

2025 REAL ESTATE PROPERTY APPEAL



CRP REDEVELOPMENT, LP

181417-013-0433-00

2929 PEACH ST

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SECTION -1-

SUMMARY OF APPEAL



2025 REAL ESTATE

Property Appeal Summary

CRP REDEVELOPMENT, LP 181417-013-0433-00

2929 PEACH ST, SHREVEPORT

Assessor's Values:

2024 Market Value: \$3,316,470

2021 Assessed Value: \$331,647

2025 Market Value: **\$3,316,470**

2022 Assessed Value: **\$331,647**

Difference **\$0**

\$0

Company appealing for a market value of \$1,430,978

Reason for Appeal:

That the value should be determined with consideration of the restricted rental income and limitations imposed by affordable housing regulations.

Assessor's Notes:

The improvement value for this parcel has not increased since 2016 and no contact has been made by the owners to discuss the value until the appeal was filed on September 5th. The Assessor's Office agreed to work with Koch & Schmidt after the appeal was filed and requested audited financials. Audited financials were submitted by Mr. Schmidt and a value reduction to \$2,103,623 was offered by the Assessor's Office on September 9 at 9:27 a.m. As of 12:00 p.m. on September 10 we have not heard back from Mr. Schmidt about our offer. We feel that this is a very fair offer using the information we were provided by the tax agent.

SECTION -2-

APPEAL FORM

Form 3101
Exhibit A
Appeal to Board of Review
by Property Owner/Taxpayer
For Real and Personal Property

Name: CRP Redevelopment LP Parish/District: Caddo Parish
Taxpayer
Address: 2929 Peach Street City, State, Zip: Shreveport, Louisiana, 71107
Ward: _____ Assessment/Tax Bill Number: 137930 Appeal No. _____
(Attach copy of complete appeal submitted to the Board of Review) Board of Review
Address or Legal Description of Property Being Appealed (Also, please identify building by place of business for
convenience of appraisal) 2929 Peach Street, Shreveport, Louisiana, 71107; LOTS 433, 434, & 435,
JONES-MABRY SUB UNIT 7 181417-13-433, 434 & 435 COOPER ROAD PLAZA APTS

I hereby request the review of the assessment of the above described property pursuant to L.R.S. 47:1992.

The assessor has determined Fair Market Value of this property at:

Land \$ 37,363.00 Improvement \$ 3,279,110.00 * Personal Property \$ _____
Total \$ 3,316,473.00

I am requesting that the Fair Market Value of this property be fixed at:

Land \$ 37,363.00 Improvement \$ 1,393,615.00 * Personal Property \$ _____
Total \$ 1,430,978.00

* If you are not appealing personal property, leave this section blank.

Please notify me of the date, place and time of my appeal at the address shown below.

NOTE: The Board of Review's decision may be appealed to the La. Tax Commission by completing and submitting Appeal Form 3103.A to the LTC within 30 calendar days of the Board of Review's decision. For further information, call the LTC at (225) 219-0339.

CRP Redevelopment LP; F. Evans Schmidt - Koch & Schmidt, LLC
Property Owner/Taxpayer:

Address: 21059 Blair Road, Conroe, TX 77385
650 Poydras Street, Suite 2660, New Orleans, LA 70130

Telephone No.: (504) 208-9040
Email Address: feschmidt@kochschmidt.com

PLEASE NOTE: You must submit all information concerning the value of your property to your assessor before the deadline for filing an appeal with the Board of Review. The failure to submit such information may prevent you from relying on that information should you protest your value.

