

2026 - 2030

DRAFT



**Magnolia Park Business Improvement
District**

Management District Plan

Submitted to the City of Burbank, CA
March 2025

**Prepared By
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For the
Magnolia Park Business Improvement District (District)
Burbank, California

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Section 1

Management District Plan Summary

The proposed Magnolia Park Property-Based Business Improvement District (PBID) will establish various programs to increase the commercial activity in Magnolia Park. Property and business owners have worked together to form this proposed Management District Plan which conveys special benefits to assessed parcels located within the PBID area. The PBID will provide activities in four program areas including: Capital Improvements and Maintenance, Marketing, Administration, and Contingency. Each of the programs is designed to meet the goals of the PBID including increased sales, new tenant attraction, increased occupancy rates, and increased property values.

The PBID is being established pursuant to Section 36600 et seq. of the California Streets and Highways Code, The “Property and Business Improvement District Law of 1994 as amended”, hereinafter referred to as State Law.

The boundary of the PBID was created to include the Magnolia Park commercial district of the City of Burbank. The Business Improvement District area is along Magnolia Boulevard between Maple Street and Buena Vista Avenue. The property uses within the general boundaries of the PBID are a mix of commercial, retail, office, religious and parking. Services and improvements provided by the PBID are designed to provide special benefits in the form of improving economic vitality in the PBID by increasing building occupancy and lease rates, encouraging new business development, attracting businesses and services, attracting office and commercial tenants, attracting customers, and increasing attendance that provide a special benefit to commercial, retail, office, religious and parking parcels. All of which specially benefit from the improvements and activities of the PBID.

Boundary: The PBID includes commercial properties along Magnolia Blvd. between Maple Street and Buena Vista Avenue. A description of boundaries and map can be found in section 2, page 6, and map on page 8.

Budget: The total District budget for the 2026 year of operation is approximately \$500,000.

Capital Improvements and Maintenance	\$224,500	45%
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Capital improvements and maintenance programs may include, but are not limited to:

- Maintenance including sweeping, trash removal, and pressure washing;
- Landscape Beautification Programs;
- Holiday Décor;
- New Wayfinding Signage and Banners, and
- Façade Improvements.

MARKETING **\$150,000** **30%**

The PBID will boost regional branding, with a comprehensive marketing campaign including programming such as:

- Destination Marketing;
- District Branding;
- Stakeholder Communications;
- Events, Promotions, and Activations, and
- Social Media and Website Development.

ADMINISTRATION **\$115,500** **23%**

The administration portion of the budget will be utilized for administrative costs associated with providing services. Those costs may include but are not limited to: staffing costs, office expenses, legal fees, accounting fees, fees to collect and process assessments, and insurance.

CONTINGENCY **\$10,000** **2%**

The budget includes a contingency line item to account for changes in data, uncollected assessments, higher than expected program costs, and other unforeseeable issues. If there are contingency funds collected, they may be held in a reserve fund or utilized for other program, administration or renewal costs at the discretion of the PBID.

Cost: Annual assessments are based upon an allocation of program costs and a calculation of assessable footage. Two property assessment variables, building square footage (50%) and lot square footage (50%) will be used in the calculation. The 2026 year assessments per assessment variable will not exceed amounts listed in the following chart:

Building Square Foot Assessment Rate	\$0.43
Lot Square Footage Assessment Rate	\$0.25

Increases: Annual assessment increases will not exceed 5% per year. Increases will be determined by the PBID Owners’ Association Board of Directors and will vary between 0% and 5% in any given year. Any annual budget surplus, including those created through cost saving measures, labor vacancies, unexpected reductions in expenses caused by one-time events or unanticipated increases to income, will be rolled into the following year’s budget. The budget will be set accordingly, within the constraints of the Management District Plan to adjust for surpluses that are carried forward to ensure that the PBID is spending these funds in a timely manner and is complying with applicable State laws and City policies. The estimated budget surplus amount will be included in the annual report each year.

