



City of New Port Richey

CRA EXPANSION

ASSESSMENT OF NEED

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INTRODUCTION

The City Staff was directed by the City Redevelopment Agency to compile a "C.R.A.-Expansion "Needs Assessment." In October, November and December of 2000, the Redevelopment Department and Planning Services Departments of the City of New Port Richey conducted surveys and gathered data in the commercial and residential districts of the City. In the results of those surveys the criteria used for evaluation of the residential/commercial structures and areas were similar to those employed by other agencies and by those used to complete the "New Port Richey, 1988 Blight Study".

What is "Blighted Area" as defined within the Florida Statutes?

(a) An area in which there are a substantial number of slum, deteriorated, or deteriorating structures and conditions that lead to economic distress or endanger life or property by fire or other causes or one or more of the following factors that substantially impairs or arrests the sound growth of a county or municipality and is a menace to the public health, safety, morals, or welfare in its present condition and use:

1. Predominance of defective or inadequate street layout;
2. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
3. Unsanitary or unsafe conditions;
4. Deterioration of site or other improvements;
5. Inadequate and outdated building density patterns;
6. Tax or special assessment delinquency exceeding the fair value of the land;
7. Inadequate transportation and parking facilities; and
8. Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area; or

(b) An area in which there exists faulty or inadequate street layout; inadequate parking facilities; or roadways, bridges, or public transportation facilities incapable of handling the volume of traffic flow into or through the area, either at present or following proposed construction.

However, for purposes of qualifying for the tax credits authorized in chapter 220, "blighted area" means an area described in paragraph (a).

(9) "Community redevelopment" or "redevelopment" means undertakings, activities, or projects of a county, municipality, or community redevelopment agency in a community redevelopment area for the elimination and prevention of the development or spread of slums and blight, or for the reduction or prevention of crime, or for the provision of affordable housing, whether for rent or for sale, to residents of low or moderate income, including the elderly, and may include slum clearance and redevelopment in a community redevelopment area or rehabilitation and revitalization of coastal resort and tourist areas that are deteriorating and economically distressed, or rehabilitation or conservation in a community redevelopment area, or any combination or part thereof, in accordance with a community redevelopment plan and may include the preparation of such a plan.

(10) "Community redevelopment area" means a slum area, a blighted area, or an area in which there is a shortage of housing that is affordable to residents of low or moderate income, including the elderly, or a coastal and tourist area that is deteriorating and economically distressed due to outdated building density patterns, inadequate transportation and parking facilities, faulty lot layout or inadequate street layout, or a combination thereof which the governing body designates as appropriate for community redevelopment.

(11) "Community redevelopment plan" means a plan, as it exists from time to time, for a community redevelopment area.

METHODS OF SURVEY

Most of the field survey was done using a "windshield" survey, that is judging the houses, commercial structures, vacant land, and components from the interior of the vehicle and leaving the vehicle only when the information could not be obtained from the curbside. A windshield survey has distinct advantages and disadvantages, but in the case of New Port Richey the advantages outweighed the drawbacks. With the number of structures that needed to be surveyed and the time constraint, a windshield survey was the most practical and time efficient method available. Also because of the number of structures needed to be included in the report, a windshield survey can cover a large area and still maintain a desirable degree of accuracy concerning structural and lot conditions. In any case, an internal survey could not have covered 100% of the target area, because the owners' permission is required for entry, which the time frame would not allow. The assumption was made that the exterior condition of a structure was representative of the overall condition of that structure. Also given the nature of the survey (i.e., to designate areas for improvement and

redevelopment) a thorough inspection of each structure or lot was not considered essential.

EVALUATION OF COMMERCIAL AREAS

Within the four commercial neighborhoods evaluated the process was fairly similar. Long term property values were looked at and some examples of problem properties and areas were identified. There are four main commercial areas:

1. The Main Street/CBD area.
2. The Route 19 Corridor
3. The South Grand/Community Hospital Area
4. The Massachusetts/Hospital Area.

1. **The Central Business District/C.B.D** – the downtown and major commercial districts in the Sunbelt region of the United States have experienced much of the same trends that the inner cities of the Midwest and Northeast have been experiencing for over 30 years. Within the Main Street/C.B.D. the problem is the out-flight of business to suburban and mall areas with a drop in values and rental rates. The City of New Port Richey’s central business district has not escaped this problem. Many retail and “attractor” businesses have moved to U.S. Highway 19 or malls in the area. Many other stores, not being able to compete, have simply gone out of business. The ease of access and parking combine to promote the use of off-street malls and shopping areas. Also, many of these C.B.D. properties suffer from physical deterioration. Physical and structural deterioration is evident in many buildings. Many spaces are vacant or underutilized and second floor commercial areas go unused, and in some cases, without maintenance. Some of the structural problems merely come from the age of the buildings, but the lack of repair and investment is evident in a substantial number of structures. Stair stepped cracks in walls, deterioration in the flashings and sills are prevalent in many buildings. Numerous buildings need general painting and clean up in the C.B.D. Here are some examples of these problems:

- A. 5740 Main Street - this property is the former location of City Fire Department and City office operations. The structure has been vacant for over eight years and has a number of maintenance issues.



B. 5810 Main Street - Vacant Laundromat location



C. 5812 Missouri Avenue – vacant storefront location.



2. **The U.S. Route 19 Corridor** - has experienced many of the same problems as the C.B.D. including the lack of proper property maintenance. These problems include the loss of many businesses to the more convenient off street shopping areas such as the mall and shopping centers. This loss of business on Route 19 is compounded by the heavy traffic flows, speeds, and traffic patterns along this corridor which are not conducive to business development or retention. Some of the vacant or under-utilized locations along this major roadway are:

A. 6401 U.S. Route 19 - this property was the location of a large R.V. sales and service location which was recently abandoned. Prior to abandonment, it had been vacant for approximately five years. This is a prime piece of frontage commercial real estate on a major regional route and should not be vacant for this length of time. There is currently a code enforcement case pending on this location concerning property maintenance.



6401 US Route 19 (continued)



- B. 6424 U.S. Route 19 - this vacant bank location has remained undeveloped and underutilized for over 5 years.



- C. 5201 U.S. Route 19, Southgate Plaza - while a portion of the plaza underwent remodeling several years ago, a large percentage of the space has remained unleased.



C.1. 5211 U.S. Route 19, Southgate Plaza



C.2. 5213 U.S. Route 19, Southgate Plaza



C.3. 5217 U.S. Route 19, Southgate Plaza



C.4. 5225 U.S. Route 19, Southgate Plaza



3. **The South Grand/Community Hospital area** - has a series of poor lot patterns and roadway configurations that contribute to the loss of retail and business office development in this area. The main commercial draw within this area of the city is the large Community Hospital development. The land use and the zoning around activity should promote retail and commercial development as spin-offs to this major activity. However, many small former residential lots and structures compound the redevelopment of this important area. Acquiring many of these locations and combining them into usable blocks of property is difficult due in part to the varying number of owners. The former residential street pattern is also not easily usable for commercial purposes. Space for parking has been a major obstacle, particularly to the medical office community, which typically has a higher parking demand than general office and retail uses. This has resulted in a development area of properties that are mixed in use and undervalued. Some examples of undervalued properties and areas of lot and street pattern problems are:

A. 5417 Grand Boulevard, former Recovery Room Restaurant - across from a major regional hospital on one of the principal streets in New Port Richey, this commercial building and location has been vacant for nearly four years.



B. 5237 Craft Street



C. 5732 Pine Street – this location is a former residential location that has not been utilized for either residential or commercial redevelopment.



4. **The Massachusetts/North Bay Hospital area** - suffers from some of the same problems that the South Grand area has. The City of New Port Richey rezoned many lots in the area around the North-Bay Hospital to a compatible commercial category. The lot size and pattern are not conducive to the introduction of proper, compatible, commercial and office development. These properties have sat dormant and unproductive. Many of these properties are unproductive as either commercial or residential because of the incompatible zoning. A great deal of this due to the lack

of proper transportation patterns around the hospital area, and the size of the parcels involved.

In the opinion of Staff, it is evident that these four commercial areas within the City of New Port Richey have a “substantial amount” of “Blight” as defined by “Florida Statute 163.335.”

RESIDENTIAL AREAS

The City of New Port Richey is located in Pasco County along the Gulf Coast of Central Florida. The City is currently growing and will continue to grow through the year 2010. Approximately 4.0 percent of the land in the City is vacant and will continue to support a moderate amount of housing increase.

The 1990 US Census figures (Table 1a & 1b) show that only 372 (4.8 percent) of the housing units in New Port Richey were built prior to 1939. Only 588 (7.5 percent) housing units were built in the City prior to 1950. Between 1950 and 1969 there were 2,213 (28.3 percent) housing units built in the City and 2,771 (35.4 percent) units built between 1970 and 1980. This data shows that over 28 percent of the housing units in New Port Richey were built in the 10-year period between 1980 - 1990.

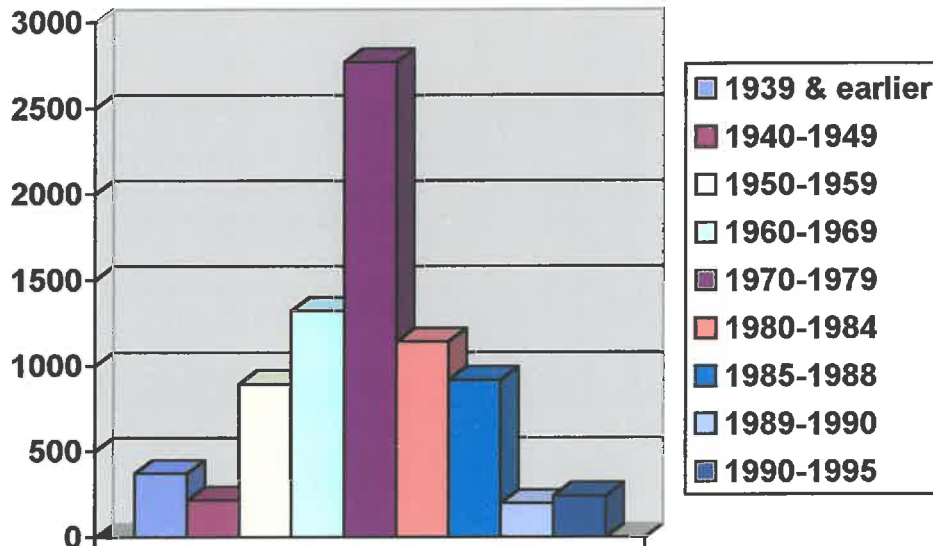
Table 1 shows dwelling units by age with additional data from March 1990 to July 1995. The bulk of housing was built prior to 1979 (69%) with 35% over 30 years old, the estimated life of a structure.

