

# City of Sheboygan 2018-2019 Housing Affordability Report



## **Introduction**

Quality housing choices and vibrant neighborhoods are essential for the success of Sheboygan as place to live, work, and play. Housing and neighborhoods are not only some of Sheboygan's greatest assets, but also comprise the city's largest land use. The city strives to adapt to changing demographics, living preferences, family sizes and economic conditions to meet the needs of existing and potential residents. Sheboygan will continue to leverage the existing housing stock, neighborhoods, and community fabric to address these evolving needs and preferences.

## **Purpose**

This annual Housing Affordability Report complies with the requirements contained in Section 66.10013 of Wisconsin Statutes, and is intended to document implementation of the housing element of Sheboygan's 20-year Comprehensive Plan update, which was adopted on December 5, 2011, by the Sheboygan Common Council.

## **Process and Data Sources**

This report was prepared by Department of Planning and Development staff for the calendar year ending December 31, 2018 using the adopted City of Sheboygan Fee Schedule, permit/development records maintained by the Department of City Development. This report has been posted on the City's website ([www.sheboyganwi.gov](http://www.sheboyganwi.gov)).

## **Review of 2011 Comprehensive Plan Goals and Recommendations**

As part of the Housing and Neighborhood Development section, a goal was determined to facilitate the provision of quality, safe, and appealing housing at a variety of price points for all stages of life. The following objectives were established as part of this 2011 Comprehensive Plan:

1. Facilitate ongoing development of a broad range of housing types, densities, and costs throughout the City, while preserving the overall composition of existing neighborhoods.
2. Promote long-term maintenance and reinvestment in the City's existing housing stock, maintaining older neighborhoods as safe and desirable places to live.
3. Promote neighborhood-sensitive infill and redevelopment.
4. Help facilitate vibrant neighborhoods that are safe and offer a strong sense of place and community.
5. Provide housing choices that encourage young workers to choose Sheboygan as a place to live and work, and which make it an appealing community in which to remain as their families grow.

The following recommendations are proposed in the plan:

**Recommendation No. 1: Continue Neighborhood Organizing and Improvement Efforts**

**2019:** In 2017, the City of Sheboygan Common Council adopted a five-year strategic plan that includes six focus areas including neighborhood revitalization. As a result, the City Development Department has continued to partner with the Sheboygan Police Department to inventory neighborhoods to determine baselines for property maintenance and sanitation. Two part-time code enforcement officers continuously patrol the city for code-related issues. The Sheboygan Police Department Beat Officer Program aligns two police officers in north/south neighborhoods to handle day-to-day issues. As of the writing of this report, the city has ten recognized neighborhood associations. Sheboygan continues to reinvest in low to moderate income neighborhoods through the Community Development Block Grant program.

**Recommendation No. 2: Diversify the City's Housing Stock**

**2019:** The City of Sheboygan has been aggressive in providing diversity of multi-family housing options for existing residents, young professionals and empty-nesters. Downtown Sheboygan has seen the addition of 260 market rate units since 2015. Currently, 118 affordable workforce housing units are under construction to be completed in mid-2020. 99 units of the market rate housing are under construction and should be completed in 2020. 54 units of condominium units are under construction. Ten new single-family homes were constructed in 2018. The City of Sheboygan is landlocked and does not have a lot of the space for new subdivisions and has not constructed a new subdivision in the past 15 years. The city continues to struggle to create new single-family residential development.

**Recommendation No. 3: Support Housing Rehabilitation and Reinvestment**

**2019:** The city continues to provide low-interest loan programs to help residents reinvest in their properties. We also continue a proactive code enforcement program to reinvest in our neighborhoods. The city continues to sponsor landlord training programs on a yearly basis.

**Residential Platting Activity**

The City of Sheboygan approved eight residential plats during 2018. Four of the eight involved extraterritorial reviews within the Town of Mosel, Town of Sheboygan and Town of Wilson. The ones in the towns equated to six new residential lots. The four certified survey maps in the City of Sheboygan included five lots.

## Residential Permit Fees and Permit Issued in 2018

<b>Residential Development Fees</b>					
<b>2018</b>					
	<i>Total Residential Permits</i>		<i>New Residential Units</i>		
	<b># Issued</b>	<b>Permit Fees</b>	<b>Total Units</b>	<b>Fee per Parcel</b>	<b>Total Permit Fees</b>
Building Permit Fee:	1987	\$402,912	<b>18</b>	\$400	\$7,520
Park Impact Fee:	0	\$0		\$547	\$4,376
Land Dedication Fee:	0	\$0			\$0
Plat Approval Fee:	0	\$0			\$0
Storm Water Management Fee:	0	\$0		\$500	\$500
Water/Sewer Hook-up Fee:	0	\$0		\$700	\$9,320
Plumbing Fixture Fees:	297	\$26,650		\$160	\$2,940
Early Start (Before Permit Issued):	0	\$0		\$250	\$1,500
Plan Review:	0	\$0		\$75	\$975
Soil Erosion:	0	\$0		\$100	\$1,300
WI State Seal:	0	\$0		\$40	\$520
Occupancy:	0	\$0		\$50	\$900
HVAC:	437	\$21,315		\$200	\$3,600
Electrical:	218	\$24,750		\$200	\$3,600
Address Numbers:	0	\$0		\$10	\$172
<b>Total Amount of Fees:</b>	<b>2,939</b>	<b>\$475,627</b>	<b>18</b>	<b>\$3,232</b>	<b>\$37,023</b>
<b>Average Fees:</b>					<b>\$2,123</b>
<b>Total Fees / # New Residential Units:</b>	<b>\$26,424</b>	<b>\$475,627</b>	<b>18</b>		

In order to place the Sheboygan fee per unit in perspective, according to the American Community Survey from the U.S. Census, the median value of an owner-occupied home in Sheboygan with a mortgage is approximately \$108,400. The commercial real estate site, Zillow, places the average Sheboygan home value at \$133,900.

