

MINUTES OF THE SPECIAL SESSION OF  
THE CADDO PARISH COMMISSION  
TAX BOARD OF REVIEW  
HELD ON THE 12th DAY OF SEPTEMBER, 2025

The Caddo Parish Commission met in a Special Session—Tax Board of Review, on the above date, at 1:00 p.m., in the Government Chambers, with Mr. Epperson, presiding, and the following members in attendance constituting a quorum: Commissioners Atkins, Burrell, Cothran, Epperson, Lazarus, Thomas, G. Young, and J. Young (8). ABSENT: Commissioners Blake, Gage-Watts, Jones, and Kracman (4).

Mr. Cothran gave the invocation, and the Pledge of Allegiance was given by Mr. Epperson. There were no Citizens Comments, so the Commission moved onto New Business.

**NEW BUSINESS**

At this time, the Commission sat as the Tax Board of Review to hear appeals from companies and personal property owners within Caddo Parish. Dr. Regina Webb, Caddo Parish Tax Assessor, presented the 2025 personal property and company appeals.

- Vereit Real Estate, LP  
Account #171320-140-0001-00  
1376 E. 70<sup>th</sup> Street, Shreveport

Dr. Webb noted that the appeal was submitted by Deloitte, but they have not provided a Letter of Authorization from the property owner, Vereit Real Estate, LP. Instead, the letter submitted was from the tenant, At Home. Without the property owner's authorization, Deloitte does not have proper standing to appeal on their behalf. This situation mirrors last year, when Deloitte failed to produce the required authorization after being notified.

Dr. Webb further explained that lowering the asset value without the owner's consent could seriously impact the owner's asset statement. Additionally, the only documentation submitted was a proforma lease statement that did not align with 2024 information, and actual lease terms were not provided, making it difficult to determine accurate value.

She also observed that the current land value of \$6.14 per square foot is low compared to comparable sales, which support an increase of approximately \$2 more per square foot. She recommended that the entire account be reevaluated for the 2026 tax roll with these issues in mind.

Mr. Atkins wanted to know what it meant to be authorized. Dr. Webb said that the owner of the property did not provide a letter of authorization. Mr. Atkins understood.

Mr. J. Young wanted to know if the Tax Assessor's Office received any communication with Vereit Real Estate. Dr. Webb said that they have not.

Mr. G. Young asked if certified letters were sent or if there was evidence that letters were sent. Dr. Webb said that they did not send certify the letters, but will do so going forward.

Mr. Atkins asked about the next steps if the property owner does not pay. Dr. Webb said that there is a new law that a lien can be placed on the property beginning in 2026. She also mentioned that this would go to the Louisiana Tax Commission.

Attorney Jernigan mentioned that there was no one to speak on behalf of Vereit Real Estate, LP.

It was **moved by Mr. J. Young**, seconded by Mr. Atkins, *to deny the appeal from Vereit Real Estate, LP for property located at 1376 E. 70<sup>th</sup> Street, Shreveport. Motion carried*, as shown by the following roll call votes: AYES: Commissioners Atkins, Burrell, Cothran, Epperson, Lazarus, Thomas, G. Young, and J. Young (8). NAYS: None (0). ABSENT: Commissioners Blake, Gage-Watts, Jones, and Kracman (4). ABSTAIN: None (0).

- Lifestyle Apartments of Shreveport, LLC  
Account #171404-043-0001-00  
4300 Lakeshore Drive, Shreveport  
  
Account #171404000-0133-00  
4423 Lakeshore Drive, Shreveport

Dr. Webb reported that the appeal on this parcel was filed by Flanagan Bilton on September 5th at 3:13 p.m. She noted that the firm has a history of filing appeals at the last minute without prior discussion, doing so in 2023, 2024, and now again in 2025 on the same property.

She explained that the Assessor's Office requests three years of audited financials to apply the income approach and establish an income stream. Filing so late prevents either side from adequately acquiring or reviewing information to reach a fair value agreement. Dr. Webb emphasized that their current valuation is fair, as there has been no increase in the improvement value since 2023, and the office was not given the necessary time to review and discuss the matter with the owner or representative.

Mr. Thomas wanted to know if the two properties have previously been combined. Dr. Webb said that they are not combined.

Mr. G. Young asked if these parties were made aware of today's meeting. Dr. Webb said that she informed them that this was scheduled for today. Mr. G. Young then asked if the Assessor's Office has evidence that they have been notified that there is a hearing today. Once the forms were received, the Assessor's Office then notified the property owners that their appeals were received and the date and time of today's meeting.