Formation: PBID formation requires submission of favorable petitions from property owners representing more than 50% of total assessments to be paid and the return of mail ballots evidencing a majority of weighted ballots cast in

favor of the assessment. Ballots are weighted by each property owner's assessment as proportionate to the total proposed PBID assessment amount.

Financing: A levy of special assessments upon real property that receives special benefits from the improvements and activities.

Benefit Zone: The State Law and State Constitution Article XIIID require that special assessments be levied according to the special benefit each assessed parcel receives from the improvements. In order to match assessment rates to special benefits, all property within the PBID are assessed using the same assessment methodology. There is only one zone.

Governance: The PBID will be governed by an Owner's Association, a private nonprofit entity that is under contract with the City of Burbank to administer and implement activities and improvements as specified in the Management District Plan. The Board of Directors of the Owners' Association and its staff are charged with the day-to-day operations of the PBID. The Board of Directors of the Owners' Association must be comprised of a majority of assessment paying property owners. The Board of Directors shall act in the best interests of all the properties and businesses within the PBID. The Board of Directors reserves the right to amend or modify the composition of the Board by a separate resolution as defined in the Owners Association's By-Laws without amending the Management District Plan.

Section 2

Magnolia Park Business Improvement District Boundaries

The Magnolia Park Business Improvement District includes all property within a boundary formed by:

Beginning at the northeast corner of the intersection of Magnolia Boulevard and Maple Street go east along the north side of parcels facing Magnolia Boulevard to the northwest corner of the intersection of Magnolia Boulevard and Buena Vista Avenue. Continue south along the west side of Buena Vista Avenue to the southwest corner of the intersection of Magnolia Boulevard and Buena Vista Avenue. Continue west along the south side of parcels facing Magnolia Boulevard to the southeast corner of the intersection of Magnolia Boulevard and Maple Street. Continue north on the east side of Maple Street to the point of beginning.

The service area includes approximately 134 properties and 99 property owners. The PBID boundary is illustrated by the map on page 8.

PBID Boundary Rationale

The property uses within the general boundaries of the PBID are a mix of commercial, retail, office, religious and parking parcels. Services and improvements by the PBID are designed to provide special benefits to parcels that contain commercial, retail, office, religious and parking uses. Furthermore, services and improvements provided are designed to provide special benefits in the form of improving the economic vitality within the PBID by increasing building occupancy and lease rates, encouraging new business development, attracting customers, attracting office and commercial tenants, increasing attendance and encouraging commerce. Services provided are over and above the City's baseline of services and are not provided by the City. Services are not provided outside of the PBID and focus on the unique nature of individually assessed properties within the PBID. Therefore, the services provide particular and distinct benefits to each of the individually assessed parcels within the PBID.

Northern Boundary: The northern boundary of the PBID is the alley behind parcels that front Magnolia Boulevard. The boundary was determined by the presence of a residential neighborhood made up of single-family parcels that cannot be assessed. To ensure that parcels outside of the PBID will not specially benefit from the unique improvements and services funded with the assessment, improvements and services will only be provided to individual parcels within the boundaries of the PBID. Specifically, maintenance personnel, and similar service providers employed in connection with the PBID will only patrol and provide services to individual assessed parcels on the streets and sidewalks within the PBID and will not provide services outside of PBID boundaries.

