



Housing Affordability Report For 2024

Prepared by: Division of Planning and Building Services
100 State Street, Beloit, WI 53511

Posted: January 31, 2025

Introduction

In 2017, the Wisconsin Legislature enacted Act 243 requiring municipalities with a population of 10,000 or more to prepare a *Housing Affordability Report* no later than January 1, 2020, and update it annually. This requirement is detailed in Wisconsin Statute 66.10013 and requires that municipalities report of the municipality's implementation of the housing element of the municipality's comprehensive plan under s. [66.1001](#).

The contents of the report are to include:

1. The number of subdivision plats, certified survey maps (CSMs), condominium plats, and building permit applications approved in the prior year
2. The total number of new residential dwelling units proposed in all subdivision plats, certified survey maps, condominium plats, and building permit applications that were approved by the municipality in the prior year
3. A list and map of undeveloped parcels in the municipality that are zoned for residential development
4. A list of all undeveloped parcels in the municipality that are suitable for, but not zoned for, residential development, including vacant sites and sites that have potential for redevelopment, and a description of the zoning requirements and availability of public facilities and services for each property
5. An analysis of the municipality's residential development regulations, such as land use controls, site improvement requirements, fees and land dedication requirements, and permit procedures. The analysis shall calculate the financial impact that each regulation has on the cost of each new subdivision and identify ways in which the municipality can modify its construction and development regulations, lot sizes, approval processes, and related fees to meet existing and forecasted housing demand and reduce the time and cost necessary to approve and develop a new residential subdivision in the municipality by 20 percent

Process and Data Sources

This report was prepared by the Planning and Building Services Division for the calendar year ending December 31, 2024 using the adopted City of Beloit Fee Schedule, permit/development records maintained by the Planning and Building Services Division, and adopted City of Beloit Ordinances. This report has been posted on the City's website (www.beloitwi.gov). Projects are reported in the year in which they were permitted. Projects permitted in prior calendar years but completed and occupied in 2024 are not included reported data.

2024 Subdivision Plats, CSMs, Condominium Plats, New Residential Building Permits and New Dwelling Units

In 2024, the City of Beloit approved eight residential subdivision plats (4 preliminary plats and 4 final plats). All of the final plats were outside the City through its extraterritorial review authority. Two of the preliminary plats were within the City including Elmwood Commons Plat Two, which includes a mix of 56 single and multi-family lots, and Eagles Ridge Remainder Subdivision, which includes 141 single-family lots. Additionally, 21 Certified Survey Maps (CSMs) for minor land divisions were approved (both in and out of the City), but none resulted in new residential development within the City. No condominium plats were approved in 2024.

During 2024, the City issued permits for 52 new single-family dwellings and no permits for multifamily for a total of 52 new dwelling units. Most of the single-family permits were in Western Hills and Eagles Ridge Subdivision, and most of the remaining were scattered throughout the City on vacant lots, many of which were platted years ago.

Undeveloped Parcels Zoned or Suitable for Residential Development if Rezoned

According to assessment records, there are about 581 vacant parcels in the City of Beloit totaling approximately 1,541 acres that are suitable for residential development (additional non-conforming vacant parcels not included in this estimate may also be suitable for home construction). A map and list of these parcels, is included later in this report as Exhibit A. These parcels are zoned either R-1A, R-1B, R-2, R-3 or R-4 (residential zoning) or C-1, C-2, C-3, CBD-1 or CBD-2 (commercial zoning) or in some cases PLI, Public Lands and Institutions District, which could potentially be rezoned to allow residential uses. The type of residential use allowed is based on the zoning classification. It may be either permitted by right or by conditional use permit depending on the specific type of residential use and the specific zoning district. That said, the residential districts are more likely to develop with residential uses than the commercial districts. For more information, see Table 6.1 of the City of Beloit Zoning Ordinance. The only base zoning districts that do not allow residential uses are manufacturing districts (M-1 and M-2).

Undeveloped Parcels Potentially Suitable for Residential Development

According to assessment records, there are about 17 vacant parcels in the City of Beloit totaling approximately 580 acres that are potentially suitable for residential development but currently zoned DH, Development Holding District. A map and list of these parcels is included later in this report as Exhibit B. The DH, Development Holding district is a special purpose district that is intended to provide a suitable zoning classification for areas that are not yet suitable for urban or suburban intensity development because of the lack of public facilities and services in the general area. Use of the DH classification allows the City to avoid premature or inappropriate development that cannot be provided with utility service, and permit only very low-density development (1 unit per 5 acres) until such time that utility services and community services can be provided. When facilities and services are adequate to provide necessary services to the subject area, the DH classification may be removed and the property may be rezoned, including for residential uses as consistent with the City of Beloit Comprehensive Plan.

Analysis of Residential Development Regulations

The City of Beloit Zoning Ordinance allows the development of a wide variety of housing types at various densities. Single-family dwellings are permitted in all residential districts and new single-family lots (R-1B) can be as narrow as 50 feet in width and as small as 6,000 square feet in area. Two-family dwellings are permitted in five different residential and commercial districts, and new duplex lots (zoned R-2) can be as narrow as 70 feet in width and 8,750 square feet in area. Multifamily dwellings are permitted by-right in four different zoning districts, including two districts specifically designed for multifamily housing (R-3 and R-4) that allow up to 25 and 50 dwelling units per acre, respectively. Furthermore, the Zoning Ordinance includes a process to approve a Planned Unit Development (PUD), which is an overlay zoning district that permits greater flexibility of land planning and site design than conventional zoning districts. As noted in the City Zoning Ordinance, PUD zoning districts are used to:

- Provide flexibility in architectural design, placement, and clustering of buildings; use of open areas and outdoor living areas; provision of circulation facilities and parking; and related site and design considerations
- Encourage the conservation of natural features
- Provide for efficient use of public services and improvements
- Encourage and preserve opportunities for energy efficient development
- Promote attractive and functional business environments in nonresidential zones that are compatible with surrounding development
- Promote an attractive and safe living environment in residential zones
- Accommodate well-planned, mixed-use developments through a site planning process

Most multifamily developments within the past decade have been developed as PUD projects, which allow flexibility in site design and multiple buildings upon one zoning lot.

Additionally, in an effort to promote affordable housing, the City of Beloit adopted an ordinance amending the minimum dwelling standards in the Zoning Ordinance to allow homes to now be less than 25 feet wide and for the gross floor area of single-family dwellings and duplexes to be less than 1,000 square feet if approved through the PUD process. These are commonly referred to as “tiny homes.”

The Zoning Ordinance also allows the optional development and redevelopment of land in the City of Beloit consistent with the design principles of traditional neighborhoods (TNDs). As noted in the City Zoning Ordinance, a traditional neighborhood:

- Is compact
- Is designed for the human scale
- Provides a mix of uses, including residential, commercial, civic, and open space uses in close proximity to one another within the neighborhood
- Provides a mix of housing styles, types, and sizes to accommodate households of all ages, sizes, and incomes
- Incorporates a system of relatively narrow, interconnected streets with sidewalks, bikeways, and transit that offer multiple routes for motorists, pedestrians, and bicyclists and provides for the connections of those streets to existing and future developments
- Retains existing buildings with historical features or architectural features that enhance the visual character of the community

- Incorporates significant environmental features into the design
- Is consistent with the City's Comprehensive Plan

There have been no proposals for traditional neighborhood designs, but this remains a useful tool to allow an appropriate mix of land uses that promote efficient use of land and efficient provision of public infrastructure and services, typically at a lower per unit cost.

In addition to flexibility built into the Zoning Ordinance, the City's Subdivision Ordinance allows cluster development, which is a residential subdivision or condominium development in which the lots are allowed to be smaller than otherwise required, but in which the overall (gross) density cannot exceed the maximum density limits for the underlying zoning district. Smaller lot sizes within a cluster subdivision or condominium development allow for a corresponding increase in common open space. Cluster development encourages sensitivity toward natural landscape features, preserves open space, and offers economies in the provision of utilities and public services. Additionally, the same ordinance described above related to "tiny homes" also amended the subdivision ordinance to eliminate the minimum lot size requirement in a cluster development.

The City has typical requirements for all types of residential development to ensure quality development such as paved streets and driveways, sidewalks, curb and gutter, lighting, storm sewers, sanitary sewers, and water mains. The City's off-street parking requirements are reasonable (1.5 to 2 stalls per dwelling unit) and are often voluntarily exceeded by developers. These requirements are needed to promote public health and welfare, to ensure orderly and beneficial growth, to protect property values, and to ensure adequate and safe provision of water, sewage treatment, streets, parks, and environmental protection. These requirements are similar among cities throughout the State of Wisconsin. The City does not have any excessive architectural design or material requirements. Infrastructure costs are similar to those in other communities nearby.

