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## **CITY OF ROCKFORD REDEVELOPMENT PLAN PROPOSED WEST STATE/CENTRAL TIF DISTRICT**

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"Redevelopment plan" means the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area as a "blighted area" or "conservation area" or combination thereof or "industrial park conservation area," and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area" as set for in the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et. seq., as amended.

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## I. INTRODUCTION

**Background.** The City of Rockford (the "City") is a mature community located in Winnebago County, Illinois, approximately ninety (90) miles northwest of the City of Chicago. The City is located near the municipalities of Belvidere and Cherry Valley to the east, Loves Park and Machesney Park to the north, and Winnebago and Pecatonica to the east. It is only 50 miles from major employment centers located in the northwestern Chicago suburbs. Increasingly, the City's economy and real estate market is intertwined with the metropolitan Chicago economy, as the path of regional growth moves northwest of Chicago.

The City has an array of community assets that enhance its competitiveness. In particular, it has excellent transportation infrastructure, with connections to Interstate 90, Interstate 39/U.S. 51, and U.S. 20. Interstate 90 is the primary linkage to the Chicago area, and Interstate 39 takes travelers south to Rochelle and other communities. Additionally, the City is situated near Northern Illinois University, one of the leading universities in Illinois.

The City is completing this Plan as required by the Tax Increment Allocation Redevelopment Act, (the "Act") 65 ILCS 5/11-74.4-3, *et. seq.*, as amended. To establish a Tax Increment Financing ("TIF") district (otherwise known as the Redevelopment Project Area ("RPA")), Illinois municipalities must adopt several documents, including a Plan and Qualification Report.

The Act has been established to enable Illinois municipalities to establish TIF districts, either to prevent the onset of, or eliminate the presence of, blight. The Act finds that municipal TIF authority serves a public interest so as to: "promote and protect the health, safety, morals, and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas be undertaken; that to remove and alleviate adverse conditions it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in such areas by the development or redevelopment of project areas" (65 ILCS 5/11-74.4-2(b)).

By definition, a "Redevelopment Plan" means the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualify the redevelopment project area as a "blighted area," "conservation area" (or combination thereof), or "industrial park conservation area," and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area as set forth in the Tax Increment Allocation Redevelopment Act.

**The Proposed TIF District.** The West State/Central RPA is a primarily residential district located in the portion of Rockford farthest to the west. Although not now clearly marked as such, it acts as the *de facto* gateway to the City and its downtown business district for persons approaching from the western edge of the City.

One of the primary assets which would support the area's redevelopment is West State Street/Business Route US-20. West State Street is an arterial road or "corridor" which runs east and west through the proposed RPA. The West State Street Corridor Project would redevelop, widen and generally strengthen its function as the gateway to the downtown. An important component of the Corridor Project strategy would be to improve traffic circulation and aesthetic impacts (e.g., through streetscaping, landscaping, and signage which would identify the area as a gateway to downtown Rockford).

The West State/Central area is generally bounded by the following roads: School Street to the north, Green Street to the south, Avon Street to the east, and Pierpont Avenue to the West. It would be contiguous to a proposed West State-Kilburn RPA, and is contiguous to existing RPAs established by the City.

The West State/Central RPA contains improved land largely for residential purposes, with some commercial businesses and non-profit institutions situated in the area. The RPA consists of approximately 2066 parcels (i.e., parcels with unique parcel identification numbers), with a comparatively small number for commercial land uses. Active commercial uses lay primarily on or near State Street, where there is commercial office, restaurant, retail, as well as non-profit occupants interspersed along the street.

Many of the existing structures were constructed during the first half of the 20<sup>th</sup> century, and as such, show conditions associated with age, obsolescence, and deterioration. The average (median) date of construction for structures within the proposed RPA (for those having a known date) is 1930. As documented in the *TIF Eligibility Report* (see Appendix V), the RPA exhibits:

- Visible deterioration, particularly among secondary structures (e.g., garages), alleys and sidewalks;
- Lack of community planning and deleterious lay-out;
- Inadequate utilities; and
- Excess vacancies.

On balance, the combination of these and other factors tends to limit current opportunities for land reuse within the RPA and potential development of areas in and around the RPA. These areas and building conditions are minimizing the value of future development and negatively impact the potential for future residential, retail, and commercial development – thereby limiting employment and growth opportunities and contributing to the lack of new investment in the area. As a result, the RPA is not likely to generate private investment without public assistance.

In the future, the City intends to attract and encourage residential and commercial users to locate, upgrade, expand and/or modernize their facilities within the City as part of its ongoing and comprehensive economic development planning. The RPA may be suitable for new residential and commercial development if there is coordination of uses and layout by the City. The City has undertaken an initiative, through the designation of the RPA, to redevelop key areas within the City; in so doing, it would stabilize and expand benefits to the community and affected taxing districts.

**Rationale for Redevelopment Plan.** The City recognizes the need for implementation of a strategy to revitalize residential and commercial properties and to promote development within the boundaries of the RPA. Residential reinvestment, commercial development, and recreational attraction created by new infrastructure and municipal amenities is a key component of the redevelopment strategy for the RPA.

The needed private investment may only be possible if a TIF district is adopted pursuant to the terms of the Act. Incremental property tax revenue generated by the development will play a decisive role in encouraging private development. Site conditions that may have precluded intensive private investment in the past will be eliminated. Ultimately, the implementation of the Plan will benefit both the City and surrounding taxing districts, by virtue of the expected expansion of the tax base.

The designation of the area as an RPA will allow the City to pursue the following beneficial strategies:

- Provision of roadway and traffic improvements within the area, including a comprehensive review of ingress and egress requirements that satisfy area circulation, parking and connections to major arterials;
- Improving area appearance through rehabilitation of structures, landscape, streetscape and signage;
- Establishing a pattern of land-use activities that will increase efficiency and economic relationships, especially as such uses complement adjacent current and/or future residential and commercial opportunities, and other City redevelopments within the RPA and/or surrounding area; and
- Providing infrastructure that is adequate in relation to West State-Central redevelopment plans.
- Coordinating land and/or building assembly and demolition in order to provide sites for more modern redevelopment plans; and
- Entering into redevelopment agreements in order to include the redevelopment of blighted property and/or to induce new development to locate within the RPA.

The area on the whole would not reasonably be anticipated to be developed in a coordinated manner without the adoption of the Plan. The City, with the assistance of KMA, has commissioned this Plan to use TIF in order to address local needs and to meet redevelopment goals and objectives.

The adoption of this Plan makes possible the implementation of a comprehensive program for the economic redevelopment of the area. By means of public investment, the RPA will become a more viable area that will attract private investment. The public investment will lay the foundation for the redevelopment of the area with private capital. This in turn will lead to operation of viable residential uses within the RPA and set the stage for future retail and commercial uses surrounding the area.

Through this Plan, the City will serve as the central influence for the coordination and assembly of the assets and investments of the private sector and establish a unified, cooperative public-private redevelopment effort. Myriad benefits will accrue to the area: a stabilized and expanded tax base; retention of existing businesses; entry of new businesses; new employment opportunities; and physical and aesthetic improvements related to the rehabilitation of existing structures. Ultimately, the implementation of the Plan will benefit (a) the City, (b) the taxing districts serving the RPA, (c) residents and property owners within the RPA, and (d) existing and new businesses.

Pursuant to the Act, the RPA includes only those contiguous parcels of real property and improvements thereon substantially benefited by the redevelopment project. Also pursuant to the Act, the area is not less in the aggregate than 1½ acres. A boundary map of the RPA is included in Appendix 2 of this Plan.

**City Findings.** It is found and declared by the City, through legislative actions as required by the Act, that in order to promote and protect the health, safety, and welfare of the public: that certain conditions that have adversely affected redevelopment within the RPA need to be addressed; that redevelopment of such areas must be undertaken; and that to alleviate the existing adverse conditions it is necessary to encourage private investment and enhance the tax base of the taxing districts in such areas by the development or redevelopment of certain areas. Public/private partnerships are determined to be necessary in order to achieve development goals. Without the development focus and resources provided under the Act, the development goals of the municipality would not reasonably be expected to be achieved.

It is found and declared by the City that the use of incremental tax revenues derived from the tax rates of various taxing districts in the RPA for the payment of redevelopment project costs is of benefit to the RPA taxing districts. This is because these taxing districts whose jurisdictions extend over the RPA would not derive the benefits of an increased assessment base without addressing the coordination of redevelopment.

*It is further found, and certified by the City, in connection to the process required for the adoption of this Plan pursuant to the Act, that the projected redevelopment of the RPA may result in the displacement of 10 or more inhabited residential units, and that the RPA contains more than 75 inhabited residential units. Therefore, this Plan includes a Housing Impact Study. The Housing Impact Study is attached as Appendix 4.*

*The redevelopment activities that will take place within the RPA will produce benefits that are reasonably distributed throughout the RPA. Redevelopment of the RPA area is tenable only if a portion of the improvements and other costs are funded by TIF.*

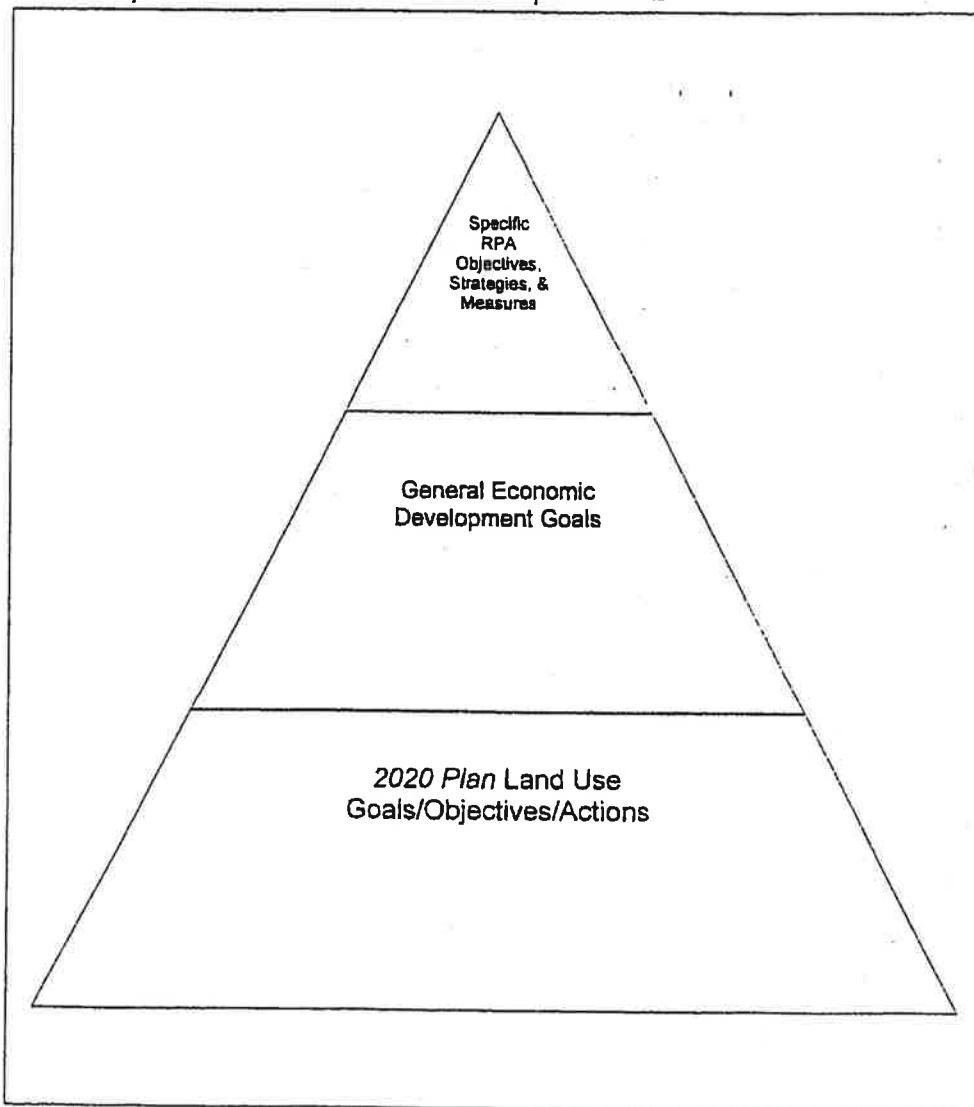
## II. RPA LEGAL DESCRIPTION

The Redevelopment Project Area legal description is attached in Appendix 1.

### III. RPA GOALS AND OBJECTIVES

The City has established a number of economic development goals, objectives, and strategies which would determine the kinds of activities undertaken within the West State/Central RPA. These efforts would conform to and promote the achievement of land use objectives in the City of Rockford's *2020 Plan* (the City's Comprehensive Plan). As indicated in the Exhibit below, the underlying planning document is the *2020 Plan* which describes the overall vision for the City and is the foundation for City initiatives such as the proposed West State/Central RPA. This overarching planning document influences all other City planning processes such as the TIF planning process.

Exhibit 1  
Relationship of Land Use and Economic Development Plans



**General Economic Development Goals of the City.** Establishment of the proposed West State/Central RPA supports the following City-wide economic development goals:

- Strengthening the property tax base of the City and overlapping tax districts;
- Creating new jobs and retain existing jobs for City and area residents;
- Providing for implementation of economic development and redevelopment strategies that benefits the City and its residents;
- Providing public infrastructure improvements within the City to promote growth;
- Encouraging positive and feasible redevelopment of vacant sites and/or underutilized facilities;
- Coordinating all redevelopment within the City in a comprehensive manner, avoiding land use conflicts and negative community impacts with attracted users; and
- Creating a cooperative partnership between the City and users.

**Specific Objectives and Strategies for the RPA.** The general goals for economic development cited above would be realized through specific objectives, strategies and performance measures that would “drive” the redevelopment activities undertaken within the proposed RPA. RPA designation would allow the City to pursue the following objectives:

- Assist in coordinating redevelopment activities within the RPA in order to provide a positive marketplace signal to private investors;
- Reduce or eliminate blight or other negative factors present within the area;
- Accomplish redevelopment over a reasonable time period;
- Provide for high quality development within the RPA;
- Promote an attractive overall appearance for the area; and
- Further the goals and objectives of the *2020 Plan*.

Ultimately, the implementation of the Redevelopment Project would contribute to the economic development of the area and provide new employment opportunities for City residents.

The RPA-specific objectives would be fulfilled by the execution of certain strategies, including but not limited to the following:

- Develop the area traffic system for improved accessibility to the area;
- Foster the replacement, repair, and/or improvement of infrastructure, where needed, including sidewalks, streets, curbs, gutters and underground water and sanitary systems to facilitate the construction of new development as well as the rehabilitation of existing properties within the RPA;

- Encourage residential and commercial development by facilitating the assembly, preparation and marketing of improved and vacant sites while assisting private developers who would assemble suitable sites for modern development needs;
- Facilitate the remediation of environmental problems to provide additional land for new residential development, as appropriate;
- Facilitate the provision of adequate on- and off-street parking for residents within the RPA;
- Coordinate redevelopment efforts throughout the neighboring area thus improving the surrounding environment; and/or
- Provide assistance to existing businesses to encourage expansion of current operations or upgrades to facilities within the neighboring area.

The RPA-specific objectives and strategies outlined above could be facilitated by the adoption of certain performance measures that would help the City track and monitor the projects eventually undertaken within the proposed RPA. The Government Finance Officers Association recommends that cities adopting TIF districts evaluate actual versus projected performance (e.g., using metrics such as job creation or tax revenue generation). Exhibit 2 below identifies the types of performance measures the City may consider to track the performance of projects within the RPA. (Section VI of this report discusses the types of projects that the City may pursue within the RPA, with the proviso that specific projects at this point are only conceptual in nature.)

**Exhibit 2**  
**Examples of TIF Performance Measures**

Measure	Examples
Input	Public investment (\$) Private investment (\$) Acres of land assembled for TIF Bond proceeds
Output/Workload	Jobs created or retained Number of streetscaping fixtures installed Commercial space created (square feet)
Efficiency	Leverage ratio (private investment / public investment) Cost per square foot of commercial space Public subsidies per job created/retained
Effectiveness	% change in assessed value (AV) in TIF versus AV in rest of city % change in AV within TIF before and after TIF creation Municipal sales taxes before and after TIF creation
Risk	Debt coverage ratio Credit ratings of anchor tenants Tenant diversification (e.g., percent of total TIF EAV attributable to top 10 tenants in commercial development)

Source: *An Elected Official's Guide to Tax Increment Financing*, Government Finance Officers Association.

Lastly, the economic development goals would support land use goals and objectives identified in the *2020 Plan*. Conversely, the *2020 Plan* would facilitate the achievement of the economic

development goals and objectives cited above. The Exhibit below indicates the particular *2020 Plan* elements that are germane to the West State/Central RPA.

**Exhibit 3**

**Components of *2020 Plan* Applicable to West State/Central RPA**

Goal	Objective	Action
<b>Economic Development Plan Element</b>		
Implement TIFs	Work to overcome land assembly challenges and land use conflicts	Work with developers to assemble property in conjunction with TIF creation
Protect Rockford's economic base	Ensure that the retail portion of the economic base is healthy	Systematically plan for the redevelopment of the older commercial areas
<b>Neighborhood Plan Element</b>		
All Rockford residents should be living in neighborhoods that are stable or improving	Work with deteriorating neighborhoods to change momentum to a positive direction	Create a conservation plan for Rockford neighborhoods to identify those neighborhoods and strategies/programs that can be utilized
Same	Work with major institutions to develop strategies to bring economic and social benefits into neighborhoods	None listed
Same	Involve and educate elected and appointed officials and employees about neighborhood plans	Neighborhood planning process should include officials and employees
Rockford neighborhoods should be cohesive	Ensure changes in land use in established neighborhoods follow good planning	None listed
<b>Land Use Plan Element</b>		
Work to integrate Smart Growth principles into the City of Rockford	Mixed use development	<ul style="list-style-type: none"> <li>Assist with the financing of mixed-use developments</li> <li>Incorporate planned mixed uses into neighborhood/sub-area plans</li> <li>Provide incentives for mixed uses in new development and redevelopment areas</li> </ul>
Same	Create a range of housing opportunities and choices	Develop a plan to identify and dispose vacant land and buildings
Same	Create "walkable" communities	Require site plan design that makes commercial areas more walkable
Same	Strengthen and direct development towards existing urban areas	<ul style="list-style-type: none"> <li>Facilitate programs and support community based organizations for neighborhood revitalization</li> <li>Create economic incentives for businesses and homeowners to locate in areas with existing infrastructure</li> </ul>
<b>Housing Element</b>		
A decent home and suitable living environment	Address vacant units	<ul style="list-style-type: none"> <li>Promote removal of derelict housing units</li> <li>Support infill housing</li> </ul>
Same	Promote affordable housing (the Plan references existing City efforts to achieve greater homeownership)	Remove financial "roadblocks" to rehabilitation

The *2020 Plan* incorporates the *West State Street Corridor Study*,<sup>1</sup> which encompasses land use and transportation planning strategies specific to the proposed West State/Central TIF (as well as the West State/Kilburn TIF). Regarding the West State/Central area, the corridor study notes that "removal of dilapidated and abandoned residences and businesses [would allow] the creation of wider landscaped parkway on

<sup>1</sup> The *2020 Plan*, as approved in September 2004 by the City Council, adopted the *West State Street Corridor Study* as part of the *2020 Plan*.

either side of the proposed boulevard. The number of residential streets crossing West State Street is [to be] reduced to limit vehicular conflicts with other automobiles and people on the trails or sidewalks." At the same time, the study calls for a Corridor Overlay District providing incentives for façade improvements along West State Street. In general, landscaping and streetscaping would play an important role in the planned improvements for the RPA and in triggering private sector reinvestment!

To assist the City in executing the goals, objectives and strategies cited in Section III of this Report, the City intends to form a public-private partnership(s) with entities that would redevelop properties in the RPA.

#### IV. EVIDENCE OF THE LACK OF DEVELOPMENT AND GROWTH WITHIN THE RPA; FISCAL IMPACT ON AFFECTED TAXING DISTRICTS

**Evidence of the Lack of Development and Growth within the RPA.** As documented in Appendix 5 of this Plan, the RPA has suffered from the lack of development and would qualify as a "blighted area," as defined by the TIF Act. The area has not in recent history benefited from significant private investment and/or development, instead suffering long-term physical and economic decline. As a result, the RPA would not likely gain in value without intervention by the City.

The proposed RPA exhibits various conditions associated with blight. For example, structures and public improvements show deterioration, have economic and structural obsolescence, reflect a lack of community planning, and have excessive vacancies. These conditions are indicators of physical and economic decline with the RPA and depress economic growth by discouraging private sector investment in the housing market and business enterprises.

**Assessment of Fiscal Impact on Affected Taxing Districts.** It is not anticipated that the implementation of this Plan will have a negative financial impact on the affected taxing districts. Instead, action taken by the City to stabilize and cause growth of its tax base through the implementation of this Plan will have a *positive impact* on the affected taxing districts by arresting potential assessed valuation declines. In short, the establishment of a TIF district would protect other taxing districts from the downside risk of falling EAV (the City alone would bear the risk of falling EAV).

Should the City achieve success in attracting private investment which results in the need for documented increased services from any taxing districts, the City will consider the declaration of sufficient surplus funds. Such funds which are neither expended or obligated for TIF-related purposes, as provided by the Act, can be used to assist affected taxing districts in paying the costs for the increased services.

Any surplus Special Tax Allocation Funds (to the extent any surplus exists) will be shared in proportion to the various tax rates imposed by the taxing districts, including the City. Any such sharing would be undertaken after all TIF eligible costs – either expended or incurred as an obligation by the City – have been duly accounted for through administration of the Special Tax Allocation Fund to be established by the City as provided by the Act.

The exception to the tax-sharing provision will be to the extent that the City utilizes TIF funding to assist in the redevelopment of residential units. In such cases, the City will provide for the cost incurred by eligible school districts in the manner prescribed by 65 ILCS Section 5/11-74.4.3(q)(7.5) of the Act. (Refer to Section VI of this Report, which describes allowable TIF project costs.)

## **V. TIF QUALIFICATION FACTORS EXISTING IN THE REDEVELOPMENT PROJECT AREA**

**Findings.** The RPA was studied to determine its qualifications under the Tax Increment Allocation Redevelopment Act. It was determined that the area as a whole qualifies as a TIF district under the Act. Refer to the *TIF Qualification Report*, attached as Appendix 5 in this Plan.

**Eligibility Survey.** Representatives of KMA and City staff evaluated the RPA from May 2006 until November 2006. Analysis was aided by certain reports obtained from the City, aerial photographs, on-site due diligence and other sources. In KMA's evaluation, only information was recorded which would directly support any determination of eligibility for the establishment of a TIF district.

## VI. REDEVELOPMENT PROJECT

**Redevelopment Plan and Project Objectives.** As indicated in Section III of this Report, the City has established a planning process which guides economic development and land use activities throughout the City. Consistent with the established planning process, the City proposes to achieve economic development goals and objectives through redevelopment of the West State/Central RPA and promotion of private investment via public finance techniques (including but not limited to Tax Increment Financing).

The project-specific objectives envisioned for the West State/Central RPA are as follows:

- 1) Implementing a plan that provides for the renovation of existing properties, the retention and expansion of existing businesses, and the attraction of users to redevelop vacant land and buildings that are available within the RPA.
- 2) Constructing public improvements which may include (if necessary):
  - Street and sidewalk improvements (including new street construction and widening of current streets);
  - Utility improvements (including, but not limited to, water, stormwater management, and sanitary sewer projects consisting of construction and rehabilitation);
  - Signalization, traffic control and lighting;
  - Off-street parking (if applicable); and
  - Landscaping and beautification.
- 3) Entering into Redevelopment Agreements with developers for qualified redevelopment projects, including (but not limited to) the provision of an interest rate subsidy as allowed under the Act.
- 4) Providing for site preparation, clearance, and demolition, including grading and excavation.
- 5) Redevelopment of existing building inventory through necessary rehabilitation and improvement of structures.
- 6) Exploration and review of job training programs in coordination with any City, federal, state, and county programs.

**Redevelopment Activities.** Pursuant to the project objectives cited above, the City will implement a coordinated program of actions. These include, but are not limited to, acquisition, site preparation, clearance, demolition, provision of public infrastructure and related public improvements, and rehabilitation of structures, if necessary. Such activities conform to the provision of the TIF Act that define the scope of permissible redevelopment activities.

### Site Preparation, Clearance, and Demolition

Property within the RPA may be acquired and improved through the use of site clearance, excavation, environmental remediation or demolition prior to redevelopment. The land may also be graded and cleared prior to redevelopment.

#### Land Assembly and Relocation

Certain properties in the RPA (or the entire RPA) may be acquired, assembled and reconfigured into appropriate redevelopment sites. The City may also undertake relocation activities.

#### Public Improvements

The City may, but is not required to provide, public improvements in the RPA to enhance the immediate area and support the Plan. Appropriate public improvements may include, but are not limited to:

- Improvements and/or construction of public utilities including extension of water mains as well as sanitary and storm sewer systems;
- Street and sidewalk improvements; and
- Beautification, identification markers, landscaping, lighting, and signage of public right-of-ways.

#### Rehabilitation

The City may provide for the rehabilitation of certain structures within the RPA so that any redevelopment projects conform to City codes. Improvements may include exterior and façade work as well as work on interior space.

#### Interest Rate Write-Down

The City may enter into agreements with for-profit or non-profit owners/developers whereby a portion of the interest cost for construction, renovation or rehabilitation projects are paid for out of the Special Tax Allocation fund of the RPA, in accordance with the Act.

#### Job Training

The City may assist facilities and enterprises located within the RPA in obtaining job training assistance. Job training and retraining programs currently available from or through other governments include, but are not limited to:

- Federal programs;
- State of Illinois programs;
- Applicable local vocational educational programs, including community college sponsored programs; and
- Other federal, state, county or non-profit programs that are currently available or will be developed and initiated over time.

**General Land Use Plan.** Existing land use consists primarily of residential uses, with some commercial and not-for-profit uses interspersed throughout the RPA. Existing land uses are shown in Appendix 3, attached hereto and made a part of this Plan. Appendix 3 also designates intended general land uses in the Redevelopment Project Area that include residential properties. The land uses will conform to the Zoning Ordinance and the *2020 Plan*, the official plan of the City, as either may be amended from time to time.

**Additional Design and Control Standards.** The appropriate design standards (including any Planned Unit Developments) as set forth in the City's Zoning Ordinance shall apply to the RPA.

**Eligible Redevelopment Project Costs.** Under the TIF statute, redevelopment project costs mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred as well as any such costs incidental to the Plan. (Private investments, which supplement "Redevelopment Project Costs," are expected to substantially exceed such redevelopment project costs.) Eligible costs permitted by the Act and pertaining to this Plan include:

- (1) *Professional Service Costs* – Costs of studies, surveys, development of plans, and specifications, implementation and administration of the redevelopment plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services, provided however that no charges for professional services may be based on a percentage of the tax increment collected; except that on and after November 1, 1999 (the effective date of Public Act 91-478), no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of 3 years. After consultation with the municipality, each tax increment consultant or advisor to a municipality that plans to designate or has designated a redevelopment project area shall inform the municipality in writing of any contracts that the consultant or advisor has entered into with entities or individuals that have received, or are receiving, payments financed by tax increment revenues produced by the redevelopment project area with respect to which the consultant or advisor has performed, or will be performing, service for the municipality. This requirement shall be satisfied by the consultant or advisor before the commencement of services for the municipality and thereafter whenever any other contracts with those individuals or entities are executed by the consultant or advisor;
  - The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;
  - Annual administrative costs shall *not* include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment project area or approved a redevelopment plan;
  - In addition, redevelopment project costs shall *not* include lobbying expenses;
- (2) *Property Assembly Costs* – Costs including but not limited to acquisition of land and other property (real or personal) or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;

(3) *Improvements to Public or Private Buildings* – Costs of rehabilitation, reconstruction, repair, or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;

(4) *Public Works* – Costs of the construction of public works or improvements, except that on and after November 1, 1999, redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to November 1, 1999 or (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;

(5) *Job Training* – Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the redevelopment project area;

(6) *Financing Costs* – Costs including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including (a) interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months thereafter and (b) reasonable reserves related thereto;

(7) *Capital Costs* – To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project;

➢ *School-Related Costs* – For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after November 1, 1999, an elementary, secondary, or unit school district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by this Act, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment

revenue is received as a result of the assisted housing units and shall be calculated annually.<sup>2</sup>

- (8) *Relocation Costs* – To the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or State law or in order to satisfy subparagraph (7) of subsection (n) of the Act;
- (9) *Payment in lieu of taxes;*
- (10) *Other Job Training* – Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of The School Code;
- (11) *Developer Interest Cost* – Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:

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<sup>2</sup> The calculation is as follows: (A) for foundation districts, excluding any school district in a municipality with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by this Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general State aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations: (i) for unit school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 25% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; (ii) for elementary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 17% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and (iii) for secondary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 8% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act. (B) For alternate method districts, flat grant districts, and foundation districts with a district average 1995-96 Per Capita Tuition Charge equal to or more than \$5,900, excluding any school district with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by this Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general state aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations: (i) for unit school districts, no more than 40% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; (ii) for elementary school districts, no more than 27% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and (iii) for secondary school districts, no more than 13% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act. (C) For any school district in a municipality with a population in excess of 1,000,000, additional provisions apply.

- (A) such costs are to be paid directly from the special tax allocation fund established pursuant to this Act;
- (B) such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
- (C) if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph (11) then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
- (D) the total of such interest payments paid pursuant to this Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act;
- (E) the cost limits set forth in subparagraphs (B) and (D) of this paragraph shall be modified for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act. The percentage of 75% shall be substituted for 30% in subparagraphs (B) and (D) of paragraph (11).
- (F) Instead of the eligible costs provided by subparagraphs (B) and (D) of paragraph (11), as modified by this subparagraph, and notwithstanding any other provisions of this Act to the contrary, the municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. The cost of construction of those units may be derived from the proceeds of bonds issued by the municipality under this Act or other constitutional or statutory authority or from other sources of municipal revenue that may be reimbursed from tax increment revenues or the proceeds of bonds issued to finance the construction of that housing. The eligible costs provided under this subparagraph (F) of paragraph (11) shall be an eligible cost for the construction, renovation, and rehabilitation of all low and very low-income housing units, as defined in Section 3 of the Illinois Affordable Housing Act, within the redevelopment project area. If the low and very low-income units are part of a residential redevelopment project that includes units not affordable to low and very low-income households, only the low and very low-income units shall be eligible for benefits under subparagraph (F) of paragraph (11).<sup>3</sup>

(12) *Day Care* – If the redevelopment project area is located within a municipality with a population of more than 100,000, the cost of day care services for children of employees from low-income families working for businesses located within the redevelopment project area and all or a portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the redevelopment project area. For the purposes of this

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<sup>3</sup> The standards for maintaining the occupancy by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, of those units constructed with eligible costs made available under the provisions of this subparagraph (F) of paragraph (11) shall be established by guidelines adopted by the municipality. The responsibility for annually documenting the initial occupancy of the units by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, shall be that of the then current owner of the property. For ownership units, the guidelines will provide, at a minimum, for a reasonable recapture of funds, or other appropriate methods designed to preserve the original affordability of the ownership units. For rental units, the guidelines will provide, at a minimum, for the affordability of rent to low and very low-income households. As units become available, they shall be rented to income-eligible tenants. The municipality may modify these guidelines from time to time; the guidelines, however, shall be in effect for as long as tax increment revenue is being used to pay for costs associated with the units or for the retirement of bonds issued to finance the units or for the life of the redevelopment project area, whichever is later.

paragraph, "low-income families" means families whose annual income does not exceed 80% of the municipal, county, or regional median income, adjusted for family size, as the annual income and municipal, county, or regional median income are determined from time to time by the United States Department of Housing and Urban Development.

In addition the foregoing provisions, the TIF Act prohibits certain costs. First, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost.

Secondly, the statute prohibits costs related to retail development that results in the closing of nearby facilities of the same retailers. Specifically, none of the redevelopment project costs enumerated in the Act shall be eligible redevelopment project costs if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality.<sup>4</sup>

**Projected Redevelopment Project Costs.** Estimated project costs are shown in Exhibit 5 below. Adjustments to estimated line-item costs below are expected and may be made without amendment to the Redevelopment Plan. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act.

Further, the projected cost of an individual line-item as set forth below is not intended to place a limit on the described expenditure. Adjustments may be made in line-items within the total, either increasing or decreasing line-item costs for redevelopment. The specific items listed below are not intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment of the RPA, provided the *total amount* of payment for eligible redevelopment project costs shall not exceed the amount set forth below, as adjusted pursuant to the Act.

As explained in the following sub-section, incremental property tax revenues from contiguous RPAs may be used to pay eligible costs for the West State-Central RPA.

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<sup>4</sup> Termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area, but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, had become economically obsolete, or was no longer a viable location for the retailer or serviceman. If a special service area has been established pursuant to the Special Service Area Tax Act or Special Service Area Tax Law, then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act or Special Service Area Tax Law may be used within the redevelopment project area for the purposes permitted by that Act or Law as well as the purposes permitted by this Act.

Exhibit 5  
RPA Project Cost Estimates

Program Actions/Improvements	Estimated Costs
Land Acquisition and Relocation	\$5,800,000
Site Preparation	\$5,400,000
Utility Improvements (Including Water, Storm, Sanitary Sewer, Service of Public Facilities, and Road Improvements)	\$5,400,000
Rehabilitation of Existing Structures	\$7,600,000
Interest Costs Pursuant to the Act	\$1,600,000
Professional Service Costs (Including Planning, Legal, Engineering, Administrative, Annual Reporting, and Marketing)	\$2,900,000
Job Training	\$300,000
Agreements with Other Taxing Districts; School District Reimbursements	\$600,000
<b>TOTAL ESTIMATED TIF BUDGET</b>	<b>\$29,600,000.00</b>

Notes:

- (1) All project cost estimates are in year 2006 dollars.
- (2) In addition to the costs identified in the exhibit above, any bonds issued to finance a phase of the Project may include an amount sufficient to pay customary and reasonable charges associated with the issuance of such obligations as well as to provide for capitalized interest and reasonably required reserves.
- (3) Adjustments to the estimated line-item costs above are expected. Adjustments may be made in line-items within the total, either increasing or decreasing line-items costs for redevelopment. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act. The totals of the line-items set forth above are not intended to place a total limit on the described expenditures, as the specific items listed above are not intended to preclude payment of other eligible redevelopment project costs in connection the redevelopment of the RPA – provided the total amount of payment for eligible redevelopment project costs shall not exceed the overall budget amount outlined above.

**Sources of Funds to Pay Redevelopment Project Costs.** Funds necessary to pay for public improvements and other project costs eligible under the Act are to be derived principally from incremental property tax revenues, proceeds from municipal obligations to be retired primarily with such revenues, and interest earned on resources available but not immediately needed for the Plan. In addition, pursuant to the TIF Act, the City may utilize net incremental property tax revenues received from other contiguous RPAs to pay eligible redevelopment project costs or obligations issued to pay such costs in contiguous project areas (and vice-versa).