### Undeveloped Parcels Suitable for Residential Development

According to Sheboygan assessment records, there are 447 vacant or underdeveloped parcels in the City of Sheboygan totaling 861 acres that are possibly suitable for residential development. A list of those parcels, including their zoning classification, is attached to this

report in Exhibit B. A map showing the parcel locations is included in Exhibit A. This list consists of vacant parcels within various zoning classifications suitable for residential development. The majority of the parcels within the city limits have access to public utilities.

In terms of acreage, there are two large parcels zoned for single family residential within the city limits. One of these parcels is located on the south side of the Sheboygan between South Business Drive and Moening Road and is zoned for a single family subdivision (SR-3). The second parcel is approximately 78 acres and is on the north side of the Sheboygan off Rolling Meadows Drive and is zoned for single family (SR-3). All remaining parcels identified as part of the analysis are two acres or less and are located in central city.

### **Zoned for Other Use but Suitable for Residential Development**

The City of Sheboygan promotes mixed uses, including higher density residential development as part of the redevelopment opportunities in the central city neighborhoods, downtown and lakefront consistent with the City of Sheboygan Comprehensive Plan.

### **Analysis of Residential Development Regulations**

#### **Land use controls**

Residential development within the City of Sheboygan is managed through the zoning code, subdivision code, municipal code and building code. As previously discussed, the city has relatively few areas for new, conventional subdivision development due to the lack of available vacant land within its boundaries. Development within these areas has been slower mostly because the existing landowners are not interested in selling the property. As a result, residential development in the city has shifted from vacant land to the redevelopment of sites located within an area bordered by Lake Michigan on the east, Union Avenue on the south, North 18<sup>th</sup> Street on the west and North Avenue on the north. As previously noted, higher density residential development is a permitted use within these districts.

#### **Site improvement requirements**

The City of Sheboygan requires standard improvements for new subdivisions including paved streets, curb/gutter, public water and sewer, gas and electric, sidewalks or pedestrian trails and stormwater management. For areas of redevelopment, the city has invested in the creation and expansion of several regional stormwater ponds to reduce the amount of land used for individual stormwater ponds and to create greater efficiencies in pond maintenance. To lower the cost to construct a new subdivision, the city is considering eliminating the urban cross section requirement and allowing rural cross sections road improvements to become more competitive with the adjacent Town developments.

#### **Fees and land dedication requirements**

The City of Sheboygan maintains a park impact fee ordinance for new residential development. The park impact fee is to be used to pay for park and recreation facilities required to serve new development. The city may reduce the impact fee by the value of land dedicated by the

developer to the City of Sheboygan and accepted by the city. The Common Council may waive or reduce impact fees on land development that provides low-cost housing. Usage of the impact fee revenue is segregated in a special revenue fund and follows the time and use requirements of state statute. The City of Sheboygan has no other impact fees at this time.

The City charges a nominal fee for conditional use permits and site plans reviews, \$250 and \$100 respectively. The fee for preliminary subdivision plat review is \$75 and the final plat review is \$50.

### **Analyze or identify ways to modify construction and development.**

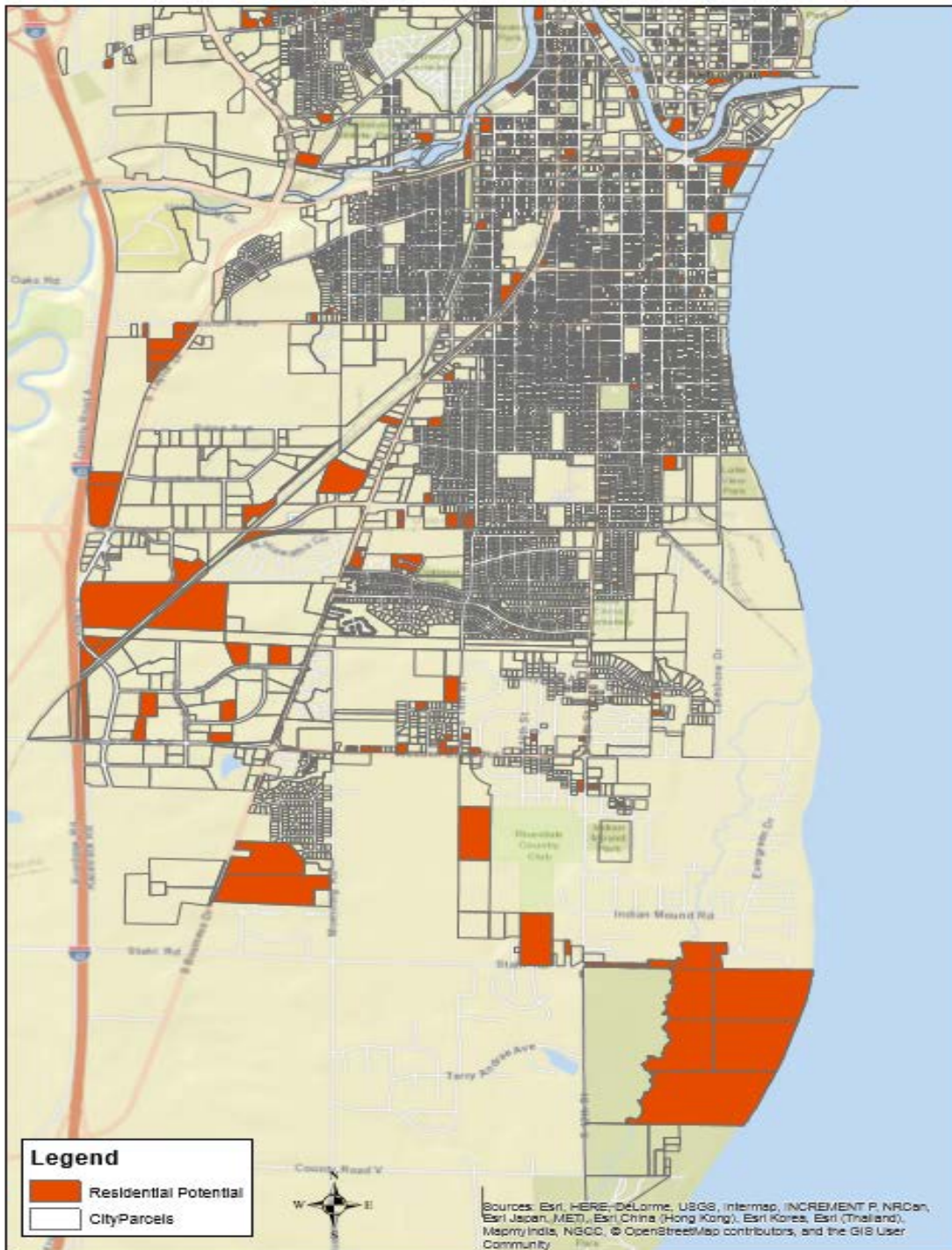
The typical timeline to obtain approval from the City Plan Commission on a subdivision plat is approximately 30 days. City fees and land dedication requirements are not the reason that new subdivisions are not being built in the city limits, but more of cost of developing the infrastructure and price of land available.

