

City of Chicago

Wilson Yard Redevelopment Project Area

Tax Increment Financing District Eligibility Study,
Redevelopment Project and Plan


October 6, 2000

Amendment No. 1

July 2, 2009

Revised July 21, 2009

City of Chicago
Richard M. Daley
Mayor

 **S. B. Friedman & Company**
Real Estate Advisors and Development Consultants

***Wilson Yard Tax Increment Financing
Redevelopment Project Area***

Amendment No. 1

To induce redevelopment pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, as amended from time to time (the “Act”), the City Council of the City of Chicago (the “City”) adopted three ordinances on June 27, 2001, approving the Wilson Yard Redevelopment Project Area Tax Increment Financing District Eligibility Study, Redevelopment Plan and Project (the “Original Plan”), designating the Wilson Yard Redevelopment Project Area (the “RPA”) as a redevelopment project area under the Act, and adopting tax increment allocation financing for the RPA.

The Original Plan is being amended to increase the district budget and identify additional properties for acquisition. The amendments to the Original Plan are outlined below following the format of the Original Plan.

Section I: Executive Summary

No Changes.

Section II: Introduction

No Changes.

Section III: Eligibility Analysis

No Changes.

Section IV: Redevelopment Project and Plan

Under the subsection Goals, Objectives and Strategies, paragraph 4, number 4 “Facilitate Property Assembly, Demolition, and Site Preparation,” the following paragraph is to be added after paragraph 3:

Map 5A, Additional Land Acquisition Overview Map, indicates five (5) additional parcels recommended for acquisition and redevelopment in the project area. Appendix 3A contains a list of these additional acquisition parcels identified in 2009 by block and Permanent Index Number (PIN).




In Section IV, the map on the following page is to be inserted after Map 5 Land Acquisition Overview Map:

CITY OF CHICAGO

Wilson Yard TAX INCREMENT FINANCE DISTRICT

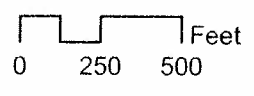
MAP 5A ADDITIONAL LAND ACQUISITION OVERVIEW MAP

LEGEND

-  TIF BOUNDARY
-  BLOCK NUMBER*
-  Additional Properties Recommended For Acquisition in 2009

* Based on Cook County Permanent Index Numbering (P-I-N) System

June 2009



Section V: Financial Plan

In Section V, under the subsection Estimated Redevelopment Project Costs, Table 2: Estimated TIF Eligible Costs is to be replaced with the following table:

TABLE 2: ESTIMATED TIF ELIGIBLE COSTS

| Projects/Improvements | Estimated Project Costs* |
|--|---------------------------------|
| Professional Services | \$ 2,000,000 |
| Property Assembly: Including site preparation and environmental remediation | \$ 30,200,000 |
| Rehabilitation Costs (Commercial and Residential) | \$ 20,500,000 |
| Eligible Construction Costs | \$ 23,400,000 |
| Relocation | \$ 1,700,000 |
| Public Works or Improvements (1) | \$ 22,400,000 |
| Job Training | \$ 4,000,000 |
| Interest Costs | \$ 5,800,000 |
| Day Care | \$ 2,000,000 |
| TOTAL REDEVELOPMENT PROJECT COSTS (2) | \$ 112,000,000 |

* Exclusive of Capitalized interest, issuance costs, and other financing costs

- (1) This category also may include the reimbursement of capital costs of taxing districts including schools resulting from the redevelopment of project necessarily incurred in the furtherance of the objectives of the Redevelopment Project Area Plan and Project to the extent the City by written agreement accepts and approves such costs.
- (2) All costs are in 2000 dollars and may be increased by the rate of inflation reflected in the Consumer Price Index (CPI) for All Urban Consumers for All Items for the Chicago-Gary-Kenosha, IL-IN-WI CMSA, published by the U. S. Department of Labor. In addition to the above stated costs, each issue of obligations issued to finance a phase of the Redevelopment Project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations, including interest costs.

In Section V, under the subsection, Anticipated Equalized Assessed Valuation, paragraph 1 is to be replaced by the following paragraph:

The 2024 EAV for the Wilson Yard RPA is projected to be \$255,149,174. This estimate is based on several key assumptions, including an inflation factor of 2% per year on the EAV of all properties within the Wilson Yard RPA, with its cumulative impact occurring in each triennial reassessment year and an equalization factor of 2.8439.

Section VI: Required Findings and Tests

No Changes.

Section VII: Provisions for Amending Action Plan

No Changes.

Section VIII: Affirmative Action Plan

No Changes.

Appendix 1: Boundary and Legal Description

No Changes.

Appendix 2: Eligibility Factors

No Changes.

Appendix 3: Acquisition Parcels by Permanent Index Number (PIN)

“Appendix 3A: Additional Acquisition Parcels Identified in 2009 by Permanent Index Number (PIN)” is to be inserted after Appendix 3. Page 1 of 1 in Appendix 3A is to consist of the following table:

Additional Parcels Recommended for Acquisition By Permanent Index Number (PIN) identified in 2009

| No. | PIN | Property Address | Use |
|------------|----------------------------|-------------------------|-----------------|
| 1 | 14 - 17 - 225 - 033 - 0000 | 1025 W. Sunnyside | Vacant Building |
| 2 | 14 - 17 - 225 - 004 - 0000 | 4455 N. Broadway | Vacant Land |
| 3 | 14 - 17 - 225 - 021 - 0000 | 4430 N. Sheridan | Vacant Land |
| 4 | 14 - 17 - 225 - 039 - 0000 | 4424 N. Sheridan | Vacant Land |
| 5 | 14 - 17 - 225 - 040 - 0000 | 4420 N. Sheridan | Vacant Land |

Appendix 4: Summary of EAV (by PIN)

No Changes.

This Amendment No. 1 to the Original Plan will not result in the displacement of any residents from any inhabited unit. Therefore, a housing impact study need not be completed pursuant to Section 11-74.4-3(n)(5) of the Act.

Wilson Yard Redevelopment Project Area
Tax Increment Financing District
Eligibility Study, Redevelopment Plan and Project

City of Chicago
Richard M. Daley, Mayor

October 6, 2000
(Revised October 26, 2000)

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1. Executive Summary

In June 2000, *S. B. Friedman & Company* was engaged by the City of Chicago (the “City”) to conduct a Tax Increment Financing Eligibility Study and prepare a Redevelopment Plan and Project (the “Redevelopment Plan”). This report details the eligibility factors found within the Wilson Yard Redevelopment Project Area (the “RPA”) Tax Increment Financing (“TIF”) District in support of its designation as a “conservation area” within the definitions set forth in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (the “Act”). This report also contains the Redevelopment Plan and Project for the Wilson Yard RPA.

The Wilson Yard RPA is located within the Uptown community area and consists of 819 tax parcels on 34 blocks and contains approximately 144 acres of land. Of the 819 tax parcels, approximately 427 are condominiums or leaseholds associated with leases of tax exempt properties for commercial purposes. Therefore, the area contains approximately 425 total parcels of land or properties.

Determination of Eligibility

This report concludes that the Wilson Yard RPA is eligible for TIF designation as a “conservation area” because 50% or more of the structures in the area have an age of 35 years or more and because the following eligibility factors have been found to be present to a major extent:

- Deterioration;
- Structures Below Minimum Code;
- Inadequate Utilities; and
- Lack of Growth in Equalized Assessed Value

Additionally, two other eligibility factors are present to a minor extent and further demonstrate that the Wilson Yard RPA is in a state of gradual decline. Left unchecked, these conditions could accelerate the decline of the community and, combined with those factors that have been documented to be present to a major extent, could lead to more widespread and intensive disinvestment. These factors are:

- Deleterious Land Use or Layout; and
- Lack of Community Planning

Redevelopment Plan Goal, Objectives, and Strategies

The overall goal of the TIF Redevelopment Plan is to reduce or eliminate conditions that qualify the Wilson Yard RPA as a conservation area and to provide the direction and mechanisms necessary to create a cohesive and vibrant mixed-use, mixed-income community and to preserve diversity in the area. Redevelopment of the RPA will improve retail, commercial, and housing conditions, improve the relationship between the area’s diverse land uses, and attract private redevelopment. This goal is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment.

Objectives. Fourteen (14) broad objectives support the overall goal of area-wide revitalization of

the Wilson Yard RPA. These include:

1. Retain the economic and cultural diversity of the population in the RPA and support the preservation of existing community residences and businesses by ameliorating the potential negative impacts, including displacement, that new development may have on existing community residents and businesses;
2. Facilitate the assembly, preparation, and marketing of vacant and underutilized sites for new retail, commercial, light industrial, and residential development, and off-street parking areas, and provide for corrective actions to address environmental problems to permit development and redevelopment, as needed or appropriate;
3. Facilitate the redevelopment of the CTA Wilson Yard site in accordance with the Redevelopment Plan in a way that fits within and enhances the overall attractiveness of the community in terms of architectural style, Broadway-oriented street frontage, and pedestrian-orientation, and is consistent with the McJunkin building in terms of height, scale, and setback;
4. Support the relocation of CTA facilities on the Wilson Yard, as appropriate, to carry out the other objectives of this Redevelopment Plan;
5. Encourage the improvement of the physical condition along Broadway between Wilson Avenue and Montrose Avenue including the rehabilitation of commercial buildings, the development of vacant or underutilized properties, provision of streetscaping and beautification elements, and removal of driveways and curb cuts where possible and appropriate;
6. Support the preservation and rehabilitation of existing multi-family and affordable housing throughout the RPA and support the development of new for-sale and rental housing that could include a mixture of market-rate units and units affordable to moderate-, low-, and very low-income households;
7. Encourage the preservation and rehabilitation of retail and commercial businesses, institutional uses, and architecturally and/or historically significant buildings and districts in the RPA;
8. Encourage streetscaping, landscaping, and screening/buffering elements to visually link the area's diverse land uses and create a distinct identity for the area, as appropriate;
9. Replace or repair infrastructure where needed, including sidewalks, streets, curbs, gutters, underground water and sanitary systems, and viaducts to improve the overall image of the neighborhood and to support new development and redevelopment in the RPA, and provide resources for the extension of Sunnyside Avenue west of Broadway, as appropriate;
10. Facilitate the improvement and expansion of existing public facilities as needed, such as Arai

- and Stewart Schools, and area parks;
11. Coordinate the goals of this redevelopment plan with the goals and objectives of other underlying redevelopment plans and planning studies where appropriate, and coordinate available federal, state, and local resources, as appropriate;
 12. Encourage improvements in accessibility for persons with disabilities;
 13. Promote opportunities for women-owned, minority-owned, and locally-owned businesses to share in the job and construction opportunities associated with the redevelopment of the Wilson Yard RPA; and
 14. Support job training programs and increase employment opportunities, including welfare-to-work programs, for area residents and individuals working in area businesses.

Strategies. These objectives will be implemented through five (5) specific and integrated strategies. These include:

1. **Implement Public Improvements.** A series of public improvements throughout the Wilson Yard RPA may be designed and implemented to help define and create an identity for the area, prepare sites for anticipated private investment, and create a more conducive environment for retail, commercial, and residential development. These improvements may include new streetscaping, street and sidewalk lighting, resurfacing of alleys, sidewalks and streets, improvement of underground water and sewer infrastructure, creation of parks and open space, and other public improvements consistent with the Redevelopment Plan. These public improvements may be completed pursuant to redevelopment agreements with private entities or intergovernmental agreements with other public entities, and may include the construction, rehabilitation, renovation, or restoration of public improvements on one or more parcels;
2. **Develop Vacant and Underutilized Sites.** The redevelopment of vacant and underutilized sites within the Wilson Yard RPA is expected to stimulate private investment and enhance the RPA. Development of vacant and underutilized sites is anticipated to have a positive impact on other properties beyond the individual project sites.
3. **Encourage Private Sector Activities and Support New Development.** Through the creation and support of public-private partnerships, or through written agreements, the City may provide financial and other assistance to encourage the private sector, including local property owners and businesses, to undertake rehabilitation and redevelopment projects and other improvements that are consistent with the goals of this Redevelopment Plan and which maintain the integrity of the historically significant buildings and districts in the Wilson Yard RPA.

The City requires that developers who receive TIF assistance for market-rate housing set aside at least 20% of the units to meet affordability criteria established by the City's

Department of Housing. Generally, this means that affordable for-sale housing units should be priced at a level that is affordable to persons earning no more than 120% of the area median income, and affordable rental units should be affordable to persons earning no more than 80% of the area median income. TIF funds can also be used to pay for up to 50% of the cost of new construction or up to 75% of interest costs for new housing units to be occupied by low-income and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act.

4. **Facilitate Property Assembly, Demolition, and Site Preparation.** Specific sites listed in Appendix 3 may be acquired and assembled by the City to attract future private investment and development. The consolidated ownership of these sites will make them easier to market to potential developers and will streamline the redevelopment process. In addition, financial assistance may be provided to private developers seeking to acquire land and assemble sites to undertake projects supportive of this Redevelopment Plan.
5. **Assist Existing Businesses and Residents.** The City may provide assistance to support existing businesses, property owners, and residents in the RPA. This may include financial and other assistance for rehabilitation, leasehold improvements, new construction, and the provision of affordable housing units. TIF assistance may be used independently or with other housing programs to support new and rehabilitated rental and for-sale housing that could include a mixture of market-rate units and units affordable to moderate-, low-, and very low-income households. Resources may also be available to businesses for job training, welfare-to-work, and day care assistance. In addition, to the extent allowable under the law, locally-owned businesses and residents will be targeted to share in the employment, job, and construction-related opportunities that may be offered by redevelopment within the Wilson Yard RPA.

Required Findings

The conditions required under the Act for the adoption of the Redevelopment Plan and Project are found to be present within the Wilson Yard RPA.

While some market-based investment has occurred in the Wilson Yard RPA over the last five years, this investment has been minimal in scope and not part of any coordinated development strategy. The Wilson Yard RPA is located entirely within Lake View Township. From 1994 to 1999 the growth of equalized assessed valuation (“EAV,” which is the value of property from which property taxes are based) in the Wilson Yard RPA has lagged behind that of both the City of Chicago and Lake View Township. The compound annual growth rate of EAV in the Wilson Yard RPA was 2.93% between 1994 and 1999. This is 11% lower than the 3.28% growth experienced by the City of Chicago during this period and 35% lower than the 4.49% growth rate experienced by Lake View Township.

Second, without the support of public resources, the redevelopment objectives of the Wilson Yard RPA will most likely not be realized. TIF assistance may be used to fund land assembly, site preparation, infrastructure improvements, improvements and expansions to public facilities,

affordable housing, and building rehabilitation. The Wilson Yard is the key redevelopment site of this Redevelopment Plan. A fire in 1996 destroyed the elevated maintenance facility and the site is now partially used by Truman College as a parking lot. Despite its strategic location, its unusual shape, limited pedestrian and vehicular access, and fragmented use by the City Colleges and the CTA also render the Wilson Yard a difficult-to-develop site. But for creation of the Wilson Yard RPA, these types of projects, which would contribute substantially to area-wide redevelopment, are unlikely to occur without the benefits associated with the designation of the Wilson Yard RPA as a tax increment financing district.

Third, the Wilson Yard RPA includes only those contiguous parcels of real property that are expected to substantially benefit from the proposed Redevelopment Plan Improvements.

Finally, the proposed land uses described in this Redevelopment Plan will be approved by the Chicago Plan Commission prior to its adoption by the City Council. The redevelopment opportunities identified in earlier area planning initiatives will be substantially supported and their implementation facilitated through the creation of the Redevelopment Plan.

2. Introduction

The Study Area

This document serves as the eligibility study (“Eligibility Study”) and Redevelopment Plan and Project for the Wilson Yard Redevelopment Project Area. The Wilson Yard RPA is located within the Uptown community area of the City of Chicago (the “City”), in Cook County (the “County”). In June 2000, *S. B. Friedman & Company* was engaged by the City to conduct a study of certain properties in this neighborhood to determine whether the area containing these properties would qualify for status as a “blighted area” and/or “conservation area” under the Act.

The community context of the Wilson Yard RPA is detailed on Map 1.

The Wilson Yard RPA consists of 819 tax parcels with approximately 289 buildings and 425 properties on 34 blocks and contains approximately 144 acres of land. The RPA is roughly rectangular in shape and is generally bounded by W. Lawrence and W. Leland Avenues on the north; Clarendon Avenue on the east; Montrose Avenue on the south; and Racine and Magnolia Avenues on the west.

Map 2 details the boundary of the Wilson Yard RPA which includes only those contiguous parcels of real property that are expected to substantially benefit from the Redevelopment Plan improvements discussed herein. The boundaries encompass a mixed-use area containing commercial, residential, public/institutional, and light industrial land uses that serve the surrounding neighborhood. As a whole, the area suffers from inadequate utilities, deteriorated buildings and infrastructure, and incompatible land uses that lack adequate buffering and screening elements. Without a comprehensive approach to address these issues, the RPA could fall into further disrepair, thereby minimizing future development opportunities. The redevelopment plan addresses these issues by providing resources for repairs and improvements to the area’s infrastructure and public facilities, streetscaping, and screening/buffering elements. These area-wide improvements will benefit all of the property within the RPA.

Appendix 1 contains the legal description of the Wilson Yard RPA.

The Eligibility Study covers events and conditions that exist and that were determined to support the designation of the Wilson Yard RPA as a “conservation area” under the Act at the completion of our research on August 8, 2000 and not thereafter. These events or conditions include, without limitation, governmental actions and additional developments.

This Eligibility Study and Redevelopment Plan summarizes the analysis and findings of the consultant’s work, which, unless otherwise noted, is solely the responsibility of *S. B. Friedman & Company*. The City is entitled to rely on the findings and conclusions of the Redevelopment Plan in designating the Wilson Yard RPA as a redevelopment project area under the Act. *S. B. Friedman & Company* has prepared this Redevelopment Plan with the understanding that the City would rely (1) on the findings and conclusions of the Redevelopment Plan in proceeding with the designation of the Wilson Yard RPA and the adoption and implementation of the Redevelopment Plan, and (2) on the fact that *S. B. Friedman & Company* has obtained the necessary information including,

CITY OF CHICAGO

PROPOSED
Wilson Yard

TAX
INCREMENT
FINANCE
DISTRICT

MAP 1

COMMUNITY
CONTEXT
MAP

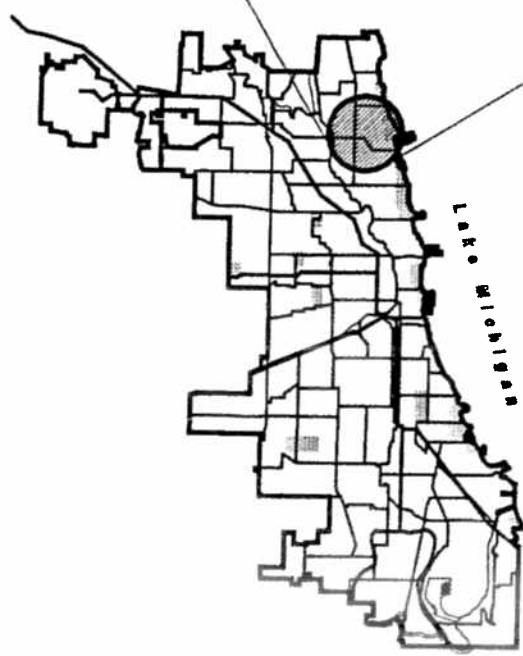
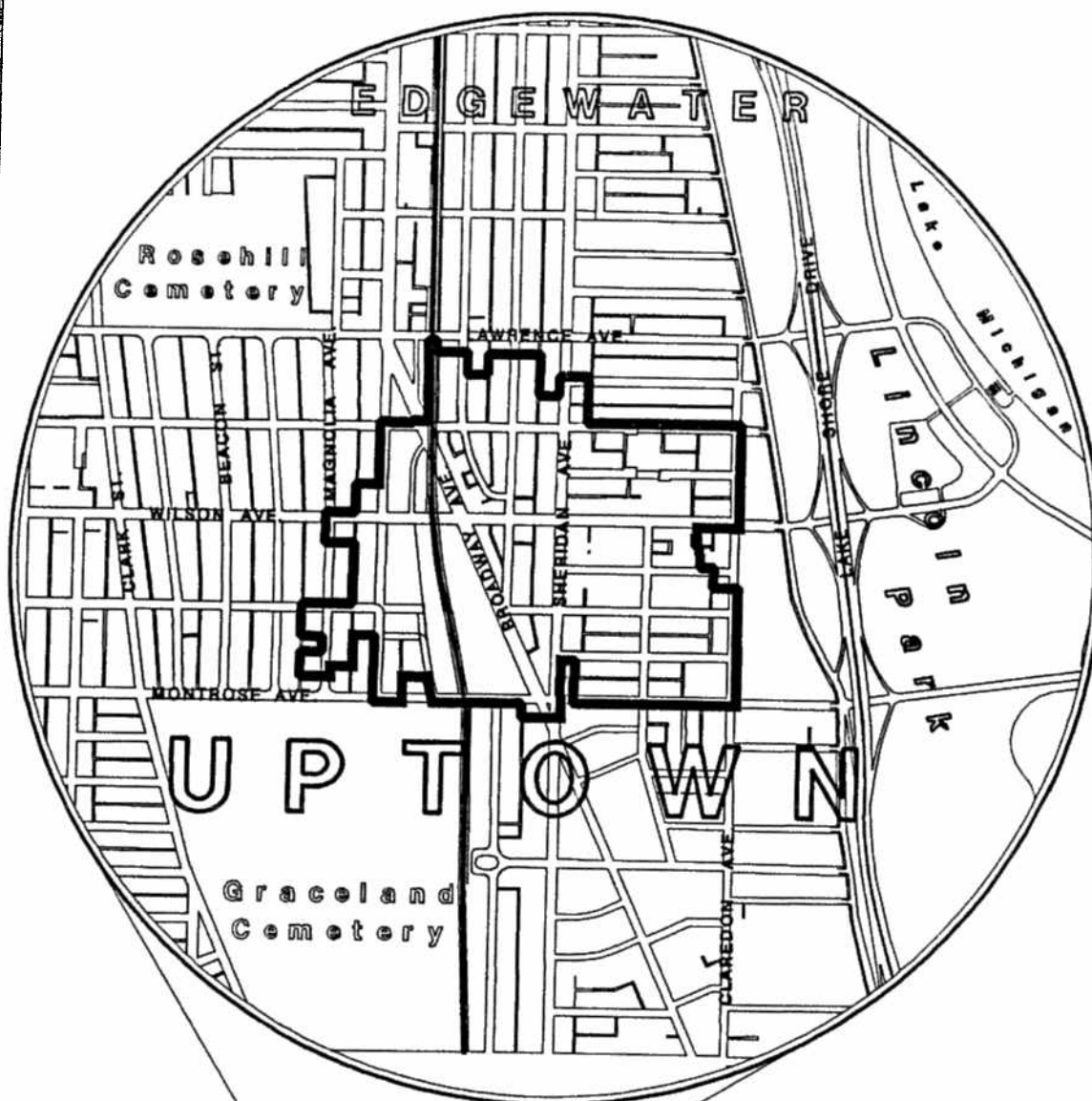
LEGEND

TIF
BOUNDARY

October 2000

S. B. Friedman & Company
Real Estate, Urban and Development Consultants

Campbell Tiu Campbell, Inc.
Architects - Planners - Construction Managers



without limitation, information relating to the equalized assessed value of parcels comprising the Wilson Yard RPA, so that the Redevelopment Plan will comply with the Act and that the Wilson Yard RPA can be designated as a redevelopment project area in compliance with the Act.

History of Area¹

The Wilson Yard RPA is located within the Uptown Community Area which is generally bounded by Foster Avenue on the north; Irving Park Road on the south; Lake Michigan on the east; and Ravenswood Avenue on the west. The RPA is approximately one-quarter square mile in area, and Uptown as a whole is approximately 3.5 square miles. The RPA is situated in the center of the community area.

In 1889, Uptown became part of Chicago when Lake View Township was annexed by the City. Uptown is comprised of three areas. The central area, running north and south through the center of the community, contains commercial buildings with active businesses along Broadway and Sheridan and residential structures between Wilson and Lawrence. The western edge of the community is characterized mainly by single-family dwellings, many of which were built before World War I. Uptown's lakefront area, east of the central commercial corridor on Broadway, contains a number of institutional uses and several newer high-rise apartment buildings populated by middle- and upper-income residents.

The development of Uptown was fueled by the creation of the transportation networks in the neighboring Lincoln Square community in the early 1900s. The extension of the Broadway and Clark Streetcar lines attracted Chicagoans to Uptown in greater numbers. People were drawn to the Uptown Theater and the Riviera and Aragon Ballrooms, located in the heart of the Uptown community area near the intersection of Racine, Broadway, and Lawrence Avenues. The area also was desirable for its beaches and proximity to Lake Michigan. The extension of Lake Shore Drive to Foster Avenue in 1933 also spurred development in Uptown by improving accessibility to the area.

Uptown continued to grow during the first half of the century, during which the population reached an historic high of 84,000 in 1950. To accommodate the growth in population, single-family dwellings and small apartment buildings were torn down and replaced with larger multi-family structures and high-rise apartment buildings. This trend was particularly noticeable along Winthrop and Kenmore Avenues, marking the beginning of the "Winthrop-Kenmore corridor" of high-density apartments. Overcrowding became acute and many of these units were divided into smaller, one- and two- room units which rented at a low cost.

After 1950, the population of Uptown as a whole began to decline. While Uptown's lakefront experienced a boom in construction of high-rent, high-rise apartments and an increase in population, the central section, particularly the area north of Lawrence Avenue and also along Kenmore Avenue

¹Information on the history of the Uptown community was derived from the Local Community Fact Book Chicago Metropolitan Area 1990, edited by the Chicago Fact Book Consortium, (copyright 1995, Board of Trustees of the University of Illinois) at pages 44-45.

between Irving Park Road and Montrose Avenue, lost a significant portion of its population and housing stock. The western section of the community experienced little change in population or housing during this time.

The loss of population can be largely attributed to the housing boom and suburbanization of major U.S. cities after World War II which encouraged people living in Uptown and other areas of the City to purchase homes in the suburbs. As the population decreased from the central area and shifted to the eastern edge, Uptown's commercial corridor along Broadway began to decline. Major draws such as the Aragon Ballroom closed and other commercial buildings along the corridor were perceived as low-quality and obsolete. Tension developed between business owners who were trying to promote and revitalize commercial development and low-income residents who feared displacement. Both groups established organizations to promote their causes.

After the 1950s, the population of Uptown began a rapid transition as development patterns changed. The population loss that Uptown experienced during the 1950s was exacerbated by the development of large institutional uses in the 1960s and 1970s. The development of institutional uses in the eastern area of the community led to further residential displacement as did the development of Truman College in the central area. At the same time, there was an influx of a variety of ethnic groups into the area. In the 1960s, Native Americans from the Midwest moved to the area. Mexican-Americans, Japanese, and Southeast Asians moved into the area in the 1970s and 1980s.

Today, despite the decline in its number of inhabitants, Uptown remains a culturally and economically diverse community. The changes in the population make up from the 1960s through the 1980s created a community of great ethnic and economic diversity. In 1990, approximately one-third of all residents were foreign born. Fourteen percent of the area's population was Asian, about one-quarter was African-American, and almost another quarter was Hispanic.

In addition, there is a great disparity between income levels within Uptown and those of the City of Chicago as a whole. More than one-fourth of the families had median family incomes below the poverty level in 1990. According to the 1990 Census, median family incomes in the three Census tracts located wholly or in part within the Wilson Yard RPA were half that of the City: the average 1990 median family income was \$15,337, compared to Chicago's median family income of \$30,707.

One of the objectives of the Wilson Yard RPA is the redevelopment of the Wilson Yard site, which is generally bounded by Montrose on the south, the Chicago Transit Authority (CTA) Red Line on the west, Wilson on the north, and Broadway retail frontage on the east. The Wilson Yard is a five-acre site currently used by the CTA as the center for maintenance for its north side operations. The CTA first opened its operations on the Wilson Yard on May 31, 1900. A fire in 1996 destroyed an elevated maintenance facility and the site is now partially vacant and is being used by Truman College for parking. A number of CTA maintenance and trade facilities are located on the site and are still active, including a CTA sub-station and a ComEd sub-station, both located at the south end of the site. There are also plans to relocate the Wilson Station currently located north of Wilson Avenue to the Wilson Yard site.

The Wilson Yard RPA as a whole is lacking investment by the private sector. Rehabilitation and

new development in the area has been minimal. Much of the area suffers from physical decay and outdated and deteriorated structures. The commercial corridors present a congested and unsafe pedestrian and vehicular environment at the five-way intersection at Sheridan/Broadway/Montrose and numerous curb cuts along Broadway from Montrose to Leland. A coordinated redevelopment strategy is needed to address these issues to improve the existing physical conditions and increase pedestrian and vehicular safety to promote a safe and active mixed-use community.

Existing Land Use

Based upon *S. B. Friedman & Company's* research, six (6) land uses have been identified within the Wilson Yard RPA:

- Residential;
- Commercial;
- Public/Institutional (including public facilities, religious institutions, and social services);
- Light Industrial;
- Parks/Open Space; and
- Vacant Land

The existing land use pattern in the Wilson Yard RPA is shown in Map 3. This map represents the predominant land use in the area on a block-by-block basis. The predominant land use displayed is not necessarily the only land use present on a given block. Almost all blocks within the RPA contain more than one land use. The mixed-use designation is used in those areas where no one land use category predominates. These areas contain two or more of the following land uses: residential, commercial, institutional, or vacant land.