Table 1a
NUMBER OF DWELLING UNITS BY AGE
CITY OF NEW PORT RICHEY
1995

YEAR BUILT	NUMBER OF UNITS	PERCENTAGE OF TOTAL
April 1990-July 1995	239	3.0
1989-March 1990	195	2.4
1985-1988	916	11.4
1980-1984	1,141	14.2
1970-1979	2,771	34.3
1960-1969	1,319	16.3
1950-1959	894	11.1
1940-1949	216	2.7
1939 and earlier	372	4.6
TOTAL	8,063	100.0

Source: United States Bureau of the Census, 1990.
 City of New Port Richey, Building Department, 1995

Housing Units Built

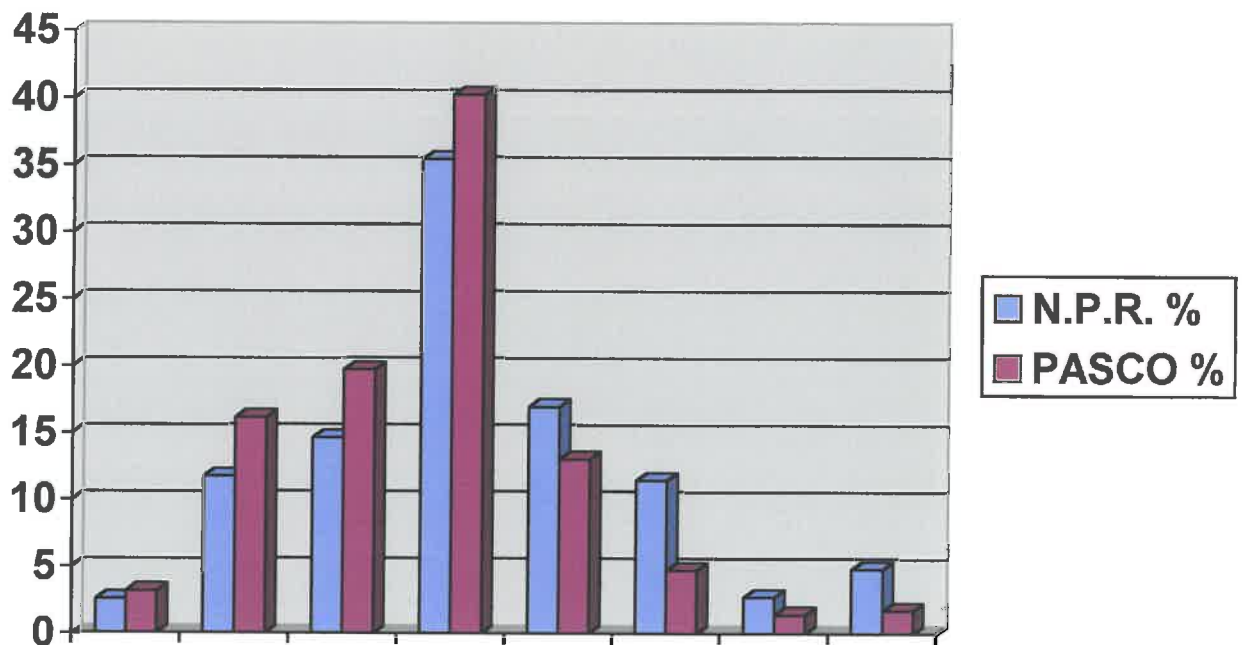


**Table 1b
NUMBER OF DWELLING UNITS BY AGE
CITY OF NEW PORT RICHEY AND PASCO COUNTY 1990**

YEAR BUILT	NEW PORT RICHEY NUMBER OF UNITS	PERCENT OF TOTAL	PASCO COUNTY NUMBER OF UNITS	PERCENT OF TOTAL
1989 to March 1990	195	2.5	4,689	3.1
1985 to 1988	916	11.7	23,952	16.1
1980 to 1984	1,141	14.6	29,372	19.7
1970 to 1979	2,771	35.4	59,953	40.2
1960 to 1969	1,319	16.9	19,384	13.0
1950 to 1959	894	11.4	6,955	4.7
1940 to 1949	216	2.7	2,102	1.4
1939 or earlier	372	4.8	2,568	1.7
TOTAL	7,824	100.0	148,965	100.0

Source: United States Bureau of the Census, 1990 Census

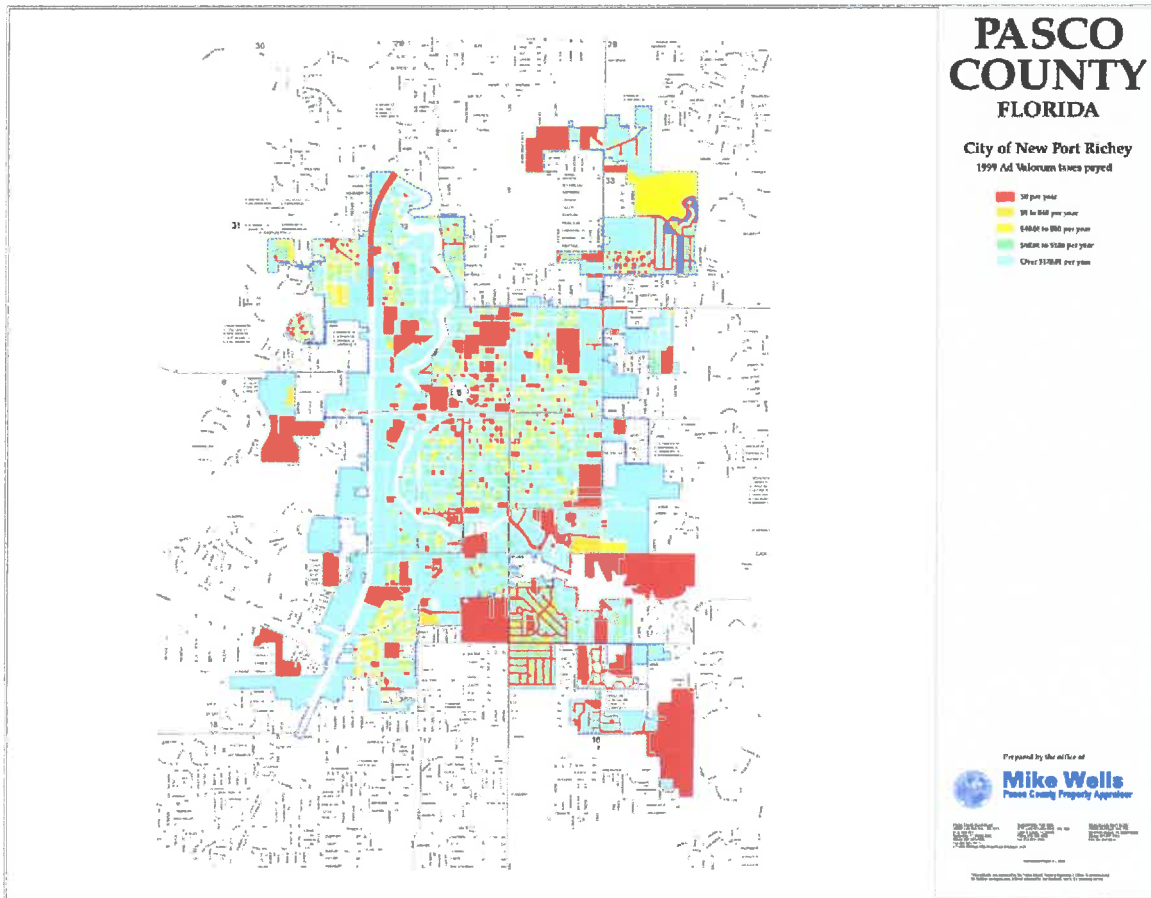
Figure-2



PERCENT OF DWELLING UNITS BY AGE

The deterioration and devaluation of residential properties in the City of New Port Richey since the 1988 Blight Study has continued to increase and become more prevalent. During July and August of 2000, the Redevelopment Director, the Development Services Department, and the Pasco County Tax Collectors office cooperated on the production of mapping that indicated by location, the parcels of low property tax payment to the City. **Based upon this mapping, the Redevelopment Department is estimating that approximately 1,400 of the 7,000 properties in New Port Richey pay less than \$10 a month in Ad Valorem property tax to the City.** These property parcels are spread throughout the community and not limited to just one finite area. (A copy of this overall City mapping is included as Figure-3.) This data gives just one indication of problem residential locations in the City.

Figure-3



TYPE OF DWELLING UNITS

Based on information compiled from the New Port Richey Building Department, Table 4 is an inventory of housing construction activity from 1990 to July 1995. Based on the 1990 Census and updated figures from the City of New Port Richey Building Department, it is estimated that the number of housing units reached 8,063 as of July 1995. Table 3 indicates the type of housing units in New Port Richey for 1990, April 1990 - 1995, and 1995. This data indicates that there has been a reduction of 106 single-family units to the housing stock in New Port Richey since the 1990 Census. There have been 132 multi-family units lost to the housing stock in New Port Richey. During the same period, 167 mobile homes were placed. As of 1995, 50.5 percent of the City of New Port Richey's housing stock is single-family, 31.5 percent is multi-family, and 18.0 percent is mobile homes.