The City of Sheboygan Department of City Development staff recognizes the importance of expediting the review processes. City staff makes it a goal to process most land use approvals within 45-60 days provided the developer submits the required documents in a timely fashion. In order to reduce time and cost to approve and develop new residential subdivisions by 20 percent, as envisioned by the state housing report requirement, will require significant coordination among the City, development community and market forces. The City as stated prior is landlocked and does not have a lot of opportunity to create new subdivisions at a cost that makes sense to the developer and ultimately the purchaser. The parcels of the land that city has available are heavily marketed by city staff to interested parties to encourage the development of new subdivisions because the need exists for new single-family housing in this community.



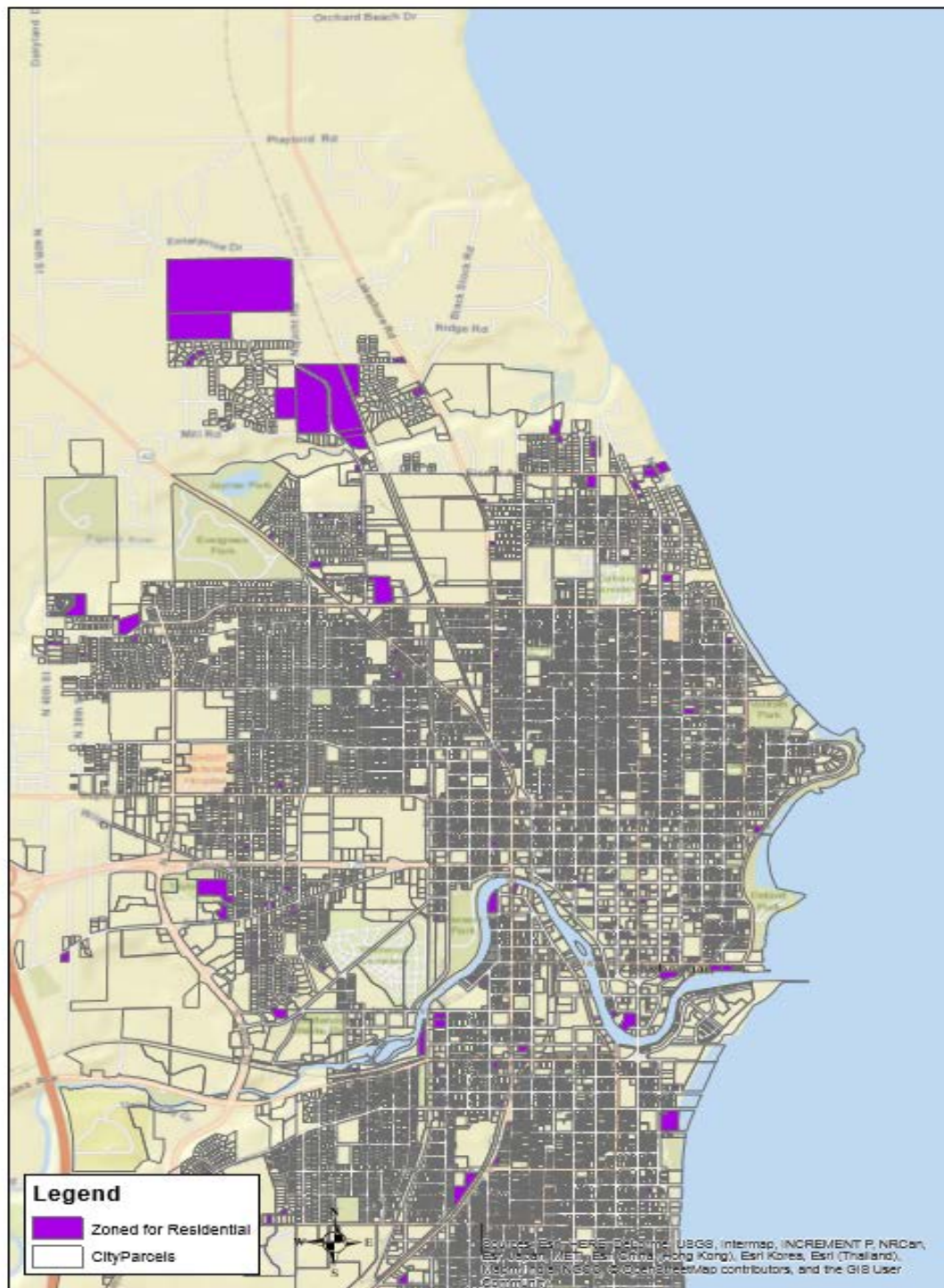


## Potential for Residential - South Side

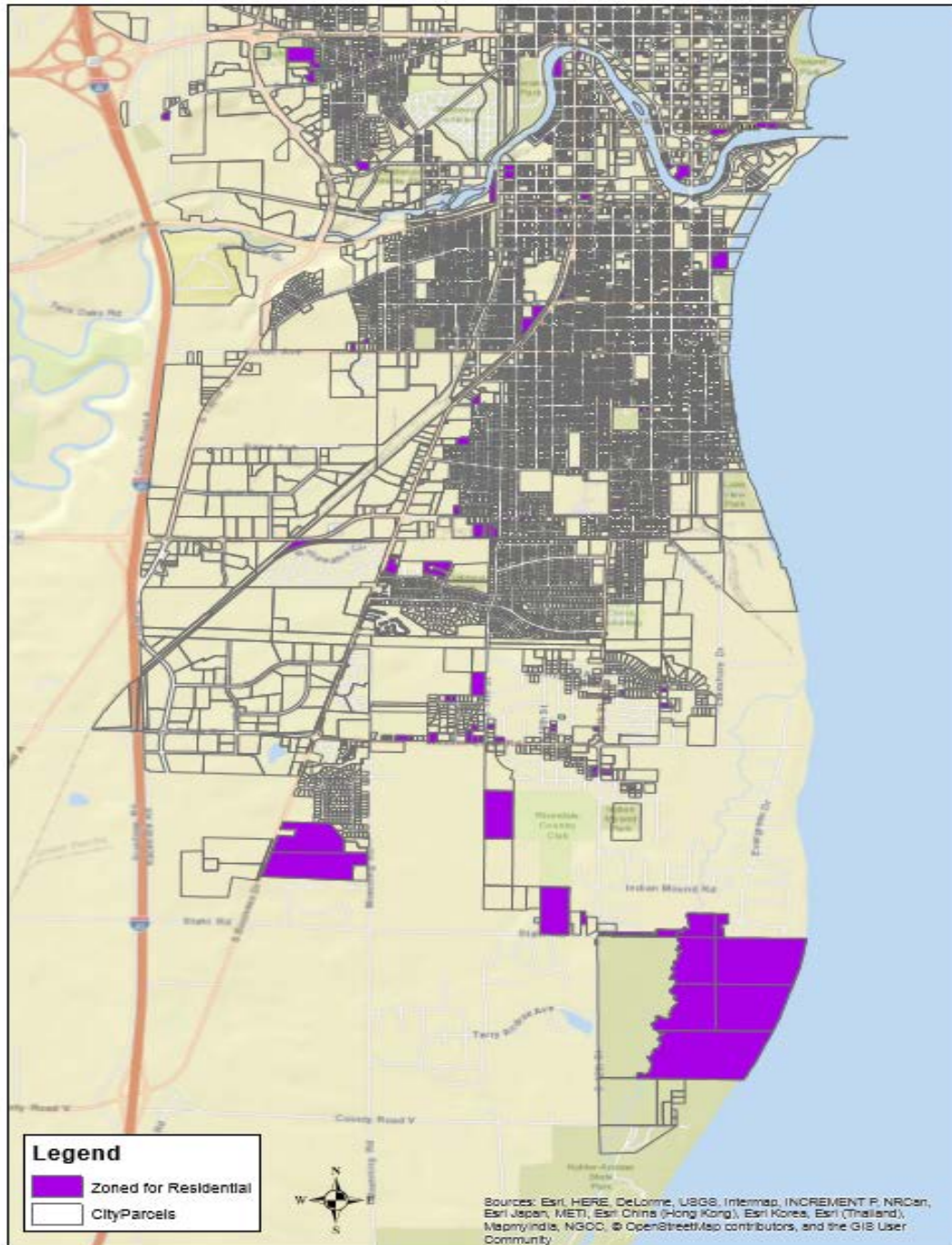




# Properties Zoned for Residential - North Side



# Properties Zoned for Residential - South Side



## EXHIBIT B

City of Sheboygan  