Overall, the area consists primarily of a mix of commercial, institutional, and residential land uses. Commercial uses are located along Broadway and Wilson. Residential is located West of Racine, East of Sheridan, North of Leland, and is interspersed with other land uses in the center of the RPA, along Winthrop, Kenmore, and Sheridan. Institutional uses are dispersed throughout the RPA with the CTA comprising the Wilson Yard and Truman College located west of Broadway. Other institutional uses include Arai Middle School and Stewart Elementary School. Public facilities located within the RPA include two Chicago Park District parks and a fire station on Wilson Avenue.

Residential. Residential uses are interspersed throughout the RPA and consist of multi-family rental and condominium developments, scattered-site affordable housing, single-room occupancy (SRO) units, and a small number of single-family homes. There also is a small number of residential units located above shops along Broadway, Sheridan, and Montrose.

Commercial. Commercial and retail development is located primarily along Broadway and interspersed with residential and institutional uses along Sheridan and Wilson.

Public/Institutional. There are a number of public/institutional uses located throughout the RPA. Institutional land uses include the CTA-owned Wilson Yard and Truman College, both located west

of Broadway between Montrose and Wilson; the Weiss Memorial Hospital parking structure, Arai and Stewart Schools, Columbus Maryville Children's Hospital, and a fire station.

Light Industrial. Currently, there is one light industrial facility located on Clifton Avenue, north of Wilson. The building currently is vacant.

Parks/Open Space. The RPA contains two small Chicago Park District parks: Bronco Billy Park located at 4437 N. Magnolia and Aster Playlot located at 4639 N. Kenmore.

Vacant Land. There is a small number of vacant parcels interspersed and distributed throughout the area.

3. Eligibility Analysis

Provisions of the Illinois Tax Increment Allocation Redevelopment Act

Based upon the conditions found within the Wilson Yard RPA at the completion of *S. B. Friedman & Company's* research, it has been determined that the Wilson Yard RPA meets the eligibility requirements of the Act as a conservation area. The following outlines the provisions of the Act to establish eligibility.

Under the Act, two (2) primary avenues exist to establish eligibility for an area to permit the use of tax increment financing for area redevelopment: declaring an area as a “blighted area” and/or a “conservation area.”

“Blighted areas” are those improved or vacant areas with blighting influences that are impacting the public safety, health, morals, or welfare of the community, and are substantially impairing the growth of the tax base in the area. “Conservation areas” are those improved areas which are deteriorating and declining and soon may become blighted if the deterioration is not abated.

The statutory provisions of the Act specify how a district can be designated as a “conservation” and/or “blighted area” district based upon an evidentiary finding of certain eligibility factors listed in the Act. These factors are identical for each designation with the exception that “abandonment” is an added eligibility factor under “conservation area” designation.

According to the Act, “blighted areas” must have a combination of five (5) or more of these eligibility factors acting in concert which threaten the health, safety, morals or welfare of the proposed district. “Conservation areas” must have a minimum of 50% of the total structures within the area aged 35 years or older, plus a combination of three (3) or more additional eligibility factors which are detrimental to the public safety, health, morals, or welfare and which could result in such an area becoming a blighted area.

Factors For Improved Property

The thirteen (13) factors are listed at 65 ILCS 5/11-74.4-3 (a) and (b) and are defined in the Act as follows:

Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.

Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters,

sidewalks, off-street parking, and surface storage areas evidence deterioration including but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

Presence of Structures Below Minimum Code Standards. All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.

Illegal Use of Individual Structures. The use of structures in violation of the applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

Excessive Vacancies. The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

Lack of Ventilation, Light or Sanitary Facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

Inadequate Utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.

Excessive Land Coverage and Overcrowding of Structures and Community Facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.

Deleterious Land Use or Layout. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.

Environmental Clean-Up. The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

Lack of Community Planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

Lack of Growth in Equalized Assessed Value. The total equalized assessed value of the proposed redevelopment project area has declined for three of the last five calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for three of the last five calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three of the last five calendar years prior to the year in which the redevelopment project area is designated.

As explained, "blighted areas" must have a combination of five (5) or more of these eligibility factors and "conservation areas" must have a minimum of 50% of the total structures within the area aged 35 years or older, plus a combination of three (3) or more additional eligibility factors.

Factors For Vacant Land

Under the provisions of the "blighted area" section of the Act, if the land is vacant, a combination of two (2) or more of the following six (6) factors also may be identified which combine to impact the sound growth in tax base for the proposed district.

Obsolete Platting of Vacant Land. Parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easements for public utilities.

Diversity of Ownership. Diversity of ownership is when adjacent properties are owned by multiple parties. When diversity of ownership of parcels of vacant land is sufficient in number to retard or impede the ability to assemble the land for development, this factor applies.

Tax and Special Assessment Delinquencies. Tax and special assessment delinquencies exist or

the property has been the subject of tax sales under the Property Tax Code within the last 5 years.

Deterioration of Structures or Site Improvements in Neighboring Areas Adjacent to the Vacant Land. Evidence of structural deterioration and area disinvestment in blocks adjacent to the vacant land may substantiate why new development had not previously occurred on the vacant parcels.

Environmental Clean-Up. The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

Lack of Growth in Equalized Assessed Value. The total equalized assessed value of the proposed redevelopment project area has declined for three of the last five calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for three of the last five calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three of the last five calendar years prior to the year in which the redevelopment project area is designated.

Additionally, under the “blighted area” section of the Act, eligibility may be established for those vacant areas that would have qualified as a blighted area immediately prior to becoming vacant. Under this test for establishing eligibility, building records may be reviewed to determine that a combination of five (5) or more of the 13 “blighted area” eligibility factors were present immediately prior to demolition of the area’s structures.

The vacant “blighted area” section includes six (6) other tests for establishing eligibility, but none of these are relevant to the conditions within the Wilson Yard RPA.

Methodology Overview and Determination of Eligibility

Analysis of eligibility factors was done through research involving an extensive exterior survey of all properties within the Wilson Yard RPA, as well as a review of building and property records. Property records include building code violation citations, building permit data, and assessor information. Our survey of the area established that there are 289 buildings within the Wilson Yard RPA. In addition, to verify the age for the area buildings, field observations were compared to the recorded age of the buildings in property records obtained from the Assessor’s office.

The areas located within the Wilson Yard RPA are predominantly characterized by residential, mixed-use, commercial, and institutional structures of varying degrees of deterioration. All properties were examined for qualification factors consistent with either “blighted area” or “conservation area” requirements of the Act. Based upon these criteria, the properties within the Wilson Yard RPA qualify for designation as a TIF Redevelopment Project Area as a “conservation

area” as defined by the Act.

To arrive at this designation, *S. B. Friedman & Company* calculated the number of eligibility factors present on a building-by-building, parcel-by-parcel, or property-by-property basis and analyzed the distribution of the eligibility factors on a block-by-block basis. When appropriate, we calculated the presence of eligibility factors on infrastructure and ancillary properties associated with the structures. The eligibility factors were correlated to buildings using Sanborn Maps, property files created from field observations, and record searches. This information was then graphically plotted on a block map of the Wilson Yard RPA to establish the distribution of eligibility factors, and to determine which factors were present to a major or minor extent.

Major factors are used to establish eligibility. These factors are present to a meaningful extent on most of the blocks and evenly distributed throughout the RPA. Minor factors are supporting factors present to a meaningful extent on some of the blocks or on a scattered basis. Their presence suggests that the area is at risk of experiencing more extensive deterioration and disinvestment.

While it may be concluded under the Act that the mere presence of the minimum number of the stated factors may be sufficient to make a finding as a conservation area, this evaluation was made on the basis that the conservation area factors must be present to an extent that indicates that public intervention is appropriate or necessary. Secondly, the distribution of conservation area factors must be reasonably distributed throughout the RPA so that non-qualifying areas are not arbitrarily included in the RPA simply because of proximity to areas that qualify as a conservation area.

Conservation Area Findings

As required by the Act, within a conservation area, at least 50% of the buildings must be 35 years of age or older, and at least three (3) of the 13 other eligibility factors must be found present to a major extent within the Wilson Yard RPA.

Establishing that at least 50% of the Wilson Yard RPA buildings are 35 years of age or older is a condition precedent to establishing the area as a conservation area under the Act. Taking into account information obtained from architectural characteristics, building configurations, information from the Cook County Assessor’s Office, and the historic development patterns within the community, we have established that of the 289 buildings, 245 (85%) within the Wilson Yard RPA are 35 years of age or older.

In addition to establishing that the Wilson Yard RPA meets the age requirement, our research has revealed that the following four (4) factors are present to a major extent:

- Deterioration;
- Structures Below Minimum Code Standards;
- Inadequate Utilities; and
- Lack of Growth in Equalized Assessed Value

Based on the presence of these factors, the RPA meets the requirements of a “conservation area”

under the Act. The RPA is not yet blighted, but because of a combination of the factors present the RPA may become a blighted area.

The widespread presence of deterioration of buildings and infrastructure illustrates the level of physical deficiencies within the Wilson Yard RPA. Of the 425 properties within the RPA, 135 (32%) exhibited deterioration of building or deterioration of infrastructure. This represents a total of nearly one (1) out of every three (3) properties throughout the RPA with deterioration of building or infrastructure components. Overall, 65%, or nearly two (2) out of every (3) blocks or the portions of the blocks included in the RPA exhibit some form of deterioration. In addition, code violation citations have implicated 65% of the buildings within the Wilson Yard RPA between January 1995 and June 2000. Three (3) out of every four (4) blocks (74%) within the RPA exhibit structures below minimum code standards to a major extent. This further underscores the documented physical deterioration of buildings throughout the RPA.

The condition of underground utilities within the RPA is largely inadequate. Of the 34 blocks within the RPA, 24 (71%) are serviced by antiquated water mains and sewers that are scheduled for or are overdue for replacement due to insufficient capacities or age. Because of this, nearly three (3) out of every four (4) blocks within the RPA is serviced in some manner by inadequate sewer or water lines.

The total equalized assessed value (EAV) of the RPA grew at a rate that was less than that of the balance of the municipality for four of the last five years (1994-1999) for which information was available. Overall, the EAV of the RPA grew at a rate that was significantly lower than the growth rate for the City of Chicago. The total EAV of the RPA grew at a rate of 2.93% from 1994 to 1999 while the growth rate for the City of Chicago as a whole was 3.28% during that same time period. The compound annual growth rate of EAV in the RPA also lagged behind that of Lake View Township, which was 4.49% during that time period. This indicates that the overall growth in property value within the RPA has grown at a slower rate than that of the City and Township.




The Factors-By-Block Table in Appendix 2 details the conservation eligibility factors by block within the Wilson Yard RPA. Maps 4a through 4d illustrate the distribution of those conservation eligibility factors found to be present to a major extent by highlighting each block where the respective factors were found to be present to a meaningful degree. The following sections summarize our field research as it pertains to each of the identified eligibility factors found within the Wilson Yard RPA.

CITY OF CHICAGO

PROPOSED Wilson Yard TAX INCREMENT FINANCE DISTRICT

MAP 4A
CONSERVATION
FACTOR
MAP
AGE

LEGEND

-  TIF BOUNDARY
-  BLOCK NUMBER*
-  AGE

Note: Shading Indicates that a block has a sufficient number of buildings that meet the criteria for the Age factor.

* Based on Cook County Permanent Index Numbering (P-I-N) System

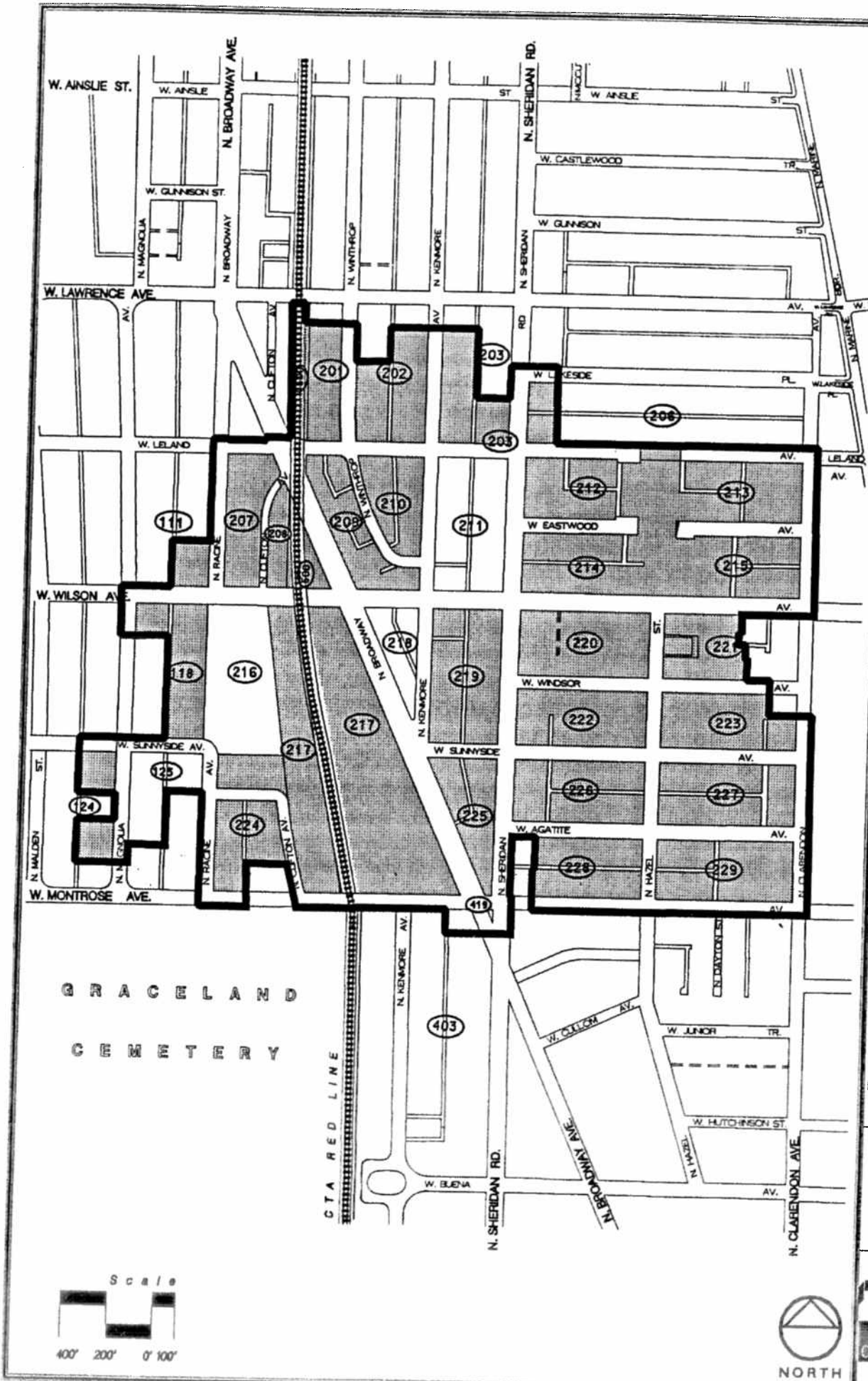
October 2000

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Architects - Planners - Construction Managers



NORTH






CITY OF CHICAGO

PROPOSED
Wilson Yard
TAX
INCREMENT
FINANCE
DISTRICT

MAP 4B
CONSERVATION
FACTOR
MAP
DETERIORATION

LEGEND

-  TIF BOUNDARY
-  BLOCK NUMBER*
-  DETERIORATION

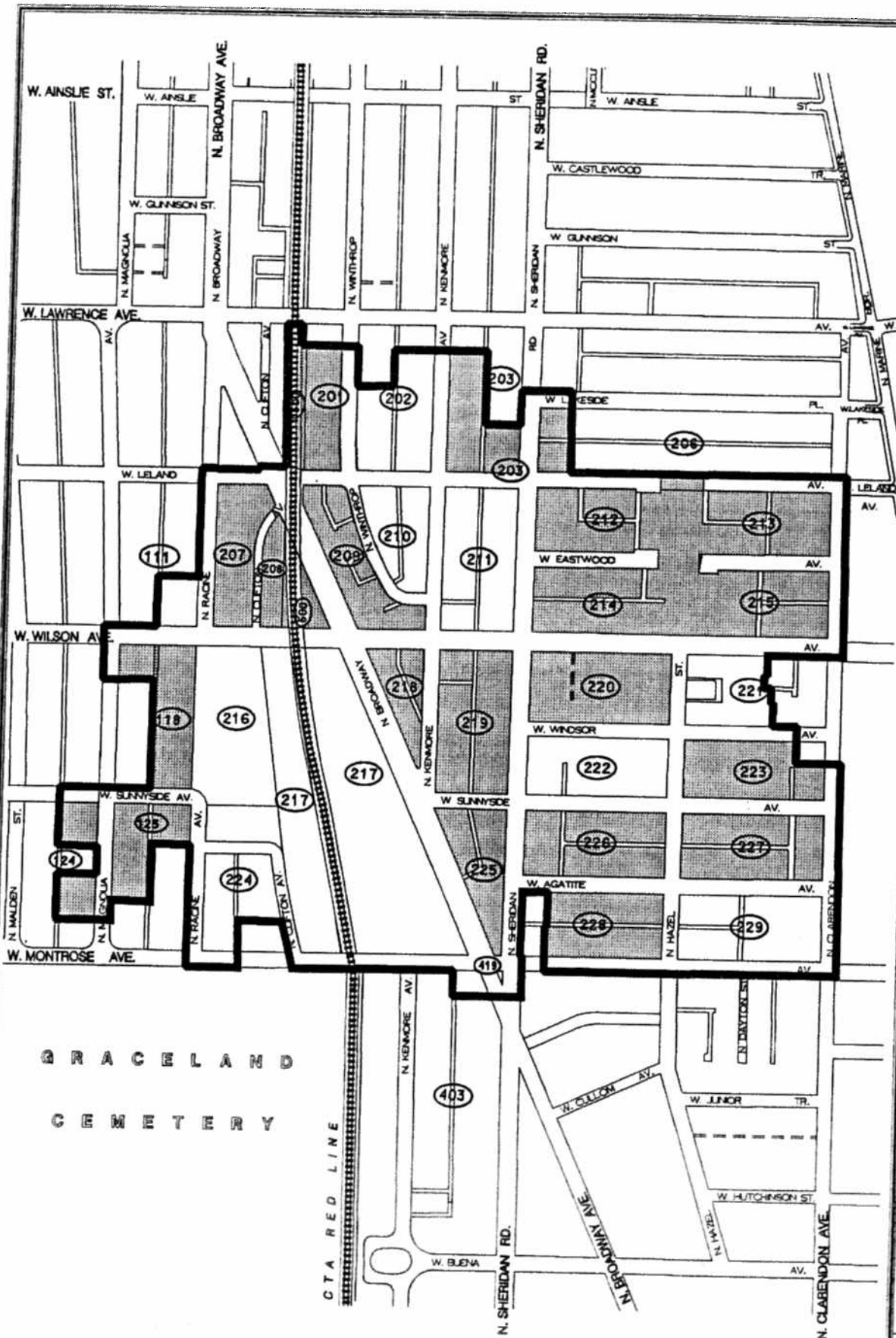
Note: Shading indicates that a block has a sufficient number of properties that meet the criteria for the Deterioration factor.

* Based on Cook County
Permanent Index Numbering
(P-I-N) System

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GRACELAND
CEMETERY






CITY OF CHICAGO

PROPOSED Wilson Yard TAX INCREMENT FINANCE DISTRICT

MAP 4C CONSERVATION FACTOR MAP

STRUCTURES BELOW
MINIMUM CODE

LEGEND

-  TIF BOUNDARY
-  BLOCK NUMBER*
-  STRUCTURES BELOW MINIMUM CODE

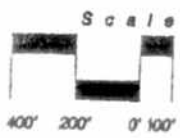
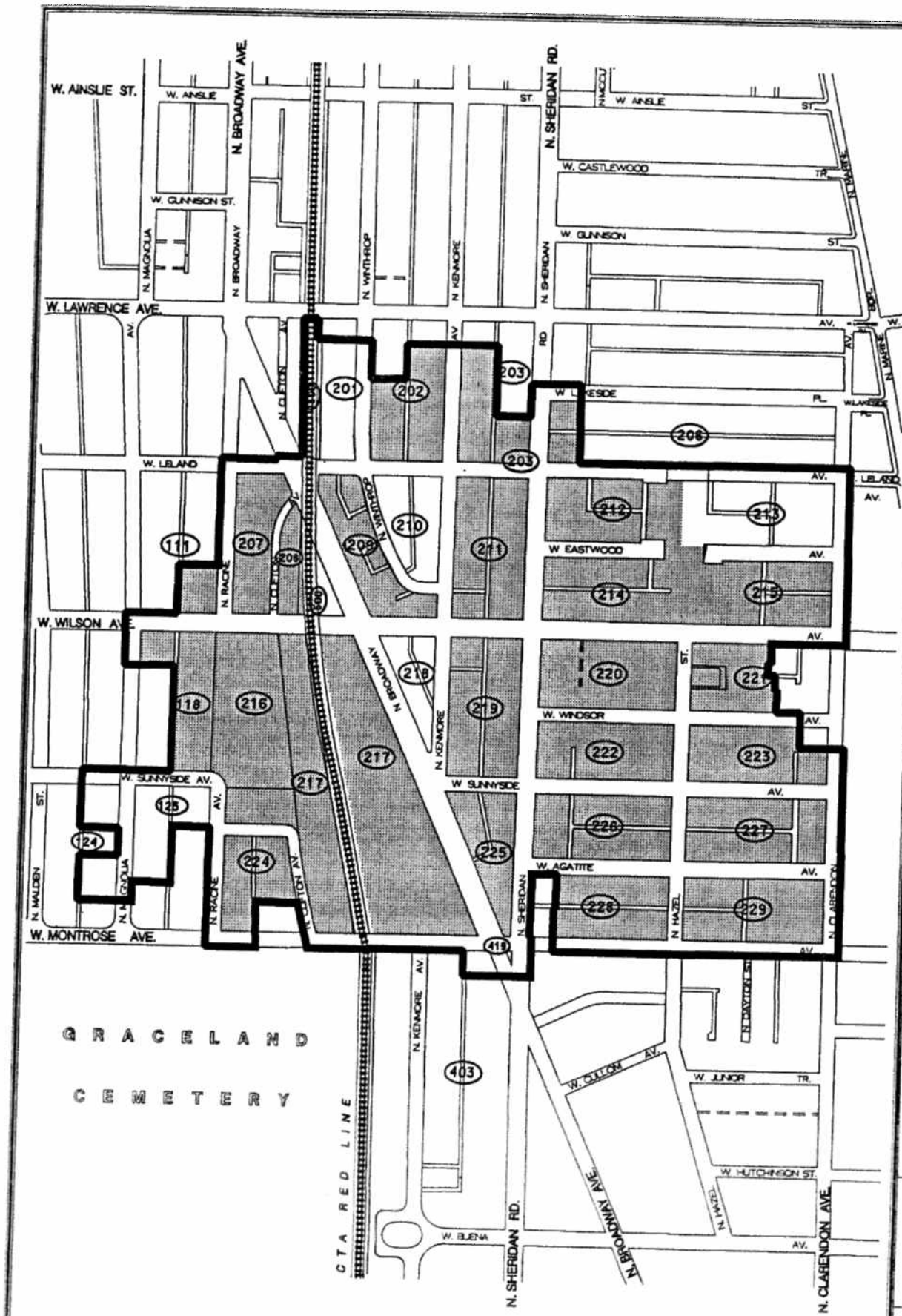
Notes: Shading Indicates that a block has a sufficient number of buildings that meet the criteria for the Structures Below Minimum Code factor.

* Based on Cook County Permanent Index Numbering (P-I-N) System

October 2000

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CITY OF CHICAGO

PROPOSED Wilson Yard

TAX INCREMENT FINANCE DISTRICT

MAP 4D CONSERVATION FACTOR MAP INADEQUATE UTILITIES

LEGEND

-  TIF BOUNDARY
-  BLOCK NUMBER*
-  INADEQUATE UTILITIES
-  INADEQUATE UTILITIES WITHIN R-O-W

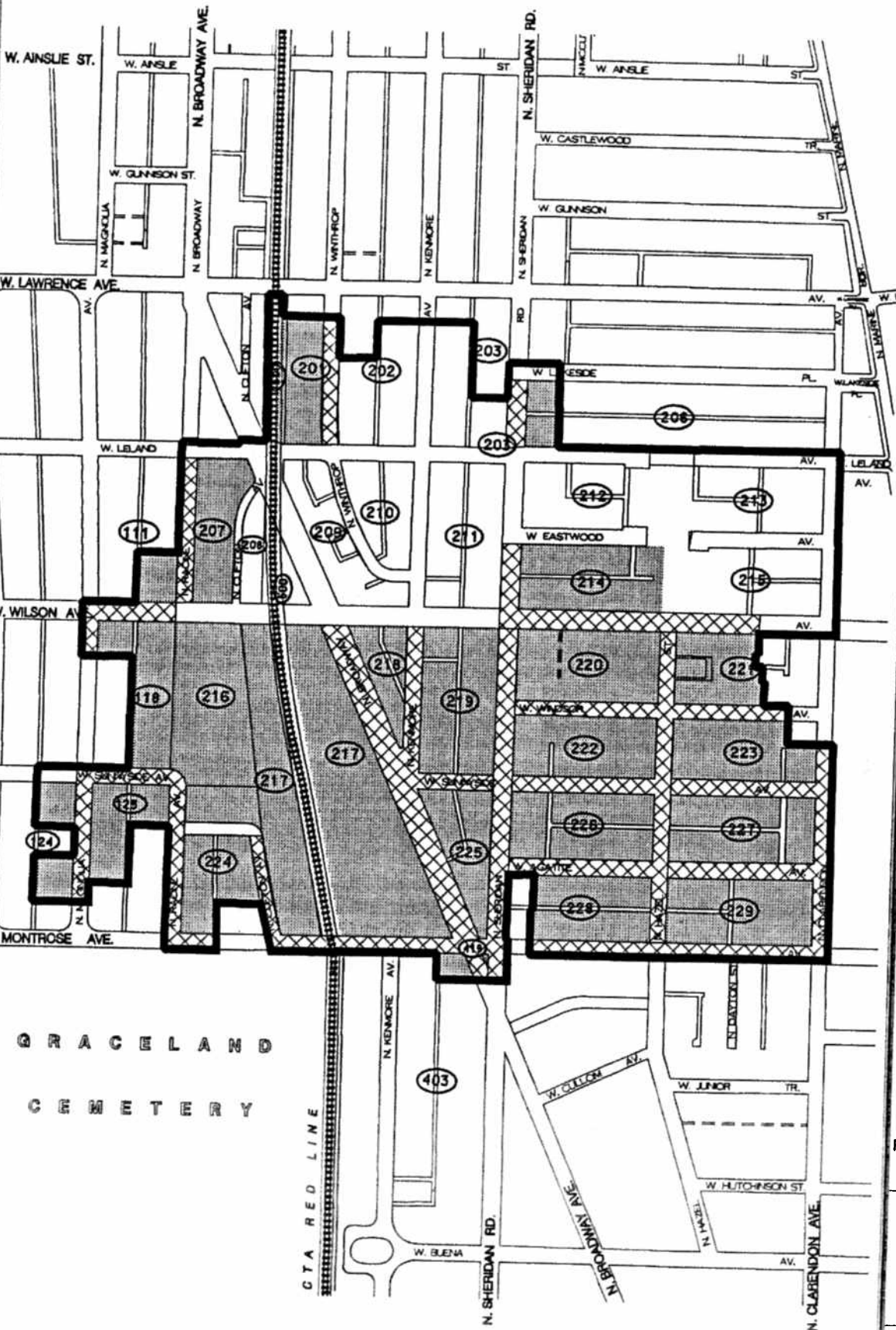
Note: Shading Indicates that a block has a sufficient number of P-I-Ns that meet the criteria for the Inadequate Utilities factor due to the age or condition of the sewer and water lines.

* Based on Cook County Permanent Index Numbering (P-I-N) System

October 2000

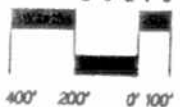
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CEMETERY

Scale



1. Deterioration

Of the 425 properties within the RPA, 70 (17%) exhibited deterioration of buildings. Catalogued deterioration included major defects in building components including collapsed or missing gutters and down spouts, cracked, broken or missing windows, evidence of roof leaks, building foundation problems, and cracked exterior wall surfaces. These are conditions not readily correctable through normal maintenance. Structural deterioration is indicative of an area that is at risk of becoming blighted without direct intervention.

In addition, deterioration was documented for much of the surface infrastructure within the RPA. Surface infrastructure was found to be deteriorated if damage to the sidewalks, curbs, parkways, street, or alley surfaces was so severe that significant repairs would be needed to restore them. Of the 425 properties within the RPA, 65 (15%) exhibited deterioration of infrastructure.

Combined, this represents a total of 135 properties (32%) or nearly one (1) out of every three (3) properties throughout the RPA with deterioration of building or infrastructure components.

Overall, deterioration was considered to be present to a meaningful extent on 65% or two (2) out of every three (3) blocks within the Wilson Yard RPA.

2. Structures Below Minimum Code

Relying upon data provided by the City's Department of Buildings, code violation citations were issued for 188 different property addresses within the Wilson Yard RPA between January 1995 and June 2000. This continuing problem underscores the documented deterioration of buildings. Structures below code standards indicate that a building is in a current state of non-compliance and could potentially fall into more severe disrepair. The code violation citations have implicated 65% of the buildings within the Wilson Yard RPA between January 1995 and June 2000.

This eligibility factor was present to a meaningful extent on 74% of the total blocks within the RPA and on 78%, or three (3) out of every four (4) of the 32 blocks with buildings within the Wilson Yard RPA.

