

Detailed Parcel Report

Generated on: November 3, 2025

Executive Summary

- **Property Overview:** 8.12-acre vacant land parcel located at 0 5th Avenue, Covington, LA 70433 in St. Tammany Parish
- **Ownership:** Owned by Gameel Ghaprial MD with a tax assessed value of \$283,500 and annual tax bill of \$3,306.47
- **Land Characteristics:** 100% tree coverage with hardwood forest, elevation ranging from 3.65 to 8.03 feet
- **Environmental Risk:** FEMA flood zone "Area Not Included" with relatively moderate national risk index and low social vulnerability rating (5/100)
- **Natural Hazards:** Moderate risk profile with high coastal flooding potential (95.1 score), moderate wildfire risk (53.2 score), and low earthquake risk (35.5 score)
- **Carbon Storage:** Significant environmental value with 127 Mg/ha total ground carbon storage capacity
- **Market Context:** Located in growing area with 5.1% population growth over past 5 years and median household income of \$124,758
- **Development Potential:** Residential property use group with no existing structures, offering development opportunities
- **Location Benefits:** Close proximity to local roads and within St. Tammany Parish School District boundaries
- **Investment Considerations:** Not in Qualified Opportunity Zone, with moderate expected annual loss rating and stable water stress conditions

Parcel Information

Field	Value
Census Block (2020)	221030406072024
Census Block Group (2020)	221030406072
Census Tract (2020)	22103040607
Census Zip Code Tabulation Area (2020)	70433
Parcel County	st-tammany
FIPS Code	22103
Acres (calculated)	8.11985
Square Feet - Parcel (calculated)	353708
Owner City	COVINGTON
Owner State	LA
Owner ZIP	70433
Parcel City	COVINGTON
Parcel State	LA
Parcel ZIP	70433
Parcel ZIP (5)	70433
APN or ID (local)	1070104973
APN or ID (no formatting)	1070104973
Vintage of Parcel Data	April 23, 2024
LI Stable Id	parcelnumb
Regrid ID	167eff8b-5e2a-4eeb-9ceb-6bed561e0f48
Regrid Data Last Modified Date	Jan. 23, 2025, 1:44 a.m.
Placekey	0p2sl66jb5@8dy-s26-brk
USPS Valid Flag	N
USPS Validation Notes	A1
USPS Error Codes	3.1,14.1,A1

USPS Vacant Flag Date	Oct. 6, 2022
Parcel ID (alternate 1)	24044
Owner Name (unformatted)	GHAPRIAL, GAMEEL MD
Unmodified Owner	GHAPRIAL, GAMEEL MD
Owner Street Address	118 PINE ST
Parcel Street Address	['0 5TH AVENUE', None]
Resident City	district-1
Latitude	30.456018
Longitude	-90.088379
Source of Parcel Address	county
Legal Description	8.07 ACS SEC 48 7 11
Geom	0103000020110F0000010000001700000000748A96B72063C17E1FD19AA92D4B4144A1A28DB72063C1C489614FA42D4B4151AADA8BB72063C1B6E1EECAA22D4B417BC58286B72063C1CD3EF2039F2D4B41BFF29A7DB72063C1D1D9B79F992D4B41F6167B76B72063C1EF59054C942D4B413B44936DB72063C1B62553F88E2D4B417F71AB64B72063C1283DA1A4892D4B41B6958B5DB72063C17F1D1DB4842D4B41D2A7FB59B72063C1F97945817E2D4B41C59EC35BB72063C14D7B942D792D4B41C59EC35BB72063C14C9127E2732D4B41C59EC35BB72063C17E29778E6E2D4B41B6958B5DB72063C148458332692D4B41B6958B5DB72063C14675D3DE632D4B41B6958B5DB72063C108907F83612D4B4114895575D62063C149B562EE862D4B410DB603F7D92063C13397AB9FC02D4B41B508A4BCCB2063C1E45545E3C72D4B41D658E29BB72063C108A3D550D22D4B41C84FAA9DB72063C1E0AB1E4BB72D4B41BA46729FB72063C10ECE84EEAE2D4B4100748A96B72063C17E1FD19AA92D4B41
Deed Owner1 Name Full	GAMEEL GHAPRIAL
Owner Type Description1	INDIVIDUAL
Tax Jurisdiction Name	SAINT TAMMANY

Risk

Fema

Field	Value
FEMA Flood Zone	AREA NOT INCLUDED
FEMA National Risk Index	Relatively Moderate
FEMA FIRM Map Date	Oct. 17, 2023