**Undeveloped Parcels by Zoning**

Tax Key Number	Property Address	Predominant Tax Class	Total Assessed Improvement Value	Total Assessed Land Value
59281102770	St Clair Ave	Commercial	0	\$37,400
59281107230	N 8th St	Commercial	0	\$65,500
59281107920	N 8th St	Commercial	0	\$38,200
59281108250	N 8th St	Commercial	0	\$15,600
59281109235	Riverfront Dr	Commercial	0	\$382,600
59281106190	Ontario Ave	Commercial	0	\$57,000
59281110570		Commercial	0	\$35,900
59281110670		Commercial	0	\$53,800
59281200710	1303 N 11th St	Commercial	0	\$8,800
59281200780	Michigan Ave	Commercial	0	\$15,000
59281201170	1224 Michigan Ave	Residential	0	\$8,100
59281201310	N 14th St	Residential	0	\$5,900
59281203770	Michigan Ave	Commercial	0	\$22,500
59281203590	N 12th St	Residential	0	\$7,500
59281300340		Residential	0	\$1,700
59281300350	Indiana Ave	Commercial	0	\$35,500
59281300980	Indiana Ave	Commercial	0	\$27,000
59281301000	Indiana Ave	Commercial	0	\$37,500
59281301030	Indiana Ave	Commercial	0	\$9,000
59281506150	Indiana Ave	Commercial	0	\$7,500
59281110032	826 S 8th St	Commercial	0	\$384,700
59281110851	622 Pennsylvania Ave	Commercial	0	\$365,300
59281650091	N 21st St	Residential	0	\$21,300
59281712020		Residential	0	\$2,600
59281712220	Columbus Ave	Residential	0	\$8,100
59281712240		Residential	0	\$3,400
59281712550		Residential	0	\$3,400

