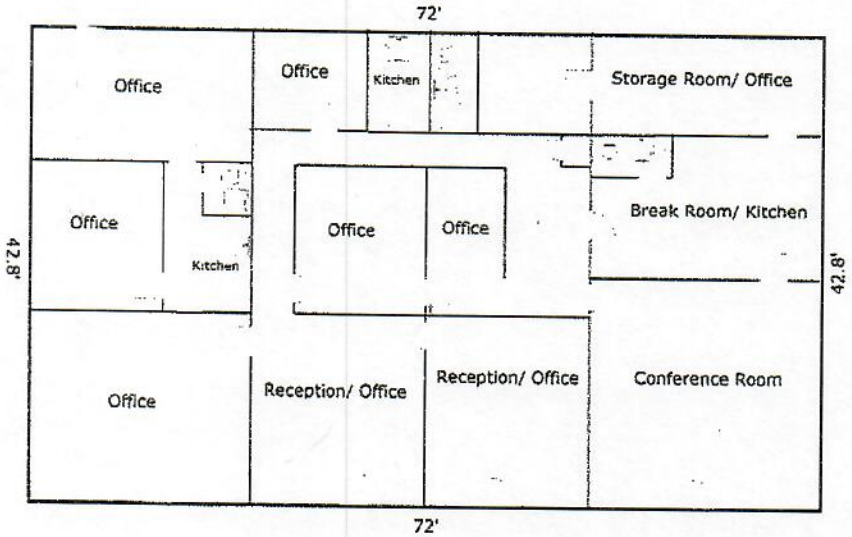
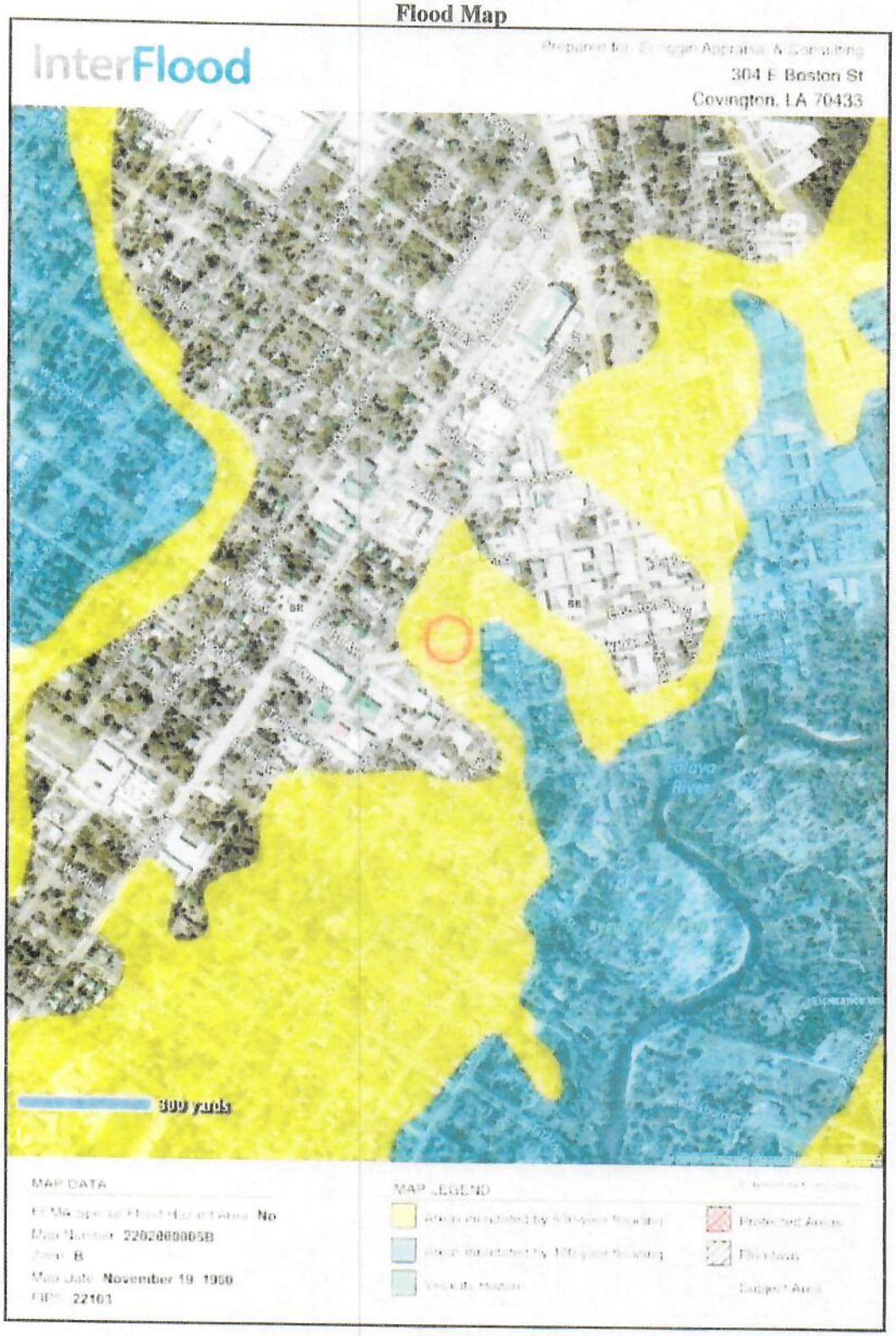
Building Sketch