Redevelopment Project Costs specifically authorize those eligible costs set forth in the Act and do not contemplate the preponderance of the costs to redevelop the area. The majority of development costs will be privately financed, and TIF or other public sources are to be used, subject to approval by the City Council, only to leverage and commit private redevelopment activity.

The tax increment revenues which will be used to pay debt service on the municipal obligations (if any) and to directly pay redevelopment project costs shall be the incremental increase in property taxes. Any incremental property taxes would be attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the RPA over and above the initial equalized assessed value of each such lot, block, tract or parcel in the RPA in the 2005 tax year for the RPA.

Among the other sources of funds which may be used to pay for redevelopment project costs and debt service on municipal obligations issued to finance project costs are the following: certain local sales or utility taxes, special service area taxes, the proceeds of property sales, certain land lease payments, certain Motor Fuel Tax revenues, certain state and federal grants or loans, certain

investment income, and such other sources of funds and revenues as the City may from time to time deem appropriate.

Furthermore, the Redevelopment Project Area would not reasonably be expected to be developed in a coordinated manner without the use of the incremental revenues provided by the Act.

**Nature and Term of Obligations to Be Issued.** The City may issue obligations secured by the tax increment Special Tax Allocation Fund established for the Redevelopment Project Area pursuant to the Act or such other funds as are available to the City by virtue of its power pursuant to the Illinois State Constitution.

Any and all obligations issued by the City pursuant to this Plan and the Act shall be retired not more than twenty-three (23) years from the date of adoption of the ordinance approving the RPA, or as such a later time permitted pursuant to the Act and to the extent such obligations are reliant upon the collection of incremental property tax revenues from the completion of the twenty-third year of the TIF, with taxes collected in the twenty-fourth year. However, the final maturity date of any obligations issued pursuant to the Act may not be later than twenty (20) years from their respective date of issuance.

One or more series of obligations may be issued from time to time in order to implement this Plan. The total principal and interest payable in any year on all obligations shall not exceed the amount available in that year or projected to be available in that year. The total principal and interest may be payable from tax increment revenues and from bond sinking funds, capitalized interest, debt service reserve funds, and all other sources of funds as may be provided by ordinance.

Certain revenues may be declared as surplus funds if not required for: principal and interest payments, required reserves, bond sinking funds, redevelopment project costs, early retirement of outstanding securities, or facilitating the economical issuance of additional bonds necessary to accomplish the Redevelopment Plan. Such surplus funds shall then become available for distribution annually to taxing districts overlapping the RPA in the manner provided by the Act.

Securities may be issued on either a taxable or tax-exempt basis, as general obligation or revenue bonds, with either fixed rate or floating interest rates; with or without capitalized interest; with or without deferred principal retirement; with or without interest rate limits except as limited by law; and with or without redemption provisions, and on such other terms, all as the City may determine.

**Most Recent Equalized Assessed Valuation for the RPA.** The most recent equalized assessed valuation for the RPA is based on the 2005 EAV, and is estimated to be \$19,580,000 ("Base EAV"). It is anticipated the estimated Base EAV for establishment of the RPA will be the 2005 EAV.

**Anticipated Equalized Assessed Valuation for RPA.** Upon completion of the anticipated private development of the RPA over a twenty-three (23) year period, it is estimated that the EAV of the property within the RPA will be approximately \$59,360,000.

## VII. DESCRIPTION AND SCHEDULING OF REDEVELOPMENT PROJECT

**Redevelopment Project.** An implementation strategy will be employed with full consideration given to the availability of both public and private funding. It is anticipated that a phased redevelopment will be undertaken.

The Redevelopment Project will begin as soon as the private entities have obtained financing approvals for appropriate projects and such uses conform to City zoning and planning requirements. Depending upon the scope of the development as well as the actual uses, the following activities may be undertaken in each phase:

- **Land Assembly:** Certain properties in the RPA may be acquired and assembled into an appropriate redevelopment site.
- **Demolition and Site Preparation:** The existing improvements located within the RPA may have to be reconfigured or prepared to accommodate new uses or expansion plans. Demolition of certain parcels may be necessary for future projects. Additionally, the redevelopment plan contemplates site preparation, or other requirements necessary to prepare the site for desired redevelopment projects.
- **Rehabilitation:** The City may assist in the rehabilitation of buildings or site improvements located within the RPA.
- **Landscaping/Buffering/Streetscaping:** The City may fund certain landscaping projects, which serve to beautify public properties or rights-of-way and provide buffering between land uses.
- **Water, Sanitary Sewer, Storm Sewer and Other Utility Improvements:** Certain utilities may be extended or re-routed to serve or accommodate the new development. Upgrading of existing utilities may be undertaken. The City may also undertake the provision of necessary detention or retention ponds.
- **Roadway/Street/Parking Improvements:** The City may widen and/or vacate existing roads. Certain streets/roads may be extended or constructed. Related curb, gutter, and paving improvements could also be constructed as needed. Parking facilities may be constructed that would be available to the public. Utility services may also be provided or relocated in order to accommodate the renovation or expansion of buildings.
- **Traffic Control/Signalization:** Traffic control or signalization improvements that improve access to the RPA and enhance its redevelopment may be constructed.
- **Public Safety-Related Infrastructure:** Certain public safety improvements including, but not limited to, public signage, public facilities, and streetlights may be constructed or implemented.

- Interest Costs Coverage: The City may fund certain interest costs incurred by a developer for construction, renovation or rehabilitation of a redevelopment project. Such funding would be paid for out of annual tax increment revenue generated from the RPA as allowed under the Act.
- Professional Services: The City may fund necessary planning, legal, engineering, administrative and financing costs during project implementation. The City may reimburse itself from annual tax increment revenue if available.

**Commitment to Fair Employment Practices and Affirmative Action.** As part of any Redevelopment Agreement entered into by the City and any private developers, both parties will agree to establish and implement an honorable, progressive, and goal-oriented affirmative action program that serves appropriate sectors of the City. The program will conform to the most recent City policies and plans.

With respect to the public/private development's internal operations, both entities will pursue employment practices which provide equal opportunity to all people regardless of sex, color, race or creed. Neither party will discriminate against any employee or applicant because of sex, marital status, national origin, age, or the presence of physical handicaps. These nondiscriminatory practices will apply to all areas of employment, including: hiring, upgrading and promotions, terminations, compensation, benefit programs, and education opportunities.

All those involved with employment activities will be responsible for conformance to this policy and compliance with applicable state and federal regulations.

The City and private developers will adopt a policy of equal employment opportunity and will include or require the inclusion of this statement in all contracts and subcontracts at any level. Additionally, any public/private entities will seek to ensure and maintain a working environment free of harassment, intimidation, and coercion at all sites, and in all facilities at which all employees are assigned to work. It shall be specifically ensured that all on-site supervisory personnel are aware of and carry out the obligation to maintain such a working environment, with specific attention to minority and/or female individuals.

Finally, the entities will utilize affirmative action to ensure that business opportunities are provided and that job applicants are employed and treated in a nondiscriminatory manner. Underlying this policy is the recognition by the entities that successful affirmative action programs are important to the continued growth and vitality of the community.

**Completion of Redevelopment Project and Retirement of Obligations to Finance Redevelopment Costs.** This Redevelopment Project and retirement of all obligations to finance redevelopment costs will be completed within twenty-three (23) years after the adoption of an ordinance designating the Redevelopment Project Area. The actual date for such completion and retirement of obligations shall not be later than December 31 of the year in which the payment to the municipal treasurer pursuant to the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year in which the ordinance approving the RPA is adopted. Actual construction activities for expected projects are anticipated to be completed within approximately three (3) to five (5) years.

## **VIII. PROVISIONS FOR AMENDING THE TAX INCREMENT REDEVELOPMENT PLAN AND PROJECT**

This Plan may be amended pursuant to the provisions of the Act.

**APPENDIX 1**  
**Legal Description of Project Area**

WEST STATE STREET AND CENTRAL TIF DISTRICT  
LEGAL DESCRIPTION

Part of Sections 15, 16, 17, 20, 21 and 22 all in Township 44 North, Range 1 East of the Third Principal Meridian, Winnebago County, Illinois, more particularly described as follows:

Beginning at the Southwest corner of Lot 22 of the County Clerk's Plat of the Southeast Quarter of Section 15 and part of the Northeast Quarter of Section 22, Township 44 North, Range 1 East of the Third Principal Meridian, said plat is recorded in Book 4 of Plats on Page 25 in the Recorder's Office of Winnebago County, Illinois, said southwest corner being the intersection of the North Right-of-Way line of School Street with the East Right-of-Way line of Avon Street; thence Southerly on the east line of Avon Street to the intersection of the Southerly line of Green Street said intersection being the north line of Block 8 of the Subdivision of Block 7 and 8 of S.M. Church's Addition, the plat of said subdivision is recorded in Book 86 of Plats Page 241 extended Easterly to the East line of Avon Street; thence westerly on the South line of Green Street being the Northerly line of aforesaid Subdivision, to the east line of Block 23 of the plat of Rockford Wesleyan Seminary Addition, the plat of which is recorded in Book 42 Page 4 in said Recorder's Office; thence northerly on the east line of said Block 23 to the northeast corner of said Block 23 being the Southerly line of Green Street; thence continuing westerly on the South line of Green Street to the East line of Block 1 of Rourke and Beckington Cherry Heights Subdivision, the plat of said subdivision is recorded in Book 14 of Plats Page 119 in said Recorder's Office; thence Northerly along the east line of said Block 1 to the northeast corner of said Block 1 and also the South line of Green Street; thence Westerly on the South line of Green Street to the intersection of said South line with the West line of Block 12 of O.W. Haegs Subdivision, the plat of said subdivision is recorded in Book 5 of Plats on Page 38 in said Recorder's Office extended southerly; thence northerly along the west line of said Block 12 and its southerly extension to the northwest corner of said Block 12 and the South line of Chestnut Street; thence easterly along said south line to the northwest corner of Block 11 of said O.W. Haegs Subdivision being in the east line of Horace Avenue; thence northerly on said east line to the northwest corner of Lot 7 of Block 6 of said O.W. Haegs Subdivision; thence easterly on the north line of said Lot 7 to the northeast corner of said Lot 7; thence northerly along the east lines of Lots 8, 9, 10, 11 and 12 of said Block 6 and the northerly extension of said east lines to the south line of Block 3 of said O.W. Haegs Subdivision, said south line being the north Right-of-Way line of Elm Street; thence westerly on said North Right-of-Way line to the East line of Lot 4 of the County Clerk's Plat of the West Half of Section 21, Township 44 North, Range 1 East of the Third Principal Meridian, the plat of which is recorded in Book 13 of Plats on Page 39 in said Recorder's Office; thence Southerly to a point 322.08 feet North of the north line of Green Street, being the northeast corner of the premises conveyed by J. Wilford Henderson and Margaret O. Henderson to the City of Rockford, Illinois by Warranty Deed recorded January 23, 1959 in Book 1139 on Page 572 in said Recorder's Office; thence westerly on the north boundary of said premises so conveyed a distance of 68 feet;

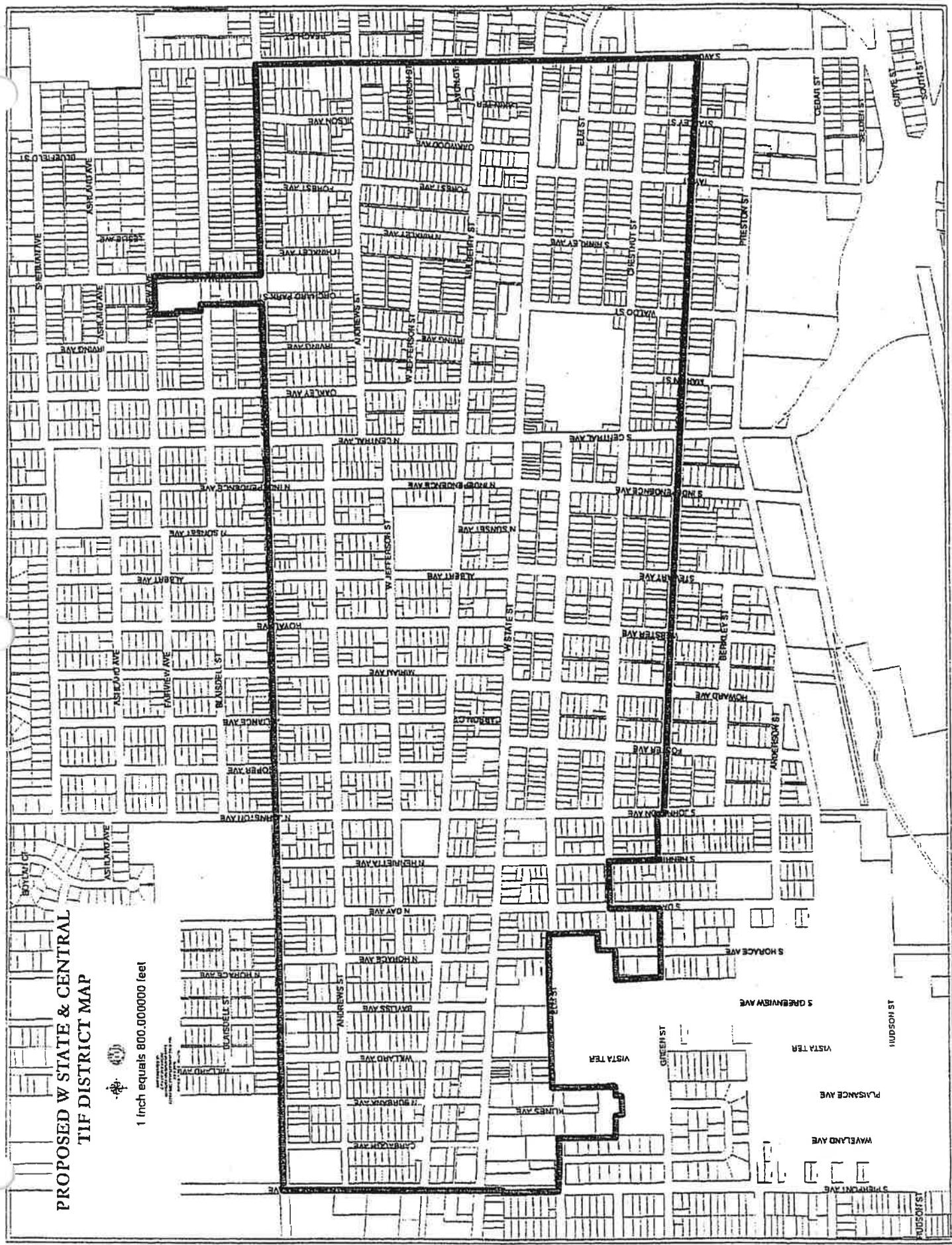
thence southerly on said north boundary, a distance of 42 feet; thence westerly on said north boundary a distance of 140 feet; thence northerly on said north boundary a distance of 42.5 feet; thence westerly on said north boundary a distance of 155 feet to the east line of Lincolnwood Estates Subdivision the plat of which is recorded in Book 48 of Plats on Page 167 in said Recorder's Office; thence northerly on the east line of said Lincolnwood Estates Subdivision to the northeast corner thereof; thence westerly on the north line of said Lincolnwood Estates Subdivision to the intersection of said north line with the west line of Lot 3 of said County Clerks Plat of the West Half of Section 21 extended southerly; thence northerly on the southerly extension of said Lot 3 to the north Right-of-Way line of Elm Street; thence westerly on said North Right-of-Way line to the west Right-of-Way line of Pierpont Avenue; thence northerly on said west line of Pierpont Avenue to the north Right-of-Way line of School Street; thence easterly on said North Right-of-Way line to the southwest corner of Lot 6 of George L. Irvin's Addition to the City of Rockford the plat of which is recorded in Book 3 of Plats on Page 30; thence North on the west lines of Lots 6, 5, 4, 3, 2 and 1 of said George L. Irvin's Addition and the northerly extension thereof to the north Right-of Way line of Blaisdell Street; thence west on said north Right-of-Way line to a point which is 200.00 feet westerly from the southeast corner of Lot 67 of the County Clerk's Plat of part of the Southwest Quarter of Section 15,. Township 44 North, Range 1 East of the Third Principal Meridian the plat of which is recorded in Book 8 on Page 18 in said Recorder's Office; thence northerly parallel with the west Right-of Way line of Furman Street as shown upon said plat to the south line of Lot 77 of said County Clerk's Plat; thence westerly on the south line of said Lot 77 to the southwest corner of said Lot 77; thence northerly on the west line of said Lot 77 to the south line of Fairview Avenue; thence easterly on said south line to the east line of Furman Street; thence south on the east line of Furman Street to the north line of School Street; thence easterly on said north line to the Point of Beginning.

**APPENDIX 2**  
**Boundary Map of Proposed RPA**

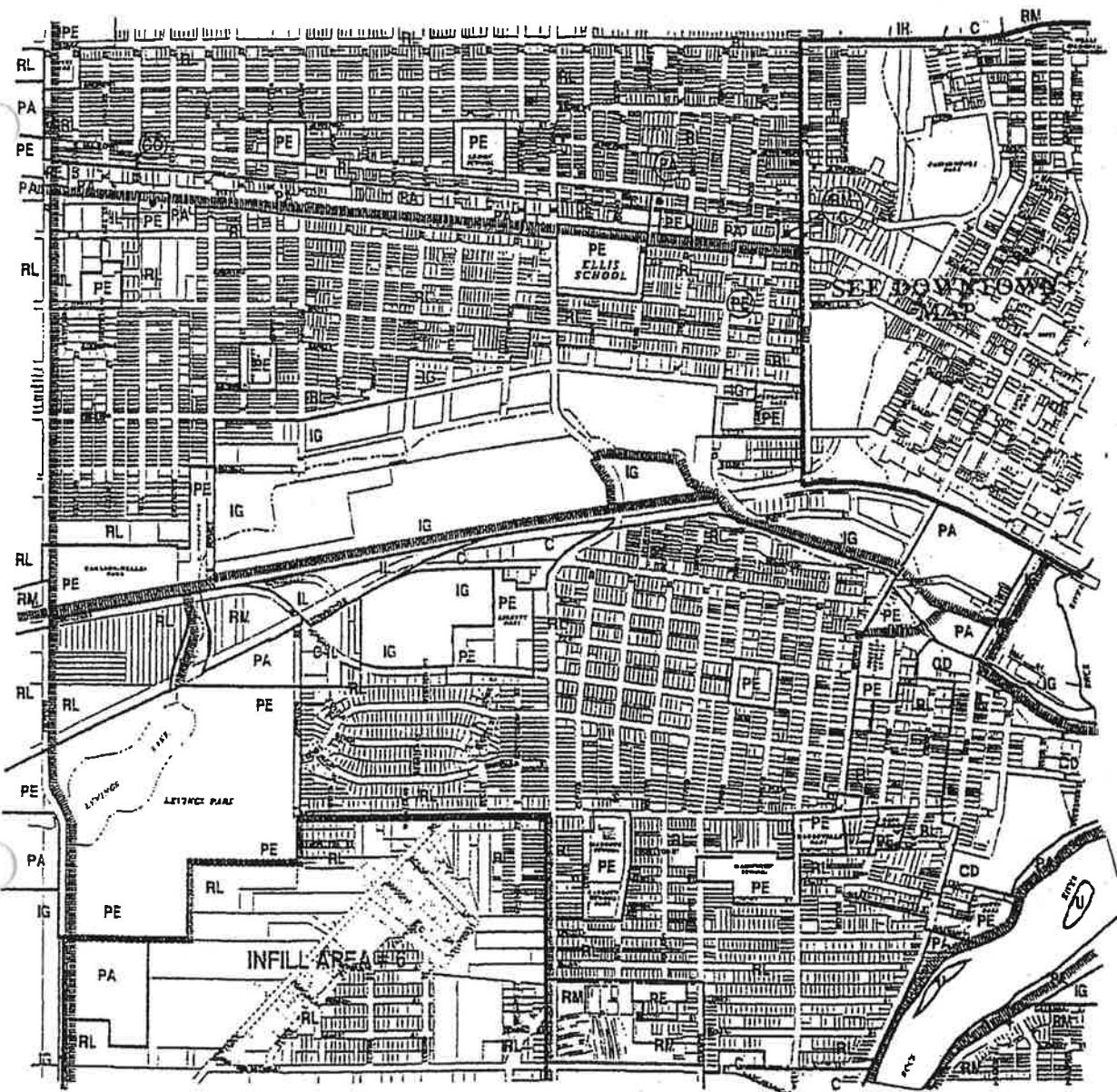
PROPOSED W STATE & CENTRAL  
TIF DISTRICT MAP



1 inch equals 800,000,000 feet



**APPENDIX 3**  
**Existing and Future Land Use Map of RPA**



# 2020 PLAN MAP OF ROCKFORD, ILLINOIS

LAND USE		PUBLIC/QUASI-PUBLIC	
<input checked="" type="checkbox"/> IL-C	MULTIPLE DESIGNATION	<input checked="" type="checkbox"/> PE	EXISTING FACILITY
<input checked="" type="checkbox"/> SRA	SUBDIVISION REVIEW AREA	<input checked="" type="checkbox"/> PA	PRIORITY PARK ACQUISITION
<input checked="" type="checkbox"/> FUD	FUTURE URBAN DEVELOPMENT	<input checked="" type="checkbox"/> U	AREA NOT SUITABLE FOR DEVELOPMENT
COMMERCIAL		INDUSTRIAL	
<input checked="" type="checkbox"/> C	RETAIL	<input checked="" type="checkbox"/> T	TECH INDUSTRY
<input checked="" type="checkbox"/> CR	RECREATION/ ENTERTAINMENT/ TOURIST	<input checked="" type="checkbox"/> L	LIGHT INDUSTRY
<input checked="" type="checkbox"/> CO/O	OFFICE OVERLAY	<input checked="" type="checkbox"/> IG	GENERAL INDUSTRY
<input checked="" type="checkbox"/> CO	OFFICE	<input checked="" type="checkbox"/> IH	HEAVY INDUSTRY
<input checked="" type="checkbox"/> CH	HEAVY	PLAN BOUNDARY	
<input checked="" type="checkbox"/> CD	MIXED USE	INFILL AREA	
<input checked="" type="checkbox"/> CBD	CBD	BOUNDARY AGREEMENT	

<u>RESIDENTIAL</u>																																									
<input checked="" type="checkbox"/> RL	LOW DENSITY																																								
<input checked="" type="checkbox"/> RM	MEDIUM DENSITY																																								
<input checked="" type="checkbox"/> RH	HIGH DENSITY																																								
<u>TRANSPORTATION</u>																																									
<input checked="" type="checkbox"/> FREEWAY (PROPOSED)	-----																																								
<input checked="" type="checkbox"/> ARTERIAL (PROPOSED)	-----																																								
<input checked="" type="checkbox"/> COLLECTOR (PROPOSED)	-----																																								
<input checked="" type="checkbox"/> CONNECTION (LOCAL STREET) (PROPOSED)	-----																																								
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<u>PROPOSED ROAD VACATION</u> ~~~~~																																									
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**APPENDIX 4**  
**TIF Qualification Report**

*Prepared By Kane, McKenna and Associates*

**CITY OF ROCKFORD  
TIF ELIGIBILITY REPORT  
PROPOSED WEST STATE/CENTRAL TIF**

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A study to determine whether all or a portion of an area located in the City of Rockford qualifies as a blighted-improved area as set forth in the definition in the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et seq., as amended.

Prepared for: City of Rockford, Illinois

Prepared Jointly by: Kane, McKenna and Associates, Inc.

and

The City of Rockford

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November 2006

**PRELIMINARY DRAFT Dated 11/3/06**

**CITY OF ROCKFORD  
TIF QUALIFICATION REPORT**

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## EXECUTIVE SUMMARY

Kane, McKenna and Associates, Inc. (KMA) has been retained by the City of Rockford to conduct an analysis of the potential qualification and designation of the proposed "West State/Central" Tax Increment Finance District (TIF). The City is pursuing the TIF designation as part of its overall strategy to promote the revitalization of under-utilized properties located within the proposed Redevelopment Project Area (RPA).

Based upon the analysis completed to date, KMA has reached the following conclusions regarding the potential qualification of the area as a TIF District:

- 1) Blighted-improved area – The proposed RPA qualifies as a blighted-improved area under the TIF Act. Overall, the area within the proposed TIF District either has declined toward a blighted condition. This condition prevents, or threatens to prevent, the healthy economic and physical development of properties in a manner that the community deems essential to its overall economic health.
- 2) Current conditions impede redevelopment – The existence of the blighting conditions found within the proposed RPA presents an important barrier to the area's successful redevelopment. This is because the factors negatively impact coordinated and substantial private sector investment in the overall RPA. Without the use of City planning and economic development resources to mitigate such factors, potential redevelopment projects (along with other activities that require private sector investment) are not likely to be economically feasible.
- 3) Viable redevelopment sites could produce incremental revenue – Within the proposed TIF district, there are several potential redevelopment sites which could produce incremental property tax revenue. Such revenue, used in combination with other City resources for redevelopment incentives or public improvements, would likely stimulate private investment and reinvestment in these sites and ultimately throughout the RPA.
- 4) TIF designation recommended – To mitigate the existing blighting conditions (thereby promoting the economic viability of the proposed RPA) and to promote private sector investment and development efforts, KMA recommends that the City proceed with the formal TIF designation process for the entire area.

Because the City will be considering the redevelopment of certain residential parcels, the City may be obligated to conduct a housing impact study pursuant to the Illinois Tax Increment Allocation Act (ILCS 5/11-74.4-1 *et. seq.*, as amended; hereinafter referred to as the "Act"). For those parcels that may be removed, such a study would identify the number and location of those units that may be removed, the City's plans for and the extent of relocation assistance, the availability of replacement housing, and the type, location and cost of housing for the residents that will be displaced.

## I. INTRODUCTION AND BACKGROUND

In the context of planning for the proposed Redevelopment Project Area, the City of Rockford has initiated a study of the area to determine whether it qualifies for consideration as a Tax Increment Financing District. Kane, McKenna and Associates, Inc. has agreed to undertake the study of the area.

**Current Land Use.** The proposed RPA is located in western Rockford, serving as a major entry point into the City. Because of its location and historical development pattern, a variety of land uses are found in the RPA and the surrounding area, including not only residential uses but various commercial, retail, and institutional uses as well. This proposed TIF provides the City with the possibility of bringing new development to an area that has long been under-utilized.

Land within the RPA is primarily for residential uses, with the major exception of the State Street corridor. Along State Street there is a concentration of retail and commercial uses, interspersed with tax-exempt institutional and residential uses. Within the overall RPA, the majority of the parcels generally comprise an older residential area, with significant and pervasive deterioration observed among structures and the surface infrastructure.

The proposed RPA suffers from a variety of economic development impediments, as identified in the TIF Act. For example, many areas have excessive vacancies, advanced physical deterioration, as well as obsolete structures. Further, it lacks community planning since the area did not have the benefit, over the last several decades, of developing under the guidelines of either a comprehensive plan or an economic development plan.

Refer to Appendix 1 which provides a detailed map of the proposed TIF.

**Redevelopment Objectives and Future Land Use.** The City's general economic development objectives are to enhance commercial and mixed use as well as residential opportunities within the City. To achieve this overarching objective, the City has proposed a set of guidelines in the City of Rockford's *2020 Plan* (also referred herein as the City's "Comprehensive Plan"), many of which have direct application to the proposed TIF District. These guidelines are identified in Exhibit 1 below.

As Exhibit 1 indicates, establishing and implementing a successful TIF District for the West State/Central RPA would help the City achieve a number of critical Comprehensive Plan objectives. In particular, economic development and land use objectives related to "Smart Growth" would be potentially fulfilled by the redevelopment of the proposed RPA. Additionally, establishment of the area as a RPA would help the City in achieving its Comprehensive Plan goal of a stabilized neighborhood.

Exhibit 1

Components of 2020 Plan Applicable to West State/Central RPA

Goal	Objective	Action
<b>Economic Development Plan Element</b>		
Implement TIFs	Work to overcome land assembly challenges and land use conflicts	Work with developers to assemble property in conjunction with TIF creation
Protect Rockford's economic base	Ensure that the retail portion of the economic base is healthy	Systematically plan for the redevelopment of the older commercial areas
<b>Neighborhood Plan Element</b>		
All Rockford residents should be living in neighborhoods that are stable or improving	Work with deteriorating neighborhoods to change momentum to a positive direction	Create a conservation plan for Rockford neighborhoods to identify those neighborhoods and strategies/programs that can be utilized
Same	Work with major institutions to develop strategies to bring economic and social benefits into neighborhoods	None listed
Same	Involve and educate elected and appointed officials and employees about neighborhood plans	Neighborhood planning process should include officials and employees
Rockford neighborhoods should be cohesive	Ensure changes in land use in established neighborhoods follow good planning	None listed
<b>Land Use Plan Element</b>		
Work to integrate Smart Growth principles into the City of Rockford	Mixed use development	<ul style="list-style-type: none"> <li>Assist with the financing of mixed-use developments</li> <li>Incorporate planned mixed uses into neighborhood/sub-area plans</li> <li>Provide incentives for mixed uses in new development and redevelopment areas</li> </ul>
Same	Create a range of housing opportunities and choices	Develop a plan to identify and dispose vacant land and buildings
Same	Create "walkable" communities	Require site plan design that makes commercial areas more walkable
Same	Strengthen and direct development towards existing urban areas	<ul style="list-style-type: none"> <li>Facilitate programs and support community based organizations for neighborhood revitalization</li> <li>Create economic incentives for businesses and homeowners to locate in areas with existing infrastructure</li> </ul>
<b>Housing Element</b>		
A decent home and suitable living environment	Address vacant units	<ul style="list-style-type: none"> <li>Promote removal of derelict housing units</li> <li>Support infill housing</li> </ul>
Same	Promote affordable housing (the Plan references existing City efforts to achieve greater homeownership)	Remove financial "roadblocks" to rehabilitation

Source: City of Rockford

The 2020 Plan incorporates the *West State Street Corridor Study*,<sup>1</sup> which encompasses land use and transportation planning strategies specific to the proposed West State/Central TIF (as well as the West State/Kilburn TIF). Regarding the West State/Central area, the corridor study notes that "removal of dilapidated and abandoned residences and businesses [would allow] the creation of wider landscaped parkway on either side of the proposed boulevard. The number of residential streets crossing West State Street is [to be] reduced to limit vehicular conflicts with other automobiles and people on the trails or sidewalks." At the same time, the study calls for a Corridor Overlay District providing incentives for façade improvements along West State Street.

<sup>1</sup> The 2020 Plan, as approved in September 2004 by the City Council, adopted the *West State Street Corridor Study* as part of the 2020 Plan.

In general, landscaping and streetscaping would play an important role in the planned improvements for the RPA and in triggering private sector reinvestment.

Given the City's general goals under the City's comprehensive planning process as well as the specific conditions described in this report, the City has made a determination that it is highly desirable to promote the redevelopment of the proposed RPA. The City intends to create and implement such a plan in order to restore, stabilize, and increase the economic base associated with the RPA, which will not only benefit the community as a whole but also generate additional tax revenues to support municipal services. In the absence of an implementation plan for the proposed RPA, City officials believe adverse conditions will worsen.

In light of the blighted conditions found within the RPA and the necessary coordination for a variety of future land uses, the City is favorably disposed toward supporting redevelopment efforts. The City has determined that redevelopment should take place through the benefit and guidance of comprehensive economic planning by the City. Through this coordinated effort, development barriers which currently impede economic growth are expected to be eliminated.

The City has further determined that redevelopment currently planned for the RPA is feasible only with public financial assistance. The creation and utilization of a TIF redevelopment plan is intended by the City to provide the assistance required to eliminate conditions detrimental to successful redevelopment of the RPA.

The use of TIF relies upon induced private redevelopment in the RPA to create higher real estate values that would otherwise decline without such investment. By so doing, it would result in increased property taxes compared to the previous land use (or lack of use). The City would thus be able to protect the existing tax base for all tax districts and be able to pledge a portion of future increased taxes to attract needed private investment.

**General Scope and Methodology.** KMA formally began its analysis by conducting a series of meetings and discussions with City officials, starting in March 2006 and continuing periodically up to date of this report's issuance. The purpose of the meetings was to establish boundaries for the RPA and to gather data related to the qualification criteria for properties included in the study area. These meetings were complemented by a series of field surveys for the entire area to evaluate the condition of the proposed RPA on a block-by-block basis. The field surveys and data collected have been utilized to test the likelihood that various areas located within the proposed RPA would qualify for TIF designation.

For the purpose of the study, properties within the proposed RPA were examined in the context of the TIF Act governing improved areas (separate provisions of the Act address non-improved or vacant areas). The qualification factors discussed in this report qualify the area as a "blighted-improved area," as the term is defined pursuant to the TIF Act.

During the course of its work, KMA reported to key City staff its preliminary findings regarding TIF qualification and feasibility prospects for the area under study. Based on these findings the City (a) made refinements to the RPA boundaries and (b) directed KMA to complete

this report and to move forward with the preparation of a Redevelopment Plan and Project for the area. For additional information about KMA's data collection and evaluation methods, refer to Section IV of this report.

## II. QUALIFICATION CRITERIA USED

With the assistance of City staff in 2006, Kane, McKenna and Associates, Inc. assessed the proposed RPA to determine the presence or absence of appropriate qualifying factors listed in the Act. The relevant sections of the Act are found below.

The Act sets out specific procedures which must be adhered to in designating a redevelopment project area. By definition, a "redevelopment project area" is:

"An area designated by the municipality, which is not less in the aggregate than 1½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as a blighted area or a conservation area, or a combination of both blighted areas and conservation areas."

Under the Act, "blighted area" means any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where certain conditions are met, as identified below. Because the proposed RPA contains improvements and is not vacant land, factors specific to blighted-improved areas were analyzed.

**TIF Qualification Factors for a Blighted-Improved Area.** In accordance with the Illinois TIF Act, KMA performed an assessment to determine if the proposed RPA qualified as a blighted-improved area. The following factors were examined to determine TIF qualification:

If a *blighted-improved area*, industrial, commercial and residential buildings or improvements are detrimental to the public safety, health or welfare because of a combination of five (5) or more of the following factors, each of which is (i) present, with that presence documented to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved part of the redevelopment project area:

- (A) Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of building or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.
- (B) Obsolescence. The condition or process of falling into disuse. Structures become ill-suited for the original use.
- (C) Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas evidence deterioration, including, but limited to, surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.

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

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

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

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

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

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

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

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

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

(M) "Stagnant" EAV. The total equalized assessed value (EAV) of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, for which information is available or increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.

### **III. THE PROPOSED RPA**

The West State / Central RPA is a primarily residential district located in the western portion of Rockford. It serves as the main entry point for visitors approaching from the City's west side.