59281712570		Residential	0	\$3,400
59281650050		Residential	0	\$15,200
59281650060		Residential	0	\$17,400
59281650070		Residential	0	\$14,000
59281650880		Residential	0	\$16,300
59281650910		Residential	0	\$16,800
59281621070		Residential	0	\$8,200
59281430855	Washington Ave	Commercial	0	\$4,300
59281431702	Union Ave	Residential	0	\$27,600
59281433015	Settlement Trl	Residential	0	\$25,800
59281439007	1625 Butternut Hglds	Residential	0	\$14,600
59281439031	1639 Black Walnut Trl	Residential	0	\$14,600
59281439033	1645 Black Walnut Trl	Residential	0	\$14,600
59281439055	1636 Black Walnut Trl	Residential	0	\$14,600
59281439057	1634 Black Walnut Trl	Residential	0	\$14,600
59281450601	Weeden Creek Rd	Residential	0	\$30,300
59281471014	Moening Rd	Residential	0	\$2,900
59281214900		Residential	0	\$3,800
59281210720		Residential	0	\$3,200
59281210960		Residential	0	\$3,400
59281211289		Residential	0	\$3,200
59281211303		Residential	0	\$3,700
59281208360		Residential	0	\$33,000
59281211299		Residential	0	\$4,200
59281403770		Residential	0	\$16,100
59281316440	S 8th St	Commercial	0	\$5,400
59281513560	Indiana Ave	Residential	0	\$8,100
59281104020	St Clair Ave	Residential	0	\$12,200
59281102140	N 8th St	Commercial	0	\$12,200
59281102150	N 8th St	Commercial	0	\$16,300
59281100370	Huron Ave	Residential	0	\$14,300
59281101930	N 7th St	Residential	0	\$13,400
59281005400	N 3rd St	Residential	0	\$9,400
59281006370		Residential	0	\$4,400
59281007840		Residential	0	\$11,100
59281007920		Residential	0	\$6,600
59281007990		Residential	0	\$3,300
59281010400	N 5th St	Residential	0	\$16,000
59281010525	Lincoln Ave	Residential	0	\$9,700



59281010742	N Sixth St	Residential	0	\$53,000
59281002680	N 7th St	Residential	0	\$19,400
59281205840		Residential	0	\$3,100
59281202270	1232 N 17th St	Residential	0	\$13,900
59281202910	1217 N 15th St Unit A	Residential	0	\$10,200
59281202950	N 15th St	Commercial	0	\$16,200
59281201130	N 13th St	Commercial	0	\$22,800
59281110140	Niagara Ave	Residential	0	\$9,600
59281200090	Superior Ave	Commercial	0	\$7,200
59281111680		Residential	0	\$8,000
59281112945		Residential	0	\$500
59281407520	RearLot	Residential	0	\$1,200
59281301380	Alabama Ave	Residential	0	\$77,000
59281302930	719 Alabama Ave	Residential	0	\$7,900
59281303000		Residential	0	\$3,300
59281303390	S 7th St	Commercial	0	\$32,400
59281307890		Residential	0	\$5,000
59281312900	Jackson Ave	Residential	0	\$11,700
59281313730	S 8th S T	Residential	0	\$2,000
59281313990	Oakland Ave	Residential	0	\$16,000
59281315160		Residential	0	\$3,400
59281316240	S 8th S T	Residential	0	\$1,500
59281317910	Mead Ave	Residential	0	\$11,900
59281317930	Mead Ave	Residential	0	\$10,500
59281214390		Residential	0	\$12,200
59281508690		Residential	0	\$4,700
59281508830	RearLot	Residential	0	\$2,900
59281509380	Georgia Ave	Commercial	0	\$4,100
59281510180	S 18th St	Commercial	0	\$31,400
59281510600	S 14th St	Residential	0	\$10,900
59281511030	S Business Dr	Commercial	0	\$10,400
59281513540	Indiana Ave Rear	Commercial	0	\$3,000
59281600375	Superior Ave	Commercial	0	\$2,900
59281504710	New Jersey Ave	Commercial	0	\$49,000
59281504760		Residential	0	\$2,500
59281504790	Illinois Ave	Residential	0	\$1,600
59281503170	Virginia Ave	Residential	0	\$18,300
59281503420	S 15th St	Residential	0	\$5,500
59281503430	S 15th St	Residential	0	\$5,900

59281503440	S 15th St	Residential	0	\$5,900
59281506900		Residential	0	\$3,600
59281624390	1628 N 15th St	Residential	0	\$8,700
59281624450	1621 N 16th St	Residential	0	\$8,300
59281624590		Residential	0	\$4,700
59281628820		Residential	0	\$3,400
59281602920		Residential	0	\$2,600
59281603110	Calumet Dr	Commercial	0	\$57,600
59281603470		Residential	0	\$2,000
59281603490	John Ct	Residential	0	\$8,500
59281500440		Residential	0	\$1,400
59281500960		Residential	0	\$13,100
59281501045		Residential	0	\$3,800
59281501160		Residential	0	\$11,500
59281501910	N 14th St	Residential	0	\$7,100
59281502280		Residential	0	\$21,900
59281502290		Residential	0	\$22,100
59281502300		Residential	0	\$22,200
59281705350	N 11th St	Residential	0	\$14,300
59281710720	Heermann Ct	Commercial	0	\$18,000
59281711310	Mac Arthur Ave	Commercial	0	\$9,800
59281711390		Residential	0	\$3,500
59281719030	Trimberger Ct	Residential	0	\$11,800
59281317961	906 Custer Ave	Residential	0	\$20,100
59281702461	N 10th St	Commercial	0	\$15,400
59281111190	Pennsylvania Ave	Commercial	0	\$189,900
59281112995	Pennsylvania Ave	Commercial	0	\$179,500
59281318390	S 7th St	Commercial	0	\$1,040,600
59281322037	S Pier Dr	Commercial	0	\$17,400
59281471031	S Business Dr	2nd grade tillable	0	\$3,500
59281204650	St Clair Ave	Commercial	0	\$25,900
59281204740	Erie Ave	Commercial	0	\$38,800
59281211090	2803 Superior Ave	Commercial	0	\$18,800
59281213230	2811 Superior Ave	Residential	0	\$15,900
59281213240	Superior Ave	Residential	0	\$19,400
59281213260	Superior Ave	Residential	0	\$21,500
59281213270	N 26th St	Commercial	0	\$31,100
59281470610	S Taylor Dr	Commercial	0	\$416,000