3. Inadequate Utilities

A review of the City's water and sewer atlases found that inadequate underground utilities affect nearly three-quarters of all of the blocks within the RPA. Nearly three (3) out of every four (4) blocks within the RPA are serviced by antiquated water mains that are either scheduled for or overdue for replacement. These deficiencies affect 614 (75%) of the 819 total parcels in the RPA. Some replacements are required because the water lines have reached the end of their 100-year useful service lives and others are needed because the water mains are of insufficient size to comply with modern capacity requirements.

Due to the age and condition of the sewer and water lines, inadequate utilities was found to be present to a meaningful extent on 71% of the blocks within the Wilson Yard RPA.

4. Lack of Growth in Equalized Assessed Value

The total equalized assessed value (EAV) is a measure of the property value in the Wilson Yard RPA. A lack of growth in EAV has been found for the RPA in that the rate of growth in property values (as measured by EAV) of the RPA has been less than that of the balance of the City of Chicago for four out of the last five years for which information is available (1994 through 1999). The lack of growth in equalized assessed value within an area is one of the strongest indicators that the area as a whole has not been subject to growth and development by private enterprise.

TABLE 1: Percent Change in Annual Equalized Assessed Valuation (EAV)

| | Percent Change in EAV 1994/1995 | Percent Change in EAV 1995/1996 | Percent Change in EAV 1996/1997 | Percent Change in EAV 1997/1998* | Percent Change in EAV 1998/1999 |
|------------------------------|---------------------------------|---------------------------------|---------------------------------|----------------------------------|---------------------------------|
| Wilson Yard RPA | -0.59% | 0.80% | 7.63% | 3.41% | 3.59% |
| City of Chicago (balance of) | 0.97% | 1.26% | 8.40% | 1.77% | 4.17% |

The percent change in EAV of the RPA was lower than that of the balance of the City of Chicago for four of the last five years. Therefore, the RPA as a whole qualifies for the Lack of Growth in EAV factor.

* The 1997/1998 period is shaded to indicate that it is a non-qualifying year.

This eligibility factor was analyzed area-wide and is considered to be present to a meaningful extent for the entire Wilson Yard RPA.

Minor Supporting Factors

In addition to the factors that previously have been documented as being present to a major extent in the Wilson Yard RPA, two additional factors are present to a minor extent. These additional factors demonstrate that the Wilson Yard RPA is gradually declining through disinvestment. Left unchecked, these conditions could accelerate the decline of the community, and combined with those factors that have been used to qualify the RPA as a conservation area, could lead to more widespread and intensive commercial and residential disinvestment.

1. Deleterious Land Use or Layout

Deleterious land use and layout was evaluated on a parcel-by-parcel and area-wide basis. This factor may be present regardless of whether or not a structure exists on a parcel. Therefore, it was necessary to evaluate deleterious land use and layout in this manner. Deleterious land use or layout was found to be present in three general areas within the RPA:

- **Arai Middle School.** The blocks associated with Arai Middle School illustrate deleterious street layout and lack of buffering between the school and surrounding residential uses. The school is situated in the middle of the blocks that include Wilson Avenue on the south, Sheridan Road on the west, Leland Avenue on the north, and Clarendon Avenue on the east. Eastwood and Leland Avenues are east-west vehicular rights-of-way that intersect Arai School between Sheridan Road and Clarendon Avenue. Both streets allow vehicular traffic from Sheridan Road east to the center of the block, where they dead-end into pedestrian walkways leading to the school. Both Eastwood and Leland Avenues resume vehicular access just east of the school to Clarendon Avenue. These closed streets could potentially cause unsafe pedestrian and/or vehicular movement, especially with the concentrated number of school children and residences in the immediate area.
- **Truman College.** The blocks located south and southwest of Truman College illustrate incompatible land use relationships and lack of buffering between the surrounding residential uses and the College. The intersection of Sunnyside and Racine is uncontrolled. The lack of proper signage may result in unsafe pedestrian and/or vehicular movement in an area with heavy foot traffic from the students and employees of the College.
- **Broadway Corridor.** Deleterious land use and layout exists in several forms in the blocks located primarily along Broadway between Montrose and Leland. The following instances of deleterious land use and layout were observed in this area:
 - A substantial number of irregularly shaped parcels, with shallow lot depths that are not conducive to modern commercial uses and may be difficult or costly to assemble;
 - The commercial buildings and retail storefronts that are located along Broadway between Wilson and Leland are located below the CTA elevated train tracks that run along this area of Broadway and are shaded and shadowed by the tracks overhead. The elevated tracks darken the area which may cause pedestrians who shop and live in the RPA to feel unsafe, especially at night because of poor lighting. In addition, the poor visibility of these commercial storefronts and retail displays may hinder the ability to lease retail space to potential businesses;
 - The Broadway thoroughfare from Montrose to Leland has numerous curb cuts that interrupt the streetscape, cause stop-and-go traffic patterns, and make pedestrian movement unsafe. A fragmented streetscape does not encourage pedestrian movement and is not conducive to promoting a walkable commercial corridor;
 - The five-way intersection at Montrose, Sheridan, and Broadway and the three-way intersection at Broadway, Kenmore, and Sunnyside pose hazards to pedestrians and vehicles because of the large number of vehicular turning movements.

The presence of such instances of deleterious land use and layout limit the development opportunities in key areas of the Wilson Yard RPA. The combination of insufficient vehicular

access, lack of proper signage, unsafe pedestrian and vehicular movement, and shallow lot depths aggravate traffic patterns, pose special hazards for pedestrians who shop or live in the RPA, and limit potential redevelopment opportunities.

Some form of deleterious land use or layout was considered to be meaningfully present on 19 (56%) of the 34 blocks in the RPA.

2. Lack of Community Planning

Lack of community planning is an area-wide factor, not necessarily attributable to any one parcel. The Wilson Yard RPA was developed prior to the implementation or guidance of a comprehensive community plan. This is evidenced by areas with antiquated water lines, deleterious street layouts and lack of buffering between land uses. In addition, many parcels along Broadway were assembled into lots that are irregularly-shaped and shallow, and therefore do not meet contemporary development standards. Lack of community planning limits potential redevelopment opportunities within the RPA.

This eligibility factor is present throughout the Wilson Yard RPA.

4. Redevelopment Project & Plan

Redevelopment Needs of the Wilson Yard RPA

The existing land use pattern and physical conditions in the Wilson Yard RPA suggest six (6) redevelopment needs for the area:

1. Property assembly, demolition, and site preparation;
2. Infrastructure improvements, streetscaping along Broadway, and buffering/screening between land uses;
3. Commercial and residential development and rehabilitation;
4. Preservation and development of affordable housing units;
5. Improvement and expansion of public facilities and other supportive land uses; and
6. Job training and day care assistance

The Redevelopment Plan identifies the tools that the City will use to guide redevelopment in the Wilson Yard RPA to create a cohesive and vibrant mixed-use community. Currently, the Wilson Yard RPA is characterized by signs of deteriorated buildings and infrastructure, vacant and underutilized parcels, conflicting land uses, and an overall lack of growth in property values.

The goals, objectives, and strategies discussed below have been developed to address these needs and facilitate the sustainable redevelopment of the Wilson Yard RPA. The proposed public improvements outlined in the Redevelopment Plan will help create an environment conducive to private investment and redevelopment within the Wilson Yard RPA. To support specific projects and encourage future investment in the RPA, public resources, including tax increment financing, may be used to: facilitate property assembly; demolition; site preparation; improve or repair RPA infrastructure; provide streetscaping, landscaped buffers, and screening elements between land uses; develop and rehabilitate commercial and residential buildings and/or units; preserve and develop affordable housing units; improve, build, and/or expand existing public facilities; and provide job training and day care assistance. In addition, tax increment financing may be used to finance new construction of affordable housing and subsidize developer interest costs related to redevelopment projects.

Goals, Objectives, and Strategies

Goals, objectives and strategies designed to address the needs of the community form the overall framework of the Redevelopment Plan for the use of anticipated tax increment funds generated within the Wilson Yard RPA.

Goal. The overall goal of the TIF Redevelopment Plan is to reduce or eliminate conditions that qualify the Wilson Yard RPA as a conservation area and to provide the direction and mechanisms necessary to create a cohesive and vibrant mixed-use, mixed-income community and to preserve diversity in the area. Redevelopment of the RPA will improve retail, commercial, and housing conditions, improve the relationship between the area's diverse land uses, and attract private redevelopment. This goal is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment.

Objectives. Fourteen (14) broad objectives support the overall goal of area-wide revitalization of the Wilson Yard RPA. These include:

1. Retain the economic and cultural diversity of the population in the RPA and support the preservation of existing community residences and businesses by ameliorating the potential negative impacts, including displacement, that new development may have on existing community residents and businesses;
2. Facilitate the assembly, preparation, and marketing of vacant and underutilized sites for new retail, commercial, light industrial, and residential development, and off-street parking areas, and provide for corrective actions to address environmental problems to permit development and redevelopment, as needed or appropriate;
3. Facilitate the redevelopment of the CTA Wilson Yard site in accordance with the Redevelopment Plan in a way that fits within and enhances the overall attractiveness of the community in terms of architectural style, Broadway-oriented street frontage, and pedestrian-orientation, and is consistent with the McJunkin building in terms of height, scale, and setback;
4. Support the relocation of CTA facilities on the Wilson Yard, as appropriate, to carry out the other objectives of this Redevelopment Plan;
5. Encourage the improvement of the physical condition along Broadway between Wilson Avenue and Montrose Avenue including the rehabilitation of commercial buildings, the development of vacant or underutilized properties, provision of streetscaping and beautification elements, and removal of driveways and curb cuts where possible and appropriate;
6. Support the preservation and rehabilitation of existing multi-family and affordable housing throughout the RPA and support the development of new for-sale and rental housing that could include a mixture of market-rate units and units affordable to moderate-, low-, and very low-income households;
7. Encourage the preservation and rehabilitation of retail and commercial businesses, institutional uses, and architecturally and/or historically significant buildings and districts in the RPA;
8. Encourage streetscaping, landscaping, and screening/buffering elements to visually link the area's diverse land uses and create a distinct identity for the area, as appropriate;
9. Replace or repair infrastructure where needed, including sidewalks, streets, curbs, gutters, underground water and sanitary systems, and viaducts to improve the overall image of the neighborhood and to support new development and redevelopment in the RPA, and provide resources for the extension of Sunnyside Avenue west of Broadway, as appropriate;

10. Facilitate the improvement and expansion of existing public facilities as needed, such as Arai and Stewart Schools, and area parks;
11. Coordinate the goals of this redevelopment plan with the goals and objectives of other underlying redevelopment plans and planning studies where appropriate, and coordinate available federal, state, and local resources, as appropriate;
12. Encourage improvements in accessibility for persons with disabilities;
13. Promote opportunities for women-owned, minority-owned, and locally-owned businesses to share in the job and construction opportunities associated with the redevelopment of the Wilson Yard RPA; and
14. Support job training programs and increase employment opportunities, including welfare-to-work programs, for area residents and individuals working in area businesses.

Strategies. These objectives will be implemented through five (5) specific and integrated strategies. These include:

1. **Implement Public Improvements.** A series of public improvements throughout the Wilson Yard RPA may be designed and implemented to help define and create an identity for the area, prepare sites for anticipated private investment, and create a more conducive environment for retail, commercial, and residential development. These improvements may include new streetscaping, street and sidewalk lighting, resurfacing of alleys, sidewalks and streets, improvement of underground water and sewer infrastructure, creation of parks and open space, and other public improvements consistent with the Redevelopment Plan. These public improvements may be completed pursuant to redevelopment agreements with private entities or intergovernmental agreements with other public entities, and may include the construction, rehabilitation, renovation, or restoration of public improvements on one or more parcels;
2. **Develop Vacant and Underutilized Sites.** The redevelopment of vacant and underutilized sites within the Wilson Yard RPA is expected to stimulate private investment and enhance the RPA. Development of vacant and underutilized sites is anticipated to have a positive impact on other properties beyond the individual project sites.
3. **Encourage Private Sector Activities and Support New Development.** Through the creation and support of public-private partnerships, or through written agreements, the City may provide financial and other assistance to encourage the private sector, including local property owners and businesses, to undertake rehabilitation and redevelopment projects and other improvements that are consistent with the goals of this Redevelopment Plan and which maintain the integrity of the historically significant buildings and districts in the Wilson Yard RPA.

The City requires that developers who receive TIF assistance for market-rate housing set

aside at least 20% of the units to meet affordability criteria established by the City's Department of Housing. Generally, this means that affordable for-sale housing units should be priced at a level that is affordable to persons earning no more than 120% of the area median income, and affordable rental units should be affordable to persons earning no more than 80% of the area median income. TIF funds can also be used to pay for up to 50% of the cost of new construction or up to 75% of interest costs for new housing units to be occupied by low-income and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act.

4. **Facilitate Property Assembly, Demolition, and Site Preparation.** Specific sites listed in Appendix 3 may be acquired and assembled by the City to attract future private investment and development. The consolidated ownership of these sites will make them easier to market to potential developers and will streamline the redevelopment process. In addition, financial assistance may be provided to private developers seeking to acquire land and assemble sites to undertake projects supportive of this Redevelopment Plan.

To meet the goals, policies or objectives of this Redevelopment Plan, the City may acquire and assemble other property throughout the RPA. Land assemblage by the City may be done by purchase, exchange, donation, lease, eminent domain, or through the Tax Reactivation Program and may be for the purposes of (a) sale, lease, or conveyance to private developers, or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Site preparation may include such preparatory work as demolition of existing improvements and environmental remediation, where appropriate. Furthermore, the City may require written development agreements with developers before acquiring any properties. As appropriate, the City may devote acquired property to temporary uses until such property is scheduled for disposition and development.

Map 5, *Land Acquisition Overview Map*, indicates three (3) parcels currently proposed to be acquired for redevelopment in the project area. Appendix 3 contains a list of the acquisition parcels by block and Permanent Index Number (PIN). These parcels may be acquired to facilitate the redevelopment of the Wilson Yard site, consistent with the goals and objectives of this Redevelopment Plan.




In connection with the City exercising its powers to acquire real property not currently identified on the *Land Acquisition Overview Map* (Map 5) and listed in Appendix 3, including the exercise of the power of eminent domain, under the Act in implementing this Redevelopment Plan, the City will follow its customary procedures of having each such acquisition recommended by the Community Development Commission (or any successor commission) and authorized by the City Council of the City. Acquisition of such real property as may be authorized by the City Council does not constitute a change in the nature of this Redevelopment Plan. Relocation assistance may be provided to facilitate redevelopment of portions of the RPA, and to meet other City objectives. Businesses or households legally occupying properties to be acquired by the City may be provided with relocation advisory and/or financial assistance as determined by the City.

CITY OF CHICAGO

PROPOSED Wilson Yard TAX INCREMENT FINANCE DISTRICT

MAP 5 LAND ACQUISITION OVERVIEW MAP

LEGEND

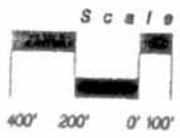
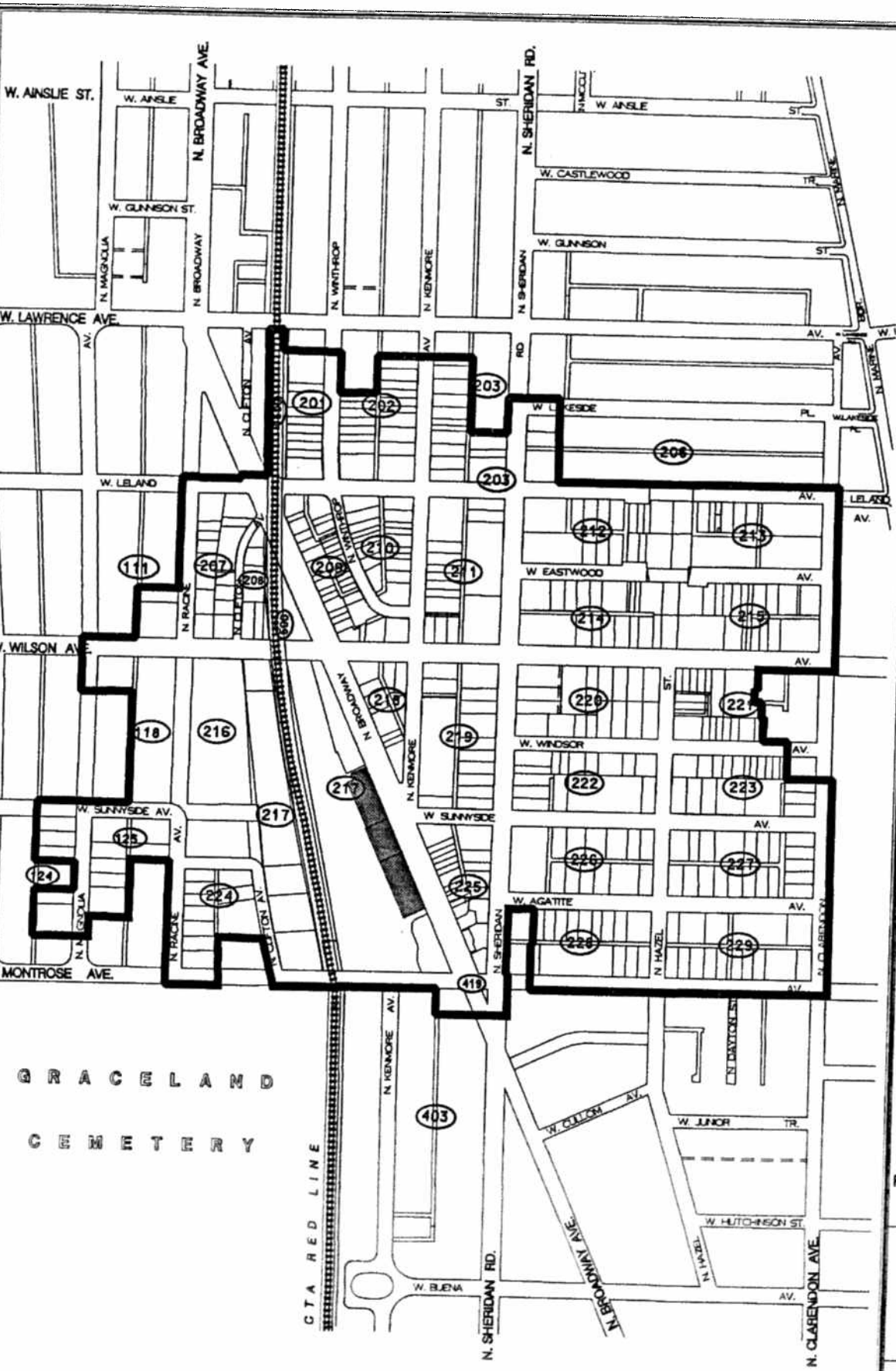
-  TIF BOUNDARY
-  BLOCK NUMBER*
-  Properties Recommended For Acquisition

* Based on Cook County Permanent Index Numbering (P-I-N) System

October 2000

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Campbell Tiu Campbell, Inc.
Architects - Planners - Construction Managers



For properties described on Map 5, the acquisition of occupied properties by the City shall commence within four years from the date of the publication of the ordinance approving this Redevelopment Plan. Acquisition shall be deemed to have commenced with the sending of an offer letter. After the expiration of this four-year period, the City may acquire such property pursuant to this Redevelopment Plan under the Act according to its customary procedures as described in the preceding paragraph.

5. **Assist Existing Businesses and Residents.** The City may provide assistance to support existing businesses, property owners, and residents in the RPA. This may include financial and other assistance for rehabilitation, leasehold improvements, new construction, and the provision of affordable housing units. TIF assistance may be used independently or with other housing programs to support new and rehabilitated rental and for-sale housing that could include a mixture of market-rate units and units affordable to moderate-, low-, and very low-income households. Resources may also be available to businesses for job training, welfare-to-work, and day care assistance. In addition, to the extent allowable under the law, locally-owned businesses and residents will be targeted to share in the employment, job, and construction-related opportunities that may be offered by redevelopment within the Wilson Yard RPA.

These activities are representative of the types of projects contemplated to be undertaken during the life of the Wilson Yard RPA. Market forces are critical to the completion of these projects. Phasing of projects will depend on the interests and resources of both public and private sector parties. Not all projects will necessarily be undertaken. Further, additional projects may be identified throughout the life of the Wilson Yard RPA. To the extent that these projects meet the goals of this Redevelopment Plan and the requirements of the Act and budget outlined in the next section, these projects may be considered for tax increment funding.

Proposed Future Land Use

The proposed future land use of the Wilson Yard RPA reflects the objectives of the Redevelopment Plan, which work to provide direction for the marketing of vacant sites in the RPA to redevelopment activities. The proposed objectives are compatible with historic land use patterns and support current development trends in the area.

These proposed future land uses are detailed on Map 6. As noted on Map 6, the uses listed are to be predominant uses for the area indicated, and are not exclusive of any other uses.

Housing Impact and Related Matters

As set forth in the Act, if the redevelopment plan for the redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and a municipality is unable to certify that no displacement will occur, the municipality must prepare a housing impact study and incorporate the study in the redevelopment project plan.

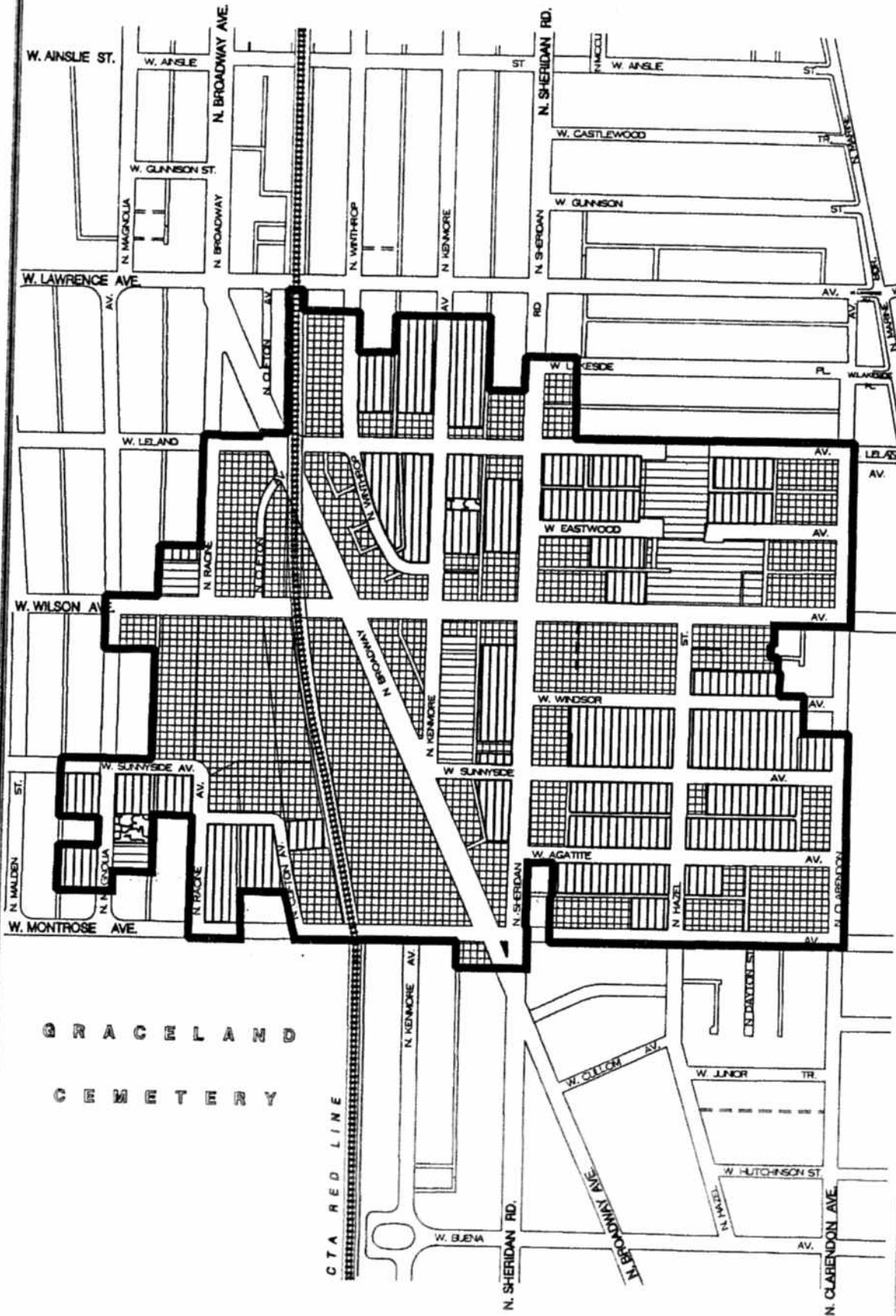
CITY OF CHICAGO

PROPOSED Wilson Yard TAX INCREMENT FINANCE DISTRICT

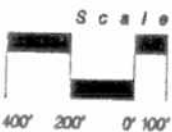
MAP 6 PROPOSED LAND USE MAP

LEGEND

-  **TIF BOUNDARY**
-  **RESIDENTIAL**
-  **PUBLIC/
INSTITUTIONAL**
-  **PARKS/ OPEN
SPACE**
-  **MIXED USES:**
 - Residential
 - Commercial
 - Public/
Institutional
 - Parks/
Open Space
 - Light
Industrial



GRACELAND
CEMETERY



NORTH

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The project area contains approximately 4,082 occupied residential units, including 9 single-family buildings, 269 condominium units, 854 units above commercial or institutional uses, and 2,950 units in multifamily buildings. The City does not intend to acquire or displace by any other means, any of these units. The City of Chicago hereby certifies that no displacement will occur as a result of activities pursuant to this Redevelopment Plan.

5. *Financial Plan*

Eligible Costs

The Act outlines several categories of expenditures that can be funded using tax increment revenues. These expenditures, referred to as eligible redevelopment project costs, include all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this plan pursuant to the Act. The City proposes to realize its goals and objectives of redevelopment through public finance techniques, including, but not limited to, tax increment financing, and by undertaking certain activities and incurring certain costs. Some of the costs listed below are eligible costs under the Act pursuant to an amendment to the Act that became effective November 1, 1999. Such eligible costs may include, without limitation, the following:

1. Costs of studies, surveys, development of plans and specifications, implementation and administration of the Redevelopment Plan, including but not limited to, staff and professional service costs for architectural engineering, legal, marketing sites within the area to prospective businesses, developers, and investors, financial, planning or other services, related hard and soft costs, and other related expenses; provided however, that no such charges for professional services may be based on a percentage of the tax increment collected;
2. Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, and clearing and grading of land, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers;
3. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings or fixtures and leasehold improvements;
4. Costs of the construction of public works or improvements consistent with the Act, including the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;
5. Costs of job training and retraining projects including the costs of “welfare to work” programs implemented by businesses located within the redevelopment project area;
6. Financing costs, including but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto and interest accruing during a construction period;
7. All or a portion of a taxing district’s capital costs resulting from the redevelopment project

- necessarily incurred or to be incurred in furtherance of the objectives of the Redevelopment Plan and project, to the extent the municipality by written agreement accepts and approves such costs;
8. An elementary, secondary, or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided in the Act;
 9. Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law, or under the Act;
 10. Payment in lieu of taxes;
 11. Costs of job training, retraining, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and taxing district(s), which agreement describes the program to be undertaken, including but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by the community college district of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public and Community College Act as cited in the Act and by the school districts of cost pursuant to Section 10-22.20a and 10-23.3a of the School Code as cited in the Act.
 12. Interest costs incurred by a developer related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - a. Such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
 - b. Such payments in any one (1) year may not exceed thirty percent (30%) of the annual interest costs incurred by the redeveloper with regard to the development project during that year;
 - c. If there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph (13) then the amount so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 - d. The total of such interest payments paid pursuant to the Act may not exceed thirty percent (30%) of the total of (i) cost paid or incurred by the developer for the

- redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act; and
- e. The percentage increases from thirty percent (30%) to seventy-five percent (75%) for the interest cost incurred by a redeveloper for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act.
 - f. Instead of the interest costs described above in paragraphs 12b. and 12d., a municipality may pay from tax incremental revenues up to 50% of the cost of construction, renovation, and rehabilitation of new housing units (for ownership or rental) to be occupied by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, as more fully described in the Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for this benefit under the Act;
13. The cost of day care services for children of employees from low-income families working for businesses located within the redevelopment project area and all or portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the redevelopment project area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80% of the City, county, or regional median income as determined from time to time by the United States Department of Housing and Urban Development.
 14. Unless explicitly stated in the Act and as provided for in relation to low- and very low-income housing units, the cost of construction of new privately owned buildings shall not be an eligible redevelopment project cost.

Estimated Redevelopment Project Costs

The estimated eligible costs of this Redevelopment Plan are shown in Table 2. The total eligible cost provides an upper limit on expenditures that are to be funded using tax increment revenues, exclusive of capitalized interest, issuance costs, interest, and other financing costs. Within this limit, adjustments may be made in line items without amendment to this Redevelopment Plan. Additional funding in the form of State and Federal grants, private developers contributions and other outside sources may be pursued by the City as a means of financing improvements and facilities which are of benefit to the general community.

