

**ST. JAMES PARISH ASSESSOR'S OFFICE**

**GLENN M. WAGUESPACK, CLA**

10/7/2025 1:24 PM

P.O. BOX 55 | 5800 LA 44 | CONVENT, LA 70723 | (225)562-2252

**2025 GRAND RECAP OF ASSESSMENTS FOR ST. JAMES PARISH**

**PARISH WIDE TAXES**

STATUS: ACTIVE

**REAL PROPERTY LAND VALUES**

CLASS	DESCRIPTION	ACRES OR UNITS	TOTAL VALUE	EXEMPTION VALUES		TAXABLE VALUE
				HOMESTEAD	OTHER	
1000	AG. LAND CLASS I - Use Value	58	2,267	233	0	2,034
1100	AG. LAND CLASS II - Use Value	23,282	717,311	20,652	0	696,659
1200	AG. LAND CLASS III- Use Value	15,169	371,505	8,941	0	362,564
1250	AG. LAND CLASS III LESS 3 ACRE	2	42	0	0	42
1300	AG. LAND CLASS IV - Use Value	817	15,300	13	0	15,287
<b>Agriculture Land Total:</b>		<b>39,328</b>	<b>1,106,425</b>	<b>29,839</b>	<b>0</b>	<b>1,076,586</b>
1500	TMBR. CLASS I - Use Value	5,049	203,298	11,181	0	192,117
1550	TMBR. CLASS I - LESS 3 ACRE	1	60	60	0	0
1600	TMBR. CLASS II - Use Value	14,506	414,983	5,992	0	408,991
1650	TMBR. CLASS II - LESS 3 ACRE	2	44	0	0	44
1700	TMBR. CLASS III - Use Value	18	140	0	0	140
1800	TMBR. CLASS IV- Use Value	29,743	224,879	904	0	223,975
<b>Timberland Total:</b>		<b>49,319</b>	<b>843,404</b>	<b>18,137</b>	<b>0</b>	<b>825,267</b>
2000	FRSHWTR. MARSH - Use Value	11	83	0	0	83
<b>Freshwater Marsh Total:</b>		<b>11</b>	<b>83</b>	<b>0</b>	<b>0</b>	<b>83</b>
3000	AG. ACREAGE (MV) 3+ Acres	14	12,920	0	0	12,920
3010	TBR. ACREAGE (MV) 3+ Acres	15	3,213	0	0	3,213
3024	BATTURE (MV) 3+ Acres	100,758	3,628,715	113	0	3,628,602
3030	COM. ACREAGE (MV) 3+ Acres	509	791,365	0	0	791,365
3040	IND. ACREAGE (MV) 3+ Acres	7,600	27,514,654	0	0	27,514,654
3060	RES. ACREAGE (MV) 3+ Acres	232	586,133	350,239	0	235,894
3070	TRAILER PARKS (MV) 3+ Acres	65	90,953	0	0	90,953
<b>All Other Acreage Greater Than 3 Acres Total:</b>		<b>109,194</b>	<b>32,627,953</b>	<b>350,352</b>	<b>0</b>	<b>32,277,601</b>
3200	AG. ACREAGE (MV) 1-3 Acres	54	33,189	3,250	0	29,939
3210	TMBR. ACREAGE (MV) 1-3 Acres	23	18,213	175	0	18,038
3224	BATTURE LANDS (MV) 1-3 Acres	18,466	487,697	10,794	0	476,903
3230	COM. ACREAGE (MV) 1-3 Acres	130	655,654	0	0	655,654
3240	IND. ACREAGE (MV) 1-3 Acres	2	5,000	0	0	5,000
3260	RES ACREAGE (MV) 1-3 Acres	503	1,466,154	904,729	0	561,425
3270	TRAILER PARKS (MV) 1-3 Acres	1	1,500	0	0	1,500
<b>All Other Acreage 1-3 Acres Total:</b>		<b>19,180</b>	<b>2,667,407</b>	<b>918,948</b>	<b>0</b>	<b>1,748,459</b>
3400	RESIDENTIAL SUBD. LOT	7,115	18,583,600	14,319,267	0	4,264,333
3410	TRAILER PARK SUBD. LOT	2	3,000	0	0	3,000
3420	COMMERCIAL SUBD. LOT	297	959,526	1,200	0	958,326
3430	INDUSTRIAL SUBD. LOT	17	116,500	0	0	116,500
<b>Subdivision Lots Total:</b>		<b>7,431</b>	<b>19,662,626</b>	<b>14,320,467</b>	<b>0</b>	<b>5,342,159</b>
3600	RESIDENTIAL NON-SUBD. LOT	3,080	4,883,799	2,597,856	0	2,285,943
3610	TRAILER PARK NON-SUBD. LOT	3	7,500	2,500	0	5,000
3620	COMMERCIAL NON-SUBD. LOT	232	710,950	0	0	710,950
3630	INDUSTRIAL NON-SUBD. LOT	12	24,965	0	0	24,965
3690	MISCELLANEOUS LAND	10	5,862	0	0	5,862
<b>All Other Lots Total:</b>		<b>3,337</b>	<b>5,633,076</b>	<b>2,600,356</b>	<b>0</b>	<b>3,032,720</b>
3700	NO LAND VALUE (Lease Property)	1,025	0	0	0	0
<b>No Land Total:</b>		<b>1,025</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Real Property Land Total:</b>		<b>228,825</b>	<b>62,540,974</b>	<b>18,238,099</b>	<b>0</b>	<b>44,302,875</b>