It was **moved by Mr. J. Young**, seconded by Mr. Cothran, *to deny the appeal from Lifestyle Apartments of Shreveport, LLC regarding properties located at 4300 Lakeshore Drive, Shreveport and 4423 Lakeshore Drive, Shreveport.*

Mr. J. Young said that the applicant for the appeal has not provided the requested audited financials of income to establish that their property value is lower and more in line what they believe is fair value, and they did not appear to contest any of the facts brought to us by the Assessor today. For that reason, Mr. J. Young would like to deny the appeal.

Mr. Burrell wanted to know if these were market rate apartments or low-income apartments. Dr. Webb said that the assessment is just based on the land and the building. It has not been assessed on income.

There was no one in attendance on behalf of Lifestyle Apartments of Shreveport, LLC regarding properties located at 4300 Lakeshore Drive, Shreveport and 4423 Lakeshore Drive, Shreveport.

At this time, Mr. J. Young's motion carried, as shown by the following roll call votes: AYES: Commissioners Atkins, Burrell, Cothran, Epperson, Lazarus, Thomas, G. Young, and J. Young (8). NAYS: None (0). ABSENT: Commissioners Blake, Gage-Watts, Jones, and Kracman (4). ABSTAIN: None (0).

- Lifestyle Apartments of Shreveport, LLC  
Account #171409-047-044-00  
4025 Golf Links Blvd, Shreveport  
  
Account #171536-000-033-00  
8100 Pines Road, Shreveport

Dr. Webb gave the same summary to both of these properties as the ones listed above. Dr. Webb reported that the appeal on this parcel was filed by Flanagan Bilton on September 5th at 3:13 p.m. She noted that the firm has a history of filing appeals at the last minute without prior discussion, doing so in 2023, 2024, and now again in 2025 on the same property.

She explained that the Assessor's Office requests three years of audited financials to apply the income approach and establish an income stream. Filing so late prevents either side from adequately acquiring or reviewing information to reach a fair value agreement. Dr. Webb emphasized that their current valuation is fair, as there has been no increase in the improvement value since 2023, and the office was not given the necessary time to review and discuss the matter with the owner or representative.

It was **moved by Mr. Thomas**, seconded by Mr. J. Young, *to deny the appeal from Lifestyle Apartments of Shreveport, LLC for properties located at 4025 Golf Links Blvd, Shreveport and 8100 Pines Road, Shreveport.*

Mr. Burrell wanted to know if there was any communication from Lifestyle Apartments. Dr. Webb said that they have received no documentation from their representatives. Mr. Burrell wanted to know if they have received any communication. Dr. Webb said that her office has been in direct contact with the representatives from the property owners.

At this time, Mr. Thomas' motion carried, as shown by the following roll call votes: AYES: Commissioners Atkins, Burrell, Cothran, Epperson, Lazarus, Thomas, G. Young, and J. Young (8). NAYS: None (0). ABSENT: Commissioners Blake, Gage-Watts, Jones, and Kracman (4). ABSTAIN: None (0).

- Amazon.com Services, LLC  
Account #171431-002-0002-00  
5478 Campus Drive, Shreveport

Mr. Epperson pointed out that there is no one to speak on behalf of Amazon.com Services,

LLC.

Dr. Webb explained that this parcel was originally assessed as land only in 2024 and given a 25% development factor while the building was under construction. In 2025, that factor was removed, and the land was returned to a market value of \$597,870—still below the \$677,617 purchase price paid by Amazon. The warehouse was completed on September 17, 2024, per the construction permit. In 2025, the assessment was updated to include the warehouse, paving, and canopies, for a total improvement value of \$21,483,833, representing about 96% of the permit value. Dr. Webb noted that this is a new building and therefore best valued using the cost approach. She further stated that her office was not contacted about this parcel until the day before the appeal deadline of September 5th.

Mr. Atkins wanted to know if there was any communication with the tax representative. The Tax Assessor's Office said that they did not really have discussions related to this building.

It was **moved by Mr. Cothran**, seconded by Mr. J. Young, *to deny the appeal from Amazon.com Services, LLC for property located at 5478 Campus Drive, Shreveport.* Motion carried, as shown by the following roll call votes: AYES: Commissioners Atkins, Burrell, Cothran, Epperson, Lazarus, Thomas, G. Young, and J. Young (8). NAYS: None (0). ABSENT: Commissioners Blake, Gage-Watts, Jones, and Kracman (4). ABSTAIN: None (0).