Area Calculations Summary

		Calculation Details
Living Area		
First Floor	3081.6 Sq ft	42.8 × 72 = 3081.6
Total Living Area (Rounded):	**3082 Sq ft**	

Flood Map


InterFlood
304 E Boston St
Covington, LA 70433
300 yards
MAP DATA
No
November 19, 1980
22103
MAP LEGEND
Protected Areas
Subject Area

SITE ANALYSIS

Address:	335 E Boston Street Covington, St. Tammany, LA 70433 106-006-7032
Assessor's Parcel #:	
Land Area:	
Gross Land Area:	5,250 SF 0.121 Acres
Excess Land Area:	0 SF
Usable Land Area:	5,250 SF Due to the size and shape of the subject property the entire lot is usable and there is No Surplus Land. Due to the size and shape of the subject property the entire lot is usable and there is No Excess Land. The entire site appears to be usable if developed in conjunction with the existing facility.
Primary Road Frontage:	88 '- Boston
Secondary Road Frontage:	60 '-Massachusetts
Average Depth:	60 Ft
Access:	Direct by E Boston Street.
Shape:	Rectangular
Corner Lot:	Yes
Visibility:	Visibility from Boston and surrounding development is rated as Good.
Paved Street:	Yes
Sidewalk:	Yes
Curb And Gutter:	Yes
Storm Sewer:	Yes
Utilities	
Public Electricity:	Yes
Water Supply:	Municipal Public
Public Sewer:	Yes
Natural Gas:	No
Underground Utilities:	No
Adequacy of Utilities:	Good
Street Lighting:	Yes
Traffic Count:	12,077 in 2015
Landscaping:	Good
Topography:	Basically Level
Rail Access:	No
Port Access:	No
Flood Plain:	The Flood Insurance Rate Maps, published by the Federal Emergency Management Agency panel number 2202000005B dated November 19, 1980 , indicate the following. The subject property appears to be located in Flood

	Zone: "B" based on Desktop Software, subject to a current survey with flood elevations.
Earthquake Zone:	No The subject property is located in an area that is not typically considered to be an Earthquake Zone.
Adjacent Properties:	The subject property is located on E Boston St in Downtown Covington. The adjacent property are zoned similarly to the subject property, CBD - Community Business District.
Irrigation Water:	No
Easements/Encumbrances:	No On the survey provided, the subject property does not appear to have any Encumbrances or Easements. This is subject to a current survey.
Environmental Issues:	No
Level 1 Study:	No
Level 2 Study:	No
Engineering Study:	No
	The value estimate in this report is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions. The appraisers are not experts in the identification of hazardous substances or detrimental environmental conditions. A routine inspection of and inquiries about the subject property did not reveal any information that indicated any such conditions that would negatively affect the value of the property. It is possible however, that test and inspections made by a qualified environmental expert would reveal the existence of hazardous materials or an environmental condition that would have a negative impact on the subject.
Functional Utility:	The subject property is located within the city limits of the City of Covington. Water and sewer are provided by the City of Covington.

Conclusion:

The subject Office tract contains a total site area of 0.121 acres. Improvements to the site include 1 Office structures. The shape of the property is Rectangular and benefits from having Direct access from E Boston Street. Visibility to the site is considered Good. The subject site is located in the Division of St. John, which is a commercial area of downtown Covington. These lots allow for contruction up to the exstiing Property lines.

The size of the lot is 87.5 x 60, or 5,250 square feet. The lot is generally rectangular in shape and adequate for a

small scale commercial use. The site is basically level and at or slightly above road grade. There is presently a 3,082 square foot wood frame budling situated on concrete slab on the site.

All utilities are available to the site with overhead electricity (CLECO), natural gas (ATMOS) and telephone (BELL SOUTH). Water and sewerage is available to the site provided by the City of Covington.

Drainage appears adequate and is by means of subsurface drainage.

According to the survey dated 6/5/2002 , the site is lcoated Flood Zone B, according to Map No. 220200 0005B dated November 19, 1980.

The site is currently improved with a wood frame commercial building on a concrete slab, parking is off street and in the public Ox Lots. The appraiser assumes any wetland issues have been resolved.