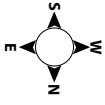
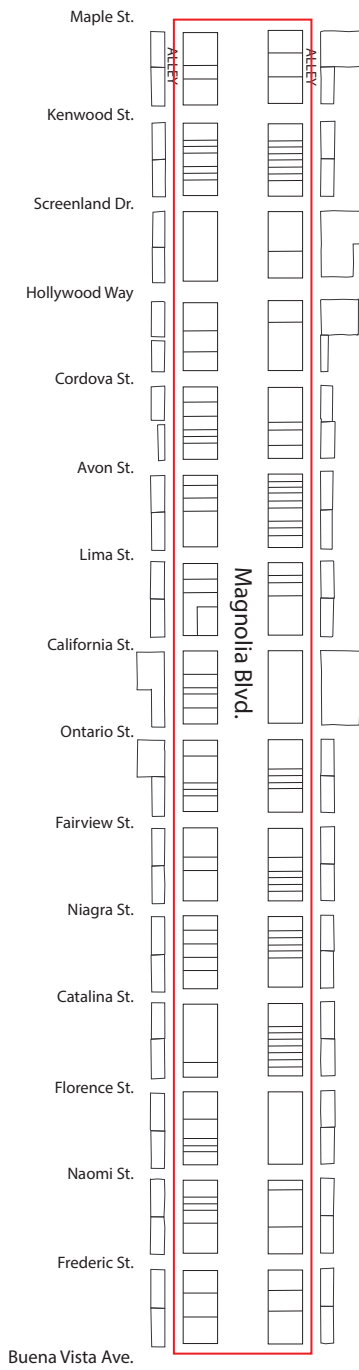
Eastern Boundary: The eastern boundary of the PBID is Buena Vista Avenue. The boundary was determined by what is considered the eastern boundary of the Magnolia Park commercial neighborhood. To ensure that parcels outside of the PBID will not

specially benefit from the unique improvements and services funded with the assessment, improvements and services will only be provided within the boundaries of the PBID. Specifically, maintenance personnel, and similar service providers employed in connection with the PBID will only patrol and provide services to individual assessed parcels on the streets and sidewalks within the PBID and will not provide services outside of PBID boundaries.

Southern Boundary: The southern boundary of the PBID is the alley behind parcels that front Magnolia Boulevard. The boundary was determined by the presence of a residential neighborhood made up of single-family parcels that cannot be assessed. To ensure that parcels outside of the PBID will not specially benefit from the unique improvements and services funded with the assessment, improvements and services will only be provided within the boundaries of the PBID. Specifically, maintenance personnel, and similar service providers employed in connection with the PBID will only patrol and provide services to individual parcels on the streets and sidewalks within the PBID and will not provide services outside of PBID boundaries.

Western Boundary: The western boundary of the PBID is Maple Street. The boundary was determined by what is considered the western boundary of the Magnolia Park commercial neighborhood. To ensure that parcels outside of the PBID will not specially benefit from the unique improvements and services funded with the assessment, improvements and services will only be provided within the boundaries of the PBID. Specifically, maintenance personnel, and similar service providers employed in connection with the PBID will only patrol and provide services to individual parcels on the streets and sidewalks within the PBID and will not provide services outside of PBID boundaries.

Magnolia Park Business Improvement District Proposed Boundary



— PBID Boundary

Section 4

ASSESSMENT METHODOLOGY

To ascertain the correct assessment methodology to equitably apply special benefits to each assessed parcel for property related services as proposed to be provided by the PBID, benefit will be measured by lot size and square feet of building size. Special circumstances, such as a parcel's location within the PBID area and need and/or frequency for services, are carefully reviewed relative to the specific and distinct type of programs and improvements to be provided by the PBID to determine the appropriate levels of assessment. Special benefit means, for purposes of a property-based district, a particular and distinct benefit conferred on real property located in a district over and above any general benefits to the public at large. For a definition of special benefits see the Engineer's Report Attachment A, page 10.

The methodology to levy assessments upon real property that receives special benefits from the improvements and activities of the PBID is based on two assessment variables consisting of Lot Square Footage and Building Square Footage. Lot Square Footage is relevant to the highest and best use of a property and will reflect the long-term value implications of the improvement district. Building Square Footage is relevant to the interim use of a property and is utilized to measure short and mid-term special benefit.

Services and improvements provided by the PBID are designed to provide special benefits to the mix of commercial, office, and parking parcels. The use of each parcel's Lot Square Footage and Building Square Footage is the best measure of benefit for the programs because the intent of the PBID programs are to improve the cleanliness of each individual parcel, to increase building occupancy and lease rates, to encourage new business development and attract ancillary businesses and services for parcels to the area. In other words, to attract more customers, residents, patrons, tenants, clients and or employees. The best way to determine each parcel's proportionate special benefit from PBID programs is to relate each parcel's Lot Square Footage and Building Square Footage to every other parcel's Lot Square Footage and Building Square Footage.