Table 4

BUILDING ACTIVITY, 1990 - 1995*

CITY OF NEW PORT RICHEY

YEAR	RESIDENTIAL BUILDING PERMITS				COMMERCIAL PERMITS	TOTAL PERMITS	TOTAL VALUATION
	SINGLE-FAMILY	MULTI-FAMILY		TOTAL RES.			
	# PERMITS/UNITS	# PERMITS	# UNITS	# UNITS			
1990	42	8	28	70	13	63	\$22,343,136
1991	37	2	20	57	0	39	\$ 2,684,271
1992	30	1	2	32	0	31	\$ 4,082,227
1993	12	1	10	22	0	13	\$ 1,483,323
1994	29	0	0	29	0	29	\$ 2,815,990
*1995	15	0	14	29	14	29	\$21,921,522

* As of July 24, 1995

Source: City of New Port Richey, Building Department, 1995

Table 5

**TYPE OF HOUSING UNITS: 1990 AND 1995
CITY OF NEW PORT RICHEY**

TYPE OF UNIT	1990	%	APRIL 1990 – 1995	1995	%
Single-Family	3,993	51.0	143	3,887	50.5
Multi-Family	2,557	32.7	96	2,425	31.5
Mobile Home	1,221	15.6	453	1,388	18.0
Other	53	0.7	*	*	---
TOTAL	7,824	100.0	692	7,700	100.0

* Included in single-family

Source: United States Bureau of the Census, 1990

Department of Community Affairs, Shimberg Center, University of Florida, 10/96

All this data would tend to indicate that while the surrounding county residential area continues to grow through the introduction of newer housing, the City of New Port Richey housing is not growing at the same pace and is losing valuation at a faster rate.

EVALUATION OF RANDOM RESIDENTIAL PROPERTIES

The City of New Port Richey staff used the 19 “neighborhoods” identified in the neighborhood-planning program as the different areas within the City to be evaluated. Within the 15 residential neighborhoods, the Redevelopment Director randomly chose two streets within each neighborhood area to be more intensely surveyed for long-term property values. The City Staff then reviewed the County Property Appraisers record on each property located on the target streets. Individual properties that lost value over an eight-year period (1992-2000) were identified. A full eight-year property value record for each of these properties was compiled. The result shows that while some property values in the city have been increasing, many have been actually decreasing or increasing at decreasing increments. An increase at a “decreasing increment” means that the increase in property valuation falls below the normal inflationary increases seen by property throughout the state and our region.

The research also shows that property values have been very erratic with fluctuations in values and loss or gains from year to year.

The Staff supplemented this residential value work with locations within residential areas of known Physical Deterioration or Blight. The City Building Inspection Department, because of known structural or code problems within these properties, recommended these target properties to the Redevelopment Director.

Physical deterioration of many structures is evident in many residential areas throughout the City of New Port Richey. The following represent some of the many examples: (See supporting documentation for a full listing of the properties.)

A. 6136 Montana Avenue - this structure has been vacant for a number of years.

There haven been a number of code enforcement cases on this property for minimum housing standard violations, i.e., roofing, soffits, non-secure areas, junk & debris and high grass & weeds.



6136 Montana (Continued)



B. 5411 Lemon Street - this property was a code enforcement case for site cleanup, which was abated by the City.



- C. 6021 Missouri Avenue - this property was a code enforcement case for minimum housing standards i.e., roof, doors, windows, soffits, etc.



- D. 6230 Vermont Avenue - this property has some code enforcement work related to overall property maintenance.



- E. 5830 Ohio Avenue - this property has had many violations against it. The latest violations relate to abandoned cars, junk debris and minimum housing standards.



- F. 5007 Cactus Drive - this property is considered a repeat offender. It has been before the Code Enforcement Board more than once for minimum housing standards, i.e., electric service, venting of windows etc.



PROJECTION OF HOUSING NEED BY INCOME LEVEL

Table 5 is a classification of 1990 income for New Port Richey residents according to the US Department of Housing and Urban Development assistance limits. The income limits determined in Table 5 were then applied to the income classifications shown in the 1990 Census to serve as the basis for Table 6. The application of these income limits to the 1980 Census classification was done under the assumption that every dollar value in the income classification was represented in the distribution. The percentage breakdowns determined for the 1990 income categories were then applied to the 1995, 2000, and 2010 household projections.

Table 5
**INCOME LIMITS BY CLASSIFICATION
 CITY OF NEW PORT RICHEY, 1990**

INCOME GROUP	RATIO TO MEDIAN INCOME*	INCOME LIMITS OF GROUP
Very Low	Less than 50%	Less than \$9,257
Low	50% - 80%	\$9,257 - \$14,811
Moderate	80% - 120%	\$14,811 - \$22,217
Middle	120% - 150%	\$22,217 - \$27,771
Upper	Greater than 150%	Greater than \$27,771

* Median income for the City of New Port Richey in 1989 was \$18,514

Sources: US Bureau of the Census, 1990

Table 6
**PROJECTION OF HOUSING UNITS NEEDED BY INCOME GROUP
 CITY OF NEW PORT RICHEY**

INCOME GROUP	1990		1995		2000		2010	
	NO.	%	NO.	%	NO.	%	NO.	%
Very low	1,530	20	1,550	20	1,600	20	1,720	20
Low	1,548	20	1,568	20	1,627	20	1,750	20
Moderate	1,301	17	1,326	17	1,379	17	1,489	17
TOTAL	4,379	57	4,444	57	4,606	57	4,959	57

Source: US Bureau of the Census, 1990
 Shimberg Center for Affordable Housing, University of Florida (reference Table 18)

OVERALL STUDY CONCLUSION AND RECOMMENDATION

According to Florida Statute chapter 163.335, the prevention of the spread of blight or slum is a matter of State policy and concern. The City of New Port Richey is also concerned with halting the spread of blight throughout the community.

The survey looked at the conditions and health of selected residential properties and the occupation or full utilization status of commercial properties in the City. The City of New Port Richey also utilized the assistance of the County Tax Appraiser's website, the past "property tax appraisal" records and data compiled for the current Comprehensive Plan to evaluate the **health** of certain structures and properties throughout the community. Through this analysis, the Staff has determined that there is a **substantial number of "deteriorating structures", and the housing stock is increasingly older than in other parts of the county.** Within the City of New Port Richey the age of structures and the lack of proper maintenance is causing the **"deterioration of structures, site and other improvements."** This suggests that the blight identified in the 1988 "Blight Study" which was adopted as a precursor to the introduction of the existing Community Redevelopment Area, has not been controlled and may have spread into other areas of the community. It is the goal of the City of New Port Richey, as well as the State of Florida, to prevent the spread of blight to other structures and areas of the City as well as the removal of any existing slum or blight conditions. It is also the intent of the State of Florida that this be accomplished through the planned implementation of Florida statute 163 and the long-term investment of "Tax Increment" money to accomplish this goal. The City of New Port Richey should include all of these additionally identified areas in the Community Redevelopment Area through an expansion of the existing Community Redevelopment Area using Florida Statute 163.361, "Modification of community redevelopment plans."

In order to prevent the spread of blight into other houses, properties and businesses, and to correct the existing problems that are identified, the Staff is recommending the

inclusion of all areas of the City into one Community Redevelopment Area. This action will provide the necessary coordination and funding to improve the viability of properties and housing in the City of New Port Richey. The Community Redevelopment Agency should recommend to the City Council the approval of a “Finding of Necessity”. That finding should state that blight does exist throughout the community and that the boundaries of the Community Redevelopment Area should be expanded to include all areas within the City of New Port Richey.

Once the “Finding of Necessity” has been adopted, it is recommended that the modification of the existing “Redevelopment Plan” be started in order to complete the process of expansion of the Community Redevelopment Area.

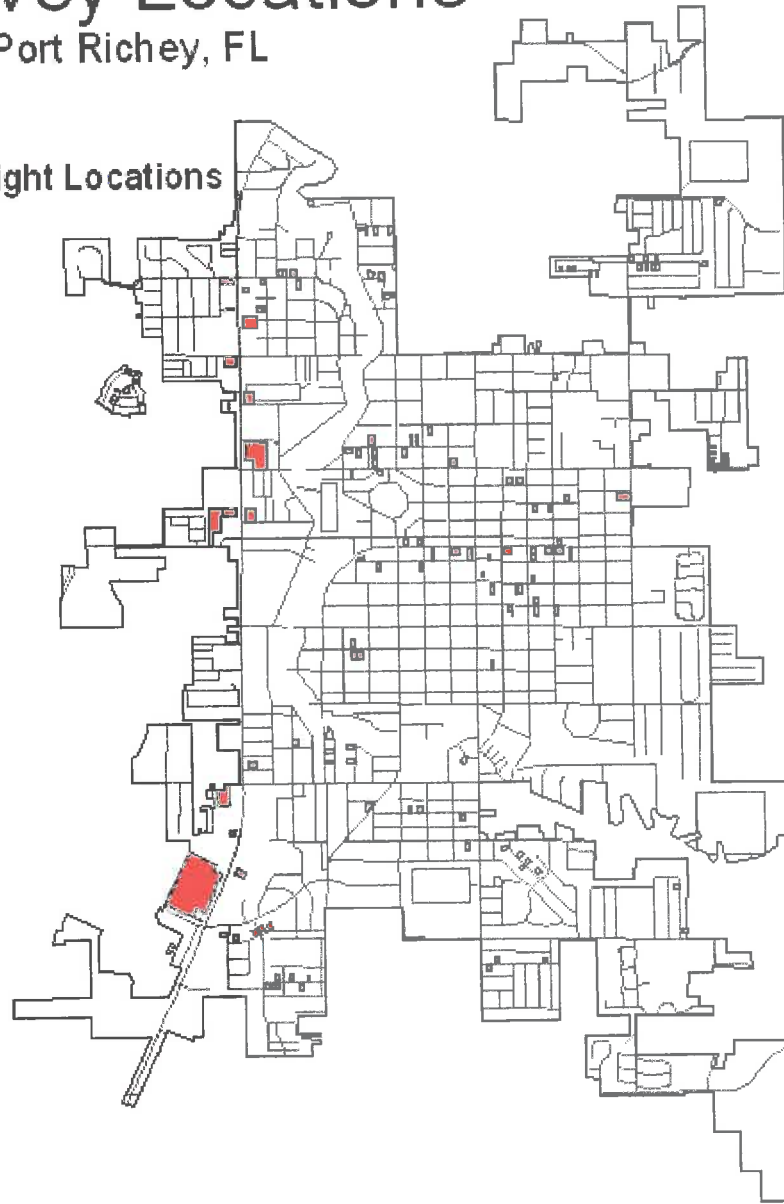
APPENDICIES

Blight Survey Locations

City of New Port Richey, FL



Neighborhood Blight Locations



Created by Steve Clark
Development Services Dept.
For the C.R.A. Project of the
City of New Port Richey, FL
Dec. 28, 2000