Lastly, this past August 2024, the City completely updated its Comprehensive Plan. The new Plan adds flexibility to current development and redevelopment policy by explicitly promoting traditional neighborhood design, and allowing a range of housing types in neighborhoods by right. This will not only eliminate a number of non-conforming uses that sit vacant or underused, but encourage new and infill development and redevelopment options to accommodate different life stages and different price points. This is also intended to promote affordability by promoting compact, mixed-use development which reduces the overall development cost per unit. The City supports zoning map amendments consistent with the new plan for non-conforming properties that were built as multiple dwelling unit or multiple use buildings but lost their legal non-conforming status because of downzoning that took place over the past couple of decades. To date, the rezoning of one such mixed use (ground floor commercial and upper floor residential) property has been approved, allowing reuse of a former building that was built nearly 100 years ago as a neighborhood corner store on the ground floor with an upstairs apartment. Because of zoning restrictions, a ground floor commercial use had not been allowed for nearly 20 years. A second rezoning is in process to allow a building that was originally built as a duplex, but lost its legal non-conforming status when the duplex use lapsed after the neighborhood was downzoned years ago to single family. That property is one of many that could revert to their original use providing additional, and potentially more affordable housing options for residents.

Following the Comprehensive Plan update, a complete update to the Zoning Ordinance is planned in 2025 in order to streamline approvals of the policies discussed above. Additionally, it is anticipated more uses will be permitted by right as opposed to conditional, provided certain requirements are met.

Lastly, development standards will be reviewed and updated as needed, including parking standards. It is anticipated parking requirements may be loosened.

Financial Impacts of Regulations

Overall, the City's development regulations are comparable to other cities across Wisconsin, and also provide flexibility which ultimately can reduce per unit development costs. The City's fees are considered affordable. For example, recently constructed single family homes in Eagles Ridge included fees for building, electrical, plumbing, HVAC, erosion control inspection and occupancy, which totaled under \$1,300 (not including previous platting fees). One particular house sold for just around \$350,000. As such, the fees for this new house represent less than one-half percent of the sale price of the home. Similarly, recently constructed single family homes in Western Hills included fees for building, electrical, plumbing, HVAC, erosion control inspection and occupancy, which also totaled under \$1,300 (not including previous platting fees). New homes recently sold for around \$260,000. As such, the fees for these new homes represent no more than one-half percent of the sale price of the home. Development fees are not a significant contributor to housing cost in Beloit, rather the cost of infrastructure, labor and material costs drive up the cost of new construction.

One effective way developers could combat this trend and spread costs further is to consider neighborhood developments guided by traditional neighborhood principles (as opposed to single use zoning) that provide for an appropriate mix of land uses, including a mix of residential housing styles, types, and sizes along with a mix of neighborhood-oriented commercial, civic, and open space uses. These neighborhoods incorporate a system of relatively narrow, interconnected streets with sidewalks, bikeways, and transit that offer multiple routes for motorists, pedestrians, and bicyclists and provides for the connections of those streets to existing and future developments.

As previously mentioned, the City's Zoning Ordinance has procedures to allow such flexibility through the PUD and TND processes, and the City's Comprehensive Plan supports development flexibility as well, and designates a number of tracts of land that are currently vacant (including several in Exhibit A and Exhibit B later in this report) as future "Planned Neighborhood." According to the Comprehensive Plan, the Planned Neighborhood future land use category is intended to be *a carefully planned mix of single dwelling unit detached or attached, two-dwelling, multi-dwelling buildings, small scale business, community facilities, and parks, recreation, and conservancy uses consistent with Traditional Neighborhood Design principles and forms of development at a minimum of 4-8 dwelling units per gross acre.*

Planned Neighborhood policies include:

1. Require minimum residential density of 4-8 dwelling units per gross acre, as site conditions allow.
2. Encourage Traditional Neighborhood Design principles for new neighborhood development.
3. Follow the policies listed for the Established Neighborhoods land use category within residential portions of Planned Neighborhoods. Follow the policies listed below for Community Services, Parks and Open Space, and the appropriate mixed-use land use categories for other complimentary land uses in Planned Neighborhoods.
4. Utilize natural features to act as buffers between different land uses, when necessary.
5. Plan for interconnected road, trail, and open space networks within and between new, existing, and future neighborhoods. Require new parks and open space facilities within new Planned Neighborhoods.

6. Require a Neighborhood Plan in advance of development proposals.
7. Encourage grid-like street patterns and discourage the use of cul-de-sacs, except where topography or similar barrier dictates the need due to the increased costs associated with maintenance and infrastructure, creation of disconnected street patterns and segregated land uses, and promotion of exclusive auto-orientation development.
8. Encourage the construction of narrower local streets and alley-loaded lots in new neighborhoods, where possible, and require sidewalks along all streets. See the Housing Chapter for more details. Alley-loaded lots may be well-suited in some new neighborhoods to help increase densities and reduce land and infrastructure costs associated with new development.
9. Require higher density multi-family developments (greater than 4 units per building) to provide on-site open space areas that serve the needs of the project's residents, in addition to public park land requirements applicable to all residential development.

By including a well-planned mix of uses along with a complete and high-quality infrastructure network, developers may be able to reduce per unit costs, generally increase the number of units available, and ultimately achieve a development that attracts and accommodate households of all ages, sizes, and incomes.

Projected Housing Demand

As detailed in the City of Beloit Comprehensive Plan, the City has experienced relatively flat but stable population growth for the past 50 years. This plan's growth projections factor in population and housing changes that have taken place between 1990-2022. It is projected that by 2045, the City of Beloit could have a population of 37,652 residents or about 995 new residents added over that time period. According to the Comprehensive Plan, these additional residents will add approximately 697 more households (based on 2.55 persons per unit).

To accommodate this household growth, the Comprehensive Plan estimates that about 411 acres would be needed (this assumes 6 units per acre, plus an additional 1/3 of an acre for each new acre of residential development for additional non-residential development, plus land for roads, stormwater management, utilities, sidewalks, parks, etc., and plus a flexibility factor to ensure that the actual supply of land appropriate for development will be available to meet expected demand).

Based on the estimated 581 undeveloped parcels covering 1,541 acres zoned for or suitable for residential development if rezoned, (See Exhibit A), adequate acreage for housing likely currently exists, especially since some lots are appropriate for higher density than single-family. Looking at R-1A, R-1B, R-2 and R-3 properties only (no vacant R-4 land exists), more than 1,200 acres are available. If, however, there is additional land needed based on land use changes, market forces such as location preferences or other factors, this could also be accommodated on lands currently zoned DH, once municipal infrastructure such as sanitary sewer mains, any lift stations and water mains are extended. With approximately 580 acres currently in the City and zoned DH, once adequate municipal infrastructure is extended, these lands could support approximately 3,480 dwelling units (assuming 6 dwelling units per acre if all 580 acres becomes residential). While it is likely not all this acreage will be residential, nor should it be, land supply appears adequate to meet housing needs for the foreseeable future. If annexation occurs, additional lands could also open up for residential development that are not included in Exhibit A or Exhibit B.

Time and Cost Reduction for New Development

The time and cost needed to develop a new residential subdivision varies widely. Many factors can affect this variability including:

- Size of the development
- Land assembly, if needed
- Materials choice and availability
- Restrictive covenants imposed by the developer
- Mix of land uses being developed
- Level of site preparation needed (e.g. grading)
- Weather
- Contractor schedules
- Engineering design process
- Costs of land and infrastructure
- Costs imposed by county or state entities

These development issues are not considered in the statutory requirements for this report, and are largely outside the control of the City. Perhaps the most direct way a municipality can affect the time and costs to develop a new subdivision is in the time needed to process development approval and the related fees (see the City of Beloit's annual *New Housing Fee Report*). However, simply cutting the costs of necessary permits and review fees by 20%, which are not excessive to begin with, would adversely impact level of service provided by the City of Beloit. These fees help ensure adequate staff is available to perform necessary housing inspections which are done in-house to save time and costs, and ensure that proposals conform to local and state regulations and adopted plans. Reducing the amount of revenue generated by fees may actually lengthen the time it takes for plan review, approval, permitting and inspection because of potential reduced staffing and capacity. Likewise, state law requires Class 2 noticing for zoning related matters, and also that zoning related matters be consistent with the municipality's Comprehensive Plan. If the Comprehensive Plan needs to be amended per state law in order to process a zoning request, that adds significant time that again, is outside the control of the City.