One of the primary assets which would support the area's redevelopment is West State Street/Business Route US-20. West State Street is an arterial road or "corridor" which runs east and west through the proposed RPA. As mentioned, the *West State Street Corridor Study* calls for improvements that would redevelop, widen and generally strengthen the road's function as the gateway to the downtown. An important component of the *Corridor Study* would be to improve traffic circulation and aesthetic impacts (e.g., through streetscaping, landscaping, and signage which would identify the area as a gateway to downtown Rockford);

The West State/Central RPA contains improved land largely for residential purposes, with some non-profit institutions situated in the area. The RPA consists of approximately 2030 parcels (i.e., parcels with unique parcel identification numbers), with a relatively small number for commercial use. Although primarily residential, historically it has had a significant commercial presence along West State Street. Commercial land uses lay primarily on or near State Street, where there is commercial office, restaurant, retail, single-family and tax-exempt occupants interspersed along the street.

The West State/Central area is generally bounded by the following roads: School Street to the north, Green Street to the south, Avon Street to the east, and Pierpont Avenue to the West. It would be contiguous to a proposed West State-Kilburn RPA, and is contiguous to existing RPAs established by the City.

**It has been determined that this TIF Qualification Report will require a Housing Impact Study, pursuant to the Act.** This is because the final boundaries selected by the City will include more than ten (10) inhabited residential units subject to removal or relocation during the life of the proposed TIF District.

#### **IV. METHODOLOGY OF EVALUATION**

In evaluating the proposed RPA's potential qualification as a TIF District, the following methodology was utilized:

- 1) In general, the RPA was examined to assess the applicability of the different factors required for qualification for TIF designation under the Act. Evaluation was made by reviewing the information and determining how each measured when evaluated against the relevant factors. Land within the RPA was examined to determine the applicability of the thirteen (13) different blighted-improved area factors for qualification for TIF designation under the Act.
- 2) Site surveys of the RPA were undertaken by representatives from Kane, McKenna and Associates, Inc., supplemented with photographic analysis of the sites. Site surveys were completed for each block within the proposed RPA.
- 3) KMA performed EAV trend analysis, to ascertain whether EAV growth in the proposed RPA underperformed EAV growth in the remaining part of the City.
- 4) KMA conducted evaluations of exterior structures and associated site improvements, noting such conditions as deterioration, obsolescence and deleterious layout and land-use. Additionally, KMA reviewed the following data: 2000-2005 tax information from Winnebago County and Rockford Township, parcel tax maps, historical series of aerial photos, site data, local history (discussions with City officials and staff), and an evaluation of area-wide factors that have affected the area's development (e.g., lack of community planning, deleterious land-use and layout, obsolete platting, etc.).
- 5) Existing structures and site conditions were initially surveyed only in the context of checking, to the best and most reasonable extent available, criteria factors of specific structures and site conditions on the parcels.

## V. QUALIFICATION FINDINGS FOR PROPOSED RPA

Based upon KMA's evaluation of parcels in the proposed RPA and analysis of each of the eligibility factors summarized in Section II, the following factors are presented to support qualification of the proposed RPA as a blighted-improved area. These factors are summarized in the table below.

### Exhibit 2

#### Summary of Blighted-Improved Area Findings

Maximum Possible Factors per Statute	Minimum Factors Needed to Qualify per Statute	Qualifying Factors Present in Proposed RPA
13	5	<ul style="list-style-type: none"><li>• Deterioration</li><li>• Excessive Vacancies</li><li>• Obsolescence</li><li>• Lack of Community Planning</li><li>• Deleterious Land Use</li><li>• Overcrowding/Excess Land Coverage</li><li>• Inadequate Utilities</li></ul>

**Findings for a Blighted-Improved Area.** The RPA is found to qualify as a blighted-improved area under the statutory criteria set forth for such areas. Overall, 7 qualifying factors were present as explained below. Note that many of these factors, by virtue of their statutory definition, tend to "overlap" so that analysis leading to a given finding (such as lack of community planning) may also support other findings.

1) Deterioration of Structures and Site Improvements. Various degrees of deterioration were identified throughout the area ranging from moderate to extremely severe. Per the TIF Act, deterioration can be evidenced in building defects as well as deterioration of surface improvements. For example, such building defects include, but are not limited to, defects in primary components such as roofs or external walls and secondary components such as windows, fascia, or doors.

It was determined that the site improvements and structures contained the following signs of deterioration:

- Damaged or structurally unsound buildings, including the primary building components such as roofs and exterior walls;
- Garages and secondary buildings in advanced stages of deterioration;
- Rotting and damaged porches and porch stairs;
- Damaged or missing siding and roofing exceeding their useful lives; and
- Extensive, widespread deterioration among certain vacant homes and businesses.

A number of residential and commercial structures exhibit obvious signs of deterioration. Moreover, some of these are the largest, most prominent buildings within the RPA, such as

commercial properties along West State Street. These prominent buildings tend to have a blighting influence on the overall West State Central area.

With respect to surface improvements, pervasive deterioration was found throughout the RPA primarily related to alleyways, driveways, sidewalks, and parking areas. The evidence for deteriorated infrastructure was observed in terms of: surface cracking, potholes, depressions, weed growth, and loose paving materials. Many of the sidewalks are severely deteriorated, have "spalling,"<sup>2</sup> are uneven, and represent trip hazards to pedestrians. These indicators of deterioration were found distributed throughout the proposed RPA. In addition, certain portions of local roads needing rehabilitation (beyond ordinary preventative maintenance) include city blocks in the vicinity of the following intersections: Oakley/Andrews; Carson Court/State Street; Independence/State Street; Elm/Vista Terrace; Elm/Klines Avenue; and Elm/Independence.

Furthermore, the observed deterioration is not gradual depreciation requiring preventative maintenance. Rather, it is extensive physical decline that requires significant capital infusion to restore to a sound condition. To restore such improvements as sidewalks and alleys would require a significant investment through the City's capital improvement program. It is reasonable to expect such findings of deterioration in a blighted-improved area, given that the majority of structures and related infrastructure were constructed over 50 to 75 years ago.

The extent of the deterioration is buttressed by a City of Rockford Engineering Services Division July 2006 assessment. It shows that 1.4 miles of streets within the proposed RPA require reconstruction (not ordinary resurfacing). According to the Division, this "remedial work encompasses the removal and replacement of bituminous pavement, select reconstruction of the pavement base, and select curb and gutter replacement."

2) Excessive Vacancies. The Act states that this finding is characterized by the presence of unoccupied or under-utilized buildings that represent an adverse influence on the area. This area contains a significant number of vacant buildings that appear to suffer from disinvestment, whereby the current owners have chosen not to maintain the building in an adequate condition for its original use or, in the case of structurally unsound buildings, for *any* use.

Vacant or partially vacant buildings were observed at various locations within the proposed RPA. (Note: Vacancies were based upon KMA site surveys performed on May 5 and May 31, 2006). Aside from the quantity of vacancies contributing to blight, many are located in prominent and strategically important locations such as State Street. Several of the vacant structures are located in or near the envisioned "gateway" that would – if successfully redeveloped – welcome potential business representatives, tourists or other visitors traveling from the west to downtown Rockford. As a result, the blighting influence of the vacant structures is significant and tends toward a negative image of the Rockford community.

3) Obsolescence. The Act states that obsolescence is the condition or process of falling into disuse or structures that have become "ill-suited for their original use." The proposed RPA exhibits both *economic* and *functional* obsolescence. Obsolescence is manifested through (a)

<sup>2</sup> According to the American Concrete Pavement Association website, spalling is "cracking, breaking, chipping, or fraying of slab surface; usually within a confined area less than 0.5 square meters."

widespread physical deterioration, (b) excessive vacancies throughout the area (discussed above), and (c) numerous retrofitted buildings.

The observed deterioration reflects both economic and functional obsolescence. Because the proposed RPA is an older area, a significant number of the buildings within it are no longer adequate for their original use. As indicated in the first finding above, many residential homes and secondary structures (e.g., garages) and commercial structures are in advanced stages of deterioration. These deteriorated buildings by virtue of their poor physical condition cannot effectively serve their original, basic function – providing habitable living and storage space in the case of residences, efficient workspace in the case of commercial properties, or meeting space in the case of non-profit uses. Furthermore, these abandoned and deteriorated homes have a disproportionately negative “spill-over” effect on the area and may deter other homeowners from reinvesting in their own homes.

Similarly, the observed vacancies indicate both economic and functional obsolescence. By definition under the statute, these vacant buildings have literally fallen “into disuse.” Many of the commercial buildings, in particular, appear to have reached the end of their original useful lives in economic and functional terms many years ago and such extended vacancies have allowed physical deterioration to occur.

In addition to deterioration and vacancies, obsolescence is manifested by the number of commercial buildings that have been retrofitted for a different use. For example, a number of commercial buildings along West State Street have been occupied by non-commercial owners that may be in use on a limited basis (e.g., churches in use one day per week and vacant on other days). The *West State Street Corridor Study* notes that myriad special use permits have been issued to businesses for “a use different from original construction” and that “a majority of storefront churches do not meet life safety codes.” Thus, in a very direct manner, these buildings are “ill-suited” for their original use.

In addition, the RPA suffer from *area-wide* functional obsolescence connected in part to the factors of deleterious layout (discussed below) and advanced age of site improvements and structures. For example, the City indicates that much of the water/sewer infrastructure and other utilities within the area are in excess of 60 years of age. The water mains, for example, were generally constructed over 70 years ago. In addition, 1.4 miles of streets within the RPA require major reconstruction as mentioned.

On balance, the obsolete conditions within the area serve to hinder City goals to promote a more suitable combination of modern mixed land uses as envisioned in the *2020 Plan*.

4) Lack of Community Planning. According to the Act, an area suffers from a lack of community planning if the area was developed prior to, or without the benefit of, a community plan. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, overcrowded parcels, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

The City did not have a comprehensive plan in place during the time period that the area was developed – not surprising since the area developed in the early 20th century. Much of the development that has occurred within the proposed RPA took place well before modern community planning techniques were created. The City adopted its first comprehensive plan in the 1960s whereas the majority of the structures were constructed prior to World War II. In fact, the average age of buildings within the RPA is 76 years, based upon township data (for structures having a known age; many structures lack age information).

The area's lack of community planning is also evidenced by the following:

- a) Insufficient or non-existent buffering and set-backs between commercial, institutional, residential, and recreational (green space) uses;
- b) Uncoordinated land uses along West State Street, with a seemingly random mix of residential, commercial and not-for-profit (tax-exempt) uses;
- c) Insufficient space for ingress/egress and unloading/loading, particularly for West State Street businesses (taking into account the volume and speed of traffic on this arterial road).

The *West State Street Corridor Study* reinforces the finding of lack of community planning. It reports that, to the extent that development occurred since the adoption of the first Comprehensive Plan, it was often not in conformance with the plan. The report notes that the City has granted many special use permits along West State Street, “and many represent the reuse of commercial properties for a use different from original construction.”

In sum, these indicators all reinforce the fact that the area was developed without benefit of a modern, comprehensive community plan. Modern development of the improved areas within the RPA would discourage the mixing of conflicting land-uses without appropriate land platting, land development ratios and other restrictions to prevent problems that arise out of incompatible uses.

5) Deleterious Land Use. Incompatible or deleterious land use (or layout) is defined as the existence of incompatible land use relationships, buildings occupied by inappropriate mixed-uses, or noxious uses unsuitable for the surrounding area. The lack of community planning, although a separate statutory factor, can contribute to an additional finding of deleterious land use.

The proposed RPA contains parcels with land uses that are unsuitable for the surrounding area and are an impediment to future redevelopment. For example, there are as mentioned a number of commercial and institutional uses that are adjacent to residential land uses, with little or no buffering between the parcels. Buffering in this regard refers not only to commercial adjacent to residential uses, but to commercial adjacent to other commercial uses as well – i.e., many of the West State/Central businesses directly abut each other with minimal buffering between each commercial property.

In addition to the land use inadequacies that currently exist (e.g., actual land uses benchmarked against established land use standards), there are certain land use issues that would arise in the

future if the City were to achieve redevelopment goals. For example, if the City seeks to redevelop West State/Central in conformance with the *2020 Plan* goal of (a) "walkable communities" and (b) motorized and non-motorized travel, land use planners would need to take into account current and projected pedestrian and bike traffic and related land use implications within the proposed RPA.

In general, future land use patterns to be considered by the City could promote more appropriate land uses designed both to improve traffic flows and provide buffers between commercial and residential areas. These are land use pattern not in evidence within the proposed RPA as it exists today.

6) Overcrowding/Excessive Land Coverage. This refers to the over-intensive use of property and the crowding of buildings and accessory facilities on a site. The lack of community planning, although a separate statutory factor, can contribute to an additional finding of overcrowding (just as it can contribute to deleterious land use).

Examples of problematic conditions that would warrant the designation of an area as overcrowded are (a) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (b) the presence of multiple buildings on a single parcel. Further, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings; increased threat of the spread of fire caused by the close proximity of buildings; lack of adequate or proper access to a public right-of-way; lack of reasonably required off-street parking; or inadequate provision for loading service.

Certain clusters of structures within the proposed RPA exhibit overcrowding. Given that many of the overcrowded structures lay on State Street, and given that it would serve as the gateway to downtown Rockford, addressing these land use deficiencies may become a City priority. For example, certain blocks along State Street have commercial structures with very intensive land use, very limited or no air space between buildings, and a heightened risk of a spreading fire. Moreover, the buildings do not follow modern-day land use standards which would govern proper building setbacks, ingress or egress from the site, loading and unloading, and off-street parking. The *West State Street Corridor Study* recommends the elimination of on-street parking along West State Street altogether (presumably in favor of off-street parking). The study also calls for the establishment of "wide landscape buffers between West State Street and the residential neighborhoods to the north and south" of the street. These recommendations underscore that the existing inadequate off-street parking and loading/unloading facilities found in the proposed RPA represent an important barrier to future redevelopment.

In general, the corridor study calls for a reduction in the intensity of land use within the West State/Central area. The study calls for the expansion of greenspace, more land allocated for landscaping, and the removal of "unsightly buildings" to enhance the gateway function.

7) Inadequate Utilities. As noted in Section II, this finding pertains to municipal and private-sector utilities (underground and overhead utilities) such as storm and sanitary sewers, water lines as well as gas, telephone and electrical services that are shown to be inadequate.

Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area; (ii) deteriorated, antiquated, obsolete, or in disrepair; or (iii) lacking within the redevelopment project area.

The primary concern for West State Central is the condition of the municipal water system. The single "most significant initiative in the 2006-2010 Capital (Improvement) Program is the Water System Rehabilitation Plan" which would modernize the System throughout the City, including the West State Central area. The CIP states that City-wide, the Water System has the following inadequacies: discolored watering (creating customer service complaints about color and water taste) due to excessive iron and manganese, radium contamination in the water, poor water pressure at various places and times (affecting fire protection and potential businesses water demands), and general physical deterioration. The upshot is the Rehabilitation Plan identifies the need for 15 miles of new water mains, new treatment plans, new wells, and other infrastructure improvements.

The location of these deficiencies is System-wide, with areas specific to West State Central identified on p. 8 of the 2006-10 CIP and page EO-7 of the Rehabilitation Plan. Additionally, Table 4.1 and 4.5 of the Rehabilitation Plan inventory the condition of well and facilities throughout the proposed TIF area and remainder of the City.

As noted above, water mains within the proposed RPA are generally over 70 years in age and accordingly, reflect service reliability problems (e.g., outages, water main breaks, and leaks). According to the Engineering Services Division, sections of the water infrastructure are at or exceeding their useful life (their anticipated "design life") and have an extensive repair history.

## VI. SUMMARY OF FINDINGS / GENERAL ASSESSMENT OF QUALIFICATION

The following is a summary of relevant findings as it relates to potential designation of the proposed RPA as a TIF District:

1. The area is contiguous and is greater than 1½ acres in size;
2. The proposed RPA will qualify as a blighted-improved area. Further, the blighted-improved factors found in the proposed RPA are present to a meaningful extent and are evenly distributed throughout the proposed RPA. A more detailed analysis of the qualification findings is presented in Section V of this report;
3. All property in the area would substantially benefit by redevelopment project improvements;
4. The sound growth of taxing districts applicable to the area, including the City, has been impaired by the factors found present in the area;
5. The area would not be subject to redevelopment without the investment of public funds, including property tax incremental revenue; and
6. The City has undertaken a Housing Impact Study as required by the Act.

In the judgment of KMA, these findings provide the City with sufficient justification to consider designation of the proposed RPA as a TIF District.

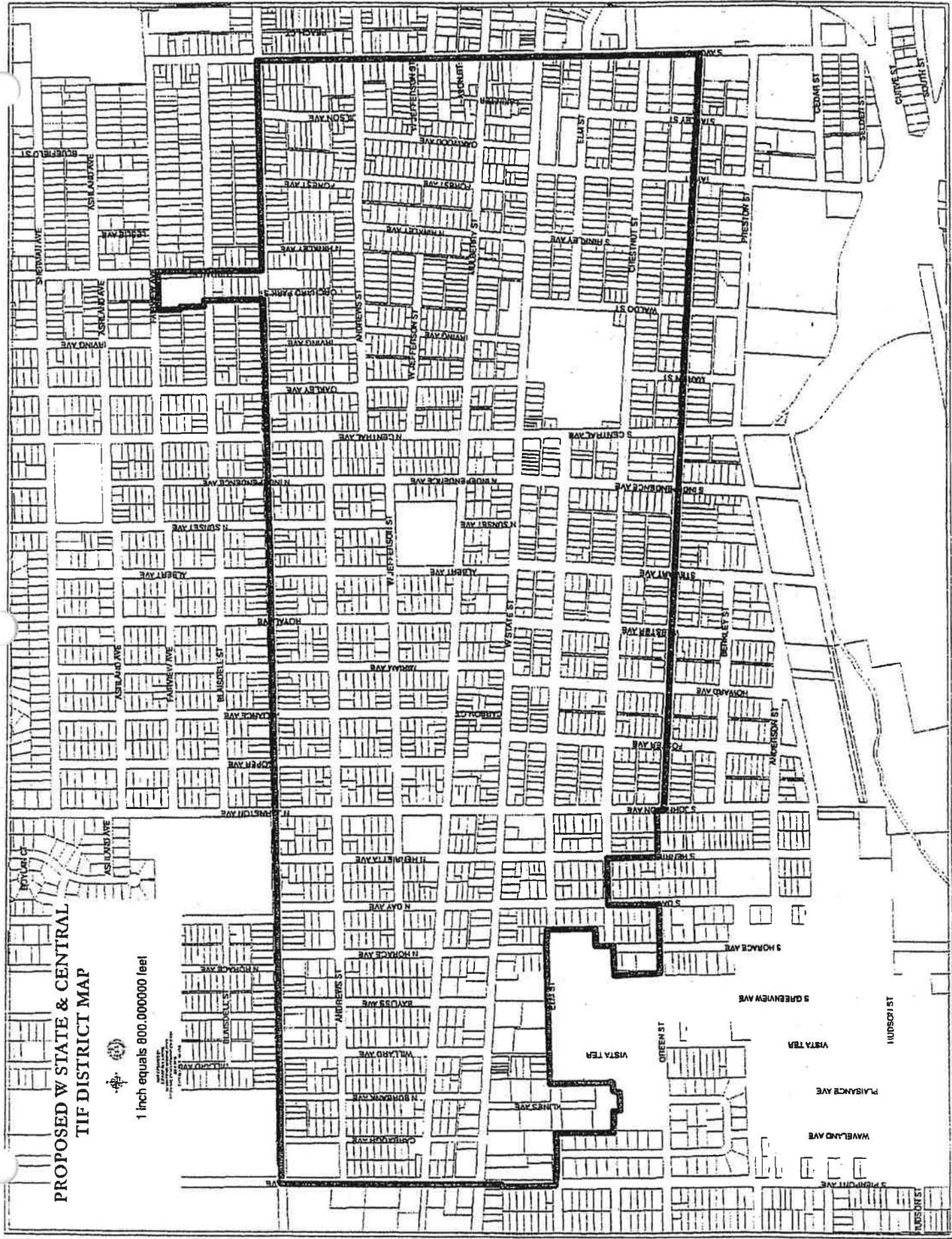
**APPENDIX 1**

**Proposed RPA Boundary**

PROPOSED W STATE & CENTRAL  
TIF DISTRICT MAP



1 Inch equals 800,000,000 feet



**APPENDIX 2**

**Legal Description**

**WEST STATE STREET AND CENTRAL TIF DISTRICT  
LEGAL DESCRIPTION**

Part of Sections 15, 16, 17, 20, 21 and 22 all in Township 44 North, Range 1 East of the Third Principal Meridian, Winnebago County, Illinois, more particularly described as follows:

Beginning at the Southwest corner of Lot 22 of the County Clerk's Plat of the Southeast Quarter of Section 15 and part of the Northeast Quarter of Section 22, Township 44 North, Range 1 East of the Third Principal Meridian, said plat is recorded in Book 4 of Plats on Page 25 in the Recorder's Office of Winnebago County, Illinois, said southwest corner being the intersection of the North Right-of-Way line of School Street with the East Right-of-Way line of Avon Street; thence Southerly on the east line of Avon Street to the intersection of the Southerly line of Green Street said intersection being the north line of Block 8 of the Subdivision of Block 7 and 8 of S.M. Church's Addition, the plat of said subdivision is recorded in Book 86 of Plats Page 241 extended Easterly to the East line of Avon Street; thence westerly on the South line of Green Street being the Northerly line of aforesaid Subdivision, to the east line of Block 23 of the plat of Rockford Wesleyan Seminary Addition, the plat of which is recorded in Book 42 Page 4 in said Recorder's Office; thence northerly on the east line of said Block 23 to the northeast corner of said Block 23 being the Southerly line of Green Street; thence continuing westerly on the South line of Green Street to the East line of Block 1 of Rourke and Beckington Cherry Heights Subdivision, the plat of said subdivision is recorded in Book 14 of Plats Page 119 in said Recorder's Office; thence Northerly along the east line of said Block 1 to the northeast corner of said Block 1 and also the South line of Green Street; thence Westerly on the South line of Green Street to the intersection of said South line with the West line of Block 12 of O.W. Haegs Subdivision, the plat of said subdivision is recorded in Book 5 of Plats on Page 38 in said Recorder's Office extended southerly; thence northerly along the west line of said Block 12 and its southerly extension to the northwest corner of said Block 12 and the South line of Chestnut Street; thence easterly along said south line to the northwest corner of Block 11 of said O.W. Haegs Subdivision being in the east line of Horace Avenue; thence northerly on said east line to the northwest corner of Lot 7 of Block 6 of said O.W. Haegs Subdivision; thence easterly on the north line of said Lot 7 to the northeast corner of said Lot 7; thence northerly along the east lines of Lots 8, 9, 10, 11 and 12 of said Block 6 and the northerly extension of said east lines to the south line of Block 3 of said O.W. Haegs Subdivision, said south line being the north Right-of-Way line of Elm Street; thence westerly on said North Right-of-Way line to the East line of Lot 4 of the County Clerk's Plat of the West Half of Section 21, Township 44 North, Range 1 East of the Third Principal Meridian, the plat of which is recorded in Book 13 of Plats on Page 39 in said Recorder's Office; thence Southerly to a point 322.08 feet North of the north line of Green Street, being the northeast corner of the premises conveyed by J. Wilford Henderson and Margaret O. Henderson to the City of Rockford, Illinois by Warranty Deed recorded January 23, 1959 in Book 1139 on Page 572 in said Recorder's Office; thence westerly on the north boundary of said premises so conveyed a distance of 68 feet;

thence southerly on said north boundary, a distance of 42 feet; thence westerly on said north boundary a distance of 140 feet; thence northerly on said north boundary a distance of 42.5 feet; thence westerly on said north boundary a distance of 155 feet to the east line of Lincolnwood Estates Subdivision the plat of which is recorded in Book 48 of Plats on Page 167 in said Recorder's Office; thence northerly on the east line of said Lincolnwood Estates Subdivision to the northeast corner thereof; thence westerly on the north line of said Lincolnwood Estates Subdivision to the intersection of said north line with the west line of Lot 3 of said County Clerks Plat of the West Half of Section 21 extended southerly; thence northerly on the southerly extension of said Lot 3 to the north Right-of-Way line of Elm Street; thence westerly on said North Right-of-Way line to the west Right-of-Way line of Pierpont Avenue; thence northerly on said west line of Pierpont Avenue to the north Right-of-Way line of School Street; thence easterly on said North Right-of-Way line to the southwest corner of Lot 6 of George L. Irvin's Addition to the City of Rockford the plat of which is recorded in Book 3 of Plats on Page 30; thence North on the west lines of Lots 6, 5, 4, 3, 2 and 1 of said George L. Irvin's Addition and the northerly extension thereof to the north Right-of Way line of Blaisdell Street; thence west on said north Right-of-Way line to a point which is 200.00 feet westerly from the southeast corner of Lot 67 of the County Clerk's Plat of part of the Southwest Quarter of Section 15., Township 44 North, Range 1 East of the Third Principal Meridian the plat of which is recorded in Book 8 on Page 18 in said Recorder's Office; thence northerly parallel with the west Right-of Way line of Furman Street as shown upon said plat to the south line of Lot 77 of said County Clerk's Plat; thence westerly on the south line of said Lot 77 to the southwest corner of said Lot 77; thence northerly on the west line of said Lot 77 to the south line of Fairview Avenue; thence easterly on said south line to the east line of Furman Street; thence south on the east line of Furman Street to the north line of School Street; thence easterly on said north line to the Point of Beginning.

**APPENDIX 5**  
**Housing Impact Study**

*Prepared By Kane, McKenna and Associates*

**CITY OF ROCKFORD  
HOUSING IMPACT STUDY  
PROPOSED WEST STATE CENTRAL TIF DISTRICT**

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A study undertaken by the City of Rockford pursuant to the requirements of the Tax Increment Allocation Redevelopment Act 65 ILCS 5/11-74.4-3, et. seq. (as amended).

**Prepared by: The City of Rockford  
in conjunction with  
Kane, McKenna and Associates, Inc.**

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**November 2006**

**CITY OF ROCKFORD  
HOUSING IMPACT STUDY  
PROPOSED WEST STATE CENTRAL TIF DISTRICT**

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## I. RESIDENTIAL UNIT DATA

### A. Introduction and Background

The City is considering the establishment of a redevelopment project area ("RPA") as proposed in the West State-Central Redevelopment Plan. Pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS, Section 5/11-74.4-3 *et seq.* of the Illinois Compiled Statutes as amended (the "TIF Act"), if a redevelopment plan would result in the displacement of residents from ten (10) or more inhabited residential units, or if the redevelopment project contains seventy-five (75) or more inhabited residential units and no certification stating that displacement will not occur, then the City of Rockford (the "City") must prepare a housing impact study.

The City would redevelop the area promoting mixed uses, including commercial, residential and retail uses. As proposed, the West State/Central Redevelopment Plan is generally bounded by the following roads: School Street to the north, Green Street to the south, Avon Street to the east, and Pierpont Avenue to the West. It would be contiguous to a proposed West State-Kilburn RPA, and is contiguous to existing RPAs established by the City.

The City has jointly prepared this document with Kane, McKenna and Associates, Inc. in order to conform to the provisions of the TIF Act.

### B. Type of Units

The TIF Act requires that data regarding the nature of the housing, whether single-unit or multi-unit, be examined and a finding be placed in the Study.

City officials have identified approximately 1,398 single-family homes and 455 units of housing within multi-family structures located in the proposed Redevelopment Project Area (RPA). In total, the proposed RPA contains 1,853 residential units. Exact locations are specified in Appendix C.

The units were identified based upon reviewing City data.

### C. Unit Breakdown

The TIF Act requires that a municipality provide a breakdown of the number and type of housing units, if available.

Exhibit 1 provides an analysis showing the breakdown of units, with the number of housing units broken down by the number of rooms. Information regarding the type of rooms specific to the proposed RPA was not available. Instead, U.S. Census Bureau data was used for an area that, while covering the RPA, was not coterminous with the RPA.

The data is based on Census "Block Group" data compiled by the U.S. Census Bureau. The Census Block Group data covers all parcels within the proposed RPA. However, because the Census Block Group data is not coterminous with the proposed RPA and covers a larger "footprint" than the RPA, the RPA necessarily encompasses only a portion of the Census Block Groups listed below.<sup>1</sup>

**Exhibit 1**  
**Housing Analysis by Room Size**

Size of Dwelling	Block Group 3 Census Tract 23.01	Block Group 2 Census Tract 24	Block Group 1 Census Tract 25	Block Group 2 Census Tract 25	Block Group 3 Census Tract 25	Block Group 4 Census Tract 25	Block Group 2 Census Tract 26	Block Group 3 Census Tract 26
1 room	0	0	0	7	0	0	10	0
2 rooms	0	0	10	0	8	16	27	7
3 rooms	29	20	20	22	4	7	7	28
4 rooms	68	36	4	32	26	33	6	15
5 rooms	73	39	117	52	48	86	96	66
6 rooms	83	54	160	95	93	85	73	29
7 rooms or more	64	77	125	122	129	61	38	89
<b>Total Units</b>	<b>317</b>	<b>226</b>	<b>436</b>	<b>330</b>	<b>308</b>	<b>288</b>	<b>257</b>	<b>234</b>

Source: U.S. Census (2000)

**D. Status of Units**

The TIF Act requires that a determination be made regarding the status of each unit's habitation no less than forty-five (45) days before the date that the ordinance or resolution establishing the public hearing is adopted.

KMA and the City have made the determination on August 2, 2006 that the area contains 1,574 inhabited structures based upon City data. This information will be updated as required by the TIF Act.

<sup>1</sup>The Census Bureau measures data at the block, block group, and census tract levels (from smallest to largest unit of measure). A census tract would cover several block groups which in turn covers multiple blocks.

E. Ethnic Composition of Residents

The TIF Act requires that the ethnic composition of the residents in the inhabited residential units be identified. Under the TIF Act, the data requirement as to the racial and ethnic composition of the residents in the inhabited residential units shall be deemed to be fully satisfied by data from the most recent federal Census. Accordingly, the most recent (2000) Census data was used to identify the racial and ethnic makeup of the area.

The 2000 Census units that encompass the RPA are comprised of four (4) Census tracts, each containing one or more "block groups." Listed below is the ethnic breakdown of the residents living in these block groups. As noted, the RPA encompasses only a portion of the Census Blocks listed below. **As a result, the block group data cover an area that is larger than the RPA.**

**Exhibit 2**

**Demographic Profile of Area Covering Proposed RPA**

Race	Block Group 3 Census Tract 23.01	Block Group 2 Census Tract 24	Block Group 1 Census Tract 25	Block Group 2 Census Tract 25	Block Group 3 Census Tract 25	Block Group 4 Census Tract 25	Block Group 2 Census Tract 26	Block Group 3 Census Tract 26
White (Non-Hispanic)	216	33	202	164	107	44	218	111
Black	493	352	715	677	777	731	328	530
American Indian / Alaska Native	0	0	0	0	0	0	0	0
Asian	0	7	15	0	0	0	0	0
Native Hawaiian / Pacific Islander	0	0	0	0	0	0	0	0
Other (Non-Hispanic)	18	0	0	0	0	0	0	0
Two or More Races	22	7	44	0	0	0	28	6
White (Hispanic)	52	6	32	133	0	0	84	108
Other (Hispanic)	162	150	58	80	145	45	11	19
<b>Total</b>	<b>963</b>	<b>555</b>	<b>1066</b>	<b>1054</b>	<b>1029</b>	<b>820</b>	<b>669</b>	<b>774</b>

Source: 2000 Census

Note: Geographic Units Defined by U.S. Census Bureau

Exhibit 2

Demographic Profile of Area Covering Proposed RPA

Race	Block Group 3 Census Tract 23.01	Block Group 2 Census Tract 24	Block Group 1 Census Tract 25	Block Group 2 Census Tract 25	Block Group 3 Census Tract 25	Block Group 4 Census Tract 25	Block Group 2 Census Tract 26	Block Group 3 Census Tract 26
White (Non-Hispanic)	22.4%	5.9%	18.9%	15.6%	10.4%	5.4%	32.6%	14.3%
Black	51.2%	63.4%	67.1%	64.2%	75.5%	89.1%	49.0%	68.5%
American Indian / Alaska Native	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Asian	0.0%	1.3%	1.4%	0.0%	0.0%	0.0%	0.0%	0.0%
Native Hawaiian / Pacific Islander	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Other (Non-Hispanic)	1.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Two or More Races	2.3%	1.3%	4.1%	0.0%	0.0%	0.0%	0.0%	0.0%
White (Hispanic)	5.4%	1.1%	3.0%	12.6%	0.0%	0.0%	4.2%	0.8%
Other (Hispanic)	16.8%	27.0%	5.4%	7.6%	14.1%	5.5%	1.6%	2.5%

Source: 2000 Census

Note: Geographic Units Defined by U.S. Census Bureau. Totals do not add to 100% due to rounding.

II. **REDEVELOPMENT PLAN REQUIREMENTS AND RELOCATION ASSISTANCE**

A. **Identification of Units That May Be Slated for Displacement**

The TIF Act requires that the housing impact study identify those units, by location and number that will or may be removed as a result of the redevelopment plan.

There are 180 total housing units which may be slated for displacement. These units are located in three areas which have the potential for development: parcels fronting the West State Street Corridor (i.e., residential units facing West State Street not already vacant or acquired by the City), blocks in the southwest corner of the RPA, and blocks between Mulberry and State Streets to the immediate north of the Ellis Arts Academy. Please refer to Appendix B for the location and description of these units.

B. **City's Plans for Relocation Assistance**

The TIF Act requires that the municipality outline a plan for relocation assistance for those units that will be removed as a result of the redevelopment of the RPA.

The City will utilize the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA) guidelines as the basis for its relocation plan for those units that will be displaced as a result of the redevelopment effort.

C. **Identification of Replacement Housing Alternatives**

The TIF Act states that the municipality shall identify the availability of replacement housing for those residents whose residences are to be removed and shall identify the type, location and costs of the housing.

Utilizing information from the Multiple Listing Service (MLS) maintained by Rockford Area Association of Realtors as a roster of available housing units, the City identified a range of residential units and locations that are within the price range of units located within the RPA. Specifically, Rockford single-family homes for sale as of July 2006 (excluding the zip codes for the West State Central area but within the City) were reviewed. Single-family units listed for under \$150,000 – similar to the average price of West State Central housing for sale at the same time – were reviewed. It is expected that the data would be updated as needed by the City.

Appendix E includes sales data for single-unit housing derived from Rockford Area Association of Realtors data.

For information about rental units, median rents were derived from the 2000 Census median rent data. Additionally, KMA calculated an estimate of "affordable" housing as defined by the U.S. Department of Housing and Urban Development (HUD; 30% of average income). Based upon this information, a listing of replacement rental housing was generated to determine the types and costs of units that would be available to displaced residents. Refer to Appendix D.