Neighborhood	Street Example No.	from/to Parcel No.	Address	2000	1999	1998	1997	1996	1993	1992
Sims-Grant										
	Virginia Ave.	Madison/Grand								
	1	05-26-16-0030-04500-0070	5600	\$ 65,276.00	\$ 65,636.00	\$ 44,856.00	\$ 45,319.00	\$ 45,791.00	\$ 43,088.00	\$ 40,636.00
	2	05-26-16-0030-04800-0195	5602	\$ 10,126.00	\$ 14,822.00	\$ 14,027.00	\$ 14,152.00	\$ 14,340.00	\$ 12,503.00	\$ 12,690.00
	3	05-26-16-0030-04500-0040	5610	\$ 51,126.00	\$ 51,191.00	\$ 45,567.00	\$ 45,062.00	\$ 45,119.00	\$ 41,550.00	\$ 41,562.00
	4	05-26-16-0030-03700-0230	5641	\$ 79,989.00	\$ 80,116.00	\$ 71,516.00	\$ 72,821.00	\$ 67,126.00	\$ 60,692.00	\$ 61,241.00
	5	05-26-16-0030-04400-0070	5642	\$ 21,014.00	\$ 20,653.00	\$ 20,600.00	\$ 20,733.00	\$ 20,866.00	\$ 16,035.00	\$ 16,183.00
	6	05-26-16-0030-04400-0100	5643	\$ 42,327.00	\$ 42,993.00	\$ 37,093.00	\$ 36,798.00	\$ 36,973.00	\$ 33,584.00	\$ 33,661.00
	7	05-26-16-0030-04800-0020	5650	\$ 24,992.00	\$ 19,944.00	\$ 19,749.00	\$ 20,001.00	\$ 20,246.00	\$ 18,084.00	\$ 18,336.00
	8	05-26-16-0030-04300-0060	5734	\$ 24,890.00	\$ 24,708.00	\$ 22,436.00	\$ 22,695.00	\$ 22,953.00	\$ 23,811.00	\$ 24,219.00
	9	05-26-16-0030-03800-0130	5747	\$ 57,403.00	\$ 58,380.00	\$ 55,618.00	\$ 53,591.00	\$ 55,857.00	\$ 55,338.00	\$ 55,739.00
	10	05-26-16-0030-03800-0150	5807	\$ 34,062.00	\$ 34,315.00	\$ 31,155.00	\$ 31,099.00	\$ 31,284.00	\$ 28,992.00	\$ 29,037.00
	11	05-26-16-0030-04100-0090	5917	\$ 45,142.00	\$ 45,970.00	\$ 34,304.00	\$ 34,642.00	\$ 33,912.00	\$ 34,827.00	\$ 35,282.00
	Indiana Ave.	Madison/Grand								
	Ohio Ave.									
	12	05-26-16-0030-03900-0060	5830	\$ 35,182.00	\$ 35,532.00	\$ 19,488.00	\$ 19,501.00	\$ 19,515.00	\$ 16,717.00	\$ 16,843.00
North Park										
	Pennsylvania Ave.	Congress/Monroe								
	13	04-26-16-0030-05700-0200	6103	\$ 72,925.00	\$ 73,982.00	\$ 64,058.00	\$ 61,447.00	\$ 63,570.00	\$ 64,681.00	\$ 64,870.00
	14	04-26-16-0030-05700-0260	6123	\$ 67,855.00	\$ 68,676.00	\$ 61,214.00	\$ 58,739.00	\$ 60,736.00	\$ 65,682.00	\$ 65,870.00
	15	04-26-16-0030-06600-0010	6446	\$ 363,430.00	\$ 318,998.00	\$ 257,973.00	\$ 261,659.00	\$ 264,147.00	\$ 274,017.00	\$ 361,196.00
	Central Ave.	Jackson/Congress								
	16	04-26-16-0030-07000-0110	6148	\$ 39,803.00	\$ 39,850.00	\$ 37,660.00	\$ 36,089.00	\$ 37,313.00	\$ 33,864.00	\$ 33,944.00
	17	04-26-16-0030-07000-0010	6220	\$ 33,133.00	\$ 33,337.00	\$ 34,440.00	\$ 34,800.00	\$ 35,159.00	\$ 31,604.00	\$ 31,652.00
	18	04-26-16-0030-06200-0250	6253	\$ 41,978.00	\$ 42,703.00	\$ 38,462.00	\$ 38,557.00	\$ 38,735.00	\$ 35,876.00	\$ 36,478.00
East Grand										
	Delaware Ave.	Madison/Grand								
	19	04-26-16-0030-13600-0070	6106	\$ 40,856.00	\$ 40,082.00	\$ 35,521.00	\$ 35,603.00	\$ 35,661.00	\$ 32,463.00	\$ 33,110.00
	20	04-26-16-0030-13700-0060	6148	\$ 51,355.00	\$ 51,413.00	\$ 45,564.00	\$ 45,615.00	\$ 34,333.00	\$ 41,119.00	\$ 41,298.00
	21	04-26-16-0030-11900-0110	6155	\$ 41,030.00	\$ 41,223.00	\$ 36,287.00	\$ 36,450.00	\$ 36,612.00	\$ 33,870.00	\$ 33,906.00
	22	04-16-16-0030-13800-0080	6232	\$ 36,966.00	\$ 35,254.00	\$ 32,041.00	\$ 32,176.00	\$ 32,529.00	\$ 29,832.00	\$ 29,863.00
	Montana Ave.	Madison/Congress								
	23	04-26-16-0030-11000-0105	6011	\$ 10,214.00	\$ 10,297.00	\$ 11,885.00	\$ 11,992.00	\$ 12,153.00	\$ 11,132.00	\$ 11,293.00
	24	04-26-16-0030-12000-0040	6116	\$ 55,284.00	\$ 55,369.00	\$ 48,629.00	\$ 45,670.00	\$ 47,187.00	\$ 47,719.00	\$ 47,952.00
	25	04-26-16-0030-12000-0030	6120	\$ 74,160.00	\$ 70,214.00	\$ 60,244.00	\$ 57,312.00	\$ 59,633.00	\$ 60,761.00	\$ 61,075.00
	26	04-26-16-0030-11200-0100	6136	\$ 27,397.00	\$ 27,948.00	\$ 21,141.00	\$ 21,473.00	\$ 21,806.00	\$ 20,136.00	\$ 20,469.00

Neighborhood	Street Example No.	from/to Parcel No.	Address	2000	1999	1998	1997	1996	1993	1992
East Madison										
	Delaware Ave.	Madison/Congress								
	Montana Ave.	Madison/Congress								
	27	05-26-16-0030-09800-0060	5916	\$ 46,862.00	\$ 46,035.00	\$ 45,803.00	\$ 43,861.00	\$ 42,193.00	\$ 42,525.00	\$ 42,457.00
	28	05-26-16-0030-09800-0020	5944	\$ 17,093.00	\$ 17,289.00	\$ 18,929.00	\$ 19,178.00	\$ 19,325.00	\$ 20,062.00	\$ 20,307.00
	29	04-26-16-0030-12100-0040	6026	\$ 20,028.00	\$ 20,488.00	\$ 21,358.00	\$ 21,468.00	\$ 21,578.00	\$ 17,682.00	\$ 17,831.00
	30	04-26-16-0030-09600-0060	6052	\$ 31,174.00	\$ 31,248.00	\$ 27,504.00	\$ 20,108.00	\$ 20,373.00	\$ 16,433.00	\$ 16,584.00
	31	04-26-16-0030-09400-0030	6300	\$ 53,954.00	\$ 54,148.00	\$ 48,972.00	\$ 46,727.00	\$ 48,495.00	\$ 49,440.00	\$ 49,909.00
North River										
	Astor Dr.	Palmetto/Avery								
	32	32-25-16-0120-00C00-0040	7123	\$ 29,455.00	\$ 29,575.00	\$ 28,437.00	\$ 28,549.00	\$ 28,490.00	\$ 29,150.00	\$ 29,174.00
	33	32-25-16-0120-00C00-0030	7129	\$ 33,957.00	\$ 34,154.00	\$ 30,947.00	\$ 31,128.00	\$ 31,021.00	\$ 31,869.00	\$ 31,936.00
	Avery Rd.	Court/Jasmine								
	34	32-25-16-0120-00B00-0010	5314	\$ 29,678.00	\$ 29,820.00	\$ 29,032.00	\$ 29,167.00	\$ 29,046.00	\$ 29,794.00	\$ 29,826.00
	35	32-25-16-0110-00000-0120	5345	\$ 41,335.00	\$ 41,541.00	\$ 40,209.00	\$ 40,609.00	\$ 40,854.00	\$ 41,338.00	\$ 41,383.00
	36	32-25-16-0110-00000-0130	5351	\$ 30,573.00	\$ 30,740.00	\$ 28,679.00	\$ 28,832.00	\$ 27,555.00	\$ 28,763.00	\$ 28,803.00
	37	32-25-16-0110-00000-0150	5413	\$ 45,911.00	\$ 45,964.00	\$ 40,662.00	\$ 40,746.00	\$ 40,943.00	\$ 42,100.00	\$ 42,438.00
	38	32-25-16-0330-01000-0050	5418	\$ 41,634.00	\$ 41,825.00	\$ 40,444.00	\$ 40,797.00	\$ 40,906.00	\$ 41,333.00	\$ 41,371.00
Big Bend										
	Garden Grove Ln.	Grand/Michigan								
	39	32-25-16-0380-00200-0140	7144	\$ 28,795.00	\$ 29,064.00	\$ 28,247.00	\$ 28,498.00	\$ 28,866.00	\$ 25,820.00	\$ 24,623.00
	40	32-25-16-0380-00200-0130	7150	\$ 37,145.00	\$ 37,381.00	\$ 35,071.00	\$ 35,249.00	\$ 33,128.00	\$ 29,635.00	\$ 27,212.00
	41	32-25-16-0380-00200-0050	7228	\$ 37,569.00	\$ 37,734.00	\$ 32,902.00	\$ 33,338.00	\$ 32,181.00	\$ 34,036.00	\$ 31,508.00
	42	32-25-16-0380-00200-0020	7246	\$ 40,156.00	\$ 40,408.00	\$ 37,957.00	\$ 38,478.00	\$ 38,717.00	\$ 32,203.00	\$ 32,512.00
	Kenwood Ave.	Grand/Washington								
	43	32-25-16-0430-00100-0030	5630	\$ 36,743.00	\$ 37,226.00	\$ 34,117.00	\$ 34,278.00	\$ 32,736.00	\$ 29,793.00	\$ 30,054.00
	44	32-25-16-0430-00100-0060	5648	\$ 26,143.00	\$ 26,368.00	\$ 25,892.00	\$ 26,106.00	\$ 24,988.00	\$ 22,230.00	\$ 22,511.00
	45	32-25-16-0430-00100-0110	5714	\$ 23,024.00	\$ 23,582.00	\$ 25,269.00	\$ 24,857.00	\$ 25,416.00	\$ 22,445.00	\$ 22,497.00
West Grand										
	Oak Ridge Ave.	Riverview/Grand								
	Wyoming Ave.	Lafayette/Grand								
	46	08-26-16-0030-14800-0110	5603	\$ 66,889.00	\$ 67,742.00	\$ 60,559.00	\$ 60,678.00	\$ 59,668.00	\$ 56,222.00	\$ 56,352.00
	47	08-26-16-0030-15500-0040	5608	\$ 116,501.00	\$ 117,479.00	\$ 105,666.00	\$ 105,798.00	\$ 105,929.00	\$ 99,027.00	\$ 99,158.00
	48	08-26-16-0030-15500-0030	5618	\$ 59,233.00	\$ 59,472.00	\$ 53,246.00	\$ 53,658.00	\$ 52,634.00	\$ 48,644.00	\$ 48,753.00