The City of Beloit believes that development and redevelopment activities are important and should be done within a timely manner without unnecessary red tape. Public noticing, approval processes and related timelines are generally determined by State law, and as such cannot be reduced by the City. That said, the City can and does work with applicants throughout project development to ensure that they understand the timeframes needed for review and approval to keep projects on track and streamline the processes when possible. For example, some review and approval processes can occur simultaneously which can save time, as is the case with a PUD Master Land Use Plan and related PUD zoning approval, or a comprehensive plan amendment and rezoning. Likewise, the City has built flexibility into its land use controls previously discussed in this report which ultimately can reduce per unit costs. The PUD process is often used to permit greater flexibility of land planning and site design than conventional zoning districts. While the PUD approval process takes one to two months because of the rezoning element compared to a typical site plan review or conditional use permitting process (where a rezoning and Comprehensive Plan amendment are not needed), the flexibility that the PUD might allow may effectively reduce per unit costs, increase revenues, expand the tax base even further for the City (depending on the development) and could result in more affordable housing if realized savings are passed on to the home buyer or renter. Lastly, it is anticipated that the complete Zoning

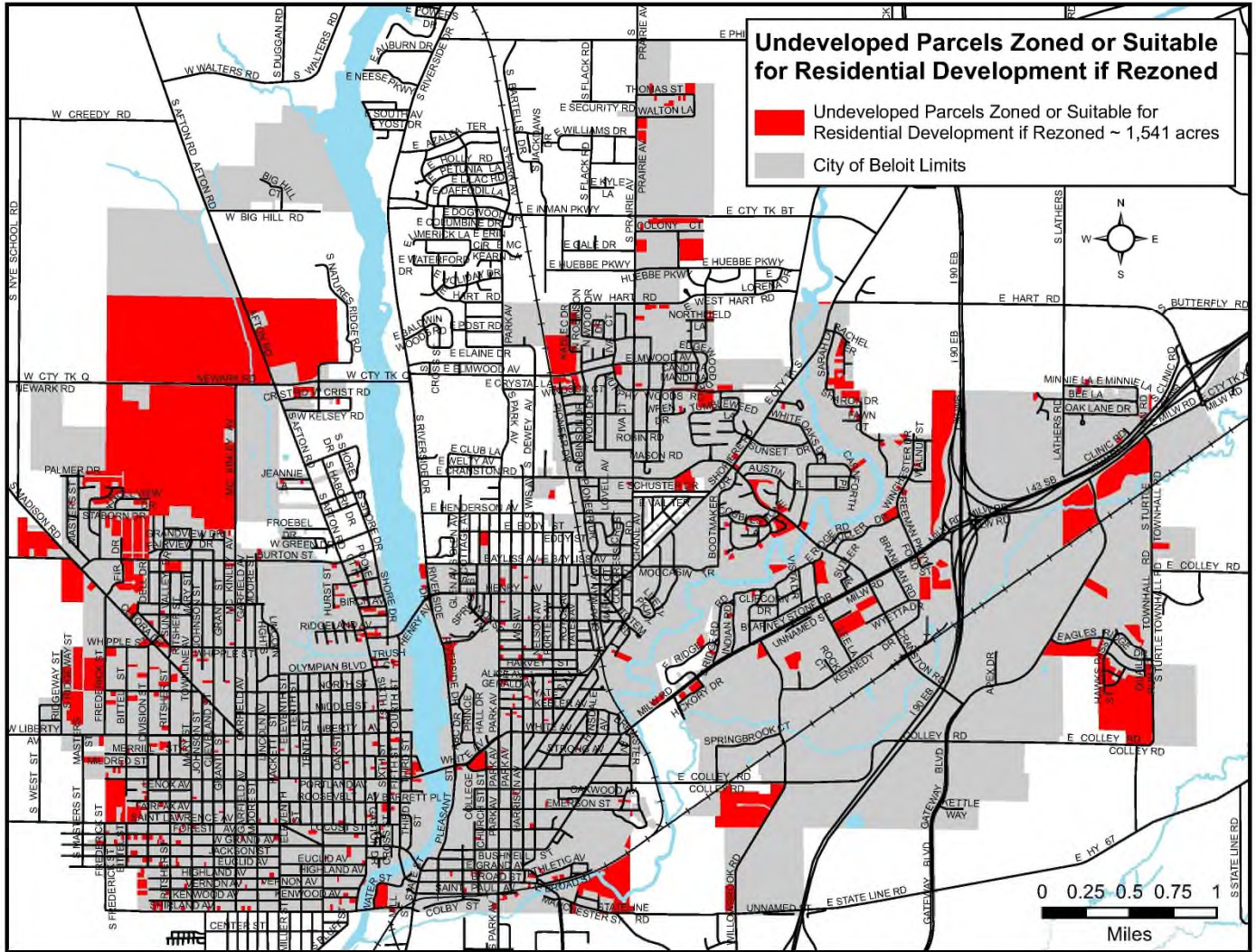
Ordinance rewrite planned in 2025 will add further flexibility to allow a mix of land uses and housing types by right, which not only can further streamline review processes, but encourage reuse of existing buildings and provide additional affordable housing options for residents.

Conclusion

Locally and statewide, the demand for new and affordable housing is not keeping up with supply, resulting in lack of housing availability and lack of affordable housing options. This issue not only affects home buyers and renters, but also employers looking to attract new employees to the area, and the City looking to grow its population and tax base. As such, the City will continue to promote and guide new residential development within the community, as well as continue internal programs and outside partnerships to help ensure continued reinvestment in the City's older neighborhoods to transform vacant homes and underused properties into quality affordable housing for Beloit residents and meet housing demand.

Exhibit A

Vacant Lots Zoned for Residential Use



List of Vacant Lots Zoned for Residential Use

PARCEL ID	LOCATION	ZONE CODE	LOT SQUARE FEET	LOT ACRES
13650745	325 PARK AVE	C1	6,390.00	0.1
13461875	1914 ST LAWRENCE AVE	C1	6,650.00	0.2
12630375	1400 FOURTH ST	C1	7,560.00	0.2
13431465	1824 ST LAWRENCE AVE	C1	9,900.00	0.2
12561110	1435 WISCONSIN AVE	C1	11,408.00	0.3
13510970	1041 FIFTH ST	C1	11,837.00	0.3
21880283	1919 COLONY CT	C1	14,586.00	0.3
12630385	1410 FOURTH ST	C1	16,200.00	0.4
21840020	2343 MURPHY WOODS RD	C1	21,605.00	0.5
21921485	2319 SHOPIERE RD	C1	24,750.00	0.6
21880400	3123 PRAIRIE AVE	C1	25,630.00	0.6
21880420	3133 PRAIRIE AVE	C1	31,130.00	0.7
13560435	350 W GRAND AVE	C1	35,502.00	0.8
21960180	2201 SCHUSTER DR	C1	40,000.00	0.9
21840010	2327 MURPHY WOODS RD	C1	44,692.00	1.0
21970400	2048 CRANSTON RD	C1	55,120.00	1.3
20760801	3335 PRAIRIE AVE	C1	67,500.00	1.6
21960135	2019 SCHUSTER RD	C1	97,574.00	2.2
21880020	2911 PRAIRIE AVE	C1	111,000.00	2.5
22810160	1885 GATEWAY BLVD	C1	174,240.00	4.0
22010005	3001 CHATSWORTH DR	C1	958,320.00	22.0
13420845	1109 ST LAWRENCE AVE	C2	6,448.00	0.1
13480805	1031 WILLIAM ST	C2	6,700.00	0.2
12570211	1531 PARK AVE	C2	9,600.00	0.2
12570370	1601 PARK AVE	C2	10,000.00	0.2
12760074	1453 RITSHER ST	C2	10,050.00	0.2
12760015	1391 MADISON RD	C2	12,166.00	0.3
12570775	1681 PARK AVE	C2	12,382.00	0.3
13480800	1033 WILLIAM ST	C2	13,533.00	0.3
12740290	1268 MADISON RD	C2	15,364.00	0.4
12750115	2420 NORTH ST	C2	18,250.00	0.4
12560925	1413 PARK AVE	C2	18,354.00	0.4
12770006	1509 MADISON RD	C2	19,502.00	0.4
12770010	1503 MADISON RD	C2	20,150.00	0.5
12770015	1502 CLEORA DR	C2	22,048.00	0.5