**The information contained in Appendix D and E are not meant to be exhaustive, but serves as an example of alternative housing available within the City in price ranges similar to the RPA.**

D. Relocation Assistance to be Provided

The TIF Act states that the type and extent of relocation assistance to be provided by the municipality must be identified. The City plans on providing relocation assistance to those individuals who qualify under the TIF Act. The City will utilize Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA) guidelines as the basis for its relocation assistance where appropriate.

### III. REQUIREMENTS FOR VERY LOW AND LOW-INCOME RESIDENTS

Per the TIF Act, no redevelopment plan shall remove residential housing units that are occupied by households of low-income and very low-income persons unless the plan provides, with respect to inhabited housing that are to be removed for households of low-income and very low-income persons, affordable housing and relocation assistance not less than that which would be provided under the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations under the Act. The municipality shall make a good faith effort to ensure that this affordable housing is located on or near the redevelopment project area within the municipality.

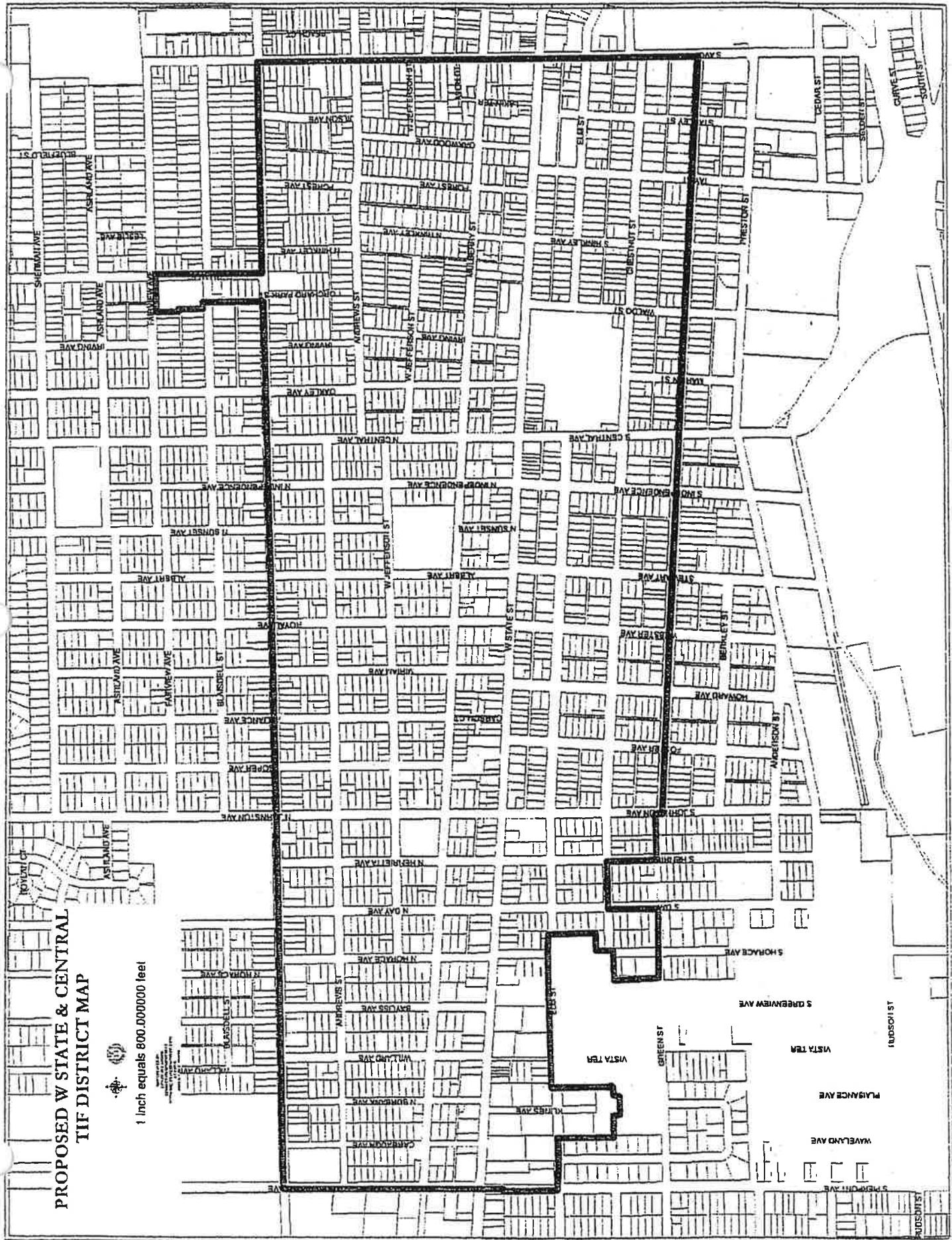
If the City does displace residents within the RPA, the City will need to determine if those residents fall into the low-income and very low-income category. At that point, the City will act appropriately and provide relocation assistance to those residents that would be displaced pursuant to the requirements of the TIF Act.

**Appendix A**  
**Study Area Map**

# PROPOSED W STATE & CENTRAL TIF DISTRICT MAP



1 inch equals 800,000,000 feet



**Appendix B**  
**Location of Housing Units Subject to Potential Displacement**

PARCEL #	HOUSE NUMBER	PREFIX	STREET NAME	SUFFIX	LAND USE/CLASS	UNITS
11-21-110-003	117		CARBAUGH	AVE	Single Family Residence	1
11-21-110-006	120		BURBANK	AVE	Single Family Residence	1
11-21-110-007	3127	W	STATE	ST	Single Family Residence	1
11-21-110-009	114		BURBANK	AVE	Single Family Residence	1
11-21-111-006	118		WILLARD	AVE	Single Family Residence	1
11-21-111-008	3005	W	STATE	ST	Single Family Residence	1
11-21-112-003	117		WILLARD	AVE	Single Family Residence	1
11-21-112-007	2915	W	STATE	ST	Two Family Residence	2
11-21-112-008	2913	W	STATE	ST	Single Family Residence	1
11-21-137-002	128	N	HORACE	AVE	Single Family Residence	1
11-21-137-004	120	N	HORACE	AVE	Single Family Residence	1
11-21-137-006	2817	W	STATE	ST	Single Family Residence	1
11-21-138-011	2713	W	STATE	ST	Single Family Residence	1
11-21-138-012	2709	W	STATE	ST	Single Family Residence	1
11-21-138-007	120	N	HENRIETTA	AVE	Single Family Residence	1
11-21-139-008	115	N	DAY	AVE	Single Family Residence	1
11-21-139-009	111	N	DAY	AVE	Single Family Residence	1
11-21-139-010	2623	W	STATE	ST	Two Family Residence	2
11-21-139-011	2621	W	STATE	ST	Single Family Residence	1
11-21-139-013	118	N	HENRIETTA	AVE	Single Family Residence	1
11-21-139-016	106	N	HENRIETTA	AVE	Single Family Residence	1
11-21-139-017	2601	W	STATE	ST	Two Family Residence	2
11-21-140-008	2523	W	STATE	ST	Single Family Residence	1
11-21-140-010	2507	W	STATE	ST	Two Family Residence	2
11-21-140-012	112	N	JOHNSTON	AVE	Single Family Residence	1
11-21-153-007	105	S	HORACE	AVE	Single Family Residence	1
11-21-153-013	117	S	HORACE	AVE	Single Family Residence	1
11-21-153-014	121	S	HORACE	AVE	Single Family Residence	1
11-21-154-005	208	S	BURBANK	AVE	Single Family Residence	1
11-21-176-001	2720	W	STATE	ST	Single Family Residence	1
11-21-176-004	2706	W	STATE	ST	Single Family Residence	1
11-21-177-002	2616	W	STATE	ST	Two Family Residence	2
11-21-177-003	2612	W	STATE	ST	Single Family Residence	1
11-21-177-004	2608	W	STATE	ST	Single Family Residence	1
11-21-177-005	2604	W	STATE	ST	Single Family Residence	1
11-21-177-006	109	S	HENRIETTA	AVE	Single Family Residence	1
11-21-177-007	116	S	DAY	AVE	Single Family Residence	1
11-21-251-035	2307	W	STATE	ST	Three Family Residence	3
11-21-251-036	2303	W	STATE	ST	Two Family Residence	2
11-21-251-037	2301	W	STATE	ST	Single Family Residence	1
11-21-251-040	2223	W	STATE	ST	Single Family Residence	1
11-21-251-041	2219	W	STATE	ST	Single Family Residence	1
11-21-251-042	2211	W	STATE	ST	Single Family Residence	1
11-21-252-006	2117	W	STATE	ST	Two Family Residence	2
11-21-252-007	2111	W	STATE	ST	Two Family Residence	2
11-21-252-012	2105	W	STATE	ST	Two Family Residence	2
11-21-253-002	110	S	JOHNSTON	AVE	Single Family Residence	1
11-21-253-003	2412	W	STATE	ST	Single Family Residence	1
11-21-253-005	2402	W	STATE	ST	Single Family Residence	1
11-21-253-006	2310	W	STATE	ST	Single Family Residence	1
11-21-253-007	2304	W	STATE	ST	Two Family Residence	2
11-21-253-008	2439		ELM	ST	Single Family Residence	1
11-21-254-001	2228	W	STATE	ST	Three Family Residence	3
11-21-254-002	2224	W	STATE	ST	Single Family Residence	1
11-21-254-003	2218	W	STATE	ST	Two Family Residence	2
11-21-254-005	2212	W	STATE	ST	Two Family Residence	2
11-21-254-007	2202	W	STATE	ST	Single Family Residence	1
11-21-255-003	2118	W	STATE	ST	Two Family Residence	2
11-21-255-004	2116	W	STATE	ST	Two Family Residence	2
11-21-255-007	109		WEBSTER	AVE	Single Family Residence	1
11-21-255-008	112		HOWARD	AVE	Single Family Residence	1
11-21-276-009	2007	W	STATE	ST	Single Family Residence	1
11-21-277-010	1923	W	STATE	ST	Four Family Residence	4
11-21-277-011	1921	W	STATE	ST	Two Family Residence	2
11-21-278-009	114	N	INDEPENDENCE	AVE	Single Family Residence	1
11-21-278-010	1821	W	STATE	ST	Single Family Residence	1
11-21-278-012	1811	W	STATE	ST	Two Family Residence	2
11-21-278-013	1807	W	STATE	ST	Single Family Residence	1
11-21-278-014	1801	W	STATE	ST	Two Family Residence	2
11-21-279-003	117	N	INDEPENDENCE	AVE	Single Family Residence	1

PARCEL #	HOUSE NUMBER	PREFIX	STREET NAME	SUFFIX	LAND USE/CLASS	UNITS
11-21-280-001	2026	W	STATE	ST	Single Family Residence	1
11-21-280-002	106		WEBSTER	AVE	Single Family Residence	1
11-21-280-004	2018	W	STATE	ST	Single Family Residence	1
11-21-280-006	2004	W	STATE	ST	Single Family Residence	1
11-21-281-001	1920	W	STATE	ST	Single Family Residence	1
11-21-281-002	1918	W	STATE	ST	Single Family Residence	1
11-21-281-003	1916	W	STATE	ST	Single Family Residence	1
11-21-281-004	1914	W	STATE	ST	Single Family Residence	1
11-21-281-007	1816	W	STATE	ST	Single Family Residence	1
11-21-281-008	1810	W	STATE	ST	Exempt Prop 1 Fam Res	1
11-21-281-020	1820	W	STATE	ST	Single Family Residence	1
11-22-132-022	224	N	AVON	ST	Two Family Residence	2
11-22-151-001	127	N	CENTRAL	AVE	Single Family Residence	1
11-22-151-002	123	N	CENTRAL	AVE	Single Family Residence	1
11-22-151-003	121	N	CENTRAL	AVE	Single Family Residence	1
11-22-151-004	1618		MULBERRY	ST	Single Family Residence	1
11-22-151-005	1612		MULBERRY	ST	Single Family Residence	1
11-22-151-006	128		OAKLEY	AVE	Single Family Residence	1
11-22-151-007	124		OAKLEY	AVE	Two Family Residence	2
11-22-151-008	120		OAKLEY	AVE	Single Family Residence	1
11-22-152-001	127		OAKLEY	AVE	Single Family Residence	1
11-22-152-002	125		OAKLEY	AVE	Single Family Residence	1
11-22-152-003	121		OAKLEY	AVE	Two Family Residence	2
11-22-152-007	128		IRVING	AVE	Single Family Residence	1
11-22-152-008	118		IRVING	AVE	Single Family Residence	1
11-22-152-010	114		IRVING	AVE	Single Family Residence	1
11-22-153-003	1446		MULBERRY	ST	Single Family Residence	1
11-22-153-005	1436		MULBERRY	ST	Single Family Residence	1
11-22-153-006	1432		MULBERRY	ST	Single Family Residence	1
11-22-153-008	1428		MULBERRY	ST	Single Family Residence	1
11-22-153-010	1418		MULBERRY	ST	Two Family Residence	2
11-22-153-011	1412		MULBERRY	ST	Single Family Residence	1
11-22-153-012	128	N	HINKLEY	AVE	Single Family Residence	1
11-22-153-014	118	N	HINKLEY	AVE	Single Family Residence	1
11-22-153-015	120	N	HINKLEY	AVE	Two Family Residence	2
11-22-156-002	1430	W	STATE	ST	Two Family Residence	2
11-22-156-004	1420	W	STATE	ST	Single Family Residence	1
11-22-156-007	1406	W	STATE	ST	Single Family Residence	1
11-22-156-008	1402	W	STATE	ST	Single Family Residence	1
11-22-176-004	113	N	HINKLEY	AVE	Two Family Residence	2
11-22-176-005	1323	W	STATE	ST	Single Family Residence	1
11-22-176-006	1319	W	STATE	ST	Two Family Residence	2
11-22-176-015	1305	W	STATE	ST	Four Family Residence	4
11-22-177-010	105		OAKWOOD	AVE	Two Family Residence	2
11-22-177-013	1233	W	STATE	ST	Single Family Residence	1
11-22-177-016	1225	W	STATE	ST	Single Family Residence	1
11-22-178-010	112		LAKIN	TER	Two Family Residence	2
11-22-178-011	1215	W	STATE	ST	Single Family Residence	1
11-22-178-012	1211	W	STATE	ST	Two Family Residence	2
11-22-178-014	1137	W	STATE	ST	Three Family Residence	3
11-22-179-008	118	N	AVON	ST	Two Family Residence	2
11-22-179-009	1125	W	STATE	ST	Two Family Residence	2
11-22-180-001	1336	W	STATE	ST	Single Family Residence	1
11-22-180-002	1332	W	STATE	ST	Single Family Residence	1
11-22-180-004	1322	W	STATE	ST	Four Family Residence	4
11-22-180-005	1316	W	STATE	ST	Single Family Residence	1
11-22-180-006	1312	W	STATE	ST	Two Family Residence	2
11-22-181-003	1112	W	STATE	ST	Exempt Prop 2 Fam Res	1
11-22-181-012	122		STANLEY	ST	Single Family Residence	1
11-22-181-013	1121		ELM	ST	Single Family Residence	1
11-22-181-016	1111		ELM	ST	Two Family Residence	2
11-22-181-017	1107		ELM	ST	Two Family Residence	2
<b>TOTAL UNITS</b>						<b>180</b>

Notes:

>Vacant parcels (with no structures) and non-residential parcels are excluded

**Appendix C**  
**Housing Stock within the Study Area**

PIN #	HOUSE #	STREET NAME	CLASS DESCRIPTION
11-21-151-024	328	W AVON	Comm Res (Grunts)-Imp
11-21-130-012	201	BAYLISS	Exempt Prop 1 Fam Res
11-21-228-009	407	N SUNSET	Exempt Prop 1 Fam Res
11-21-281-008	1810	W STATE	Exempt Prop 1 Fam Res
11-21-284-016	1831	CHESTNUT	Exempt Prop 1 Fam Res
11-21-428-002	2015	GREEN	Exempt Prop 1 Fam Res
11-21-428-002	1721	IRVING	Exempt Prop 1 Fam Res
11-22-102-020	418	ELM	Exempt Prop 1 Fam Res
11-22-185-013	1421	ELM	Exempt Prop 1 Fam Res
11-22-170-003	119	HINKLEY	Exempt Prop 1 Fam Res
11-22-181-014	1117	ELM	Exempt Prop 1 Fam Res
11-21-108-001	325	CARBAUGH	Exempt Prop 2 Fam Res
11-21-235-006	1809	MULBERRY	Exempt Prop 2 Fam Res
11-21-477-006	1827	GREEN	Exempt Prop 2 Fam Res
11-21-437-006	1821	GREEN	Exempt Prop 2 Fam Res
11-21-427-007	1818	GREEN	Exempt Prop 2 Fam Res
11-22-181-003	1112	W STATE	Exempt Prop 2 Fam Res
11-22-226-005	1322	CHESTNUT	Exempt Prop 2 Fam Res
11-22-326-005	1316	CHESTNUT	Exempt Prop 2 Fam Res
11-22-326-007	1314	CHESTNUT	Exempt Prop 2 Fam Res
11-22-108-010	1512	W JEFFERSON	Exempt Prop Com Res & Dw
11-21-265-001	2100	W STATE	Exempt Prop Res - vac
11-21-101-001	2210	SCHOOL	Exempt Prop Res - vac
11-21-135-006	2623	MULBERRY	Exempt Prop Res - vac
11-21-209-005	219	N JOHNSTON	Exempt Prop Res - vac
11-21-235-002	236	N INDEPENDENCE	Exempt Prop Res - vac
11-21-235-003	230	N INDEPENDENCE	Exempt Prop Res - vac
11-21-235-004	226	N INDEPENDENCE	Exempt Prop Res - vac
11-21-235-005	222	N INDEPENDENCE	Exempt Prop Res - vac
11-21-235-006	215	N INDEPENDENCE	Exempt Prop Res - vac
11-21-235-007	208	N INDEPENDENCE	Exempt Prop Res - vac
11-21-236-002	229	N INDEPENDENCE	Exempt Prop Res - vac
11-21-281-039	113	CARSON	Exempt Prop Res - vac
11-21-281-043	114	W STATE	Exempt Prop Res - vac
11-21-281-044	205	W STATE	Exempt Prop Res - vac
11-21-285-006	2104	W STATE	Exempt Prop Res - vac
11-21-277-007	126	N SUNSET	Exempt Prop Res - vac
11-21-280-005	2010	W STATE	Exempt Prop Res - vac
11-21-281-009	1804	W STATE	Exempt Prop Res - vac
11-21-281-018	117	S INDEPENDENCE	Exempt Prop Res - vac
11-21-281-018	1904	W STATE	Exempt Prop Res - vac
11-21-294-001	1918	ELM	Exempt Prop Res - vac
11-21-294-015	1800	CHESTNUT	Exempt Prop Res - vac
11-21-285-004	218	S INDEPENDENCE	Exempt Prop Res - vac
11-21-285-009	1700	CHESTNUT	Exempt Prop Res - vac
11-21-287-008	1810	CHESTNUT	Exempt Prop Res - vac
11-22-103-006	1502	SCHOOL	Exempt Prop Res - vac
11-22-108-011	1418	ANDREWS	Exempt Prop Res - vac
11-22-105-034	1402	ANDREWS	Exempt Prop Res - vac
11-22-100-015	330	N HINKLEY	Exempt Prop Res - vac
11-22-108-022	202	N HINKLEY	Exempt Prop Res - vac
11-22-108-008	1420	W JEFFERSON	Exempt Prop Res - vac
11-22-108-016	234	N HINKLEY	Exempt Prop Res - vac
11-22-109-026	1435	MULBERRY	Exempt Prop Res - vac
11-22-109-032	1417	MULBERRY	Exempt Prop Res - vac
11-22-128-014	1131	ANDREWS	Exempt Prop Res - vac
11-22-128-025	410	N AVON	Exempt Prop Res - vac
11-22-129-010	220	N HINKLEY	Exempt Prop Res - vac
11-22-151-009	114	OAKLEY	Exempt Prop Res - vac
11-22-152-006	1510	MULBERRY	Exempt Prop Res - vac
11-22-182-008	122	IRVING	Exempt Prop Res - vac
11-22-155-001	1434	W STATE	Exempt Prop Res - vac
11-22-186-006	1416	W STATE	Exempt Prop Res - vac
11-22-186-006	1412	W STATE	Exempt Prop Res - vac
11-22-118-009	1211	W STATE	Exempt Prop Res - vac
11-22-176-009	1307	W STATE	Exempt Prop Res - vac
11-22-177-002	125	FOREST	Exempt Prop Res - vac
11-22-177-004	113	FOREST	Exempt Prop Res - vac
11-22-177-003	109	FOREST	Exempt Prop Res - vac
11-22-177-011	1231	W STATE	Exempt Prop Res - vac
11-22-177-012	1207	W STATE	Exempt Prop Res - vac
11-22-180-003	1226	W STATE	Exempt Prop Res - vac
11-22-180-007	1308	W STATE	Exempt Prop Res - vac
11-22-181-004	1170	W STATE	Exempt Prop Res - vac
11-22-181-005	1106	W STATE	Exempt Prop Res - vac
11-22-181-006	1102	W STATE	Exempt Prop Res - vac
11-22-181-007	107	S AVON	Exempt Prop Res - vac
11-22-181-008	109	S AVON	Exempt Prop Res - vac
11-22-181-009	1113	S AVON	Exempt Prop Res - vac
11-22-181-015	1111	ELM	Exempt Prop Res - vac
11-22-182-009	6	N HINKLEY	Exempt Prop Res - vac
11-21-208-014	304	ROYAL	Four Family Residence
11-21-222-015	304	N INDEPENDENCE	Four Family Residence
11-21-261-007	203	WEBSTER	Four Family Residence
11-21-277-010	1823	W STATE	Four Family Residence
11-22-127-020	1225	ANDREWS	Four Family Residence
11-22-176-015	1305	W STATE	Four Family Residence
11-22-180-004	1322	W STATE	Four Family Residence
11-22-184-007	1118	ELM	Four Family Residence
11-18-357-027	528	FURMAN	Single Family Residence
11-15-357-028	524	FURMAN	Single Family Residence
11-15-357-029	918	FURMAN	Single Family Residence
11-15-357-030	514	FURMAN	Single Family Residence
11-15-357-032	504	FURMAN	Single Family Residence
11-21-102-001	3122	SCHOOL	Single Family Residence
11-21-102-005	3108	SCHOOL	Single Family Residence
11-21-102-006	3104	SCHOOL	Single Family Residence
11-21-102-007	420	N BURBANK	Single Family Residence
11-21-102-009	415	CARBAUGH	Single Family Residence
11-21-102-010	413	CARBAUGH	Single Family Residence
11-21-102-011	2115	ANDREWS	Single Family Residence
11-21-102-013	415	N BURBANK	Single Family Residence
11-21-102-015	3103	ANDREWS	Single Family Residence
11-21-102-016	3120	SCHOOL	Single Family Residence
11-21-103-001	3024	SCHOOL	Single Family Residence
11-21-103-003	3016	SCHOOL	Single Family Residence

PIN #	HOUSE #	STREET NAME	CLASS DESCRIPTION
11-21-103-004	3012	SCHOOL	Single Family Residence
11-21-103-007	415	BURBANK	Single Family Residence
11-21-103-010	3009	ANDREWS	Single Family Residence
11-21-103-013	3005	ANDREWS	Single Family Residence
11-21-103-014	402	WILLARD	Single Family Residence
11-21-104-002	2915	SCHOOL	Single Family Residence
11-21-104-007	405	WILLARD	Single Family Residence
11-21-104-008	2017	ANDREWS	Single Family Residence
11-21-104-009	416	BAYLISS	Single Family Residence
11-21-104-010	412	BAYLISS	Single Family Residence
11-21-104-011	406	BAYLISS	Single Family Residence
11-21-104-012	402	BAYLISS	Single Family Residence
11-21-104-013	2910	SCHOOL	Single Family Residence
11-21-105-001	2224	ANDREWS	Single Family Residence
11-21-105-002	323	N PIERPONT	Single Family Residence
11-21-105-003	317	N PIERPONT	Single Family Residence
11-21-105-004	316	N PIERPONT	Single Family Residence
11-21-105-005	311	N PIERPONT	Single Family Residence
11-21-105-006	307	N PIERPONT	Single Family Residence
11-21-105-007	303	N PIERPONT	Single Family Residence
11-21-105-008	207	N PIERPONT	Single Family Residence
11-21-105-009	205	N PIERPONT	Single Family Residence
11-21-105-010	203	N PIERPONT	Single Family Residence
11-21-105-012	326	CARBAUGH	Single Family Residence
11-21-105-013	322	CARBAUGH	Single Family Residence
11-21-105-014	316	CARBAUGH	Single Family Residence
11-21-105-015	312	CARBAUGH	Single Family Residence
11-21-105-016	210	CARBAUGH	Single Family Residence
11-21-105-017	208	CARBAUGH	Single Family Residence
11-21-105-023	201	N PIERPONT	Single Family Residence
11-21-106-002	372	CARBAUGH	Single Family Residence
11-21-106-008	307	CARBAUGH	Single Family Residence
11-21-106-007	303	CARBAUGH	Single Family Residence
11-21-106-008	207	CARBAUGH	Single Family Residence
11-21-106-009	205	CARBAUGH	Single Family Residence
11-21-106-011	201	CARBAUGH	Single Family Residence
11-21-106-012	328	BURBANK	Single Family Residence
11-21-106-013	326	BURBANK	Single Family Residence
11-21-106-014	324	BURBANK	Single Family Residence
11-21-106-015	314	BURBANK	Single Family Residence
11-21-106-016	306	BURBANK	Single Family Residence
11-21-106-018	302	BURBANK	Single Family Residence
11-21-106-019	302	BURBANK	Single Family Residence
11-21-106-022	3109	MULBERRY	Single Family Residence
11-21-106-023	202	BURBANK	Single Family Residence
11-21-106-024	214	BURBANK	Single Family Residence
11-21-107-001	3018	ANDREWS	Single Family Residence
11-21-107-002	325	BURBANK	Single Family Residence
11-21-107-004	317	BURBANK	Single Family Residence
11-21-107-008	301	BURBANK	Single Family Residence
11-21-107-009	216	BURBANK	Single Family Residence
11-21-107-010	207	BURBANK	Single Family Residence
11-21-107-011	203	BURBANK	Single Family Residence
11-21-107-013	326	WILLARD	Single Family Residence
11-21-107-015	320	WILLARD	Single Family Residence
11-21-107-017	312	WILLARD	Single Family Residence
11-21-107-019	306	WILLARD	Single Family Residence
11-21-107-020	304	WILLARD	Single Family Residence
11-21-107-020	302	WILLARD	Single Family Residence
11-21-107-021	208	WILLARD	Single Family Residence
11-21-107-022	206	WILLARD	Single Family Residence
11-21-107-023	204	WILLARD	Single Family Residence
11-21-107-024	202	WILLARD	Single Family Residence
11-21-108-001	311	WILLARD	Single Family Residence
11-21-108-003	316	WILLARD	Single Family Residence
11-21-108-004	311	WILLARD	Single Family Residence
11-21-108-005	303	WILLARD	Single Family Residence
11-21-108-006	301	WILLARD	Single Family Residence
11-21-108-007	207	WILLARD	Single Family Residence
11-21-108-008	205	WILLARD	Single Family Residence
11-21-108-009	203	WILLARD	Single Family Residence
11-21-108-010	201	WILLARD	Single Family Residence
11-21-108-015	312	BAYLISS	Single Family Residence
11-21-108-016	308	BAYLISS	Single Family Residence
11-21-108-017	304	BAYLISS	Single Family Residence
11-21-108-018	218	BAYLISS	Single Family Residence
11-21-108-019	216	BAYLISS	Single Family Residence
11-21-108-020	210	BAYLISS	Single Family Residence
11-21-108-021	206	BAYLISS	Single Family Residence
11-21-108-022	202	BAYLISS	Single Family Residence
11-21-108-002	110	N PIERPONT	Single Family Residence
11-21-108-003	115	N PIERPONT	Single Family Residence
11-21-108-003	116	CARBAUGH	Single Family Residence
11-21-108-009	3212	MULBERRY	Single Family Residence
11-21-110-001	327	CARBAUGH	Single Family Residence
11-21-110-003	117	CARBAUGH	Single Family Residence
11-21-110-004	120	BURBANK	Single Family Residence
11-21-110-005	124	BURBANK	Single Family Residence
11-21-110-006	120	BURBANK	Single Family Residence
11-21-110-007	3127	W STATE	Single Family Residence
11-21-110-009	114	BURBANK	Single Family Residence
11-21-111-001	129	BURBANK	Single Family Residence
11-21-111-002	125	BURBANK	Single Family Residence
11-21-111-004	122	WILLARD	Single Family Residence
11-21-111-005	120	WILLARD	Single Family Residence
11-21-111-008	118	WILLARD	Single Family Residence
11-21-111-008	3005	W STATE	Single Family Residence
11-21-112-001	127	WILLARD	Single Family Residence
11-21-112-002	123	WILLARD	Single Family Residence
11-21-112-003	117	WILLARD	Single Family Residence
11-21-112-004	122	BAYLISS	Single Family Residence
11-21-112-005	116	BAYLISS	Single Family Residence
11-21-112-006	114	BAYLISS	Single Family Residence
11-21-112-006	2910	W STATE	Single Family Residence
11-21-120-001	2824	SCHOOL	Single Family Residence
11-21-120-003	2812	SCHOOL	Single Family Residence
11-21-120-005	412	BAYLISS	Single Family Residence

PIN #	HOUSE #	STREET NAME	CLASS DESCRIPTION
11-21-126-005	411	BAYLISS	Single Family Residence
11-21-126-008	2615	ANDREWS	ST
11-21-126-010	408	N HORACE	AVE
11-21-126-011	402	N HORACE	AVE
11-21-127-006	420	N DAY	AVE
11-21-127-007	415	N HORACE	AVE
11-21-127-008	411	N HORACE	AVE
11-21-127-009	404	N HORACE	AVE
11-21-127-010	416	N DAY	AVE
11-21-127-011	412	N DAY	AVE
11-21-127-014	404	N DAY	AVE
11-21-128-001	418	N DAY	AVE
11-21-128-002	2616	SCHOOL	ST
11-21-128-003	420	N HENRIETTA	AVE
11-21-128-004	422	N HENRIETTA	AVE
11-21-128-005	418	N HENRIETTA	AVE
11-21-128-008	415	N DAY	AVE
11-21-128-007	411	N DAY	AVE
11-21-128-009	404	N DAY	AVE
11-21-128-010	414	N HENRIETTA	AVE
11-21-128-011	410	N HENRIETTA	AVE
11-21-128-013	2605	ANDREWS	ST
11-21-128-014	402	N HENRIETTA	AVE
11-21-128-001	427	N HENRIETTA	AVE
11-21-128-002	423	N HENRIETTA	AVE
11-21-128-003	419	N HENRIETTA	AVE
11-21-128-004	415	N HENRIETTA	AVE
11-21-128-005	411	N HENRIETTA	AVE
11-21-128-006	407	N HENRIETTA	AVE
11-21-128-007	403	N HENRIETTA	AVE
11-21-128-008	2515	ANDREWS	ST
11-21-128-009	2610	SCHOOL	ST
11-21-128-010	2602	SCHOOL	ST
11-21-128-011	474	N JOHNSTON	AVE
11-21-128-012	416	N JOHNSTON	AVE
11-21-128-013	414	N JOHNSTON	AVE
11-21-128-014	410	N JOHNSTON	AVE
11-21-128-015	404	N JOHNSTON	AVE
11-21-128-016	402	N JOHNSTON	AVE
11-21-130-001	2618	ANDREWS	ST
11-21-130-002	321	BAYLISS	AVE
11-21-130-003	318	BAYLISS	AVE
11-21-130-006	307	BAYLISS	AVE
11-21-130-007	303	BAYLISS	AVE
11-21-130-008	216	BAYLISS	AVE
11-21-130-009	211	BAYLISS	AVE
11-21-130-010	207	BAYLISS	AVE
11-21-130-011	205	BAYLISS	AVE
11-21-130-013	2810	ANDREWS	ST
11-21-130-014	318	N HORACE	AVE
11-21-130-015	316	N HORACE	AVE
11-21-130-016	310	N HORACE	AVE
11-21-130-017	308	N HORACE	AVE
11-21-130-018	302	N HORACE	AVE
11-21-130-019	304	N HORACE	AVE
11-21-130-020	302	N HORACE	AVE
11-21-130-021	212	N HORACE	AVE
11-21-130-022	210	N HORACE	AVE
11-21-130-023	208	N HORACE	AVE
11-21-130-024	206	N HORACE	AVE
11-21-130-025	204	N HORACE	AVE
11-21-131-001	317	N HORACE	AVE
11-21-131-002	315	N HORACE	AVE
11-21-131-003	313	N HORACE	AVE
11-21-131-004	311	N HORACE	AVE
11-21-131-005	309	N HORACE	AVE
11-21-131-006	305	N HORACE	AVE
11-21-131-007	301	N HORACE	AVE
11-21-131-009	324	N DAY	AVE
11-21-131-010	320	N DAY	AVE
11-21-131-011	318	N DAY	AVE
11-21-131-012	316	N DAY	AVE
11-21-131-013	312	N DAY	AVE
11-21-131-014	304	N DAY	AVE
11-21-131-015	304	N DAY	AVE
11-21-132-001	325	N DAY	AVE
11-21-132-002	301	N DAY	AVE
11-21-132-003	319	N DAY	AVE
11-21-132-004	315	N DAY	AVE
11-21-132-006	303	N DAY	AVE
11-21-132-007	301	N DAY	AVE
11-21-132-008	2015	W JEFFERSON	ST
11-21-132-009	326	N HENRIETTA	AVE
11-21-132-010	322	N HENRIETTA	AVE
11-21-132-011	318	N HENRIETTA	AVE
11-21-132-012	314	N HENRIETTA	AVE
11-21-132-013	310	N HENRIETTA	AVE
11-21-132-014	306	N HENRIETTA	AVE
11-21-132-015	302	N HENRIETTA	AVE
11-21-133-001	329	N HENRIETTA	AVE
11-21-133-002	325	N HENRIETTA	AVE
11-21-133-003	2612	ANDREWS	ST
11-21-133-004	318	N HENRIETTA	AVE
11-21-133-005	315	N HENRIETTA	AVE
11-21-133-006	311	N HENRIETTA	AVE
11-21-133-007	307	N HENRIETTA	AVE
11-21-133-008	303	N HENRIETTA	AVE
11-21-133-009	226	N JOHNSTON	AVE
11-21-133-011	220	N JOHNSTON	AVE
11-21-133-012	316	N JOHNSTON	AVE
11-21-133-013	312	N JOHNSTON	AVE
11-21-133-014	308	N JOHNSTON	AVE
11-21-133-015	304	N JOHNSTON	AVE
11-21-134-001	216	N HORACE	AVE
11-21-134-002	205	N HORACE	AVE
11-21-134-003	201	N HORACE	AVE

