

Pre-Adjudication Watchlist

Early-warning monitoring for properties approaching tax adjudication — Caddo Parish

1,741MONITORED
PARCELS**683**HIGH-URGENCY
(SCORE ≥70)**422 days**AVG. LEGAL NOTICE
AGE**Quarterly**

REFRESH

Properties enter the adjudication pipeline years before the official flag is set. This watchlist identifies 1,741 Caddo Parish parcels showing compound distress signals — active legal notice status from code enforcement records, permit dormancy, and spatial proximity to established blight clusters — before they cross the adjudication threshold. Each parcel carries a composite urgency score so the list is immediately actionable without further triage.

DATA FIELDS

› geogno	Parcel identifier (Caddo GEOGNO)
› address	Property street address
› council_district	City council district
› urgency_score	Composite urgency index (0-100)
› days_open	Days since legal notice filed
› permit_dormancy_days	Days since last building permit

WHO USES THIS

- › **Municipal agencies** — proactive code enforcement prioritization and CDBG budget allocation
- › **CDFIs and community development organizations** — building pre-adjudication acquisition pipelines before properties reach public auction
- › **Investors** — identifying distressed acquisition targets before the official adjudicated flag is set and competition increases
- › **Lenders and servicers** — early-warning monitoring for portfolio parcels showing compound distress signals

› land_lisa	LISA cluster quadrant (HH / HL / LH / LL / NS)
› violation_type	Active code enforcement violation category
› bearing_label / distance_km	Direction and distance to nearest LL blight cluster
› land_fmv / improved_fmv	Assessor fair market values

1,741

Monitored Parcels

Caddo Parish

Shreveport + Unincorporated

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Independent Risk Signals