59281470615	4117 S Taylor Dr	Commercial	0	\$567,600
59281470620	S Taylor Dr Rear	Commercial	0	\$19,900
59281431722	S Business Dr	Commercial	0	\$347,100
59281431750	S Business Dr	Commercial	0	\$9,000
59281431757	Washington Ave	Commercial	0	\$352,000
59281215852	936 N Taylor Dr	Commercial	0	\$573,100
59281479118	Greenwing Dr	Commercial	0	\$611,000
59281215817		Commercial	0	\$24,300
59281215915	Superior Ave	Commercial	0	\$106,100
59281215096	Erie Ave	Commercial	0	\$35,900
59281470977	Racetrack Rd	Commercial	0	\$144,000
59281470978	Racetrack Rd	Commercial	0	\$143,500
59281470979	Racetrack Rd	Commercial	0	\$143,100
59281471002	S Taylor Dr	Commercial	0	\$128,200
59281479086	Tower Dr	Commercial	0	\$80,600
59281470712	Weeden Creek Rd	Commercial	0	\$57,800
59281470622		Commercial	0	\$2,000
59281470612	S Taylor Dr	Commercial	0	\$13,800
59281479004	Behrens Pkwy	Commercial	0	\$108,900
59281479010	Behrens Pkwy	Commercial	0	\$108,900
59281479063	Behrens Pkwy	Commercial	0	\$104,100
59281479066	Weeden Creek Rd	Commercial	0	\$68,000
59281470540	S Taylor Dr	2nd grade tillable	0	\$5,700
59281470560		2nd grade tillable	0	\$4,400
59281610000		Residential	0	\$3,000
59281211305		Residential	0	\$4,700
59281423780		Commercial	0	\$109,300
59281215010		Residential	0	\$14,800
59281215041	Kohler Memorial Dr	Commercial	0	\$159,500
59281431086	Taylor Dr	Commercial	0	\$62,100
59281431087	Taylor Dr	Commercial	0	\$232,300
59281431088	Taylor Dr	Commercial	0	\$150,500
59281431089	Taylor Dr	Commercial	0	\$37,400
59281431093	S Taylor Dr	Commercial	0	\$26,300
59281431094	S Taylor Dr	Commercial	0	\$545,300
59281431084	2106 S Taylor Dr	Commercial	0	\$42,700
59281431090	S Taylor Dr	Commercial	0	\$27,900
59281431091	S Taylor Dr	Commercial	0	\$34,800

59281431082	3605 Union Ave	Commercial	0	\$33,100
59281431083	Union Ave	Commercial	0	\$62,300
59281431096	S Taylor Dr	Commercial	0	\$2,372,000
59281629387	Najacht Rd	2nd grade tillable	0	\$3,200
59281629388	Najacht Rd	2nd grade tillable	0	\$3,000
59281629389		Undeveloped	0	\$100
59281629393	Mill Rd	2nd grade tillable	0	\$300
59281636025	Jay Rd	Residential	0	\$13,800
59281636027	Jay Rd	Residential	0	\$6,300
59281636501	4618 Najacht Rd	2nd grade tillable	0	\$10,600
59281636510	Rolling Meadows	2nd grade tillable	0	\$2,700
59281636610	N 31st St	Residential	0	\$45,800
59281636611	N 31st St	Residential	0	\$41,800
59281636615	N 30th St	Residential	0	\$39,900
59281638015		Residential	0	\$22,200
59281638013		Residential	0	\$22,300
59281636504	Najacht Rd	Commercial	0	\$9,800
59281014358	N 8th St	Residential	0	\$10,500
59281437054	S 15th St	Residential	0	\$15,000
59281437056	S 15th St	Residential	0	\$15,000
59281438885	Pheasant Ln	Residential	0	\$32,500
59281438889	S 18th St	Residential	0	\$37,600
59281450350	S 18th St	2nd grade tillable	0	\$600
59281450663	Weeden Creek Rd	Residential	0	\$34,700
59281472532	S 12th St	Residential	0	\$37,600
59281472533	S 12th St	Residential	0	\$27,700
59281628959		Residential	0	\$13,000
59281628967		2nd grade tillable	0	\$1,000
59281623578		Residential	0	\$1,700
59281623579		Residential	0	\$1,700
59281326002	S 12th St	Residential	0	\$6,000
59281326003	S 12th St	Residential	0	\$7,200
59281331023	S 10th St	Residential	0	\$11,100
59281352033		Residential	0	\$44,300
59281352059		Residential	0	\$44,200
59281356011	Forest Ave	Residential	0	\$6,300



59281356018	S 12th St	Residential	0	\$5,600
59281011660	N 7th St	Residential	0	\$4,300
59281012240	Pershing Ave	Residential	0	\$12,000
59281012570		Residential	0	\$26,400
59281012580		Residential	0	\$41,900
59281012588	N 6th St	Residential	0	\$49,800
59281014353		Residential	0	\$7,300
59281014429	N 8th St	Residential	0	\$28,400
59281014440	N 8th St	Residential	0	\$3,300
59281011000	Columbus Ave	Residential	0	\$6,000
59281011140	N 8th St	Residential	0	\$20,500
59281011430	N 8th St	Residential	0	\$4,000
59281012020	N Point Dr	Residential	0	\$81,800
59281005025	N 4th St	Residential	0	\$55,600
59281000030	N 2nd St	Residential	0	\$22,800
59281101245	Michigan Ave	Residential	0	\$41,300
59281207130		Residential	0	\$2,200
59281207590		Residential	0	\$22,200
59281208120		Residential	0	\$20,300
59281208215		Residential	0	\$10,000
59281405041	Tivoli Ln	Residential	0	\$38,600
59281405042	Tivoli Ln	Residential	0	\$38,600
59281405880	Wedemeyer St	Residential	0	\$4,100
59281408905	S 19th St	Residential	0	\$4,900
59281411410	Camelot Blvd	Residential	0	\$22,200
59281416270		Residential	0	\$1,700
59281418720	S 18th St	Residential	0	\$10,600
59281421560	S 18th St	Residential	0	\$20,100
59281421640	S 18th St	Residential	0	\$21,300
59281319730		Residential	0	\$4,600
59281321242	S 11th St	Residential	0	\$20,000
59281321660	S 12th St	Residential	0	\$23,700
59281321690	S 12th St	Residential	0	\$23,700
59281308510		Residential	0	\$11,100
59281310870	Lakeshore D R	Residential	0	\$5,400
59281310950		Residential	0	\$3,900
59281310960		Residential	0	\$3,900
59281214535		Residential	0	\$8,900
59281214545		Residential	0	\$15,000