TABLE 2: ESTIMATED TIF ELIGIBLE COSTS

| Project/Improvements | Estimated Project Costs* |
|--|---------------------------------|
| Professional Services | \$1,400,000 |
| Property Assembly: including site preparation and environmental remediation | \$7,200,000 |
| Rehabilitation Costs (Commercial and Residential) | \$14,400,000 |
| Eligible Construction Costs | \$5,000,000 |
| Relocation | \$1,700,000 |
| Public Works or Improvements (1) | \$17,400,000 |
| Job Training | \$3,100,000 |
| Interest Costs | \$5,800,000 |
| Day Care | \$2,000,000 |
| TOTAL REDEVELOPMENT COSTS (2) | \$58,000,000 |

*Exclusive of capitalized interest, issuance costs, and other financing costs

(1) This category also may include the reimbursement of capital costs of taxing districts including schools resulting from the redevelopment project necessarily incurred in the furtherance of the objectives of the Redevelopment Project Area Plan and Project to the extent the City by written agreement accepts and approves such costs.

(2) All costs are in 2000 dollars and may be increased by the rate of inflation reflected in the Consumer Price Index (CPI) for All Urban Consumers for All Items for the Chicago-Gary-Kenosha, IL-IN-WI CMSA, published by the U. S. Department of Labor. In addition to the above stated costs, each issue of obligations issued to finance a phase of the Redevelopment Project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations, including interest costs.

Adjustments to the estimated line item costs in Table 2 are expected and may be made by the City without amendment to the Plan. Each individual project cost will be re-evaluated in light of projected private development and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act. The totals of line items set forth above are not intended to place a limit on the described expenditures. Adjustments may be made in line items within the total, either increasing or decreasing line item costs as a result of changed redevelopment costs and needs.

In the event the Act is amended after the date of the approval of this Redevelopment Plan by the City Council of Chicago to (a) include new eligible redevelopment project costs, or (b) expand the scope or increase the amount of existing eligible redevelopment project costs (such as, for example, by increasing the amount of incurred interest costs that may be paid under 65 ILCS 5/1-74.4-3(q)(11)), this Redevelopment Plan shall be deemed to incorporate such additional, expanded or increased eligible costs as eligible costs under the Redevelopment Plan. In the event of such amendment(s),

the City may add any new eligible redevelopment project costs as a line item in Table 2, or otherwise adjust the line items in Table 2 without amendment to this Redevelopment Plan. In no instance, however, shall such additions or adjustments result in any increase in the total redevelopment project costs without a further amendment to this Redevelopment Plan.

Phasing and Scheduling of the Redevelopment

Each private project within the Wilson Yard RPA shall be governed by the terms of a written redevelopment agreement entered into by a designated developer and the City and approved by the City Council. Where tax increment funds are used to pay eligible redevelopment project costs, to the extent funds are available for such purposes, expenditures by the City shall be coordinated to coincide on a reasonable basis with the actual redevelopment expenditures of the developer(s). The Redevelopment Plan shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31st of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third year calendar year following the year in which the ordinance approving this redevelopment project area is adopted (by December 31, 2025, if the ordinances establishing the RPA are adopted at the beginning of 2001).

Sources of Funds to Pay Costs

Funds necessary to pay for redevelopment project costs and/or municipal obligations which may be issued or incurred to pay for such costs are to be derived principally from tax increment revenues and/or proceeds from municipal obligations which have as a repayment source tax increment revenue. To secure the issuance of these obligations and the developer's performance of redevelopment agreement obligations, the City may require the utilization of guarantees, deposits, reserves, and/or other forms of security made available by private sector developers. The City may incur Redevelopment Project Costs which are paid from the funds of the City other than incremental taxes, and the City may then be reimbursed for such costs from incremental taxes.

The tax increment revenue which will be used to fund tax increment obligations and eligible redevelopment project costs shall be the incremental real property tax revenues. Incremental real property tax revenue is attributable to the increase of the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in the redevelopment project area over and above the certified initial equalized assessed value of each such property. Without the use of such incremental revenues, the redevelopment project area is not likely to redevelop.

Other sources of funds which may be used to pay for development costs and associated obligations issued or incurred include land disposition proceeds, state and federal grants, investment income, private investor and financial institution funds, and other sources of funds and revenues as the municipality and developer from time to time may deem appropriate.

The Wilson Yard RPA is contiguous to the proposed Lawrence/Broadway Redevelopment Project Area and may, in the future, be contiguous to, or be separated only by a public right-of-way from, other redevelopment areas created under the Act. The City may utilize net incremental property tax

revenues received from the Wilson Yard RPA to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas, or those separated only by a public right-of-way, and vice versa. The amount of revenue from the Wilson Yard RPA made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible Redevelopment Project Costs within the Wilson Yard RPA, shall not at any time exceed the total Redevelopment Project Costs described in Table 2 of this Redevelopment Plan.

The Wilson Yard RPA may become contiguous to, or separated only by a public right-of-way from, other redevelopment project areas created under the Illinois Industrial Jobs Recovery Law, (65 ILCS 5/11-74.61-1 et. seq.). If the City finds that the goals, objectives and financial success of such contiguous redevelopment project areas or those separated only by a public right-of-way are interdependent with those of the Wilson Yard RPA, the City may determine that it is in the best interests of the City and in furtherance of the purposes of the Plan that net revenues from the Wilson Yard RPA be made available to support any such redevelopment project areas, and vice versa. The City, therefore, proposes to utilize net incremental revenues received from the Wilson Yard RPA to pay eligible redevelopment projects costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas, and vice versa. Such revenues may be transferred or loaned between the Wilson Yard RPA and such areas. The amount of revenue from the Wilson Yard RPA so made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the Wilson Yard RPA or other areas as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in Table 2 of this Redevelopment Plan.

If necessary, the redevelopment plans for other contiguous redevelopment project areas that may be or already have been created under the Act may be drafted or amended as applicable to add appropriate and parallel language to allow for sharing of revenues between such districts.

Issuance of Obligations

To finance project costs, the City may issue bonds or obligations secured by the anticipated tax increment revenue generated within the Wilson Yard RPA, or such other bonds or obligations as the City may deem as appropriate. The City may require the utilization of guarantees, deposits or other forms of security made available by private sector developers to secure such obligations. In addition, the City may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

All obligations issued by the City pursuant to this Redevelopment Plan and the Act shall be retired within the time frame described under “Phasing and Scheduling of the Redevelopment” above. Also, the final maturity date of any such obligations which are issued may not be later than 20 years from their respective dates of issue. One or more of a series of obligations may be sold at one or more times in order to implement this Redevelopment Plan. The amounts payable in any year as principal and interest on all obligations issued by the City shall not exceed the amounts available from tax increment revenues, or other sources of funds, if any, as may be provided by ordinance. Obligations may be of parity or senior/junior lien nature. Obligations issued may be serial or term maturities, and may or may not be subject to mandatory, sinking fund, or optional redemptions.

In addition to paying redevelopment project costs, tax increment revenues may be used for the scheduled and/or early retirement of obligations, and for reserves, bond sinking funds and redevelopment project costs. To the extent that real property tax increment is not required for such purposes or otherwise required, pledged, earmarked, or otherwise designated for anticipated redevelopment costs, revenues shall be declared surplus and become available for distribution annually to area taxing districts in the manner provided by the Act.

Most Recent Equalized Assessed Valuation of Properties in the Redevelopment Project Area

The purpose of identifying the most recent equalized assessed valuation (“EAV”) of the Wilson Yard RPA is to provide an estimate of the initial EAV which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Wilson Yard RPA. The 1999 EAV of all taxable parcels in the Wilson Yard RPA is approximately \$57,800,000. This total EAV amount by PIN is summarized in Appendix 4. The EAV is subject to verification by the Cook County Clerk. After verification, the final figure shall be certified by the Cook County Clerk, and shall become the Certified Initial EAV from which all incremental property taxes in the Redevelopment Project Area will be calculated by Cook County. If the 2000 EAV shall become available prior to the date of adoption of the Redevelopment Plan by the City Council, the City may update the Redevelopment Plan by replacing the 1999 EAV with the 2000 EAV without further City Council action.

Anticipated Equalized Assessed Valuation

By 2024, the EAV for the Wilson Yard RPA will be approximately \$126,600,000. This estimate is based on several key assumptions, including: 1) an inflation factor of 2% per year on the EAV of all properties within the Wilson Yard RPA, with its cumulative impact occurring in each triennial reassessment year; 2) an equalization factor of 2.2505; and 3) a tax rate of 8.536% for the duration of the Wilson Yard RPA.

6. Required Findings and Tests

Lack of Growth and Private Investment

The City is required under the Act to evaluate whether or not the RPA has been subject to growth and private investment and must substantiate a finding of lack of such investment prior to establishing a tax increment financing district.

While some market-based investment has occurred in the Wilson Yard RPA over the last five years, this investment has been minimal in scope and not part of any coordinated development strategy. The Wilson Yard RPA is located entirely within Lake View Township. From 1994 to 1999 the growth of equalized assessed valuation (“EAV,” which is the value of property from which property taxes are based) in the Wilson Yard RPA has lagged behind that of both the City of Chicago and Lake View Township. The compound annual growth rate of EAV in the Wilson Yard RPA was 2.93% between 1994 and 1999. This is 11% lower than the 3.28% growth experienced by the City of Chicago during this period and 35% lower than the 4.49% growth rate experienced by Lake View Township.

Finding: The Redevelopment Project Area (Wilson Yard RPA) on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan.

But for....

The City is required to find that, but for the designation of the TIF district and the use of tax increment financing, it is unlikely that significant investment will occur in the Wilson Yard RPA.

Without the support of public resources, the redevelopment objectives of the Wilson Yard RPA would most likely not be realized. The scope of area-wide improvements and development assistance resources needed to rehabilitate the Wilson Yard RPA as a viable mixed-use district are expensive, and the private market, on its own, is not likely to absorb all these costs. Resources to assist with site assembly and preparation, public infrastructure improvements, and private property rehabilitation are needed to leverage private investment and facilitate area-wide redevelopment consistent with the Redevelopment Plan. TIF funds will be used to fund land assembly, site preparation, infrastructure improvements, and building rehabilitation. Accordingly, but for creation of the Wilson Yard RPA, these projects, which would contribute substantially to area-wide redevelopment, are unlikely to occur without TIF designation for the Wilson Yard RPA.

Finding: But for the adoption of this Redevelopment Plan, critical resources will be lacking that would otherwise support the redevelopment of the Wilson Yard RPA and the Wilson Yard RPA would not reasonably be anticipated to be developed.

Conformance to the Plans of the City

The Wilson Yard RPA and Redevelopment Plan must conform to the comprehensive plan for the City, conform to the strategic economic development plans, or include land uses that have been

approved by the Chicago Plan Commission.

The proposed land uses described in this Redevelopment Plan will be approved by the Chicago Plan Commission prior to its adoption by the City Council.

Dates of Completion

The dates of completion of the project and retirement of obligations are described under “Phasing and Scheduling of the Redevelopment” in Section 5 above.

Financial Impact of the Redevelopment Project

As explained above, without the adoption of this Redevelopment Plan and tax increment financing, the Wilson Yard RPA is not expected to be redeveloped by private enterprise. Additionally, there is a genuine threat that blighting conditions will continue to exist and spread, and that the entire area will become a less attractive place to maintain and improve existing buildings and sites. The lagging growth of property values also may lead to a decline of property values in surrounding areas and could lead to a reduction of real estate tax revenue to all taxing districts.

This document describes the comprehensive redevelopment program proposed to be undertaken by the City to create an environment in which private investment can reasonably occur. The redevelopment program will be staged gradually over the life of the Wilson Yard RPA. If a redevelopment project is successful, various new projects will be undertaken that will assist in alleviating blighting conditions, creating new jobs, and promoting rehabilitation and development in the Wilson Yard RPA.

This Redevelopment Plan is expected to have short- and long-term financial impacts on the affected taxing districts. During the period when tax increment financing is utilized, real estate tax increment revenues from the increases in EAV over and above the certified initial EAV (established at the time of adoption of this document by the City) may be used to pay eligible redevelopment project costs for the Wilson Yard RPA. At the time when the Wilson Yard RPA is no longer in place under the Act, the real estate tax revenues resulting from the redevelopment of the Wilson Yard RPA will be distributed to all taxing district levying taxes against property located in the Wilson Yard RPA. These revenues will then be available for use by the affected taxing districts.

Demand on Taxing District Services and Program to Address Financial and Service Impact

In 1994, the Act was amended to require an assessment of any financial impact of a redevelopment project area on, or any increased demand for service from, any taxing district affected by the redevelopment plan, and a description of any program to address such financial impacts or increased demand.

The City intends to monitor development in the areas and with the cooperation of the other affected

taxing districts will attempt to ensure that any increased needs are addressed in connection with any particular development. The following major taxing districts presently levy taxes on properties located within the Wilson Yard RPA and maintain the listed facilities within the boundaries of the RPA, or within close proximity (three to five blocks) to the RPA boundaries:

- = those facilities located within the boundaries of the RPA
- = those facilities located within close proximity (but outside the boundaries) of the RPA

City of Chicago

- Chicago Fire Department-Engine Company 83 (4600 N. Racine)
- Bureau of Sanitation 46th Ward Office (4740 N. Sheridan)

Chicago Board of Education

- Arai Middle School (900 W. Wilson)
- Stewart Elementary School (4525 N. Kenmore)
- Brennemann School (4251 N. Clarendon)
- McCutcheon School (4865 N. Sheridan)
- Stockton Elementary School (4420 N. Beacon)

Chicago School Finance Authority**Chicago Park District**

- Aster Playlot (4639 N. Kenmore)
- Bronco Billy Park (4437 N. Magnolia)
- Gooseberry Playground Park (4648 N. Malden)
- Hickory Playlot Park (4834 N. Winthrop)
- Buena Circle Playlot Park (1049 W. Buena)

Chicago Community College District 508

- Truman College (1145 W. Wilson Avenue)

Metropolitan Water Reclamation District of Greater Chicago**County of Cook****Cook County Forest Preserve District**

Map 7 illustrates the locations of facilities operated by the above listed taxing districts within or in close proximity to the Wilson Yard RPA.

Redevelopment activity may cause increased demand for services from one or more of the above listed taxing districts. The anticipated nature of increased demands for services on these taxing districts, and the proposed activities to address increased demand are described below.


City of Chicago. The City is responsible for a wide range of municipal services, including: police

CITY OF CHICAGO

PROPOSED Wilson Yard TAX INCREMENT FINANCE DISTRICT

MAP 7 COMMUNITY FACILITIES MAP

LEGEND

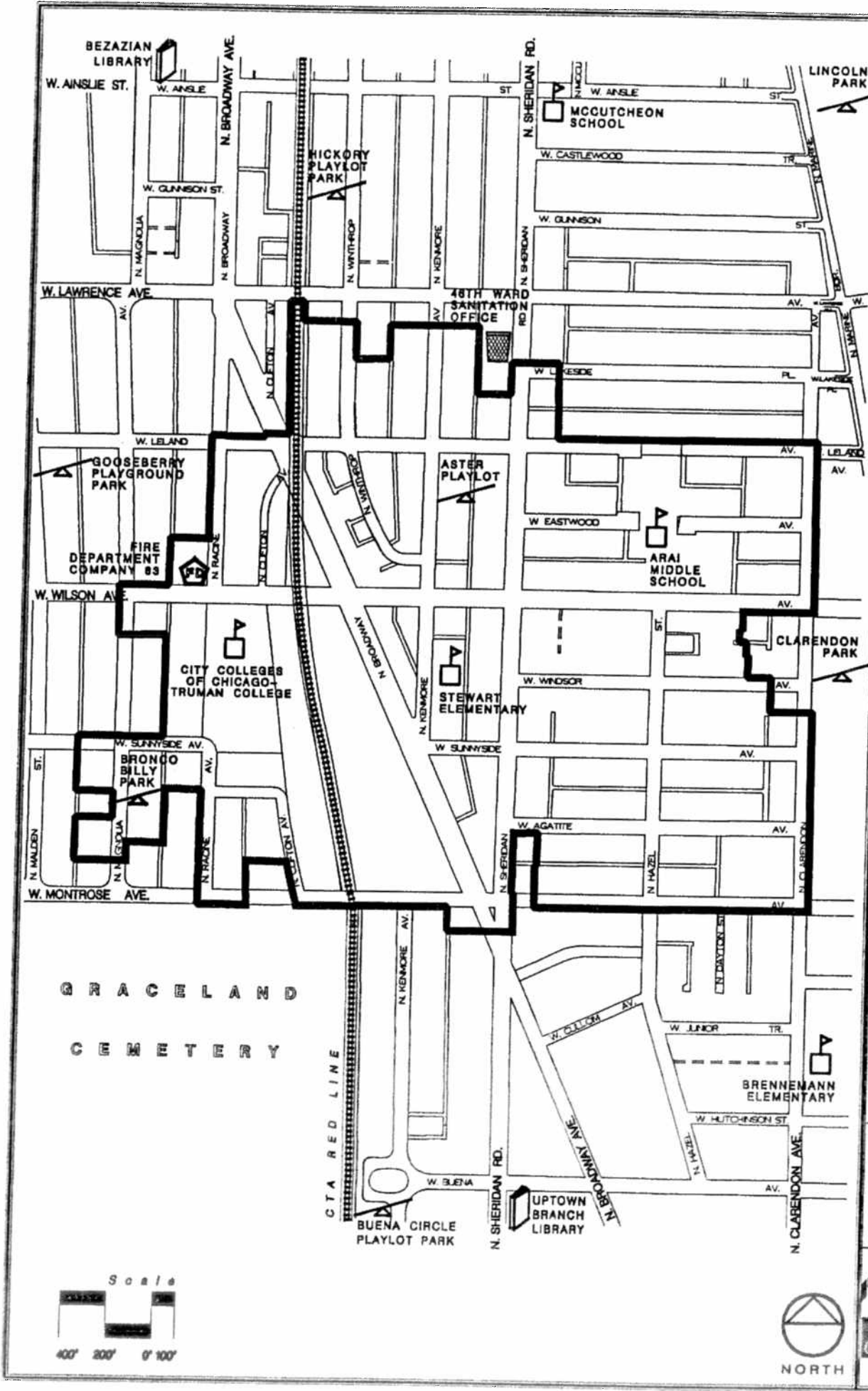
-  TIF BOUNDARY
-  SCHOOL
-  PARK/PLAYLOT
-  LIBRARY
-  FIRE DEPARTMENT
-  SANITATION WARD OFFICE

October 2000

S. B. Friedman & Company

Real Estate Advisors and Development Consultants

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Architects - Planners - Construction Managers



and fire protection; capital improvements and maintenance; water supply and distribution; sanitation service; and building, housing and zoning codes.

Replacement of vacant and under-utilized buildings and sites with active and more intensive uses may result in additional demands on services and facilities provided by the districts. In addition to several public service facilities operated by the City within the Wilson Yard RPA, there also are public facilities in close proximity to the area. Additional costs to the City for police, fire, library circulation, and recycling and sanitation services arising from residential and non-residential development may occur. However, it is expected that any increase in demand for the City services and programs associated with the Wilson Yard RPA can be handled adequately by City police, fire protection, library, sanitary collection and recycling services, and programs maintained and operated by the City. The impact of the Wilson Yard RPA will not require expansion of services in this area.

Chicago Board of Education and Associated Agencies. General responsibilities of the Board of Education include the provision, maintenance and operation of educational facilities and the provision of education services for kindergarten through twelfth grade.

It is likely that some families who purchase housing or rent new apartments in the Wilson Yard RPA will send their children to public schools, putting increased demand on area school districts. However, it is unlikely that the scope of new residential construction would exhaust existing capacity. Many of the new home owners or renters may come from the immediate neighborhood or may send their children to private schools, which would not impact the public school system. Existing absorption capacity was verified through data provided from the Department of Operations at the Chicago Public Schools (CPS). These data reveal that for all the public schools that serve the area immediately surrounding the Wilson Yard RPA for which capacity data was available, existing enrollment is at approximately 64% of existing capacity. This means that an increase in the number of students in the area can be supported. The City intends to monitor development in the Wilson Yard RPA and, with the cooperation of the Board of Education, will attempt to ensure that any increased demands for the services and capital improvements provided by the Board of Education are addressed in connection with each new residential project.

Chicago Park District. The Park District is responsible for the provision, maintenance and operation of park and recreational facilities through the City and for the provision of recreation programs.

It is expected that the households that may be added to the Wilson Yard RPA may generate additional demand for recreational services and programs and may create the need for additional open spaces and recreational facilities operated by the Chicago Park District. The City intends to monitor development in the Wilson Yard RPA and, with the cooperation of the Chicago Park District, will attempt to ensure that any increased demands for the services and capital improvements that may be provided by the Chicago Park District are addressed in connection with any particular residential development.

Community College District 508. This district is a unit of the State of Illinois' system of public community colleges, whose objective is to meet the educational needs of residents of the City and

other students seeking higher education programs and services.

It is expected that any increase in demand for services from Community College District 508 can be handled adequately by the district's existing service capacity, programs and facilities. Therefore, at this time no special programs are proposed for this taxing district. Should demand increase, the City will work with the affected district to determine what, if any, program is necessary to provide adequate services.

Metropolitan Water Reclamation District. This district provides the main trunk lines for the collection of waste water from Cities, Villages and Towns, and for the treatment and disposal thereof.

It is expected that any increase in demand for treatment of sanitary and storm sewage associated with the Wilson Yard RPA can be handled adequately by existing treatment facilities maintained and operated by the Metropolitan Water Reclamation District of Greater Chicago. Therefore, no special program is proposed for the Metropolitan Water Reclamation District of Greater Chicago.

County of Cook. The County has principal responsibility for the protection of persons and property, the provision of public health services and the maintenance of County highways.

It is expected that any increase in demand for Cook County services can be handled adequately by existing services and programs maintained and operated by the County. Therefore, at this time, no special programs are proposed for these taxing districts. Should demand increase, the City will work with the affected taxing districts to determine what, if any, program is necessary to provide adequate services.

Cook County Forest Preserve District. The Forest Preserve District is responsible for acquisition, restoration and management of lands for the purpose of protecting and preserving open space in the City and County for the education, pleasure and recreation of the public. It is expected that any increase in demand for Forest Preserve services can be handled adequately by existing facilities and programs maintained and operated by the District. No special programs are proposed for the Forest Preserve.

Given the preliminary nature of the Redevelopment Plan, specific fiscal impacts on the taxing districts and increases in demand for services provided by those districts cannot accurately be assessed within the scope of this plan.

7. Provisions for Amending Action Plan

This Redevelopment Plan and Project document may be amended pursuant to the provisions of the Act.

8. Commitment to Fair Employment Practices and Affirmative Action Plan

The City is committed to and will require developers to follow and affirmatively implement the following principles with respect to this Redevelopment Plan. However, the City may implement programs aimed at assisting small businesses which may not be subject to these requirements.

- A. The assurance of equal opportunity in all personnel and employment actions with respect to this Redevelopment Plan and project, including, but not limited to, hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, terminations, etc. without regard to race, color, religion, sex, age, handicapped status, national origin, sexual preference, creed, or ancestry.
- B. Meeting City standards for participation of Minority Business Enterprise and Women Business Enterprise businesses as required in redevelopment agreements.
- C. The commitment to affirmative action and non-discrimination will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.
- D. Meeting City standards for the hiring of City residents to work on redevelopment project construction projects.

*Appendix 1:
Boundary and Legal Description (Chicago Guarantee Survey
Company)*

WILSON YARD TIF

ALL THAT PART OF SECTIONS 16 AND 17 IN TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF NORTH MAGNOLIA AVENUE WITH THE NORTH LINE OF WEST WILSON AVENUE;

THENCE EAST ALONG SAID NORTH LINE OF WEST WILSON AVENUE TO THE EAST LINE OF LOT 49 IN SHERIDAN DRIVE SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 17 TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 49 BEING ALSO THE WEST LINE OF THE ALLEY EAST OF NORTH MAGNOLIA AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY EAST OF NORTH MAGNOLIA AVENUE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 10 FEET OF LOT 20 IN SAID SHERIDAN DRIVE SUBDIVISION;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF THE SOUTH 10 FEET OF SAID LOT 20 IN SHERIDAN DRIVE SUBDIVISION TO THE WEST LINE OF NORTH RACINE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF NORTH RACINE AVENUE TO THE NORTH LINE OF WEST LELAND AVENUE;

THENCE EAST ALONG SAID NORTH LINE OF WEST LELAND AVENUE TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOTS 4 THROUGH 19, INCLUSIVE, IN THE RESUBDIVISION OF LOTS 206 TO 227, INCLUSIVE, AND THE VACATED ALLEY ADJOINING SAID LOTS 206 TO 227 OF WILLIAM DEERING'S SURRENDEN SUBDIVISION IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOTS 4 THROUGH 19, INCLUSIVE, IN THE RESUBDIVISION OF LOTS 206 TO 227 BEING ALSO THE WEST LINE OF THE CHICAGO TRANSIT AUTHORITY RIGHT OF WAY;

THENCE NORTH ALONG SAID WEST LINE OF THE CHICAGO TRANSIT AUTHORITY RIGHT OF WAY TO THE SOUTH LINE OF WEST LAWRENCE AVENUE;

THENCE EAST ALONG SAID SOUTH LINE OF WEST LAWRENCE AVENUE TO THE WEST LINE OF LOT 159 IN WILLIAM DEERING'S

SURRENDEN SUBDIVISION IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID WEST LINE OF LOT 159 BEING ALSO THE EAST LINE OF THE ALLEY WEST OF NORTH WINTHROP AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY WEST OF NORTH WINTHROP AVENUE TO THE SOUTH LINE OF LOT 1 IN THE SUBDIVISION OF LOTS 160 TO 169, INCLUSIVE, OF WILLIAM DEERING'S SURRENDEN SUBDIVISION IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 1 IN THE SUBDIVISION OF LOTS 160 TO 169, INCLUSIVE, OF WILLIAM DEERING'S SURRENDEN SUBDIVISION AND ALONG THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF NORTH WINTHROP AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF NORTH WINTHROP AVENUE TO THE SOUTH LINE OF LOT 6 IN THE SUBDIVISION OF LOTS 150 TO 157, INCLUSIVE, OF WILLIAM DEERING'S SURRENDEN SUBDIVISION IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 6 IN THE SUBDIVISION OF LOTS 150 TO 157, INCLUSIVE, OF WILLIAM DEERING'S SURRENDEN SUBDIVISION TO THE EAST LINE THEREOF, SAID EAST LINE OF LOT 6 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF NORTH KENMORE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY WEST OF NORTH KENMORE AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 102 IN WILLIAM DEERING'S SURRENDEN SUBDIVISION IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 102 IN WILLIAM DEERING'S SURRENDEN SUBDIVISION AND ALONG THE EASTERLY EXTENSION THEREOF, AND ALONG THE SOUTH LINE OF LOT 99 IN SAID WILLIAM DEERING'S SURRENDEN SUBDIVISION AND ALONG THE EASTERLY EXTENSION THEREOF TO THE WEST LINE OF LOTS 2 AND 3 IN SAID WILLIAM DEERING'S SURRENDEN SUBDIVISION, SAID WEST LINE OF LOTS 2 AND 3 IN WILLIAM DEERING'S SURRENDEN SUBDIVISION BEING ALSO THE EAST LINE OF THE ALLEY WEST OF NORTH SHERIDAN ROAD;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY WEST OF NORTH SHERIDAN ROAD TO THE SOUTH LINE OF LOT 8 IN SAID WILLIAM DEERING'S SURRENDEN SUBDIVISION IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 8 IN WILLIAM DEERING'S SURRENDEN SUBDIVISION TO THE WEST LINE OF NORTH SHERIDAN ROAD;

THENCE NORTH ALONG SAID WEST LINE OF NORTH SHERIDAN ROAD TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 3 IN HERDIEN-HOFFLUND & CARSON'S SUBDIVISION OF THE SOUTH SIX ACRES OF THE NORTH TEN ACRES OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 3 BEING ALSO THE NORTH LINE OF WEST LAKESIDE AVENUE;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND ALONG THE NORTH LINE OF WEST LAKESIDE AVENUE TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 20 IN HORACE A. GOODRICH'S SUBDIVISION OF THE SOUTH TEN RODS OF THE NORTH THIRTY RODS OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF LOT 20 IN HORACE A. GOODRICH'S SUBDIVISION AND ALONG THE EAST LINE OF LOT 21 IN SAID HORACE A. GOODRICH'S SUBDIVISION AND ALONG THE SOUTHERLY EXTENSION THEREOF AND ALONG THE EAST LINE OF LOT 20 IN J. A. W. REES SUBDIVISION OF THE SOUTH TEN RODS OF THE NORTH FORTY RODS OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND ALONG THE EAST LINE OF LOT 21 IN SAID J. A. W. REES SUBDIVISION TO THE NORTH LINE OF WEST LELAND AVENUE;

THENCE EAST ALONG SAID NORTH LINE OF WEST LELAND AVENUE TO THE EAST LINE OF NORTH CLARENDON AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF NORTH CLARENDON AVENUE TO THE SOUTH LINE OF WEST WILSON AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF WEST WILSON AVENUE TO THE WEST LINE OF THE EAST 19 FEET OF LOT 3 IN CHRISTIAN KURZ'S RESUBDIVISION OF LOTS 5 AND 6 IN RUFUS C. HALL'S SUBDIVISION IN THE

SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17,
TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 19 FEET OF LOT
3 IN CHRISTIAN KURZ'S RESUBDIVISION A DISTANCE OF 79.336 FEET, MORE
OR LESS, TO A NORTH LINE OF THE PARCEL OF PROPERTY BEARING PIN 14-
17-221-032;

THENCE WEST ALONG SAID NORTH LINE OF THE PARCEL OF
PROPERTY BEARING PIN 14-17-221-032 TO THE EAST LINE OF LOT 2 IN SAID
CHRISTIAN KURZ'S RESUBDIVISION;

