

# HOLMEN *Wisconsin*

## *HOUSING AFFORDABILITY REPORT*



*Report Year 2023  
Permit Year 2021*



**Prepared by:**

This document was prepared by MSA Professional Services, Inc. with assistance from Village Staff.

Project No.: 07197038



## Purpose

When adopted, 2017 Wis. Act 243 created new reporting requirements for some communities relating to municipal housing stock. This Housing Affordability Report complies with all requirements contained in §66.10013 of Wisconsin Statutes in analyzing housing development, impacts of regulation, and progress toward goals contained in the Housing Element of the Village of Holmen's Comprehensive Plan. Holmen was affirmed to have met the community size of 10,000 necessary to trigger this obligation based on 2020 census data released in 2021.

## Contents

This report contains the following information:

- An inventory of new residential lots created, and units approved for construction
- A list and map of undeveloped parcels zoned for residential development
- A list of undeveloped parcels suitable for, but not zoned for, residential development
- An analysis of residential development regulations and their impact on the cost of new housing.

## Process and Data

This report was compiled utilizing 2021 approvals for new residential lots and units, and has met the posting deadline of January 31, 2023. Zoning, assessment, land dedication, and ordinance data are valid and current as of the posting of this report.

Permit and development records, fee schedule, and assessment were provided by Village of Holmen staff. This report must be posted to the Village's website on a dedicated webpage in accordance with State statute and may be distributed to all members of the Village Planning Commission and Village Board.

Sections of this plan detail projected impact on subdivision development based on the Village's fee schedule. While as accurate as possible, individual elements of each subdivision may change applicable fee amounts. General subdivision fee estimates should be used for purposes of estimate only, and do not necessarily represent full fee amounts for any future development proposal or project type.

## Housing Demand and Affordability

Over the past 30 years, Holmen has been one of the fastest growing jurisdictions in the La Crosse-Onalaska Metropolitan Statistical Area. The residential neighborhoods in the Village are among the most sought after in the region, especially for families with children due to the high-quality school system, community amenities, and character of the Village.

Housing in the Village of Holmen has been getting more diverse since 2010. Of all housing units in the Village in 2021, a little more than half (52.7%) of the units were detached single-unit structures (a decrease from 62% in 2010) and 9.9% were attached single-unit structures (e.g. townhomes and zero-lot-line duplexes). Multi-family housing units (5+ units) accounted for 18.6% of all housing units. Two-to-four-unit structures made up 8.6% of the housing units while mobile homes accounted 10.2% of the Village's housing units. Please see Figure 1 for a breakdown of housing units in the Village.

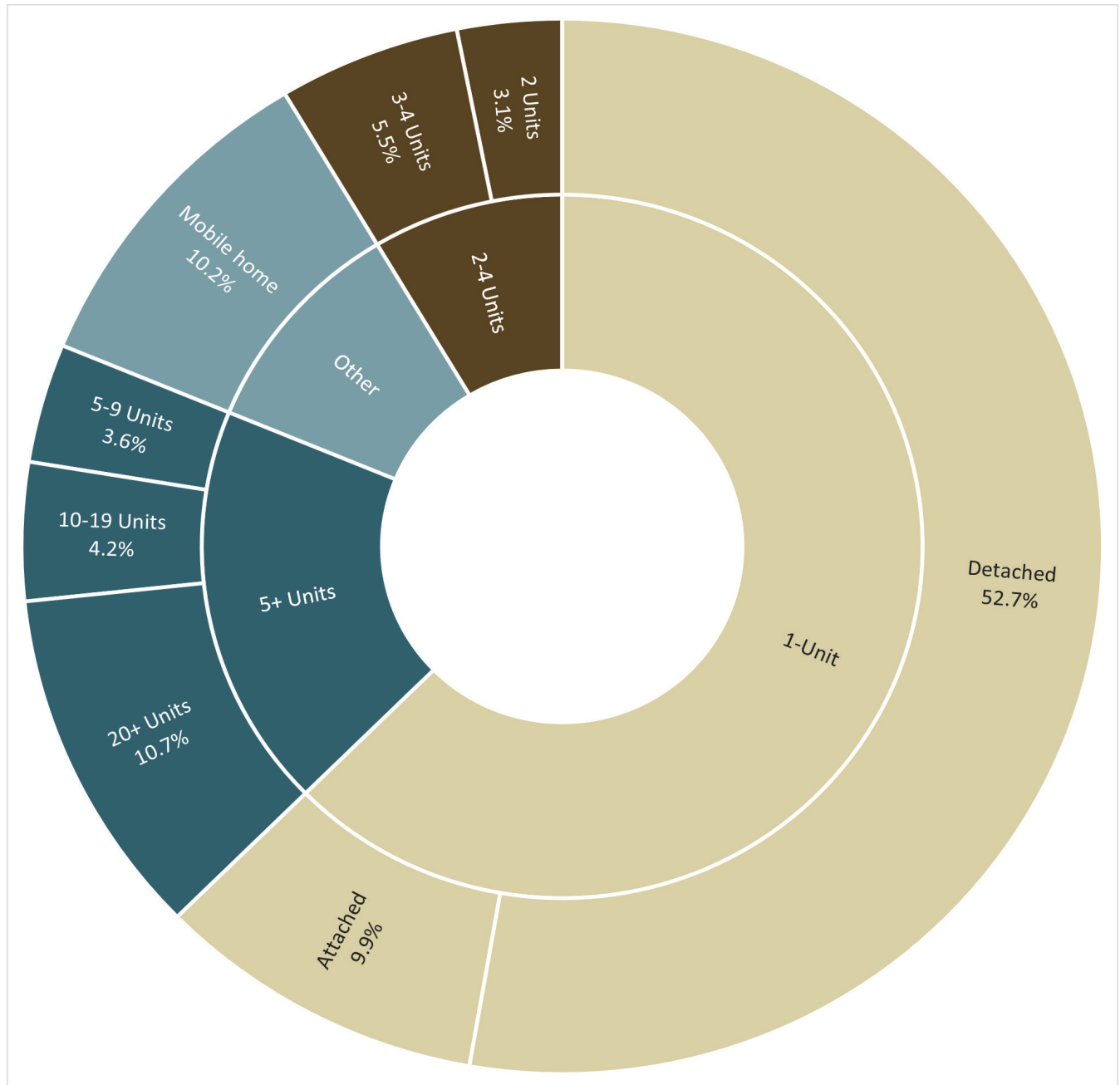
In terms of the population in occupied housing units, 77% of all residents in the Village live in single-unit homes (both detached and attached). A little less than 10% of the population lives in multi-family buildings with at least 5 units.