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**2025 GRAND RECAP OF ASSESSMENTS FOR ST. JAMES PARISH**

**PARISH WIDE TAXES**

STATUS: ACTIVE

**REAL PROPERTY IMPROVEMENT VALUES**

CLASS	DESCRIPTION	ACRES OR UNITS	TOTAL VALUE	EXEMPTION VALUES		TAXABLE VALUE
				HOMESTEAD	OTHER	
4000	SINGLE FAMILY RESIDENCE	6,398	78,896,159	20,880,963	0	58,015,196
4010	MANUFACTURED HOUSING	1,370	4,646,298	4,001,732	0	644,566
4020	TOWNHOUSE/DUPLEX	44	441,148	218,877	0	222,271
4030	URBAN ROW HOUSE	1	70	0	0	70
4040	MULTI-FAMILY (APARTMENTS)	56	418,496	10,894	0	407,602
4050	CLUBHOUSES	1	2,933	0	0	2,933
4060	RESORT COTTAGE & CABIN	2	2,000	0	0	2,000
4080	TROPICAL HOUSING (CAMP)	19	28,000	0	0	28,000
4095	STORAGE, GARAGES & WRKSHPS.	4,344	2,565,016	186,222	0	2,378,794
<b>Residential Improvements Total:</b>		<b>12,235</b>	<b>87,000,120</b>	<b>25,298,688</b>	<b>0</b>	<b>61,701,432</b>
4510	MOTEL	1	128,117	0	0	128,117
4520	STORE & COMMERCIAL BLDG.	181	5,157,227	0	0	5,157,227
4530	GAR., IND., LOFT & WRHSE.	253	11,564,208	0	0	11,564,208
4540	OFFICES, MED & PUBLC BLDG.	92	3,835,625	0	0	3,835,625
4560	SHED & FARM BLDG.	79	26,404	0	0	26,404
4590	OLD COM. BLDGS. (HISTORICAL)	29	12,600	0	0	12,600
4599	UNIDENTIFIED COM. IMPR.	2	1,760	0	0	1,760
<b>Commercial Improvements Total:</b>		<b>637</b>	<b>20,725,941</b>	<b>0</b>	<b>0</b>	<b>20,725,941</b>
<b>Real Property Combined Total:</b>		<b>241,697</b>	<b>170,267,035</b>	<b>43,536,787</b>	<b>0</b>	<b>126,730,248</b>