Lot Square Footage. Lot Square Footage is defined as the total amount of area within the borders of the parcel. The borders of a parcel are defined on the County Assessor parcel maps. Fifty (50%) of the budget is allocated to lot square footage.

Building Square Footage. Building Square Footage is defined as gross building square footage as determined by the outside measurements of a building. Fifty percent (50%) of the budget is allocated to building square footage.

Calculation of Assessments

The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of an improvement or the cleaning and operation expenses of an improvement or the cost of the property service being provided. Due to the proportionate special benefits received by these individual parcels from the PBID services, these parcels will be assessed a rate which is proportionate to the amount of special benefit received. Only special benefits are assessable, and these benefits must be separated from any general benefits. The Engineer's report has calculated that 2% of the programs provided by the PBID provide general benefit. Assessment revenue cannot be used to pay for general benefits (See page 10 of the Engineer's Report for discussion of general and special benefits). The preceding methodology is applied to a database that has been constructed by the District Owners' Association and its consultant team. The process for compiling the property database includes obtaining property data from the County of Los Angeles Assessor's Office. A list of properties included within the PBID is provided in section 8.

Assessable Footage:

Building Square Footage	572,364
Lot Square Footage	983,407

Benefit Zones

State Law and State Constitution Article XIID require that special assessments be levied according to the special benefit each individual parcel receives from the improvements. In order to match assessment rates to benefits, the levels of appropriate service delivery were determined by analyzing needs and projecting future needs over the term of the PBID in order to produce a common level of Maintenance and Capital Improvements, Marketing, and Administration for each parcel throughout the PBID. It was determined that all parcels within the PBID will be assessed using the same assessment method and rate structure.

Assessments

Based on the special benefit factors and assessment methodology discussed in the Engineer's Report on page 15, Lot Square Footage, Building Square Footage, and the proposed budget, the following illustrates the first year's maximum annual assessment. Assessment rates are rounded off to the second decimal place. A parcel's assessment may vary slightly when calculated using the assessment rates below.

Building Square Foot Rate	\$0.43
Lot Square Foot Rate	\$0.25

Assessment Rate Calculation

The assessment rate is determined by the following calculation:

Assessment Budget = \$490,000

Assessment Budget allocated to Building Square Footage @ 50% = \$245,000

Assessment Budget allocated to Parcel Square Footage @ 50% = \$245,000

Building Square Footage Assessment Rate

Assessment Budget \$245,000 / 572,364 Building Sq Ft = \$0.43

Parcel Square Footage Assessment Rate

Assessment Budget \$245,000 / 983,407 Lot Sq Ft = \$0.25

Sample Parcel Assessment

To calculate the assessment for a parcel with 5,000 square feet of building and 5,000 square feet of lot footage, multiply the Building Square Footage (5,000) by the Assessment Rate (\$0.43) = (\$2,150) + multiple the Lot Square Footage (5,000) by the Assessment Rate (\$0.25) = (\$1,250) = Initial Annual Parcel Assessment (\$3,400).

Maximum Annual Assessment Adjustments

The cost of providing programs and services may vary depending on the market cost for those programs and services. Expenditures may require adjustment up or down to continue the intended level of programs and services. Assessments may be subject to annual increases not to exceed the assessment rates in the table below for any given year. Increases will be determined by the Board of Directors of the District Owner’s Association and will vary between 0% and 5% in any given year. The maximum increase for any given year cannot exceed 5% in that year. Any change will be approved by the Owner’s Association Board of Directors and submitted to the City within its annual planning report, pursuant to Section 36650 of the California Streets and Highways Code.