Ecological Sensitivity

Field	Value
Has Critical Habitat	-1
Biome	8.0
Nature Needs Half	4.0
Realm	5.0

Social Vulnerability

Field	Value
Demographic Index	10
Supplemental Demographic Index	5
Lowincpct	1
Over 64 %	15
% people of color	18
Under 5 %	4
% unemployed	3
Justice40 Assessment	1.0
Social Vulnerability Rating	5
Social Vulnerability Score	0.18000000715255737

Pollution Exposure

Field	Value
-------	-------

Air toxics cancer risk	37
Diesel particulate matter	28
Ozone	20
Particulate Matter 2.5	28
Superfund proximity	31
Traffic proximity	28
Wastewater discharge	14
Air toxics respiratory HI	32
Toxic Releases to Air	17
Underground storage tanks	30

Proximity Risk

Field	Value
Electric Dist Class	1.576418227
Fed Land Dist Class	9.630629129
Fed Land (FWS) Dist Class	9.630629129
Water Class	0.59651616
Rail Class	1.422318219
Primary Road Dist Class	1.6453904080000001
Secondary Road Dist Class	0.282723805

Contaminated Sites

Field	Value
Has Superfund	-1

Land Use Risk

Field	Value
Tree Area Class	328
Tree Area %	100

Natural Hazards

Field	Value
Coastal Flooding Rating	3
Coastal Flooding Score	95.0936508178711
Drought Rating	4
Drought Score	85.73348236083984
Earthquake Rating	5
Earthquake Score	35.45402526855469
Hazardous waste proximity	2
HUC 10	88.97650146484375
Riverine Flooding Rating	2
Riverine Flooding Score	96.39442443847656
Risk Rating	3
Risk Score	83.80583190917969
Tornado Rating	4
Tornado Score	48.90596008300781
Wildfire Rating	4
Wildfire Score	53.20720291137695

Tree And Carbon Storage

Field	Value
Mean Above Ground Carbon (Mg/ha)	62
Mean Below Ground Carbon (Mg/ha)	64
Mean Total Ground Carbon (Mg/ha)	127
Hardwood Area Class	301
Hardwood Area %	92

Water Stress

Field	Value
-------	-------

Baseline Water Stress	3.0
Annual Water Risk Total	2.0
Water Stress 2030	1.0

Climate Risk

Field	Value
Temperature - Annual number of days with a maximum temperature greater than 100degF	[3, 4, 11]
Temperature - Annual number of days with a maximum temperature greater than 100degF	6

Economic Information

Field	Value
Housing Affordability Index	124.0
Qualified Opportunity Zone	No
Expected Annual Loss Rating	2
Expected Annual Loss Score	95.41654205322266
Assessor Prior Sale Amount	-1
Assessor Prior Sale Date	1899-01-01
Tax Assessed Improvements Perc	0.00
Tax Assessed Value Land	28350
Tax Assessed Value Total	28350
Tax Billed Amount	3306.47
Tax Market Improvements Perc	0.00
Tax Market Value Land	283500
Tax Market Value Total	283500

Population

Field	Value
Housing Growth (next 5 years)	0.71
Housing Growth (past 5 years)	2.87
Population Density	952.1
Population Growth (next 5 years)	0.71
Population Growth (past 5 years)	5.1
Household Income (median)	124758.0
Household Income Growth (next 5 years)	2.88
Population	1271845.0

Land Use

Field	Value
Property Use Group	Residential

Building Information

Field	Value
Bathroom Count	0.000
Exterior Wall Material	0A

Land Coverage

Field	Value
Elevation - Highest	8.03
Elevation - Lowest	3.65
Area Lot Acres	8.1000004
Area Lot SF	352836.00

Nearby

Field	Value
Distance to Transmission Line	2537.0
Unified School District	St. Tammany Parish School District

Zoning

Environmental Information

Field	Value
Drought Class	1

Rental Information

Field	Value
1-Bed Apartment Median Rent	1147.0
1-Bed Apartment YOY Rent Change	-1.11

Generated on November 3, 2025 | Detailed Parcel Report

Sec. 400-4.1 - Specialized zoning districts and uses established.

- A. Districts. The following specialized zoning districts are intended to carve out areas of the parish for highly specialized uses some of which may require campus-type environments or large parcels of land to successfully operate. Some of the specialized districts also contain other uses which due to the nature of their activity and development sizes are compatible with adjacent residential districts:

MOCD Medical Office or Clinic District.

MHD Medical Hospital District.

MRD Medical Research District.

PF-1 Public Facilities District.

PF-2 Public Facilities District.

CBF-1 Community-Based Facilities District.

ED-1 Primary Education District.

ED-2 Higher Education District.

