment – Ward 04RC

Assessment No. 2100002350

Fair Market Value	Land	Improvement	Pers. Prop
Assessor determined	\$0	\$0	\$247,207
		Total \$247,207	
Taxpayer's Opinion	\$0	\$0	\$200,920
		Total \$200,920	

**(Received September 11, 2020)**

RAPIDES PARISH POLICE JURY  
SPECIAL SESSION  
OCTOBER 26, 2020

\*\* PERDIDO ENERGY LOUISIANA, LLC, 201 Rue Beauregard, Suite 202,  
Lafayette, Louisiana represented by Kean Miller, LP – Phyllis D. Sims – Oil  
& Gas Surface Equipment – Ward 03RE

Assessment No. 2070001500

Fair Market Value	Land	Improvement	Pers. Prop
Assessor determined	\$0	\$0	\$35,707
		Total \$35,707	

Taxpayer's Opinion	\$0	\$0	\$31,067
		Total \$31,067	

**(Received September 11, 2020)**

\*\* ALEXANDRIA PINEVILLE REAL ESTATE, LLC, 126 Dorchester Drive,  
Alexandria, Louisiana represented by Ryan Cullen, Paradigm Tax Group –  
Ward 01

Assessment No. 2304109855007501

Fair Market Value	Land	Improvement	Pers. Prop
Assessor determined	\$114,000	\$601,000	\$0
		Total \$715,000	

Taxpayer's Opinion	\$114,000	\$401,000	\$0
		Total \$515,000	

**(Received September 15, 2020)**

\*\* RDK PROPERTIES, LLC, 1423 Lee Street, Alexandria, Louisiana  
represented by Ryan Cullen, Paradigm Tax Group – Ward 01

Assessment No. 2400735059000801

Fair Market Value	Land	Improvement	Pers. Prop
Assessor determined	\$21,000	\$42,000	\$0
		Total \$63,000	

Taxpayer's Opinion	\$21,000	\$30,000	\$0
		Total \$51,000	

**(Received September 15, 2020)**

\*\* RDK PROPERTIES, LLC, 1423 Lee Street, Alexandria, Louisiana  
represented by Ryan Cullen, Paradigm Tax Group – Ward 01

Assessment No. 2400735059000901

Fair Market Value	Land	Improvement	Pers. Prop
Assessor determined	\$13,000	\$24,000	\$0
		Total \$37,000	

Taxpayer's Opinion	\$13,000	\$15,000	\$0
		Total \$28,000	

**(Received September 15, 2020)**



RAPIDES PARISH POLICE JURY  
SPECIAL SESSION  
OCTOBER 26, 2020

\*\* NATIONAL RETAIL PROPERTIES, LP, 1725 Metro Drive, Alexandria, Louisiana represented by Ryan Cullen, Paradigm Tax Group – Ward 01  
Assessment No. 2404333101000401

Fair Market Value	Land	Improvement	Pers. Prop
Assessor determined	\$625,000	\$990,000	\$0
		Total \$1,615,000	
Taxpayer's Opinion	\$500,000	\$750,000	\$0
		Total \$1,250,000	

**(Received September 15, 2020)**

\*\* COLE FD PORTFOLIO, LLC, 2501 3<sup>rd</sup> Street, Alexandria, Louisiana represented by Ryan Cullen, Paradigm Tax Group – Ward 01  
Assessment No. 2400601060000901

Fair Market Value	Land	Improvement	Pers. Prop
Assessor determined	\$99,000	\$601,000	\$0
		Total \$700,000	
Taxpayer's Opinion	\$99,000	\$401,000	\$0
		Total \$500,000	

**(Received September 15, 2020)**

\*\* INVESTMENTS REALTY, LLC, 12360 Highway 165, Glenmora, Louisiana represented by Ryan Cullen, Paradigm Tax Group – Ward 04  
Assessment No. 5001740129000301