12810250	1840 MADISON RD	C2	36,417.00	0.8
13640155	115 BUCKERIDGE DR	C2	46,818.00	1.1
11341510	2660 PRAIRIE AVE	C2	66,000.00	1.5
13650600	636 E GRAND AVE	C3	6,480.00	0.1
13510425	910 THIRD ST	C3	6,550.00	0.2
13650510	1118 BROAD ST	C3	6,760.00	0.2
12580610	1753 PARK AVE	C3	8,000.00	0.2
13540830	534 E GRAND AVE	C3	8,448.00	0.2
13650365	209 PROSPECT ST	C3	8,450.00	0.2
13510435	922 THIRD ST	C3	8,646.00	0.2
13510930	1044 FOURTH ST	C3	8,778.00	0.2
13510935	1050 FOURTH ST	C3	8,778.00	0.2
22040110	3000 MILWAUKEE RD	C3	9,200.00	0.2
13650840	1130 E GRAND AVE	C3	9,750.00	0.2
13650230	944 ST PAUL AVE	C3	10,349.00	0.2
13650830	1134 E GRAND AVE	C3	10,488.00	0.2
12610310	1820 RIVERSIDE DR	C3	11,250.00	0.3
21861600	2050 WEST HART RD	C3	17,096.00	0.4
13650260	912 ST PAUL AVE	C3	17,168.00	0.4
13510525	65 PORTLAND AVE	C3	17,509.00	0.4
22041065	2911 MILWAUKEE RD	C3	22,820.00	0.5
13650891	10 PARK AVE	C3	23,010.00	0.5
21861510	1930 WEST HART RD	C3	25,756.00	0.6
12570001	1501 RIVERSIDE DR	C3	28,595.00	0.7
21861300	2757 PRAIRIE AVE	C3	31,784.00	0.7
21861700	2100 WEST HART RD	C3	31,900.00	0.7
12581815	1837 PARK AVE	C3	34,560.00	0.8
12430871	1408 CRANSTON RD	C3	36,701.00	0.8
12760480	1338 DIVISION ST	C3	37,973.00	0.9
13650275	141 PARK AVE	C3	39,200.00	0.9
11340420	1811 MURPHY WOODS RD	C3	51,026.00	1.2
12770850	1500 MADISON RD	C3	52,688.00	1.2
22910014	3028 FORD ST	C3	52,721.00	1.2
12780045	1713 MADISON RD	C3	75,139.00	1.7
23033000	1610 WILLOWBROOK RD	C3	80,892.00	1.9
22910050	3010 FORD ST	C3	84,229.00	1.9
22031500	2000 FREEMAN PKWY	C3	110,000.00	2.5
22971050	2750 CRANSTON RD	C3	144,775.00	3.3
12780400	2200 WOODMAN LN	C3	171,714.00	3.9
22971020	2700 INDUSTRIAL DR	C3	186,800.00	4.3
22910020	3000 FORD ST	C3	194,984.00	4.5

23140700	400 WILLOWBROOK RD	C3	198,180.00	4.6
22910600	2975 WYETTA DR	C3	217,462.00	5.0
22971010	2676 INDUSTRIAL DR	C3	233,500.00	5.4
12780500	2260 BURTON ST	C3	235,311.00	5.4
12570004	1401 RIVERSIDE DR	C3	274,924.00	6.3
22150100	3905 MILWAUKEE RD	C3	683,892.00	15.7
22120200	2000 GATEWAY BLVD	C3	1,254,266.00	28.8
23120100	2300 COLLEY RD	C3	1,338,773.00	30.7
22020005	3000 CHATSWORTH DR	C3	1,720,620.00	39.5
22120700	2001 GATEWAY BLVD	C3	2,031,638.00	46.6
13650610	622 E GRAND AVE	CBD1	7,598.00	0.2
13650690	802 E GRAND AVE	CBD2	6,120.00	0.1
13520630	817 FIFTH ST	CBD2	8,712.00	0.2
13520280	747 FIFTH ST	CBD2	9,984.00	0.2
13540030	232 SHIRLAND AVE	CBD2	15,252.00	0.4
13540080	217 SHIRLAND AVE	CBD2	405,110.00	9.3
12630230	1313 SIXTH ST	PLI	6,750.00	0.2
13551070	319 BLUFF ST	PLI	7,120.00	0.2
13680010	963 PLEASANT ST	PLI	15,080.00	0.3
13520720	875 THIRD ST	PLI	19,907.00	0.5
23050075	1973 MILWAUKEE RD	PLI	28,650.00	0.7
23050080	1987 MILWAUKEE RD	PLI	51,352.00	1.2
12610330	1876 RIVERSIDE DR	PLI	71,308.00	1.6
13680605	1026 CHURCH ST	PLI	174,327.00	4.0
23033700	1420 OFFICE PARK LN	PLI	176,873.00	4.1
21980805	2220 MURPHY WOODS RD	PLI	199,409.00	4.6
22980760	1871 LEE LN	PLI	208,329.00	4.8
13471600	2217 ST LAWRENCE AVE	PLI	662,112.00	15.2
13461450	2251 FOREST AVE	R1A	6,138.00	0.1
13630420	1862 SHERWOOD DR	R1A	6,178.00	0.1
12610145	236 CALDWELL AVE	R1A	6,250.00	0.1
13460515	1934 JACKSON ST	R1A	6,250.00	0.1
12750435	2047 LIBERTY AVE	R1A	6,300.00	0.1
12620345	221 CHESTNUT AVE	R1A	6,600.00	0.2
12620350	219 CHESTNUT AVE	R1A	6,600.00	0.2
12620390	232 BIRCH AVE	R1A	6,600.00	0.2
12620395	244 BIRCH AVE	R1A	6,600.00	0.2
12620400	248 BIRCH AVE	R1A	6,600.00	0.2
12620405	252 BIRCH AVE	R1A	6,600.00	0.2
12620410	256 BIRCH AVE	R1A	6,600.00	0.2
12620415	260 BIRCH AVE	R1A	6,600.00	0.2

13460275	2112 JACKSON ST	R1A	6,650.00	0.2
13460320	2150 JACKSON ST	R1A	6,650.00	0.2
13460997	2112 FOREST AVE	R1A	6,650.00	0.2
13461030	2027 W GRAND AVE	R1A	6,650.00	0.2
13461045	2019 W GRAND AVE	R1A	6,650.00	0.2
13461075	2022 FOREST AVE	R1A	6,650.00	0.2
13461078	2026 FOREST AVE	R1A	6,650.00	0.2
13461815	1929 FOREST AVE	R1A	6,650.00	0.2
12620420	1661 SIXTH ST	R1A	6,783.00	0.2
13460205	2248 JACKSON ST	R1A	6,834.00	0.2
12680075	436 HAZEL AVE	R1A	6,944.00	0.2
12620360	1640 SHORE DR	R1A	7,040.00	0.2
12620355	1632 SHORE DR	R1A	7,370.00	0.2
12680440	306 DAWSON AVE	R1A	7,440.00	0.2
12680220	1763 SIXTH ST	R1A	7,500.00	0.2
23170005	1830 EMERSON ST	R1A	7,500.00	0.2
21981615	2249 TUMBLEWEED LN	R1A	7,800.00	0.2
12240360	2016 GRANT ST	R1A	8,750.00	0.2
12240365	2022 GRANT ST	R1A	8,750.00	0.2
13471350	824 DIVISION ST	R1A	8,820.00	0.2
13471390	848 DIVISION ST	R1A	8,820.00	0.2
13471205	2101 ROOSEVELT AVE	R1A	8,970.00	0.2
11332820	2710 N WOOD DR	R1A	9,100.00	0.2
12131820	2117 LINWAY DR	R1A	9,100.00	0.2
13471270	2110 ROOSEVELT AVE	R1A	9,100.00	0.2
11340040	2535 LOMA DR	R1A	9,174.00	0.2
12750535	1248 RITSHER ST	R1A	9,387.00	0.2
12680445	310 DAWSON AVE	R1A	9,438.00	0.2
11332760	2729 N WOOD DR	R1A	9,450.00	0.2
11340020	2515 LOMA DR	R1A	9,492.00	0.2
12260291	2151 CHRISTILLA DR	R1A	9,496.08	0.2
11340010	2505 LOMA DR	R1A	9,617.00	0.2
11340030	2525 LOMA DR	R1A	9,648.00	0.2
12260300	2147 CHRISTILLA DR	R1A	9,757.44	0.2
12250090	2042 ADA ST	R1A	9,825.00	0.2
12360840	716 JEANNIE LN	R1A	9,945.00	0.2
13460974	2210 FOREST AVE	R1A	9,975.00	0.2
12260281	2157 CHRISTILLA DR	R1A	10,018.80	0.2
12260330	2270 TREVINO DR	R1A	10,080.00	0.2
12250095	2043 ADA ST	R1A	10,087.00	0.2
12250100	2037 ADA ST	R1A	10,087.00	0.2

