

CITY OF NEW ORLEANS 2026 Original Real Estate Tax Bill

BUREAU OF THE TREASURY
1300 PERDIDO ST RM 1W40
NEW ORLEANS, LA 70112



TAX BILL NO

412405823

DELINQUENT DATE

03/01/2026

PROPERTY LOCATION

3829 3RD ST

LEGAL DESCRIPTION

SQ 475 LOT O
28 X 55
3829-31 THIRD ST

LAND ASSESSMENT

1,230

IMPROVEMENT ASSESSMENT

9,970

HOMESTEAD EXEMPTION

0

SMITH RYAN K
C/O EDGEWATER DIRECTED INVESTMENTS LLC
302 SAWGRASS LANE
BROUSSARD LA 70518

Mortgage lenders have direct access to pay real estate taxes that they have escrowed. If you are unsure of your lender's intent, please contact them directly, to ensure a timely, single tax payment.

NEED TO CORRECT YOUR MAILING ADDRESS?

Please provide your authorization for a change of address DIRECTLY to the assessor. Use the form available at the assessor's website (www.nolaassessor.com) or call the assessor's office at 504-754-8811 for directions.

ONLY PAYMENTS are processed at P.O Box 62600 as shown on our payment stub

Legal process and other correspondence must be sent to 1300 PERDIDO ST RM 1W40, NEW ORLEANS, LA 70112

Delinquency interest accrues at 1% per month on all delinquent taxes and special district fees. Any partial payments tendered will be applied to oldest debts first and in compliance with city ordinance outstanding liens will be paid before other debts owed. Residential properties meeting the criteria for phase-in of the total assessment increase have been identified here by the "Act 718" notation and the tax computations adjusted accordingly.

DETAIL OF BILL

This bill reflects payments through 12/26/2025

Period	Type	Delinquent Date	Tax/Lien	Interest	City/Coll. Fee	Tax Sale Costs	Total Paid	Total Due
2026	REAL ESTATE	03/01/2026	1,494.97	0.00	0.00	0.00	0.00	1,494.97

TAXES SOLD FOR YEARS: 2024

ATTENTION TAXPAYERS

Non-Adjudicated properties with 2023, 2024, or 2025 delinquent taxes or fees may be included for tax sale processing and its cost in 2026. Full payment now is the only means to ensure avoidance of tax sale processing and costs. The Treasury Bureau in City Hall, Room 1W40, is staffed Monday through Friday. For payment questions call 1-504-658-1712 or 1-504-658-1701.

If you qualify for a homestead exemption that has not been granted for 2026 or you have questions on your assessed value, owner's name, mailing address or legal description, contact the assessor's office at 1-504-754-8811. However, delinquent taxes under review for adjustment by the assessor remain subject to tax sale processing and costs. Tax refunds are available if a lower tax liability is later authorized.

PLEASE MAKE CHECKS PAYABLE TO THE CITY OF NEW ORLEANS

ALWAYS RETURN this portion when paying by mail.

Please ensure the City's return address appears in the return envelope window and write your property location on your check.

You may pay this bill online at www.nola.gov. See reverse for how your tax dollars are spent

2026 Original Real Estate Tax Bill

Tax Bill No.: 412405823

Location: 3829 3RD ST

Owner: SMITH RYAN K

C/O EDGEWATER DIRECTED INVESTMENTS LLC
302 SAWGRASS LANE

City of N.O. Ad Valorem Tax

Department 165025

P O Box 62600

New Orleans, LA 70162-2600



TOTAL DUE BY: 02/28/2026	PAYMENT AMOUNT ENCLOSED
\$1,494.97	

All payments must be made in U.S. funds and drawn on a U.S. financial institution

9*****3829-3RDST0000149497202601650250

Your 2026 Tax Payment at Work

Tax Bill No: 412405823

Property Location:3829 3RD ST

Authority	Fund	Mill Amount	Amount Due
AUDUBON COMMISSION	AUDUBON COMMISSION	1.71	19.15
BOARD OF LIQUIDATION, CITY DEBT	BOARD OF LIQUIDATION, CITY DEBT	14.50	162.40
CITY PARK IMPROVEMENT ASSOCIATION	CITY PARK IMPROVEMENT ASSOCIATION	0.54	6.05
EARLY CHILDHOOD CARE & EDUCATION	EARLY CHILDHOOD CARE & EDUCATION	4.39	49.17
FIRE PROTECTION	FIRE PROTECTION	6.84	76.61
GENERAL MUNICIPAL FUND	GENERAL MUNICIPAL	1.05	11.76
GENERAL MUNICIPAL FUND	GENERAL MUNICIPAL PURPOSES	12.23	136.98
LAW ENFORCEMENT DISTRICT	LAW ENFORCEMENT DISTRICT - SHERIFF	2.46	27.55
LEVEE DISTRICT, EAST BANK	LEVEE DISTRICT, ORLEANS	12.28	137.54
PUBLIC LIBRARY	LIBRARY, PUBLIC	4.32	48.38
NEW ORLEANS DEPT. OF PARKS & PARKWAYS	NEW ORLEANS DEPT. OF PARKS & PARKWAYS	1.59	17.81
NEW ORLEANS RECREATION DEVELOPMENT COMM.	NEW ORLEANS RECREATION DEVELOPMENT COMM.	1.71	19.15
POLICE & FIRE DEPARTMENTS	POLICE & FIRE DEPTS, PLATOON SYS	3.75	42.00
POLICE & FIRE DEPARTMENTS	POLICE & FIRE DEPTS, PLATOON SYS - 2	1.87	20.94
POLICE PROTECTION	POLICE PROTECTION	4.67	52.30
ORLEANS PARISH SCHOOL BOARD	SCHOOL BOARD, ORLEANS PARISH	45.31	507.47
SEWERAGE AND WATER BOARD	SEWERAGE & WATER BOARD, DRAINAGE - 2	3.92	43.90
SEWERAGE AND WATER BOARD	SEWERAGE & WATER BOARD, DRAINAGE - 3	4.14	46.37
SEWERAGE AND WATER BOARD	SEWERAGE & WATER BOARD, DRAINAGE - 4	6.20	69.44
TOTAL			1,494.97

Bill No: 412405823

Friday December 26 2025 1:47 PM

User: fgao

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