- CRP Redevelopment, LP  
Account #181417-013-0433-00  
2929 Peach Street, Shreveport

Dr. Webb stated that the improvement value for this parcel has remained unchanged since 2016. She noted that the owners made no contact with the Assessor's Office to discuss the valuation until an appeal was filed on September 5th. After the appeal, her office agreed to work with Koch & Schmidt and requested audited financials. Mr. Schmidt submitted audited financials, and based on that information, the Assessor's Office offered a value reduction to \$2,103,623 on September 9th at 9:27 a.m. As of September 10th, at 12:00 p.m., no response had been received from Mr. Schmidt regarding this offer. Dr. Webb emphasized that the reduction offered was a very fair adjustment, based on the information provided by the tax agent.

Mr. Evans Schmidt, tax representative for CRP Redevelopment, LP, provided financial statements showing losses, arguing for a lower assessment based on the low-income method, as the property is very low-income housing. He also mentioned that it is deed restricted, so they cannot be leased at market rate nor any other rate. The properties are HUD properties, and they can only charge what the government will pay.

Mr. Atkins wanted to know how a positive value out of two negative income numbers. Mr. Schmidt is not sure, but they hired professionals to complete these assessments. The Tax Assessor's Office explained that there are expenses that they remove because they do not allow those items for taxation.

Dr. Webb said that everyone would love to pay less taxes, but the fair shared-ness of the taxes still needs to be paid. Mr. Schmidt understands that, but pointed out that these apartments are in a tough neighborhood, serving a resident population that needs to be served. There's not a lot of money to be made, he said.

At this time, Mr. Schmidt and the Tax Assessor's team went to the back conference room to discuss this matter further.

After discussion, the parties agreed to a compromise assessment of \$1.6M as a fair market value and assessed value of \$160k, with the owner providing 2025 financials for review. Dr. Webb added that the estimated taxes would be \$24,942.

It was **moved by Mr. Lazarus**, seconded by Mr. Atkins, *to accept the compromise reached between the Caddo Parish Tax Assessor's Office and CRP Redevelopment, LP regarding property located at 2929 Peach Street, Shreveport.* Motion carried, as shown by the following roll call votes: AYES: Commissioners Atkins, Burrell, Cothran, Epperson, Lazarus, Thomas, G. Young, and J. Young (8). NAYS: None (0). ABSENT: Commissioners Blake, Gage-Watts, Jones, and Kracman (4). ABSTAIN: None (0).

- CF Tamarin SHV, LLC & IDB of the Parish of Caddo, Inc.  
Account #181423-089-0001-00 & 181423-089-9001-00  
1625 Corporate Drive, Shreveport

Dr. Webb explained that Parcel 181423-089-0001-00 was established as a land-only account following the Pilot agreement, while Parcel 181423-089-9001-00 was created as a building-only account and conveyed to the IDB through Caddo Parish Instrument #2993931 to satisfy the Pilot agreement. She noted that the Pilot agreement provides for 100% tax abatement on the first \$200 million of the fair market value of the facility for 10 years beginning in 2025. The Assessor's Office has agreed to value the improvements at \$200 million, even though the construction permits support a much higher

valuation of at least \$223,387,800. Dr. Webb emphasized that CF Tamarin has not provided any evidence to show the land is overvalued, and therefore her office sees no reason to further reduce the valuations of either parcel.

Being that the Parish has an interest in this matter, Administrator Bryant would like this to be postponed until a representative from the Caddo Parish Industrial Development Board is present to discuss this matter. Dr. Webb would like this to be discussed quickly due to the tax rolls having to go out.

It was **moved by Mr. G. Young**, seconded by Mr. Cothran, *that this matter be postponed until representation from the Caddo Parish IDB be available and it is heard on September 26, 2025. Motion carried*, as shown by the following roll call votes: AYES: Commissioners Atkins, Burrell, Cothran, Epperson, Lazarus, Thomas, G. Young, and J. Young (8). NAYS: None (0). ABSENT: Commissioners Blake, Gage-Watts, Jones, and Kracman (4). ABSTAIN: None (0).

There being no further business to come before the Commission, the meeting adjourned at 2:40 p.m.

  
Michelle Nations  
Assistant Commission Clerk

  
Kenneth R. Epperson, Sr.  
Vice-President