No soil studies were submitted to the appraiser and none were performed by this office. Soil conditions are considered to be normal for the area.

There were no unusual easements or encroachments observed or known which would adversely affect the value of the subject site. See environmental disclosure.

According to 2008 Geocoding System data, the property is located in Tract 0406.02 .

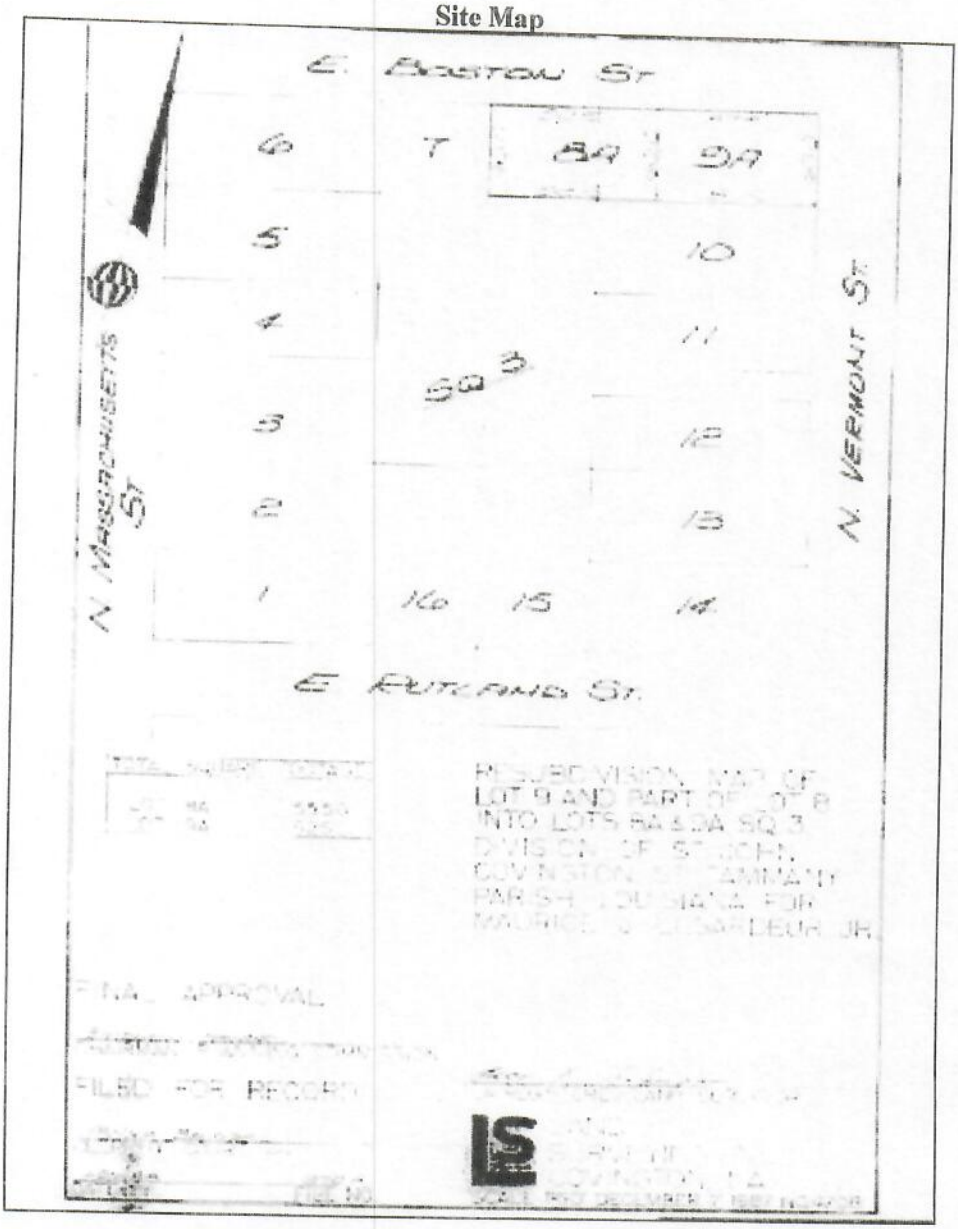
ZONING

Zoning:	CBD, Community Business District
Legally Conforming:	Yes
Zoning Change	
Requested:	No
Likely:	No
New Zoning:	
Density Allowed:	0
Actual Density:	0
Side Yard:	0
Set Back:	

Comments:

Subject is located in the Division of St. John and is zoned Community Business District. This allows for several retail, office and small scale commercial uses. The subject is currently conforming to the allowed uses.

Site Map


E. BOSTON ST
6
7
8A
9A
5
10
4
11
SQ 3
3
12
2
13
1
16
15
14
N. MASSACHUSETTS ST
N. VERMONT ST
E. RUTLAND ST.
FINAL APPROVAL
FILED FOR RECORD