The projections below illustrate a maximum 5% annual increase for all assessment rates:

	2026	2027	2028	2029	2030
Building Square Footage Rate	\$0.43	\$0.45	\$0.47	\$0.50	\$0.52
Lot Square Footage Rate	\$0.25	\$0.26	\$0.27	\$0.29	\$0.30

Budget Adjustments

Any annual budget surplus, including those created through cost saving measures, labor vacancies, unexpected reductions in expenses caused by one-time events or unanticipated increases to income, will be rolled into the following year’s budget. The budget will be set accordingly, within the constraints of the Management District Plan, to adjust for surpluses that are carried forward to ensure that the PBID is spending these funds in a timely manner and is complying with applicable State laws and City policies. PBID funds may be used for renewal. The estimated budget surplus amount will be included in the annual report each year. Funds from an expired PBID shall be rolled over into the new PBID if one is established or returned to the property owners if one is not established, in accordance with Streets and Highways Code section 36671.

If an error is discovered on a parcel’s assessed parcel square footages or building square footages, the PBID may investigate and correct the assessed footages after confirming the correction with the L.A. County Assessor Data and City of Burbank. The correction will be made in accordance with the assessment methodology and may result in an increase or decrease to the parcel’s assessment.

Future Development

As a result of continued development, the PBID may experience the addition or subtraction of assessable footage for parcels included and assessed within the PBID boundaries. The modification for parcel improvements within the PBID, which changes upwards or downwards the amount of total footage assessed for these parcels will, pursuant to Government Code 53750, be prorated to the date they receive the temporary and/or permanent certificate of occupancy and will be billed directly by the City for the prorated year. Any delinquent assessments owed for the modification of assessable footage that was billed directly by the City will be added to the property tax roll for the following year as delinquent. Parcels that experience a loss of building square footage need to provide notice of the change to the PBID by April 1st of each year.

In future years of the BID term, the assessments for the special benefits bestowed upon the included BID parcels may change in accordance with the assessment methodology formula listed in the Management District Plan and Engineer's Report, provided the assessment rate does not change. If the assessment formula changes and increases the assessments, then a ballot as defined in Article 13 Section D of the State Constitution will be required for approval of the formula changes.

Assessment Appeal Procedure

Property owners may appeal assessments that they believe are inaccurate. Appeals must be in writing, stating the grounds for appeal and filed with the Owners Association prior to April 1 of each year. Appeals shall be limited to the current assessment year. Any appeal not filed by April 1 shall not be valid. In any case, appeals will only be considered for the current year and will not be considered for prior years.

Time and Manner for Collecting Assessments

As provided by State Law, the PBID assessment will appear as a separate line item on annual property tax bills prepared by the County of Los Angeles. The City of Burbank may direct bill the first year's assessment for all property owners and may direct bill any property owners whose special assessment does not appear on the tax rolls for each year of the BID term.

The assessments shall be collected at the same time and in the same manner as for the ad valorem property tax paid to the County of Los Angeles. These assessments shall provide for the same lien priority and penalties for delinquent payment as is provided for the ad valorem property tax.

However, assessments may be billed directly by the City for the first fiscal year of operation or for changes to assessments that occur during an assessment year and are prorated for a part of the year, and then by the County for all subsequent years. Any delinquent assessments owed for the first year will be added to the property tax roll for the following year as delinquent. These assessments shall provide for the same lien priority and penalties for delinquent payment as is provided for the ad valorem property tax. The property owner means any person shown as the owner/taxpayer on the last

equalized assessment roll or otherwise known to be the owner/taxpayer by the County. The City of Burbank is authorized to collect any assessments not placed on the County tax rolls, or to place assessments, unpaid delinquent assessments, or penalties on the County tax rolls as appropriate to implement this Management District Plan.

Disestablishment

California State Law Section 36670 provides for the disestablishment of a PBID. Upon the termination of this PBID, any remaining revenues shall be transferred to the renewed PBID, if one is established, pursuant to Streets and Highways Code Section 36660 (b). Unexpended funds will be returned to property owners based upon each parcel’s percentage contribution to the total year 2026 assessments if the PBID is not renewed.

Bond Issuance

The PBID will not issue Bonds.

Public Property Assessments

There are 2 publicly owned parcels in the PBID, all of which are identified as assessable and for which special benefit services will be provided. The 2 identified assessed parcels are owned by L.A. City Department of Water and Power.