SECTION -3-

**ASSESSOR'S
DOCUMENTATION**

Value History

Year	Owner	Total Tax	Total Taxpayer	Parish Tax	Municipal Tax	Total Value	Total Improvement Market Value	Total Land Market Value
2025	CRP REDEVELOPMENT, LP	51699.80	51699.80	42308.23	9391.57	331647	3279110	37360
2024	CRP REDEVELOPMENT, LP	51699.80	51699.80	42308.23	9391.57	331647	3279110	37360
2023	CRP REDEVELOPMENT, LP	52832.22	52832.22	43190.46	9641.76	331469	3279110	35580
2022	CRP REDEVELOPMENT, LP	52832.22	52832.22	43190.46	9641.76	331469	3279110	35580
2021	CRP REDEVELOPMENT, LP	52026.75	52026.75	43213.66	8813.09	331469	3279110	35580
2020	CRP REDEVELOPMENT, LP	52030.06	52030.06	43216.97	8813.09	331469	3279110	35580
2019	CRP REDEVELOPMENT, LP	53605.18	53605.18	42683.28	10921.90	331469	3279110	35580
2018	CRP REDEVELOPMENT, LP	53837.20	53837.20	42683.28	11153.92	331469	3279110	35580
2017	CRP REDEVELOPMENT, LP	54453.76	54453.76	42583.87	11869.89	331469	3279110	35580
2016	CRP REDEVELOPMENT, LP	54437.20	54437.20	42408.20	12029.00	331469	3279110	35580

CRP REDEVELOPMENT, LP
STATEMENTS OF OPERATIONS
FOR THE YEARS ENDED DECEMBER 31,

	2024	2023
REVENUE		
Rental Income	\$ 344,806	\$ 163,701
Rental Assistance Subsidy	875,701	1,006,932
Vacancies	(234,439)	(78,215)
Late Fees, Forfeited Deposits, etc.	6,130	2,359
Interest Income	33,554	35,812
Total Revenue	<u>1,025,752</u>	<u>1,130,589</u>
EXPENSES		
Administrative	153,274	136,192
Maintenance and Operations	556,190	320,231
Utilities	138,695	135,709
Management Fees	71,394	68,968
Taxes	- 68,475	- 71,600
Insurance	159,939	129,797
Interest Expense	- 160,375	- 162,220
Amortization	3,781	3,780
Depreciation	- 440,897	- 439,695
Total Expenses	<u>1,753,020</u>	<u>1,468,192</u>
Net Income (Loss) From Rental Operations	Exp. 1,083,273 (727,268)	Exp. 794,677 (337,603)
OTHER INCOME (EXPENSE)	(using avg maint) - 224,003 Exp. 859,270	(using avg maint) - 224,003 Exp. 859,270
Asset Management Fee	(8,100)	(8,100)
Incentive Management Fee	-	(3,470)
Total Other Income (Expense)	<u>(8,100)</u>	<u>(11,570)</u>
Net Income (Loss)	<u>\$ (735,368)</u>	<u>\$ (349,173)</u>

3 year
average
\$2,103,623

166,482 ÷ .10 =
1,664,820

335,912 ÷ .10 =
3,359,120

The accompanying notes are an integral part of these financial statements.

CRP REDEVELOPMENT, LP
STATEMENTS OF OPERATIONS
FOR THE YEARS ENDED DECEMBER 31,

	2023	2022
REVENUE		
Rental Income	\$ 163,701	\$ 126,283
Rental Assistance Subsidy	1,006,932	1,019,228
Vacancies	(78,215)	(58,546)
Late Fees, Forfeited Deposits, etc.	2,359	10,605
Interest Income	35,812	6,125
Other Income	-	10,800
Total Revenue	<u>1,130,589</u>	<u>1,114,495</u>
EXPENSES		
Administrative	136,192	148,913
Maintenance and Operations	320,231	356,100
Utilities	135,709	137,110
Management Fees	68,968	69,648
Taxes	- 71,600	- 69,213
Insurance	129,797	103,768
Interest Expense	- 162,220	- 164,360
Amortization	3,780	3,781
Depreciation	- 439,695	- 439,693
Total Expenses	<u>1,468,192</u>	<u>1,492,586</u>
Net Income (Loss) From Rental Operations	Exp. 799,677 (337,603)	Exp. 819,329 (378,091)
	335,912	295,175
OTHER INCOME (EXPENSE)		
Casualty Gain (Loss)	-	(5,000)
Asset Management Fee	(8,100)	(8,100)
Incentive Management Fee	(3,470)	(7,971)
Total Other Income (Expense)	<u>(11,570)</u>	<u>(21,071)</u>
Net Income (Loss)	<u>\$ (349,173)</u>	<u>\$ (399,162)</u>

$$335,912 \div .10 =$$


$$3,359,120$$

$$295,175 \div .10 =$$

$$2,951,750$$

The accompanying notes are an integral part of these financial statements.