AT Animal Training/Housing District.

- B. Permitted Use & Site and Structure Standards Tables. Only those uses of land listed under Exhibit 400-5: Permitted Uses: Specialized Districts as permitted uses are allowed within the specialized zoning districts. Where:
1. "P" indicates that a use is permitted within that zoning district.
 2. "C" indicates that the use is conditional and subject to approval of the Planning and Zoning Commission in accordance with Chapter 200, Section 200-3.4.
 3. "P" with an "*" indicates that a use is permitted subject to development plan review by the Department of Planning and Development in accordance with Chapter 200, Sec. 200-3.5.
 4. No letter (i.e., a blank space) or the absence of the use from the table indicates that the use is not permitted within that zoning district.

Exhibit 400-5 Permitted Uses: Specialized Districts.

Use Category Specific Use	Specialized Zoning Districts									Use Standards
	MOCD	MHD	MRD	PF-1	PF-2	CBF-1	ED-1	ED-2	AT	
Residential										
Residential Care Facility	P	P								
Commercial										
Animal Services				P	P				P	Section 400-8.C.

Art Studio							P	P		
Club or Lodge						P				
Day Care Center, Adult							P	P		Section 400-8.O
Day Care Center, Child							P	P		Section 400-8.O
Funeral Home or Crematorium				P	P					
Kennels, Commercial									P	
Laboratory	P	P	P							
Medical Facility, Clinic	P	P	P							
Medical Supply, Retail or Wholesale			P							
Office		P	P	P						
Stables, Commercial									P	Section 400-8.C
Transportation Terminal				P						
Veterinary Clinic, No Outdoor Kennels	P	P	P	P						
Agricultural and Open Space										
Conservation Areas					P					
Golf Course and Recreational Facility						P				
Habitat And Wetland Mitigation Banks					P					
Local, State, or National Parks					P					

Marinas/Boat Launches					P					
Passive Recreational Facilities					P					
Public and Institutional										
Animal Services, Breeding and Care for Farm or Research Animals			P	P	P				P	
Animal Services, Housing Government (Indoor/Outdoor)			P	P						
Animal Services, Training			P	P						
Auditorium			P							
Educational Facility, Adult Secondary							P	P		
Educational Facility, Learning Center							P	P		
Educational Facility, Elementary or Middle School							P	P		
Educational Facility, High School								P		
Educational Facility, University and Associated Research Center			P					P		

Educational Facility, Vocational School			P					P		
Government Maintenance Facility				P	P					
Government Office				P	P					
Hospital		P	P							
Medical Facility, Accessory Cafeteria		P	P							
Medical Facility, Accessory Housing		P	P							
Medical Facility, Accessory Laboratory		P	P							
Place of Worship				P	P	P				
Post Office			P	P	P					
Utilities										
Electrical Energy Substation	P*	P*	P*	P*	P*	P*	P*	P*	P*	
Small Wireless Facility	P*	P*	P*	P*	P*	P*	P*	P*	P*	
Stormwater Retention or Detention Facility	P*	P*	P*	P*	P*	P*	P*	P*	P*	
Tower, Radio, Telecommunications, Television or Microwave	P*	P*	P*	P*	P*		P*	P*	P*	Section 400-8.RR

