

# Exhibit I.

# CSX Almonaster Site

# 2024 Tax Assessment



**GREATER NEW ORLEANS**  
INC  
REGIONAL ECONOMIC DEVELOPMENT

# Orleans Parish, LA

## CSX Almonaster Site 2024 Tax Assessment

### Summary

Tax Bill Number	39W827368
Municipal District	3
Location Address	7100 ALMONASTER AV
Property Class	C - COMMERCIAL
Special Tax District	
Subdivision Name	GNTLY RDRS
Zoning District	<a href="#">Show Viewer (41129529)</a>
Land Area (sq ft)	1822630
Building Area (sq ft)	0
Revised Bldg Area (sq ft)	0
Square	0
Book	09
Lot/Folio	X1B2/005
Line	013
Legal Description	1. SQ GENTILLY ROAD RIGHT SIDE 2. LOT X-1-B-2 ALMONASTER AV 3. 1902/1881 X 830/1106 4. PLAN 9-9-24 5. VAC DOCKET 102/04-12/04
Assessment Area	VIAVANT COM 31 <a href="#">Show Assessment Area Map</a>
Parcel Map	<a href="#">Show Parcel Map</a>

### Owners

[CSX TRANSPORTATION INC](#)  
 C/O L B EDLIN DIRECTOR AD-VA  
 LOREM TAXES 500 WATER ST  
 JACKSONVILLE FL 32202 0000

### Quick Links

- Estimate Taxes
- Tax Information

### Valuation

	2024 Certified	2023 Certified	2022 Certified
Land Value	\$1,458,100	\$1,458,100	\$1,458,100
+ Building Value	\$0	\$0	\$0
<b>= Total Value</b>	<b>\$1,458,100</b>	<b>\$1,458,100</b>	<b>\$1,458,100</b>
Assessed Land Value	\$145,810	\$145,810	\$145,810
+ Assessed Building Value	\$0	\$0	\$0
<b>= Total Assessed Value</b>	<b>\$145,810</b>	<b>\$145,810</b>	<b>\$145,810</b>
- Homestead Exemption Value	\$0	\$0	\$0
<b>= Taxable Assessment</b>	<b>\$145,810</b>	<b>\$145,810</b>	<b>\$145,810</b>
<b>Special Assessment Treatment</b>			
Age Freeze			
Disability Freeze			
Assessment Change			
Tax Contract			

### Sales

Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number
12/22/2004	\$0				000297987
12/15/1998	\$0			02121999	000170516
12/2/1996	\$0			04011997	000132143

No data available for the following modules: Notices, , , Change Orders, Photos, Sketches.

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Contact Us



# Orleans Parish, LA

## Summary

Tax Bill Number	39W827370
Municipal District	3
Location Address	54203 ALMONASTER AV
Property Class	R - RESIDENTIAL
Special Tax District	
Subdivision Name	GNTLY RDRS
Zoning District	<a href="#">Show Viewer (41197596)</a>
Land Area (sq ft)	1639489
Building Area (sq ft)	0
Revised Bldg Area (sq ft)	0
Square	0
Book	09
Lot/Folio	X3/005
Line	016
Legal Description	1. SQ GENTILLY ROAD RIGHT SIDE 2. LOT X-3 ALMONASTER AVE 3. 4911/2610 X 630 4. 37.6375 ACRES PLAN 9-9-17 5. 1997 ASSD 39W827361
Assessment Area	I-510 WEST <a href="#">Show Assessment Area Map</a>
Parcel Map	<a href="#">Show Parcel Map</a>



## Owners

[CSX TRANSPORTATION INC](#)  
 C/O L B EDLIN DIRECTOR AD-VA  
 LOREM TAXES 500 WATER ST  
 JACKSONVILLE FL 32202

## Quick Links

Estimate Taxes

Tax Information

## Valuation

	2024 <b>Certified</b>	2023 Certified	2022 Certified
Land Value	\$557,400	\$557,400	\$557,400
+ Building Value	\$0	\$0	\$0
<b>= Total Value</b>	<b>\$557,400</b>	<b>\$557,400</b>	<b>\$557,400</b>
Assessed Land Value	\$55,740	\$55,740	\$55,740
+ Assessed Building Value	\$0	\$0	\$0
<b>= Total Assessed Value</b>	<b>\$55,740</b>	<b>\$55,740</b>	<b>\$55,740</b>
- Homestead Exemption Value	\$0	\$0	\$0
<b>= Taxable Assessment</b>	<b>\$55,740</b>	<b>\$55,740</b>	<b>\$55,740</b>
<b>Special Assessment Treatment</b>			
Age Freeze			
Disability Freeze			
Assessment Change			
Tax Contract			

## Sales

Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number
12/2/1996	\$0				000132143

## Photos



No data available for the following modules: Notices, , , Change Orders, Sketches.

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