C 4847


WENDY CLARK
DEPUTY CLERK

Gary Loftin, Caddo Parish Clerk of Court

2565860

09/02/2015 12:30 PM
Number of Pages: 3

CASH SALE DEED

On this 15th day of September, 2015, before the undersigned Notaries Public duly commissioned and qualified, and in the presence of the subscribing witnesses personally appeared:

POST 525 COOPER ROAD PLAZA, INC. (EIN: xx-xx8120), a Louisiana nonprofit corporation, with a permanent mailing address of 2929 Peach Street, Shreveport, Louisiana 71107, represented herein by its duly authorized agent, Cooper Road Plaza Development, LLC, acting through its duly authorized Manager, Rickey R. Hall, acting pursuant to a Power of Attorney on file and of record with Caddo Parish, Louisiana,

hereinafter referred to as SELLER, who declared that for the price of **\$3,683,371.75 DOLLARS**, of which the sum of \$2,030,620.15 is paid in cash, receipt of which is hereby acknowledged, and for the balance of the price, Buyer assumes all of Seller's obligations under the unsecured Flexible Subsidy Residual Receipts Note in favor of the Secretary of Housing and Urban Development dated October 28, 1992 in the original principal amount of \$879,265.00 and having a current balance of \$1,652,751.60, SELLER does hereby sell and deliver, all right, title and interest Seller may have in the Property (defined below), unto:

CRP REDEVELOPMENT, LP (EIN: xx-xx8916), a Louisiana limited partnership, with a permanent mailing address of 21059 Blair Road, Conroe, Texas 77385, acting herein through MMM CRP Redevelopment, LLC, a Texas limited liability company, which is its General Partner, represented herein by Kenneth L. Tann, its duly authorized Manager, acting pursuant to Unanimous Written Consents,

hereinafter called BUYER, the following described property, the possession and delivery of which BUYER acknowledges:

THE LAND REFERRED TO HEREINBELOW IS SITUATED IN THE PARISH OF CADDO, STATE OF LOUISIANA, AND IS DESCRIBED AS FOLLOWS:

Lots 433, 434 and 435 of the Jones Mabry Subdivision, Unit No. 7, as recorded in Book 450, Page 273 of the records of Caddo Parish, Louisiana and being located in the West half of the West half (W/2 of W/2) of Section 17, Township 18 North, Range 14 West, Caddo Parish, Louisiana, and being more particularly described as follows:

Begin at the intersection of the West right-of-way line of Hill Street and the South right-of-way line of Peach Drive, being the Northeast corner of said Lot 433, thence run South 00°09'38" West, along the West right-of-way line of Hill Street, a distance of 312.98 feet to the Southeast corner of said Lot 433; thence run North 89°59'03" West, along the South line of said Lots 433, 434 and 435, a distance of 718.73 feet to the Southwest corner of said Lot 435; thence run North 00°12'00" East, along the West line of said Lot 435, a distance of 312.78 feet to the Northwest corner of said Lot 435; thence run East, along the South right-of-way line of Peach Drive, a distance of 718.51 feet to the Point of Beginning (the "Property").

Subject to all previously recorded building restrictions, servitudes, building set back lines; and oil, gas and mineral reservations, conveyances, servitudes and leases of record.

In accordance with La. R.S. 9:2721(B), from and after the date of this Act of Sale, (a) the name of the person responsible for all property taxes and assessments is CRP Redevelopment, LP and (b) all property tax and assessment notices should be mailed to the following address: 21059 Blair Road, Conroe, Texas 77385.

