

Week 6 Practice Questions (1 -20)

Adjudicated Property & Project Management

1. Each and every year, the East Baton Rouge Parish Sheriff holds a tax sale for properties whose owners are delinquent in paying the prior year's taxes. At this tax sale, the public is allowed to bid on the taxes for these various properties. Those parties that are successful bidders are granted () to those properties.
 - a) property title
 - b) sales title
 - c) tax title

2. At each tax sale that the Sheriff holds, there are usually a group of properties for which no bid is received by the Sheriff. Those properties are " _____ " to the City / Parish. In effect, the City / Parish is granted something akin to tax title to these properties.
 - a) subjected
 - b) adjudicated
 - c) subjected

3. Does the City – Parish Own Adjudicated Property?
 - a) **Yes**, the City-Parish has right to enter the property. The City-Parish is also liable for the property.
 - b) **No**, adjudicated properties are still considered to be "owned" by whomever owned the property prior to the adjudication.

4. The City/Parish can "sell" its interest in the adjudicated properties that meets certain procedures (provisions) set out in Louisiana law. Which of the following is NOT a part of the provisions?
 - a) The property in question needs to have been adjudicated for three (3) years or more.
 - b) The property would have been adjudicated after January 1, 1974. The Louisiana State Land Office manages property that was adjudicated before January 1, 1974.
 - c) The property is not needed by the City-Parish for a public purpose and has not been reserved or transferred to the East Baton Rouge Redevelopment Authority.
 - d) The property has been located in one of the 150 opportunity zones and no tax title on the property.

5. State law allows the City-Parish to sell its interest in adjudicated property. Through () approval, and various legal notices and time delays, a person may buy the property through the City-Parish.
 - a) Baton Rouge Redevelopment Authorities
 - b) Baton Rouge Housing Authorities
 - c) Metropolitan Council

6. What are the Different Ways the City –Parish Sells Adjudicated Property?

- a) Open a standard file with the Parish Attorney's Office.
- b) Open a Mow-to-Own file with the Parish Attorney's Office.
- c) Open a standard file with CivicSource.
- d) Open an Adjoining Neighbor (Mow-to-Own) file with CivicSource.
- e) All of the above

7. The City/Parish has partnered with CivicSource to create an online process for the sale of Adjudicated property. CivicSource only handles the sales of adjudicated properties that have been adjudicated in excess of () years.

- a) 3 years
- b) 5 years
- c) 7 years

8. Once you have determined that the property in which you are interested has in fact been adjudicated, and is still adjudicated, and you desire to proceed, you must call the Parish Attorney's Office and make an appointment to meet with our representative to open a file on the property in question. The basic fee will be () to open a file. Additional fees may be due if the property in question is on the CivicSource.com website and needs to be removed. A listing of those fees will be provided to you before you open the file for your consideration.

- a) \$250
- b) \$500
- c) \$1,000

9. Although you open the file, there is a public bidding. If no one appears on that date and signs up to bid against you, your initial bid is presented for approval. That amount is up to you. The Parish Attorney's Office will provide you with some information on the property as to taxes owed, lien amounts, (), etc. The amount you ultimately decide to bid is left to your discretion. However, it is the Metropolitan Council that will ultimately decide to accept your bid or not. If your bid is rejected, there is no refund for your expenses to that point.

- a) appraised value
- b) market value
- c) deposit amount

10. The titled owner to the property may redeem the property at any time during the purchasing process up until the time of the closing. If the owner does redeem the property, that party must reimburse the costs you have given the City/Parish to that point in addition to ()

- a) the back taxes
- b) the interest charges
- c) the realtor fees

11. Which of the following traits is NOT considered the characteristics of the best project managements as defined by a major client?

- a) Follow through
- b) Handles multiple priorities well
- c) Retroactive

12. Which of the following traits belongs to the best project managements?

- a) Extravert character
- b) Technically efficient
- c) Good at taking a credit

13. The successful PMs involve:

- a) Controlling and monitoring budget and schedule
- b) Managing account collections
- c) Compromising whatever is negotiated

14. Which of the following best describes the division of labors between principals and project managers?

<u>Issue</u>	<u>Project Manager</u>	<u>Principal</u>
a) Fee proposal	Participates	Recommends
b) Team selection	Requests	Assigns
c) Future work	Approves	Secures

15. Which of the following activities is considered to the marketing role of the project management?

- a) Scheduling
- b) Bill the client
- c) Sell all your firm's services

16. Passive marketing/touching clients refer to:

- a) Elicit customer purchasing
- b) Forward an article about a client's business
- c) Partnering with a client's business

17. Which of the following is not considered the elements of a project management plan?

- a) Contingency/risk management plan
- b) Vision statement
- c) Quality control process

18. A good project management plan involves scheduling. Which of the following statements properly describes the reasons for scheduling?

- a) Demonstration of resource requirements
- b) Proper billing statements
- c) Quality control

19. There are four methods to budget a project. Which of the following methods is NOT one of those?

- a) Upward (Zero-Based)
- b) Staff level
- c) Sales-cost principle

20. Which of the following statements is recommended to present bad news?

- a) Make sure clients hear it from you first
- b) Present bad news after things are settled
- c) Come up with a solution first, present the solution, and get bad news out