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**2025 GRAND RECAP OF ASSESSMENTS FOR ST. JAMES PARISH**

**PARISH WIDE TAXES**

STATUS: ACTIVE

**PERSONAL PROPERTY VALUES**

CLASS	DESCRIPTION	ACRES OR UNITS	TOTAL VALUE	EXEMPTION VALUES		TAXABLE VALUE
				HOMESTEAD	OTHER	
5000	INVENTORIES & MERCHANDISE	176	200,612,617	0	0	200,612,617
<b>Inventory and Merchandise Total:</b>		<b>176</b>	<b>200,612,617</b>	<b>0</b>	<b>0</b>	<b>200,612,617</b>
5100	MACHINERY & EQUIPMENT	3,468	595,526,147	0	264,252,316	331,273,831
<b>Machinery and Equipment Total:</b>		<b>3,468</b>	<b>595,526,147</b>	<b>0</b>	<b>264,252,316</b>	<b>331,273,831</b>
5200	BUSINESS FURNITURE & FIXT	967	2,705,011	0	0	2,705,011
<b>Furniture and Fixtures Total:</b>		<b>967</b>	<b>2,705,011</b>	<b>0</b>	<b>0</b>	<b>2,705,011</b>
5300	COMPUTER HARD/SOFTWARE	101	644,271	0	0	644,271
5320	LEASEHOLD IMPROVEMENTS	63	264,396	0	0	264,396
5340	CELL TOWERS	3	22,233	0	0	22,233
5360	CABLE TELEVISION	30	618,487	0	0	618,487
5390	OTHER	81	9,804,828	0	0	9,804,828
5399	NON-REPORTING OF LAT	9	145,226	0	0	145,226
<b>Miscellaneous Personal Property Total:</b>		<b>287</b>	<b>11,499,441</b>	<b>0</b>	<b>0</b>	<b>11,499,441</b>
5400	CREDITS	2	4,000	0	0	4,000
<b>Credits Total:</b>		<b>2</b>	<b>4,000</b>	<b>0</b>	<b>0</b>	<b>4,000</b>
5500	LEASED EQUIPMENT	916	2,220,615	0	0	2,220,615
<b>Leased Equipment Total:</b>		<b>916</b>	<b>2,220,615</b>	<b>0</b>	<b>0</b>	<b>2,220,615</b>
5600	LEASE LINES	9	657,467	0	0	657,467
5610	GATHERING LINES	7	388,766	0	0	388,766
5620	PIPELNS OTHER THAN PUBSRV	113	12,303,474	0	0	12,303,474
<b>Pipelines Total:</b>		<b>129</b>	<b>13,349,707</b>	<b>0</b>	<b>0</b>	<b>13,349,707</b>
5700	OIL&GAS SURFACE EQUIPMENT	25	6,890,722	0	0	6,890,722
<b>Oil &amp; Gas Surface Equipment Total:</b>		<b>25</b>	<b>6,890,722</b>	<b>0</b>	<b>0</b>	<b>6,890,722</b>
6000	WATERCRAFT (on-shore)	100	5,978,147	0	0	5,978,147
<b>Watercraft Total:</b>		<b>100</b>	<b>5,978,147</b>	<b>0</b>	<b>0</b>	<b>5,978,147</b>
6400	FINANCIAL INSTITUTIONS	5	3,284,500	0	0	3,284,500
<b>Financial Institutions Total:</b>		<b>5</b>	<b>3,284,500</b>	<b>0</b>	<b>0</b>	<b>3,284,500</b>
6800	OIL WELLS	33	605,817	0	0	605,817
6810	GAS WELLS	11	26,000	0	0	26,000
6830	COMMERCIAL DISPOSAL WELLS	2	3,511	0	0	3,511
<b>Oil &amp; Gas Wells Total:</b>		<b>46</b>	<b>635,328</b>	<b>0</b>	<b>0</b>	<b>635,328</b>
6600	DRILLING RIGS	1	33,750	0	0	33,750
<b>Drilling Rigs Total:</b>		<b>1</b>	<b>33,750</b>	<b>0</b>	<b>0</b>	<b>33,750</b>
<b>Personal Property Total:</b>		<b>6,122</b>	<b>842,739,985</b>	<b>0</b>	<b>264,252,316</b>	<b>578,487,669</b>