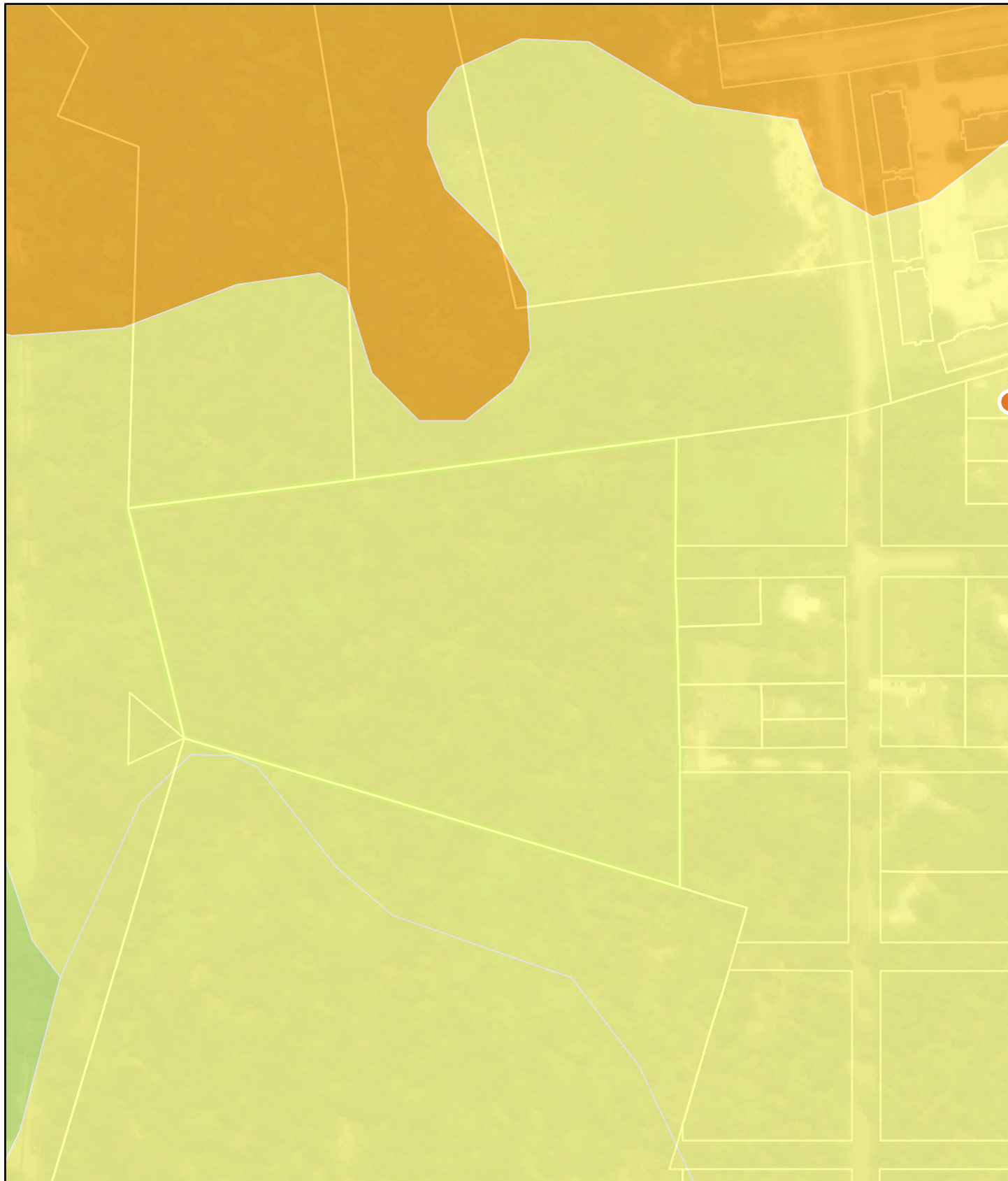
Exhibit 400-6 Site & Structure Standards: Specialized Districts.

Site & Structure Standards	Specialized Zoning Districts								
	MOCD	MHD	MRD	PF-1	PF-2	CBF-1	ED-1	ED-2	AT
Building Size (Max)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	40,000 sf
Lot Area (Min)	20,000 sf	20,000 sf	20,000 sf	20,000 sf	20,000 sf	20,000 sf	20,000 sf	20,000 sf	20,000 sf
Lot Width (Min)	With Central Water & Sewer: 60' Without: 80'	With Central Water & Sewer: 60' Without: 80'	With Central Water & Sewer: 60' Without: 80'	With Central Water & Sewer: 60' Without: 80'	With Central Water & Sewer: 60' Without: 80'	With Central Water & Sewer: 60' Without: 80'	With Central Water & Sewer: 60' Without: 80'	With Central Water & Sewer: 60' Without: 80'	100'
Lot Coverage (Max)	50%	50%	50%	50%	50%	50%	50%	50%	50%
Yard Requirements	N/A	N/A	See Sec. 400- 4.2.C.4.c	N/A	N/A	N/A	N/A	N/A	N/A
Buffer Requirements	N/A	N/A	See Sec. 400- 4.2.C.4.d	N/A	N/A	N/A	N/A	N/A	N/A
Height (Max)**	50'	50'	50'	45'	45'	45'	35'	35'	35'

* Structures in the CBF-1 District that are located within 200 feet of a residentially-zoned property are allowed up to a maximum 500 square feet building size.

** For properties zoned MOCD, MHD, and MRD that are located within 100 feet of a residentially zoned property, the maximum height allowed is 30 feet.

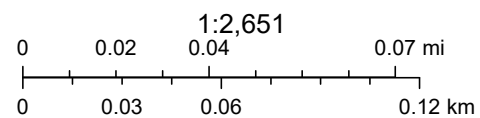
(Ord. No. 24-5592, Att., § 6, 10-3-2024)



11/3/2025

USA Soils Map Units

- Alfisols
- Inceptisols
- Ultisols



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community