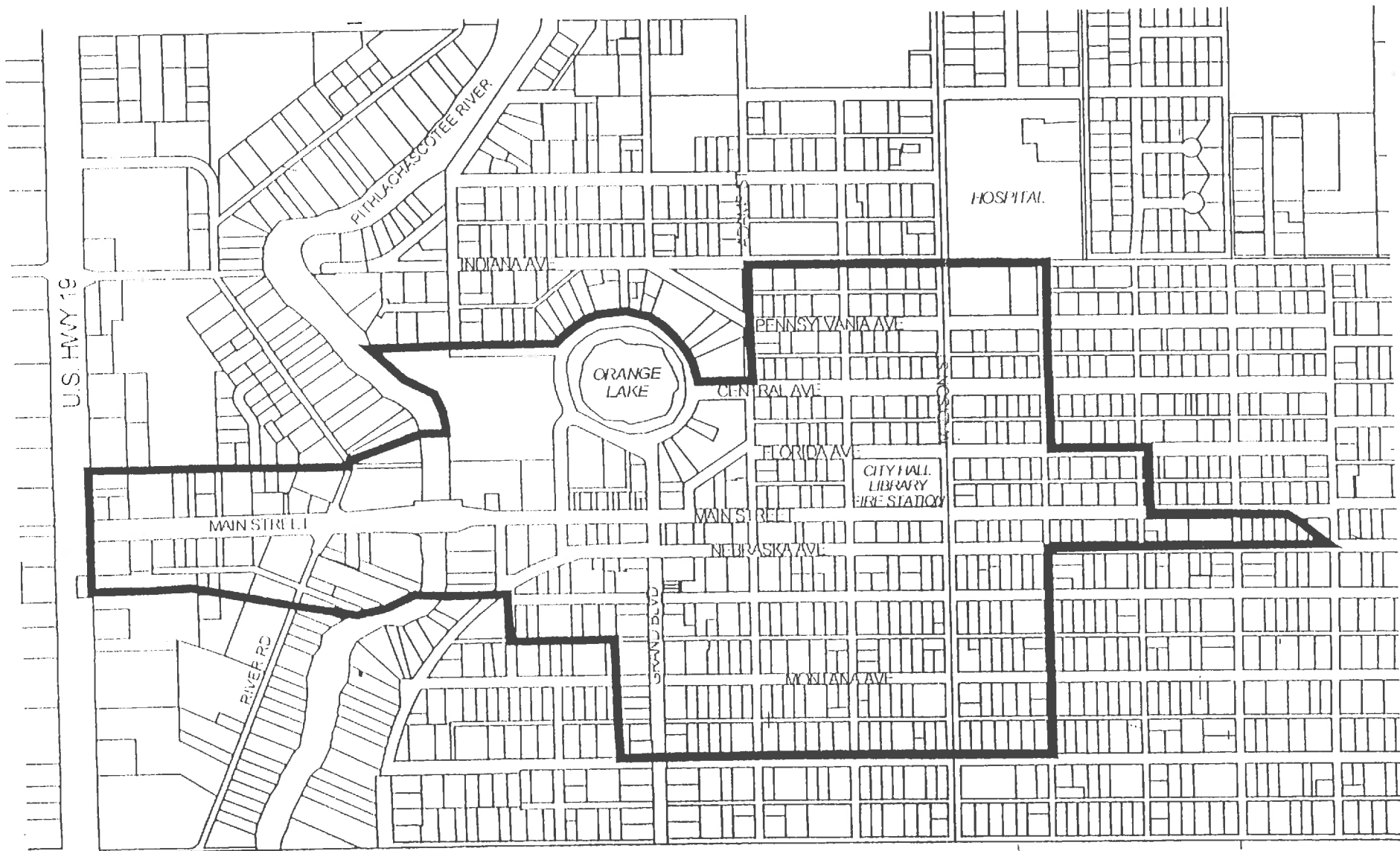
Neighborhood	Street Example No.	from/to Parcel No.	Address	2000	1999	1998	1997	1996	1993	1992
	Main St. 49	04-26-16-0030-08900-0130	6236	\$ 27,666.00	\$ 28,262.00	\$ 21,070.00	\$ 21,245.00	\$ 21,154.00	\$ 16,612.00	\$ 37,794.00
Schwetman Oaks										
	Pine St. 50	George/Madson 08-26-16-0250-03503-0110	5743	\$ 40,601.00	\$ 40,711.00	\$ 35,807.00	\$ 35,883.00	\$ 35,960.00	\$ 36,278.00	\$ 69,078.00
	51	08-26-16-0250-03503-0140	5807	\$ 74,056.00	\$ 74,755.00	\$ 65,295.00	\$ 62,744.00	\$ 65,241.00	\$ 66,524.00	\$ 46,916.00
	52	08-26-16-0250-03302-0060	5924	\$ 42,985.00	\$ 43,221.00	\$ 35,608.00	\$ 35,791.00	\$ 36,142.00	\$ 36,891.00	\$ 36,658.00
	53	08-26-16-0250-03302-0050	5934	\$ 30,028.00	\$ 28,979.00	\$ 25,805.00	\$ 26,017.00	\$ 26,150.00	\$ 26,234.00	\$ 26,261.00
	High St. 54	Beach/Madison 08-26-16-0260-00500-0120	5936	\$ 35,599.00	\$ 36,254.00	\$ 34,373.00	\$ 32,929.00	\$ 34,064.00	\$ 34,598.00	\$ 34,598.00
Jasmine Hills										
	Orange Blossom Tr. 55	Indiana/Kumquat 04-26-16-0200-00000-0941	6542	\$ 43,213.00	\$ 43,445.00	\$ 41,967.00	\$ 43,203.00	\$ 43,212.00	\$ 44,207.00	\$ 44,450.00
	56	04-26-16-0200-00000-0940	6544	\$ 35,811.00	\$ 35,987.00	\$ 34,934.00	\$ 35,747.00	\$ 36,397.00	\$ 36,855.00	\$ 37,478.00
	57	04-26-16-0200-00000-0930	6602	\$ 43,835.00	\$ 44,070.00	\$ 42,750.00	\$ 43,604.00	\$ 43,615.00	\$ 44,187.00	\$ 44,961.00
	58	04-26-16-0200-00000-0911	6614	\$ 40,705.00	\$ 41,125.00	\$ 40,478.00	\$ 41,062.00	\$ 41,822.00	\$ 42,064.00	\$ 42,010.00
	59	04-26-16-0200-00000-0900	6622	\$ 40,233.00	\$ 40,433.00	\$ 39,218.00	\$ 40,152.00	\$ 40,683.00	\$ 41,203.00	\$ 41,916.00
	Crossbow Ln. 60	Indiana/Hills 04-26-16-0200-00000-0771	6540	\$ 40,297.00	\$ 40,517.00	\$ 39,306.00	\$ 39,084.00	\$ 40,007.00	\$ 40,908.00	\$ 41,264.00
	61	04-26-16-0200-00000-0781	6543	\$ 40,583.00	\$ 40,681.00	\$ 39,163.00	\$ 39,513.00	\$ 39,907.00	\$ 40,904.00	\$ 41,669.00
	62	04-26-16-0200-00000-0761	6602	\$ 39,899.00	\$ 40,109.00	\$ 38,746.00	\$ 38,903.00	\$ 39,829.00	\$ 40,667.00	\$ 41,023.00
	63	04-26-16-0200-00000-0760	6604	\$ 40,285.00	\$ 40,503.00	\$ 39,316.00	\$ 40,106.00	\$ 40,860.00	\$ 41,409.00	\$ 41,936.00
	64	04-26-16-0200-00000-0751	6606	\$ 44,737.00	\$ 45,193.00	\$ 44,457.00	\$ 45,306.00	\$ 44,715.00	\$ 45,290.00	\$ 45,407.00
	65	04-26-16-0200-00000-0750	6608	\$ 44,124.00	\$ 43,676.00	\$ 42,959.00	\$ 43,895.00	\$ 44,715.00	\$ 42,597.00	\$ 42,708.00
The Heights										
	Tangerine Dr. 66	Cactus/Grand 08-26-16-0330-00000-0340	5209	\$ 27,748.00	\$ 27,872.00	\$ 26,831.00	\$ 27,120.00	\$ 27,347.00	\$ 27,627.00	\$ 27,655.00
	67	17-26-16-0290-00000-0600	5249	\$ 30,170.00	\$ 30,315.00	\$ 27,718.00	\$ 27,965.00	\$ 28,212.00	\$ 28,515.00	\$ 28,545.00
	68	17-26-16-0290-00000-1000	5307	\$ 37,873.00	\$ 38,078.00	\$ 34,651.00	\$ 35,266.00	\$ 35,614.00	\$ 34,206.00	\$ 34,254.00
	69	08-26-16-0050-00000-1220	5321	\$ 29,456.00	\$ 29,601.00	\$ 28,270.00	\$ 28,406.00	\$ 28,658.00	\$ 27,954.00	\$ 27,993.00
	Poinsettia Dr. 70	Azalea/Grand 17-26-16-0590-00000-0310	5312	\$ 41,730.00	\$ 42,343.00	\$ 42,709.00	\$ 43,127.00	\$ 40,004.00	\$ 39,450.00	\$ 39,579.00
	71	17-26-16-0590-00000-0290	5324	\$ 33,030.00	\$ 33,115.00	\$ 33,005.00	\$ 32,895.00	\$ 31,067.00	\$ 30,018.00	\$ 30,244.00
	72	17-26-16-0590-00000-0280	5330	\$ 38,519.00	\$ 38,758.00	\$ 38,731.00	\$ 39,166.00	\$ 36,684.00	\$ 36,421.00	\$ 36,512.00