PIN #	HOUSE #	STREET NAME	CLASS DESCRIPTION
11-21-134-004	224	N DAY	AVE
11-21-134-005	218	N DAY	AVE
11-21-134-006	212	N DAY	AVE
11-21-134-007	208	N DAY	AVE
11-21-134-008	204	N DAY	AVE
11-21-135-001	223	N DAY	AVE
11-21-135-002	219	N DAY	AVE
11-21-135-003	215	N DAY	AVE
11-21-135-004	211	N DAY	AVE
11-21-135-005	207	N DAY	AVE
11-21-135-007	2615	MULBERRY	ST
11-21-135-008	224	N HENRIETTA	AVE
11-21-135-009	221	N HENRIETTA	AVE
11-21-135-010	216	N HENRIETTA	AVE
11-21-135-011	216	N HENRIETTA	AVE
11-21-137-002	128	N HORACE	AVE
11-21-137-004	120	N HORACE	AVE
11-21-137-005	2617	W STATE	ST
11-21-138-001	125	N HORACE	AVE
11-21-138-002	121	N HORACE	AVE
11-21-138-003	119	N HORACE	AVE
11-21-138-004	128	N DAY	AVE
11-21-138-005	122	N DAY	AVE
11-21-138-006	118	N DAY	AVE
11-21-138-011	2713	W STATE	ST
11-21-138-012	2709	W STATE	ST
11-21-138-001	127	N DAY	AVE
11-21-139-002	123	N DAY	AVE
11-21-139-003	119	N DAY	AVE
11-21-139-006	122	N HENRIETTA	AVE
11-21-139-007	120	N HENRIETTA	AVE
11-21-139-008	115	N DAY	AVE
11-21-139-009	111	N DAY	AVE
11-21-139-011	2621	W STATE	ST
11-21-139-013	116	N HENRIETTA	AVE
11-21-139-016	105	N HENRIETTA	AVE
11-21-140-001	127	N HENRIETTA	AVE
11-21-140-002	123	N HENRIETTA	AVE
11-21-140-003	118	N HENRIETTA	AVE
11-21-140-004	116	N HENRIETTA	AVE
11-21-140-005	128	N JOHNSTON	AVE
11-21-140-006	124	N JOHNSTON	AVE
11-21-140-007	118	N JOHNSTON	AVE
11-21-140-008	2223	W STATE	ST
11-21-140-012	112	N JOHNSTON	AVE
11-21-153-007	105	S HORACE	AVE
11-21-153-013	117	S HORACE	AVE
11-21-153-014	121	S HORACE	AVE
11-21-154-005	208	S BURBANK	AVE
11-21-157-006	315	S HORACE	AVE
11-21-176-001	2720	W STATE	ST
11-21-176-004	2706	W STATE	ST
11-21-176-007	112	S HORACE	AVE
11-21-176-008	114	S HORACE	AVE
11-21-176-011	2711	ELM	ST
11-21-176-012	111	S DAY	AVE
11-21-176-013	116	S DAY	AVE
11-21-176-014	119	S DAY	AVE
11-21-176-015	121	S DAY	AVE
11-21-176-016	2705	ELM	ST
11-21-177-003	2612	W STATE	ST
11-21-177-004	2608	W STATE	ST
11-21-177-005	2604	W STATE	ST
11-21-177-006	109	S HENRIETTA	AVE
11-21-177-007	116	S DAY	AVE
11-21-177-008	120	S DAY	AVE
11-21-177-009	124	S DAY	AVE
11-21-177-010	115	S HENRIETTA	AVE
11-21-177-011	2606	ELM	ST
11-21-177-012	118	S HENRIETTA	AVE
11-21-177-013	121	S HENRIETTA	AVE
11-21-177-014	123	S HENRIETTA	AVE
11-21-178-004	120	S HENRIETTA	AVE
11-21-178-005	124	S HENRIETTA	AVE
11-21-178-006	2709	CHESTNUT	ST
11-21-178-007	201	S DAY	AVE
11-21-178-009	217	S DAY	AVE
11-21-178-011	223	S DAY	AVE
11-21-180-001	202	S DAY	AVE
11-21-180-002	206	S DAY	AVE
11-21-180-003	2616	ELM	ST
11-21-180-006	216	S DAY	AVE
11-21-180-009	207	S HENRIETTA	AVE
11-21-180-010	213	S HENRIETTA	AVE
11-21-180-011	219	S HENRIETTA	AVE
11-21-180-012	223	S HENRIETTA	AVE
11-21-180-013	227	S HENRIETTA	AVE
11-21-181-002	206	S HENRIETTA	AVE
11-21-181-003	214	S HENRIETTA	AVE
11-21-181-004	220	S HENRIETTA	AVE
11-21-181-005	226	S HENRIETTA	AVE
11-21-181-006	201	S JOHNSTON	AVE
11-21-181-008	209	S JOHNSTON	AVE
11-21-181-010	219	S JOHNSTON	AVE
11-21-181-012	227	S JOHNSTON	AVE
11-21-182-001	304	S HORACE	AVE
11-21-182-004	318	S HORACE	AVE
11-21-182-005	220	S HORACE	AVE
11-21-182-007	303	S DAY	AVE
11-21-182-008	305	S DAY	AVE
11-21-182-009	311	S DAY	AVE
11-21-182-013	224	S HORACE	AVE
11-21-184-001	2522	CHESTNUT	ST
11-21-184-002	2516	CHESTNUT	ST
11-21-184-003	312	S HENRIETTA	AVE
11-21-184-004	314	S HENRIETTA	AVE

PIN #	HOUSE #	STREET NAME	CLASS DESCRIPTION
11-21-184-006	324	S HENNETTA	AVE Single Family Residence
11-21-184-007	261-4	CHESTNUT	ST Single Family Residence
11-21-184-009	303	S JOHNSTON	AVE Single Family Residence
11-21-184-010	307	S JOHNSTON	AVE Single Family Residence
11-21-184-011	311	S JOHNSTON	AVE Single Family Residence
11-21-184-012	315	S JOHNSTON	AVE Single Family Residence
11-21-184-013	319	S JOHNSTON	AVE Single Family Residence
11-21-184-014	325	S JOHNSTON	AVE Single Family Residence
11-21-201-001	421	N JOHNSTON	AVE Single Family Residence
11-21-201-002	2420	SCHOOL	ST Single Family Residence
11-21-201-003	2416	SCHOOL	ST Single Family Residence
11-21-201-004	2410	SCHOOL	ST Single Family Residence
11-21-201-005	2404	SCHOOL	ST Single Family Residence
11-21-201-007	415	N JOHNSTON	AVE Single Family Residence
11-21-201-008	411	N JOHNSTON	AVE Single Family Residence
11-21-201-009	407	N JOHNSTON	AVE Single Family Residence
11-21-201-010	403	N JOHNSTON	AVE Single Family Residence
11-21-201-011	2415	ANDREWS	ST Single Family Residence
11-21-201-012	416	SOPER	AVE Single Family Residence
11-21-201-013	412	SOPER	AVE Single Family Residence
11-21-201-015	408	SOPER	AVE Single Family Residence
11-21-201-016	2411	ANDREWS	ST Single Family Residence
11-21-201-017	2407	ANDREWS	ST Single Family Residence
11-21-202-001	427	SOPER	AVE Single Family Residence
11-21-202-002	421	SOPER	AVE Single Family Residence
11-21-202-003	419	SOPER	AVE Single Family Residence
11-21-202-004	415	SOPER	AVE Single Family Residence
11-21-202-005	411	SOPER	AVE Single Family Residence
11-21-202-006	2213	ANDREWS	ST Single Family Residence
11-21-202-007	2119	ANDREWS	ST Single Family Residence
11-21-202-008	2115	ANDREWS	ST Single Family Residence
11-21-202-009	2116	SCHOOL	ST Single Family Residence
11-21-202-010	2112	SCHOOL	ST Single Family Residence
11-21-202-011	2108	SCHOOL	ST Single Family Residence
11-21-202-012	2104	SCHOOL	ST Single Family Residence
11-21-202-013	422	ALLIANCE	AVE Single Family Residence
11-21-202-014	420	ALLIANCE	AVE Single Family Residence
11-21-202-015	413	ALLIANCE	AVE Single Family Residence
11-21-202-016	408	ALLIANCE	AVE Single Family Residence
11-21-202-017	403	ALLIANCE	AVE Single Family Residence
11-21-203-001	2119	ALLIANCE	AVE Single Family Residence
11-21-203-004	2110	SCHOOL	ST Single Family Residence
11-21-203-005	2102	SCHOOL	ST Single Family Residence
11-21-203-007	416	ALLIANCE	AVE Single Family Residence
11-21-203-008	411	ALLIANCE	AVE Single Family Residence
11-21-203-009	2211	ANDREWS	ST Single Family Residence
11-21-203-010	2117	ANDREWS	ST Single Family Residence
11-21-203-011	2113	ANDREWS	ST Single Family Residence
11-21-203-012	422	MIRIAM	AVE Single Family Residence
11-21-203-013	416	MIRIAM	AVE Single Family Residence
11-21-203-014	412	MIRIAM	AVE Single Family Residence
11-21-203-015	408	MIRIAM	AVE Single Family Residence
11-21-203-016	404	MIRIAM	AVE Single Family Residence
11-21-204-001	2122	SCHOOL	ST Single Family Residence
11-21-204-002	2120	SCHOOL	ST Single Family Residence
11-21-204-003	2116	SCHOOL	ST Single Family Residence
11-21-204-004	2108	SCHOOL	ST Single Family Residence
11-21-204-005	2105	SCHOOL	ST Single Family Residence
11-21-204-006	2104	SCHOOL	ST Single Family Residence
11-21-204-007	421	MIRIAM	AVE Single Family Residence
11-21-204-008	415	MIRIAM	AVE Single Family Residence
11-21-204-009	411	MIRIAM	AVE Single Family Residence
11-21-204-010	2121	ANDREWS	ST Single Family Residence
11-21-204-011	2117	ANDREWS	ST Single Family Residence
11-21-204-012	2115	ANDREWS	ST Single Family Residence
11-21-204-013	2111	ANDREWS	ST Single Family Residence
11-21-204-014	414	ROYAL	AVE Single Family Residence
11-21-204-015	412	ROYAL	AVE Single Family Residence
11-21-204-016	405	ROYAL	AVE Single Family Residence
11-21-204-017	402	ROYAL	AVE Single Family Residence
11-21-205-001	227	N JOHNSTON	AVE Single Family Residence
11-21-205-002	323	N JOHNSTON	AVE Single Family Residence
11-21-205-003	319	N JOHNSTON	AVE Single Family Residence
11-21-205-004	316	N JOHNSTON	AVE Single Family Residence
11-21-205-005	311	N JOHNSTON	AVE Single Family Residence
11-21-205-007	2418	W JEFFERSON	ST Single Family Residence
11-21-205-008	2415	W JEFFERSON	ST Single Family Residence
11-21-205-009	2412	ANDREWS	ST Single Family Residence
11-21-205-010	323	SOPER	AVE Single Family Residence
11-21-205-011	318	SOPER	AVE Single Family Residence
11-21-205-012	316	SOPER	AVE Single Family Residence
11-21-205-013	314	SOPER	AVE Single Family Residence
11-21-205-014	312	SOPER	AVE Single Family Residence
11-21-205-015	308	SOPER	AVE Single Family Residence
11-21-205-016	2407	W JEFFERSON	ST Single Family Residence
11-21-206-003	317	SOPER	AVE Single Family Residence
11-21-206-004	315	SOPER	AVE Single Family Residence
11-21-206-005	313	SOPER	AVE Single Family Residence
11-21-206-006	308	SOPER	AVE Single Family Residence
11-21-206-007	2323	W JEFFERSON	ST Single Family Residence
11-21-206-008	2319	W JEFFERSON	ST Single Family Residence
11-21-206-009	2316	W JEFFERSON	ST Single Family Residence
11-21-206-010	2306	ANDREWS	ST Single Family Residence
11-21-206-011	318	ALLIANCE	AVE Single Family Residence
11-21-206-012	316	ALLIANCE	AVE Single Family Residence
11-21-206-013	314	ALLIANCE	AVE Single Family Residence
11-21-206-014	310	ALLIANCE	AVE Single Family Residence
11-21-206-015	2111	W JEFFERSON	ST Single Family Residence
11-21-206-016	2103	W JEFFERSON	ST Single Family Residence
11-21-206-017	323	SOPER	AVE Single Family Residence
11-21-207-001	2222	ANDREWS	ST Single Family Residence
11-21-207-003	321	ALLIANCE	AVE Single Family Residence
11-21-207-004	316	ALLIANCE	AVE Single Family Residence
11-21-207-005	315	ALLIANCE	AVE Single Family Residence
11-21-207-006	2221	W JEFFERSON	ST Single Family Residence
11-21-207-007	2215	W JEFFERSON	ST Single Family Residence

PIN #	HOUSE #	STREET NAME	CLASS DESCRIPTION
11-21-207-008	2211	W JEFFERSON ST	Single Family Residence
11-21-207-010	229	MIRIAM AVE	Single Family Residence
11-21-207-011	221	MIRIAM AVE	Single Family Residence
11-21-207-012	218	MIRIAM AVE	Single Family Residence
11-21-207-013	312	MIRIAM AVE	Single Family Residence
11-21-207-014	308	MIRIAM AVE	Single Family Residence
11-21-207-015	304	MIRIAM AVE	Single Family Residence
11-21-208-001	2124	ANDREWS ST	Single Family Residence
11-21-208-002	2120	ANDREWS ST	Single Family Residence
11-21-208-003	2116	ANDREWS ST	Single Family Residence
11-21-208-004	221	MIRIAM AVS	Single Family Residence
11-21-208-005	317	MIRIAM AVE	Single Family Residence
11-21-208-006	313	MIRIAM AVE	Single Family Residence
11-21-208-007	228	ROYAL AVE	Single Family Residence
11-21-208-008	224	ROYAL AVE	Single Family Residence
11-21-208-009	220	ROYAL AVE	Single Family Residence
11-21-208-011	312	ROYAL AVE	Single Family Residence
11-21-208-013	3115	W JEFFERSON ST	Single Family Residence
11-21-208-015	225	W JOHNSTON AVE	Single Family Residence
11-21-208-002	2414	W JEFFERSON ST	Single Family Residence
11-21-208-003	2412	W JEFFERSON ST	Single Family Residence
11-21-208-004	226	SOPHER AVE	Single Family Residence
11-21-209-005	216	H JOHNSTON AVE	Single Family Residence
11-21-205-007	211	H JOHNSTON AVE	Single Family Residence
11-21-209-008	207	H JOHNSTON AVE	Single Family Residence
11-21-208-009	216	SOPHER AVE	Single Family Residence
11-21-208-010	312	H SOPHER AVE	Single Family Residence
11-21-208-011	268	SOPHER AVE	Single Family Residence
11-21-209-012	203	H JOHNSTON AVE	Single Family Residence
11-21-209-013	202	MULBERRY ST	Single Family Residence
11-21-209-014	202	SOPHER AVE	Single Family Residence
11-21-210-001	2222	W JEFFERSON ST	Single Family Residence
11-21-210-002	2318	W JEFFERSON ST	Single Family Residence
11-21-210-003	2314	W JEFFERSON ST	Single Family Residence
11-21-210-004	2306	W JEFFERSON ST	Single Family Residence
11-21-210-005	221	SOPHER AVE	Single Family Residence
11-21-210-006	213	SOPHER AVE	Single Family Residence
11-21-210-010	206	SOPHER AVE	Single Family Residence
11-21-210-011	216	ALLIANCE AVE	Single Family Residence
11-21-210-012	214	ALLIANCE AVE	Single Family Residence
11-21-210-013	2223	MULBERRY ST	Single Family Residence
11-21-210-014	2319	MULBERRY ST	Single Family Residence
11-21-210-015	2312	MULBERRY ST	Single Family Residence
11-21-210-016	2311	MULBERRY ST	Single Family Residence
11-21-210-017	2307	MULBERRY ST	Single Family Residence
11-21-210-018	2304	W JEFFERSON ST	Single Family Residence
11-21-211-001	2224	W JEFFERSON ST	Single Family Residence
11-21-211-002	2210	W JEFFERSON ST	Single Family Residence
11-21-211-003	2214	W JEFFERSON ST	Single Family Residence
11-21-211-004	219	ALLIANCE AVE	Single Family Residence
11-21-211-005	216	ALLIANCE AVE	Single Family Residence
11-21-211-006	2223	MULBERRY ST	Single Family Residence
11-21-211-007	2219	MULBERRY ST	Single Family Residence
11-21-211-008	2213	MULBERRY ST	Single Family Residence
11-21-211-009	232	MIRIAM AVE	Single Family Residence
11-21-211-010	224	MIRIAM AVE	Single Family Residence
11-21-211-012	216	MIRIAM AVE	Single Family Residence
11-21-211-013	210	MIRIAM AVE	Single Family Residence
11-21-211-014	207	MIRIAM AVE	Single Family Residence
11-21-211-015	204	MIRIAM AVE	Single Family Residence
11-21-213-001	239	MIRIAM AVE	Single Family Residence
11-21-212-002	2114	W JEFFERSON ST	Single Family Residence
11-21-212-003	235	MIRIAM AVE	Single Family Residence
11-21-212-004	221	MIRIAM AVE	Single Family Residence
11-21-212-005	217	MIRIAM AVE	Single Family Residence
11-21-212-006	218	MIRIAM AVE	Single Family Residence
11-21-212-007	206	MIRIAM AVE	Single Family Residence
11-21-212-008	203	MIRIAM AVE	Single Family Residence
11-21-212-009	2111	MULBERRY ST	Single Family Residence
11-21-212-010	304	ROYAL AVE	Single Family Residence
11-21-212-011	220	ROYAL AVE	Single Family Residence
11-21-212-012	222	ROYAL AVE	Single Family Residence
11-21-212-013	218	ROYAL AVE	Single Family Residence
11-21-212-014	214	ROYAL AVE	Single Family Residence
11-21-212-015	210	ROYAL AVE	Single Family Residence
11-21-212-016	205	ROYAL AVE	Single Family Residence
11-21-228-001	2022	SCHOOL ST	Single Family Residence
11-21-228-002	2018	SCHOOL ST	Single Family Residence
11-21-228-003	2014	SCHOOL ST	Single Family Residence
11-21-228-004	2010	SCHOOL ST	Single Family Residence
11-21-228-005	415	ROYAL AVE	Single Family Residence
11-21-228-006	402	ROYAL AVE	Single Family Residence
11-21-228-007	2015	ANDREWS ST	Single Family Residence
11-21-228-008	2019	ANDREWS ST	Single Family Residence
11-21-228-009	424	ALBERT AVE	Single Family Residence
11-21-228-010	422	ALBERT AVE	Single Family Residence
11-21-228-011	418	ALBERT AVE	Single Family Residence
11-21-228-012	410	ALBERT AVE	Single Family Residence
11-21-228-014	403	ALBERT AVE	Single Family Residence
11-21-228-015	404	ALBERT AVE	Single Family Residence
11-21-227-001	426	ALBERT AVE	Single Family Residence
11-21-227-002	423	ALBERT AVE	Single Family Residence
11-21-227-003	251	ALBERT AVE	Single Family Residence
11-21-227-004	419	ALBERT AVE	Single Family Residence
11-21-227-005	415	ALBERT AVE	Single Family Residence
11-21-227-006	400	ALBERT AVE	Single Family Residence
11-21-227-007	407	ALBERT AVE	Single Family Residence
11-21-227-008	403	ALBERT AVE	Single Family Residence
11-21-227-009	1916	SCHOOL ST	Single Family Residence
11-21-227-010	1912	SCHOOL ST	Single Family Residence
11-21-227-012	1904	SCHOOL ST	Single Family Residence
11-21-227-013	422	N SUNSET AVE	Single Family Residence
11-21-227-014	416	N SUNSET AVE	Single Family Residence
11-21-227-015	410	N SUNSET AVE	Single Family Residence
11-21-227-016	406	N SUNSET AVE	Single Family Residence
11-21-227-017	404	N SUNSET AVE	Single Family Residence

PIN #	HOUSE #	STREET NAME	CLASS DESCRIPTION
11-21-226-002	1812	SCHOOL ST	Single Family Residence
11-21-228-003	430	N INDEPENDENCE AVE	Single Family Residence
11-21-228-004	425	N SUNSET AVE	Single Family Residence
11-21-228-005	417	N SUNSET AVE	Single Family Residence
11-21-228-007	411	N SUNSET AVE	Single Family Residence
11-21-228-010	424	N INDEPENDENCE AVE	Single Family Residence
11-21-228-011	420	N INDEPENDENCE AVE	Single Family Residence
11-21-228-012	416	N INDEPENDENCE AVE	Single Family Residence
11-21-228-013	414	N INDEPENDENCE AVE	Single Family Residence
11-21-228-014	406	N INDEPENDENCE AVE	Single Family Residence
11-21-228-015	402	N INDEPENDENCE AVE	Single Family Residence
11-21-228-001	1722	SCHOOL ST	Single Family Residence
11-21-228-002	1720	SCHOOL ST	Single Family Residence
11-21-228-003	1716	SCHOOL ST	Single Family Residence
11-21-228-004	417	N INDEPENDENCE AVE	Single Family Residence
11-21-228-006	418	N INDEPENDENCE AVE	Single Family Residence
11-21-228-008	408	N INDEPENDENCE AVE	Single Family Residence
11-21-228-007	407	N INDEPENDENCE AVE	Single Family Residence
11-21-228-005	403	N INDEPENDENCE AVE	Single Family Residence
11-21-228-010	424	N CENTRAL AVE	Single Family Residence
11-21-228-011	420	N CENTRAL AVE	Single Family Residence
11-21-228-012	416	N CENTRAL AVE	Single Family Residence
11-21-228-013	412	N CENTRAL AVE	Single Family Residence
11-21-228-014	408	N CENTRAL AVE	Single Family Residence
11-21-228-015	402	N CENTRAL AVE	Single Family Residence
11-21-230-001	325	ROYAL AVE	Single Family Residence
11-21-230-002	323	ROYAL AVE	Single Family Residence
11-21-230-003	321	ROYAL AVE	Single Family Residence
11-21-230-004	315	ROYAL AVE	Single Family Residence
11-21-230-005	309	ROYAL AVE	Single Family Residence
11-21-230-006	301	ROYAL AVE	Single Family Residence
11-21-230-007	2024	ANDREWS ST	Single Family Residence
11-21-230-008	2012	ANDREWS ST	Single Family Residence
11-21-230-010	221	ALBERT AVE	Single Family Residence
11-21-230-011	322	ALBERT AVE	Single Family Residence
11-21-230-012	316	ALBERT AVE	Single Family Residence
11-21-230-013	312	ALBERT AVE	Single Family Residence
11-21-230-014	305	ALBERT AVE	Single Family Residence
11-21-230-015	304	ALBERT AVE	Single Family Residence
11-21-231-001	331	ALBERT AVE	Single Family Residence
11-21-231-002	1918	ANDREWS ST	Single Family Residence
11-21-231-003	1910	ANDREWS ST	Single Family Residence
11-21-231-004	1804	ANDREWS ST	Single Family Residence
11-21-231-005	326	ALBERT AVE	Single Family Residence
11-21-231-006	321	ALBERT AVE	Single Family Residence
11-21-231-008	311	ALBERT AVE	Single Family Residence
11-21-231-009	307	ALBERT AVE	Single Family Residence
11-21-231-010	203	ALBERT AVE	Single Family Residence
11-21-231-011	1925	W JEFFERSON ST	Single Family Residence
11-21-231-012	326	N SUNSET AVE	Single Family Residence
11-21-231-013	322	N SUNSET AVE	Single Family Residence
11-21-231-014	314	N SUNSET AVE	Single Family Residence
11-21-231-015	310	N SUNSET AVE	Single Family Residence
11-21-231-016	308	N SUNSET AVE	Single Family Residence
11-21-231-017	304	N SUNSET AVE	Single Family Residence
11-21-232-001	325	N SUNSET AVE	Single Family Residence
11-21-232-002	325	N SUNSET AVE	Single Family Residence
11-21-232-003	321	N SUNSET AVE	Single Family Residence
11-21-232-004	316	N SUNSET AVE	Single Family Residence
11-21-232-005	311	N SUNSET AVE	Single Family Residence
11-21-232-007	325	N INDEPENDENCE AVE	Single Family Residence
11-21-232-009	322	N INDEPENDENCE AVE	Single Family Residence
11-21-232-010	316	N INDEPENDENCE AVE	Single Family Residence
11-21-232-011	310	N INDEPENDENCE AVE	Single Family Residence
11-21-232-012	1818	W JEFFERSON ST	Single Family Residence
11-21-232-013	1813	W JEFFERSON ST	Single Family Residence
11-21-232-001	229	N INDEPENDENCE AVE	Single Family Residence
11-21-232-002	325	N INDEPENDENCE AVE	Single Family Residence
11-21-232-003	316	N INDEPENDENCE AVE	Single Family Residence
11-21-232-004	317	N INDEPENDENCE AVE	Single Family Residence
11-21-232-005	315	N INDEPENDENCE AVE	Single Family Residence
11-21-232-008	311	N INDEPENDENCE AVE	Single Family Residence
11-21-232-007	307	N INDEPENDENCE AVE	Single Family Residence
11-21-232-009	303	N INDEPENDENCE AVE	Single Family Residence
11-21-232-010	1715	W JEFFERSON ST	Single Family Residence
11-21-232-011	310	N CENTRAL AVE	Single Family Residence
11-21-232-012	316	N CENTRAL AVE	Single Family Residence
11-21-232-013	316	N CENTRAL AVE	Single Family Residence
11-21-232-014	308	N CENTRAL AVE	Single Family Residence
11-21-232-015	304	N CENTRAL AVE	Single Family Residence
11-21-232-016	302	N CENTRAL AVE	Single Family Residence
11-21-232-002	2014	W JEFFERSON ST	Single Family Residence
11-21-232-003	211	ROYAL AVE	Single Family Residence
11-21-232-004	219	ROYAL AVE	Single Family Residence
11-21-232-005	217	ROYAL AVE	Single Family Residence
11-21-232-006	215	ROYAL AVE	Single Family Residence
11-21-232-007	211	ROYAL AVE	Single Family Residence
11-21-232-008	234	ALBERT AVE	Single Family Residence
11-21-232-012	218	ALBERT AVE	Single Family Residence
11-21-232-014	210	ALBERT AVE	Single Family Residence
11-21-232-015	205	ALBERT AVE	Single Family Residence
11-21-232-016	209	MULBERRY ST	Single Family Residence
11-21-232-017	204	ALBERT AVE	Single Family Residence
11-21-235-001	231	N INDEPENDENCE AVE	Single Family Residence
11-21-236-003	227	N INDEPENDENCE AVE	Single Family Residence
11-21-236-004	225	N INDEPENDENCE AVE	Single Family Residence
11-21-236-005	223	N INDEPENDENCE AVE	Single Family Residence
11-21-236-008	204	N INDEPENDENCE AVE	Single Family Residence
11-21-236-002	205	N INDEPENDENCE AVE	Single Family Residence
11-21-236-010	201	N INDEPENDENCE AVE	Single Family Residence
11-21-236-015	222	N CENTRAL AVE	Single Family Residence
11-21-236-016	220	N CENTRAL AVE	Single Family Residence
11-21-236-017	216	N CENTRAL AVE	Single Family Residence
11-21-236-018	212	N CENTRAL AVE	Single Family Residence
11-21-236-019	206	N CENTRAL AVE	Single Family Residence
11-21-236-020	204	N CENTRAL AVE	Single Family Residence

PIN #	HOUSE #	STREET NAME	CLASS DESCRIPTION
11-21-236-023	238	W CENTRAL	Single Family Residence
11-21-236-024	234	W CENTRAL	Single Family Residence
11-21-236-026	212	W INDEPENDENCE	Single Family Residence
11-21-231-003	2406	MULBERRY	Single Family Residence
11-21-231-006	2220	MULBERRY	Single Family Residence
11-21-231-007	2316	MULBERRY	Single Family Residence
11-21-231-008	2310	MULBERRY	Single Family Residence
11-21-231-009	2306	MULBERRY	Single Family Residence
11-21-231-011	2304	MULBERRY	Single Family Residence
11-21-231-013	2302	MULBERRY	Single Family Residence
11-21-231-014	2222	MULBERRY	Single Family Residence
11-21-231-015	2216	MULBERRY	Single Family Residence
11-21-231-016	2214	MULBERRY	Single Family Residence
11-21-231-017	2210	MULBERRY	Single Family Residence
11-21-231-018	120	MIRIAM	Single Family Residence
11-21-231-019	128	MIRIAM	Single Family Residence
11-21-231-020	118	MIRIAM	Single Family Residence
11-21-231-021	114	MIRIAM	Single Family Residence
11-21-231-022	123	W JOHNSTON	Single Family Residence
11-21-231-023	114	CARSON	Single Family Residence
11-21-231-037	2301	W STATE	Single Family Residence
11-21-231-040	2223	W STATE	Single Family Residence
11-21-231-041	2219	W STATE	Single Family Residence
11-21-231-042	2211	W STATE	Single Family Residence
11-21-231-046	131	W JOHNSTON	Single Family Residence
11-21-231-047	127	W JOHNSTON	Single Family Residence
11-21-232-001	129	MIRIAM	Single Family Residence
11-21-232-002	125	MIRIAM	Single Family Residence
11-21-231-003	121	MIRIAM	Single Family Residence
11-21-232-005	126	ROYAL	Single Family Residence
11-21-232-009	124	ROYAL	Single Family Residence
11-21-232-010	118	ROYAL	Single Family Residence
11-21-232-011	110	ROYAL	Single Family Residence
11-21-233-002	110	W JOHNSTON	Single Family Residence
11-21-233-003	2412	W STATE	Single Family Residence
11-21-233-005	2402	W STATE	Single Family Residence
11-21-233-009	2310	W STATE	Single Family Residence
11-21-233-009	2436	ELM	Single Family Residence
11-21-233-009	2427	ELM	Single Family Residence
11-21-233-010	2411	ELM	Single Family Residence
11-21-233-011	2407	ELM	Single Family Residence
11-21-233-012	2403	ELM	Single Family Residence
11-21-233-013	2319	ELM	Single Family Residence
11-21-233-014	2317	ELM	Single Family Residence
11-21-234-002	224	W STATE	Single Family Residence
11-21-234-007	2202	W STATE	Single Family Residence
11-21-234-011	2215	ELM	Single Family Residence
11-21-234-012	2213	ELM	Single Family Residence
11-21-234-013	115	HOWARD	Single Family Residence
11-21-235-007	107	WEBSTER	Single Family Residence
11-21-235-008	112	HOWARD	Single Family Residence
11-21-235-009	118	HOWARD	Single Family Residence
11-21-235-010	120	HOWARD	Single Family Residence
11-21-235-011	2115	ELM	Single Family Residence
11-21-235-012	2115	ELM	Single Family Residence
11-21-235-013	2105	ELM	Single Family Residence
11-21-235-014	2103	ELM	Single Family Residence
11-21-235-015	2101	ELM	Single Family Residence
11-21-236-001	2426	ELM	Single Family Residence
11-21-236-002	2436	ELM	Single Family Residence
11-3-236-004	2408	ELM	Single Family Residence
11-21-236-005	2404	ELM	Single Family Residence
11-21-236-007	2312	ELM	Single Family Residence
11-21-236-008	201	FOSTER	Single Family Residence
11-21-236-010	214	S JOHNSTON	Single Family Residence
11-21-236-011	218	S JOHNSTON	Single Family Residence
11-21-236-012	222	S JOHNSTON	Single Family Residence
11-21-236-013	226	S JOHNSTON	Single Family Residence
11-21-236-014	2323	CHESTNUT	Single Family Residence
11-21-236-015	2316	CHESTNUT	Single Family Residence
11-21-236-016	2316	CHESTNUT	Single Family Residence
11-21-236-017	2311	CHESTNUT	Single Family Residence
11-21-236-018	221	FOSTER	Single Family Residence
11-21-236-019	225	FOSTER	Single Family Residence
11-21-236-020	229	FOSTER	Single Family Residence
11-21-237-031	204	FOSTER	Single Family Residence
11-21-237-032	208	FOSTER	Single Family Residence
11-21-237-003	212	FOSTER	Single Family Residence
11-21-237-004	216	FOSTER	Single Family Residence
11-21-237-005	220	FOSTER	Single Family Residence
11-21-237-006	224	FOSTER	Single Family Residence
11-21-237-007	228	FOSTER	Single Family Residence
11-21-237-014	225	HOWARD	Single Family Residence
11-21-238-002	2116	ELM	Single Family Residence
11-21-238-003	210	HOWARD	Single Family Residence
11-21-238-004	212	HOWARD	Single Family Residence
11-21-238-005	215	HOWARD	Single Family Residence
11-21-238-005	220	HOWARD	Single Family Residence
11-21-238-007	224	HOWARD	Single Family Residence
11-21-238-014	225	HOWARD	Single Family Residence
11-21-238-002	2116	ELM	Single Family Residence
11-21-238-003	2116	CHESTNUT	Single Family Residence
11-21-238-011	2111	CHESTNUT	Single Family Residence
11-21-238-013	203	WEBSTER	Single Family Residence
11-21-238-016	218	WEBSTER	Single Family Residence
11-21-238-017	223	WEBSTER	Single Family Residence
11-21-238-018	227	WEBSTER	Single Family Residence
11-21-239-001	104	S JOHNSTON	Single Family Residence
11-21-239-002	308	S JOHNSTON	Single Family Residence
11-21-239-003	312	S JOHNSTON	Single Family Residence
11-21-239-004	318	S JOHNSTON	Single Family Residence
11-21-239-005	326	S JOHNSTON	Single Family Residence
11-21-239-005	2324	CHESTNUT	Single Family Residence
11-21-239-007	2320	CHESTNUT	Single Family Residence
11-21-239-008	2316	CHESTNUT	Single Family Residence
11-21-239-009	2312	CHESTNUT	Single Family Residence