THENCE SOUTH ALONG SAID EAST LINE OF LOT 2 IN CHRISTIAN
KURZ'S RESUBDIVISION AND ALONG THE SOUTHERLY EXTENSION
THEREOF TO THE CENTER LINE OF THE VACATED ALLEY LYING SOUTH OF
AND ADJOINING LOTS 2 THROUGH 6, INCLUSIVE, IN SAID CHRISTIAN KURZ'S
RESUBDIVISION;

THENCE EAST ALONG SAID CENTER LINE OF THE VACATED ALLEY
LYING SOUTH OF AND ADJOINING LOTS 2 THROUGH 6, INCLUSIVE, IN
CHRISTIAN KURZ'S RESUBDIVISION TO THE NORTHERLY EXTENSION OF
THE WEST LINE OF THAT PART OF LOT 1 IN CHRISTIAN KURZ'S
RESUBDIVISION BEARING PIN 14-17-221-029;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE
WEST LINE OF THAT PART OF LOT 1 IN CHRISTIAN KURZ'S RESUBDIVISION
BEARING PIN 14-17-221-029 TO THE SOUTH LINE OF SAID LOT 1 IN CHRISTIAN
KURZ'S RESUBDIVISION;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 1 IN CHRISTIAN
KURZ'S RESUBDIVISION TO THE WEST LINE OF THE EAST 59.6 FEET OF LOT 9
IN H. J. WALLINGFORD'S SUBDIVISION OF THE 15 RODS SOUTH OF AND
ADJACENT TO THE NORTH 95 RODS IN THE EAST HALF OF THE NORTHEAST
QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE
THIRD PRINCIPAL MERIDIAN;

THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 59.6 FEET OF
LOT 9 IN H. J. WALLINGFORD'S SUBDIVISION TO THE NORTH LINE OF WEST
WINDSOR AVENUE;

THENCE EAST ALONG SAID NORTH LINE OF WEST WINDSOR AVENUE
TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 3 IN A. L.
BLETCH'S SUBDIVISION OF ALL OF LOT 11 AND (EXCEPT THE WEST 40.865
FEET THEREOF) OF LOT 12 IN H. J. WALLINGFORD'S SUBDIVISION OF THE 15
RODS SOUTH OF AND ADJACENT TO THE NORTH 95 RODS IN THE EAST HALF

OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE WEST LINE OF LOT 3 IN A. L. BLETCH'S SUBDIVISION TO THE NORTH LINE OF LOT 1 IN A. T. GALT'S SHERIDAN ROAD SUBDIVISION IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID NORTH LINE OF LOT 1 IN A. T. GALT'S SHERIDAN ROAD SUBDIVISION AND ALONG THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF NORTH CLARENDON AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF NORTH CLARENDON AVENUE TO THE SOUTH LINE OF WEST MONTROSE AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF WEST MONTROSE AVENUE TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 15 IN BLOCK 2 OF JOHN N. YOUNG'S SUBDIVISION OF LOT 1 AND THE VACATED HALF OF THE STREET NORTH OF AND ADJACENT TO SAID LOT 1, IN THE SUPERIOR COURT PARTITION OF THE SOUTH 10 ACRES OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF LOT 15 IN BLOCK 2 OF JOHN N. YOUNG'S SUBDIVISION TO THE NORTH LINE OF SAID LOT 15;

THENCE EAST ALONG SAID NORTH LINE OF LOT 15 IN BLOCK 2 OF JOHN N. YOUNG'S SUBDIVISION TO THE SOUTHERLY EXTENSION OF THE CENTER LINE OF THE 10 FOOT PRIVATE ALLEY LYING WEST OF AND ADJOINING LOT 10 IN SAID BLOCK 2 OF JOHN N. YOUNG'S SUBDIVISION;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE CENTER LINE OF THE 10 FOOT PRIVATE ALLEY LYING WEST OF AND ADJOINING LOT 10 IN BLOCK 2 OF JOHN N. YOUNG'S SUBDIVISION TO THE SOUTH LINE OF WEST AGATITE AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF WEST AGATITE AVENUE TO THE EAST LINE OF NORTH SHERIDAN ROAD;

THENCE SOUTH ALONG SAID EAST LINE OF NORTH SHERIDAN ROAD TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE PARCEL OF PROPERTY BEARING PIN 14-17-403-023, SAID PROPERTY BEING PART OF LOT 3 AND ALL OF LOT 2 IN BLOCK 2 OF BUENA PARK SUBDIVISION OF PART OF

INGLEHART'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF THE PARCEL OF PROPERTY BEARING PIN 14-17-403-023 AND ALONG THE WESTERLY EXTENSION THEREOF TO THE EAST LINE OF LOT 44 IN AFORESAID BLOCK 2 OF BUENA PARK SUBDIVISION, SAID EAST LINE OF LOT 44 BEING ALSO THE WEST LINE OF THE ALLEY EAST OF NORTH KENMORE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY EAST OF NORTH KENMORE AVENUE TO THE SOUTH LINE OF WEST MONTROSE AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF WEST MONTROSE AVENUE TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 287 IN WILLIAM DEERING'S SURRENDEN SUBDIVISION IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 287 IN WILLIAM DEERING'S SURRENDEN SUBDIVISION BEING ALSO THE WEST LINE OF NORTH CLIFTON AVENUE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE EAST LINE OF LOT 287 IN WILLIAM DEERING'S SURRENDEN SUBDIVISION TO THE NORTH LINE OF SAID LOT 287, SAID NORTH LINE OF LOT 287 BEING ALSO THE SOUTH LINE OF THE ALLEY NORTH OF WEST MONTROSE AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY NORTH OF WEST MONTROSE AVENUE TO THE WEST LINE OF LOT 290 IN SAID WILLIAM DEERING'S SURRENDEN SUBDIVISION, SAID WEST LINE OF LOT 290 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF NORTH RACINE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF NORTH RACINE AVENUE AND ALONG THE SOUTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF WEST MONTROSE AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF WEST MONTROSE AVENUE TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 12 IN THE SUBDIVISION OF THE EAST 199 FEET OF THE SOUTH QUARTER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 12 BEING ALSO THE WEST LINE OF NORTH RACINE AVENUE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND ALONG THE WEST LINE OF NORTH RACINE AVENUE TO THE SOUTH LINE OF THE NORTH TEN FEET OF LOT 4 IN SAID SUBDIVISION OF THE EAST 199 FEET OF THE SOUTH QUARTER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH TEN FEET OF LOT 4 IN SAID SUBDIVISION OF THE EAST 199 FEET OF THE SOUTH QUARTER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN TO THE WEST LINE OF SAID LOT 4, SAID WEST LINE OF LOT 4 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF NORTH MAGNOLIA AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF NORTH MAGNOLIA AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 17 IN THE SUBDIVISION OF THE WEST 370.25 FEET OF THE EAST 569.25 FEET OF THE SOUTH QUARTER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 17 IN THE SUBDIVISION OF THE WEST 370.25 FEET OF THE EAST 569.25 FEET OF THE SOUTH QUARTER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN TO THE EAST LINE OF NORTH MAGNOLIA AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF NORTH MAGNOLIA AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 20 FEET OF LOT 34 IN SAID SUBDIVISION OF THE WEST 370.25 FEET OF THE EAST 569.25 FEET OF THE SOUTH QUARTER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE NORTH LINE OF THE SOUTH 20 FEET OF LOT 34 IN THE SUBDIVISION OF THE WEST 370.25 FEET OF THE EAST 569.25 FEET OF THE SOUTH QUARTER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND ALONG THE WESTERLY EXTENSION THEREOF TO THE EAST LINE OF LOT 39 IN THE SUBDIVISION OF THE SOUTH QUARTER OF THE EAST HALF OF THE NORTHWEST QUARTER, EXCEPT THE EAST 569.25 FEET THEREOF, OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL

MERIDIAN, SAID EAST LINE OF LOT 39 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF NORTH MAGNOLIA AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY WEST OF NORTH MAGNOLIA AVENUE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH TWO FEET OF LOT 30 IN AFORESAID SUBDIVISION OF THE WEST 370.25 FEET OF THE EAST 569.25 FEET OF THE SOUTH QUARTER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF THE SOUTH TWO FEET OF LOT 30 IN THE SUBDIVISION OF THE WEST 370.25 FEET OF THE EAST 569.25 FEET OF THE SOUTH QUARTER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN TO THE WEST LINE OF NORTH MAGNOLIA AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF NORTH MAGNOLIA AVENUE TO THE NORTH LINE OF THE SOUTH 20 FEET OF LOT 28 IN SAID SUBDIVISION OF THE WEST 370.25 FEET OF THE EAST 569.25 FEET OF THE SOUTH QUARTER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID NORTH LINE OF THE SOUTH 20 FEET OF LOT 28 IN THE SUBDIVISION OF THE WEST 370.25 FEET OF THE EAST 569.25 FEET OF THE SOUTH QUARTER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND ALONG THE WESTERLY EXTENSION THEREOF TO THE EAST LINE OF LOT 45 IN AFORESAID SUBDIVISION OF THE SOUTH QUARTER OF THE EAST HALF OF THE NORTHWEST QUARTER, EXCEPT THE EAST 569.25 FEET THEREOF, OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 45 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF NORTH MAGNOLIA AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY WEST OF NORTH MAGNOLIA AVENUE TO THE NORTH LINE OF WEST SUNNYSIDE AVENUE;

THENCE EAST ALONG SAID NORTH LINE OF WEST SUNNYSIDE AVENUE TO THE EAST LINE OF LOT 37 IN SHERIDAN DRIVE SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 17 TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 37 BEING ALSO THE WEST LINE OF THE ALLEY EAST OF NORTH MAGNOLIA AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY EAST OF NORTH MAGNOLIA AVENUE TO THE SOUTH LINE OF LOT 46 IN SAID SHERIDAN DRIVE SUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE OF LOT 46 IN SHERIDAN DRIVE SUBDIVISION AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF NORTH MAGNOLIA AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF NORTH MAGNOLIA AVENUE TO THE POINT OF BEGINNING AT THE NORTH LINE OF WEST WILSON AVENUE.

ALL IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.

*Appendix 2:
Eligibility Factors By Block Table*

Appendix 2: Block-by-Block Distribution of Eligibility Factors

(1) xx signifies those factors present to a major extent.

(2) x signifies those supporting factors present to minor extent.

(3) Gray shaded columns indicate that these factors are not present within the proposed RPA to either a minor or major extent.

| Number of Blocks | Sidwell Block Numbers | | Age | Dilapidation | Obsolrescence | Deterioration | Illegal Use | Below Minimum Code | Abandonment | Excessive Vacancies | Overcrowding | Lack of Vent, Lights, or Sanitary Facilities | Adequate Utilities | Land Coverage | Deterious Land Use or Layout | Lack of Community Planning | Lack of Growth in EAV* | |
|------------------|-----------------------|----|-----|--------------|---------------|---------------|-------------|--------------------|-------------|---------------------|--------------|--|--------------------|---------------|------------------------------|----------------------------|------------------------|--|
| | 1 | 2 | | | | | | | | | | | | | | | | |
| 1 | 14 | 17 | 111 | | | | | | | | | | | | | | | |
| 2 | 14 | 17 | 118 | | xx | | | xx | | | | xx | | | | | | |
| 3 | 14 | 17 | 124 | | xx | | | xx | | | | xx | | | | | | |
| 4 | 14 | 17 | 125 | | xx | | | xx | | | | xx | | | | | | |
| 5 | 14 | 17 | 201 | | xx | | | xx | | | | xx | | | | | | |
| 6 | 14 | 17 | 202 | | xx | | | xx | | | | xx | | | | | | |
| 7 | 14 | 17 | 203 | | xx | | | xx | | | | xx | | | | | | |
| 8 | 14 | 17 | 206 | | xx | | | xx | | | | xx | | | | | | |
| 9 | 14 | 17 | 207 | | xx | | | xx | | | | xx | | | | | | |
| 10 | 14 | 17 | 208 | | xx | | | xx | | | | xx | | | | | | |
| 11 | 14 | 17 | 209 | | xx | | | xx | | | | xx | | | | | | |
| 12 | 14 | 17 | 210 | | xx | | | xx | | | | xx | | | | | | |
| 13 | 14 | 17 | 211 | | | | | | | | | | | | | | | |
| 14 | 14 | 17 | 212 | | xx | | | xx | | | | xx | | | | | | |
| 15 | 14 | 17 | 213 | | xx | | | xx | | | | xx | | | | | | |
| 16 | 14 | 17 | 214 | | xx | | | xx | | | | xx | | | | | | |
| 17 | 14 | 17 | 215 | | xx | | | xx | | | | xx | | | | | | |
| 18 | 14 | 17 | 216 | | | | | | | | | | | | | | | |
| 19 | 14 | 17 | 217 | | | | | | | | | | | | | | | |
| 20 | 14 | 17 | 218 | | xx | | | xx | | | | xx | | | | | | |
| 21 | 14 | 17 | 219 | | xx | | | xx | | | | xx | | | | | | |
| 22 | 14 | 17 | 220 | | xx | | | xx | | | | xx | | | | | | |
| 23 | 14 | 17 | 221 | | xx | | | xx | | | | xx | | | | | | |
| 24 | 14 | 17 | 222 | | | | | | | | | | | | | | | |
| 25 | 14 | 17 | 223 | | xx | | | xx | | | | xx | | | | | | |
| 26 | 14 | 17 | 224 | | xx | | | xx | | | | xx | | | | | | |
| 27 | 14 | 17 | 225 | | xx | | | xx | | | | xx | | | | | | |

Appendix 2: Block-by-Block Distribution of Eligibility Factors

- (1) xx signifies those factors present to a major extent.
- (2) x signifies those supporting factors present to minor extent.
- (3) Gray shaded columns indicate that these factors are not present within the proposed RPA to either a minor or major extent.

| Number of Blocks | Sidwell Block Numbers | | Age | Dilapidation | Obsolescence | Deterioration | Illegal Use | Below Minimum Code | Abandonment | Excessive Vacancies | Overcrowding | Lack of Vent, Light, or Sanitary Facilities | Adequate Utilities | Land Coverage | Deterious Land Use or Layout | Lack of Community Planning | Lack of Growth in EAV* |
|--------------------------|-----------------------|----|-----|--------------|--------------|---------------|-------------|--------------------|-------------|---------------------|--------------|---|--------------------|---------------|------------------------------|----------------------------|--|
| | 14 | 17 | | | | | | | | | | | | | | | |
| 28 | 14 | 17 | 227 | xx | | xx | | xx | | | | | xx | | | | N/A |
| 29 | 14 | 17 | 227 | xx | | xx | | xx | | | | | xx | | | | N/A |
| 30 | 14 | 17 | 228 | xx | | xx | | xx | | | | | xx | | | | N/A |
| 31 | 14 | 17 | 229 | xx | | | | xx | | | | | xx | | | | N/A |
| 32 | 14 | 17 | 403 | | | | | | | | | | | | | | N/A |
| 33 | 14 | 17 | 419 | | | | | | | | | | | | | | N/A |
| 34 | 14 | 17 | 500 | xx | | xx | | | | | | | | | | | N/A |
| Total Blocks | | | 28 | | | 22 | | 25 | | | | | 24 | | 19 | 34 | Area as a whole qualified in four out of the last five years |
| % of Total Blocks | | | 82% | | | 65% | | 74% | | | | | 71% | | 56% | 100% | |

* EAV growth was calculated on an aggregate basis for the RPA as a whole. The area qualified for the Lack of Growth in EAV factor in four out of the last five years.

*Appendix 3:
Acquisition Parcels*

Parcels Recommended for Acquisition By Permanent Index Number (PIN)

| No. | PIN | Property Address | Use |
|-----|----------------------------|------------------|------------------------------|
| 1 | 14 - 17 - 217 - 017 - 0000 | 4458 N. Broadway | Aldi Supermarket |
| 2 | 14 - 17 - 217 - 020 - 0000 | 4430 N. Broadway | Vacant Land |
| 3 | 14 - 17 - 217 - 021 - 0000 | 4442 N. Broadway | Aldi Supermarket Parking Lot |

*Appendix 4:
Summary of EAV (by PIN)*

Summary of 1999 EAV By Permanent Index Number (PIN)

| | PIN Number | | | | | | Assessed Value 1999 (AV) | Equalized Assessed Value 1999 (EAV) |
|----|------------|---|----|---|-----|--------------|-----------------------------|---|
| 1 | 14 | - | 17 | - | 111 | - 017 - 0000 | \$ 84,133 | \$ 189,341 |
| 2 | 14 | - | 17 | - | 111 | - 021 - 0000 | EX | EX |
| 3 | 14 | - | 17 | - | 118 | - 022 - 0000 | \$ 144,377 | \$ 324,920 |
| 4 | 14 | - | 17 | - | 118 | - 023 - 0000 | EX | EX |
| 5 | 14 | - | 17 | - | 124 | - 010 - 0000 | EX | EX |
| 6 | 14 | - | 17 | - | 124 | - 011 - 0000 | EX | EX |
| 7 | 14 | - | 17 | - | 124 | - 012 - 0000 | \$ 34,456 | \$ 77,543 |
| 8 | 14 | - | 17 | - | 124 | - 015 - 0000 | \$ 20,810 | \$ 46,833 |
| 9 | 14 | - | 17 | - | 124 | - 016 - 0000 | \$ 162,574 | \$ 365,873 |
| 10 | 14 | - | 17 | - | 125 | - 001 - 0000 | \$ 98,937 | \$ 222,658 |
| 11 | 14 | - | 17 | - | 125 | - 002 - 0000 | \$ 34,489 | \$ 77,617 |
| 12 | 14 | - | 17 | - | 125 | - 003 - 0000 | EX | EX |
| 13 | 14 | - | 17 | - | 125 | - 004 - 0000 | EX | EX |
| 14 | 14 | - | 17 | - | 125 | - 010 - 0000 | EX | EX |
| 15 | 14 | - | 17 | - | 125 | - 011 - 0000 | EX | EX |
| 16 | 14 | - | 17 | - | 125 | - 019 - 0000 | EX | EX |
| 17 | 14 | - | 17 | - | 201 | - 007 - 0000 | EX | EX |
| 18 | 14 | - | 17 | - | 201 | - 008 - 0000 | \$ 16,523 | \$ 37,185 |
| 19 | 14 | - | 17 | - | 201 | - 009 - 0000 | EX | EX |
| 20 | 14 | - | 17 | - | 201 | - 010 - 0000 | \$ 4,575 | \$ 10,296 |
| 21 | 14 | - | 17 | - | 201 | - 011 - 0000 | EX | EX |
| 22 | 14 | - | 17 | - | 201 | - 012 - 0000 | \$ 4,575 | \$ 10,296 |
| 23 | 14 | - | 17 | - | 201 | - 013 - 0000 | \$ 21,091 | \$ 47,465 |
| 24 | 14 | - | 17 | - | 201 | - 014 - 0000 | \$ 17,694 | \$ 39,820 |
| 25 | 14 | - | 17 | - | 201 | - 015 - 0000 | \$ 4,578 | \$ 10,303 |
| 26 | 14 | - | 17 | - | 201 | - 016 - 0000 | \$ 139,748 | \$ 314,503 |
| 27 | 14 | - | 17 | - | 202 | - 002 - 0000 | \$ 21,506 | \$ 48,399 |
| 28 | 14 | - | 17 | - | 202 | - 003 - 0000 | \$ 17,014 | \$ 38,290 |
| 29 | 14 | - | 17 | - | 202 | - 004 - 0000 | \$ 18,666 | \$ 42,008 |
| 30 | 14 | - | 17 | - | 202 | - 005 - 0000 | \$ 4,650 | \$ 10,465 |
| 31 | 14 | - | 17 | - | 202 | - 006 - 0000 | \$ 23,933 | \$ 53,861 |
| 32 | 14 | - | 17 | - | 202 | - 007 - 0000 | \$ 200,094 | \$ 450,312 |
| 33 | 14 | - | 17 | - | 202 | - 009 - 0000 | EX | EX |
| 34 | 14 | - | 17 | - | 202 | - 013 - 0000 | \$ 26,943 | \$ 60,635 |
| 35 | 14 | - | 17 | - | 202 | - 014 - 0000 | \$ 21,096 | \$ 47,477 |
| 36 | 14 | - | 17 | - | 202 | - 015 - 0000 | \$ 17,824 | \$ 40,113 |
| 37 | 14 | - | 17 | - | 202 | - 016 - 0000 | \$ 24,978 | \$ 56,213 |
| 38 | 14 | - | 17 | - | 202 | - 017 - 0000 | \$ 19,859 | \$ 44,693 |
| 39 | 14 | - | 17 | - | 202 | - 019 - 0000 | \$ 22,584 | \$ 50,825 |
| 40 | 14 | - | 17 | - | 202 | - 020 - 0000 | EX | EX |
| 41 | 14 | - | 17 | - | 202 | - 021 - 0000 | \$ 16,869 | \$ 37,964 |
| 42 | 14 | - | 17 | - | 202 | - 022 - 1001 | \$ 10,639 | \$ 23,943 |
| 43 | 14 | - | 17 | - | 202 | - 022 - 1002 | \$ 6,380 | \$ 14,358 |
| 44 | 14 | - | 17 | - | 202 | - 022 - 1003 | \$ 6,380 | \$ 14,358 |
| 45 | 14 | - | 17 | - | 202 | - 022 - 1004 | \$ 11,290 | \$ 25,408 |
| 46 | 14 | - | 17 | - | 202 | - 022 - 1005 | \$ 6,934 | \$ 15,605 |
| 47 | 14 | - | 17 | - | 202 | - 022 - 1006 | \$ 6,934 | \$ 15,605 |
| 48 | 14 | - | 17 | - | 202 | - 023 - 1001 | \$ 10,299 | \$ 23,178 |
| 49 | 14 | - | 17 | - | 202 | - 023 - 1002 | \$ 11,651 | \$ 26,221 |

| | PIN Number | | | | | | Assessed Value 1999 (AV) | Equalized Assessed Value 1999 (EAV) | | | | | |
|----|------------|---|----|---|-----|---|-----------------------------|---|------|----|---------|----|---------|
| 50 | 14 | - | 17 | - | 202 | - | 023 | - | 1003 | \$ | 10,299 | \$ | 23,178 |
| 51 | 14 | - | 17 | - | 202 | - | 023 | - | 1004 | \$ | 10,299 | \$ | 23,178 |
| 52 | 14 | - | 17 | - | 202 | - | 023 | - | 1005 | \$ | 10,299 | \$ | 23,178 |
| 53 | 14 | - | 17 | - | 202 | - | 023 | - | 1006 | \$ | 10,299 | \$ | 23,178 |
| 54 | 14 | - | 17 | - | 202 | - | 024 | - | 1001 | \$ | 11,474 | \$ | 25,822 |
| 55 | 14 | - | 17 | - | 202 | - | 024 | - | 1002 | \$ | 15,872 | \$ | 35,720 |
| 56 | 14 | - | 17 | - | 202 | - | 024 | - | 1003 | \$ | 16,427 | \$ | 36,969 |
| 57 | 14 | - | 17 | - | 202 | - | 024 | - | 1004 | \$ | 16,879 | \$ | 37,986 |
| 58 | 14 | - | 17 | - | 202 | - | 024 | - | 1005 | \$ | 11,474 | \$ | 25,822 |
| 59 | 14 | - | 17 | - | 202 | - | 024 | - | 1006 | \$ | 15,872 | \$ | 35,720 |
| 60 | 14 | - | 17 | - | 202 | - | 024 | - | 1007 | \$ | 16,427 | \$ | 36,969 |
| 61 | 14 | - | 17 | - | 202 | - | 024 | - | 1008 | \$ | 16,879 | \$ | 37,986 |
| 62 | 14 | - | 17 | - | 202 | - | 024 | - | 1009 | \$ | 891 | \$ | 2,005 |
| 63 | 14 | - | 17 | - | 202 | - | 024 | - | 1010 | \$ | 891 | \$ | 2,005 |
| 64 | 14 | - | 17 | - | 202 | - | 024 | - | 1011 | \$ | 891 | \$ | 2,005 |
| 65 | 14 | - | 17 | - | 202 | - | 024 | - | 1012 | \$ | 700 | \$ | 1,575 |
| 66 | 14 | - | 17 | - | 202 | - | 024 | - | 1013 | \$ | 700 | \$ | 1,575 |
| 67 | 14 | - | 17 | - | 202 | - | 024 | - | 1014 | \$ | 700 | \$ | 1,575 |
| 68 | 14 | - | 17 | - | 202 | - | 024 | - | 1015 | \$ | 700 | \$ | 1,575 |
| 69 | 14 | - | 17 | - | 202 | - | 024 | - | 1016 | \$ | 700 | \$ | 1,575 |
| 70 | 14 | - | 17 | - | 203 | - | 002 | - | 0000 | \$ | 22,901 | \$ | 51,539 |
| 71 | 14 | - | 17 | - | 203 | - | 005 | - | 0000 | \$ | 61,535 | \$ | 138,485 |
| 72 | 14 | - | 17 | - | 203 | - | 006 | - | 0000 | \$ | 51,241 | \$ | 115,318 |
| 73 | 14 | - | 17 | - | 203 | - | 007 | - | 0000 | \$ | 16,565 | \$ | 37,280 |
| 74 | 14 | - | 17 | - | 203 | - | 008 | - | 0000 | \$ | 19,719 | \$ | 44,378 |
| 75 | 14 | - | 17 | - | 203 | - | 009 | - | 0000 | \$ | 24,865 | \$ | 55,959 |
| 76 | 14 | - | 17 | - | 203 | - | 010 | - | 0000 | \$ | 5,120 | \$ | 11,523 |
| 77 | 14 | - | 17 | - | 203 | - | 011 | - | 0000 | \$ | 83,478 | \$ | 187,867 |
| 78 | 14 | - | 17 | - | 203 | - | 012 | - | 0000 | \$ | 94,899 | \$ | 213,570 |
| 79 | 14 | - | 17 | - | 203 | - | 016 | - | 0000 | \$ | 3,434 | \$ | 7,728 |
| 80 | 14 | - | 17 | - | 203 | - | 017 | - | 0000 | \$ | 53,321 | \$ | 119,999 |
| 81 | 14 | - | 17 | - | 203 | - | 018 | - | 0000 | \$ | 152,395 | \$ | 342,965 |
| 82 | 14 | - | 17 | - | 203 | - | 019 | - | 1001 | \$ | 11,601 | \$ | 26,108 |
| 83 | 14 | - | 17 | - | 203 | - | 019 | - | 1002 | \$ | 11,601 | \$ | 26,108 |
| 84 | 14 | - | 17 | - | 203 | - | 019 | - | 1003 | \$ | 12,649 | \$ | 28,467 |
| 85 | 14 | - | 17 | - | 203 | - | 019 | - | 1004 | \$ | 12,649 | \$ | 28,467 |
| 86 | 14 | - | 17 | - | 203 | - | 019 | - | 1005 | \$ | 12,649 | \$ | 28,467 |
| 87 | 14 | - | 17 | - | 203 | - | 019 | - | 1006 | \$ | 12,649 | \$ | 28,467 |
| 88 | 14 | - | 17 | - | 203 | - | 020 | - | 1001 | \$ | 18,372 | \$ | 41,346 |
| 89 | 14 | - | 17 | - | 203 | - | 020 | - | 1002 | \$ | 18,372 | \$ | 41,346 |
| 90 | 14 | - | 17 | - | 203 | - | 020 | - | 1003 | \$ | 15,470 | \$ | 34,815 |
| 91 | 14 | - | 17 | - | 203 | - | 020 | - | 1004 | \$ | 15,470 | \$ | 34,815 |
| 92 | 14 | - | 17 | - | 203 | - | 020 | - | 1005 | \$ | 16,438 | \$ | 36,994 |
| 93 | 14 | - | 17 | - | 203 | - | 020 | - | 1006 | \$ | 16,438 | \$ | 36,994 |
| 94 | 14 | - | 17 | - | 203 | - | 020 | - | 1007 | \$ | 966 | \$ | 2,174 |
| 95 | 14 | - | 17 | - | 203 | - | 020 | - | 1008 | \$ | 966 | \$ | 2,174 |
| 96 | 14 | - | 17 | - | 203 | - | 020 | - | 1009 | \$ | 966 | \$ | 2,174 |
| 97 | 14 | - | 17 | - | 203 | - | 020 | - | 1010 | \$ | 966 | \$ | 2,174 |
| 98 | 14 | - | 17 | - | 203 | - | 020 | - | 1011 | \$ | 966 | \$ | 2,174 |
| 99 | 14 | - | 17 | - | 206 | - | 001 | - | 0000 | \$ | 17,200 | \$ | 38,709 |