BUYER REPRESENTS TO SELLER THAT BUYER HAS MADE A THOROUGH INSPECTION OF AND IS FAMILIAR WITH THE PROPERTY AND THE IMPROVEMENTS THEREON SOLD HEREIN. BUYER AND SELLER AGREE AND STIPULATE THAT THE PROPERTY SOLD HEREIN, INCLUDING THE IMPROVEMENTS LOCATED THEREON, ARE SOLD IN AN "AS IS" CONDITION WITHOUT ANY WARRANTY AGAINST REDHIBITORY VICES AND DEFECTS (NOT FIT FOR THE USES INTENDED) NOT EVEN FOR A RETURN OR REDUCTION OF THE PURCHASE PRICE AND WITHOUT ANY REPRESENTATIONS OF WARRANTY (OTHER THAN WARRANTY OF TITLE), EXPRESS OR IMPLIED, WHATSOEVER OF ANY KIND AS TO ANY MATTER. BUYER HEREBY WAIVES ANY AND ALL RIGHTS BUYER MAY HAVE IN CONNECTION THEREWITH. BUYER AND SELLER ACKNOWLEDGE THAT THIS PROVISION HAS BEEN NEGOTIATED BETWEEN THEM. BUYER UNDERSTANDS THE MEANING AND SIGNIFICANCE OF THIS PROVISION AND BUYER AND SELLER ACKNOWLEDGE AND AGREE THAT THE SALES PRICE AND TERMS AND CONDITIONS OF THE SALE WERE ESTABLISHED BY THEM AFTER HAVING TAKEN INTO ACCOUNT THE PRESENT CONDITION OF THE PROPERTY SOLD HEREIN. SELLER MAKES NO WARRANTY AS TO SOIL CONDITIONS. SELLER EXPRESSLY SUBROGATES BUYER TO ALL RIGHTS, CLAIMS AND CAUSES OF ACTION SELLER MAY HAVE ARISING FROM OR RELATING TO ANY HIDDEN OR LATENT DEFECTS IN THE PROPERTY.

Buyer's Initials: _____

Unless separately certified in writing, no title examination was made by any undersigned Notary Public.

All parties signing the within instrument have declared themselves to be of full legal capacity. Taxes for the current year have been prorated and will be paid by buyer. All agreements and stipulations herein contained and all the obligations herein assumed shall inure to the benefit of and be binding upon the heirs, successors and assigns of the respective parties, and the BUYER, her heirs and assigns shall have and hold the described property in full ownership forever.

THUS DONE, READ AND PASSED at my office in Caddo Parish, Louisiana, in the presence of the undersigned competent witnesses and me, Notary, on the date first above written.

WITNESSES:

POST 525 COOPER ROAD PLAZA, INC.
By: Cooper Road Plaza Development, LLC
Agent and Attorney-In-Fact

Shannon D. Roberts
Print Name: SHANNON D. ROBERTS

Rickey R. Hall
By: Rickey R. Hall, Manager

Sheri Pinnell
Print Name: SHERI PINNELL

Melissa S. Flores
NOTARY PUBLIC

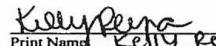
Printed Name: _____
Notary / Bar Roll No. _____

MELISSA SCOTT FLORES
LOUISIANA BAR ROLL NUMBER 30050
LOUISIANA ATTORNEY/NOTARY PUBLIC
IN AND FOR CADDO PARISH AND
WITH STATEWIDE JURISDICTION
UNDER LA. R. S. 35:191 (F)
MY COMMISSION IS FOR LIFE

THUS DONE, READ AND PASSED at my office in Conroe,
State of Texas, in the presence of the undersigned competent witnesses and
me, Notary, on the date first above written.

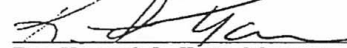
WITNESSES:

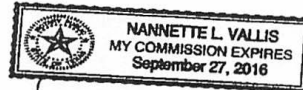

Print Name: Toni Mearv



Print Name: Kelly Reyna

CRP REDEVELOPMENT, LP

By: MMM CRP Redevelopment, LLC
Its General Partner


By: Kenneth L. Tann, Manager




NOTARY PUBLIC
Printed Name: Nannette Vallis
Notary / Bar Roll No. _____

SECTION -4-

CORRESPONDENCE

9/10/25, 11:59 AM

Mail - Dan Snyder - Outlook



FW: Assessment Appeal - Cooper Road Plaza Apartments: 2929 Peach Street, Shreveport, LA 71107

From Business Prop <businessprop@caddoassessor.org>
Date Fri 9/5/2025 4:11 PM
To Dan Snyder <dan.snyder@caddoassessor.org>