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**2025 GRAND RECAP OF ASSESSMENTS FOR ST. JAMES PARISH**

**PARISH WIDE TAXES**

STATUS: ACTIVE

**PUBLIC SERVICE VALUES**

CLASS	DESCRIPTION	ACRES OR UNITS	TOTAL VALUE	EXEMPTION VALUES		TAXABLE VALUE
				HOMESTEAD	OTHER	
8000	AIRLINE COMPANIES	1	80	0	0	80
8010	AIRLINE COMPANIES-GROUND EQUIPMENT	1	40	0	0	40
<b>Airline Total:</b>		<b>2</b>	<b>120</b>	<b>0</b>	<b>0</b>	<b>120</b>
8100	BARGE LINE COMPANIES	2	2,857,250	0	0	2,857,250
<b>Barge Line Companies Total:</b>		<b>2</b>	<b>2,857,250</b>	<b>0</b>	<b>0</b>	<b>2,857,250</b>
8200	ELECTRIC, GAS & WATER COMPANIES	5	403,020	0	0	403,020
8210	E,G & W COMP.-LAND	6	65,650	0	0	65,650
8230	E,G & W COMP.-MACH & EQUIP	5	110,990	0	0	110,990
8240	E,G & W COMP.-CONSTRUCTION WORK	2	790	0	0	790
8250	E,G & W COMP.-OTHER	10	14,789,750	0	0	14,789,750
<b>Electric, Gas and Water Companies Total:</b>		<b>28</b>	<b>15,370,200</b>	<b>0</b>	<b>0</b>	<b>15,370,200</b>
8300	PIPELINE COMPANIES	43	53,320,410	0	0	53,320,410
8310	PIPELINE-OIL & GAS STORAGE	2	5,084,790	0	0	5,084,790
8320	PIPELINE-MACH. & EQUIP.	12	12,460,440	0	0	12,460,440
8330	PIPELINE-LAND	5	217,110	0	0	217,110
8360	PIPELINE-IMPROVEMENTS	4	436,850	0	0	436,850
8370	PIPELINE-CONSTRUCTION WORK IN PROCESS	9	53,200	0	0	53,200
8380	PIPELINE-OTHER	5	16,200	0	0	16,200
<b>Pipeline Companies Total:</b>		<b>80</b>	<b>71,589,000</b>	<b>0</b>	<b>0</b>	<b>71,589,000</b>
8400	PRIVATE CAR LINE COMPANIES	3	820,030	0	0	820,030
<b>Private Car Line Companies Total:</b>		<b>3</b>	<b>820,030</b>	<b>0</b>	<b>0</b>	<b>820,030</b>
8500	RAILROAD COMPANIES	13	5,652,300	0	0	5,652,300
8520	RAILROAD-SIDE LINES	2	316,360	0	0	316,360
8530	RAILROAD-LAND	3	13,260	0	0	13,260
8560	ROLLING STOCK	13	1,595,150	0	0	1,595,150
<b>Railroad Companies Total:</b>		<b>31</b>	<b>7,577,070</b>	<b>0</b>	<b>0</b>	<b>7,577,070</b>
8600	TELEPHONE COMPANIES	17	950,838	0	0	950,838
8620	TELEPHONE COMP.-IMPROVEMENTS	1	30	0	0	30
8630	TELEPHONE COMP.-MACH. & EQUIP.	3	690	0	0	690
8640	TELEPHONE COMP.-CONSTRUCTION WORK	1	0	0	0	0
8650	TELEPHONE COMP.-OTHER	2	15,332	0	0	15,332
<b>Telephone Companies Total:</b>		<b>24</b>	<b>966,890</b>	<b>0</b>	<b>0</b>	<b>966,890</b>
<b>Public Service Total:</b>		<b>170</b>	<b>99,180,560</b>	<b>0</b>	<b>0</b>	<b>99,180,560</b>
<b>Total:</b>		<b>247,989</b>	<b>1,112,187,580</b>	<b>43,536,787</b>	<b>264,252,316</b>	<b>804,398,477</b>

**ALL ASSESSMENT INFORMATION**

11,944 Active  
 0 Adjudicated  
 0 Exempt/Tax Free  
 17 Industrial Exemption

11,961 Total Assessments

**ACTIVE REAL ESTATE TOTAL**

11,944 Active Assessments  
 5,809 Homestead Exempt Assessments  
 -2,029 100% Homestead Exempt Assessments

9,915 Active Assessments with taxes due

**ALL HOMESTEAD AND OTHER VALUES TOTAL EXEMPTIONS**

43,536,787 Homestead  
 264,252,316 Industrial Exemptions  
 307,789,103 Total  
 0 Adjudicated

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0 Exempt/Tax Free