| | PIN Number | | | | | | Assessed Value 1999 (AV) | Equalized Assessed Value 1999 (EAV) |
|-----|------------|---|----|---|-----|--------------|-----------------------------|---|
| 100 | 14 | - | 17 | - | 206 | - 002 - 0000 | \$ 165,031 | \$ 371,402 |
| 101 | 14 | - | 17 | - | 206 | - 054 - 0000 | \$ 66,679 | \$ 150,061 |
| 102 | 14 | - | 17 | - | 207 | - 003 - 0000 | EX | EX |
| 103 | 14 | - | 17 | - | 207 | - 004 - 0000 | EX | EX |
| 104 | 14 | - | 17 | - | 207 | - 006 - 0000 | \$ 465,547 | \$ 1,047,714 |
| 105 | 14 | - | 17 | - | 207 | - 009 - 0000 | \$ 148,516 | \$ 334,235 |
| 106 | 14 | - | 17 | - | 207 | - 010 - 0000 | \$ 28,161 | \$ 63,376 |
| 107 | 14 | - | 17 | - | 207 | - 011 - 0000 | EX | EX |
| 108 | 14 | - | 17 | - | 207 | - 012 - 0000 | \$ 3,166 | \$ 7,125 |
| 109 | 14 | - | 17 | - | 207 | - 013 - 0000 | \$ 5,827 | \$ 13,114 |
| 110 | 14 | - | 17 | - | 207 | - 014 - 0000 | \$ 32,368 | \$ 72,844 |
| 111 | 14 | - | 17 | - | 207 | - 015 - 0000 | \$ 45,173 | \$ 101,662 |
| 112 | 14 | - | 17 | - | 207 | - 016 - 0000 | \$ 13,512 | \$ 30,409 |
| 113 | 14 | - | 17 | - | 207 | - 017 - 0000 | \$ 61,493 | \$ 138,390 |
| 114 | 14 | - | 17 | - | 207 | - 018 - 0000 | EX | EX |
| 115 | 14 | - | 17 | - | 207 | - 019 - 0000 | \$ 9,530 | \$ 21,447 |
| 116 | 14 | - | 17 | - | 207 | - 020 - 0000 | \$ 66,409 | \$ 149,453 |
| 117 | 14 | - | 17 | - | 207 | - 021 - 0000 | \$ 64,403 | \$ 144,939 |
| 118 | 14 | - | 17 | - | 208 | - 001 - 0000 | \$ 51,975 | \$ 116,970 |
| 119 | 14 | - | 17 | - | 208 | - 002 - 0000 | \$ 37,564 | \$ 84,538 |
| 120 | 14 | - | 17 | - | 208 | - 003 - 0000 | \$ 113,453 | \$ 255,326 |
| 121 | 14 | - | 17 | - | 208 | - 004 - 0000 | \$ 119,692 | \$ 269,367 |
| 122 | 14 | - | 17 | - | 208 | - 005 - 0000 | \$ 68,208 | \$ 153,502 |
| 123 | 14 | - | 17 | - | 209 | - 001 - 0000 | \$ 152,261 | \$ 342,663 |
| 124 | 14 | - | 17 | - | 209 | - 002 - 0000 | \$ 19,760 | \$ 44,470 |
| 125 | 14 | - | 17 | - | 209 | - 003 - 0000 | \$ 29,071 | \$ 65,424 |
| 126 | 14 | - | 17 | - | 209 | - 004 - 0000 | \$ 28,876 | \$ 64,985 |
| 127 | 14 | - | 17 | - | 209 | - 005 - 0000 | \$ 43,932 | \$ 98,869 |
| 128 | 14 | - | 17 | - | 209 | - 006 - 0000 | \$ 104,637 | \$ 235,486 |
| 129 | 14 | - | 17 | - | 209 | - 007 - 0000 | \$ 37,495 | \$ 84,382 |
| 130 | 14 | - | 17 | - | 209 | - 008 - 0000 | \$ 33,771 | \$ 76,002 |
| 131 | 14 | - | 17 | - | 209 | - 009 - 0000 | \$ 33,857 | \$ 76,195 |
| 132 | 14 | - | 17 | - | 209 | - 010 - 0000 | \$ 18,400 | \$ 41,409 |
| 133 | 14 | - | 17 | - | 209 | - 011 - 0000 | \$ 31,309 | \$ 70,461 |
| 134 | 14 | - | 17 | - | 209 | - 012 - 0000 | \$ 77,959 | \$ 175,447 |
| 135 | 14 | - | 17 | - | 209 | - 013 - 0000 | \$ 46,800 | \$ 105,323 |
| 136 | 14 | - | 17 | - | 209 | - 014 - 0000 | \$ 46,800 | \$ 105,323 |
| 137 | 14 | - | 17 | - | 209 | - 015 - 0000 | \$ 46,800 | \$ 105,323 |
| 138 | 14 | - | 17 | - | 209 | - 016 - 0000 | \$ 132,379 | \$ 297,919 |
| 139 | 14 | - | 17 | - | 209 | - 017 - 0000 | \$ 7,836 | \$ 17,635 |
| 140 | 14 | - | 17 | - | 209 | - 018 - 0000 | \$ 2,557 | \$ 5,755 |
| 141 | 14 | - | 17 | - | 209 | - 019 - 0000 | \$ 13,316 | \$ 29,968 |
| 142 | 14 | - | 17 | - | 209 | - 020 - 0000 | \$ 842 | \$ 1,895 |
| 143 | 14 | - | 17 | - | 209 | - 021 - 0000 | \$ 2,448 | \$ 5,509 |
| 144 | 14 | - | 17 | - | 209 | - 022 - 0000 | \$ 2,382 | \$ 5,361 |
| 145 | 14 | - | 17 | - | 209 | - 023 - 0000 | \$ 2,316 | \$ 5,212 |
| 146 | 14 | - | 17 | - | 209 | - 024 - 0000 | \$ 21,520 | \$ 48,431 |
| 147 | 14 | - | 17 | - | 209 | - 025 - 0000 | \$ 20,821 | \$ 46,858 |
| 148 | 14 | - | 17 | - | 209 | - 026 - 0000 | \$ 6,859 | \$ 15,436 |
| 149 | 14 | - | 17 | - | 209 | - 027 - 0000 | \$ 2,108 | \$ 4,744 |

| | PIN Number | | | | | | Assessed Value 1999 (AV) | Equalized Assessed Value 1999 (EAV) |
|-----|------------|---|----|---|-----|--------------|-----------------------------|---|
| 150 | 14 | - | 17 | - | 209 | - 028 - 0000 | \$ 2,039 | \$ 4,589 |
| 151 | 14 | - | 17 | - | 209 | - 029 - 0000 | \$ 2,062 | \$ 4,641 |
| 152 | 14 | - | 17 | - | 209 | - 030 - 0000 | \$ 750 | \$ 1,688 |
| 153 | 14 | - | 17 | - | 209 | - 031 - 0000 | \$ 71,205 | \$ 160,247 |
| 154 | 14 | - | 17 | - | 209 | - 032 - 0000 | \$ 99,319 | \$ 223,517 |
| 155 | 14 | - | 17 | - | 209 | - 033 - 0000 | \$ 53,235 | \$ 119,805 |
| 156 | 14 | - | 17 | - | 209 | - 034 - 0000 | \$ 150,050 | \$ 337,688 |
| 157 | 14 | - | 17 | - | 209 | - 035 - 0000 | \$ 26,181 | \$ 58,920 |
| 158 | 14 | - | 17 | - | 210 | - 001 - 0000 | EX | EX |
| 159 | 14 | - | 17 | - | 210 | - 002 - 0000 | \$ 29,623 | \$ 66,667 |
| 160 | 14 | - | 17 | - | 210 | - 003 - 0000 | \$ 21,860 | \$ 49,196 |
| 161 | 14 | - | 17 | - | 210 | - 004 - 0000 | \$ 18,265 | \$ 41,105 |
| 162 | 14 | - | 17 | - | 210 | - 005 - 0000 | \$ 2,597 | \$ 5,845 |
| 163 | 14 | - | 17 | - | 210 | - 006 - 0000 | EX | EX |
| 164 | 14 | - | 17 | - | 210 | - 007 - 0000 | EX | EX |
| 165 | 14 | - | 17 | - | 210 | - 008 - 0000 | \$ 27,315 | \$ 61,472 |
| 166 | 14 | - | 17 | - | 210 | - 011 - 0000 | \$ 24,485 | \$ 55,103 |
| 167 | 14 | - | 17 | - | 210 | - 012 - 0000 | \$ 15,950 | \$ 35,895 |
| 168 | 14 | - | 17 | - | 210 | - 013 - 0000 | \$ 21,879 | \$ 49,239 |
| 169 | 14 | - | 17 | - | 210 | - 015 - 0000 | \$ 21,361 | \$ 48,073 |
| 170 | 14 | - | 17 | - | 210 | - 016 - 0000 | \$ 15,812 | \$ 35,585 |
| 171 | 14 | - | 17 | - | 210 | - 017 - 0000 | \$ 31,934 | \$ 71,867 |
| 172 | 14 | - | 17 | - | 210 | - 019 - 0000 | \$ 27,419 | \$ 61,706 |
| 173 | 14 | - | 17 | - | 210 | - 020 - 1001 | \$ 12,153 | \$ 27,350 |
| 174 | 14 | - | 17 | - | 210 | - 020 - 1002 | \$ 17,409 | \$ 39,179 |
| 175 | 14 | - | 17 | - | 210 | - 020 - 1003 | \$ 9,033 | \$ 20,329 |
| 176 | 14 | - | 17 | - | 210 | - 020 - 1004 | \$ 9,033 | \$ 20,329 |
| 177 | 14 | - | 17 | - | 210 | - 020 - 1005 | \$ 9,033 | \$ 20,329 |
| 178 | 14 | - | 17 | - | 210 | - 020 - 1006 | \$ 9,033 | \$ 20,329 |
| 179 | 14 | - | 17 | - | 210 | - 021 - 1001 | \$ 12,252 | \$ 27,573 |
| 180 | 14 | - | 17 | - | 210 | - 021 - 1002 | \$ 7,810 | \$ 17,576 |
| 181 | 14 | - | 17 | - | 210 | - 021 - 1003 | \$ 7,810 | \$ 17,576 |
| 182 | 14 | - | 17 | - | 210 | - 021 - 1004 | \$ 10,109 | \$ 22,750 |
| 183 | 14 | - | 17 | - | 210 | - 021 - 1005 | \$ 10,109 | \$ 22,750 |
| 184 | 14 | - | 17 | - | 210 | - 021 - 1006 | \$ 10,300 | \$ 23,180 |
| 185 | 14 | - | 17 | - | 210 | - 021 - 1007 | \$ 10,300 | \$ 23,180 |
| 186 | 14 | - | 17 | - | 210 | - 021 - 1008 | \$ 10,491 | \$ 23,610 |
| 187 | 14 | - | 17 | - | 210 | - 021 - 1009 | \$ 6,011 | \$ 13,528 |
| 188 | 14 | - | 17 | - | 210 | - 021 - 1010 | \$ 6,011 | \$ 13,528 |
| 189 | 14 | - | 17 | - | 210 | - 021 - 1011 | \$ 10,414 | \$ 23,437 |
| 190 | 14 | - | 17 | - | 210 | - 021 - 1012 | \$ 5,896 | \$ 13,269 |
| 191 | 14 | - | 17 | - | 210 | - 021 - 1013 | \$ 5,896 | \$ 13,269 |
| 192 | 14 | - | 17 | - | 210 | - 022 - 1001 | \$ 7,955 | \$ 17,903 |
| 193 | 14 | - | 17 | - | 210 | - 022 - 1002 | \$ 10,769 | \$ 24,236 |
| 194 | 14 | - | 17 | - | 210 | - 022 - 1003 | \$ 8,250 | \$ 18,567 |
| 195 | 14 | - | 17 | - | 210 | - 022 - 1004 | \$ 8,250 | \$ 18,567 |
| 196 | 14 | - | 17 | - | 210 | - 022 - 1005 | \$ 8,250 | \$ 18,567 |
| 197 | 14 | - | 17 | - | 210 | - 022 - 1006 | \$ 8,250 | \$ 18,567 |
| 198 | 14 | - | 17 | - | 210 | - 023 - 1001 | \$ 15,479 | \$ 34,835 |
| 199 | 14 | - | 17 | - | 210 | - 023 - 1002 | \$ 14,498 | \$ 32,628 |

| | PIN Number | | | | | | Assessed Value 1999 (AV) | Equalized Assessed Value 1999 (EAV) | | | | | |
|-----|------------|---|----|---|-----|---|-----------------------------|---|------|----|-----------|----|-----------|
| 200 | 14 | - | 17 | - | 210 | - | 023 | - | 1003 | \$ | 14,989 | \$ | 33,733 |
| 201 | 14 | - | 17 | - | 210 | - | 023 | - | 1004 | \$ | 14,989 | \$ | 33,733 |
| 202 | 14 | - | 17 | - | 210 | - | 023 | - | 1005 | \$ | 15,479 | \$ | 34,835 |
| 203 | 14 | - | 17 | - | 211 | - | 004 | - | 0000 | | EX | | EX |
| 204 | 14 | - | 17 | - | 211 | - | 005 | - | 0000 | \$ | 28,431 | \$ | 63,984 |
| 205 | 14 | - | 17 | - | 211 | - | 006 | - | 0000 | \$ | 19,672 | \$ | 44,272 |
| 206 | 14 | - | 17 | - | 211 | - | 007 | - | 0000 | \$ | 3,497 | \$ | 7,870 |
| 207 | 14 | - | 17 | - | 211 | - | 008 | - | 0000 | \$ | 20,126 | \$ | 45,294 |
| 208 | 14 | - | 17 | - | 211 | - | 009 | - | 0000 | \$ | 4,122 | \$ | 9,277 |
| 209 | 14 | - | 17 | - | 211 | - | 010 | - | 0000 | \$ | 20,497 | \$ | 46,128 |
| 210 | 14 | - | 17 | - | 211 | - | 011 | - | 0000 | \$ | 26,526 | \$ | 59,697 |
| 211 | 14 | - | 17 | - | 211 | - | 012 | - | 0000 | \$ | 27,480 | \$ | 61,844 |
| 212 | 14 | - | 17 | - | 211 | - | 013 | - | 0000 | \$ | 35,012 | \$ | 78,795 |
| 213 | 14 | - | 17 | - | 211 | - | 014 | - | 0000 | \$ | 126,283 | \$ | 284,200 |
| 214 | 14 | - | 17 | - | 211 | - | 015 | - | 0000 | \$ | 49,737 | \$ | 111,933 |
| 215 | 14 | - | 17 | - | 211 | - | 019 | - | 0000 | \$ | 169,791 | \$ | 382,115 |
| 216 | 14 | - | 17 | - | 211 | - | 020 | - | 0000 | \$ | 1,351,264 | \$ | 3,041,020 |
| 217 | 14 | - | 17 | - | 211 | - | 021 | - | 1001 | \$ | 5,448 | \$ | 12,261 |
| 218 | 14 | - | 17 | - | 211 | - | 021 | - | 1002 | \$ | 5,442 | \$ | 12,247 |
| 219 | 14 | - | 17 | - | 211 | - | 021 | - | 1003 | \$ | 5,448 | \$ | 12,261 |
| 220 | 14 | - | 17 | - | 211 | - | 021 | - | 1004 | \$ | 4,949 | \$ | 11,138 |
| 221 | 14 | - | 17 | - | 211 | - | 021 | - | 1005 | \$ | 5,471 | \$ | 12,312 |
| 222 | 14 | - | 17 | - | 211 | - | 021 | - | 1006 | \$ | 5,442 | \$ | 12,247 |
| 223 | 14 | - | 17 | - | 211 | - | 021 | - | 1007 | \$ | 5,442 | \$ | 12,247 |
| 224 | 14 | - | 17 | - | 211 | - | 021 | - | 1008 | \$ | 5,442 | \$ | 12,247 |
| 225 | 14 | - | 17 | - | 211 | - | 021 | - | 1009 | \$ | 5,442 | \$ | 12,247 |
| 226 | 14 | - | 17 | - | 211 | - | 021 | - | 1010 | \$ | 5,448 | \$ | 12,261 |
| 227 | 14 | - | 17 | - | 211 | - | 021 | - | 1011 | \$ | 5,442 | \$ | 12,247 |
| 228 | 14 | - | 17 | - | 211 | - | 021 | - | 1012 | \$ | 5,927 | \$ | 13,339 |
| 229 | 14 | - | 17 | - | 212 | - | 007 | - | 0000 | \$ | 108,309 | \$ | 243,749 |
| 230 | 14 | - | 17 | - | 212 | - | 008 | - | 0000 | \$ | 30,546 | \$ | 68,744 |
| 231 | 14 | - | 17 | - | 212 | - | 009 | - | 0000 | \$ | 10,037 | \$ | 22,588 |
| 232 | 14 | - | 17 | - | 212 | - | 012 | - | 0000 | | EX | | EX |
| 233 | 14 | - | 17 | - | 212 | - | 016 | - | 0000 | \$ | 65,220 | \$ | 146,778 |
| 234 | 14 | - | 17 | - | 212 | - | 017 | - | 0000 | \$ | 177,298 | \$ | 399,009 |
| 235 | 14 | - | 17 | - | 212 | - | 018 | - | 0000 | \$ | 30,735 | \$ | 69,169 |
| 236 | 14 | - | 17 | - | 212 | - | 019 | - | 0000 | | EX | | EX |
| 237 | 14 | - | 17 | - | 212 | - | 020 | - | 0000 | | EX | | EX |
| 238 | 14 | - | 17 | - | 212 | - | 021 | - | 0000 | | EX | | EX |
| 239 | 14 | - | 17 | - | 212 | - | 022 | - | 0000 | | EX | | EX |
| 240 | 14 | - | 17 | - | 212 | - | 023 | - | 0000 | | EX | | EX |
| 241 | 14 | - | 17 | - | 212 | - | 025 | - | 0000 | | EX | | EX |
| 242 | 14 | - | 17 | - | 212 | - | 028 | - | 0000 | | EX | | EX |
| 243 | 14 | - | 17 | - | 212 | - | 029 | - | 0000 | | EX | | EX |
| 244 | 14 | - | 17 | - | 212 | - | 030 | - | 1001 | \$ | 16,191 | \$ | 36,438 |
| 245 | 14 | - | 17 | - | 212 | - | 030 | - | 1002 | \$ | 10,303 | \$ | 23,187 |
| 246 | 14 | - | 17 | - | 212 | - | 030 | - | 1003 | \$ | 10,303 | \$ | 23,187 |
| 247 | 14 | - | 17 | - | 212 | - | 030 | - | 1004 | \$ | 16,191 | \$ | 36,438 |
| 248 | 14 | - | 17 | - | 212 | - | 030 | - | 1005 | \$ | 10,303 | \$ | 23,187 |
| 249 | 14 | - | 17 | - | 212 | - | 030 | - | 1006 | \$ | 10,303 | \$ | 23,187 |

| | PIN Number | | | | | | Assessed Value 1999 (AV) | Equalized Assessed Value 1999 (EAV) |
|-----|------------|---|----|---|-----|--------------|-----------------------------|---|
| 250 | 14 | - | 17 | - | 213 | - 001 - 0000 | EX | EX |
| 251 | 14 | - | 17 | - | 213 | - 002 - 0000 | \$ 30,525 | \$ 68,697 |
| 252 | 14 | - | 17 | - | 213 | - 003 - 0000 | \$ 24,770 | \$ 55,745 |
| 253 | 14 | - | 17 | - | 213 | - 005 - 0000 | \$ 26,655 | \$ 59,987 |
| 254 | 14 | - | 17 | - | 213 | - 006 - 0000 | \$ 34,710 | \$ 78,115 |
| 255 | 14 | - | 17 | - | 213 | - 007 - 0000 | \$ 22,367 | \$ 50,337 |
| 256 | 14 | - | 17 | - | 213 | - 012 - 0000 | EX | EX |
| 257 | 14 | - | 17 | - | 213 | - 024 - 0000 | \$ 679,999 | \$ 1,530,338 |
| 258 | 14 | - | 17 | - | 213 | - 025 - 0000 | EX | EX |
| 259 | 14 | - | 17 | - | 213 | - 026 - 0000 | EX | EX |
| 260 | 14 | - | 17 | - | 213 | - 027 - 0000 | \$ 18,394 | \$ 41,396 |
| 261 | 14 | - | 17 | - | 213 | - 028 - 0000 | \$ 18,293 | \$ 41,168 |
| 262 | 14 | - | 17 | - | 214 | - 001 - 0000 | \$ 530,255 | \$ 1,193,339 |
| 263 | 14 | - | 17 | - | 214 | - 002 - 0000 | \$ 9,293 | \$ 20,914 |
| 264 | 14 | - | 17 | - | 214 | - 003 - 0000 | \$ 9,293 | \$ 20,914 |
| 265 | 14 | - | 17 | - | 214 | - 004 - 0000 | EX | EX |
| 266 | 14 | - | 17 | - | 214 | - 005 - 0000 | \$ 58,020 | \$ 130,574 |
| 267 | 14 | - | 17 | - | 214 | - 006 - 0000 | \$ 314,258 | \$ 707,238 |
| 268 | 14 | - | 17 | - | 214 | - 007 - 0000 | \$ 49,451 | \$ 111,289 |
| 269 | 14 | - | 17 | - | 214 | - 008 - 0000 | EX | EX |
| 270 | 14 | - | 17 | - | 214 | - 009 - 0000 | \$ 435,770 | \$ 980,700 |
| 271 | 14 | - | 17 | - | 214 | - 011 - 0000 | \$ 59,259 | \$ 133,362 |
| 272 | 14 | - | 17 | - | 214 | - 012 - 0000 | \$ 66,824 | \$ 150,387 |
| 273 | 14 | - | 17 | - | 214 | - 013 - 0000 | EX | EX |
| 274 | 14 | - | 17 | - | 214 | - 014 - 0000 | EX | EX |
| 275 | 14 | - | 17 | - | 214 | - 015 - 0000 | EX | EX |
| 276 | 14 | - | 17 | - | 214 | - 016 - 0000 | \$ 74,455 | \$ 167,561 |
| 277 | 14 | - | 17 | - | 214 | - 017 - 0000 | \$ 47,972 | \$ 107,961 |
| 278 | 14 | - | 17 | - | 214 | - 018 - 0000 | EX | EX |
| 279 | 14 | - | 17 | - | 214 | - 019 - 0000 | EX | EX |
| 280 | 14 | - | 17 | - | 214 | - 020 - 0000 | EX | EX |
| 281 | 14 | - | 17 | - | 215 | - 001 - 0000 | EX | EX |
| 282 | 14 | - | 17 | - | 215 | - 002 - 0000 | EX | EX |
| 283 | 14 | - | 17 | - | 215 | - 003 - 0000 | EX | EX |
| 284 | 14 | - | 17 | - | 215 | - 004 - 0000 | EX | EX |
| 285 | 14 | - | 17 | - | 215 | - 005 - 0000 | EX | EX |
| 286 | 14 | - | 17 | - | 215 | - 006 - 0000 | EX | EX |
| 287 | 14 | - | 17 | - | 215 | - 007 - 0000 | EX | EX |
| 288 | 14 | - | 17 | - | 215 | - 008 - 0000 | \$ 32,732 | \$ 73,663 |
| 289 | 14 | - | 17 | - | 215 | - 009 - 0000 | \$ 324,300 | \$ 729,837 |
| 290 | 14 | - | 17 | - | 215 | - 010 - 0000 | \$ 2,624 | \$ 5,905 |
| 291 | 14 | - | 17 | - | 215 | - 011 - 0000 | \$ 34,695 | \$ 78,081 |
| 292 | 14 | - | 17 | - | 215 | - 015 - 0000 | EX | EX |
| 293 | 14 | - | 17 | - | 215 | - 016 - 0000 | EX | EX |
| 294 | 14 | - | 17 | - | 215 | - 018 - 0000 | \$ 61,749 | \$ 138,966 |
| 295 | 14 | - | 17 | - | 215 | - 019 - 0000 | EX | EX |
| 296 | 14 | - | 17 | - | 215 | - 020 - 0000 | EX | EX |
| 297 | 14 | - | 17 | - | 215 | - 024 - 0000 | EX | EX |
| 298 | 14 | - | 17 | - | 215 | - 025 - 0000 | EX | EX |
| 299 | 14 | - | 17 | - | 216 | - 027 - 0000 | EX | EX |

| | PIN Number | | | | | | Assessed Value 1999 (AV) | Equalized Assessed Value 1999 (EAV) | |
|-----|------------|---|----|---|-----|---|-----------------------------|---|--------------|
| 300 | 14 | - | 17 | - | 217 | - | 012 - 0000 | \$ 103,983 | \$ 234,014 |
| 301 | 14 | - | 17 | - | 217 | - | 013 - 0000 | EX | EX |
| 302 | 14 | - | 17 | - | 217 | - | 014 - 0000 | EX | EX |
| 303 | 14 | - | 17 | - | 217 | - | 017 - 0000 | \$ 134,057 | \$ 301,695 |
| 304 | 14 | - | 17 | - | 217 | - | 020 - 0000 | \$ 28,761 | \$ 64,727 |
| 305 | 14 | - | 17 | - | 217 | - | 021 - 0000 | \$ 65,076 | \$ 146,454 |
| 306 | 14 | - | 17 | - | 217 | - | 022 - 0000 | \$ 148,169 | \$ 333,454 |
| 307 | 14 | - | 17 | - | 217 | - | 024 - 0000 | \$ 690,085 | \$ 1,553,036 |
| 308 | 14 | - | 17 | - | 217 | - | 027 - 8001 | EX | EX |
| 309 | 14 | - | 17 | - | 217 | - | 027 - 8002 | \$ 2,413 | \$ 5,430 |
| 310 | 14 | - | 17 | - | 217 | - | 028 - 0000 | EX | EX |
| 311 | 14 | - | 17 | - | 217 | - | 029 - 0000 | EX | EX |
| 312 | 14 | - | 17 | - | 218 | - | 001 - 0000 | \$ 117,300 | \$ 263,984 |
| 313 | 14 | - | 17 | - | 218 | - | 005 - 0000 | \$ 27,789 | \$ 62,539 |
| 314 | 14 | - | 17 | - | 218 | - | 006 - 0000 | \$ 214,412 | \$ 482,534 |
| 315 | 14 | - | 17 | - | 218 | - | 007 - 0000 | \$ 7,569 | \$ 17,034 |
| 316 | 14 | - | 17 | - | 218 | - | 008 - 0000 | \$ 7,706 | \$ 17,342 |
| 317 | 14 | - | 17 | - | 218 | - | 009 - 0000 | \$ 34,206 | \$ 76,981 |
| 318 | 14 | - | 17 | - | 218 | - | 010 - 0000 | \$ 69,677 | \$ 156,808 |
| 319 | 14 | - | 17 | - | 218 | - | 011 - 0000 | \$ 113,273 | \$ 254,921 |
| 320 | 14 | - | 17 | - | 218 | - | 014 - 0000 | \$ 1,706 | \$ 3,839 |
| 321 | 14 | - | 17 | - | 218 | - | 015 - 0000 | \$ 17,068 | \$ 38,412 |
| 322 | 14 | - | 17 | - | 218 | - | 016 - 0000 | \$ 108,200 | \$ 243,504 |
| 323 | 14 | - | 17 | - | 218 | - | 017 - 0000 | \$ 109,583 | \$ 246,617 |
| 324 | 14 | - | 17 | - | 219 | - | 002 - 0000 | EX | EX |
| 325 | 14 | - | 17 | - | 219 | - | 003 - 0000 | EX | EX |
| 326 | 14 | - | 17 | - | 219 | - | 004 - 0000 | EX | EX |
| 327 | 14 | - | 17 | - | 219 | - | 005 - 0000 | \$ 34,028 | \$ 76,580 |
| 328 | 14 | - | 17 | - | 219 | - | 006 - 0000 | \$ 29,322 | \$ 65,989 |
| 329 | 14 | - | 17 | - | 219 | - | 008 - 0000 | \$ 209,869 | \$ 472,310 |
| 330 | 14 | - | 17 | - | 219 | - | 009 - 0000 | \$ 45,746 | \$ 102,951 |
| 331 | 14 | - | 17 | - | 219 | - | 010 - 0000 | \$ 18,073 | \$ 40,673 |
| 332 | 14 | - | 17 | - | 219 | - | 011 - 0000 | EX | EX |
| 333 | 14 | - | 17 | - | 219 | - | 012 - 0000 | EX | EX |
| 334 | 14 | - | 17 | - | 219 | - | 013 - 0000 | \$ 79,863 | \$ 179,732 |
| 335 | 14 | - | 17 | - | 219 | - | 014 - 0000 | \$ 93,994 | \$ 211,533 |
| 336 | 14 | - | 17 | - | 219 | - | 015 - 0000 | EX | EX |
| 337 | 14 | - | 17 | - | 219 | - | 016 - 1001 | \$ 12,116 | \$ 27,267 |
| 338 | 14 | - | 17 | - | 219 | - | 016 - 1002 | \$ 11,570 | \$ 26,038 |
| 339 | 14 | - | 17 | - | 219 | - | 016 - 1003 | \$ 12,037 | \$ 27,089 |
| 340 | 14 | - | 17 | - | 219 | - | 016 - 1004 | \$ 10,932 | \$ 24,602 |
| 341 | 14 | - | 17 | - | 219 | - | 016 - 1005 | \$ 12,665 | \$ 28,503 |
| 342 | 14 | - | 17 | - | 219 | - | 016 - 1006 | \$ 12,116 | \$ 27,267 |
| 343 | 14 | - | 17 | - | 219 | - | 016 - 1007 | \$ 10,334 | \$ 23,257 |
| 344 | 14 | - | 17 | - | 219 | - | 016 - 1008 | \$ 11,248 | \$ 25,314 |
| 345 | 14 | - | 17 | - | 219 | - | 016 - 1009 | \$ 12,763 | \$ 28,723 |
| 346 | 14 | - | 17 | - | 219 | - | 016 - 1010 | \$ 11,908 | \$ 26,799 |
| 347 | 14 | - | 17 | - | 219 | - | 016 - 1011 | \$ 13,368 | \$ 30,085 |
| 348 | 14 | - | 17 | - | 219 | - | 016 - 1012 | \$ 12,032 | \$ 27,078 |
| 349 | 14 | - | 17 | - | 219 | - | 016 - 1013 | \$ 14,592 | \$ 32,839 |