12250585	2064 DELL DR	R1A	10,087.00	0.2
13470230	1932 FAIRFAX AVE	R1A	10,320.00	0.2
12132205	2386 PALMER DR	R1A	10,472.00	0.2
21921500	2470 N BOOTMAKER DR	R1A	10,480.00	0.2
12132530	2121 CHRISTILLA DR	R1A	10,541.52	0.2
21941170	2292 COBBLESTONE LN	R1A	10,686.00	0.2
12240435	1516 TOWNVIEW AVE	R1A	10,730.00	0.2
22830315	1597 HAWKS PASS	R1A	10,802.88	0.2
13460430	2050 JACKSON ST	R1A	10,811.00	0.2
20770585	2142 THOMAS ST	R1A	11,016.00	0.3
20770595	2154 THOMAS ST	R1A	11,016.00	0.3
12260270	2262 TREVINO CT	R1A	11,020.68	0.3
22033600	2171 WINCHESTER DR	R1A	11,050.00	0.3
22033610	2167 WINCHESTER DR	R1A	11,050.00	0.3
20770490	2008 THOMAS ST	R1A	11,064.00	0.3
12260325	2162 CHRISTILLA DR	R1A	11,194.92	0.3
22830320	1582 HAWKS PASS	R1A	11,194.92	0.3
22830330	1574 HAWKS PASS	R1A	11,194.92	0.3
22830340	1566 HAWKS PASS	R1A	11,194.92	0.3
22830350	1558 HAWKS PASS	R1A	11,194.92	0.3
22830355	1550 HAWKS PASS	R1A	11,194.92	0.3
22830360	1542 HAWKS PASS	R1A	11,194.92	0.3
22830365	1534 HAWKS PASS	R1A	11,194.92	0.3
22830370	1526 HAWKS PASS	R1A	11,194.92	0.3
22830375	1518 HAWKS PASS	R1A	11,194.92	0.3
22830390	1537 HAWKS PASS	R1A	11,194.92	0.3
11340110	2510 LOMA DR	R1A	11,215.00	0.3
12260310	2143 CHRISTILLA DR	R1A	11,238.48	0.3
13480932	2155 MERRILL ST	R1A	11,250.00	0.3
12360910	760 JEANNIE LN	R1A	11,400.00	0.3
12132525	2129 CHRISTILLA DR	R1A	11,412.72	0.3
13480055	2218 MILDRED ST	R1A	11,470.00	0.3
13480065	2228 MILDRED ST	R1A	11,470.00	0.3
13480195	2211 MILDRED ST	R1A	11,470.00	0.3
21850602	2215 MURPHY WOODS RD	R1A	11,498.00	0.3
13451200	1913 VERNON AVE	R1A	11,571.00	0.3
12132485	2136 CHRISTILLA DR	R1A	11,586.96	0.3
13331110	2305 W GRAND AVE	R1A	11,674.00	0.3
12260320	2146 CHRISTILLA DR	R1A	11,674.08	0.3
22830325	1585 HAWKS PASS	R1A	11,717.64	0.3
13331115	2315 W GRAND AVE	R1A	11,761.00	0.3

13471295	736 DIVISION ST	R1A	11,761.00	0.3
22830470	3669 NIGHT HAWK DR	R1A	11,761.20	0.3
13480005	2247 PORTLAND AVE	R1A	11,780.00	0.3
12132220	2387 UTE CT	R1A	11,840.00	0.3
12430380	2148 PRAIRIE AVE	R1A	12,000.00	0.3
11340155	2510 PIONEER DR	R1A	12,007.00	0.3
22830385	1525 HAWKS PASS	R1A	12,153.24	0.3
22830405	3686 CARDINAL DR	R1A	12,196.80	0.3
21940310	2444 STONEHEDGE LN	R1A	12,232.00	0.3
12132490	2140 CHRISTILLA DR	R1A	12,283.92	0.3
11340135	2550 PIONEER DR	R1A	12,293.00	0.3
12260261	2242 TREVINO CT	R1A	12,327.48	0.3
22830445	3688 NIGHT HAWK DR	R1A	12,327.48	0.3
12132510	2133 CHRISTILLA DR	R1A	12,414.60	0.3
13450585	2121 HIGHLAND AVE	R1A	12,445.00	0.3
13450590	2111 HIGHLAND AVE	R1A	12,445.00	0.3
13460360	2023 EUCLID AVE	R1A	12,500.00	0.3
13460450	1937 EUCLID AVE	R1A	12,500.00	0.3
22830335	1573 HAWKS PASS	R1A	12,501.72	0.3
21940960	2351 COBBLESTONE CT	R1A	12,588.00	0.3
22830410	3687 CARDINAL DR	R1A	12,588.84	0.3
11340060	2555 LOMA DR	R1A	12,601.00	0.3
21850601	2175 MURPHY WOODS RD	R1A	12,852.00	0.3
13450605	2110 EUCLID AVE	R1A	12,969.00	0.3
22021050	2229 WINCHESTER DR	R1A	13,005.00	0.3
22830480	3662 NIGHT HAWK DR	R1A	13,242.24	0.3
13450810	2045 SHIRLAND AVE	R1A	13,300.00	0.3
13450820	2025 SHIRLAND AVE	R1A	13,300.00	0.3
13450845	2024 KENWOOD AVE	R1A	13,300.00	0.3
13450850	2034 KENWOOD AVE	R1A	13,300.00	0.3
13450855	2044 KENWOOD AVE	R1A	13,300.00	0.3
13450880	1925 SHIRLAND AVE	R1A	13,300.00	0.3
13450955	2008 VERNON AVE	R1A	13,300.00	0.3
13460270	2102 JACKSON ST	R1A	13,300.00	0.3
13460670	2119 JACKSON ST	R1A	13,300.00	0.3
13460685	2117 JACKSON ST	R1A	13,300.00	0.3
13460995	2102 FOREST AVE	R1A	13,300.00	0.3
13461001	2128 FOREST AVE	R1A	13,300.00	0.3
13461004	2150 FOREST AVE	R1A	13,300.00	0.3
13461100	2050 FOREST AVE	R1A	13,318.00	0.3
22830455	3678 NIGHT HAWK DR	R1A	13,329.36	0.3

22830460	3672 NIGHT HAWK DR	R1A	13,329.36	0.3
22830475	3668 NIGHT HAWK DR	R1A	13,329.36	0.3
13460965	2225 W GRAND AVE	R1A	13,400.00	0.3
12680005	1701 HURST ST	R1A	13,500.00	0.3
22032580	2172 WINCHESTER DR	R1A	13,600.00	0.3
22830310	1590 HAWKS PASS	R1A	13,764.96	0.3
22830380	1513 HAWKS PASS	R1A	13,764.96	0.3
22830400	3673 CARDINAL DR	R1A	13,808.52	0.3
11340115	2515 PIONEER DR	R1A	13,931.00	0.3
23010695	2533 E RIDGE RD	R1A	14,000.00	0.3
22830450	3682 NIGHT HAWK DR	R1A	14,026.32	0.3
22830395	1549 HAWKS PASS	R1A	14,157.00	0.3
22830490	1498 HAWKS PASS	R1A	14,287.68	0.3
23011300	2543 E RIDGE RD	R1A	14,375.00	0.3
21940205	2305 PEBBLE DR	R1A	14,400.00	0.3
11340050	2545 LOMA DR	R1A	14,489.00	0.3
21980618	2051 WREN DR	R1A	14,532.00	0.3
22830485	1493 HAWKS PASS	R1A	14,636.16	0.3
12260251	2232 TREVINO CT	R1A	14,766.84	0.3
12260400	2271 TREVINO CT	R1A	14,810.00	0.3
12380410	630 CRIST RD	R1A	14,984.00	0.3
12380080	731 CRIST RD	R1A	15,000.00	0.3
12380100	707 CRIST RD	R1A	15,000.00	0.3
12380110	732 NEWARK RD	R1A	15,000.00	0.3
12380115	726 NEWARK RD	R1A	15,000.00	0.3
12380120	720 NEWARK RD	R1A	15,000.00	0.3
12380125	714 NEWARK RD	R1A	15,000.00	0.3
12380130	708 NEWARK RD	R1A	15,000.00	0.3
12132500	2139 CHRISTILLA DR	R1A	15,115.32	0.3
11340080	2540 LOMA DR	R1A	15,139.00	0.3
12680100	1739 HURST ST	R1A	15,168.00	0.3
21860085	2725 CLAREMONT DR	R1A	15,400.00	0.4
22830430	3709 CARDINAL DR	R1A	15,420.24	0.4
13470350	2022 ROOSEVELT AVE	R1A	15,463.00	0.4
22830465	3675 NIGHT HAWK DR	R1A	15,463.80	0.4
12840535	1233 RIDGEWAY ST	R1A	15,538.00	0.4
11340140	2540 PIONEER DR	R1A	16,056.00	0.4
22830305	1598 HAWKS PASS	R1A	16,160.76	0.4
22080485	2550 COYOTE RUN	R1A	16,269.00	0.4
21941320	2020 PEBBLE DR	R1A	16,275.00	0.4
23010180	2430 E RIDGE RD	R1A	16,300.00	0.4