Neighborhood	Street Example No.	from/to Parcel No.	Address	2000	1999	1998	1997	1996	1993	1992
	73	17-26-16-0590-00000-0330	5331	\$ 36,433.00	\$ 36,493.00	\$ 36,344.00	\$ 36,441.00	\$ 33,920.00	\$ 32,893.00	\$ 33,163.00
	74	17-26-16-0590-00000-0360	5353	\$ 41,535.00	\$ 41,632.00	\$ 41,280.00	\$ 42,006.00	\$ 39,376.00	\$ 40,233.00	\$ 40,326.00
	75	17-26-16-0590-00000-0220	5418	\$ 45,985.00	\$ 46,258.00	\$ 46,400.00	\$ 47,080.00	\$ 44,049.00	\$ 44,279.00	\$ 44,386.00
	76	17-26-16-0590-00000-0410	5431	\$ 38,695.00	\$ 38,744.00	\$ 37,708.00	\$ 37,794.00	\$ 35,201.00	\$ 36,288.00	\$ 36,593.00
Southeast										
	Idlewild St.	High/Greenwood								
	77	09-26-16-019A-00000-1480	5204	\$ 41,244.00	\$ 41,298.00	\$ 36,242.00	\$ 35,422.00	\$ 35,588.00	\$ 36,888.00	\$ 36,967.00
	78	09-26-16-019A-00000-1170	5225	\$ 39,670.00	\$ 39,732.00	\$ 34,803.00	\$ 34,110.00	\$ 34,281.00	\$ 35,558.00	\$ 35,515.00
	79	09-26-16-019A-00000-1520	5230	\$ 46,613.00	\$ 46,684.00	\$ 40,516.00	\$ 39,725.00	\$ 39,913.00	\$ 41,402.00	\$ 41,491.00
	80	09-26-16-019A-00000-1550	5248	\$ 39,641.00	\$ 39,698.00	\$ 34,587.00	\$ 33,737.00	\$ 33,890.00	\$ 35,109.00	\$ 35,181.00
	81	09-26-16-019A-00000-1100	5267	\$ 57,332.00	\$ 57,459.00	\$ 50,678.00	\$ 51,297.00	\$ 51,934.00	\$ 53,076.00	\$ 53,474.00
	2nd Ave.	Madison/Fleetwood								
	82	16-26-16-0520-00000-3640	6014	\$ 49,355.00	\$ 44,590.00	\$ 42,645.00	\$ 43,231.00	\$ 40,147.00	\$ 40,635.00	\$ 40,722.00
	83	16-26-16-0520-00000-3590	6027	\$ 45,359.00	\$ 41,221.00	\$ 38,449.00	\$ 38,986.00	\$ 36,456.00	\$ 37,120.00	\$ 37,209.00
	84	16-26-16-0520-00000-3460	6203	\$ 49,134.00	\$ 45,565.00	\$ 43,250.00	\$ 43,842.00	\$ 41,469.00	\$ 40,448.00	\$ 40,536.00
Le Claire										
	Grand Ave.	Madison/Oleander								
	Senate Ln.	Madison/Executive								
	85	08-26-16-0520-00000-0070	5539	\$ 70,953.00	\$ 71,347.00	\$ 62,838.00	\$ 63,650.00	\$ 64,462.00	\$ 65,655.00	\$ 65,816.00
Downtown										
	Nebraska Ave.	Main/Lincoln								
	86	04-26-16-0030-09600-0060	6052	\$ 31,174.00	\$ 31,248.00	\$ 27,504.00	\$ 20,108.00	\$ 20,373.00	\$ 16,433.00	\$ 16,584.00
	87	04-26-16-0030-09500-0065	6146	\$ 14,529.00	\$ 14,688.00	\$ 14,188.00	\$ 10,939.00	\$ 10,933.00	\$ 8,845.00	\$ 8,986.00
	88	04-26-16-0030-09500-0011	6214	\$ 40,066.00	\$ 40,238.00	\$ 35,892.00	\$ 36,595.00	\$ 37,159.00	\$ 35,530.00	\$ 36,094.00
	89	04-26-16-0030-09400-0060	6240	\$ 72,447.00	\$ 72,951.00	\$ 62,828.00	\$ 60,151.00	\$ 62,712.00	\$ 63,991.00	\$ 66,506.00
	90	05-26-16-0030-09900-0060	6712	\$ 24,368.00	\$ 24,829.00	\$ 25,240.00	\$ 25,565.00	\$ 23,916.00	\$ 26,111.00	\$ 26,512.00
	Missouri Ave.	Jackson/Grand								
	91	05-26-16-0030-10100-0110	5621	\$ 10,568.00	\$ 10,568.00	\$ 10,568.00	\$ 10,568.00	\$ 10,568.00	\$ 5,542.00	\$ 11,942.00
	92	05-26-16-0030-10600-0060	5640	\$ 13,500.00	\$ 51,857.00	\$ 45,825.00	\$ 46,369.00	\$ 47,165.00	\$ 48,962.00	\$ 49,731.00
	93	04-26-16-0030-09500-0060	6147	\$ 38,576.00	\$ 38,607.00	\$ 33,809.00	\$ 33,866.00	\$ 33,924.00	\$ 30,740.00	\$ 31,113.00
Lake Estates										
	Celeste Ln.	Congress/"end"								
	94	33-25-16-076A-00000-0010	6507	\$ 12,930.00	\$ 13,423.00	\$ 13,262.00	\$ 13,972.00	\$ 14,366.00	\$ 13,823.00	\$ 14,458.00
	95	33-25-16-076A-00000-1230	6520	\$ 13,283.00	\$ 14,229.00	\$ 13,486.00	\$ 13,817.00	\$ 14,147.00	\$ 15,138.00	\$ 14,882.00
	96	33-25-16-076A-00000-0050	6531	\$ 13,510.00	\$ 14,001.00	\$ 13,734.00	\$ 14,081.00	\$ 14,368.00	\$ 15,062.00	\$ 15,109.00
	97	33-25-16-076A-00000-1210	6532	\$ 11,251.00	\$ 11,607.00	\$ 11,384.00	\$ 11,620.00	\$ 11,902.00	\$ 12,567.00	\$ 12,821.00