PIN #	HOUSE #	STREET NAME	CLASS DESCRIPTION
11-21-259-010	2323	GREEN	ST Single Family Residence
11-21-259-011	2319	GREEN	ST Single Family Residence
11-21-259-012	2315	GREEN	ST Single Family Residence
11-21-259-013	2311	GREEN	ST Single Family Residence
11-21-259-014	303	FOSTER	AVE Single Family Residence
11-21-259-015	305	FOSTER	AVE Single Family Residence
11-21-259-016	311	FOSTER	AVE Single Family Residence
11-21-259-017	319	FOSTER	AVE Single Family Residence
11-21-259-018	323	FOSTER	AVE Single Family Residence
11-21-259-019	327	FOSTER	AVE Single Family Residence
11-21-259-001	302	FOSTER	AVE Single Family Residence
11-21-259-002	306	FOSTER	AVE Single Family Residence
11-21-259-003	312	FOSTER	AVE Single Family Residence
11-21-259-004	318	FOSTER	AVE Single Family Residence
11-21-259-005	320	FOSTER	AVE Single Family Residence
11-21-259-006	324	FOSTER	AVE Single Family Residence
11-21-259-007	328	FOSTER	AVE Single Family Residence
11-21-260-008	2116	CHESTNUT	ST Single Family Residence
11-21-260-009	303	HOWARD	AVE Single Family Residence
11-21-260-010	308	HOWARD	AVE Single Family Residence
11-21-260-011	309	HOWARD	AVE Single Family Residence
11-21-260-012	311	HOWARD	AVE Single Family Residence
11-21-260-013	315	HOWARD	AVE Single Family Residence
11-21-260-014	317	HOWARD	AVE Single Family Residence
11-21-260-015	327	HOWARD	AVE Single Family Residence
11-21-261-003	312	HOWARD	AVE Single Family Residence
11-21-261-004	320	HOWARD	AVE Single Family Residence
11-21-261-008	309	WEBSTER	AVE Single Family Residence
11-21-261-010	318	WEBSTER	AVE Single Family Residence
11-21-261-011	2115	WEBSTER	AVE Single Family Residence
11-21-261-012	2117	GREEN	ST Single Family Residence
11-21-261-014	2106	GREEN	ST Single Family Residence
11-21-261-016	2103	GREEN	ST Single Family Residence
11-21-262-001	135	ROYAL	AVE Single Family Residence
11-21-276-002	123	ROYAL	AVE Single Family Residence
11-21-276-006	114	ALBERT	AVE Single Family Residence
11-21-276-007	110	ALBERT	AVE Single Family Residence
11-21-278-009	2007	W STATE	ST Single Family Residence
11-21-276-012	2014	MULBERRY	ST Single Family Residence
11-21-277-002	123	ALBERT	AVE Single Family Residence
11-21-277-003	117	ALBERT	AVE Single Family Residence
11-21-277-004	115	ALBERT	AVE Single Family Residence
11-21-277-005	113	ALBERT	AVE Single Family Residence
11-21-277-006	1914	MULBERRY	ST Single Family Residence
11-21-277-008	124	N SUNSET	AVE Single Family Residence
11-21-277-009	116	N SUNSET	AVE Single Family Residence
11-21-278-002	117	N SUNSET	AVE Single Family Residence
11-21-278-004	111	N SUNSET	AVE Single Family Residence
11-21-278-005	1810	MULBERRY	ST Single Family Residence
11-21-278-005	116	N INDEPENDENCE	AVE Single Family Residence
11-21-278-009	114	N INDEPENDENCE	AVE Single Family Residence
11-21-279-010	1821	W STATE	ST Single Family Residence
11-21-279-013	1807	W STATE	ST Single Family Residence
11-21-279-001	123	N INDEPENDENCE	AVE Single Family Residence
11-21-279-002	121	N INDEPENDENCE	AVE Single Family Residence
11-21-275-003	117	N INDEPENDENCE	AVE Single Family Residence
11-21-274-004	126	W CENTRAL	AVE Single Family Residence
11-21-278-005	124	W CENTRAL	AVE Single Family Residence
11-21-280-001	2025	W STATE	ST Single Family Residence
11-21-280-002	105	WEBSTER	AVE Single Family Residence
11-21-280-004	2018	W STATE	ST Single Family Residence
11-21-280-005	2004	W STATE	ST Single Family Residence
11-21-280-008	2018	ELM	ST Single Family Residence
11-21-280-009	2011	ELM	ST Single Family Residence
11-21-280-010	2007	ELM	ST Single Family Residence
11-21-280-011	115	STEWART	AVE Single Family Residence
11-21-281-001	1820	W STATE	ST Single Family Residence
11-21-281-002	1916	W STATE	ST Single Family Residence
11-21-281-003	1916	W STATE	ST Single Family Residence
11-21-281-004	1914	W STATE	ST Single Family Residence
11-21-281-007	1816	W STATE	ST Single Family Residence
11-21-281-010	1915	ELM	ST Single Family Residence
11-21-281-011	1811	ELM	ST Single Family Residence
11-21-281-012	1907	ELM	ST Single Family Residence
11-21-281-013	1803	ELM	ST Single Family Residence
11-21-281-014	1815	ELM	ST Single Family Residence
11-21-281-016	1815	ELM	ST Single Family Residence
11-21-281-018	1811	ELM	ST Single Family Residence
11-21-281-020	1820	W STATE	ST Single Family Residence
11-21-282-005	116	S INDEPENDENCE	AVE Single Family Residence
11-21-282-009	1715	ELM	ST Single Family Residence
11-21-282-007	1711	ELM	ST Single Family Residence
11-21-282-008	1705	ELM	ST Single Family Residence
11-21-283-001	2026	ELM	ST Single Family Residence
11-21-283-003	2020	ELM	ST Single Family Residence
11-21-283-008	224	WEBSTER	AVE Single Family Residence
11-21-283-206	2018	CHESTNUT	ST Single Family Residence
11-21-283-007	2015	CHESTNUT	ST Single Family Residence
11-21-283-005	203	STEWART	AVE Single Family Residence
11-21-283-009	205	STEWART	AVE Single Family Residence
11-21-283-010	213	STEWART	AVE Single Family Residence
11-21-283-011	217	STEWART	AVE Single Family Residence
11-21-283-012	211	STEWART	AVE Single Family Residence
11-21-283-013	227	STEWART	AVE Single Family Residence
11-21-284-002	310	STEWART	AVE Single Family Residence
11-21-284-004	220	STEWART	AVE Single Family Residence
11-21-284-005	1843	CHESTNUT	ST Single Family Residence
11-21-284-006	1914	ELM	ST Single Family Residence
11-21-284-007	1810	ELM	ST Single Family Residence
11-21-284-008	1802	ELM	ST Single Family Residence
11-21-284-010	1824	ELM	ST Single Family Residence
11-21-284-011	1820	ELM	ST Single Family Residence
11-21-284-012	1814	ELM	ST Single Family Residence
11-21-284-013	1839	CHESTNUT	ST Single Family Residence
11-21-284-017	1827	CHESTNUT	ST Single Family Residence
11-21-284-016	1822	CHESTNUT	ST Single Family Residence

PIN #	HOUSE #	STREET NAME	CLASS DESCRIPTION
11-21-284-019	1821	CHESTNUT	ST Single Family Residence
11-21-284-020	201	S INDEPENDENCE	AVE Single Family Residence
11-21-284-021	209	S INDEPENDENCE	AVE Single Family Residence
11-21-284-022	213	S INDEPENDENCE	AVE Single Family Residence
11-21-284-023	217	S INDEPENDENCE	AVE Single Family Residence
11-21-285-005	222	S INDEPENDENCE	AVE Single Family Residence
11-21-285-006	228	S INDEPENDENCE	AVE Single Family Residence
11-21-285-007	1712	ELM	ST Single Family Residence
11-21-285-008	1710	ELM	ST Single Family Residence
11-21-285-011	201	S CENTRAL	AVE Single Family Residence
11-21-285-015	227	S CENTRAL	AVE Single Family Residence
11-21-285-016	221	S CENTRAL	AVE Single Family Residence
11-21-285-017	207	S CENTRAL	AVE Single Family Residence
11-21-285-019	202	S INDEPENDENCE	AVE Single Family Residence
11-21-285-020	208	S INDEPENDENCE	AVE Single Family Residence
11-21-285-001	2026	CHESTNUT	ST Single Family Residence
11-21-285-002	2027	CHESTNUT	ST Single Family Residence
11-21-285-003	2018	CHESTNUT	ST Single Family Residence
11-21-286-004	312	WEBSTER	AVE Single Family Residence
11-21-286-005	2014	CHESTNUT	ST Single Family Residence
11-21-286-007	305	STEWART	AVE Single Family Residence
11-21-286-008	311	STEWART	AVE Single Family Residence
11-21-287-001	1848	CHESTNUT	ST Single Family Residence
11-21-287-002	1842	CHESTNUT	ST Single Family Residence
11-21-287-004	1834	CHESTNUT	ST Single Family Residence
11-21-287-005	1828	CHESTNUT	ST Single Family Residence
11-21-287-006	1826	CHESTNUT	ST Single Family Residence
11-21-287-007	1824	CHESTNUT	ST Single Family Residence
11-21-287-012	301	S INDEPENDENCE	AVE Single Family Residence
11-21-287-013	307	S INDEPENDENCE	AVE Single Family Residence
11-21-288-002	1724	CHESTNUT	ST Single Family Residence
11-21-288-003	1722	CHESTNUT	ST Single Family Residence
11-21-288-004	303	S CENTRAL	AVE Single Family Residence
11-21-288-005	207	S CENTRAL	AVE Single Family Residence
11-21-288-006	311	S CENTRAL	AVE Single Family Residence
11-21-288-001	2011	GREEN	ST Single Family Residence
11-21-425-003	2006	GREEN	ST Single Family Residence
11-21-426-004	2007	GREEN	ST Single Family Residence
11-21-426-005	2005	GREEN	ST Single Family Residence
11-21-427-001	318	STEWART	AVE Single Family Residence
11-21-427-004	1831	GREEN	ST Single Family Residence
11-21-427-005	1815	GREEN	ST Single Family Residence
11-21-427-010	217	S INDEPENDENCE	AVE Single Family Residence
11-21-427-011	327	S INDEPENDENCE	AVE Single Family Residence
11-21-428-001	328	S INDEPENDENCE	AVE Single Family Residence
11-21-428-003	1715	GREEN	ST Single Family Residence
11-21-428-004	1711	GREEN	ST Single Family Residence
11-21-428-005	315	S CENTRAL	AVE Single Family Residence
11-21-428-006	325	S CENTRAL	AVE Single Family Residence
11-21-428-007	328	S CENTRAL	AVE Single Family Residence
11-22-101-001	1622	SCHOOL	ST Single Family Residence
11-22-101-002	1618	SCHOOL	ST Single Family Residence
11-22-101-006	427	N CENTRAL	AVE Single Family Residence
11-22-101-007	423	N CENTRAL	AVE Single Family Residence
11-22-101-005	419	N CENTRAL	AVE Single Family Residence
11-22-101-006	415	N CENTRAL	AVE Single Family Residence
11-22-101-010	411	N CENTRAL	AVE Single Family Residence
11-22-101-011	407	N CENTRAL	AVE Single Family Residence
11-22-101-012	403	N CENTRAL	AVE Single Family Residence
11-22-101-013	452	DAKLEY	AVE Single Family Residence
11-22-101-014	448	DAKLEY	AVE Single Family Residence
11-22-101-017	434	DAKLEY	AVE Single Family Residence
11-22-101-016	430	DAKLEY	AVE Single Family Residence
11-22-101-020	418	DAKLEY	AVE Single Family Residence
11-22-101-021	414	DAKLEY	AVE Single Family Residence
11-22-101-022	410	DAKLEY	AVE Single Family Residence
11-22-101-023	1011	ANDREWS	ST Single Family Residence
11-22-101-024	404	DAKLEY	AVE Single Family Residence
11-22-102-003	1520	SCHOOL	ST Single Family Residence
11-22-102-005	1506	SCHOOL	ST Single Family Residence
11-22-102-007	441	DAKLEY	AVE Single Family Residence
11-22-102-008	437	DAKLEY	AVE Single Family Residence
11-22-102-009	421	DAKLEY	AVE Single Family Residence
11-22-102-010	425	DAKLEY	AVE Single Family Residence
11-22-102-011	421	DAKLEY	AVE Single Family Residence
11-22-102-012	417	DAKLEY	AVE Single Family Residence
11-22-102-013	413	DAKLEY	AVE Single Family Residence
11-22-102-014	411	DAKLEY	AVE Single Family Residence
11-22-102-015	441	IRVING	AVE Single Family Residence
11-22-102-016	431	IRVING	AVE Single Family Residence
11-22-102-017	430	IRVING	AVE Single Family Residence
11-22-102-019	422	IRVING	AVE Single Family Residence
11-22-102-024	1431	ANDREWS	ST Single Family Residence
11-22-102-026	1508	ANDREWS	ST Single Family Residence
11-22-102-028	414	IRVING	AVE Single Family Residence
11-22-102-030	405	IRVING	AVE Single Family Residence
11-22-103-001	1438	SCHOOL	ST Single Family Residence
11-22-103-002	1434	SCHOOL	ST Single Family Residence
11-22-103-003	1430	SCHOOL	ST Single Family Residence
11-22-103-004	1426	SCHOOL	ST Single Family Residence
11-22-103-007	439	IRVING	AVE Single Family Residence
11-22-103-008	437	IRVING	AVE Single Family Residence
11-22-103-009	421	IRVING	AVE Single Family Residence
11-22-103-010	427	IRVING	AVE Single Family Residence
11-22-103-011	423	IRVING	AVE Single Family Residence
11-22-103-012	417	IRVING	AVE Single Family Residence
11-22-103-013	426	ORCHARD PARK	ST Single Family Residence
11-22-103-014	434	ORCHARD PARK	ST Single Family Residence
11-22-103-015	430	ORCHARD PARK	ST Single Family Residence
11-22-103-016	425	ORCHARD PARK	ST Single Family Residence
11-22-103-017	422	ORCHARD PARK	ST Single Family Residence
11-22-103-018	418	ORCHARD PARK	ST Single Family Residence
11-22-103-020	426	ORCHARD PARK	ST Single Family Residence
11-22-103-021	425	ORCHARD PARK	ST Single Family Residence
11-22-103-022	421	ORCHARD PARK	ST Single Family Residence

PIN #	HOUSE #	STREET NAME	CLASS DESCRIPTION
11-22-103-023	417	ORCHARD PARK	ST Single Family Residence
11-22-103-024	452	N HINKLEY	AVE Single Family Residence
11-22-103-025	454	N HINKLEY	AVE Single Family Residence
11-22-103-026	450	N HINKLEY	AVE Single Family Residence
11-22-103-027	445	N HINKLEY	AVE Single Family Residence
11-22-103-028	442	N HINKLEY	AVE Single Family Residence
11-22-103-029	428	N HINKLEY	AVE Single Family Residence
11-22-103-032	426	N HINKLEY	AVE Single Family Residence
11-22-103-033	411	IRVING	AVE Single Family Residence
11-22-103-034	1403	ANDREWS	ST Single Family Residence
11-22-103-035	1449	ANDREWS	ST Single Family Residence
11-22-103-035	1442	ANDREWS	ST Single Family Residence
11-22-103-036	1435	ANDREWS	ST Single Family Residence
11-22-103-041	1425	ANDREWS	ST Single Family Residence
11-22-103-043	1417	ANDREWS	ST Single Family Residence
11-22-103-045	1407	ANDREWS	ST Single Family Residence
11-22-103-046	416	N HINKLEY	AVE Single Family Residence
11-22-103-047	1403	ANDREWS	ST Single Family Residence
11-22-104-001	320	N CENTRAL	AVE Single Family Residence
11-22-104-002	321	N CENTRAL	AVE Single Family Residence
11-22-104-003	317	N CENTRAL	AVE Single Family Residence
11-22-104-004	311	N CENTRAL	AVE Single Family Residence
11-22-104-005	307	N CENTRAL	AVE Single Family Residence
11-22-104-005	303	N CENTRAL	AVE Single Family Residence
11-22-104-007	1623	W JEFFERSON	ST Single Family Residence
11-22-104-009	1618	ANDREWS	ST Single Family Residence
11-22-104-009	1616	ANDREWS	ST Single Family Residence
11-22-104-010	324	DAKLEY	AVE Single Family Residence
11-22-104-011	320	DAKLEY	AVE Single Family Residence
11-22-104-012	316	DAKLEY	AVE Single Family Residence
11-22-104-013	312	DAKLEY	AVE Single Family Residence
11-22-104-014	308	DAKLEY	AVE Single Family Residence
11-22-105-001	323	DAKLEY	AVE Single Family Residence
11-22-105-002	1530	ANDREWS	ST Single Family Residence
11-22-105-003	1608	ANDREWS	ST Single Family Residence
11-22-105-004	326	IRVING	AVE Single Family Residence
11-22-105-005	316	DAKLEY	AVE Single Family Residence
11-22-105-006	317	DAKLEY	AVE Single Family Residence
11-22-105-007	311	DAKLEY	AVE Single Family Residence
11-22-105-008	307	DAKLEY	AVE Single Family Residence
11-22-105-009	303	DAKLEY	AVE Single Family Residence
11-22-105-010	326	IRVING	AVE Single Family Residence
11-22-105-011	320	IRVING	AVE Single Family Residence
11-22-105-012	318	IRVING	AVE Single Family Residence
11-22-105-013	312	IRVING	AVE Single Family Residence
11-22-105-014	308	IRVING	AVE Single Family Residence
11-22-105-015	1519	W JEFFERSON	ST Single Family Residence
11-22-105-016	1515	W JEFFERSON	ST Single Family Residence
11-22-105-017	304	IRVING	AVE Single Family Residence
11-22-106-003	310	IRVING	AVE Single Family Residence
11-22-106-004	316	IRVING	AVE Single Family Residence
11-22-106-005	311	IRVING	AVE Single Family Residence
11-22-106-005	307	IRVING	AVE Single Family Residence
11-22-106-007	1448	ANDREWS	ST Single Family Residence
11-22-106-008	1444	ANDREWS	ST Single Family Residence
11-22-106-005	1440	ANDREWS	ST Single Family Residence
11-22-106-010	1430	ANDREWS	ST Single Family Residence
11-22-106-012	1412	ANDREWS	ST Single Family Residence
11-22-106-013	1408	ANDREWS	ST Single Family Residence
11-22-106-014	1404	ANDREWS	ST Single Family Residence
11-22-106-015	303	IRVING	AVE Single Family Residence
11-22-106-016	1447	W JEFFERSON	ST Single Family Residence
11-22-106-017	1443	W JEFFERSON	ST Single Family Residence
11-22-106-018	1439	W JEFFERSON	ST Single Family Residence
11-22-106-019	1425	W JEFFERSON	ST Single Family Residence
11-22-106-020	1427	W JEFFERSON	ST Single Family Residence
11-22-106-022	1416	W JEFFERSON	ST Single Family Residence
11-22-106-023	1417	W JEFFERSON	ST Single Family Residence
11-22-106-026	326	N HINKLEY	AVE Single Family Residence
11-22-106-027	326	N HINKLEY	AVE Single Family Residence
11-22-106-028	320	N HINKLEY	AVE Single Family Residence
11-22-106-031	306	N HINKLEY	AVE Single Family Residence
11-22-106-033	327	IRVING	AVE Single Family Residence
11-22-107-002	1022	W JEFFERSON	ST Single Family Residence
11-22-107-009	1016	W JEFFERSON	ST Single Family Residence
11-22-107-005	215	N CENTRAL	AVE Single Family Residence
11-22-107-006	215	N CENTRAL	AVE Single Family Residence
11-22-107-006	207	N CENTRAL	AVE Single Family Residence
11-22-107-009	203	N CENTRAL	AVE Single Family Residence
11-22-107-010	1018	MULBERRY	ST Single Family Residence
11-22-107-012	226	DAKLEY	AVE Single Family Residence
11-22-107-015	212	DAKLEY	AVE Single Family Residence
11-22-107-016	216	DAKLEY	AVE Single Family Residence
11-22-107-017	205	DAKLEY	AVE Single Family Residence
11-22-107-018	206	DAKLEY	AVE Single Family Residence
11-22-108-001	227	DAKLEY	AVE Single Family Residence
11-22-108-002	223	DAKLEY	AVE Single Family Residence
11-22-108-004	213	DAKLEY	AVE Single Family Residence
11-22-108-007	1519	MULBERRY	ST Single Family Residence
11-22-108-009	1515	MULBERRY	ST Single Family Residence
11-22-108-009	1515	W JEFFERSON	ST Single Family Residence
11-22-108-011	220	IRVING	AVE Single Family Residence
11-22-108-012	216	IRVING	AVE Single Family Residence
11-22-108-013	216	IRVING	AVE Single Family Residence
11-22-108-014	214	IRVING	AVE Single Family Residence
11-22-108-015	212	IRVING	AVE Single Family Residence
11-22-108-016	210	IRVING	AVE Single Family Residence
11-22-108-017	202	IRVING	AVE Single Family Residence
11-22-108-001	221	IRVING	AVE Single Family Residence
11-22-109-003	1444	W JEFFERSON	ST Single Family Residence
11-22-109-004	1440	W JEFFERSON	ST Single Family Residence
11-22-109-005	1434	W JEFFERSON	ST Single Family Residence
11-22-109-005	1428	W JEFFERSON	ST Single Family Residence
11-22-109-011	219	IRVING	AVE Single Family Residence
11-22-109-012	215	IRVING	AVE Single Family Residence
11-22-109-013	213	IRVING	AVE Single Family Residence

PIN #	HOUSE #	STREET NAME	CLASS DESCRIPTION
11-22-109-014	211	IRVING	AVE
11-22-109-015	209	IRVING	AVE
11-22-109-017	226	II HINKLEY	AVE
11-22-109-018	224	II HINKLEY	AVE
11-22-109-020	216	II HINKLEY	AVE
11-22-109-021	212	II HINKLEY	AVE
11-22-109-022	203	IRVING	AVE
11-22-109-023	1447	MULBERRY	ST
11-22-109-024	1442	MULBERRY	ST
11-22-109-027	1433	MULBERRY	ST
11-22-109-028	1428	MULBERRY	ST
11-22-109-029	1427	MULBERRY	ST
11-22-109-031	1421	MULBERRY	ST
11-22-109-032	1411	MULBERRY	ST
11-22-109-034	1407	MULBERRY	ST
11-22-109-035	204	II HINKLEY	AVE
11-22-120-001	1336	SCHOOL	ST
11-22-120-003	1322	SCHOOL	ST
11-22-120-004	1326	SCHOOL	ST
11-22-120-005	1324	SCHOOL	ST
11-22-126-008	1312	SCHOOL	ST
11-22-126-009	1308	SCHOOL	ST
11-22-126-010	1302	SCHOOL	ST
11-22-126-011	443	II HINKLEY	AVE
11-22-126-012	439	II HINKLEY	AVE
11-22-126-013	437	II HINKLEY	AVE
11-22-126-016	428	II HINKLEY	AVE
11-22-126-017	425	II HINKLEY	AVE
11-22-126-017	421	II HINKLEY	AVE
11-22-126-018	416	II HINKLEY	AVE
11-22-126-019	1321	ANDREWS	ST
11-22-126-020	1327	ANDREWS	ST
11-22-126-021	1325	ANDREWS	ST
11-22-126-022	1319	ANDREWS	ST
11-22-126-023	1316	ANDREWS	ST
11-22-126-025	1307	ANDREWS	ST
11-22-126-026	444	FOREST	AVE
11-22-126-027	440	FOREST	AVE
11-22-126-028	436	FOREST	AVE
11-22-126-035	426	FOREST	AVE
11-22-126-037	422	FOREST	AVE
11-22-126-038	414	FOREST	AVE
11-22-127-002	1230	SCHOOL	ST
11-22-127-003	1226	SCHOOL	ST
11-22-127-004	1222	SCHOOL	ST
11-22-127-005	1216	SCHOOL	ST
11-22-127-006	1212	SCHOOL	ST
11-22-127-007	1210	SCHOOL	ST
11-22-127-008	1208	SCHOOL	ST
11-22-127-009	1202	SCHOOL	ST
11-22-127-011	411	FOREST	AVE
11-22-127-012	435	FOREST	AVE
11-22-127-014	415	FOREST	AVE
11-22-127-016	415	FOREST	AVE
11-22-127-017	411	FOREST	AVE
11-22-127-018	407	FOREST	AVE
11-22-127-023	412	JILSON	AVE
11-22-127-026	416	JILSON	AVE
11-22-127-027	412	JILSON	AVE
11-22-127-029	1227	ANDREWS	ST
11-22-127-032	1215	ANDREWS	ST
11-22-127-035	1201	ANDREWS	ST
11-22-127-038	1205	ANDREWS	ST
11-22-128-001	1128	SCHOOL	ST
11-22-128-002	1124	SCHOOL	ST
11-22-128-004	1114	SCHOOL	ST
11-22-128-005	445	JILSON	AVE
11-22-128-007	413	JILSON	AVE
11-22-128-008	413	JILSON	AVE
11-22-128-009	418	JILSON	AVE
11-22-128-010	425	JILSON	AVE
11-22-128-011	416	JILSON	AVE
11-22-128-012	412	JILSON	AVE
11-22-128-017	452	II AVON	ST
11-22-128-018	446	II AVON	ST
11-22-128-020	418	II AVON	ST
11-22-128-021	410	II AVON	ST
11-22-128-022	428	II AVON	ST
11-22-128-023	420	II AVON	ST
11-22-129-001	371	II HINKLEY	AVE
11-22-129-002	1316	ANDREWS	ST
11-22-129-003	328	II HINKLEY	AVE
11-22-129-004	127	II HINKLEY	AVE
11-22-129-007	311	II HINKLEY	AVE
11-22-129-011	226	II HINKLEY	AVE
11-22-129-012	225	II HINKLEY	AVE
11-22-129-015	208	II HINKLEY	AVE
11-22-129-016	205	II HINKLEY	AVE
11-22-129-017	201	II HINKLEY	AVE
11-22-129-018	332	FOREST	AVE
11-22-129-020	226	FOREST	AVE
11-22-129-021	214	FOREST	AVE
11-22-129-023	214	FOREST	AVE
11-22-129-025	208	FOREST	AVE
11-22-129-026	202	FOREST	AVE
11-22-129-028	232	FOREST	AVE
11-22-129-030	226	FOREST	AVE
11-22-129-032	216	FOREST	AVE
11-22-129-033	214	FOREST	AVE
11-22-129-034	208	FOREST	AVE
11-22-129-036	317	II HINKLEY	AVE
11-22-129-037	307	II HINKLEY	AVE
11-22-130-001	315	FOREST	AVE
11-22-130-002	331	FOREST	AVE
11-22-130-003	327	FOREST	AVE
11-22-130-005	315	FOREST	AVE

PIN #	HOUSE #	STREET NAME	CLASS DESCRIPTION
11-22-130-006	311	FOREST	AVE Single Family Residence
11-22-130-007	307	FOREST	AVE Single Family Residence
11-22-130-006	303	FOREST	AVE Single Family Residence
11-22-130-009	301	FOREST	AVE Single Family Residence
11-22-130-010	231	FOREST	AVE Single Family Residence
11-22-130-012	225	FOREST	AVE Single Family Residence
11-22-130-014	211	FOREST	AVE Single Family Residence
11-22-130-015	209	FOREST	AVE Single Family Residence
11-22-130-016	201	FOREST	AVE Single Family Residence
11-22-130-017	122	ANDREWS	ST Single Family Residence
11-22-130-016	340	OAKWOOD	AVE Single Family Residence
11-22-130-016	334	OAKWOOD	AVE Single Family Residence
11-22-130-020	330	OAKWOOD	AVE Single Family Residence
11-22-130-021	326	OAKWOOD	AVE Single Family Residence
11-22-130-023	306	OAKWOOD	AVE Single Family Residence
11-22-130-024	240	OAKWOOD	AVE Single Family Residence
11-22-130-025	238	OAKWOOD	AVE Single Family Residence
11-22-130-026	230	OAKWOOD	AVE Single Family Residence
11-22-130-029	218	OAKWOOD	AVE Single Family Residence
11-22-130-030	214	OAKWOOD	AVE Single Family Residence
11-22-130-031	210	OAKWOOD	AVE Single Family Residence
11-22-130-032	1203	MULBERRY	ST Single Family Residence
11-22-131-005	311	OAKWOOD	AVE Single Family Residence
11-22-131-006	305	OAKWOOD	AVE Single Family Residence
11-22-131-007	1143	W JEFFERSON	ST Single Family Residence
11-22-131-010	1130	ANDREWS	ST Single Family Residence
11-22-131-011	1124	ANDREWS	ST Single Family Residence
11-22-131-014	1141	W JEFFERSON	ST Single Family Residence
11-22-131-015	1135	W JEFFERSON	ST Single Family Residence
11-22-131-016	1131	W JEFFERSON	ST Single Family Residence
11-22-131-017	1126	W JEFFERSON	ST Single Family Residence
11-22-131-019	1121	W JEFFERSON	ST Single Family Residence
11-22-131-020	1115	W JEFFERSON	ST Single Family Residence
11-22-131-021	340	H AVON	ST Single Family Residence
11-22-131-022	336	H AVON	ST Single Family Residence
11-22-131-023	330	H AVON	ST Single Family Residence
11-22-132-003	333	OAKWOOD	AVE Single Family Residence
11-22-132-003	291	OAKWOOD	AVE Single Family Residence
11-22-132-004	273	OAKWOOD	AVE Single Family Residence
11-22-132-005	217	OAKWOOD	AVE Single Family Residence
11-22-132-008	203	OAKWOOD	AVE Single Family Residence
11-22-132-013	1124	W JEFFERSON	ST Single Family Residence
11-22-132-016	1112	W JEFFERSON	ST Single Family Residence
11-22-132-017	1108	W JEFFERSON	ST Single Family Residence
11-22-132-027	1117	AVON	CT Single Family Residence
11-22-132-028	1125	MULBERRY	ST Single Family Residence
11-22-132-030	206	LAWN	TSR Single Family Residence
11-22-132-033	210	H AVON	ST Single Family Residence
11-22-151-001	127	N CENTRAL	AVE Single Family Residence
11-22-151-002	123	N CENTRAL	AVE Single Family Residence
11-22-151-003	121	N CENTRAL	AVE Single Family Residence
11-22-151-004	1618	MULBERRY	ST Single Family Residence
11-22-151-005	1612	MULBERRY	ST Single Family Residence
11-22-151-006	128	DAKLEY	AVE Single Family Residence
11-22-151-008	120	OAKLEY	AVE Single Family Residence
11-22-153-001	127	OAKLEY	AVE Single Family Residence
11-22-153-002	125	OAKLEY	AVE Single Family Residence
11-22-152-007	128	IRVING	AVE Single Family Residence
11-22-152-005	118	IRVING	AVE Single Family Residence
11-22-152-010	114	IRVING	AVE Single Family Residence
11-22-153-003	1446	MULBERRY	ST Single Family Residence
11-22-153-005	1420	MULBERRY	ST Single Family Residence
11-22-153-008	1432	MULBERRY	ST Single Family Residence
11-22-153-008	1428	MULBERRY	ST Single Family Residence
11-22-153-011	1413	MULBERRY	ST Single Family Residence
11-22-153-012	128	N HINKLEY	AVE Single Family Residence
11-22-153-014	118	N HINKLEY	AVE Single Family Residence
11-22-156-004	1420	W STATE	ST Single Family Residence
11-22-156-007	1406	W STATE	ST Single Family Residence
11-22-156-009	1403	W STATE	ST Single Family Residence
11-22-156-010	1433	ELM	ST Single Family Residence
11-22-156-011	1428	ELM	ST Single Family Residence
11-22-156-012	1423	ELM	ST Single Family Residence
11-22-156-015	1411	ELM	ST Single Family Residence
11-22-156-016	1407	ELM	ST Single Family Residence
11-22-158-017	115	S HINKLEY	AVE Single Family Residence
11-22-158-018	1402	ELM	ST Single Family Residence
11-22-159-001	1434	ELM	ST Single Family Residence
11-22-159-002	1426	ELM	ST Single Family Residence
11-22-159-003	1426	ELM	ST Single Family Residence
11-22-159-004	1422	ELM	ST Single Family Residence
11-22-159-007	1408	ELM	ST Single Family Residence
11-22-159-008	214	WALDO	ST Single Family Residence
11-22-159-010	222	WALDO	ST Single Family Residence
11-22-159-012	1423	CHESTNUT	ST Single Family Residence
11-22-159-013	1421	CHESTNUT	ST Single Family Residence
11-22-159-014	1419	CHESTNUT	ST Single Family Residence
11-22-159-015	1417	CHESTNUT	ST Single Family Residence
11-22-159-016	1415	CHESTNUT	ST Single Family Residence
11-22-159-017	1407	CHESTNUT	ST Single Family Residence
11-22-158-020	217	S HINKLEY	AVE Single Family Residence
11-22-159-021	221	S HINKLEY	AVE Single Family Residence
11-22-159-022	227	S HINKLEY	AVE Single Family Residence
11-22-170-005	1323	W STATE	ST Single Family Residence
11-22-170-010	125	FOREST	AVE Single Family Residence
11-22-170-011	126	FOREST	AVE Single Family Residence
11-22-170-013	112	FOREST	AVE Single Family Residence
11-22-177-012	1233	W STATE	ST Single Family Residence
11-22-177-016	1225	W STATE	ST Single Family Residence
11-22-178-004	115	OAKWOOD	AVE Single Family Residence
11-22-178-005	130	LAKIN	TER Single Family Residence
11-22-178-007	128	LAKIN	TER Single Family Residence
11-22-178-009	126	LAKIN	TER Single Family Residence
11-22-178-011	1215	W STATE	ST Single Family Residence
11-22-178-001	1122	MULBERRY	ST Single Family Residence