1 attachment (1 MB)
Cooper Road Plaza - Appeal Packet.pdf;

From: Clara Van Horn <cvanhorn@kochschmidt.com>
Sent: Friday, September 5, 2025 4:01 PM
To: Business Prop <businessprop@caddoassessor.org>
Cc: Evans Schmidt <fes Schmidt@kochschmidt.com>; Stephanie Guidry <sguidry@kochschmidt.com>
Subject: Assessment Appeal - Cooper Road Plaza Apartments: 2929 Peach Street, Shreveport, LA 71107

Good afternoon,

Please find attached an Assessment Appeal for Cooper Road Plaza Apartments located at 2929 Peach Street, Shreveport, LA 71107.

Thank you.

Best,

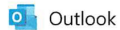
Clara L. Van Horn, JD, MBA
Associate Attorney
LA Bar#: 40138 | MS Bar#: 105442
Koch & Schmidt, L.L.C.
650 Poydras Street

<https://outlook.office.com/mail/inbox/id/AAQkADikMDg4YzU5LTA5NjEiNDI3MC05Y2ExLTMS5YWZlZTcxNzQ3NwAQAG3QIN%2FvU0uik%2BWxwr7glJ8%3D>

1/2

9/10/25, 11:57 AM

Mail - Dan Snyder - Outlook



Re: Cooper Rd audits

From Dan Snyder <dan.snyder@caddoassessor.org>

Date Tue 9/9/2025 9:27 AM

To Evans Schmidt <feschmidt@kochschmidt.com>

Good morning,

Thank you for the information on parcel 181417-013-0433-00. I have worked my way through the information have come to the conclusion that a decrease in value is justified. The income trend has me landing at a total value of \$2,103,623. The information you provided does not support the requested reduction and I believe my calculations returned a very fair value. Please let me know if we can make an agreement on this. Thanks.

Dan Snyder, CLDA

Real Estate Department Head
Caddo Parish Assessor's Office
501 Texas St, Room 102
Shreveport, La 71101
Direct: 318-226-6726
Fax: 318-227-1009
Email: dan.snyder@caddoassessor.org

From: Evans Schmidt <feschmidt@kochschmidt.com>

Sent: Monday, September 8, 2025 4:45 PM

To: Dan Snyder <dan.snyder@caddoassessor.org>

Subject: Cooper Rd audits

Dan,

9/10/25, 11:57 AM

Mail - Dan Snyder - Outlook

Thank you for taking my call this afternoon to discuss the MMM CRP Redevelopment LP at 2929 Peach Street in Shreveport (Tax Bill #137930).

Please find the past three (3) years of audited financial statements on the property:

You will see the Net Loss from audits are as follows:

2024 (\$735,368)

2023 (\$349,173)

2022 (\$399,162)

Please advise if this may alter your position on accepting our requested figure of **\$1,430,978.00**.

Thank you in advance for your consideration.

Evans Schmidt

F. Evans Schmidt, Esq.
Koch & Schmidt, LLC
650 Poydras Street, Suite 2660
New Orleans, LA 70130
Ph. 504-208-9043
Fax 504-208-9041

From: ktann@mmhousing.org <ktann@mmhousing.org>
Sent: Monday, September 8, 2025 4:31 PM
To: Evans Schmidt <fes Schmidt@kochschmidt.com>
Subject: [EXTERNAL] Cooper Rd audits



External (ktann@mmhousing.org)



Net loss;
2024 (\$735,368)

9/10/25, 11:57 AM

Mail - Dan Snyder - Outlook

2023 (\$349,173)
2022 (\$399,162)

Kenneth L Tann
MMM Housing
21059 Blair Rd
Conroe, TX. 77385
Phone (281) 298-7999
Fax (281) 298-9926
ktann@mmhousing.org

WE WILL ALWAYS REMEMBER - IN GOD WE TRUST

IMPORTANT NOTICE:

The information in this e-mail is confidential and may be legally privileged. If you are not named as the intended recipient of this message, you are hereby notified that any disclosure, copy, distribution or taking any action in reliance on this information contained herein is prohibited and may be unlawful. You are requested to contact the sender urgently and dispose of this e-mail