All publicly owned parcels will pay their proportional share of costs based on the special benefits conferred to those individual parcels. See Engineer’s Report Attachment A, page 27 for publicly owned parcels special benefit designation. Article XIID of the California Constitution was added in November 1996 and provides for these assessments. It specifically states in Section 4(a) that “Parcels within a district that are owned or used by any agency...shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit.” Below is a list of the publicly owned parcels and their respective assessments:

APN	Owner	2026 Assessment	%
2481-003-271	L A City Dept Of Water & Power	\$3,197.13	0.65%
2476-024-278	L A City Dept Of Water & Power	\$10,089.92	2.06%
		\$13,287.06	2.71%

Section 5 CITY SERVICES

City Base Levels of Service Policy. Throughout the process of creating the PBID, stakeholders and business and property owners have voiced concerns that the City of Burbank maintains existing services at verifiable “baseline” service levels. A formal base level of service policy ensures that existing City services are enhanced, not replaced, by new PBID services.

Section 6 DISTRICT RULES/GOVERNANCE

Regulations

Pursuant to the Property and Business Improvement law of 1994, as amended, a PBID may establish rules and regulations that uniquely apply to the PBID, the PBID has adopted the following rules:

Competitive Procurement Process

The Owner’s Association shall develop a policy for competitive bidding when purchasing substantial amounts of services, products and/or equipment. The policy will aim to maximize service, quality, efficiency and cost effectiveness.

Treatment of Residential Housing

In accordance with Section 36632 (c) of the California Streets and Highways Code, properties zoned solely for residential or agricultural use are conclusively presumed not to receive special benefit from the improvements and service funded through the assessments of the PBID and are not subject to any assessment pursuant to Section 36632 (c). Therefore, properties zoned solely for residential or agricultural use within the boundaries of the PBID, if any, will not be assessed.

PBID Renewal

PBID funds may be used for renewing the PBID. PBID rollover funds may be spent on renewal.

Owners’ Association

The proposed PBID shall be governed by a private non-profit corporation with oversight from the Burbank City Council. The Board of Directors of the non-profit organization and its staff are charged with the day-to-day operations of the PBID. In addition, the state law requires that the nonprofit corporation provide an annual report to City Council to report on revenue received, expenditures made, and budgets for the upcoming year.

This plan proposes that the Board of Directors of the non-profit corporation be comprised of a majority of property owners paying the proposed assessment. In addition, the Board of Directors must represent a variety of interests within the area and respond to the needs of property and business owners.

The Board of Directors shall act in the best interests of all the properties and businesses within the proposed PBID. The diverse representation described above ensures that the interests of all the properties and business in the PBID shall be fairly represented.

The City Council or Board of Directors reserves the right to amend or modify the composition of the Board by a separate resolution as defined in the organizations By-Laws without amending the Management District Plan.

Brown Act & Public Records Act Compliance

An Owners' Association is a private entity and may not be considered a public entity for any purpose, nor may its board members or staff be public officials for any purpose. The Owners' Association is, however, subject to government regulations relating to transparency, namely the Ralph M. Brown Act and the California Public Records Act. These regulations are designed to promote public accountability. The Owners' Association must act as a legislative body under the Ralph M. Brown Act (Government Code §54950 et seq.). Thus, meetings of the Owners' Association and certain committees must be held in compliance with the public notice and other requirements of the Brown Act. The Owners' Association is also subject to the record keeping and disclosure requirements of the California Public Records Act.

Annual Report

The Owner's Association shall present an annual report at the end of each year of operation to the City Council pursuant to Streets and Highways Code §36650 (see Appendix 1). The annual report is a prospective report for the upcoming year and must include:

- Any proposed changes in the boundaries of the PBID or in any benefit zones or classification of property within the district;
- The improvements, maintenance, and activities to be provided for that fiscal year;
- The estimated cost of providing the improvements, maintenance, and activities to be provided for that fiscal year;
- The method and basis of levying the assessment in sufficient detail to allow each real property owner to estimate the amount of the assessment to be levied against his or her property for that fiscal year;
- The estimated amount of any surplus or deficit revenues to be carried over from a previous fiscal year; and
- The estimated amount of any contributions to be made from sources other than assessments levied pursuant to this Plan.