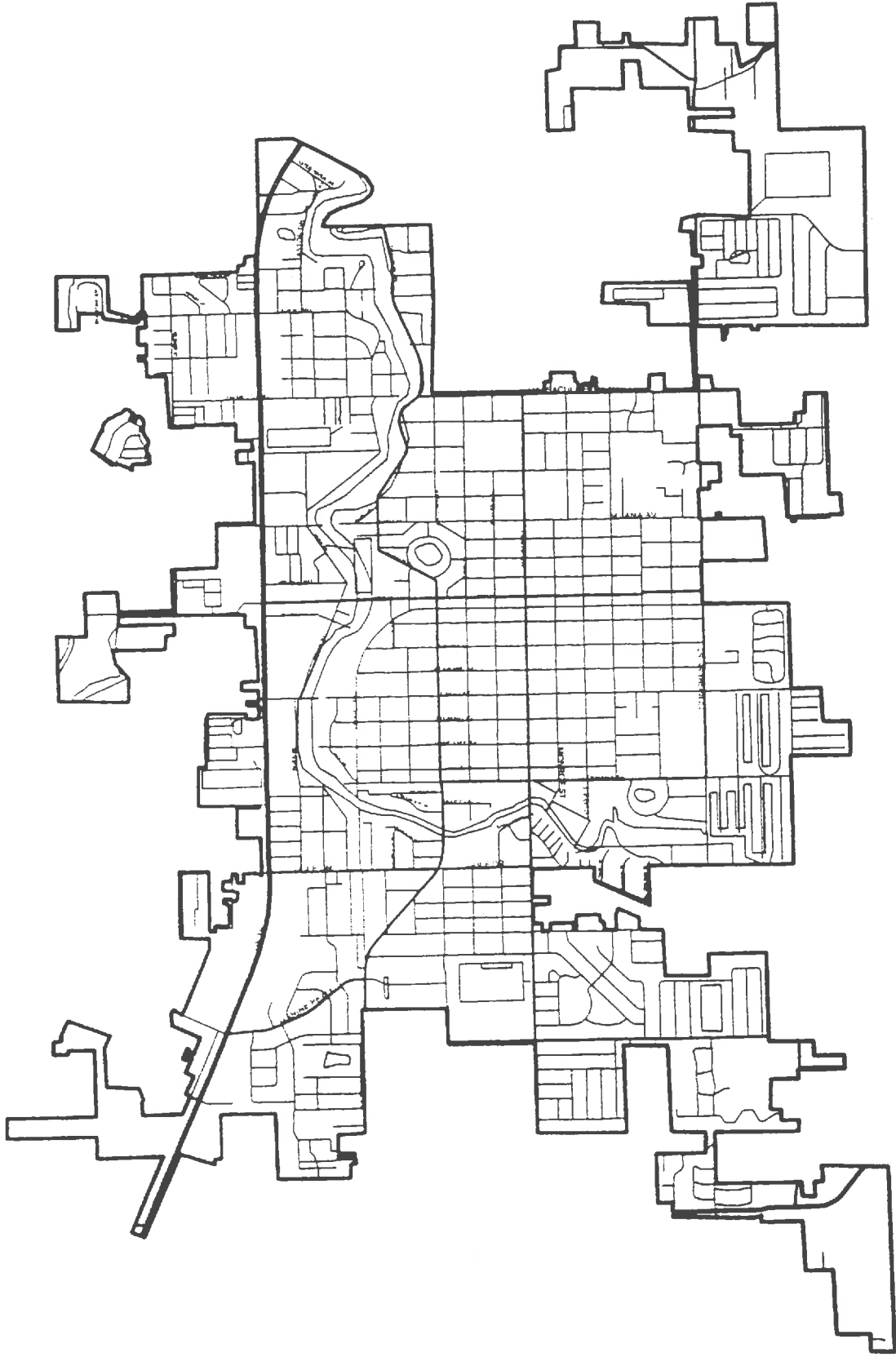
Neighborhood	Street Example No.	from/to Parcel No.	Address	2000	1999	1998	1997	1996	1993	1992
	98	33-25-16-076A-000001190	6544	\$ 13,864.00	\$ 14,866.00	\$ 14,175.00	\$ 14,525.00	\$ 15,064.00	\$ 15,919.00	\$ 16,270.00
	99	33-25-16-076A-00000-0080	6549	\$ 10,269.00	\$ 10,549.00	\$ 10,322.00	\$ 10,515.00	\$ 10,709.00	\$ 11,289.00	\$ 5,967.00
	100	33-25-16-076A-00000-1180	6550	\$ 13,924.00	\$ 14,501.00	\$ 14,181.00	\$ 14,606.00	\$ 14,105.00	\$ 14,492.00	\$ 14,823.00
	101	33-25-16-076A-00000-0220	6725	\$ 13,614.00	\$ 14,516.00	\$ 13,812.00	\$ 14,130.00	\$ 14,449.00	\$ 15,119.00	\$ 15,426.00
	Emerson Dr.	"All"								
	102	33-25-16-0140-00000-0730	6203	\$ 44,912.00	\$ 45,011.00	\$ 45,308.00	\$ 43,735.00	\$ 41,314.00	\$ 42,155.00	\$ 43,196.00
	103	33-25-16-0140-00000-0710	6207	\$ 43,102.00	\$ 43,197.00	\$ 43,481.00	\$ 41,982.00	\$ 39,348.00	\$ 40,143.00	\$ 41,126.00
	104	33-25-16-0140-00000-0500	6220	\$ 41,815.00	\$ 42,167.00	\$ 42,121.00	\$ 40,626.00	\$ 38,376.00	\$ 39,918.00	\$ 40,687.00
	105	33-25-16-0140-00000-0520	6224	\$ 41,269.00	\$ 41,648.00	\$ 42,402.00	\$ 41,186.00	\$ 38,634.00	\$ 5,531.00	\$ 5,531.00
	106	33-25-16-0140-00000-0550	6230	\$ 41,318.00	\$ 41,698.00	\$ 42,017.00	\$ 40,535.00	\$ 38,518.00	\$ 5,531.00	\$ 5,531.00
	107	33-25-16-0140-00000-0120	6345	\$ 43,196.00	\$ 43,593.00	\$ 43,140.00	\$ 41,638.00	\$ 39,217.00	\$ 5,805.00	\$ 5,805.00
Northwest										
	Garden Dr.	DelPrado/Manor Beach								
	108	06-26-16-0030-00000-0720	6809	\$ 11,152.00	\$ 10,618.00	\$ 11,081.00	\$ 11,384.00	\$ 11,687.00	\$ 14,901.00	\$ 15,224.00
	109	06-26-16-0030-00000-0700	6813	\$ 20,551.00	\$ 20,595.00	\$ 7,104.00	\$ 7,131.00	\$ 24,885.00	\$ 23,984.00	\$ 21,329.00
	110	06-26-16-0030-00000-0670	6829	\$ 10,060.00	\$ 10,435.00	\$ 11,533.00	\$ 11,914.00	\$ 12,297.00	\$ 13,051.00	\$ 13,418.00
	111	06-26-16-0030-00000-0750	6840	\$ 14,489.00	\$ 15,440.00	\$ 16,910.00	\$ 17,367.00	\$ 17,824.00	\$ 18,200.00	\$ 18,574.00
	Edgewater Dr.	Beach/"end"								
	112	06-26-16-0030-00000-0200	6941	\$ 27,828.00	\$ 28,012.00	\$ 29,095.00	\$ 29,462.00	\$ 29,829.00	\$ 30,549.00	\$ 30,898.00
	113	06-26-16-0030-00000-0240	6951	\$ 14,518.00	\$ 14,647.00	\$ 14,545.00	\$ 14,780.00	\$ 15,015.00	\$ 15,419.00	\$ 15,649.00
	114	06-26-16-0030-00000-0280	6957	\$ 19,649.00	\$ 20,004.00	\$ 21,112.00	\$ 21,413.00	\$ 22,069.00	\$ 21,765.00	\$ 22,043.00
	115	06-26-16-0030-00000-0390	6979	\$ 22,748.00	\$ 23,590.00	\$ 22,392.00	\$ 22,743.00	\$ 22,219.00	\$ 22,557.00	\$ 22,889.00
South River										
	Magnolia Way	Gulf/Essex								
	116	08-26-16-0150-00A00-0060	5535	\$ 31,941.00	\$ 32,086.00	\$ 30,434.00	\$ 29,835.00	\$ 30,075.00	\$ 30,373.00	\$ 28,980.00
	117	08-26-16-0150-00B00-0100	5550	\$ 33,758.00	\$ 33,912.00	\$ 30,101.00	\$ 30,348.00	\$ 30,596.00	\$ 30,909.00	\$ 26,751.00
	La Salle Ct.	Gulf/"end"								
	118	08-26-16-0210-00000-0310	5531	\$ 67,205.00	\$ 67,935.00	\$ 49,237.00	\$ 47,588.00	\$ 49,595.00	\$ 55,657.00	\$ 57,092.00
	119	08-26-16-0210-00000-0350	5607	\$ 33,340.00	\$ 33,400.00	\$ 30,017.00	\$ 30,050.00	\$ 30,085.00	\$ 28,384.00	\$ 28,417.00
	120	08-26-16-0210-00000-0020	5630	\$ 126,455.00	\$ 126,591.00	\$ 117,192.00	\$ 117,755.00	\$ 118,332.00	\$ 117,563.00	\$ 118,138.00
NorthEast										
	Orchard Lake	Congress/Franko								
	Bandura Ave.	Kerry/Rowan								
	121	33-25-16-0160-00000-0440	6804	\$ 68,767.00	\$ 68,004.00	\$ 64,973.00	\$ 65,984.00	\$ 60,106.00	\$ 14,530.00	\$ 14,530.00

Neighborhood	Street Example No.	from/to Parcel No.	Address	2000	1999	1998	1997	1996	1993	1992
US19 Corridor										
	US RT.19	"ALL"								
	122	08-26-16-0010-06400-0030	5208	\$ 219,005.00	\$ 202,771.00	\$ 210,341.00	\$ 197,198.00	\$ 191,543.00	\$ 193,666.00	\$ 190,551.00
	123	08-26-16-0010-05100-0030	5316	\$ 2,371,876.00	\$ 1,699,704.00	\$ 1,795,564.00	\$ 2,146,544.00	\$ 2,145,297.00	\$ 3,581,853.00	\$ 3,500,229.00
	124	08-26-16-0010-05300-0040	5413	\$ 530,621.00	\$ 545,940.00	\$ 457,130.00	\$ 448,097.00	\$ 451,461.00	\$ 303,203.00	\$ 359,817.00
	125	08-26-16-0280-00200-0120	5524	\$ 180,294.00	\$ 165,540.00	\$ 124,813.00	\$ 119,367.00	\$ 111,031.00	\$ 130,776.00	\$ 149,208.00
	126	05-26-16-0030-20600-0185	6424	\$ 219,692.00	\$ 218,583.00	\$ 216,911.00	\$ 195,343.00	\$ 190,638.00	\$ 256,470.00	\$ 255,542.00
	127	05-26-16-0030-20200-0150	6600	\$ 1,308,177.00	\$ 1,290,721.00	\$ 1,048,724.00	\$ 1,028,683.00	\$ 1,006,820.00	\$ 1,277,463.00	\$ 1,154,646.00
	128	05-26-16-0030-20100-0335	6800	\$ 427,551.00	\$ 406,140.00	\$ 375,378.00	\$ 364,257.00	\$ 351,991.00	\$ 418,248.00	\$ 444,814.00
	129	05-26-16-0100-00000-0010	6929	\$ 190,732.00	\$ 197,503.00	\$ 199,549.00	\$ 186,033.00	\$ 174,662.00	\$ 204,599.00	\$ 213,484.00
	130	32-25-16-0050-02600-0020	7038	\$ 206,281.00	\$ 207,327.00	\$ 208,373.00	\$ 188,559.00	\$ 186,361.00	\$ 249,517.00	\$ 243,838.00
	131	32-25-16-0050-03000-0040	7119	\$ 89,072.00	\$ 89,072.00	\$ 84,999.00	\$ 78,918.00	\$ 77,813.00	\$ 95,867.00	\$ 111,887.00
	132	32-25-16-0050-02500-0030	7202	\$ 87,132.00	\$ 84,647.00	\$ 99,180.00	\$ 94,411.00	\$ 89,521.00	\$ 103,768.00	\$ 121,830.00
	133	32-25-16-0050-03000-0031	7215	\$ 144,050.00	\$ 238,108.00	\$ 247,852.00	\$ 240,666.00	\$ 243,253.00	\$ 244,344.00	\$ 256,121.00
Additional Location										
	Lemon St.									
	134	08-26-16-0270-00400-0015	5411	\$ 18,747.00	\$ 19,055.00	\$ 20,695.00	\$ 20,932.00	\$ 20,805.00	\$ 20,354.00	\$ 20,497.00
	Tennessee Ave.									
	135	09-26-16-007A-16000-0130	6027	\$ 20,155.00	\$ 28,859.00	\$ 31,863.00	\$ 36,962.00	\$ 38,575.00	\$ 40,287.00	\$ 40,715.00
	Larch La.									
	136	09-26-16-052A-00000-1390	5010	\$ 45,800.00	\$ 47,023.00	\$ 45,382.00	\$ 43,792.00	\$ 44,015.00	\$ 45,896.00	\$ 46,660.00
	137	09-26-16-052A-00000-1540	5135	\$ 49,256.00	\$ 48,130.00	\$ 45,661.00	\$ 44,223.00	\$ 45,173.00	\$ 47,649.00	\$ 48,042.00
Commercial										
	Locations	U.S. Rt. 19								
	138a	05-26-16-0180-01700-0030	6409	\$ 188,636.00	\$ 148,114.00	\$ 148,195.00	\$ 132,354.00	\$ 132,435.00	\$ 175,729.00	\$ 176,997.00
	138b	05-26-16-0530-00200-0000	6415	\$ 651,594.00	\$ 502,501.00	\$ 429,814.00	\$ 325,533.00	\$ 325,549.00	\$ 465,632.00	\$ 424,916.00
							Vacant "Holiday R.V." location			
	139	05-26-16-0030-20600-0185	6424	\$ 219,692.00	\$ 218,583.00	\$ 216,911.00	\$ 195,343.00	\$ 190,638.00	\$ 256,470.00	\$ 255,542.00
							Vacant Bank location			
	Marine Pky.									
	140	08-26-16-006A-10000-0010	5001	\$ 5,546,753.00	\$ 4,572,588.00	\$ 3,973,034.00	\$ 3,534,269.00	\$ 3,075,140.00	\$ 3,303,842.00	\$ 2,930,995.00
			5021				Vacant location "Southgate Plaza"			
	141		5211				Vacant location "Southgate Plaza"			
	142		5213				Vacant location "Southgate Plaza"			
	143		5217				Vacant location "Southgate Plaza"			
	144		5225				Vacant location "Southgate Plaza"			