59281213770		Residential	0	\$4,700
59281213910		Residential	0	\$4,700
59281214010		Residential	0	\$7,400
59281208400		Residential	0	\$6,700
59281208580	Erie Ave	Residential	0	\$4,500
59281208760	S 22nd St	Residential	0	\$9,800
59281208730		Residential	0	\$3,700
59281209030		Residential	0	\$4,800
59281209060		Residential	0	\$3,600
59281209090		Residential	0	\$3,600
59281628999		Residential	0	\$16,500
59281609910		Residential	0	\$3,900
59281609950	N 27th St	Residential	0	\$15,300
59281610010	N 27th St	Commercial	0	\$34,100
59281610310		Residential	0	\$2,300
59281610320		Residential	0	\$2,300
59281610500		Residential	0	\$3,900
59281610640		Residential	0	\$3,900
59281613330		Residential	0	\$4,000
59281613900		Residential	0	\$18,700
59281617100		Residential	0	\$5,100
59281607979		Residential	0	\$19,000
59281607981		Residential	0	\$19,000
59281520145	Indiana Ave	Residential	0	\$8,200
59281530590		Residential	0	\$24,700
59281451503	Weeden Creek Rd	Residential	0	\$26,200
59281451640	Weeden Creek Rd	Residential	0	\$4,500
59281451643	Weeden Creek Rd	Residential	0	\$23,600
59281451675	S 18th St	Residential	0	\$21,300
59281440007	S 22nd St	Residential	0	\$16,500
59281440640	Tara Ct	Residential	0	\$35,400
59281438050		Residential	0	\$44,900
59281438250	S 22nd St	Residential	0	\$24,000
59281431930	Washington Ave	Residential	0	\$24,300
59281431200		Commercial	0	\$22,600
59281431430	S 18th St	Residential	0	\$99,800
59281431446	S 18th St	Residential	0	\$21,200
59281431465	RearLot	Residential	0	\$2,900
59281431475	RearLot	Residential	0	\$2,900

59281431495	RearLot	Residential	0	\$4,900
59281472508		Commercial	0	\$115,200
59281472513	Stahl Rd	Commercial	0	\$115,200
59281472516	Stahl Rd	Residential	0	\$8,400
59281619316	N Taylor Dr	Residential	0	\$24,000
59281328002	River Trails	Residential	0	\$1,100
59281328003	River Trails	Residential	0	\$600
59281328004		Residential	0	\$600
59281328005	River Trails	Residential	0	\$1,500
59281328006	River Trails	Residential	0	\$1,100
59281328007	River Trails	Residential	0	\$35,400
59281328008	River Trails	Residential	0	\$19,400
59281328009	River Trails	Residential	0	\$18,000
59281328010	River Trails	Residential	0	\$100,400
59281328011	Indian Mound Rd	Forest	0	\$59,300
59281328012	Timberlake Rd	Forest	0	\$21,200
59281328014	County Road V	Forest	0	\$142,800
59281328015	County Road V	Undeveloped	0	\$897,100
59281328016	County Road V	Forest	0	\$162,000
59281328017	County Road V	Undeveloped	0	\$848,500
59281328018	County Road V	Undeveloped	0	\$1,000,500
59281630020		Residential	0	\$2,800
59281630843	2918 Superior Ave	Residential	0	\$14,900
59281631447	N 38th St	Residential	0	\$21,200
59281631505		Residential	0	\$21,700
59281631507	RearLot Landlocked	Residential	0	\$3,500
59281655370		Residential	0	\$5,100
59281664128	N 36th Pl	Residential	0	\$2,400
59281471051	5423 S Business Dr	2nd grade tillable	0	\$4,700
59281719632		Residential	0	\$21,900
59281719639		Residential	0	\$13,700
59281719670		Residential	0	\$3,400
59281719690		Residential	0	\$60,900
59281770028		Residential	0	\$30,800
59281719468	N 10th St	Residential	0	\$21,900
59281719472	N 10th St	Residential	0	\$21,900
59281719474	N 10th St	Residential	0	\$21,900
59281715510		Residential	0	\$11,100