| | PIN Number | | | | | | Assessed Value 1999 (AV) | Equalized Assessed Value 1999 (EAV) |
|-----|------------|---|----|---|-----|--------------|-----------------------------|---|
| 350 | 14 | - | 17 | - | 219 | - 016 - 1014 | \$ 10,265 | \$ 23,101 |
| 351 | 14 | - | 17 | - | 219 | - 016 - 1015 | \$ 14,986 | \$ 33,726 |
| 352 | 14 | - | 17 | - | 220 | - 001 - 0000 | \$ 106,266 | \$ 239,152 |
| 353 | 14 | - | 17 | - | 220 | - 002 - 0000 | \$ 28,542 | \$ 64,234 |
| 354 | 14 | - | 17 | - | 220 | - 003 - 0000 | \$ 274,456 | \$ 617,663 |
| 355 | 14 | - | 17 | - | 220 | - 004 - 0000 | \$ 165,811 | \$ 373,158 |
| 356 | 14 | - | 17 | - | 220 | - 005 - 0000 | \$ 72,531 | \$ 163,231 |
| 357 | 14 | - | 17 | - | 220 | - 006 - 0000 | \$ 32,439 | \$ 73,004 |
| 358 | 14 | - | 17 | - | 220 | - 007 - 0000 | \$ 76,883 | \$ 173,025 |
| 359 | 14 | - | 17 | - | 220 | - 008 - 0000 | \$ 474,591 | \$ 1,068,067 |
| 360 | 14 | - | 17 | - | 220 | - 009 - 0000 | \$ 401,001 | \$ 902,453 |
| 361 | 14 | - | 17 | - | 220 | - 010 - 0000 | \$ 120,082 | \$ 270,245 |
| 362 | 14 | - | 17 | - | 220 | - 011 - 0000 | \$ 62,033 | \$ 139,605 |
| 363 | 14 | - | 17 | - | 220 | - 012 - 0000 | \$ 22,694 | \$ 51,073 |
| 364 | 14 | - | 17 | - | 220 | - 015 - 0000 | \$ 76,681 | \$ 172,571 |
| 365 | 14 | - | 17 | - | 220 | - 016 - 0000 | \$ 58,665 | \$ 132,026 |
| 366 | 14 | - | 17 | - | 220 | - 017 - 0000 | \$ 94,155 | \$ 211,896 |
| 367 | 14 | - | 17 | - | 220 | - 018 - 1001 | \$ 9,247 | \$ 20,810 |
| 368 | 14 | - | 17 | - | 220 | - 018 - 1002 | \$ 8,370 | \$ 18,837 |
| 369 | 14 | - | 17 | - | 220 | - 018 - 1003 | \$ 8,370 | \$ 18,837 |
| 370 | 14 | - | 17 | - | 220 | - 018 - 1004 | \$ 8,887 | \$ 20,000 |
| 371 | 14 | - | 17 | - | 220 | - 018 - 1005 | \$ 8,370 | \$ 18,837 |
| 372 | 14 | - | 17 | - | 220 | - 018 - 1006 | \$ 8,370 | \$ 18,837 |
| 373 | 14 | - | 17 | - | 220 | - 019 - 1001 | \$ 14,010 | \$ 31,530 |
| 374 | 14 | - | 17 | - | 220 | - 019 - 1002 | \$ 14,010 | \$ 31,530 |
| 375 | 14 | - | 17 | - | 220 | - 019 - 1003 | \$ 14,010 | \$ 31,530 |
| 376 | 14 | - | 17 | - | 220 | - 019 - 1004 | \$ 14,010 | \$ 31,530 |
| 377 | 14 | - | 17 | - | 220 | - 019 - 1005 | \$ 14,010 | \$ 31,530 |
| 378 | 14 | - | 17 | - | 220 | - 019 - 1006 | \$ 14,010 | \$ 31,530 |
| 379 | 14 | - | 17 | - | 220 | - 019 - 1007 | \$ 13,231 | \$ 29,776 |
| 380 | 14 | - | 17 | - | 221 | - 001 - 0000 | EX | EX |
| 381 | 14 | - | 17 | - | 221 | - 002 - 0000 | \$ 12,480 | \$ 28,086 |
| 382 | 14 | - | 17 | - | 221 | - 003 - 0000 | EX | EX |
| 383 | 14 | - | 17 | - | 221 | - 004 - 0000 | EX | EX |
| 384 | 14 | - | 17 | - | 221 | - 005 - 0000 | EX | EX |
| 385 | 14 | - | 17 | - | 221 | - 006 - 0000 | \$ 33,521 | \$ 75,439 |
| 386 | 14 | - | 17 | - | 221 | - 013 - 0000 | EX | EX |
| 387 | 14 | - | 17 | - | 221 | - 014 - 0000 | EX | EX |
| 388 | 14 | - | 17 | - | 221 | - 015 - 0000 | \$ 8,029 | \$ 18,069 |
| 389 | 14 | - | 17 | - | 221 | - 016 - 0000 | EX | EX |
| 390 | 14 | - | 17 | - | 221 | - 017 - 0000 | \$ 20,607 | \$ 46,376 |
| 391 | 14 | - | 17 | - | 221 | - 018 - 0000 | \$ 20,604 | \$ 46,369 |
| 392 | 14 | - | 17 | - | 221 | - 019 - 0000 | \$ 5,259 | \$ 11,835 |
| 393 | 14 | - | 17 | - | 221 | - 020 - 0000 | \$ 13,267 | \$ 29,857 |
| 394 | 14 | - | 17 | - | 221 | - 021 - 0000 | \$ 16,813 | \$ 37,838 |
| 395 | 14 | - | 17 | - | 221 | - 022 - 0000 | \$ 10,487 | \$ 23,601 |
| 396 | 14 | - | 17 | - | 221 | - 023 - 0000 | \$ 13,882 | \$ 31,241 |
| 397 | 14 | - | 17 | - | 221 | - 024 - 0000 | \$ 14,755 | \$ 33,206 |
| 398 | 14 | - | 17 | - | 221 | - 031 - 0000 | EX | EX |
| 399 | 14 | - | 17 | - | 222 | - 001 - 0000 | \$ 50,736 | \$ 114,181 |

| | PIN Number | | | | | | Assessed Value 1999 (AV) | Equalized Assessed Value 1999 (EAV) |
|-----|------------|---|----|---|-----|--------------|-----------------------------|---|
| 400 | 14 | - | 17 | - | 222 | - 002 - 0000 | \$ 25,679 | \$ 57,791 |
| 401 | 14 | - | 17 | - | 222 | - 003 - 0000 | \$ 22,958 | \$ 51,667 |
| 402 | 14 | - | 17 | - | 222 | - 006 - 0000 | \$ 29,782 | \$ 67,024 |
| 403 | 14 | - | 17 | - | 222 | - 011 - 0000 | \$ 69,726 | \$ 156,918 |
| 404 | 14 | - | 17 | - | 222 | - 012 - 0000 | \$ 69,598 | \$ 156,630 |
| 405 | 14 | - | 17 | - | 222 | - 013 - 0000 | \$ 70,943 | \$ 159,657 |
| 406 | 14 | - | 17 | - | 222 | - 014 - 0000 | \$ 91,300 | \$ 205,471 |
| 407 | 14 | - | 17 | - | 222 | - 017 - 0000 | \$ 96,693 | \$ 217,608 |
| 408 | 14 | - | 17 | - | 222 | - 018 - 1001 | \$ 3,128 | \$ 7,040 |
| 409 | 14 | - | 17 | - | 222 | - 018 - 1002 | \$ 3,128 | \$ 7,040 |
| 410 | 14 | - | 17 | - | 222 | - 018 - 1003 | \$ 3,128 | \$ 7,040 |
| 411 | 14 | - | 17 | - | 222 | - 018 - 1004 | \$ 2,616 | \$ 5,887 |
| 412 | 14 | - | 17 | - | 222 | - 018 - 1005 | \$ 3,663 | \$ 8,244 |
| 413 | 14 | - | 17 | - | 222 | - 018 - 1006 | \$ 3,663 | \$ 8,244 |
| 414 | 14 | - | 17 | - | 222 | - 018 - 1007 | \$ 3,663 | \$ 8,244 |
| 415 | 14 | - | 17 | - | 222 | - 019 - 1001 | \$ 599 | \$ 1,348 |
| 416 | 14 | - | 17 | - | 222 | - 019 - 1002 | \$ 599 | \$ 1,348 |
| 417 | 14 | - | 17 | - | 222 | - 019 - 1003 | \$ 599 | \$ 1,348 |
| 418 | 14 | - | 17 | - | 222 | - 019 - 1004 | \$ 599 | \$ 1,348 |
| 419 | 14 | - | 17 | - | 222 | - 019 - 1005 | \$ 599 | \$ 1,348 |
| 420 | 14 | - | 17 | - | 222 | - 019 - 1006 | \$ 599 | \$ 1,348 |
| 421 | 14 | - | 17 | - | 222 | - 019 - 1007 | \$ 599 | \$ 1,348 |
| 422 | 14 | - | 17 | - | 222 | - 019 - 1008 | \$ 599 | \$ 1,348 |
| 423 | 14 | - | 17 | - | 222 | - 019 - 1009 | \$ 599 | \$ 1,348 |
| 424 | 14 | - | 17 | - | 222 | - 019 - 1010 | \$ 599 | \$ 1,348 |
| 425 | 14 | - | 17 | - | 222 | - 019 - 1011 | \$ 606 | \$ 1,364 |
| 426 | 14 | - | 17 | - | 222 | - 019 - 1012 | \$ 606 | \$ 1,364 |
| 427 | 14 | - | 17 | - | 222 | - 019 - 1013 | \$ 599 | \$ 1,348 |
| 428 | 14 | - | 17 | - | 222 | - 019 - 1014 | \$ 599 | \$ 1,348 |
| 429 | 14 | - | 17 | - | 222 | - 019 - 1015 | \$ 599 | \$ 1,348 |
| 430 | 14 | - | 17 | - | 222 | - 019 - 1016 | \$ 599 | \$ 1,348 |
| 431 | 14 | - | 17 | - | 222 | - 019 - 1017 | \$ 599 | \$ 1,348 |
| 432 | 14 | - | 17 | - | 222 | - 019 - 1018 | \$ 599 | \$ 1,348 |
| 433 | 14 | - | 17 | - | 222 | - 019 - 1019 | \$ 599 | \$ 1,348 |
| 434 | 14 | - | 17 | - | 222 | - 019 - 1020 | \$ 599 | \$ 1,348 |
| 435 | 14 | - | 17 | - | 222 | - 019 - 1021 | \$ 599 | \$ 1,348 |
| 436 | 14 | - | 17 | - | 222 | - 019 - 1022 | \$ 599 | \$ 1,348 |
| 437 | 14 | - | 17 | - | 222 | - 020 - 1001 | \$ 599 | \$ 1,348 |
| 438 | 14 | - | 17 | - | 222 | - 020 - 1002 | \$ 599 | \$ 1,348 |
| 439 | 14 | - | 17 | - | 222 | - 020 - 1003 | \$ 599 | \$ 1,348 |
| 440 | 14 | - | 17 | - | 222 | - 020 - 1004 | \$ 599 | \$ 1,348 |
| 441 | 14 | - | 17 | - | 222 | - 020 - 1005 | \$ 599 | \$ 1,348 |
| 442 | 14 | - | 17 | - | 222 | - 020 - 1006 | \$ 599 | \$ 1,348 |
| 443 | 14 | - | 17 | - | 222 | - 020 - 1007 | \$ 599 | \$ 1,348 |
| 444 | 14 | - | 17 | - | 222 | - 020 - 1008 | \$ 599 | \$ 1,348 |
| 445 | 14 | - | 17 | - | 222 | - 020 - 1009 | \$ 599 | \$ 1,348 |
| 446 | 14 | - | 17 | - | 222 | - 020 - 1010 | \$ 599 | \$ 1,348 |
| 447 | 14 | - | 17 | - | 222 | - 020 - 1011 | \$ 599 | \$ 1,348 |
| 448 | 14 | - | 17 | - | 222 | - 020 - 1012 | \$ 599 | \$ 1,348 |
| 449 | 14 | - | 17 | - | 222 | - 020 - 1013 | \$ 599 | \$ 1,348 |

| | PIN Number | | | | | | Assessed Value 1999 (AV) | Equalized Assessed Value 1999 (EAV) |
|-----|------------|---|----|---|-----|--------------|-----------------------------|---|
| 450 | 14 | - | 17 | - | 222 | - 020 - 1014 | \$ 599 | \$ 1,348 |
| 451 | 14 | - | 17 | - | 222 | - 020 - 1015 | \$ 599 | \$ 1,348 |
| 452 | 14 | - | 17 | - | 222 | - 020 - 1016 | \$ 599 | \$ 1,348 |
| 453 | 14 | - | 17 | - | 222 | - 020 - 1017 | \$ 599 | \$ 1,348 |
| 454 | 14 | - | 17 | - | 222 | - 020 - 1018 | \$ 599 | \$ 1,348 |
| 455 | 14 | - | 17 | - | 222 | - 020 - 1019 | \$ 599 | \$ 1,348 |
| 456 | 14 | - | 17 | - | 222 | - 020 - 1020 | \$ 599 | \$ 1,348 |
| 457 | 14 | - | 17 | - | 222 | - 020 - 1021 | \$ 599 | \$ 1,348 |
| 458 | 14 | - | 17 | - | 222 | - 020 - 1022 | \$ 599 | \$ 1,348 |
| 459 | 14 | - | 17 | - | 222 | - 020 - 1023 | \$ 599 | \$ 1,348 |
| 460 | 14 | - | 17 | - | 222 | - 020 - 1024 | \$ 599 | \$ 1,348 |
| 461 | 14 | - | 17 | - | 222 | - 020 - 1025 | \$ 599 | \$ 1,348 |
| 462 | 14 | - | 17 | - | 222 | - 020 - 1026 | \$ 599 | \$ 1,348 |
| 463 | 14 | - | 17 | - | 222 | - 020 - 1027 | \$ 599 | \$ 1,348 |
| 464 | 14 | - | 17 | - | 222 | - 020 - 1028 | \$ 599 | \$ 1,348 |
| 465 | 14 | - | 17 | - | 222 | - 020 - 1029 | \$ 599 | \$ 1,348 |
| 466 | 14 | - | 17 | - | 222 | - 020 - 1030 | \$ 599 | \$ 1,348 |
| 467 | 14 | - | 17 | - | 222 | - 020 - 1031 | \$ 599 | \$ 1,348 |
| 468 | 14 | - | 17 | - | 222 | - 020 - 1032 | \$ 599 | \$ 1,348 |
| 469 | 14 | - | 17 | - | 222 | - 021 - 1001 | \$ 6,710 | \$ 15,101 |
| 470 | 14 | - | 17 | - | 222 | - 021 - 1002 | \$ 6,710 | \$ 15,101 |
| 471 | 14 | - | 17 | - | 222 | - 021 - 1003 | \$ 6,710 | \$ 15,101 |
| 472 | 14 | - | 17 | - | 222 | - 021 - 1004 | \$ 6,313 | \$ 14,207 |
| 473 | 14 | - | 17 | - | 222 | - 021 - 1005 | \$ 6,313 | \$ 14,207 |
| 474 | 14 | - | 17 | - | 222 | - 021 - 1006 | \$ 6,313 | \$ 14,207 |
| 475 | 14 | - | 17 | - | 222 | - 021 - 1007 | \$ 6,313 | \$ 14,207 |
| 476 | 14 | - | 17 | - | 222 | - 021 - 1008 | \$ 6,313 | \$ 14,207 |
| 477 | 14 | - | 17 | - | 222 | - 021 - 1009 | \$ 6,313 | \$ 14,207 |
| 478 | 14 | - | 17 | - | 222 | - 021 - 1010 | \$ 6,313 | \$ 14,207 |
| 479 | 14 | - | 17 | - | 222 | - 021 - 1011 | \$ 6,313 | \$ 14,207 |
| 480 | 14 | - | 17 | - | 222 | - 021 - 1012 | \$ 6,313 | \$ 14,207 |
| 481 | 14 | - | 17 | - | 222 | - 021 - 1013 | \$ 6,313 | \$ 14,207 |
| 482 | 14 | - | 17 | - | 222 | - 021 - 1014 | \$ 6,313 | \$ 14,207 |
| 483 | 14 | - | 17 | - | 222 | - 021 - 1015 | \$ 6,313 | \$ 14,207 |
| 484 | 14 | - | 17 | - | 222 | - 021 - 1016 | \$ 6,313 | \$ 14,207 |
| 485 | 14 | - | 17 | - | 222 | - 021 - 1017 | \$ 6,313 | \$ 14,207 |
| 486 | 14 | - | 17 | - | 222 | - 021 - 1018 | \$ 6,313 | \$ 14,207 |
| 487 | 14 | - | 17 | - | 222 | - 021 - 1019 | \$ 6,313 | \$ 14,207 |
| 488 | 14 | - | 17 | - | 222 | - 021 - 1020 | \$ 6,313 | \$ 14,207 |
| 489 | 14 | - | 17 | - | 222 | - 021 - 1021 | \$ 6,313 | \$ 14,207 |
| 490 | 14 | - | 17 | - | 222 | - 021 - 1022 | \$ 6,313 | \$ 14,207 |
| 491 | 14 | - | 17 | - | 222 | - 021 - 1023 | \$ 6,313 | \$ 14,207 |
| 492 | 14 | - | 17 | - | 222 | - 021 - 1024 | \$ 6,313 | \$ 14,207 |
| 493 | 14 | - | 17 | - | 222 | - 021 - 1025 | \$ 7,941 | \$ 17,871 |
| 494 | 14 | - | 17 | - | 222 | - 021 - 1026 | \$ 6,710 | \$ 15,101 |
| 495 | 14 | - | 17 | - | 222 | - 021 - 1027 | \$ 6,710 | \$ 15,101 |
| 496 | 14 | - | 17 | - | 222 | - 021 - 1028 | \$ 6,313 | \$ 14,207 |
| 497 | 14 | - | 17 | - | 222 | - 021 - 1029 | \$ 6,313 | \$ 14,207 |
| 498 | 14 | - | 17 | - | 222 | - 021 - 1030 | \$ 6,313 | \$ 14,207 |
| 499 | 14 | - | 17 | - | 222 | - 021 - 1031 | \$ 5,519 | \$ 12,421 |

| | PIN Number | | | | | | Assessed Value 1999 (AV) | Equalized Assessed Value 1999 (EAV) | | | | | |
|-----|------------|---|----|---|-----|---|-----------------------------|---|------|----|--------|----|--------|
| 500 | 14 | - | 17 | - | 222 | - | 021 | - | 1032 | \$ | 6,750 | \$ | 15,191 |
| 501 | 14 | - | 17 | - | 222 | - | 021 | - | 1033 | \$ | 6,750 | \$ | 15,191 |
| 502 | 14 | - | 17 | - | 222 | - | 021 | - | 1034 | \$ | 6,750 | \$ | 15,191 |
| 503 | 14 | - | 17 | - | 222 | - | 021 | - | 1035 | \$ | 6,352 | \$ | 14,295 |
| 504 | 14 | - | 17 | - | 222 | - | 021 | - | 1036 | \$ | 6,352 | \$ | 14,295 |
| 505 | 14 | - | 17 | - | 222 | - | 021 | - | 1037 | \$ | 6,352 | \$ | 14,295 |
| 506 | 14 | - | 17 | - | 222 | - | 021 | - | 1038 | \$ | 6,352 | \$ | 14,295 |
| 507 | 14 | - | 17 | - | 222 | - | 021 | - | 1039 | \$ | 6,352 | \$ | 14,295 |
| 508 | 14 | - | 17 | - | 222 | - | 021 | - | 1040 | \$ | 6,352 | \$ | 14,295 |
| 509 | 14 | - | 17 | - | 222 | - | 021 | - | 1041 | \$ | 6,352 | \$ | 14,295 |
| 510 | 14 | - | 17 | - | 222 | - | 021 | - | 1042 | \$ | 6,352 | \$ | 14,295 |
| 511 | 14 | - | 17 | - | 222 | - | 021 | - | 1043 | \$ | 6,352 | \$ | 14,295 |
| 512 | 14 | - | 17 | - | 222 | - | 021 | - | 1044 | \$ | 6,352 | \$ | 14,295 |
| 513 | 14 | - | 17 | - | 222 | - | 021 | - | 1045 | \$ | 6,352 | \$ | 14,295 |
| 514 | 14 | - | 17 | - | 222 | - | 021 | - | 1046 | \$ | 6,352 | \$ | 14,295 |
| 515 | 14 | - | 17 | - | 222 | - | 021 | - | 1047 | \$ | 6,352 | \$ | 14,295 |
| 516 | 14 | - | 17 | - | 222 | - | 021 | - | 1048 | \$ | 6,352 | \$ | 14,295 |
| 517 | 14 | - | 17 | - | 222 | - | 021 | - | 1049 | \$ | 6,352 | \$ | 14,295 |
| 518 | 14 | - | 17 | - | 222 | - | 021 | - | 1050 | \$ | 6,352 | \$ | 14,295 |
| 519 | 14 | - | 17 | - | 222 | - | 021 | - | 1051 | \$ | 6,352 | \$ | 14,295 |
| 520 | 14 | - | 17 | - | 222 | - | 021 | - | 1052 | \$ | 6,352 | \$ | 14,295 |
| 521 | 14 | - | 17 | - | 222 | - | 021 | - | 1053 | \$ | 6,352 | \$ | 14,295 |
| 522 | 14 | - | 17 | - | 222 | - | 021 | - | 1054 | \$ | 6,352 | \$ | 14,295 |
| 523 | 14 | - | 17 | - | 222 | - | 021 | - | 1055 | \$ | 6,352 | \$ | 14,295 |
| 524 | 14 | - | 17 | - | 222 | - | 021 | - | 1056 | \$ | 6,750 | \$ | 15,191 |
| 525 | 14 | - | 17 | - | 222 | - | 021 | - | 1057 | \$ | 6,750 | \$ | 15,191 |
| 526 | 14 | - | 17 | - | 222 | - | 021 | - | 1058 | \$ | 6,750 | \$ | 15,191 |
| 527 | 14 | - | 17 | - | 222 | - | 021 | - | 1059 | \$ | 6,352 | \$ | 14,295 |
| 528 | 14 | - | 17 | - | 222 | - | 021 | - | 1060 | \$ | 6,352 | \$ | 14,295 |
| 529 | 14 | - | 17 | - | 222 | - | 021 | - | 1061 | \$ | 6,352 | \$ | 14,295 |
| 530 | 14 | - | 17 | - | 222 | - | 021 | - | 1062 | \$ | 5,558 | \$ | 12,508 |
| 531 | 14 | - | 17 | - | 222 | - | 022 | - | 1001 | \$ | 10,175 | \$ | 22,899 |
| 532 | 14 | - | 17 | - | 222 | - | 022 | - | 1002 | \$ | 10,811 | \$ | 24,330 |
| 533 | 14 | - | 17 | - | 222 | - | 022 | - | 1003 | \$ | 10,811 | \$ | 24,330 |
| 534 | 14 | - | 17 | - | 222 | - | 022 | - | 1004 | \$ | 10,175 | \$ | 22,899 |
| 535 | 14 | - | 17 | - | 222 | - | 022 | - | 1005 | \$ | 10,811 | \$ | 24,330 |
| 536 | 14 | - | 17 | - | 222 | - | 022 | - | 1006 | \$ | 10,811 | \$ | 24,330 |
| 537 | 14 | - | 17 | - | 222 | - | 023 | - | 1001 | \$ | 1,003 | \$ | 2,257 |
| 538 | 14 | - | 17 | - | 222 | - | 023 | - | 1002 | \$ | 1,003 | \$ | 2,257 |
| 539 | 14 | - | 17 | - | 222 | - | 023 | - | 1003 | \$ | 1,003 | \$ | 2,257 |
| 540 | 14 | - | 17 | - | 222 | - | 023 | - | 1004 | \$ | 1,003 | \$ | 2,257 |
| 541 | 14 | - | 17 | - | 222 | - | 023 | - | 1005 | \$ | 1,003 | \$ | 2,257 |
| 542 | 14 | - | 17 | - | 222 | - | 023 | - | 1006 | \$ | 1,003 | \$ | 2,257 |
| 543 | 14 | - | 17 | - | 222 | - | 023 | - | 1007 | \$ | 1,003 | \$ | 2,257 |
| 544 | 14 | - | 17 | - | 222 | - | 023 | - | 1008 | \$ | 1,003 | \$ | 2,257 |
| 545 | 14 | - | 17 | - | 222 | - | 023 | - | 1009 | \$ | 1,003 | \$ | 2,257 |
| 546 | 14 | - | 17 | - | 222 | - | 023 | - | 1010 | \$ | 1,003 | \$ | 2,257 |
| 547 | 14 | - | 17 | - | 222 | - | 023 | - | 1011 | \$ | 1,003 | \$ | 2,257 |
| 548 | 14 | - | 17 | - | 222 | - | 023 | - | 1012 | \$ | 1,003 | \$ | 2,257 |
| 549 | 14 | - | 17 | - | 222 | - | 023 | - | 1013 | \$ | 1,003 | \$ | 2,257 |

| | PIN Number | | | | | | Assessed Value 1999 (AV) | Equalized Assessed Value 1999 (EAV) | | | | | |
|-----|------------|---|----|---|-----|---|-----------------------------|---|------|----|---------|----|---------|
| 550 | 14 | - | 17 | - | 222 | - | 023 | - | 1014 | \$ | 1,003 | \$ | 2,257 |
| 551 | 14 | - | 17 | - | 222 | - | 023 | - | 1015 | \$ | 1,003 | \$ | 2,257 |
| 552 | 14 | - | 17 | - | 222 | - | 023 | - | 1016 | \$ | 1,003 | \$ | 2,257 |
| 553 | 14 | - | 17 | - | 222 | - | 023 | - | 1017 | \$ | 1,003 | \$ | 2,257 |
| 554 | 14 | - | 17 | - | 222 | - | 023 | - | 1018 | \$ | 1,003 | \$ | 2,257 |
| 555 | 14 | - | 17 | - | 222 | - | 023 | - | 1019 | \$ | 1,003 | \$ | 2,257 |
| 556 | 14 | - | 17 | - | 222 | - | 023 | - | 1020 | \$ | 1,003 | \$ | 2,257 |
| 557 | 14 | - | 17 | - | 222 | - | 023 | - | 1021 | \$ | 1,003 | \$ | 2,257 |
| 558 | 14 | - | 17 | - | 222 | - | 023 | - | 1022 | \$ | 1,003 | \$ | 2,257 |
| 559 | 14 | - | 17 | - | 222 | - | 023 | - | 1023 | \$ | 1,003 | \$ | 2,257 |
| 560 | 14 | - | 17 | - | 222 | - | 023 | - | 1024 | \$ | 1,003 | \$ | 2,257 |
| 561 | 14 | - | 17 | - | 222 | - | 023 | - | 1025 | \$ | 1,003 | \$ | 2,257 |
| 562 | 14 | - | 17 | - | 222 | - | 023 | - | 1026 | \$ | 1,003 | \$ | 2,257 |
| 563 | 14 | - | 17 | - | 222 | - | 023 | - | 1027 | \$ | 1,003 | \$ | 2,257 |
| 564 | 14 | - | 17 | - | 222 | - | 023 | - | 1028 | \$ | 1,003 | \$ | 2,257 |
| 565 | 14 | - | 17 | - | 222 | - | 023 | - | 1029 | \$ | 1,003 | \$ | 2,257 |
| 566 | 14 | - | 17 | - | 222 | - | 023 | - | 1030 | \$ | 1,003 | \$ | 2,257 |
| 567 | 14 | - | 17 | - | 222 | - | 023 | - | 1031 | \$ | 1,021 | \$ | 2,298 |
| 568 | 14 | - | 17 | - | 223 | - | 001 | - | 0000 | \$ | 28,499 | \$ | 64,137 |
| 569 | 14 | - | 17 | - | 223 | - | 003 | - | 0000 | \$ | 80,841 | \$ | 181,933 |
| 570 | 14 | - | 17 | - | 223 | - | 004 | - | 0000 | \$ | 24,113 | \$ | 54,266 |
| 571 | 14 | - | 17 | - | 223 | - | 005 | - | 0000 | \$ | 46,918 | \$ | 105,589 |
| 572 | 14 | - | 17 | - | 223 | - | 006 | - | 0000 | \$ | 7,962 | \$ | 17,918 |
| 573 | 14 | - | 17 | - | 223 | - | 007 | - | 0000 | \$ | 31,710 | \$ | 71,363 |
| 574 | 14 | - | 17 | - | 223 | - | 008 | - | 0000 | \$ | 19,364 | \$ | 43,579 |
| 575 | 14 | - | 17 | - | 223 | - | 009 | - | 0000 | \$ | 20,583 | \$ | 46,322 |
| 576 | 14 | - | 17 | - | 223 | - | 010 | - | 0000 | \$ | 12,082 | \$ | 27,191 |
| 577 | 14 | - | 17 | - | 223 | - | 011 | - | 0000 | \$ | 8,764 | \$ | 19,723 |
| 578 | 14 | - | 17 | - | 223 | - | 014 | - | 0000 | \$ | 60,038 | \$ | 135,116 |
| 579 | 14 | - | 17 | - | 223 | - | 016 | - | 0000 | \$ | 122,125 | \$ | 274,842 |
| 580 | 14 | - | 17 | - | 223 | - | 017 | - | 0000 | \$ | 175,696 | \$ | 395,404 |
| 581 | 14 | - | 17 | - | 223 | - | 018 | - | 0000 | \$ | 379,394 | \$ | 853,826 |
| 582 | 14 | - | 17 | - | 223 | - | 019 | - | 0000 | \$ | 379,526 | \$ | 854,123 |
| 583 | 14 | - | 17 | - | 223 | - | 022 | - | 0000 | \$ | 366,666 | \$ | 825,182 |
| 584 | 14 | - | 17 | - | 223 | - | 023 | - | 0000 | \$ | 366,666 | \$ | 825,182 |
| 585 | 14 | - | 17 | - | 223 | - | 024 | - | 0000 | \$ | 330,021 | \$ | 742,712 |
| 586 | 14 | - | 17 | - | 223 | - | 025 | - | 0000 | | EX | | EX |
| 587 | 14 | - | 17 | - | 223 | - | 026 | - | 1001 | \$ | 4,797 | \$ | 10,796 |
| 588 | 14 | - | 17 | - | 223 | - | 026 | - | 1002 | \$ | 5,003 | \$ | 11,259 |
| 589 | 14 | - | 17 | - | 223 | - | 026 | - | 1003 | \$ | 5,053 | \$ | 11,372 |
| 590 | 14 | - | 17 | - | 223 | - | 026 | - | 1004 | \$ | 4,747 | \$ | 10,683 |
| 591 | 14 | - | 17 | - | 223 | - | 026 | - | 1005 | \$ | 4,950 | \$ | 11,140 |
| 592 | 14 | - | 17 | - | 223 | - | 026 | - | 1006 | \$ | 4,950 | \$ | 11,140 |
| 593 | 14 | - | 17 | - | 224 | - | 004 | - | 0000 | | EX | | EX |
| 594 | 14 | - | 17 | - | 224 | - | 005 | - | 0000 | \$ | 29,603 | \$ | 66,622 |
| 595 | 14 | - | 17 | - | 224 | - | 006 | - | 0000 | \$ | 6,527 | \$ | 14,689 |
| 596 | 14 | - | 17 | - | 224 | - | 007 | - | 0000 | \$ | 31,409 | \$ | 70,686 |
| 597 | 14 | - | 17 | - | 224 | - | 009 | - | 0000 | \$ | 79,261 | \$ | 178,377 |
| 598 | 14 | - | 17 | - | 224 | - | 016 | - | 0000 | \$ | 216,626 | \$ | 487,517 |
| 599 | 14 | - | 17 | - | 224 | - | 023 | - | 0000 | | EX | | EX |