Neighborhood	Street Example No.	from/to Parcel No.	Address	2000	1999	1998	1997	1996	1993	1992
	Main St.									
	146	05-26-16-0030-07700-0060	5740	\$ 38,616.00	\$ 37,188.00	\$ 37,188.00	\$ 36,398.00	\$ 35,758.00	\$ 35,758.00	\$ 35,758.00
				Vacant Downtown commercial building - Vacant approx. 8 years						
	Grand Boulevard									
	146	08-26-16-0170-00200-0010	5417	\$ 124,155.00	\$ 126,638.00	\$ 111,424.00	\$ 112,987.00	\$ 106,362.00	\$ 132,125.00	\$ 133,643.00
				Vacant "Recovery Room" Restaurant						
Physical Blight Locations	Lemon St.									
	147	08-26-16-0270-00400-0015	5411	\$ 18,747.00	\$ 19,055.00	\$ 20,695.00	\$ 20,932.00	\$ 20,805.00	\$ 20,354.00	\$ 20,497.00
				Comments: This property had a code enforcement case for clean-up that was abated by the City.						
	Missouri Ave.									
	148	04-26-16-0030-09700-0050	6021	\$ 17,362.00	\$ 17,464.00	\$ 19,348.00	\$ 18,786.00	\$ 19,445.00	\$ 19,810.00	\$ 19,851.00
				Comments: This property has had some code enforcement cases for minimum housing standards, i.e., roof, doors, windows, soffits etc.						
	Vermont Ave.									
	149	04-26-16-0150-00400-0070	6230	\$ 36,612.00	\$ 36,805.00	\$ 32,985.00	\$ 33,151.00	\$ 33,457.00	\$ 34,123.00	\$ 34,180.00
				Comments: This property has had some code enforcement cases including junk, debris, and high grass and weeds.						
	Ohio Ave.									
	150	05-26-16-0030-03900-0060	5830	\$ 35,182.00	\$ 35,532.00	\$ 19,488.00	\$ 19,501.00	\$ 19,515.00	\$ 16,717.00	\$ 16,843.00
				Comments: This property has had a few cases against it. The latest caused it to be boarded up. The violations include abandoned cars, junk, debris, and minimum housing standards.						
	Cactus Dr.									
	151	08-26-16-0330-00000-0020	5007	\$ 27,502.00	\$ 27,622.00	\$ 26,667.00	\$ 17,220.00	\$ 17,224.00	\$ 17,236.00	\$ 19,398.00
				Comments: This property is considered a repeat offender. It has been before the code board more than once for minimum housing, i.e., electric service, venting of windows, etc.						
	Montana Ave.									
	152	04-26-16-0030-11200-0100	6136	\$ 27,397.00	\$ 27,948.00	\$ 21,141.00	\$ 21,473.00	\$ 21,806.00	\$ 20,136.00	\$ 20,469.00
				Comments: There have been a number of code enforcement cases on this property for minimum housing standards, i.e., roofing, soffits, non-secure areas, junk, debris, and high grass and weeds.						
	Main St.									
	153	05-26-16-0030-07700-0010	5810	\$ 75,753.00	\$ 67,653.00	\$ 66,182.00	\$ 66,925.00	\$ 65,669.00	\$ 72,496.00	\$ 73,773.00
				Comments:						
	Missouri Ave.									
	154	05-26-16-0030-10700-0010	5812	\$ 69,978.00	\$ 64,591.00	\$ 59,222.00	\$ 60,362.00	\$ 59,476.00	\$ 74,850.00	\$ 78,930.00
				Comments:						



Existing Redevelopment Area



Proposed Redevelopment Area

“NEIGHBORHOOD” STUDY AREAS

- A. SIMS GRANT**
Virginia Avenue (Madison St. to Grand Blvd.)
Indiana Avenue (Madison St. to Grand Blvd.)
- B. NORTH PARK**
Pennsylvania Avenue (Congress St. to Monroe St.)
Central Avenue (Jackson St. to Congress St.)
- C. EAST GRAND**
Delaware Avenue (Madison St. to Grand Blvd.)
Montana Avenue (Tennessee Ave. to Madison St.)
- D. EAST MADISON**
Delaware Avenue (Madison St. to Congress St.)
Montana Avenue (Madison St. to Congress St.)
- E. NORTH RIVER**
Astor Drive (Palmetto Rd. to Avery Rd.)
Avery Road (Court Dr. to Jasmine Rd.)
- F. BIG BEND**
Garden Grove Lane (Grand Blvd. to Michigan St.)
Kenwood Avenue (Grand Blvd. to Washington St.)
- G. SOUTH RIVER**
Magnolia Way (Gulf Dr. to Essex Dr.)
LaSalle Court (Gulf Dr. to “END”)
- H. WEST GRAND**
Oakridge Avenue (Riverview Rd. to Grand Blvd.)
Wyoming Avenue (Lafayette St. to Grand Blvd.)
- I. SCHWETTMAN OAKS**
Pine Street (George St. to Madison St.)
High Street (Beach St. to Madison St.)
- J. JASMINE HILLS**
Orange Blossom Trail (Indiana Ave. to Kumquat)
Crossbow Lane (Indiana Ave. to Hills St.)
- K. THE HEIGHTS**
Tangerine Drive (Cactus St. to Grand Blvd.)
Poinsettia Drive (Azalea Dr. to Grand Blvd.)

- L. SOUTHEAST**
Idlewild Street (High St. to Greenwood)
2nd Avenue (Madison St. to Fleetwood)
- M. LE CLAIR**
Grant Avenue (Madison St. to Oleander)
Senate Lane (Madison St. to Executive)
- N. NORTHEAST**
Orchard Lake Road (Congress St. to Franko)
Bandura Avenue (Kerry St. to Rowan Rd.)
- O. NORTHWEST**
Garden Drive (Del Prado Ter. To Manor Beach)
Edgewater Drive (Beach St. to "END")
- P. SOUTHWEST**
Charlotte Avenue (Gulf Dr. to "END")
- Q. LAKE ESTATES**
Celeste Lane (Congress St. to "END")
Emerson Drive ("ALL")
- R. DOWNTOWN**
Nebraska Avenue (Main St. to Lincoln)
Missouri Avenue (Jackson St. to Grand Blvd.)
- S. US 19 CORRIDOR**
"ALL"

The following is a copy of Florida Statute 163.335,

- (1) "It is here by found and declared that there exists in counties and municipalities of the state, slum and blighted areas which constitute a serious and growing menace, injurious to the public health, safety, morals and welfare of the residents of the state; and that the existence of such areas contributes substantially and increasingly to the spread of disease and crime, and constitutes an economic and social liability imposing onerous burdens which decrease the tax base and reduce tax revenues, substantially impairs or arrests sound growth, retards the provision of housing accommodations, aggravates traffic problems, and substantially hampers the elimination of traffic hazards and the improvement of traffic facilities; and that the prevention and elimination of slums and blight is a matter of state policy and state concern in order that the state and its counties and municipalities shall not continue to be endangered by areas which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of its revenues because of the extra services required for police, fire, accident, hospitalization, and other forms of public protection, services, and facilities.*
- (2) It is further found and declared that certain slum or blighted areas, or portions thereof, may require acquisition, clearance, and disposition subject to use restrictions, as provided in this part, since the prevailing condition of decay may make impracticable the reclamation of the area by conservation or rehabilitation; that other areas or portions thereof may, through the means provided in this part, be susceptible of conservation or rehabilitation in such a manner that the conditions and evils enumerated may be eliminated, remedied, or prevented; and that salvageable slum and blighted areas can be conserved and rehabilitated through appropriate public action as herein authorized and the cooperation and voluntary action of the owners and tenants of property in such areas.*
- (3) It is further found and declared that the powers conferred by this part are for public uses and purposes for which public money may be expended and the power of eminent domain and police power exercised, and the necessity in the public interest for the provisions herein enacted is hereby declared as a matter of legislative determination.*

(4) *It is further found and declared that the Preservation or enhancement of the tax base from which a taxing authority realizes tax revenues is essential to its existence and financial health; that the preservation and enhancement of such tax base is implicit in the purposes for which a taxing authority is established; that tax increment financing is an effective method of achieving such preservation and enhancement in areas in which such tax base is declining; that community redevelopment in such areas, when complete, will enhance such tax base and provide increased tax revenues to all affected taxing authorities, increasing their ability to accomplish their other respective purposes; and that the preservation and enhancement of the tax base in such areas through tax increment financing and the levying of taxes by such taxing authorities therefor and the appropriation of funds to a redevelopment trust fund bears a substantial relation to the purposes of such taxing authorities and is for their respective purposes and concerns. This subsection does not apply in any jurisdiction where the community redevelopment agency validated bonds as of April 30, 1984.”*