

**Sevier (078)**  
**Tax Year 2026 | Reappraisal 2026**

Jan 1 Owner  
 EAGLES NEST CABIN RENTAL  
 LLC  
 2024 SYLVIA BLVD  
 SAINT BERNARD LA 70085

Current Owner

**E MOUNTAIN VIEW WAY 1944**

Ctrl Map: 095E    Group: B    Parcel: 013.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$85,000  
**Improvement Value:** \$587,400  
**Total Market Appraisal:** \$672,400  
**Assessment Percentage:** 40%  
**Assessment:** \$268,960

**Subdivision Data**

**Subdivision:**  
 MOUNTAIN VIEW DEV UNIT II  
**Plat Book:** 31    **Plat Page:** 48    **Block:**    **Lot:** 13

**Additional Information**

**General Information**

**Class:** 08 - Commercial    **City:**  
**City #:**    **Special Service District 2:** 000  
**Special Service District 1:** 000    **Neighborhood:** J01  
**District:** 13    **Number of Mobile Homes:** 0  
**Number of Buildings:** 1    **Utilities - Electricity:** 01 - PUBLIC  
**Utilities - Water/Sewer:** 11 - INDIVIDUAL / INDIVIDUAL    **Zoning:** R-1  
**Utilities - Gas/Gas Type:** 00 - NONE

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK	IRR	624
1	HOT - HOT TUB		1

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 0.89    **Calculated Acres:** 0    **Total Land Units:** 1

Land Code	Soil Class	Units
01 - RES		1.00

**Residential Building #: 1**

**Improvement Type:**  
 03 - SPECIAL\_RES  
**Exterior Wall:**  
 05 - SIDING ABOVE AVG  
**Heat and AC:**  
 7 - HEAT AND COOLING SPLIT  
**Quality:**  
 2+ - ABOVE AVERAGE +  
**Square Feet of Living Area:**  
 1229  
**Foundation:**  
 04 - SPECIAL FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 04 - ABOVE AVG  
**Interior Finish:**  
 13 - PANELING CUSTOM  
**Bath Tiles:**  
 01 - FLOOR ONLY  
**Shape:**  
 01 - RECTANGLE

**Building Sketch**



**Stories:**

2.00  
**Actual Year Built:**  
 2005

**Plumbing Fixtures:**

11  
**Condition:**  
 AV - AVERAGE

**Floor System:**

04 - WOOD W/ SUB FLOOR

**Roof Cover/Deck:**

03 - COMPOSITION SHINGLE

**Floor Finish:**

09 - HARDWOOD/PARQUE

**Paint/Decor:**

04 - ABOVE AVERAGE

**Electrical:**

04 - ABOVE AVG

**Structural Frame:**

00 - NONE

**Building Areas**

Areas	Square Feet
BAS - BASE	768
BMF - BASEMENT FINISHED	768
OPF - OPEN PORCH FINISHED	32
OPF - OPEN PORCH FINISHED	448
OPF - OPEN PORCH FINISHED	544
USH - UPPER STORY HIGH	768

**Sale Information**

<b>Sale Date</b>	<b>Price</b>	<b>Book</b>	<b>Page</b>	<b>Vacant/Improved</b>	<b>Type Instrument</b>	<b>Qualification</b>
10/10/2013	\$166,250	4201	65	I - IMPROVED	AA - ADJUSTED SALE	A - ACCEPTED
8/6/2004	\$4,500	2061	130	V - VACANT	WD - WARRANTY DEED	N - NON-ARM'S LENGTH
5/5/2004	\$0	1970	343		-	-
10/29/2003	\$140,000	1826	423	V - VACANT	WD - WARRANTY DEED	P - MULTIPLE PARCELS
4/19/2000	\$0	1053	760		-	-
4/29/1998	\$0	624	687		-	-