Section 7 Implementation Timetable

The Magnolia Park Business Improvement District is expected to be established and begin implementation of the Management District Plan on January 1, 2026. Consistent with State law, the Magnolia Park Business Improvement District will have a five-year life through December 31, 2030. In order for the Magnolia Park Business Improvement District to meet the service begin date of January 1, 2026, the establishment needs to adhere to the following schedule:

<u>Formation Schedule</u>	<u>Dates</u>
Petitions distributed to property owners	March 2025
Petition Drive concludes	April 2025
City Council accepts petition results/sets public hearing date	April/May 2025
Ballots mailed to property owners	May/June 2025
City Council holds public hearing and tabulates ballots	July 2025

Section 8 Parcel Roll

APN	Owner	2026 Assessment	%
2481-003-271	L A City Dept Of Water & Power	\$3,197.13	0.65%
2476-024-278	L A City Dept Of Water & Power	\$10,089.92	2.06%
		\$13,287.06	2.71%

APN	2026 Assessment	%
2476-024-018	\$4,688.84	0.96%
2476-024-020	\$4,696.55	0.96%
2476-026-002	\$1,497.98	0.31%
2476-026-003	\$1,540.09	0.31%
2476-026-005	\$2,909.66	0.59%
2476-026-006	\$1,631.15	0.33%
2476-026-007	\$2,663.47	0.54%
2476-026-008	\$3,988.53	0.81%
2476-026-029	\$3,225.69	0.66%
2476-026-030	\$1,698.48	0.35%
2477-015-039	\$7,593.60	1.55%
2477-015-047	\$3,965.03	0.81%
2477-017-027	\$9,789.14	2.00%
2477-017-029	\$6,602.99	1.35%
2477-019-001	\$1,554.22	0.32%
2477-019-002	\$3,081.62	0.63%
2477-019-003	\$2,856.20	0.58%
2477-019-025	\$5,095.96	1.04%
2477-021-001	\$1,481.92	0.30%
2477-021-002	\$1,333.61	0.27%
2477-021-003	\$1,220.18	0.25%
2477-021-004	\$1,541.22	0.31%
2477-021-005	\$2,397.32	0.49%
2477-021-006	\$2,654.38	0.54%
2477-021-007	\$1,541.22	0.31%
2477-021-008	\$1,541.22	0.31%
2477-021-009	\$2,122.52	0.43%
2477-023-001	\$3,309.08	0.68%
2477-023-002	\$1,203.91	0.25%

2477-023-003	\$3,510.48	0.72%
2477-023-004	\$6,863.65	1.40%
2477-025-019	\$22,115.85	4.51%
2477-027-019	\$6,896.82	1.41%
2477-027-020	\$778.54	0.16%
2477-027-021	\$778.54	0.16%
2477-027-022	\$1,527.63	0.31%
2477-027-023	\$5,803.91	1.18%
2478-015-019	\$6,847.08	1.40%
2478-015-020	\$2,837.39	0.58%
2478-015-021	\$1,500.88	0.31%
2478-015-022	\$1,490.18	0.30%
2478-015-023	\$1,273.16	0.26%
2478-015-024	\$2,635.65	0.54%
2478-017-019	\$4,201.04	0.86%
2478-017-020	\$1,375.89	0.28%
2478-017-021	\$1,943.05	0.40%
2478-017-023	\$1,313.60	0.27%
2478-017-027	\$6,400.74	1.31%
2478-017-028	\$1,349.52	0.28%
2478-019-022	\$1,718.50	0.35%
2478-019-023	\$1,256.42	0.26%
2478-019-024	\$1,552.20	0.32%
2478-019-025	\$2,350.51	0.48%
2478-019-026	\$1,363.43	0.28%
2478-019-027	\$1,748.68	0.36%
2478-019-029	\$2,036.27	0.42%
2478-019-030	\$5,200.90	1.06%
2478-021-017	\$14,818.23	3.02%
2478-023-001	\$1,759.42	0.36%
2478-023-002	\$5,690.73	1.16%
2478-023-003	\$5,716.27	1.17%
2478-025-001	\$4,302.61	0.88%
2478-025-002	\$4,195.60	0.86%
2478-025-024	\$3,799.16	0.78%
2479-001-001	\$3,884.21	0.79%
2479-001-002	\$3,953.22	0.81%
2479-001-003	\$2,857.95	0.58%
2479-003-001	\$3,820.53	0.78%
2479-003-002	\$1,601.04	0.33%
2479-003-003	\$1,390.44	0.28%