PIN #	HOUSE #	STREET NAME	CLASS DESCRIPTION
11-22-179-002	123	LAKE	TER
11-22-179-003	129	LAKE	TER
11-22-180-001	1236	W STATE	ST
11-22-180-002	1322	W STATE	ST
11-22-180-005	1316	W STATE	ST
11-22-180-009	116	S HINKEY	AVE
11-22-180-011	1331	ELM	ST
11-22-180-012	1325	ELM	ST
11-22-180-013	1321	ELM	ST
11-22-180-014	1317	ELM	ST
11-22-180-015	1311	ELM	ST
11-22-180-016	1305	ELM	ST
11-22-181-012	122	STANLEY	ST
11-22-181-013	1121	ELM	ST
11-22-182-001	1236	ELM	ST
11-22-182-004	1222	ELM	ST
11-22-182-005	1320	ELM	ST
11-22-182-011	1325	CHESTNUT	ST
11-22-182-012	1317	CHESTNUT	ST
11-22-182-013	1315	CHESTNUT	ST
11-22-182-015	1308	CHESTNUT	ST
11-22-183-005	1216	ELM	ST
11-22-183-007	1202	ELM	ST
11-22-183-008	1223	CHESTNUT	ST
11-22-183-010	1209	CHESTNUT	ST
11-22-183-012	1209	CHESTNUT	ST
11-22-183-013	221	STANLEY	ST
11-22-183-014	225	STANLEY	ST
11-22-184-001	1130	ELM	ST
11-22-184-002	210	STANLEY	ST
11-22-184-004	222	STANLEY	ST
11-22-184-010	1123	CHESTNUT	ST
11-22-184-011	1121	CHESTNUT	ST
11-22-184-012	1116	CHESTNUT	ST
11-22-184-013	1111	CHESTNUT	ST
11-22-184-014	211	S AVON	ST
11-22-201-001	304	S CENTRAL	AVE
11-22-201-002	305	S CENTRAL	AVE
11-22-201-003	306	S CENTRAL	AVE
11-22-201-004	312	S CENTRAL	AVE
11-22-201-005	320	S CENTRAL	AVE
11-22-201-006	324	S CENTRAL	AVE
11-22-201-007	310	S CENTRAL	AVE
11-22-201-009	1016	CHESTNUT	ST
11-22-201-011	1608	CHESTNUT	ST
11-22-201-013	1621	GREEN	ST
11-22-201-014	1617	GREEN	ST
11-22-201-016	311	MARVIN	ST
11-22-201-017	317	MARVIN	ST
11-22-201-018	221	MARVIN	ST
11-22-201-019	325	MARVIN	ST
11-22-202-002	1530	CHESTNUT	ST
11-22-202-003	1520	CHESTNUT	ST
11-22-202-004	1522	CHESTNUT	ST
11-22-202-005	1516	CHESTNUT	ST
11-22-202-006	1612	CHESTNUT	ST
11-22-202-007	1508	CHESTNUT	ST
11-22-202-008	1502	CHESTNUT	ST
11-22-202-009	311	WALDO	ST
11-22-202-011	312	MARVIN	ST
11-22-202-012	316	MARVIN	ST
11-22-202-013	320	MARVIN	ST
11-22-202-014	1325	GREEN	ST
11-22-202-016	1515	GREEN	ST
11-22-202-017	1511	GREEN	ST
11-22-202-018	1507	GREEN	ST
11-22-202-019	1503	GREEN	ST
11-22-202-002	1430	CHESTNUT	ST
11-22-202-003	1426	CHESTNUT	ST
11-22-202-005	1416	CHESTNUT	ST
11-22-202-006	1412	CHESTNUT	ST
11-22-202-009	320	WALDO	ST
11-22-202-010	324	WALDO	ST
11-22-202-011	328	WALDO	ST
11-22-202-012	1425	GREEN	ST
11-22-202-013	1421	GREEN	ST
11-22-202-016	1405	GREEN	ST
11-22-202-016	1405	GREEN	ST
11-22-202-017	315	WALDO	ST
11-22-202-002	1278	S HINKEY	AVE
11-22-202-003	310	CHESTNUT	ST
11-22-202-004	1226	S HINKEY	AVE
11-22-202-010	305	TAY	ST
11-22-202-011	1335	GREEN	ST
11-22-202-012	1329	GREEN	ST
11-22-202-013	1325	GREEN	ST
11-22-202-014	1321	GREEN	ST
11-22-202-015	1317	GREEN	ST
11-22-202-016	323	TAY	ST
11-22-202-017	317	TAY	ST
11-22-202-018	311	TAY	ST
11-22-202-001	1226	CHESTNUT	ST
11-22-202-004	1212	CHESTNUT	ST
11-22-202-005	303	STANLEY	ST
11-22-202-006	311	STANLEY	ST
11-22-202-007	1227	GREEN	ST
11-22-202-009	1215	GREEN	ST
11-22-202-010	1205	GREEN	ST
11-22-202-012	327	STANLEY	ST
11-22-202-005	316	STANLEY	ST
11-22-202-007	1123	GREEN	ST
11-21-251-016	2307	W STATE	ST
11-21-254-001	228	W STATE	ST
11-21-270-005	120	W CENTRAL	AVE
11-21-270-027	226	DAKWOOD	AVE
11-21-178-003	119	DAKWOOD	AVE
			Three Family Residence

PIN #	HOUSE #	STREET NAME	CLASS DESCRIPTION
11-22-178-014	1137	W STATE	ST Three Family Residence
11-22-237-003	1214	CHESTNUT	ST Three Family Residence
11-15-257-026	1412	BLAISDELL	ST Two Family Residence
11-15-257-031	509	FURMAN	ST Two Family Residence
11-21-103-012	408	WILLARD	AVE Two Family Residence
11-21-104-005	420	BAYLBS	AVE Two Family Residence
11-21-105-003	319	CARBAUGH	AVE Two Family Residence
11-21-107-012	201	BURBANK	AVE Two Family Residence
11-21-108-002	319	WILLARD	AVE Two Family Residence
11-21-108-011		BAYLISS	AVE Two Family Residence
11-21-112-007	2015	W STATE	ST Two Family Residence
11-21-126-013	412	II HORACE	AVE Two Family Residence
11-21-137-001	2722	SCHOOL	ST Two Family Residence
11-21-137-002	2718	SCHOOL	ST Two Family Residence
11-21-137-003	2716	SCHOOL	ST Two Family Residence
11-21-127-001	2710	SCHOOL	ST Two Family Residence
11-21-127-002	2706	SCHOOL	ST Two Family Residence
11-21-128-006	407	N DAY	AVE Two Family Residence
11-21-130-004	317	BAYLISS	AVE Two Family Residence
11-21-130-005	313	BAYLISS	AVE Two Family Residence
11-21-132-005	302	N DAY	AVE Two Family Residence
11-21-139-004	126	N HENRIETTA	AVE Two Family Residence
11-21-139-010	2523	W STATE	ST Two Family Residence
11-21-139-011	2601	W STATE	ST Two Family Residence
11-21-140-010	2507	W STATE	ST Two Family Residence
11-21-176-009	1181/2	S HORACE	AVE Two Family Residence
11-21-177-002	2616	W STATE	ST Two Family Residence
11-21-181-006	213	S JOHNSTON	AVE Two Family Residence
11-21-184-003	318	S HENRIETTA	AVE Two Family Residence
11-21-201-005	2406	SCHOOL	ST Two Family Residence
11-21-203-002	2216	SCHOOL	ST Two Family Residence
11-21-207-009	330	MIRIAM	AVE Two Family Residence
11-21-210-016	304	ALLIANCE	AVE Two Family Residence
11-21-211-011	222	MIRIAM	AVE Two Family Residence
11-21-212-017	204	ROYAL	AVE Two Family Residence
11-21-228-009	421	SUNSET	ST Two Family Residence
11-21-228-008	426	N CENTRAL	AVE Two Family Residence
11-21-230-006	300	ALBERT	AVE Two Family Residence
11-21-231-007	319	ALBERT	AVE Two Family Residence
11-21-232-014	1809	W JEFFERSON	ST Two Family Residence
11-21-233-012	322	II CENTRAL	AVE Two Family Residence
11-21-234-001	235	ROYAL	AVE Two Family Residence
11-21-234-008	2023	MULBERRY	ST Two Family Residence
11-21-234-010	232	ALBERT	AVE Two Family Residence
11-21-234-013	212	ALBERT	AVE Two Family Residence
11-21-236-011	242	II CENTRAL	AVE Two Family Residence
11-21-251-002	2412	MULBERRY	ST Two Family Residence
11-21-251-005	2224	MULBERRY	ST Two Family Residence
11-21-251-026	2102	W STATE	ST Two Family Residence
11-21-251-036	2117	W STATE	ST Two Family Residence
11-21-252-007	2111	W STATE	ST Two Family Residence
11-21-252-012	2105	W STATE	ST Two Family Residence
11-21-253-007	2304	W STATE	ST Two Family Residence
11-21-255-015	2307	ELM	ST Two Family Residence
11-21-255-016	2303	ELM	ST Two Family Residence
11-21-255-003	2216	W STATE	ST Two Family Residence
11-21-254-005	2312	W STATE	ST Two Family Residence
11-21-254-006	2215	ELM	ST Two Family Residence
11-21-254-014	119	HOWARD	AVE Two Family Residence
11-21-256-003	2116	W STATE	ST Two Family Residence
11-21-258-004	2110	W STATE	ST Two Family Residence
11-21-257-009	203	HOWARD	AVE Two Family Residence
11-21-257-008	207	HOWARD	AVE Two Family Residence
11-21-257-011	216	HOWARD	AVE Two Family Residence
11-21-257-012	221	HOWARD	AVE Two Family Residence
11-21-258-001	202	HOWARD	AVE Two Family Residence
11-21-258-014	211	WEBSTER	AVE Two Family Residence
11-21-276-006	128	ALBERT	AVE Two Family Residence
11-21-277-001	127	ALBERT	AVE Two Family Residence
11-21-277-011	1821	W STATE	ST Two Family Residence
11-21-278-007	116	N INDEPENDENCE	AVE Two Family Residence
11-21-278-012	1811	W STATE	ST Two Family Residence
11-21-278-014	1801	W STATE	ST Two Family Residence
11-21-280-007	2027	ELM	ST Two Family Residence
11-21-283-004	2014	ELM	ST Two Family Residence
11-21-284-003	214	STEWART	AVE Two Family Residence
11-21-284-008	1904	ELM	ST Two Family Residence
11-21-286-006	237	STEWART	AVE Two Family Residence
11-21-427-009	315	S INDEPENDENCE	AVE Two Family Residence
11-22-101-003	411	N CENTRAL	AVE Two Family Residence
11-22-101-004	417	N CENTRAL	AVE Two Family Residence
11-22-101-005	413	N CENTRAL	AVE Two Family Residence
11-22-101-018	424	OAKLEY	AVE Two Family Residence
11-22-102-001	1528	SCHOOL	ST Two Family Residence
11-22-102-002	1522	SCHOOL	ST Two Family Residence
11-22-103-004	1510	SCHOOL	ST Two Family Residence
11-22-102-025	1509	ANDREWIS	ST Two Family Residence
11-22-102-027	402	IRVING	AVE Two Family Residence
11-22-103-005	1422	SCHOOL	ST Two Family Residence
11-22-103-006	1416	SCHOOL	ST Two Family Residence
11-22-103-030	434	N HINKLEY	AVE Two Family Residence
11-22-103-031	430	N HINKLEY	AVE Two Family Residence
11-22-103-037	1425	ANDREWS	ST Two Family Residence
11-22-103-040	414	ORCHARD PARK	ST Two Family Residence
11-22-103-044	1413	ANDREWS	ST Two Family Residence
11-22-105-025	310	N HINKLEY	AVE Two Family Residence
11-22-106-005	205	OAKLEY	AVE Two Family Residence
11-22-109-007	1424	W JEFFERSON	ST Two Family Residence
11-22-109-015	220	N HINKLEY	AVE Two Family Residence
11-22-126-006	1220	SCHOOL	ST Two Family Residence
11-22-126-007	1316	SCHOOL	ST Two Family Residence
11-22-126-014	433	N HINKLEY	AVE Two Family Residence
11-22-126-024	1311	ANDREWS	ST Two Family Residence
11-22-126-025	430	FOREST	AVE Two Family Residence
11-22-126-034	408	FOREST	AVE Two Family Residence
11-22-126-035	402	FOREST	AVE Two Family Residence

PIN #	HOUSE #	STREET NAME	CLASS DESCRIPTION
11-22-137-001	1234	SCHOOL	ST Two Family Residence
11-22-127-015	421	FOREST	AVE Two Family Residence
11-22-137-020	446	JILSON	AVE Two Family Residence
11-22-127-021	442	JILSON	AVE Two Family Residence
11-22-127-022	436	JILSON	AVE Two Family Residence
11-22-127-026	405	JILSON	AVE Two Family Residence
11-22-127-031	1219	ANDREWS	ST Two Family Residence
11-22-128-003	1118	SCHOOL	ST Two Family Residence
11-22-128-019	440	H AVON	ST Two Family Residence
11-22-128-024	416	H AVON	ST Two Family Residence
11-22-128-026	1125	ANDREWS	ST Two Family Residence
11-22-128-016	334	FOREST	AVE Two Family Residence
11-22-128-023	320	FOREST	AVE Two Family Residence
11-22-128-024	310	FOREST	AVE Two Family Residence
11-22-129-031	322	FOREST	AVE Two Family Residence
11-22-130-035	204	FOREST	AVE Two Family Residence
11-22-130-004	323	FOREST	AVE Two Family Residence
11-22-130-011	228	FOREST	AVE Two Family Residence
11-22-120-022	316	OAKWOOD	AVE Two Family Residence
11-22-120-028	323	OAKWOOD	AVE Two Family Residence
11-22-131-002	335	OAKWOOD	AVE Two Family Residence
11-22-131-009	1132	ANDREWS	ST Two Family Residence
11-22-131-025	320	H AVON	ST Two Family Residence
11-22-131-028	314	N AVON	ST Two Family Residence
11-22-131-026	339	OAKWOOD	AVE Two Family Residence
11-22-132-005	1140	W JEFFERSON	ST Two Family Residence
11-22-132-010	1138	W JEFFERSON	ST Two Family Residence
11-22-132-011	1134	W JEFFERSON	ST Two Family Residence
11-22-132-014	1120	W JEFFERSON	ST Two Family Residence
11-22-132-015	1116	W JEFFERSON	ST Two Family Residence
11-22-132-021	226	H AVON	ST Two Family Residence
11-22-132-022	224	H AVON	ST Two Family Residence
11-22-132-036	232	H AVON	ST Two Family Residence
11-22-161-007	124	DAKLEY	AVE Two Family Residence
11-22-163-003	121	DAKLEY	AVE Two Family Residence
11-22-163-010	1416	MULBERRY	ST Two Family Residence
11-22-163-015	120	N HINKLEY	AVE Two Family Residence
11-22-160-002	1420	W STATE	ST Two Family Residence
11-22-165-009	114	WALDO	ST Two Family Residence
11-22-159-005	1412	ELM	ST Two Family Residence
11-22-159-018	1404	ELM	ST Two Family Residence
11-22-178-004	113	N HINKLEY	AVE Two Family Residence
11-22-178-006	1319	W STATE	ST Two Family Residence
11-22-177-005	1202	MULBERRY	ST Two Family Residence
11-22-177-008	120	DAKLEY	AVE Two Family Residence
11-22-177-010	106	OAKWOOD	AVE Two Family Residence
11-22-178-001	1140	MULBERRY	ST Two Family Residence
11-22-178-010	112	LAKIN	TER Two Family Residence
11-22-178-012	1211	W STATE	ST Two Family Residence
11-22-177-004	125	LAKIN	TER Two Family Residence
11-22-178-007	122	H AVON	ST Two Family Residence
11-22-178-008	118	H AVON	ST Two Family Residence
11-22-178-009	1235	W STATE	ST Two Family Residence
11-22-180-005	1312	W STATE	ST Two Family Residence
11-22-180-010	1233	ELM	ST Two Family Residence
11-22-180-017	1301	ELM	ST Two Family Residence
11-22-181-016	1111	ELM	ST Two Family Residence
11-22-181-017	1107	ELM	ST Two Family Residence
11-22-182-002	1322	ELM	ST Two Family Residence
11-22-182-003	1326	ELM	ST Two Family Residence
11-22-182-003	1304	ELM	ST Two Family Residence
11-22-182-014	1311	CHESTNUT	ST Two Family Residence
11-22-183-002	210	TAY	ST Two Family Residence
11-22-183-004	1220	ELM	ST Two Family Residence
11-22-183-005	1206	ELM	ST Two Family Residence
11-22-183-008	1227	CHESTNUT	ST Two Family Residence
11-22-183-011	1213	CHESTNUT	ST Two Family Residence
11-22-183-015	1203	CHESTNUT	ST Two Family Residence
11-22-184-016	225	AVON	ST Two Family Residence
11-22-301-012	1002	CHESTNUT	ST Two Family Residence
11-22-301-015	1613	GREEN	ST Two Family Residence
11-22-302-001	1534	CHESTNUT	ST Two Family Residence
11-22-302-010	315	WALDO	ST Two Family Residence
11-22-303-001	1425	CHESTNUT	ST Two Family Residence
11-22-303-007	1406	CHESTNUT	ST Two Family Residence
11-22-303-008	1404	CHESTNUT	ST Two Family Residence
11-22-303-014	1417	GREEN	ST Two Family Residence
11-22-326-001	1320	CHESTNUT	ST Two Family Residence
11-22-326-008	1306	CHESTNUT	ST Two Family Residence
11-22-326-009	1302	CHESTNUT	ST Two Family Residence
11-22-328-003	1122	CHESTNUT	ST Two Family Residence
11-22-328-006	1125	GREEN	ST Two Family Residence

**Appendix D**  
**Replacement Rental Housing**

**City of Rockford**  
**Replacement Rental Housing Analysis**  
**Housing for Rent as of October 23, 2006**

Address	City	Rent Range	Bedrooms	Units Available
228 S. Main St.	Rockford	775-1190	1	3
2690 Rudeen Clos	Rockford	425	1	1
2775 Stowmarket Drive	Rockford	750-770	1	3
3936 Eagle Dr	Rockford	490-530	1	1
4041 Renn Hart Hills Rd	Loves Park	485-525	1	1
4242 Harrison	Rockford	499-549	1	1
444 Gramercy	Rockford	450	1	1
4711 Prairie Rose	Roscoe	795-799	1	1
4801 Linden Road	Rockford	360-400	1	1
5203 Linden Rd, #2114-15	Rockford	360	1	4
913 N. Main St.	Rockford	650-890	1	2
3840 Broadway (Property Mgr)	Rockford	325-500	1	1
No data	Rockford	650	1	1
4878 Creekview	Rockford	500	1	1
186 Flintridge	Rockford	500	1	1
SpringCreek/Mulford	Rockford	585	1	1
No data	Rockford Area	425-515	1	1
No data	Rockford Area	450	1	1
Main/Riverside	Rockford Area	475	1	1
No data	Rockford Area	390	1	1
973 N. Main	Rockford	395-450	1	1
No data	Rockford Area	495	1	1
No data	Rockford Area	365-420	1	1
No data	Rockford Area	500	1	1
No data	Rockford	325	1	3
No data	Rockton/Riverside	400	1	1
2114 Hecker	Rockford Area	400	1	1
No data	Rockton/S. Beloit	435	1	1
1654 6th Ave	Rockford	425	1	1
No data	Rockford	500-625	1	1
No data	Cherry Valley	490-565	1	1
No data	Rockford Area	425	1	1
328 N. Church	Rockford	340-391	1	1
228 S. Main St.	Rockford	775-935	2	3
2690 Rudeen Clos	Rockford	500-525	2	1
2775 Stowmarket Drive	Rockford	795-880	2	5
3464 Hampton Ridge	Rockford	500-880	2	3
3936 Eagle Dr	Rockford	565-590	2	1
4041 Renn Hart Hills Rd	Loves Park	525-650	2	1
4242 Harrison	Rockford	565-615	2	1
444 Gramercy	Rockford	455-568	2	4
4711 Prairie Rose	Roscoe	895-999	2	3
4801 Linden Road	Rockford	455-495	2	1
5203 Linden Rd, #2114-15	Rockford	435	2	4
913 N. Main St.	Rockford	1150-1300	2	1

3840 Broadway (Property Mgr)	Rockford	400-800	2	1
450 Amphitheater Dr	Rockford	675-750	2	1
5824 Birkenshaw Ln.	Loves Park	725-735	2	1
7102 Rock Valley Pkwy	Loves Park	620-705	2	3
7 Country Club Beach	Rockford	750	2	1
SpringCreek/Mulford	Rockford	725	2	1
No data	Rockford Area	425-515	2	1
No data	Rockford Area	450	2	1
Main/Riverside	Rockford Area	475	2	1
No data	Rockford	500-625	2	1
No data	Cherry Valley	490-565	2	1
No data	Rockford Area	650-850	2	1
No data	Rockford Area	530-640	2	1
No data	Rockford Area	770	2	1
1905 W. Riverside	Rockford Area	530	2	1
No data	Rockford Area	525	2	1
No data	Rockford Area	575	2	1
737 Napoleon St	Rockford	455	2	1
209 W. Washington	Rockford	650	2	1
Northtowne area	Rockford Area	525	2	1
No data	Rockford Area	525	2	1
7714 Venus	Rockford	500	2	1
No data	Rockford Area	595	2	1
3120 Meriday	Rockford	550	2	1
No data	Rockford Area	445	2	1
No data	Rockford Area	665	2	1
No data	Rockford Area	790	2	1
No data	Rockford Area	475	2	1
3002 Halsted Rd.	Rockford	485	2	1
Browns Hills area	Rockford Area	525	2	1
7903 Elm Ave.	Rockford	545	2	1
No data	Perryville Area	725	2	1
No data	Roscoe	650	2	1
No data	Rockford Area	625	2	1
No data	Rockford Area	495	2	1
1016 Haskell Ave.	Rockford Area	600	2	1
No data	Rockford Area	525	2	1
602 13th St.	Rockford	400	2	1
1619 4th Ave.	Rockford Area	400	2	1
East State & Bell School Rd	Rockford Area	645	2	1
No data	Rockford Area	1150	2	1
No data	Roscoe	590-800	2	1
2690 Rudeen Clos	Rockford	500	3	1
2775 Stowmarket Drive	Rockford	895-1090	3	3
2823 Silent Wood Trl.	Rockford	580-630	3	1
3464 Hampton Ridge	Rockford	1,020	3	1
444 Gramercy	Rockford	568-578	3	2
913 N. Main St.	Rockford	1,300	3	1
3840 Broadway (Property Mgr)	Rockford	625-1000	3	1
2127 Arizona Ave.	Rockford	725	3	1

No data	Rockford Area	650-850	3	1
No data	Rockford Area	530-640	3	1
1905 W. Riverside	Rockford Area	640	3	1
311 Longwood	Rockford Area	475	3	1
No data	Rockford Area	600	3	1
No data	Rockford Area	695	3	1
2715 Knight Ave.	Rockford Area	550	3	1
No data	Rockton	1100	3	1
No data	Roscoe	590-800	3	1
4041 Renn Hart Hills Rd	Loves Park	400	Efficiency	1
3840 Broadway (Property Mgr)	Rockford	325	Efficiency	1
1407 N. Main	Rockford	350	Efficiency	1
No data	Rockford Area	600	No data	1
No data	Rockford Area	629	No data	1
228 S. Main St.	Rockford	675-715	Studio	1
913 N. Main St.	Rockford	520-620	Studio	1
973 N. Main	Rockford	395-450	Studio	1
327 N. Church	Rockford	340-390	Studio	1

**TOTAL**

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Source: Rockford Register Star, based on apartment.com listings as of October 23, 2006

Notes:

- > 86 listings found; only listings with price data shown
- > Each listing may contain multiple units
- > Search criteria:
  - Apartments, condos, townhouses, homes, and short-term leases
  - Units costing \$1200 or less (150% or less of the "affordability" level (approximately 30% of the monthly median income))
  - Studios and structures with one or more bedrooms
  - Air conditioning
  - Excludes units on West State Street with possibility of being redeveloped

**Census 2000.—Median Contract Rent**

Race	Block Group 3	Block Group 2	Block Group 1	Block Group 2	Block Group 3	Block Group 4	Block Group 2	Block Group 3
	Census Tract	Census Tract 24	Census Tract 25	Census Tract				
	23.01			25	25	25	26	26
Median Contract Rent	\$432	\$483	\$432	\$395	\$430	\$313	\$342	\$353

Source: Census 2000

**Appendix E**  
**Replacement Owner-Occupied Housing**

**City of Rockford**  
**Replacement Housing Analysis**  
**Owner-Occupied Housing for Sale as of October 26, 2006**

**Notes:**

- > Includes Property Outside the West State Central TIF, Under \$140,000
- > Reflects Following Zip Codes Outside TIF: 61103, 04, 05, 06, 07, 08, 09, 10, 12, 14 as listed on website
- > All Properties Single-Family
- > All Properties Have a Garage

Price / Address	City / Zip	Beds / Bath	MLS #
\$31,900 2737 LAPEY ST	ROCKFORD, IL 61109	Beds: 3 Baths: 1	MLS#: 80333
\$32,900 1110 8TH ST	ROCKFORD, IL 61104	Beds: 3 Baths: 2	MLS#: 79164
\$34,000 621 1/2 FITCH	ROCKFORD, IL 61109	Beds: 2 Baths: 1	MLS#: 78502
\$35,000 814 BUCKBEE ST	ROCKFORD, IL 61104	Beds: 3 Baths: 1	MLS#: 78383
\$36,000 828 BARNUM	ROCKFORD, IL 61109	Beds: 2 Baths: 1	MLS#: 78507
\$36,750 922 KISHWAUKEE ST	ROCKFORD, IL 61104	Beds: 2 Baths: 1	MLS#: 81400
\$38,900 938 GREGORY ST, S	ROCKFORD, IL 61104	Beds: 3 Baths: 1	MLS#: 81687
\$39,500 528 MAPLE ST	ROCKFORD, IL 61104	Beds: 2 Baths: 1	MLS#: 81122
\$39,900 2016 COURT, N	ROCKFORD, IL 61103	Beds: 3 Baths: 1	MLS#: 74915
\$39,900 504 SAWYER	ROCKFORD, IL 61109	Beds: 2 Baths: 1	MLS#: 79451
\$39,900 2830 COLLINS	ROCKFORD, IL 61109	Beds: 2 Baths: 1	MLS#: 80012
\$40,000 2819 ANDREWS ST	ROCKFORD, IL 61103	Beds: 2 Baths: 1	MLS#: 78987
\$42,000 944 WINNEBAGO , N	ROCKFORD, IL 61103	Beds: 3 Baths: 1	MLS#: 79355
\$44,900 2105 COURT ST, N	ROCKFORD, IL 61103	Beds: 3 Baths: 1	MLS#: 80064
\$45,000 210 CLARA AVE	ROCKFORD, IL 61104	Beds: 3 Baths: 1	MLS#: 78989
\$45,000 1649 JOHNSON AVE.	ROCKFORD, IL 61109	Beds: 2 Baths: 1	MLS#: 77185
\$46,900 2236 10TH ST	ROCKFORD, IL 61104	Beds: 3 Baths: 1.5	MLS#: 77943
\$47,500 501 6TH ST, N	ROCKFORD, IL 61107	Beds: 3 Baths: 2	MLS#: 80752
\$48,500 2124 11TH ST	ROCKFORD, IL 61104	Beds: 3 Baths: 1	MLS#: 81192
\$49,900 326 BROOKE RD	ROCKFORD, IL 61109	Beds: 3 Baths: 1	MLS#: 76006
\$49,900 1812 VERNON ST	ROCKFORD, IL 61103	Beds: 2 Baths: 1	MLS#: 79870
\$51,000 646 18TH AVE	ROCKFORD, IL 61104	Beds: 3 Baths: 1	MLS#: 78080
\$51,500 1032 KNOWLTON ST	ROCKFORD, IL 61103	Beds: 2 Baths: 1	MLS#: 78980
\$52,900 2103 18TH AVE	ROCKFORD, IL 61104	Beds: 3 Baths: 1	MLS#: 81479
\$52,900 1516 FULTON AVE	ROCKFORD, IL 61103	Beds: 1 Baths: 1	MLS#: 82214
\$53,000 2227 7TH ST	ROCKFORD, IL 61104	Beds: 2 Baths: 1	MLS#: 78038
\$53,300 1101 16TH ST	ROCKFORD, IL 61104	Beds: 3 Baths: 1	MLS#: 78717
\$53,500 1406 COURT, N	ROCKFORD, IL 61103	Beds: 2 Baths: 1	MLS#: 83120
\$53,900 804 8TH AVE	ROCKFORD, IL 61104	Beds: 3 Baths: 1	MLS#: 83016
\$53,900 1905 PRICE ST	ROCKFORD, IL 61103	Beds: 2 Baths: 1	MLS#: 77047
\$54,500 1208 REVELL AVE	ROCKFORD, IL 61104	Beds: 3 Baths: 1	MLS#: 81088
\$54,900 923 5TH ST, S	ROCKFORD, IL 61104	Beds: 3 Baths: 1.5	MLS#: 80952
\$55,000 1319 REVELL AVE	ROCKFORD, IL 61107	Beds: 4 Baths: 1	MLS#: 81997
\$55,000 3242 7TH ST	ROCKFORD, IL 61109	Beds: 2 Baths: 1.2	MLS#: 82543
\$56,900 3302 KISHWAUKEE	ROCKFORD, IL 61109	Beds: 3 Baths: 1	MLS#: 78510
\$57,900 1527 11 ST	ROCKFORD, IL 61104	Beds: 3 Baths: 1	MLS#: 82829
\$58,500 631 WINNEBAGO ST, N	ROCKFORD, IL 61103	Beds: 3 Baths: 1	MLS#: 78680
\$59,900 324 ADAM ST	ROCKFORD, IL 61107	Beds: 2 Baths: 1.8	MLS#: 79881
\$59,900 1113 RIDGE AVE	ROCKFORD, IL 61103	Beds: 1 Baths: 1	MLS#: 78570
\$59,900 842 NORTH AVE	ROCKFORD, IL 61103	Beds: 2 Baths: 1	MLS#: 78987
\$59,900 228 CATHERINE ST	ROCKFORD, IL 61104	Beds: 3 Baths: 1.5	MLS#: 81768
\$59,900 916 ASHLAND AVE.	ROCKFORD, IL 61103	Beds: 3 Baths: 1.5	MLS#: 80780
\$59,900 1319 8TH ST	ROCKFORD, IL 61104	Beds: 3 Baths: 1	MLS#: 80584
\$59,900 2315 CHURCH ST, N	ROCKFORD, IL 61103	Beds: 2 Baths: 1.8	MLS#: 83012
\$60,000 1619 4TH ST, S	ROCKFORD, IL 61104	Beds: 3 Baths: 1.5	MLS#: 78685
\$61,000 2315 4TH ST, S	ROCKFORD, IL 61104	Beds: 2 Baths: 1	MLS#: 81507
\$62,000 1910 16TH ST.	ROCKFORD, IL 61104	Beds: 3 Baths: 1	MLS#: 76813
\$62,500 1329 WAGNER AVE	ROCKFORD, IL 61103	Beds: 2 Baths: 1	MLS#: 82805
\$62,800 3017 LAPEY ST	ROCKFORD, IL 61104	Beds: 4 Baths: 1	MLS#: 82747
\$63,900 1220 SHERMAN AVE	ROCKFORD, IL 61103	Beds: 3 Baths: 1.5	MLS#: 83024
\$64,000 1420 GRANT AV	ROCKFORD, IL 61103	Beds: 2 Baths: 1	MLS#: 81854
\$64,500 1622 22ND AVE	ROCKFORD, IL 61104	Beds: 2 Baths: 1	MLS#: 82057
\$64,800 2123 WELWORTH AVE	ROCKFORD, IL 61108	Beds: 2 Baths: 1	MLS#: 81637
\$64,900 3101 10TH ST.	ROCKFORD, IL 61109	Beds: 2 Baths: 1	MLS#: 82387
\$64,900 2626 10TH ST.	ROCKFORD, IL 61109	Beds: 2 Baths: 1	MLS#: 81419
\$64,900 1301 5TH ST	ROCKFORD, IL 61104	Beds: 4 Baths: 2	MLS#: 80549
\$65,000 1319 20TH ST	ROCKFORD, IL 61104	Beds: 2 Baths: 1	MLS#: 81223
\$65,700 2221 10TH AVE	ROCKFORD, IL 61104	Beds: 2 Baths: 1	MLS#: 76449
\$65,900 1515 BURTON ST	ROCKFORD, IL 61103	Beds: 3 Baths: 1	MLS#: 82670
\$66,000 1454 WOODRUFF AVE	ROCKFORD, IL 61104	Beds: 3 Baths: 1.2	MLS#: 83019
\$66,000 3219 IDLEWOOD TER	ROCKFORD, IL 61103	Beds: 3 Baths: 1	MLS#: 78577
\$66,000 1726 16TH AVE	ROCKFORD, IL 61104	Beds: 4 Baths: 2	MLS#: 80570
\$66,900 3138 9TH ST	ROCKFORD, IL 61109	Beds: 3 Baths: 1	MLS#: 80753
\$67,000 1105 SANFORD	ROCKFORD, IL 61103	Beds: 3 Baths: 2	MLS#: 82874
\$67,500 1507 15TH AVE	ROCKFORD, IL 61104	Beds: 2 Baths: 1.5	MLS#: 78443
\$67,900 618 FITCH RD	ROCKFORD, IL 61109	Beds: 3 Baths: 1	MLS#: 82877