21750160	2646 WOODSIDE DR	R1A	16,316.00	0.4
12680312	440 BURTON ST	R1A	16,390.00	0.4
23020400	1710 INDIAN RD	R1A	16,422.00	0.4
11331320	2745 KADLEC DR	R1A	16,549.00	0.4
21940250	2342 BOULDER LN	R1A	16,640.00	0.4
22830345	1561 HAWKS PASS	R1A	16,770.60	0.4
21932235	2062 REGAL OAKS CT	R1A	16,958.00	0.4
12132540	2115 CHRISTILLA DR	R1A	16,988.00	0.4
21911895	2508 HAWTHORNE DR	R1A	17,000.00	0.4
11340145	2530 PIONEER DR	R1A	17,193.00	0.4
11340130	2545 PIONEER DR	R1A	17,291.00	0.4
21850035	2511 PRAIRIE AVE	R1A	17,347.00	0.4
21860075	2705 CLAREMONT DR	R1A	17,440.00	0.4
22080345	2730 SHARON DR	R1A	17,732.00	0.4
12750570	2020 NORTH ST	R1A	17,780.00	0.4
12250660	1907 DELL DR	R1A	17,816.00	0.4
22080360	2755 FAWN CT	R1A	18,015.00	0.4
21750195	2716 WOODSIDE DR	R1A	18,145.00	0.4
13461125	1935 W GRAND AVE	R1A	18,750.00	0.4
12760795	1345 DIVISION ST	R1A	18,774.00	0.4
12760580	1415 BITTEL ST	R1A	18,837.00	0.4
22110890	3685 CLINIC RD	R1A	19,304.00	0.4
21760890	2795 SHOPIERE RD	R1A	19,602.00	0.5
23020020	1516 S RIDGE RD	R1A	19,796.00	0.5
22110800	2403 FINN RD	R1A	19,800.00	0.5
21750035	2611 SARAH LN	R1A	20,072.00	0.5
21940195	2302 PEBBLE DR	R1A	20,300.00	0.5
22080599	2602 COYOTE RUN	R1A	20,473.00	0.5
21750190	2700 WOODSIDE DR	R1A	20,563.00	0.5
12760930	1335 RITSHER ST	R1A	20,648.00	0.5
21750030	2607 SARAH LN	R1A	20,800.00	0.5
22080530	2702 DEERFIELD DR	R1A	20,995.00	0.5
20770751	1931 THOMAS ST	R1A	21,960.00	0.5
21750185	2690 WOODSIDE DR	R1A	22,198.00	0.5
12132450	2116 CHRISTILLA DR	R1A	23,016.00	0.5
21761300	2720 WOODSIDE DR	R1A	23,454.00	0.5
22181010	3434 BEE LN	R1A	23,660.00	0.5
21641005	3579 MINNIE LN	R1A	24,500.00	0.6
12750460	1120 RITSHER ST	R1A	25,177.00	0.6
22110680	3542 MINNIE LN	R1A	25,200.00	0.6
12760940	1325 RITSHER ST	R1A	25,400.00	0.6

21750175	2676 WOODSIDE DR	R1A	25,591.00	0.6
12840540	1235 RIDGEWAY ST	R1A	26,040.00	0.6
21750150	2626 WOODSIDE DR	R1A	26,742.00	0.6
22060160	2055 COLLINGSWOOD DR	R1A	29,380.00	0.7
20770530	2106 THOMAS ST	R1A	30,970.00	0.7
13630415	1852 SHERWOOD DR	R1A	32,000.00	0.7
12250500	1907 ASPEN DR	R1A	35,370.00	0.8
12750140	1235 FREDERICK ST	R1A	37,338.00	0.9
12750080	1220 BITTEL ST	R1A	37,973.00	0.9
12760330	1451 FREDERICK ST	R1A	37,973.00	0.9
12760340	1441 FREDERICK ST	R1A	37,973.00	0.9
12760670	1320 RITSHER ST	R1A	37,973.00	0.9
12521905	1583 CRESCENT DR	R1A	38,000.00	0.9
13450200	159 DIVISION ST	R1A	38,645.00	0.9
12521900	1575 CRESCENT DR	R1A	40,000.00	0.9
22080535	2720 DEERFIELD DR	R1A	41,795.00	1.0
21750161	2658 WOODSIDE DR	R1A	42,707.00	1.0
13471300	735 BITTEL ST	R1A	42,958.00	1.0
21931940	2071 YORKSHIRE DR	R1A	43,109.00	1.0
20770660	2175 THOMAS ST	R1A	43,344.00	1.0
20770670	2161 THOMAS ST	R1A	43,488.00	1.0
23070310	2205 EAST RIDGE RD	R1A	45,000.00	1.0
12132480	2134 CHRISTILLA DR	R1A	45,885.00	1.1
13311060	2310 LIBERTY AVE	R1A	49,140.00	1.1
22830030	1510 TOWNHALL RD	R1A	49,658.00	1.1
12260360	2291 TREVINO DR	R1A	51,000.00	1.2
12132520	2127 CHRISTILLA DR	R1A	52,540.00	1.2
12750360	1245 BITTEL ST	R1A	54,236.00	1.2
22080600	2600 COYOTE RUN	R1A	55,164.00	1.3
22070320	2215 CARNFORTH PL	R1A	57,000.00	1.3
12260450	2250 PALMER DR	R1A	58,652.00	1.3
12260520	2251 PALMER DR	R1A	60,544.00	1.4
23011200	2523 E RIDGE RD	R1A	72,380.00	1.7
13450500	2100 HIGHLAND AVE	R1A	75,980.00	1.7
12260271	2250 TREVINO DR	R1A	76,580.00	1.8
12250075	2024 ADA ST	R1A	78,600.00	1.8
12250385	2000 ASPEN DR	R1A	80,696.00	1.9
12132075	2347 PALMER DR	R1A	81,120.00	1.9
12132165	2346 PALMER DR	R1A	81,120.00	1.9
22830022	1400 HAWKS PASS	R1A	85,421.00	2.0
20770010	3375 PRAIRIE AVE	R1A	86,904.00	2.0

22250120	2001 TOWNHALL RD	R1A	89,712.00	2.1
13311045	995 MASTERS ST	R1A	98,532.00	2.3
21750145	2610 DEERFIELD DR	R1A	124,321.00	2.9
12250240	2024 FIR DR	R1A	130,214.00	3.0
21931700	2501 CRANSTON RD	R1A	131,116.00	3.0
13471200	2131 ST LAWRENCE AVE	R1A	131,246.00	3.0
12830905	1425 RIDGEWAY ST	R1A	131,551.00	3.0
12250625	2001 DELL DR	R1A	142,790.00	3.3
22822000	3729 GOLDEN EAGLE DR	R1A	148,560.00	3.4
11330300	2500 KADLEC DR	R1A	210,590.00	4.8
12250550	2000 DELL DR	R1A	275,493.00	6.3
22830025	3650 EAGLES RIDGE DR	R1A	322,779.00	7.4
12830840	1401 MASTERS ST	R1A	335,412.00	7.7
22070350	2222 CANTERBURY DR	R1A	359,370.00	8.3
12840550	1231 RIDGEWAY ST	R1A	463,245.00	10.6
21880030	2911 KENSINGTON LN	R1A	464,936.00	10.7
12260005	2180 FIR DR	R1A	512,240.00	11.8
12831200	1400 FREDERICK ST	R1A	585,446.00	13.4
22830024	1500 HAWKS PASS	R1A	636,847.00	14.6
21750200	2750 RACHEL TER	R1A	814,569.00	18.7
12141700	2000 MADISON RD	R1A	855,900.00	19.6
12810500	1920 MADISON RD	R1A	858,400.00	19.7
12280010	2150 NEWARK RD	R1A	2,944,656.00	67.6
12210010	2410 MCKINLEY AVE	R1A	3,397,680.00	78.0
12220010	2278 MCKINLEY AVE	R1A	3,427,301.00	78.7
12230100	2110 MCKINLEY AVE	R1A	3,571,920.00	82.0
22830020	1452 TOWNHALL RD	R1A	3,848,308.00	88.3
11460020	2651 AFTON RD	R1A	4,418,040.00	101.4
11540010	2700 AFTON RD	R1A	6,605,003.00	151.6
11560010	2101 NEWARK RD	R1A	6,838,049.00	157.0
12571175	1103 COPELAND AVE	R1B	6,000.00	0.1
12670115	1517 ELM ST	R1B	6,000.00	0.1
12670315	1537 BLUFF ST	R1B	6,000.00	0.1
12670470	1617 VINE ST	R1B	6,000.00	0.1
12670500	1612 BLUFF ST	R1B	6,000.00	0.1
12670530	1602 SIXTH ST	R1B	6,000.00	0.1
13570855	908 PORTLAND AVE	R1B	6,000.00	0.1
12581655	1827 CHURCH ST	R1B	6,048.00	0.1
12582145	1845 WISCONSIN AVE	R1B	6,048.00	0.1
12580090	726 HENRY AVE	R1B	6,090.00	0.1
12720627	1619 MCKINLEY AVE	R1B	6,100.00	0.1