2479-003-026	\$11,828.40	2.41%
2479-005-007	\$1,313.60	0.27%
2479-005-008	\$622.83	0.13%
2479-005-009	\$2,598.96	0.53%
2479-005-028	\$4,047.40	0.83%
2479-005-031	\$851.12	0.17%
2479-005-033	\$1,158.03	0.24%
2479-005-034	\$566.46	0.12%
2479-005-035	\$888.78	0.18%
2479-005-036	\$1,220.95	0.25%
2479-005-037	\$2,261.11	0.46%
2479-005-038	\$1,241.50	0.25%
2479-005-040	\$2,347.15	0.48%
2479-005-041	\$701.73	0.14%
2479-007-001	\$14,239.31	2.91%
2479-007-021	\$2,366.95	0.48%
2479-009-020	\$3,222.03	0.66%
2479-009-021	\$2,654.38	0.54%
2479-009-022	\$2,654.38	0.54%
2479-009-023	\$3,141.50	0.64%
2479-009-024	\$3,537.14	0.72%
2479-011-001	\$3,001.81	0.61%
2479-011-002	\$1,370.24	0.28%
2479-011-003	\$9,013.48	1.84%
2480-001-021	\$3,053.11	0.62%
2480-001-022	\$5,133.22	1.05%
2480-001-023	\$1,489.68	0.30%
2480-001-024	\$1,308.01	0.27%
2480-001-025	\$3,797.02	0.77%
2480-003-001	\$6,643.56	1.36%
2480-003-003	\$3,167.59	0.65%
2480-003-004	\$3,382.92	0.69%
2480-003-023	\$2,409.97	0.49%
2480-003-024	\$1,080.53	0.22%
2480-005-021	\$3,747.92	0.76%
2480-005-022	\$3,280.05	0.67%
2480-005-023	\$11,024.26	2.25%
2480-005-024	\$1,725.00	0.35%
2480-007-001	\$2,681.76	0.55%
2480-007-002	\$2,881.57	0.59%
2480-007-003	\$3,373.39	0.69%

2480-007-004	\$8,088.39	1.65%
2480-009-014	\$3,536.01	0.72%
2480-009-015	\$3,613.74	0.74%
2480-009-016	\$1,810.86	0.37%
2480-009-017	\$1,278.53	0.26%
2480-009-018	\$4,366.98	0.89%
2480-009-019	\$4,263.40	0.87%
2480-010-001	\$9,619.34	1.96%
2480-010-028	\$10,920.22	2.23%
2480-010-030	\$5,262.26	1.07%
2480-012-028	\$13,769.79	2.81%
2481-001-001	\$3,244.18	0.66%
2481-001-002	\$1,634.64	0.33%
2481-001-003	\$1,572.36	0.32%
2481-001-004	\$3,283.40	0.67%
2481-001-005	\$1,634.64	0.33%
2481-001-006	\$1,848.67	0.38%
2481-001-007	\$4,436.80	0.91%
2481-003-003	\$1,677.92	0.34%
2481-003-004	\$158.70	0.03%
2481-003-025	\$7,777.57	1.59%
Private Parcels	\$476,712.94	97.29%
Publicly Owned Parcels	\$13,287.06	2.71%
All Parcels	\$490,000.00	100.00%