59281716070		Residential	0	\$9,400
59281716350		Residential	0	\$10,600
59281716400		Residential	0	\$4,700
59281716510	N 8th St	Residential	0	\$10,200
59281712851	Lake Shore Rd	Residential	0	\$25,100
59281712930	Martin Ave	Commercial	0	\$10,800
59281712950	N 15th St	Commercial	0	\$400
59281713350	N 15th St	Commercial	0	\$16,800
59281713360	N 15th St	Commercial	0	\$16,800
59281630479	Calumet Dr	Commercial	0	\$9,600
59281630485	Calumet Dr	Commercial	0	\$10,300
59281700300	1218 Superior Ave	Residential	0	\$15,300
59281712018	N 15th St	Commercial	0	\$49,500
59281629510	2022 North Ave	Commercial	0	\$363,300
59281500131	1336 Niagara Ave	Commercial	0	\$77,500
59281431122	S Business Dr Rear	Commercial	0	\$200,900
59281430960	1829 S 17th St	Commercial	0	\$134,100
59281431039	S Business Dr	Commercial	0	\$2,000
59281460271	S 12th St	Commercial	0	\$30,000
59281500560	802 N 15th St	Residential	0	\$275,000
59281502830	Pennsylvania Ave	Commercial	0	\$6,500
59281502835	Pennsylvania Ave	Commercial	0	\$6,500
59281506526	S 16th St	Commercial	0	\$7,900
59281506865	Indiana Ave	Commercial	0	\$1,900
59281600675	Superior Ave	Commercial	0	\$8,600
59281600870	Calumet Dr	Commercial	0	\$37,300
59281600970	1724 Calumet Dr	Commercial	0	\$28,500
59281601870	N 15th St	Residential	0	\$11,400
59281601880	N 15th St	Residential	0	\$6,900
59281601890	N 15th St	Commercial	0	\$22,500
59281601910	Geele Ave	Commercial	0	\$6,500
59281507030		Residential	0	\$2,000
59281507420	Indiana Ave	Residential	0	\$11,400
59281507540	Indiana Ave	Commercial	0	\$3,400
59281506240	1317 Illinois Ave	Commercial	0	\$174,000
59281506330	Indiana Ave	Commercial	0	\$3,400
59281506340	S 13th St	Commercial	0	\$5,500
59281608170	Bell Ave	Commercial	0	\$20,500
59281603180	Calumet Dr	Commercial	0	\$5,200



59281603230	Calumet Dr	Commercial	0	\$10,000
59281628250	N 15th St	Residential	0	\$12,400
59281205320	Erie Ave	Commercial	0	\$2,000
59281205325	Erie Ave	Commercial	0	\$900
59281201400		Residential	0	\$1,100
59281204550	Erie Ave	Residential	0	\$11,400
59281204560	Erie Ave	Commercial	0	\$15,100
59281209370	813 S 21st St	Residential	0	\$6,300
59281210170	S 22nd St	Commercial	0	\$6,300
59281215710	1108 S Wildwood Ave	Commercial	0	\$163,600
59281215720	S Taylor Dr	Commercial	0	\$3,100
59281300140	Indiana Ave	Commercial	0	\$1,375,100
59281301300		Commercial	0	\$332,700
59281312565	Wilson Ave	Commercial	0	\$72,100
59281628760	1525 N 19th St	Residential	0	\$14,600
59281629030	N 15th St	Commercial	0	\$63,300
59281624220		Commercial	0	\$210,800
59281626220	N 15th St	Commercial	0	\$2,100
59281506350	S 14th St	Commercial	0	\$30,200
59281503490	S 15th St	Residential	0	\$6,800
59281503970	S Commerce St	Commercial	0	\$8,600
59281506230	S 13th St	Commercial	0	\$6,100
59281502905	S Commerce St	Commercial	0	\$20,900
59281502910	S Commerce St	Commercial	0	\$16,700
59281502310		Residential	0	\$33,100
59281502320	S River St	Residential	0	\$25,000
59281501560	705 N Commerce St	Commercial	0	\$30,000
59281501580	N Commerce St	Commercial	0	\$36,000
59281501675	Pennsylvania Ave	Commercial	0	\$7,200
59281501700	Pennsylvania Ave	Commercial	0	\$25,800
59281430940		Commercial	0	\$35,600
59281500070	N 13th St	Commercial	0	\$12,500
59281431560		Residential	0	\$5,800
59281431575	Washington Ave	Commercial	0	\$3,200
59281607415	N 18th St	Commercial	0	\$9,000
59281629570	N 21st St	Commercial	0	\$23,900
59281629577	N 21st St	Commercial	0	\$22,800
59281205948		Commercial	0	\$12,600
59281210181	2009 Maryland Ave	Commercial	0	\$83,400

59281215094		Commercial	0	\$94,100
59281215097	Erie Ave	Commercial	0	\$20,100
59281107001	813 N Water St	Residential	0	\$18,000
59281107003	1030 Wisconsin Ave	Residential	0	\$18,000
59281107004	1026 Wisconsin Ave	Residential	0	\$18,000
59281107009	804 N 10th St	Residential	0	\$18,000
59281107010	814 N 10th St	Residential	0	\$18,000
59281109670	S Water St	Residential	0	\$34,100
59281109730	S Water St	Residential	0	\$16,300
59281204570	Erie Ave	Residential	0	\$6,300
59281204580	Erie Ave	Residential	0	\$6,300
59281205970	Erie Ave Rear	Commercial	0	\$4,100
59281206020	N 12th St	Commercial	0	\$4,100
59281206050	N 12th St	Commercial	0	\$5,300
59281112790	N Franklin St	Residential	0	\$4,200
59281106520		Residential	0	\$18,200
59281423930	Mead Ave	Commercial	0	\$51,200
59281430779	S Business Dr	Commercial	0	\$22,800
59281430782	S Business Dr	Commercial	0	\$125,200
59281430792	S Business Dr	Commercial	0	\$9,800
59281203640	St Clair Ave Rear	Commercial	0	\$4,500
59281316700	High Ave	Commercial	0	\$34,700
59281430887	S Business Dr	Residential	0	\$2,100
59281629186	2901 N 25th St	Commercial	0	\$105,100
59281629395	3606 Mill Rd	Residential	0	\$12,600
59281604582		Residential	0	\$13,600
59281619270	3402 Main Ave	Commercial	0	\$137,200
59281716825	N 10th St	Commercial	0	\$48,500
59281719490	Mayflower Ave	Residential	0	\$10,600
59281719540		Residential	0	\$10,000
59281630539		Residential	0	\$500
59281630544		Residential	0	\$3,500
59281630808		Residential	0	\$23,900
59281630809		Residential	0	\$23,900
59281631537	N 34th St	Residential	0	\$44,500
59281624220		Commercial	0	\$210,800