13530430	216 ST LAWRENCE AVE	R1B	6,100.00	0.1
13581015	1013 HACKETT ST	R1B	6,100.00	0.1
13581055	1024 TENTH ST	R1B	6,100.00	0.1
13440220	1341 SHIRLAND AVE	R1B	6,118.00	0.1
13440225	1339 SHIRLAND AVE	R1B	6,118.00	0.1
13440240	1325 SHIRLAND AVE	R1B	6,118.00	0.1
13440245	1321 SHIRLAND AVE	R1B	6,118.00	0.1
12560595	1005 KEELER AVE	R1B	6,156.00	0.1
12560715	1005 BELLEVUE PL	R1B	6,156.00	0.1
12530100	1235 NELSON AVE	R1B	6,200.00	0.1
12560485	1248 NELSON AVE	R1B	6,200.00	0.1
12561040	1326 DEWEY AVE	R1B	6,200.00	0.1
12561175	1333 WISCONSIN AVE	R1B	6,200.00	0.1
12561370	1347 DEWEY AVE	R1B	6,200.00	0.1
13441057	1331 VERNON AVE	R1B	6,200.00	0.1
13441135	1346 HIGHLAND AVE	R1B	6,200.00	0.1
13580440	945 NINTH ST	R1B	6,200.00	0.1
13681113	1101 PARK AVE	R1B	6,204.00	0.1
12531035	1322 PORTER AVE	R1B	6,250.00	0.1
12531040	1328 PORTER AVE	R1B	6,250.00	0.1
12531090	1420 PORTER AVE	R1B	6,250.00	0.1
12531180	1327 NELSON AVE	R1B	6,250.00	0.1
12581940	1875 HARRISON AVE	R1B	6,250.00	0.1
13421055	809 TOWNLINE AVE	R1B	6,250.00	0.1
12451265	1908 NELSON AVE	R1B	6,300.00	0.1
12580810	1115 SUMMIT AVE	R1B	6,300.00	0.1
12582170	1823 WISCONSIN AVE	R1B	6,300.00	0.1
13420270	730 GRANT ST	R1B	6,300.00	0.1
13430040	1723 EUCLID AVE	R1B	6,300.00	0.1
13520030	716 PARKER AVE	R1B	6,468.00	0.1
13411430	1037 GRANT ST	R1B	6,500.00	0.1
13580250	821 PORTLAND AVE	R1B	6,572.00	0.2
13580275	922 NINTH ST	R1B	6,572.00	0.2
12560230	1255 HARRISON AVE	R1B	6,600.00	0.2
13441250	1150 HIGHLAND AVE	R1B	6,600.00	0.2
13640340	1503 TURTLE ST	R1B	6,600.00	0.2
13640345	1511 TURTLE ST	R1B	6,600.00	0.2
13420710	1223 ST LAWRENCE AVE	R1B	6,625.00	0.2
13480595	1037 MARY ST	R1B	6,700.00	0.2
13510170	928 FIFTH ST	R1B	6,732.00	0.2
13411360	1007 CLEVELAND ST	R1B	6,750.00	0.2

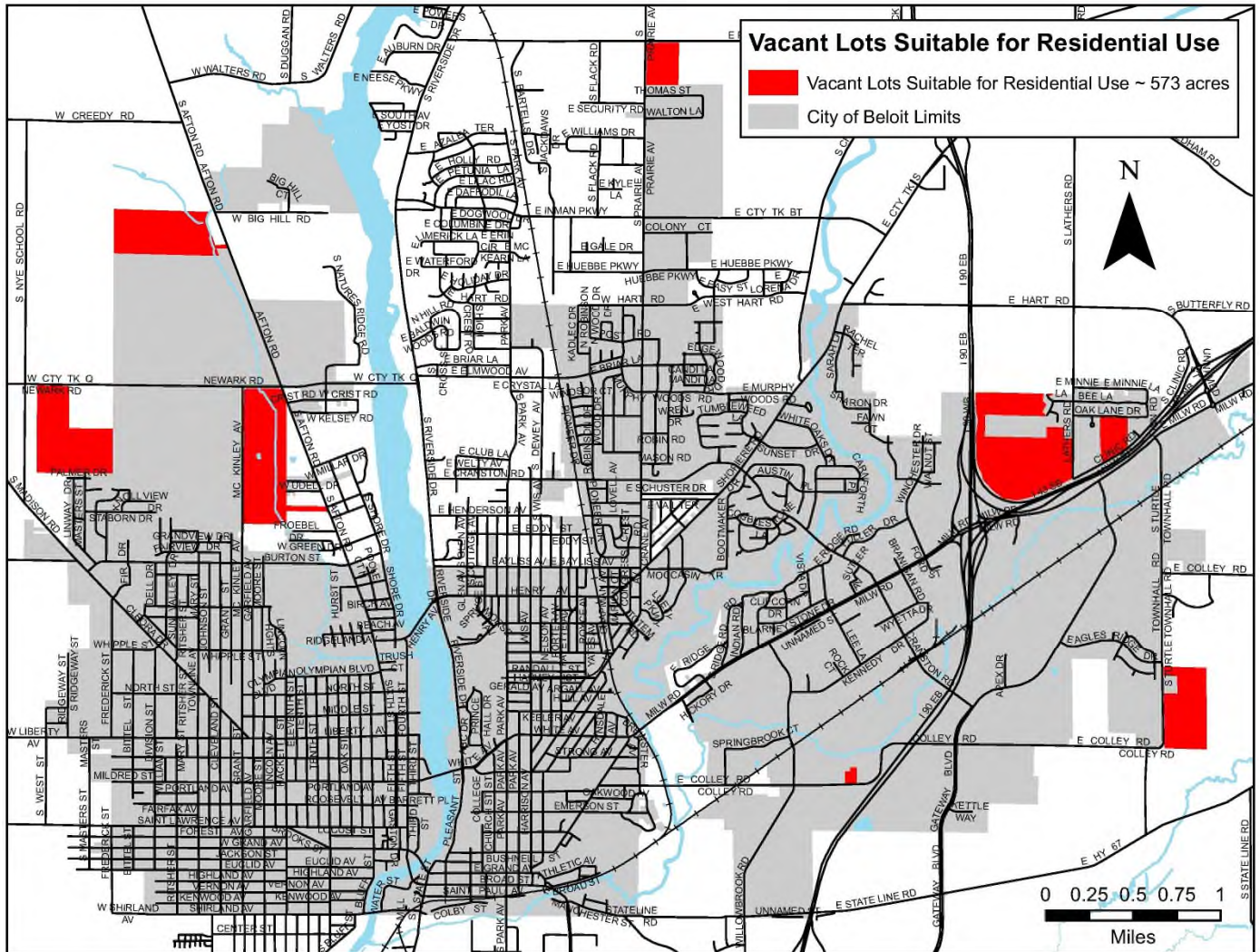
12580770	1743 HARRISON AVE	R1B	6,850.00	0.2
13550640	327 KENWOOD AVE	R1B	6,864.00	0.2
12620170	232 BEACH AVE	R1B	6,962.00	0.2
12530730	1214 LA SALLE ST	R1B	7,182.00	0.2
13440045	1711 SHIRLAND AVE	R1B	7,182.00	0.2
13550636	335 KENWOOD AVE	R1B	7,210.00	0.2
12581935	1881 HARRISON AVE	R1B	7,250.00	0.2
12630305	226 TRUSH CT	R1B	7,314.00	0.2
13561075	322 LOCUST ST	R1B	7,370.00	0.2
12560070	1248 HARRISON AVE	R1B	7,392.00	0.2
12560195	1242 WISCONSIN AVE	R1B	7,392.00	0.2
12560275	1215 HARRISON AVE	R1B	7,392.00	0.2
13560375	502 BLUFF ST	R1B	7,470.00	0.2
13561080	330 LOCUST ST	R1B	7,597.00	0.2
12770195	1531 CLEORA DR	R1B	7,738.00	0.2
13551150	514 HIGHLAND AVE	R1B	7,840.00	0.2
13640435	1341 E BROAD ST	R1B	7,920.00	0.2
13640450	1419 E BROAD ST	R1B	7,920.00	0.2
12730160	1449 TOWNLINE AVE	R1B	7,980.00	0.2
12730170	1437 TOWNLINE AVE	R1B	8,040.00	0.2
13580810	317 PORTLAND AVE	R1B	8,060.00	0.2
13570045	917 ST LAWRENCE AVE	R1B	8,184.00	0.2
13581580	1019 ELM ST	R1B	8,250.00	0.2
13571420	838 VINE ST	R1B	8,448.00	0.2
13580775	947 OAK ST	R1B	8,448.00	0.2
12740360	1115 JOHNSON ST	R1B	8,568.00	0.2
13480615	1017 MARY ST	R1B	8,576.00	0.2
13640445	1409 E BROAD ST	R1B	8,624.00	0.2
13431215	1342 FOREST AVE	R1B	8,712.00	0.2
13431295	620 HACKETT ST	R1B	8,712.00	0.2
13431300	1110 FOREST AVE	R1B	8,712.00	0.2
13441545	1123 HIGHLAND AVE	R1B	8,712.00	0.2
13441550	1117 HIGHLAND AVE	R1B	8,712.00	0.2
13510045	930 SIXTH ST	R1B	8,712.00	0.2
13520090	723 BLUFF ST	R1B	8,712.00	0.2
13560515	515 EIGHTH ST	R1B	8,712.00	0.2
13620920	827 SHERWOOD DR	R1B	8,721.00	0.2
12521765	1582 CRESCENT DR	R1B	8,736.00	0.2
13681340	1018 CENTRAL AVE	R1B	8,940.00	0.2
13570480	507 ST LAWRENCE AVE	R1B	8,976.00	0.2
13620469	1229 EMERSON ST	R1B	9,108.00	0.2