| | PIN Number | | | | | | Assessed Value 1999 (AV) | Equalized Assessed Value 1999 (EAV) |
|-----|------------|---|----|---|-----|--------------|-----------------------------|---|
| 600 | 14 | - | 17 | - | 224 | - 024 - 1001 | \$ 8,196 | \$ 18,445 |
| 601 | 14 | - | 17 | - | 224 | - 024 - 1002 | \$ 8,215 | \$ 18,488 |
| 602 | 14 | - | 17 | - | 224 | - 024 - 1003 | \$ 8,196 | \$ 18,445 |
| 603 | 14 | - | 17 | - | 224 | - 024 - 1004 | \$ 8,196 | \$ 18,445 |
| 604 | 14 | - | 17 | - | 224 | - 024 - 1005 | \$ 8,196 | \$ 18,445 |
| 605 | 14 | - | 17 | - | 224 | - 024 - 1006 | \$ 8,196 | \$ 18,445 |
| 606 | 14 | - | 17 | - | 224 | - 025 - 1001 | \$ 14,150 | \$ 31,845 |
| 607 | 14 | - | 17 | - | 224 | - 025 - 1002 | \$ 14,264 | \$ 32,101 |
| 608 | 14 | - | 17 | - | 224 | - 025 - 1003 | \$ 14,483 | \$ 32,594 |
| 609 | 14 | - | 17 | - | 224 | - 025 - 1004 | \$ 14,150 | \$ 31,845 |
| 610 | 14 | - | 17 | - | 224 | - 025 - 1005 | \$ 14,774 | \$ 33,249 |
| 611 | 14 | - | 17 | - | 224 | - 025 - 1006 | \$ 14,942 | \$ 33,627 |
| 612 | 14 | - | 17 | - | 224 | - 025 - 1007 | \$ 246 | \$ 554 |
| 613 | 14 | - | 17 | - | 224 | - 025 - 1008 | \$ 246 | \$ 554 |
| 614 | 14 | - | 17 | - | 224 | - 025 - 1009 | \$ 246 | \$ 554 |
| 615 | 14 | - | 17 | - | 224 | - 025 - 1010 | \$ 246 | \$ 554 |
| 616 | 14 | - | 17 | - | 224 | - 025 - 1011 | \$ 246 | \$ 554 |
| 617 | 14 | - | 17 | - | 224 | - 026 - 1001 | \$ 10,216 | \$ 22,991 |
| 618 | 14 | - | 17 | - | 224 | - 026 - 1002 | \$ 13,860 | \$ 31,192 |
| 619 | 14 | - | 17 | - | 224 | - 026 - 1003 | \$ 14,170 | \$ 31,890 |
| 620 | 14 | - | 17 | - | 224 | - 026 - 1004 | \$ 14,379 | \$ 32,360 |
| 621 | 14 | - | 17 | - | 224 | - 026 - 1005 | \$ 10,216 | \$ 22,991 |
| 622 | 14 | - | 17 | - | 224 | - 026 - 1006 | \$ 13,860 | \$ 31,192 |
| 623 | 14 | - | 17 | - | 224 | - 026 - 1007 | \$ 14,170 | \$ 31,890 |
| 624 | 14 | - | 17 | - | 224 | - 026 - 1008 | \$ 14,379 | \$ 32,360 |
| 625 | 14 | - | 17 | - | 224 | - 026 - 1009 | \$ 518 | \$ 1,166 |
| 626 | 14 | - | 17 | - | 224 | - 026 - 1010 | \$ 518 | \$ 1,166 |
| 627 | 14 | - | 17 | - | 224 | - 026 - 1011 | \$ 518 | \$ 1,166 |
| 628 | 14 | - | 17 | - | 224 | - 026 - 1012 | \$ 518 | \$ 1,166 |
| 629 | 14 | - | 17 | - | 224 | - 026 - 1013 | \$ 518 | \$ 1,166 |
| 630 | 14 | - | 17 | - | 224 | - 026 - 1014 | \$ 518 | \$ 1,166 |
| 631 | 14 | - | 17 | - | 224 | - 026 - 1015 | \$ 518 | \$ 1,166 |
| 632 | 14 | - | 17 | - | 224 | - 026 - 1016 | \$ 518 | \$ 1,166 |
| 633 | 14 | - | 17 | - | 224 | - 026 - 1017 | \$ 518 | \$ 1,166 |
| 634 | 14 | - | 17 | - | 224 | - 026 - 1018 | \$ 518 | \$ 1,166 |
| 635 | 14 | - | 17 | - | 224 | - 027 - 1001 | \$ 9,721 | \$ 21,877 |
| 636 | 14 | - | 17 | - | 224 | - 027 - 1002 | \$ 9,828 | \$ 22,118 |
| 637 | 14 | - | 17 | - | 224 | - 027 - 1003 | \$ 9,863 | \$ 22,197 |
| 638 | 14 | - | 17 | - | 224 | - 027 - 1004 | \$ 9,291 | \$ 20,909 |
| 639 | 14 | - | 17 | - | 224 | - 027 - 1005 | \$ 9,381 | \$ 21,112 |
| 640 | 14 | - | 17 | - | 224 | - 027 - 1006 | \$ 9,274 | \$ 20,871 |
| 641 | 14 | - | 17 | - | 224 | - 027 - 1007 | \$ 14,296 | \$ 32,173 |
| 642 | 14 | - | 17 | - | 224 | - 027 - 1008 | \$ 15,082 | \$ 33,942 |
| 643 | 14 | - | 17 | - | 224 | - 027 - 1009 | \$ 14,957 | \$ 33,661 |
| 644 | 14 | - | 17 | - | 224 | - 027 - 1010 | \$ 11,185 | \$ 25,172 |
| 645 | 14 | - | 17 | - | 224 | - 027 - 1011 | \$ 11,257 | \$ 25,334 |
| 646 | 14 | - | 17 | - | 224 | - 027 - 1012 | \$ 11,257 | \$ 25,334 |
| 647 | 14 | - | 17 | - | 224 | - 027 - 1013 | \$ 12,365 | \$ 27,827 |
| 648 | 14 | - | 17 | - | 224 | - 027 - 1014 | \$ 12,365 | \$ 27,827 |
| 649 | 14 | - | 17 | - | 224 | - 027 - 1015 | \$ 12,311 | \$ 27,706 |

| | PIN Number | | | | | | Assessed Value 1999 (AV) | Equalized Assessed Value 1999 (EAV) |
|-----|------------|---|----|---|-----|--------------|-----------------------------|---|
| 650 | 14 | - | 17 | - | 224 | - 027 - 1016 | \$ 1,429 | \$ 3,216 |
| 651 | 14 | - | 17 | - | 224 | - 027 - 1017 | \$ 2,143 | \$ 4,823 |
| 652 | 14 | - | 17 | - | 224 | - 027 - 1018 | \$ 2,679 | \$ 6,029 |
| 653 | 14 | - | 17 | - | 225 | - 004 - 0000 | EX | EX |
| 654 | 14 | - | 17 | - | 225 | - 005 - 0000 | \$ 47,410 | \$ 106,696 |
| 655 | 14 | - | 17 | - | 225 | - 006 - 0000 | \$ 20,853 | \$ 46,930 |
| 656 | 14 | - | 17 | - | 225 | - 007 - 0000 | \$ 19,384 | \$ 43,624 |
| 657 | 14 | - | 17 | - | 225 | - 008 - 0000 | \$ 22,060 | \$ 49,646 |
| 658 | 14 | - | 17 | - | 225 | - 009 - 0000 | \$ 39,307 | \$ 88,460 |
| 659 | 14 | - | 17 | - | 225 | - 010 - 0000 | \$ 27,021 | \$ 60,811 |
| 660 | 14 | - | 17 | - | 225 | - 011 - 0000 | \$ 29,380 | \$ 66,120 |
| 661 | 14 | - | 17 | - | 225 | - 012 - 0000 | \$ 1,519 | \$ 3,419 |
| 662 | 14 | - | 17 | - | 225 | - 013 - 0000 | \$ 16,835 | \$ 37,887 |
| 663 | 14 | - | 17 | - | 225 | - 016 - 0000 | \$ 115,725 | \$ 260,439 |
| 664 | 14 | - | 17 | - | 225 | - 017 - 0000 | \$ 32,603 | \$ 73,373 |
| 665 | 14 | - | 17 | - | 225 | - 021 - 0000 | \$ 6,292 | \$ 14,160 |
| 666 | 14 | - | 17 | - | 225 | - 024 - 0000 | \$ 88,789 | \$ 199,820 |
| 667 | 14 | - | 17 | - | 225 | - 027 - 0000 | \$ 27,336 | \$ 61,520 |
| 668 | 14 | - | 17 | - | 225 | - 028 - 0000 | \$ 48,458 | \$ 109,055 |
| 669 | 14 | - | 17 | - | 225 | - 032 - 0000 | \$ 10,963 | \$ 24,672 |
| 670 | 14 | - | 17 | - | 225 | - 033 - 0000 | EX | EX |
| 671 | 14 | - | 17 | - | 225 | - 034 - 0000 | \$ 50,130 | \$ 112,818 |
| 672 | 14 | - | 17 | - | 225 | - 035 - 0000 | \$ 40,045 | \$ 90,121 |
| 673 | 14 | - | 17 | - | 225 | - 036 - 0000 | \$ 18,350 | \$ 41,297 |
| 674 | 14 | - | 17 | - | 225 | - 037 - 0000 | \$ 62,108 | \$ 139,774 |
| 675 | 14 | - | 17 | - | 226 | - 005 - 0000 | \$ 34,053 | \$ 76,636 |
| 676 | 14 | - | 17 | - | 226 | - 006 - 0000 | \$ 153,001 | \$ 344,329 |
| 677 | 14 | - | 17 | - | 226 | - 007 - 0000 | \$ 151,507 | \$ 340,967 |
| 678 | 14 | - | 17 | - | 226 | - 011 - 0000 | \$ 62,260 | \$ 140,116 |
| 679 | 14 | - | 17 | - | 226 | - 012 - 0000 | \$ 35,260 | \$ 79,353 |
| 680 | 14 | - | 17 | - | 226 | - 013 - 0000 | \$ 37,464 | \$ 84,313 |
| 681 | 14 | - | 17 | - | 226 | - 014 - 0000 | \$ 33,551 | \$ 75,507 |
| 682 | 14 | - | 17 | - | 226 | - 015 - 0000 | \$ 126,873 | \$ 285,528 |
| 683 | 14 | - | 17 | - | 226 | - 016 - 0000 | \$ 100,593 | \$ 226,385 |
| 684 | 14 | - | 17 | - | 226 | - 017 - 0000 | \$ 222,306 | \$ 500,300 |
| 685 | 14 | - | 17 | - | 226 | - 018 - 1001 | \$ 10,208 | \$ 22,973 |
| 686 | 14 | - | 17 | - | 226 | - 018 - 1002 | \$ 10,208 | \$ 22,973 |
| 687 | 14 | - | 17 | - | 226 | - 018 - 1003 | \$ 10,206 | \$ 22,969 |
| 688 | 14 | - | 17 | - | 226 | - 018 - 1004 | \$ 10,208 | \$ 22,973 |
| 689 | 14 | - | 17 | - | 226 | - 018 - 1005 | \$ 10,208 | \$ 22,973 |
| 690 | 14 | - | 17 | - | 226 | - 018 - 1006 | \$ 10,206 | \$ 22,969 |
| 691 | 14 | - | 17 | - | 226 | - 019 - 1001 | \$ 5,033 | \$ 11,327 |
| 692 | 14 | - | 17 | - | 226 | - 019 - 1002 | \$ 3,985 | \$ 8,968 |
| 693 | 14 | - | 17 | - | 226 | - 019 - 1003 | \$ 3,985 | \$ 8,968 |
| 694 | 14 | - | 17 | - | 226 | - 019 - 1004 | \$ 3,985 | \$ 8,968 |
| 695 | 14 | - | 17 | - | 226 | - 019 - 1005 | \$ 4,195 | \$ 9,441 |
| 696 | 14 | - | 17 | - | 226 | - 019 - 1006 | \$ 4,195 | \$ 9,441 |
| 697 | 14 | - | 17 | - | 226 | - 019 - 1007 | \$ 4,195 | \$ 9,441 |
| 698 | 14 | - | 17 | - | 226 | - 019 - 1008 | \$ 4,195 | \$ 9,441 |
| 699 | 14 | - | 17 | - | 226 | - 019 - 1009 | \$ 4,195 | \$ 9,441 |

| | PIN Number | | | | | | Assessed Value 1999 (AV) | Equalized Assessed Value 1999 (EAV) | | | | | |
|-----|------------|---|----|---|-----|---|-----------------------------|---|------|----|---------|----|---------|
| 700 | 14 | - | 17 | - | 226 | - | 019 | - | 1010 | \$ | 4,195 | \$ | 9,441 |
| 701 | 14 | - | 17 | - | 226 | - | 019 | - | 1011 | \$ | 3,985 | \$ | 8,968 |
| 702 | 14 | - | 17 | - | 226 | - | 019 | - | 1012 | \$ | 4,195 | \$ | 9,441 |
| 703 | 14 | - | 17 | - | 226 | - | 019 | - | 1013 | \$ | 4,195 | \$ | 9,441 |
| 704 | 14 | - | 17 | - | 226 | - | 019 | - | 1014 | \$ | 4,195 | \$ | 9,441 |
| 705 | 14 | - | 17 | - | 226 | - | 019 | - | 1015 | \$ | 4,195 | \$ | 9,441 |
| 706 | 14 | - | 17 | - | 226 | - | 019 | - | 1016 | \$ | 4,195 | \$ | 9,441 |
| 707 | 14 | - | 17 | - | 226 | - | 019 | - | 1017 | \$ | 4,195 | \$ | 9,441 |
| 708 | 14 | - | 17 | - | 226 | - | 019 | - | 1018 | \$ | 4,195 | \$ | 9,441 |
| 709 | 14 | - | 17 | - | 226 | - | 019 | - | 1019 | \$ | 4,195 | \$ | 9,441 |
| 710 | 14 | - | 17 | - | 226 | - | 019 | - | 1020 | \$ | 4,195 | \$ | 9,441 |
| 711 | 14 | - | 17 | - | 226 | - | 020 | - | 1001 | \$ | 16,018 | \$ | 36,049 |
| 712 | 14 | - | 17 | - | 226 | - | 020 | - | 1002 | \$ | 16,018 | \$ | 36,049 |
| 713 | 14 | - | 17 | - | 226 | - | 020 | - | 1003 | \$ | 15,616 | \$ | 35,144 |
| 714 | 14 | - | 17 | - | 226 | - | 020 | - | 1004 | \$ | 15,616 | \$ | 35,144 |
| 715 | 14 | - | 17 | - | 226 | - | 020 | - | 1005 | \$ | 15,616 | \$ | 35,144 |
| 716 | 14 | - | 17 | - | 226 | - | 020 | - | 1006 | \$ | 15,616 | \$ | 35,144 |
| 717 | 14 | - | 17 | - | 226 | - | 020 | - | 1007 | \$ | 15,616 | \$ | 35,144 |
| 718 | 14 | - | 17 | - | 226 | - | 020 | - | 1008 | \$ | 15,616 | \$ | 35,144 |
| 719 | 14 | - | 17 | - | 226 | - | 020 | - | 1009 | \$ | 15,616 | \$ | 35,144 |
| 720 | 14 | - | 17 | - | 226 | - | 020 | - | 1010 | \$ | 15,616 | \$ | 35,144 |
| 721 | 14 | - | 17 | - | 226 | - | 020 | - | 1011 | \$ | 15,616 | \$ | 35,144 |
| 722 | 14 | - | 17 | - | 226 | - | 020 | - | 1012 | \$ | 15,616 | \$ | 35,144 |
| 723 | 14 | - | 17 | - | 226 | - | 020 | - | 1013 | \$ | 15,616 | \$ | 35,144 |
| 724 | 14 | - | 17 | - | 226 | - | 020 | - | 1014 | \$ | 15,616 | \$ | 35,144 |
| 725 | 14 | - | 17 | - | 226 | - | 020 | - | 1015 | \$ | 16,018 | \$ | 36,049 |
| 726 | 14 | - | 17 | - | 226 | - | 020 | - | 1016 | \$ | 16,018 | \$ | 36,049 |
| 727 | 14 | - | 17 | - | 227 | - | 001 | - | 0000 | | EX | | EX |
| 728 | 14 | - | 17 | - | 227 | - | 002 | - | 0000 | \$ | 31,089 | \$ | 69,966 |
| 729 | 14 | - | 17 | - | 227 | - | 003 | - | 0000 | \$ | 33,880 | \$ | 76,247 |
| 730 | 14 | - | 17 | - | 227 | - | 004 | - | 0000 | \$ | 70,722 | \$ | 159,160 |
| 731 | 14 | - | 17 | - | 227 | - | 005 | - | 0000 | \$ | 28,037 | \$ | 63,097 |
| 732 | 14 | - | 17 | - | 227 | - | 006 | - | 0000 | \$ | 32,396 | \$ | 72,907 |
| 733 | 14 | - | 17 | - | 227 | - | 007 | - | 0000 | \$ | 64,082 | \$ | 144,217 |
| 734 | 14 | - | 17 | - | 227 | - | 008 | - | 0000 | \$ | 81,774 | \$ | 184,032 |
| 735 | 14 | - | 17 | - | 227 | - | 009 | - | 0000 | \$ | 55,651 | \$ | 125,243 |
| 736 | 14 | - | 17 | - | 227 | - | 011 | - | 0000 | \$ | 108,264 | \$ | 243,648 |
| 737 | 14 | - | 17 | - | 227 | - | 012 | - | 0000 | \$ | 114,231 | \$ | 257,077 |
| 738 | 14 | - | 17 | - | 227 | - | 013 | - | 0000 | \$ | 33,473 | \$ | 75,331 |
| 739 | 14 | - | 17 | - | 227 | - | 014 | - | 0000 | \$ | 36,246 | \$ | 81,572 |
| 740 | 14 | - | 17 | - | 227 | - | 015 | - | 0000 | \$ | 106,228 | \$ | 239,066 |
| 741 | 14 | - | 17 | - | 227 | - | 017 | - | 0000 | | EX | | EX |
| 742 | 14 | - | 17 | - | 227 | - | 018 | - | 0000 | | EX | | EX |
| 743 | 14 | - | 17 | - | 227 | - | 019 | - | 0000 | | EX | | EX |
| 744 | 14 | - | 17 | - | 227 | - | 020 | - | 0000 | | EX | | EX |
| 745 | 14 | - | 17 | - | 227 | - | 021 | - | 0000 | | EX | | EX |
| 746 | 14 | - | 17 | - | 227 | - | 022 | - | 1001 | \$ | 13,277 | \$ | 29,880 |
| 747 | 14 | - | 17 | - | 227 | - | 022 | - | 1002 | \$ | 13,277 | \$ | 29,880 |
| 748 | 14 | - | 17 | - | 227 | - | 022 | - | 1003 | \$ | 13,277 | \$ | 29,880 |
| 749 | 14 | - | 17 | - | 227 | - | 022 | - | 1004 | \$ | 10,632 | \$ | 23,927 |

| | PIN Number | | | | | | Assessed Value 1999 (AV) | Equalized Assessed Value 1999 (EAV) |
|-----|------------|---|----|---|-----|--------------|-----------------------------|---|
| 750 | 14 | - | 17 | - | 227 | - 022 - 1005 | \$ 12,089 | \$ 27,206 |
| 751 | 14 | - | 17 | - | 227 | - 022 - 1006 | \$ 12,089 | \$ 27,206 |
| 752 | 14 | - | 17 | - | 227 | - 022 - 1007 | \$ 12,089 | \$ 27,206 |
| 753 | 14 | - | 17 | - | 227 | - 022 - 1008 | \$ 10,632 | \$ 23,927 |
| 754 | 14 | - | 17 | - | 227 | - 022 - 1009 | \$ 1,510 | \$ 3,398 |
| 755 | 14 | - | 17 | - | 227 | - 022 - 1010 | \$ 1,510 | \$ 3,398 |
| 756 | 14 | - | 17 | - | 227 | - 022 - 1011 | \$ 1,510 | \$ 3,398 |
| 757 | 14 | - | 17 | - | 227 | - 022 - 1012 | \$ 1,510 | \$ 3,398 |
| 758 | 14 | - | 17 | - | 227 | - 022 - 1013 | \$ 1,510 | \$ 3,398 |
| 759 | 14 | - | 17 | - | 227 | - 022 - 1014 | \$ 1,510 | \$ 3,398 |
| 760 | 14 | - | 17 | - | 227 | - 022 - 1015 | \$ 1,510 | \$ 3,398 |
| 761 | 14 | - | 17 | - | 228 | - 002 - 0000 | \$ 52,081 | \$ 117,208 |
| 762 | 14 | - | 17 | - | 228 | - 003 - 0000 | \$ 120,000 | \$ 270,060 |
| 763 | 14 | - | 17 | - | 228 | - 004 - 0000 | \$ 28,173 | \$ 63,403 |
| 764 | 14 | - | 17 | - | 228 | - 005 - 0000 | \$ 25,205 | \$ 56,724 |
| 765 | 14 | - | 17 | - | 228 | - 006 - 0000 | \$ 25,009 | \$ 56,283 |
| 766 | 14 | - | 17 | - | 228 | - 008 - 0000 | \$ 28,720 | \$ 64,634 |
| 767 | 14 | - | 17 | - | 228 | - 010 - 0000 | \$ 107,996 | \$ 243,045 |
| 768 | 14 | - | 17 | - | 228 | - 012 - 0000 | \$ 59,007 | \$ 132,795 |
| 769 | 14 | - | 17 | - | 228 | - 020 - 0000 | \$ 23,510 | \$ 52,909 |
| 770 | 14 | - | 17 | - | 228 | - 021 - 0000 | \$ 54,366 | \$ 122,351 |
| 771 | 14 | - | 17 | - | 228 | - 022 - 0000 | \$ 112,947 | \$ 254,187 |
| 772 | 14 | - | 17 | - | 228 | - 023 - 0000 | \$ - | \$ - |
| 773 | 14 | - | 17 | - | 228 | - 024 - 0000 | \$ 188,479 | \$ 424,172 |
| 774 | 14 | - | 17 | - | 228 | - 025 - 1001 | \$ 9,118 | \$ 20,520 |
| 775 | 14 | - | 17 | - | 228 | - 025 - 1002 | \$ 9,118 | \$ 20,520 |
| 776 | 14 | - | 17 | - | 228 | - 025 - 1003 | \$ 9,121 | \$ 20,527 |
| 777 | 14 | - | 17 | - | 228 | - 026 - 1001 | \$ 11,654 | \$ 26,227 |
| 778 | 14 | - | 17 | - | 228 | - 026 - 1002 | \$ 20,978 | \$ 47,211 |
| 779 | 14 | - | 17 | - | 228 | - 026 - 1003 | \$ 21,755 | \$ 48,960 |
| 780 | 14 | - | 17 | - | 228 | - 026 - 1004 | \$ 23,309 | \$ 52,457 |
| 781 | 14 | - | 17 | - | 229 | - 001 - 0000 | \$ 67,221 | \$ 151,281 |
| 782 | 14 | - | 17 | - | 229 | - 002 - 0000 | \$ 203,150 | \$ 457,189 |
| 783 | 14 | - | 17 | - | 229 | - 003 - 0000 | EX | EX |
| 784 | 14 | - | 17 | - | 229 | - 008 - 0000 | EX | EX |
| 785 | 14 | - | 17 | - | 229 | - 009 - 0000 | \$ 84,875 | \$ 191,011 |
| 786 | 14 | - | 17 | - | 229 | - 010 - 0000 | EX | EX |
| 787 | 14 | - | 17 | - | 229 | - 011 - 0000 | \$ 159,929 | \$ 359,920 |
| 788 | 14 | - | 17 | - | 229 | - 012 - 0000 | \$ 233,175 | \$ 524,760 |
| 789 | 14 | - | 17 | - | 229 | - 013 - 0000 | \$ 71,060 | \$ 159,921 |
| 790 | 14 | - | 17 | - | 229 | - 014 - 0000 | EX | EX |
| 791 | 14 | - | 17 | - | 229 | - 015 - 0000 | EX | EX |
| 792 | 14 | - | 17 | - | 229 | - 016 - 0000 | EX | EX |
| 793 | 14 | - | 17 | - | 229 | - 017 - 0000 | EX | EX |
| 794 | 14 | - | 17 | - | 229 | - 018 - 0000 | EX | EX |
| 795 | 14 | - | 17 | - | 229 | - 019 - 0000 | EX | EX |
| 796 | 14 | - | 17 | - | 403 | - 022 - 0000 | \$ 28,515 | \$ 64,173 |
| 797 | 14 | - | 17 | - | 403 | - 023 - 0000 | \$ 16,868 | \$ 37,961 |
| 798 | 14 | - | 17 | - | 419 | - 001 - 0000 | EX | EX |
| 799 | 14 | - | 17 | - | 500 | - 002 - 8001 | EX | EX |

| | PIN Number | | | | | | Assessed Value 1999 (AV) | Equalized Assessed Value 1999 (EAV) |
|-----|------------|---|----|---|-----|--------------|-----------------------------|---|
| 800 | 14 | - | 17 | - | 500 | - 002 - 8002 | \$ 5,653 | \$ 12,722 |
| 801 | 14 | - | 17 | - | 500 | - 002 - 8003 | \$ 9,680 | \$ 21,785 |
| 802 | 14 | - | 17 | - | 500 | - 002 - 8004 | \$ 12,820 | \$ 28,851 |
| 803 | 14 | - | 17 | - | 500 | - 002 - 8005 | \$ 1,185 | \$ 2,667 |
| 804 | 14 | - | 17 | - | 500 | - 002 - 8006 | \$ 13,743 | \$ 30,929 |
| 805 | 14 | - | 17 | - | 500 | - 002 - 8007 | \$ 13,375 | \$ 30,100 |
| 806 | 14 | - | 17 | - | 500 | - 002 - 8008 | \$ 20,763 | \$ 46,727 |
| 807 | 14 | - | 17 | - | 500 | - 002 - 8009 | \$ 10,746 | \$ 24,184 |
| 808 | 14 | - | 17 | - | 500 | - 002 - 8010 | \$ 4,449 | \$ 10,012 |
| 809 | 14 | - | 17 | - | 500 | - 002 - 8011 | \$ 4,138 | \$ 9,313 |
| 810 | 14 | - | 17 | - | 500 | - 002 - 8012 | \$ 6,418 | \$ 14,444 |
| 811 | 14 | - | 17 | - | 500 | - 002 - 8013 | \$ 2,845 | \$ 6,403 |
| 812 | 14 | - | 17 | - | 500 | - 002 - 8014 | \$ 43,126 | \$ 97,055 |
| 813 | 14 | - | 17 | - | 500 | - 002 - 8015 | \$ 13,711 | \$ 30,857 |
| 814 | 14 | - | 17 | - | 500 | - 002 - 8016 | \$ 1 | \$ 2 |
| 815 | 14 | - | 17 | - | 500 | - 002 - 8018 | \$ 14,740 | \$ 33,172 |
| 816 | 14 | - | 17 | - | 500 | - 002 - 8019 | \$ 11,655 | \$ 26,230 |
| 817 | 14 | - | 17 | - | 500 | - 002 - 8020 | \$ 1,976 | \$ 4,447 |
| 818 | 14 | - | 17 | - | 500 | - 002 - 8021 | \$ 1,976 | \$ 4,447 |
| 819 | 14 | - | 17 | - | 500 | - 002 - 8023 | \$ 107,080 | \$ 240,984 |
| | | | | | | TOTAL | \$ 25,675,679 | \$ 57,783,116 |

EX=Tax Exempt Parcels

1999 Equalization Factor

2.2505