Price	Address	City / Zip	Beds / Bath	MLS #
\$68,900	2108 18TH AVE	ROCKFORD, IL 61104	Beds: 2 Baths: 1	MLS#: 80426
\$69,500	1218 RIDGE AVE	ROCKFORD, IL 61103	Beds: 2 Baths: 1	MLS#: 80686
\$69,900	1216 BENTON ST	ROCKFORD, IL 61107	Beds: 3 Baths: 1	MLS#: 80760
\$69,900	1126 8TH ST	ROCKFORD, IL 61104	Beds: 3 Baths: 1.5	MLS#: 80405
\$69,900	1639 13TH AVE	ROCKFORD, IL 61104	Beds: 3 Baths: 1.5	MLS#: 81135
\$69,900	1403 4TH AVE	ROCKFORD, IL 61104	Beds: 2 Baths: 1	MLS#: 81269
\$69,900	709 COTTAGE GROVE	ROCKFORD, IL 61103	Beds: 3 Baths: 1.5	MLS#: 81622
\$69,900	912 17TH ST	ROCKFORD, IL 61104	Beds: 2 Baths: 1	MLS#: 82266
\$69,900	2918 HILLSIDE CT	ROCKFORD, IL 61108	Beds: 2 Baths: 1	MLS#: 81654
\$69,900	2211 15TH AVE	ROCKFORD, IL 61104	Beds: 2 Baths: 1	MLS#: 80348
\$69,900	1302 JACKSON	ROCKFORD, IL 61107	Beds: 2 Baths: 1	MLS#: 80110
\$69,900	1811 YONGE ST	ROCKFORD, IL 61103	Beds: 2 Baths: 1.8	MLS#: 79229
\$69,900	844 HASKELL AVE	ROCKFORD, IL 61103	Beds: 4 Baths: 1.5	MLS#: 76863
\$69,900	1001 HARRISON AVE	ROCKFORD, IL 61104	Beds: 2 Baths: 1	MLS#: 77534
\$69,900	2015 18TH AVE	ROCKFORD, IL 61104	Beds: 3 Baths: 1.8	MLS#: 82838
\$69,900	411 BARRY RD	ROCKFORD, IL 61109	Beds: 4 Baths: 1	MLS#: 82874
\$70,000	1004 5TH ST, S	ROCKFORD, IL 61104	Beds: 4 Baths: 2	MLS#: 81488
\$72,000	1515 AUBURN ST	ROCKFORD, IL 61103	Beds: 3 Baths: 1	MLS#: 74698
\$72,500	1044 CROSBY ST	ROCKFORD, IL 61107	Beds: 3 Baths: 2	MLS#: 82821
\$72,800	536 KENNON RD.	ROCKFORD, IL 61108	Beds: 3 Baths: 1	MLS#: 82384
\$73,000	1110 RIDGE AVE	ROCKFORD, IL 61103	Beds: 4 Baths: 1.5	MLS#: 76243
\$73,500	2316 4TH ST, S	ROCKFORD, IL 61104	Beds: 4 Baths: 1	MLS#: 82697
\$74,800	1903 BARTON BLVD	ROCKFORD, IL 61103	Beds: 3 Baths: 1	MLS#: 82847
\$74,900	2511 18TH AVE	ROCKFORD, IL 61108	Beds: 4 Baths: 1.8	MLS#: 78320
\$74,900	1215 20TH ST	ROCKFORD, IL 61104	Beds: 2 Baths: 1	MLS#: 78862
\$74,900	4003 TONAWANDA AVE	ROCKFORD, IL 61108	Beds: 2 Baths: 1	MLS#: 79874
\$74,900	1706 6TH ST	ROCKFORD, IL 61104	Beds: 3 Baths: 1	MLS#: 80204
\$74,900	1228 COURT ST, N	ROCKFORD, IL 61103	Beds: 4 Baths: 1	MLS#: 80490
\$74,900	518 SAWYER RD	ROCKFORD, IL 61109	Beds: 3 Baths: 1	MLS#: 80868
\$75,000	3029 LAPEY	ROCKFORD, IL 61109	Beds: 3 Baths: 1	MLS#: 80572
\$75,000	2233 PARMELE ST	ROCKFORD, IL 61104	Beds: 4 Baths: 1.5	MLS#: 81599
\$75,000	2805 SEWELL ST	ROCKFORD, IL 61109	Beds: 2 Baths: 1	MLS#: 82200
\$75,000	2226 PARMELE AVE	ROCKFORD, IL 61104	Beds: 3 Baths: 1.5	MLS#: 80285
\$75,800	935 GRANT AVE	ROCKFORD, IL 61103	Beds: 5 Baths: 2	MLS#: 76893
\$75,800	2304 9TH STREET	ROCKFORD, IL 61104	Beds: 3 Baths: 1.5	MLS#: 81916
\$76,500	318 ADAMS ST	ROCKFORD, IL 61107	Beds: 4 Baths: 1.8	MLS#: 80021
\$76,800	1118 GREENWOOD	ROCKFORD, IL 61107	Beds: 3 Baths: 1.5	MLS#: 82088
\$76,900	2006 RIDGE AVE	ROCKFORD, IL 61103	Beds: 3 Baths: 1.5	MLS#: 82140
\$76,900	1811 9TH AVE	ROCKFORD, IL 61104	Beds: 3 Baths: 1	MLS#: 83018
\$77,800	1112 16TH ST	ROCKFORD, IL 61104	Beds: 3 Baths: 1	MLS#: 79862
\$78,900	1528 CARNEY AVE	ROCKFORD, IL 61103	Beds: 3 Baths: 1	MLS#: 80281
\$78,800	1438 6TH AVE	ROCKFORD, IL 61108	Beds: 3 Baths: 1	MLS#: 79801
\$78,900	2106 19TH AVE	ROCKFORD, IL 61104	Beds: 3 Baths: 1	MLS#: 82412
\$78,900	138 15TH AVE	ROCKFORD, IL 61104	Beds: 3 Baths: 1.8	MLS#: 81828
\$78,900	1913 VERNON ST.	ROCKFORD, IL 61103	Beds: 2 Baths: 1	MLS#: 81793
\$78,900	1524 CHURCH ST, N	ROCKFORD, IL 61103	Beds: 2 Baths: 1	MLS#: 82910
\$79,800	1613 BRUNER ST	ROCKFORD, IL 61103	Beds: 3 Baths: 1	MLS#: 83038
\$79,800	1603 18TH ST	ROCKFORD, IL 61104	Beds: 3 Baths: 1.5	MLS#: 82570
\$79,800	2602 ROCKTON AVE, N	ROCKFORD, IL 61103	Beds: 2 Baths: 1	MLS#: 82554
\$78,900	1823 CARNEY AVE	ROCKFORD, IL 61103	Beds: 3 Baths: 1	MLS#: 82027
\$78,900	2215 AUBURN	ROCKFORD, IL 61103	Beds: 3 Baths: 1	MLS#: 82352
\$79,900	1507 7TH AV	ROCKFORD, IL 61104	Beds: 2 Baths: 1.8	MLS#: 82095
\$79,900	2225 10TH AVE.	ROCKFORD, IL 61104	Beds: 2 Baths: 1.8	MLS#: 81543
\$78,900	1218 BURTON ST	ROCKFORD, IL 61103	Beds: 3 Baths: 1.5	MLS#: 80633
\$79,900	1012 16TH ST	ROCKFORD, IL 61108	Beds: 3 Baths: 1.8	MLS#: 80858
\$79,900	2113 COURT ST, N	ROCKFORD, IL 61103	Beds: 2 Baths: 1.5	MLS#: 80375
\$79,900	2223 13TH AVE	ROCKFORD, IL 61104	Beds: 2 Baths: 1	MLS#: 77884
\$79,900	2203 19TH AVE	ROCKFORD, IL 61104	Beds: 2 Baths: 1.2	MLS#: 77857
\$79,900	2927 23RD ST	ROCKFORD, IL 61109	Beds: 3 Baths: 1	MLS#: 78359
\$80,000	2920 RIDGE AVE	ROCKFORD, IL 61103	Beds: 2 Baths: 1	MLS#: 80717
\$80,900	3416 BRENDENWOOD RD	ROCKFORD, IL 61107	Beds: 3 Baths: 1.5	MLS#: 80331
\$81,900	1208 17TH ST.	ROCKFORD, IL 61104	Beds: 3 Baths: 1	MLS#: 79889
\$81,800	1529 15TH ST.	ROCKFORD, IL 61104	Beds: 3 Baths: 1.5	MLS#: 82857
\$82,000	3620 GUILFORD RD	ROCKFORD, IL 61107	Beds: 3 Baths: 1	MLS#: 82819
\$82,900	1130 17TH AVE.	ROCKFORD, IL 61104	Beds: 3 Baths: 1	MLS#: 79264
\$82,900	1759 SOUTH BEND RD	ROCKFORD, IL 61109	Beds: 2 Baths: 1	MLS#: 77010
\$83,000	1130 LUTHER AVE	ROCKFORD, IL 61107	Beds: 2 Baths: 1	MLS#: 79281
\$84,000	1932 FREMONT ST	ROCKFORD, IL 61103	Beds: 2 Baths: 1	MLS#: 81943
\$84,500	806 19TH ST.	ROCKFORD, IL 61104	Beds: 3 Baths: 1	MLS#: 80813
\$84,900	1312 GRANT AVE.	ROCKFORD, IL 61103	Beds: 4 Baths: 2	MLS#: 80987
\$84,900	2319 16TH AVE	ROCKFORD, IL 61104	Beds: 3 Baths: 1	MLS#: 82111
\$84,900	326 NAPOLEON ST	ROCKFORD, IL 61103	Beds: 4 Baths: 1	MLS#: 82878
\$84,900	4717 HIGHCREST RD	ROCKFORD, IL 61107	Beds: 2 Baths: 1	MLS#: 82404
\$84,900	637 ROME AVE	ROCKFORD, IL 61107	Beds: 2 Baths: 1	MLS#: 82683
\$85,000	2104 23RD ST	ROCKFORD, IL 61108	Beds: 2 Baths: 1	MLS#: 82679
\$85,000	2731 19TH ST	ROCKFORD, IL 61109	Beds: 4 Baths: 1.5	MLS#: 81847

Price	Address	City / Zip	Beds / Bath	MLS #
\$85,000	916 24TH ST	ROCKFORD, IL 61108	Beds: 2      Baths: 1	MLS#: 79172
\$85,000	2303 BROADWAY	ROCKFORD, IL 61104	Beds: 2      Baths: 1	MLS#: 78003
\$85,900	2842 KINSEY ST.	ROCKFORD, IL 61109	Beds: 3      Baths: 1.8	MLS#: 81696
\$86,000	1426 CHURCH ST. N.	ROCKFORD, IL 61103	Beds: 3      Baths: 1	MLS#: 82135
\$86,500	1622 STATE ST. E	ROCKFORD, IL 61104	Beds: 3      Baths: 1.8	MLS#: 83002
\$87,000	1280 MAIN ST. N	ROCKFORD, IL 61103	Beds: 3      Baths: 1.5	MLS#: 82999
\$87,000	818 CHICAGO. N	ROCKFORD, IL 61107	Beds: 3      Baths: 1	MLS#: 81880
\$87,000	1437 MYOTT AVE	ROCKFORD, IL 61103	Beds: 2      Baths: 0.5	MLS#: 81560
\$87,500	1136 13TH ST	ROCKFORD, IL 61104	Beds: 2      Baths: 1	MLS#: 77783
\$87,500	1636 9TH AVE	ROCKFORD, IL 61104	Beds: 3      Baths: 1.8	MLS#: 80431
\$87,900	3623 CARDINAL LN.	ROCKFORD, IL 61107	Beds: 3      Baths: 1	MLS#: 81379
\$87,900	2013 BARTON BLVD	ROCKFORD, IL 61103	Beds: 3      Baths: 1	MLS#: 81856
\$87,900	1913 HARVARD AV	ROCKFORD, IL 61107	Beds: 2      Baths: 1	MLS#: 82432
\$88,000	2211 5TH ST, S	ROCKFORD, IL 61104	Beds: 3      Baths: 1.5	MLS#: 81720
\$88,500	314 2ND ST, S	ROCKFORD, IL 61104	Beds: 3      Baths: 1	MLS#: 80114
\$88,900	3808 CHARLES ST	ROCKFORD, IL 61108	Beds: 2      Baths: 0.8	MLS#: 82535
\$89,000	3516 PLEASANT VALLEY BL	ROCKFORD, IL 61114	Beds: 3      Baths: 1	MLS#: 78499
\$89,000	515 ROCKTON AV	ROCKFORD, IL 61103	Beds: 3      Baths: 2	MLS#: 80731
\$89,500	312 CHICAGO AVE, S	ROCKFORD, IL 61104	Beds: 3      Baths: 1.5	MLS#: 80040
\$89,500	901 18TH ST	ROCKFORD, IL 61104	Beds: 3      Baths: 1.5	MLS#: 82689
\$89,900	1626 9TH AVE	ROCKFORD, IL 61104	Beds: 3      Baths: 1.8	MLS#: 82929
\$89,900	523 ADAMS ST	ROCKFORD, IL 61107	Beds: 3      Baths: 2.3	MLS#: 79883
\$89,900	1927 PARADISE BLVD.	ROCKFORD, IL 61103	Beds: 3      Baths: 1	MLS#: 80398
\$89,900	211 LONDON, S	ROCKFORD, IL 61104	Beds: 3      Baths: 2.2	MLS#: 79024
\$89,900	3432 ROBEY AVE	ROCKFORD, IL 61103	Beds: 3      Baths: 1	MLS#: 78742
\$89,900	3138 MARSHALL	ROCKFORD, IL 61108	Beds: 4      Baths: 1	MLS#: 77828
\$89,900	1202 18 TH ST.	ROCKFORD, IL 61104	Beds: 3      Baths: 1	MLS#: 77773
\$89,900	512 28TH ST.	ROCKFORD, IL 61108	Beds: 3      Baths: 1.5	MLS#: 76382
\$89,900	1634 6TH AVE	ROCKFORD, IL 61104	Beds: 3      Baths: 1	MLS#: 80789
\$89,900	1832 GLEASMAN	ROCKFORD, IL 61103	Beds: 2      Baths: 1	MLS#: 81241
\$89,900	1703 AUBURN	ROCKFORD, IL 61103	Beds: 3      Baths: 1	MLS#: 81806
\$89,900	2024 20TH ST	ROCKFORD, IL 61104	Beds: 2      Baths: 1	MLS#: 81643
\$89,900	1411 25TH ST	ROCKFORD, IL 61108	Beds: 2      Baths: 1	MLS#: 81489
\$89,900	1317 GARRISON AVE	ROCKFORD, IL 61103	Beds: 3      Baths: 1.8	MLS#: 82245
\$90,000	2819 GREENDALE DR	ROCKFORD, IL 61109	Beds: 3      Baths: 1	MLS#: 82399
\$91,000	2916 RIDGE AVE	ROCKFORD, IL 61103	Beds: 3      Baths: 1	MLS#: 81089
\$91,000	2108 PIERCE AVE	ROCKFORD, IL 61103	Beds: 3      Baths: 2	MLS#: 78818
\$91,000	307 MORNINGSIDE DR	ROCKFORD, IL 61108	Beds: 2      Baths: 1	MLS#: 79678
\$91,500	1916 MIDWAY DR	ROCKFORD, IL 61103	Beds: 2      Baths: 1.5	MLS#: 81081
\$92,500	1420 27TH ST.	ROCKFORD, IL 61108	Beds: 2      Baths: 1	MLS#: 82388
\$92,500	1806 RAISMORE RD	ROCKFORD, IL 61108	Beds: 3      Baths: 1	MLS#: 79898
\$92,900	3534 CHURCH ST. N	ROCKFORD, IL 61103	Beds: 2      Baths: 1	MLS#: 79837
\$92,900	1412 CYNTHIA	ROCKFORD, IL 61107	Beds: 3      Baths: 1	MLS#: 78886
\$92,900	2314 FOREST VIEW RD	ROCKFORD, IL 61108	Beds: 2      Baths: 1	MLS#: 81760
\$92,900	2515 15TH AVE	ROCKFORD, IL 61108	Beds: 4      Baths: 1	MLS#: 80874
\$93,000	1726 OHIO PKWY	ROCKFORD, IL 61108	Beds: 2      Baths: 1	MLS#: 81739
\$93,500	1110 CAMPUS HILLS BLVD	ROCKFORD, IL 61103	Beds: 3      Baths: 1.5	MLS#: 76220
\$94,500	3520 ROBEY AVE	ROCKFORD, IL 61103	Beds: 4      Baths: 2	MLS#: 77840
\$94,900	427 DAWSON AVE.	ROCKFORD, IL 61107	Beds: 3      Baths: 1.8	MLS#: 78344
\$94,900	2009 BROWNFIELD RD	ROCKFORD, IL 61108	Beds: 3      Baths: 1	MLS#: 79155
\$94,900	1421 JACKSON ST	ROCKFORD, IL 61107	Beds: 3      Baths: 1.2	MLS#: 81880
\$94,900	1806 AUBURN ST	ROCKFORD, IL 61103	Beds: 3      Baths: 1.7	MLS#: 81886
\$94,900	2703 18TH AVE	ROCKFORD, IL 61108	Beds: 3      Baths: 1	MLS#: 82271
\$94,900	1908 MIDWAY DR	ROCKFORD, IL 61103	Beds: 3      Baths: 1	MLS#: 80708
\$94,900	1503 WESTGATE PKWY	ROCKFORD, IL 61108	Beds: 3      Baths: 1	MLS#: 80498
\$94,900	1618 GRANT AVE.	ROCKFORD, IL 61103	Beds: 3      Baths: 1.5	MLS#: 81276
\$94,900	3007 BARRINGTON PL	ROCKFORD, IL 61107	Beds: 3      Baths: 1	MLS#: 82551
\$95,000	2936 NORTHMOOR DR	ROCKFORD, IL 61108	Beds: 3      Baths: 1	MLS#: 82326
\$95,500	4521 PEMBROKE	ROCKFORD, IL 61108	Beds: 2      Baths: 1	MLS#: 82994
\$96,000	1511 YONGE ST	ROCKFORD, IL 61103	Beds: 3      Baths: 1	MLS#: 81274
\$96,000	1511 YONGE ST	ROCKFORD, IL 61103	Beds: 3      Baths: 1	MLS#: 81274
\$96,900	2819 BROADWAY	ROCKFORD, IL 61108	Beds: 4      Baths: 1.5	MLS#: 77110
\$96,900	2208 12TH AVE	ROCKFORD, IL 61104	Beds: 3      Baths: 1.5	MLS#: 82899
\$97,000	1820 BROWNFIELD RD	ROCKFORD, IL 61108	Beds: 3      Baths: 1	MLS#: 79194
\$97,500	2324 CHURCH ST., N	ROCKFORD, IL 61103	Beds: 4      Baths: 1.5	MLS#: 79428
\$97,500	6978 HIATT DR	ROCKFORD, IL 61114	Beds: 4      Baths: 1	MLS#: 80523
\$97,500	1325 JONATHAN AVE.	ROCKFORD, IL 61103	Beds: 3      Baths: 1	MLS#: 81878
\$97,900	3412 MICHAEL DR.	ROCKFORD, IL 61108	Beds: 3      Baths: 1.5	MLS#: 80817
\$98,000	4893 EAST LAWN DR	ROCKFORD, IL 61108	Beds: 3      Baths: 1	MLS#: 82888
\$98,900	1003 19TH ST	ROCKFORD, IL 61104	Beds: 5      Baths: 1	MLS#: 82370
\$99,500	3911 LOUISIANA	ROCKFORD, IL 61108	Beds: 3      Baths: 1	MLS#: 80810
\$99,500	1702 HUFFMAN BLVD	ROCKFORD, IL 61103	Beds: 3      Baths: 1.5	MLS#: 79456
\$99,500	2713 COLORADO	ROCKFORD, IL 61107	Beds: 3      Baths: 1	MLS#: 80096
\$99,500	2418 EASTGATE PKWY	ROCKFORD, IL 61108	Beds: 3      Baths: 3	MLS#: 77227
\$99,500	1804 GLENWOOD AVE	ROCKFORD, IL 61103	Beds: 3      Baths: 1	MLS#: 78336
\$99,900	1319 30TH ST	ROCKFORD, IL 61108	Beds: 3      Baths: 1.5	MLS#: 78545

Address	City / Zip	Beds / Bath	MLS#
\$99,900 1515 JAMES AVE	ROCKFORD, IL 61107	Beds: 3 Baths: 1	MLS# 80484
\$99,900 4620 LINVIEW DR	ROCKFORD, IL 61109	Beds: 3 Baths: 1	MLS# 79622
\$99,900 131 CHICAGO, N	ROCKFORD, IL 61107	Beds: 3 Baths: 1.8	MLS# 81527
\$99,900 2904 20TH AVE	ROCKFORD, IL 61108	Beds: 3 Baths: 1.8	MLS# 82391
\$99,900 3723 BROADWAY	ROCKFORD, IL 61108	Beds: 2 Baths: 1.5	MLS# 82529
\$99,900 1619 WINNEBAGO, N	ROCKFORD, IL 61103	Beds: 3 Baths: 1	MLS# 82599
\$99,900 1802 PRICE ST	ROCKFORD, IL 61103	Beds: 3 Baths: 2.5	MLS# 82813
\$99,900 1641 9TH AVE	ROCKFORD, IL 61104	Beds: 3 Baths: 1.8	MLS# 82685
\$99,900 2223 ARIZONA	ROCKFORD, IL 61108	Beds: 3 Baths: 1	MLS# 82738
\$100,000 2527 15TH AVE	ROCKFORD, IL 61108	Beds: 3 Baths: 1.5	MLS# 82826
\$100,000 415 28TH ST	ROCKFORD, IL 61108	Beds: 3 Baths: 1	MLS# 82782
\$100,000 307 SKYLARK DR	ROCKFORD, IL 61107	Beds: 2 Baths: 1.8	MLS# 82768
\$100,000 1719 MAC ARTHUR DR	ROCKFORD, IL 61108	Beds: 3 Baths: 1	MLS# 82278
\$100,000 4022 LARAMIE LN	ROCKFORD, IL 61108	Beds: 2 Baths: 1	MLS# 80615
\$101,900 1515 23RD ST	ROCKFORD, IL 61108	Beds: 3 Baths: 1	MLS# 79875
\$102,000 2915 WENDOVER DR	ROCKFORD, IL 61109	Beds: 3 Baths: 1.8	MLS# 81817
\$102,000 1710 23RD ST	ROCKFORD, IL 61108	Beds: 3 Baths: 1.8	MLS# 82610
\$102,800 1924 BROWNFIELD	ROCKFORD, IL 61108	Beds: 3 Baths: 1	MLS# 81824
\$103,500 2221 WINNEBAGO, N	ROCKFORD, IL 61103	Beds: 3 Baths: 1.5	MLS# 81194
\$104,000 3323 CALIFORNIA RD	ROCKFORD, IL 61108	Beds: 3 Baths: 1	MLS# 80149
\$104,900 406 GLENDALE AVE	ROCKFORD, IL 61108	Beds: 3 Baths: 1	MLS# 78304
\$104,900 1418 VERNON ST	ROCKFORD, IL 61103	Beds: 4 Baths: 1.5	MLS# 81909
\$104,900 919 BROOKFIELD	ROCKFORD, IL 61107	Beds: 3 Baths: 1	MLS# 83123
\$105,000 1136 EASTON PKWY	ROCKFORD, IL 61108	Beds: 3 Baths: 2.5	MLS# 83056
\$105,000 1208 SCOTTSWOOD RD	ROCKFORD, IL 61107	Beds: 3 Baths: 1.5	MLS# 81899
\$105,400 2144 WILL JAMES RD	ROCKFORD, IL 61109	Beds: 2 Baths: 1	MLS# 81942
\$105,500 2330 EASTGATE PKWY	ROCKFORD, IL 61108	Beds: 4 Baths: 1.5	MLS# 76985
\$105,900 2713 CANNON ST.	ROCKFORD, IL 61109	Beds: 3 Baths: 1.8	MLS# 81697
\$106,000 1812 25TH ST	ROCKFORD, IL 61108	Beds: 4 Baths: 2.5	MLS# 77036
\$108,500 3423 NEW ENGLAND	ROCKFORD, IL 61109	Beds: 3 Baths: 1.5	MLS# 83118
\$107,000 432 CHICAGO AV, N	ROCKFORD, IL 61107	Beds: 2 Baths: 1	MLS# 82312
\$107,900 2347 CORNELL DR	ROCKFORD, IL 61108	Beds: 3 Baths: 1.6	MLS# 82209
\$107,900 1724 COLORADO AVE	ROCKFORD, IL 61108	Beds: 3 Baths: 1	MLS# 81583
\$107,900 2217 BROADWAY	ROCKFORD, IL 61104	Beds: 4 Baths: 1.5	MLS# 80881
\$109,900 2128 EGGLESTON RD	ROCKFORD, IL 61108	Beds: 3 Baths: 1	MLS# 80657
\$109,900 1231 GARRISON AVE	ROCKFORD, IL 61103	Beds: 3 Baths: 1.5	MLS# 81812
\$109,900 1712 24TH ST	ROCKFORD, IL 61108	Beds: 3 Baths: 1.2	MLS# 81284
\$109,900 3411 CHARLES ST.(5 AC)	ROCKFORD, IL 61108	Beds: 3 Baths: 1.5	MLS# 82262
\$109,900 3503 LARSON AVE	ROCKFORD, IL 61108	Beds: 3 Baths: 1	MLS# 82458
\$109,900 402 ROME AVE	ROCKFORD, IL 61107	Beds: 3 Baths: 1.5	MLS# 82009
\$109,900 1708 SEXTON AVE.	ROCKFORD, IL 61108	Beds: 4 Baths: 1	MLS# 75301
\$109,900 2709 2ND AVE	ROCKFORD, IL 61108	Beds: 3 Baths: 1	MLS# 80009
\$109,900 1415 WIDERGREN DR	ROCKFORD, IL 61108	Beds: 3 Baths: 1.2	MLS# 79884
\$109,900 318 SHERMAN ST	ROCKFORD, IL 61103	Beds: 4 Baths: 1.5	MLS# 82862
\$110,000 1922 FREMONT ST	ROCKFORD, IL 61103	Beds: 3 Baths: 1	MLS# 82871
\$110,000 3635 HUFFMAN BLVD	ROCKFORD, IL 61103	Beds: 3 Baths: 2.5	MLS# 81938
\$110,900 1915 DRESDEN AVE	ROCKFORD, IL 61103	Beds: 3 Baths: 1.8	MLS# 81056
\$112,000 2208 FARRIS CT	ROCKFORD, IL 61108	Beds: 3 Baths: 1.5	MLS# 75673
\$112,500 1323 LEAMAN PL	ROCKFORD, IL 61108	Beds: 2 Baths: 1	MLS# 78143
\$112,900 1919 CAMP AVE	ROCKFORD, IL 61103	Beds: 3 Baths: 1.8	MLS# 78079
\$112,900 219 WASHINGTON	ROCKFORD, IL 61104	Beds: 4 Baths: 2.5	MLS# 81137
\$112,900 1712 EAST GATE PKWY	ROCKFORD, IL 61108	Beds: 3 Baths: 1.5	MLS# 82025
\$112,900 1211 PIERCE AVE	ROCKFORD, IL 61103	Beds: 3 Baths: 1.5	MLS# 81923
\$114,000 4004 DAKOTA LN	ROCKFORD, IL 61108	Beds: 3 Baths: 1.8	MLS# 80143
\$114,000 1019 BROOKFIELD RD	ROCKFORD, IL 61107	Beds: 3 Baths: 1.8	MLS# 83089
\$114,900 1419 RONCEVALLES AVE	ROCKFORD, IL 61107	Beds: 3 Baths: 1	MLS# 83003
\$114,900 2310 CRANE	ROCKFORD, IL 61103	Beds: 3 Baths: 1.8	MLS# 82934
\$114,900 511 FAIRVIEW	ROCKFORD, IL 61107	Beds: 3 Baths: 1.8	MLS# 79137
\$114,900 3320 RIDGE AVE	ROCKFORD, IL 61103	Beds: 3 Baths: 1	MLS# 78429
\$114,900 2623 COLORADO AVE	ROCKFORD, IL 61108	Beds: 3 Baths: 1.5	MLS# 81573
\$115,000 4407 LARSON AVE	ROCKFORD, IL 61108	Beds: 3 Baths: 1	MLS# 76091
\$115,000 3602 ROCKTON AVE, N	ROCKFORD, IL 61103	Beds: 3 Baths: 1.5	MLS# 76346
\$115,000 118 DAWN AVE	ROCKFORD, IL 61107	Beds: 3 Baths: 1	MLS# 82912
\$115,900 5607 ALMA DR	ROCKFORD, IL 61108	Beds: 3 Baths: 1	MLS# 77486
\$115,900 2348 WISCONSIN	ROCKFORD, IL 61108	Beds: 3 Baths: 1	MLS# 82349
\$117,000 906 D ST	ROCKFORD, IL 61107	Beds: 3 Baths: 1	MLS# 80788
\$117,000 212 DAWSON AVE	ROCKFORD, IL 61107	Beds: 3 Baths: 1.8	MLS# 77760
\$118,900 2307 WELWORTH AVE	ROCKFORD, IL 61108	Beds: 3 Baths: 2.5	MLS# 82284
\$119,000 2801 EDELWEISS RD	ROCKFORD, IL 61109	Beds: 4 Baths: 1.5	MLS# 78045
\$119,000 2212 PENDLETON PKWY	ROCKFORD, IL 61108	Beds: 4 Baths: 2.3	MLS# 77868
\$119,500 4507 CLEVELAND AVE	ROCKFORD, IL 61108	Beds: 3 Baths: 1	MLS# 82861
\$119,900 5836 KIRKWOOD CIR	ROCKFORD, IL 61109	Beds: 3 Baths: 1	MLS# 82836
\$119,900 4724 OTTAWA RD.	ROCKFORD, IL 61107	Beds: 3 Baths: 1	MLS# 82947
\$119,900 310 LONDON AVE, N	ROCKFORD, IL 61107	Beds: 3 Baths: 1.5	MLS# 77827
\$119,900 2503 NEW MILFORD SCHOOL	ROCKFORD, IL 61108	Beds: 3 Baths: 1	MLS# 80050
\$119,900 5301 CHOCTAW	ROCKFORD, IL 61109	Beds: 3 Baths: 2	MLS# 79913

Price	Address	City / Zip	Beds / Bath	MLS #
\$119,900	3516 SWAN TRAIL	ROCKFORD, IL 61103	Beds: 3	Baths: 1.5
\$119,900	1910 25TH ST	ROCKFORD, IL 61108	Beds: 4	Baths: 2
\$119,900	3311 BALSAM LN	ROCKFORD, IL 61109	Beds: 4	Baths: 1.5
\$120,000	128 PROSPECT, N	ROCKFORD, IL 61107	Beds: 3	Baths: 1.5
\$120,900	3203 YOUNGFIELD DR	ROCKFORD, IL 61114	Beds: 3	Baths: 2.8
\$122,900	1017 KENMORE	ROCKFORD, IL 61108	Beds: 3	Baths: 2.5
\$123,900	1334 BOILVIN	ROCKFORD, IL 61103	Beds: 4	Baths: 2
\$124,000	805 18TH ST	ROCKFORD, IL 61104	Beds: 3	Baths: 1.6
\$124,900	2228 CAMELLA CT	ROCKFORD, IL 61107	Beds: 3	Baths: 1.8
\$124,900	538 ROCKFORD AVE, N	ROCKFORD, IL 61107	Beds: 3	Baths: 1.5
\$124,900	315 ROCKFORD AVE, N	ROCKFORD, IL 61104	Beds: 4	Baths: 1.2
\$124,900	3420 LA SALLE	ROCKFORD, IL 61114	Beds: 3	Baths: 2
\$124,900	1632 ETHEL AVE	ROCKFORD, IL 61107	Beds: 2	Baths: 1
\$124,900	1015 RANDALL DR	ROCKFORD, IL 61108	Beds: 3	Baths: 1.8
\$124,900	611 CHICAGO AVE, N	ROCKFORD, IL 61107	Beds: 3	Baths: 1
\$124,900	119 RIDGEVIEW AVE	ROCKFORD, IL 61107	Beds: 3	Baths: 1.8
\$124,900	3005 PLEASANT VIEW AVE	ROCKFORD, IL 61108	Beds: 2	Baths: 1.5
\$124,900	2412 LORRAINE LN	ROCKFORD, IL 61109	Beds: 3	Baths: 1.5
\$124,900	5002 FLETCHER PL	ROCKFORD, IL 61108	Beds: 3	Baths: 1.8
\$125,000	310 WARREN AVE	ROCKFORD, IL 61107	Beds: 3	Baths: 2
\$125,000	406 ROCKFORD AVE, S	ROCKFORD, IL 61104	Beds: 3	Baths: 1.8
\$125,000	4445 CLOVER CREST LN,6	ROCKFORD, IL 61109	Beds: 3	Baths: 1
\$127,000	3205 ORLEANS AVE	ROCKFORD, IL 61114	Beds: 3	Baths: 2
\$127,900	1921 OXFORD ST	ROCKFORD, IL 61103	Beds: 3	Baths: 1.5
\$127,900	1515 OAKES AVE	ROCKFORD, IL 61107	Beds: 3	Baths: 1.5
\$127,900	6708 CHARLES ST	ROCKFORD, IL 61108	Beds: 3	Baths: 1
\$128,000	3208 BASSWOOD ST	ROCKFORD, IL 61114	Beds: 3	Baths: 2
\$128,500	2920 BROADWAY	ROCKFORD, IL 61108	Beds: 4	Baths: 2.8
\$129,900	3707 BASSWOOD CT	ROCKFORD, IL 61114	Beds: 4	Baths: 1.5
\$129,900	5131 NEWBURG RD.	ROCKFORD, IL 61108	Beds: 3	Baths: 1
\$129,900	1220 CAMP AV	ROCKFORD, IL 61103	Beds: 3	Baths: 1.8
\$129,900	2108 OXFORD ST	ROCKFORD, IL 61103	Beds: 3	Baths: 1.2
\$129,900	1819 OXFORD ST.	ROCKFORD, IL 61103	Beds: 4	Baths: 2.3
\$129,900	3111 NADINE	ROCKFORD, IL 61114	Beds: 3	Baths: 1.8
\$130,000	4315 DEMPSTER AVE.	ROCKFORD, IL 61108	Beds: 3	Baths: 1.8
\$130,000	3807 SHIRLEY RD	ROCKFORD, IL 61108	Beds: 3	Baths: 1.5
\$130,000	907 SHENANDOAH AV	ROCKFORD, IL 61108	Beds: 3	Baths: 1.5
\$130,000	3715 FLAMBEAU DR	ROCKFORD, IL 61114	Beds: 3	Baths: 2
\$130,900	3808 BILTMORE CHASE	ROCKFORD, IL 61109	Beds: 3	Baths: 2.5
\$132,000	3229 DARTMOUTH DR	ROCKFORD, IL 61107	Beds: 3	Baths: 1.8
\$132,700	8898 PADDOCK LN.	ROCKFORD, IL 61114	Beds: 2	Baths: 1
\$133,900	1044 HARLEM BLVD	ROCKFORD, IL 61103	Beds: 3	Baths: 1.5
\$134,800	3908 BILTMORE CHASE	ROCKFORD, IL 61109	Beds: 3	Baths: 2
\$134,900	2678 BIBURY DR	ROCKFORD, IL 61109	Beds: 3	Baths: 2
\$134,900	3507 FLEETWOOD DR	ROCKFORD, IL 61103	Beds: 3	Baths: 1.8
\$135,900	2633 BIBURY DR	ROCKFORD, IL 61109	Beds: 3	Baths: 2.5
\$135,900	1841 CAMP AVE	ROCKFORD, IL 61103	Beds: 3	Baths: 1.8
\$135,900	3503 WESLEYAN AVE	ROCKFORD, IL 61108	Beds: 3	Baths: 1.5
\$135,900	3826 BILTMORE CHASE	ROCKFORD, IL 61109	Beds: 3	Baths: 2.5
\$135,900	1730 MELROSE ST	ROCKFORD, IL 61103	Beds: 3	Baths: 1.5
\$135,900	2319 DELCY DR.	ROCKFORD, IL 61107	Beds: 3	Baths: 1.5
\$136,000	234 CALVIN PARK BLVD,S	ROCKFORD, IL 61108	Beds: 4	Baths: 1
\$136,600	2608 BIBURY DR	ROCKFORD, IL 61109	Beds: 3	Baths: 1.5
\$137,000	4342 SUNBURY DR	ROCKFORD, IL 61109	Beds: 3	Baths: 2.5
\$137,500	3604 LOOKOUT DR	ROCKFORD, IL 61109	Beds: 3	Baths: 1.8
\$137,900	2893 BIBURY DR	ROCKFORD, IL 61109	Beds: 3	Baths: 2
\$138,900	4410 CLEARFIELD	ROCKFORD, IL 61109	Beds: 3	Baths: 1.5
\$138,900	1834 ARNOLD AVE	ROCKFORD, IL 61108	Beds: 3	Baths: 2.3
\$138,900	4812 CRESCENT DR	ROCKFORD, IL 61108	Beds: 3	Baths: 1.8
\$139,800	3756 GINA TERR	ROCKFORD, IL 61114	Beds: 3	Baths: 2
\$139,900	7330 SPRINGCREEK RD.	ROCKFORD, IL 61107	Beds: 3	Baths: 1.8
\$139,900	1048 LUANNA DR.	ROCKFORD, IL 61103	Beds: 3	Baths: 1.8
\$139,900	285 ROCKCLIFF DR	ROCKFORD, IL 61108	Beds: 3	Baths: 2
\$139,900	2649 BIBURY DR	ROCKFORD, IL 61109	Beds: 3	Baths: 2.5
\$139,900	6233 RAL MAR RD	ROCKFORD, IL 61108	Beds: 3	Baths: 1.7
\$139,900	2086 VILLANOVA DR	ROCKFORD, IL 61108	Beds: 3	Baths: 1.8
\$139,900	5916 HEIDI DR	ROCKFORD, IL 61109	Beds: 3	Baths: 1.5
\$139,900	6620 GLEN DEVON	ROCKFORD, IL 61114	Beds: 3	Baths: 1.8
\$140,000	2952 LANGSTONE DR	ROCKFORD, IL 61109	Beds: 3	Baths: 2

Source: Rockford Area Association of Realtors, [www.raarel.com](http://www.raarel.com)