Fair Market Value	Land	Improvement	Pers. Prop
Assessor determined	\$215,000	\$600,000	\$0
		Total \$815,000	
Taxpayer's Opinion	\$150,000	\$400,000	\$0
		Total \$550,000	

**(Received September 15, 2020)**

\*\* MADDOX INVESTMENTS, LLC, 8311 Shreveport Highway, Pineville, Louisiana represented by Ryan Cullen, Paradigm Tax Group – Ward 10  
Assessment No. 2501668028001601

Fair Market Value	Land	Improvement	Pers. Prop
Assessor determined	\$161,000	\$940,000	\$0
		Total \$1,101,000	
Taxpayer's Opinion	\$161,000	\$700,000	\$0
		Total \$861,000	

**(Received September 15, 2020)**

RAPIDES PARISH POLICE JURY  
SPECIAL SESSION  
OCTOBER 26, 2020

\*\* KROGER FOOD STORES-PARADIGM TAX GROUP, 14850 Quorum Drive, Suite 400, Dallas, Texas represented by Ryan Cullen, Paradigm Tax Group – Ward 01

Assessment No.1010791680

Fair Market Value	Land	Improvement	Pers. Prop
Assessor determined	\$0	\$5,200,000	\$0
		Total \$5,200,000	
Taxpayer's Opinion	\$0	\$4,150,000	\$0
		Total \$4,150,000	

**(Received September 15, 2020)**

\*\* PETRON, LLC, 2016 Industrial Park Road, Alexandria, Louisiana represented by Ryan Cullen, Paradigm Tax Group – Ward 01

Assessment No. 2401000195000101

Fair Market Value	Land	Improvement	Pers. Prop
Assessor determined	\$165,000	\$1,057,000	\$0
		Total \$1,222,000	
Taxpayer's Opinion	\$165,000	\$800,000	\$0
		Total \$965,000	

**(Received September 15, 2020)**

\*\* RED DOT STORAGE 161, LLC, 600 Veterans Drive, Alexandria, Louisiana represented by Ryan Cullen, Paradigm Tax Group – Ward \_\_

Assessment No. 2401900807000101

Fair Market Value	Land	Improvement	Pers. Prop
Assessor determined	\$328,000	\$1,200,000	\$0
		Total \$1,528,000	
Taxpayer's Opinion	\$250,000	\$828,000	\$0
		Total \$1,078,000	

**(Received September 15, 2020)**

\*\* RYDER TRUCK RENTAL, INC., 1505 England Drive, Alexandria, Louisiana represented by Ryan Cullen, Paradigm Tax Group – Ward 01

Assessment No. 2402031007001001

Fair Market Value	Land	Improvement	Pers. Prop
Assessor determined	\$56,000	\$308,000	\$0
		Total \$364,000	
Taxpayer's Opinion	\$56,000	\$204,000	\$0
		Total \$260,000	

**(Received September 15, 2020)**

RAPIDES PARISH POLICE JURY  
SPECIAL SESSION  
OCTOBER 26, 2020

\*\* CO SIEGEL GROUP NEVADA, LLC, 1000 MacArthur Drive, Alexandria,  
Louisiana represented by Ryan Cullen, Paradigm Tax Group – Ward 01  
Assessment No. 2403103165000201

Fair Market Value	Land	Improvement	Pers. Prop
Assessor determined	\$500,000	\$2,400,000	\$0
		Total \$2,900,000	
Taxpayer's Opinion	\$500,000	\$1,456,000	\$0
		Total \$1,965,000	

**(Received September 15, 2020)**

4. Motion to close the public hearing.

**(UNANIMOUS VOTE TO ADD ITEM AFTER CALL AGENDA POSTED)**

ADJOURNMENT

\*\*\*\*\*

In accordance with the Americans with Disabilities Act, if you need special assistance to attend this public meeting, please contact the Police Jury Office at (318) 473-6660, describing the assistance that is necessary.