PIPES "R" US PLUMBING, INC.

OCTOBER 14, 2022

AGREEMENT BETWEEN DANNY GRIFFIN & NICHOLAS GERALD ALBRECHT

AT 2418 ROUSSEAU ST
NEW ORLEANS, LA 70130

RUN GAS LINE FOR STOVE.
Cost : $2950.

Nicholas Gerald Albrecht

NICHOLAS GERALD ALBRECHT/OWNER

Danny Griffin

Danny Griffin LMP 2953 LNGF 10891/OWNER
Pipes R Us Plumbing Inc.

"LET US PEEP IN YOUR PIPES"

235 S. Genois St. • New Orleans, LA 70119 • Phone (504) 866-2730 • Fax (504) 484-0907 • LMP 2953

Orleans Parish, LA

Summary

Tax Bill Number	411101111
Municipal District	4
Location Address	2420 ROUSSEAU ST
Property Class	R - RESIDENTIAL
Special Tax District	
Subdivision Name	
Zoning District	Show Viewer (41041583)
Land Area (sq ft)	4800
Building Area (sq ft)	3528
Revised Bldg Area (sq ft)	0
Square	26
Book	01
Lot/Folio	C/013
Line	010
Legal Description	1. SQ 26 LOT C ROUSSEAU 40X120= 2. 4800 SQ FT DBLE 3096 SQ FT 3. 2418-20 ROUSSEAU ST 4. 2/2/4 ADD CHANGE
Assessment Area	SOUTH IRISH CHANNEL Show Assessment Area Map
Parcel Map	Show Parcel Map

Owners

ALBRECHT NICHOLAS GERALD
2418-20 ROUSSEAU ST
NEW ORLEANS LA 70130
Additional Owners
ALBRECHT ANGELICA ARAUJO

Quick Links

Estimate Taxes | Tax Information

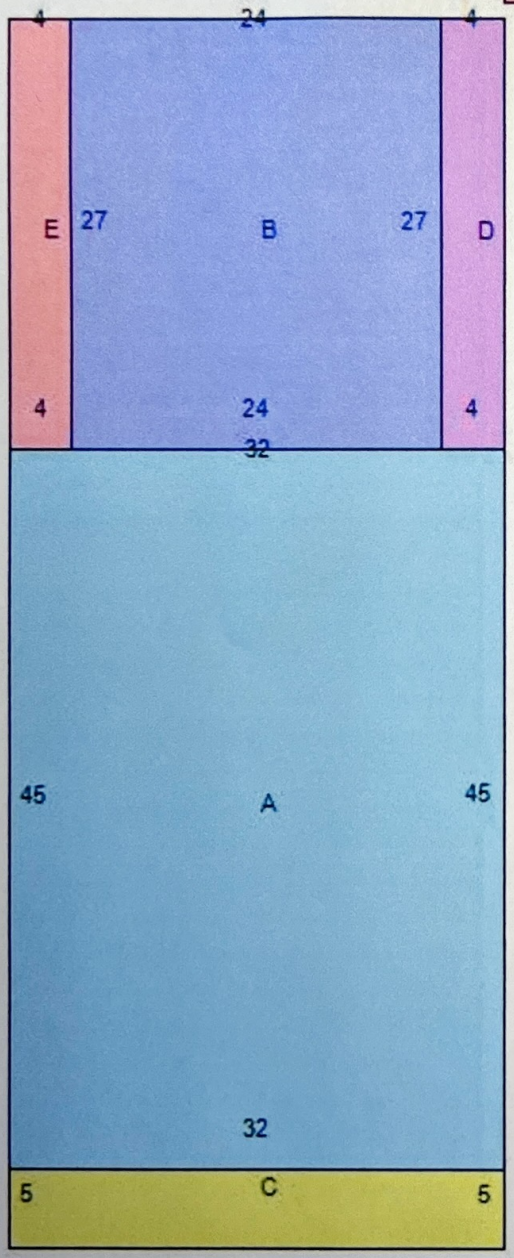
Valuation

		2023 Uncertified	2022 Certified	2021 Certified
	Land Value	$72,000	$72,000	$72,000
+	Building Value	$342,000	$324,900	$342,000
=	Total Value	**$414,000**	**$396,900**	**$414,000**
	Assessed Land Value	$7,200	$7,200	$7,200
+	Assessed Building Value	$34,200	$32,490	$34,200
=	Total Assessed Value	**$41,400**	**$39,690**	**$41,400**
-	Homestead Exemption Value	$0	$0	$0
=	Taxable Assessment	**$41,400**	**$39,690**	**$41,400**
	Special Assessment Treatment			
	Age Freeze			
	Disability Freeze			
	Assessment Change			
	Tax Contract			

Sales

Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number
6/24/2020	$420,000	DUFOUR MARK D	ALBRECHT NICHOLAS GERALD	202022337	675310
10/12/2018	$381,000	LEONE FAMILY SEPARATE NO. 2, LLC	DUFOUR MARK D	201840243	647124
1/24/2013	$0	LEONE FAMILYSEPARATE	LEONE FAMILY SEPARATE NO. 2, LLC	201305763	00000
11/14/1979	$0		LEONE FAMILYSEPARATE	00000000	000000000
11/14/1979	$0			03071988	000000000

Photos

Sketches

	Room Type	Area
	A	1440
	B	648
	C	160
	D	108
	E	108