13510695	1030 SIXTH ST	R1B	9,130.00	0.2
13660390	631 COLLEGE ST	R1B	9,240.00	0.2
13630025	1221 ATHLETIC AVE	R1B	9,322.00	0.2
12531225	1304 PRAIRIE AVE	R1B	9,375.00	0.2
12630315	1427 SIXTH ST	R1B	9,424.00	0.2
12260610	2151 KNOLL VIEW DR	R1B	9,490.00	0.2
12260620	2145 KNOLL VIEW DR	R1B	9,490.00	0.2
12260630	2137 KNOLL VIEW DR	R1B	9,490.00	0.2
12730119	1425 JOHNSON ST	R1B	9,504.00	0.2
13640201	1706 MANCHESTER ST	R1B	9,636.00	0.2
12730131	1424 JOHNSON ST	R1B	9,648.00	0.2
13610775	1121 EATON AVE	R1B	9,768.00	0.2
13620775	822 SHERWOOD DR	R1B	9,825.00	0.2
12260135	2146 KNOLL VIEW DR	R1B	9,880.00	0.2
12260140	2154 KNOLL VIEW DR	R1B	9,880.00	0.2
12260145	2160 KNOLL VIEW DR	R1B	9,880.00	0.2
12260150	2168 KNOLL VIEW DR	R1B	9,880.00	0.2
12260640	2129 KNOLL VIEW DR	R1B	9,880.00	0.2
12720454	1510 MCKINLEY AVE	R1B	9,900.00	0.2
12570280	1023 RANDALL ST	R1B	10,018.00	0.2
12730242	1325 GRANT ST	R1B	10,140.00	0.2
13640430	1335 E BROAD ST	R1B	10,425.00	0.2
13670805	845 HARRISON AVE	R1B	10,640.00	0.2
12720493	1650 MCKINLEY AVE	R1B	10,715.00	0.2
23180170	1169 BREWSTER AVE	R1B	10,846.00	0.2
13410940	904 HACKETT ST	R1B	11,214.00	0.3
13510700	1038 SIXTH ST	R1B	11,220.00	0.3
13510185	942 FIFTH ST	R1B	11,304.00	0.3
13620547	1424 STEWART PL	R1B	11,500.00	0.3
12260130	2138 KNOLL VIEW DR	R1B	11,700.00	0.3
13440115	1553 SHIRLAND AVE	R1B	11,837.00	0.3
12770400	1647 SUN VALLEY DR	R1B	11,868.00	0.3
12670335	1532 SIXTH ST	R1B	12,000.00	0.3
13550285	545 SHIRLAND AVE	R1B	12,012.00	0.3
13550385	510 KENWOOD AVE	R1B	12,012.00	0.3
12670300	1521 BLUFF ST	R1B	12,720.00	0.3
12770110	1565 CLEORA DR	R1B	12,800.00	0.3
13560840	632 EIGHTH ST	R1B	13,780.00	0.3
12571060	1219 RANDALL ST	R1B	14,400.00	0.3
13620615	1439 STEWART PL	R1B	14,640.00	0.3
12260440	2231 TREVINO CT	R1B	15,242.00	0.4

13670365	1123 CHAPIN ST	R1B	15,840.00	0.4
22070391	2308 WEST DEER PATH CT	R1B	16,508.00	0.4
23150500	1425 STATELINE RD	R1B	17,530.00	0.4
13520120	728 FIFTH ST	R1B	18,150.00	0.4
12730025	1336 CLEVELAND ST	R1B	19,602.00	0.5
22020817	2840 EAST DEER PATH CT	R1B	20,360.00	0.5
12580230	1687 MORSE AVE	R1B	20,999.00	0.5
12710740	1850 MCKINLEY AVE	R1B	22,968.00	0.5
13520115	732 FIFTH ST	R1B	23,150.00	0.5
13550360	130 BLUFF ST	R1B	23,807.00	0.5
22020819	2855 EAST DEER PATH CT	R1B	36,687.00	0.8
12620100	249 MAPLE AVE	R1B	42,296.00	1.0
12781560	2010 BURTON ST	R1B	48,300.00	1.1
12450400	1950 CHURCH ST	R1B	97,487.00	2.2
12781510	1942 BURTON ST	R1B	97,800.00	2.2
13640387	160 STRASBURG ST	R1B	1,525,725.00	35.0
12640620	1229 SIXTH ST	R2	6,468.00	0.1
12680360	310 E POOLE CT	R2	6,500.00	0.1
12640420	245 MIDDLE ST	R2	6,705.00	0.2
13480810	1025 WILLIAM ST	R2	6,750.00	0.2
13480815	1017 WILLIAM ST	R2	6,750.00	0.2
13480820	1013 WILLIAM ST	R2	6,750.00	0.2
12680135	1716 S POOLE CT	R2	8,250.00	0.2
12640200	1141 SIXTH ST	R2	8,712.00	0.2
13680840	1005 CHURCH ST	R2	9,240.00	0.2
13480755	1018 RITSHER ST	R2	9,450.00	0.2
12240990	1903 MOORE ST	R2	9,480.00	0.2
12640010	257 LIBERTY AVE	R2	9,603.00	0.2
13480760	1020 RITSHER ST	R2	13,500.00	0.3
13480920	1025 DIVISION ST	R2	13,500.00	0.3
13480860	1024 WILLIAM ST	R2	13,540.00	0.3
12240975	1919 MOORE ST	R2	19,776.00	0.5
12250335	1907 FIR DR	R2	35,370.00	0.8
11340590	2501 KADLEC DR	R2	46,609.00	1.1
12250350	1946 ASPEN DR	R2	52,007.00	1.2
12250400	1937 FIR DR	R2	52,007.00	1.2
11340600	1715 ELMWOOD AVE	R2	674,541.00	15.5
13510565	926 SECOND ST	R3	6,534.00	0.2
13510605	937 THIRD ST	R3	6,930.00	0.2
13510610	929 THIRD ST	R3	6,930.00	0.2
13510560	918 SECOND ST	R3	7,326.00	0.2

13510600	943 THIRD ST	R3	7,750.00	0.2
13510555	912 SECOND ST	R3	8,118.00	0.2
13510550	906 SECOND ST	R3	8,910.00	0.2
23060055	2275 HICKORY DR	R3	11,715.00	0.3
23060020	2209 HICKORY DR	R3	15,883.00	0.4
23060025	2217 HICKORY DR	R3	15,883.00	0.4
23060045	2259 HICKORY DR	R3	18,744.00	0.4
23060050	2267 HICKORY DR	R3	18,744.00	0.4
23060040	2249 HICKORY DR	R3	23,100.00	0.5
11331020	1651 E CAROLYN DR	R3	32,880.00	0.8
21880360	2080 INMAN PKWY	R3	148,365.00	3.4
21880330	1984 INMAN PKWY	R3	158,220.00	3.6
22820100	3500 EAGLES RIDGE DR	R3	661,328.00	15.2
			67,145,371.16	1,541.44

Exhibit B Vacant Lots Suitable for Residential Development



List of Vacant Lots Suitable for Residential Development

PARCEL ID	LOCATION	ZONE CODE	LOT SQUARE FEET	LOT ACRES
22170105	2310 LATHERS RD	DH	67518.0	1.6
23283000	2605 COLLEY RD	DH	146910.0	3.4
22180405	2340 LATHERS RD	DH	173910.0	4.0
12360400	2040 AFTON RD	DH	197869.0	4.5
22760100	1205 TOWNHALL RD	DH	871220.0	20.0
22120400	3611 CLINIC RD	DH	922426.0	21.2
22760005	1401 TOWNHALL RD	DH	1007978.0	23.1
22760015	1551 TOWNHALL RD	DH	1021917.0	23.5
12230010	2023 MCKINLEY AVE	DH	1045440.0	24.0
20780100	3675 PRAIRIE AVE	DH	1203083.0	27.6
12110010	2500 NEWARK RD	DH	1230134.0	28.2
22180600	2426 FIELD CREST RD	DH	1611720.0	37.0
12210500	2425 MCKINLEY AVE	DH	1635178.0	37.5
12220200	2221 MCKINLEY AVE	DH	2570040.0	59.0
12120010	2221 S NYE SCHOOL RD	DH	3044408.0	69.9
11580010	2900 AFTON RD	DH	4068504.0	93.4
22170100	2320 LATHERS RD	DH	4429180.0	101.7
-		-	25247435.0	579.6