Renter households comprise 33% of all Village households, which per the 2021 American Community Survey (ACS) 5-Year Estimates has remained consistent over the past several years as Village population has increased. The difference between the 67% owner households and the 76% single-unit structures reflects the approximate portion of single-unit structures that are rented by their occupants.

Projecting into the future, the Department of Administration estimates that the population of Holmen will be 13,400 persons by the year 2040. This translates to an estimate of 5,334 households with an average household size of 2.51 persons per household. Per the 2021 ACS 5-Year estimates, the average household size for owner households is 2.86 compared to 1.78 for renters.

There are opportunities for families to rent within the Village, with 64% of all rental units being 3- or more bedroom units, and 28% of renters in the Village classified as family households. Of the Village's 1,392 rental units, 24% contain at least one resident 65 years of age or older.

Figure 1: Distribution of Housing Units by Type



Source: 2021 ACS 5-Year Estimates

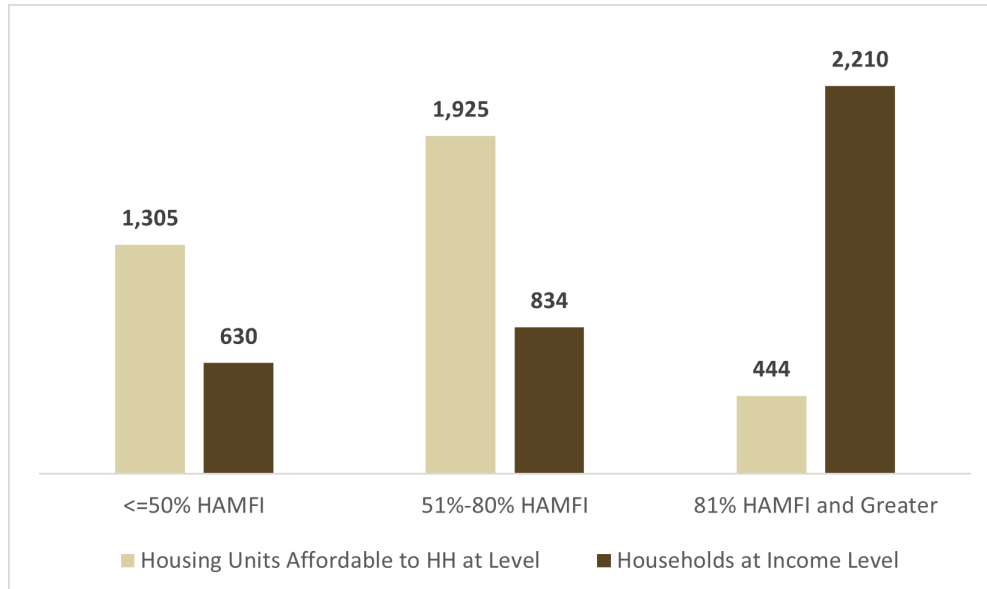
The Village will need to add 894 housing units to meet projected 2040 demand of 5,334 (approximately 50 units per year). To maintain current mix of unit types, this would equate to approximately 26 detached single-unit structures annually, with the remaining development occurring within multi-unit buildings.

Housing affordability is an issue within the community. The most recent data available from the US Department of Housing and Urban Development (2019) indicates that 21.5% of all households in the Village are “cost burdened”, paying more than 30% of income toward housing costs. This is a more acute problem among lower-income households living in the Village, with cost burden identified as a housing issue for 78% of all households earning under 50% AMI (\$39,300 annually for a family of 4 in 2019).

Figure 2 identifies the difference between household income and unit affordability in the Village. While there is a surplus of available units with housing costs affordable to households under 50% AMI and 51%-80% AMI,

there is a shortage of higher-value housing units still affordable for households earning 80% AMI and greater. This means that moderate to higher income owners and renters are buying or renting “down” within the market. Though not problematic for those households, many of whom likely choose to live in Holmen specifically because of the affordability advantage, the competition for lower-cost units from households that can afford more housing tends to put pressure on and reduce housing availability for the low to moderate income households that can only afford those units.

Figure 2: Housing Affordability by Income



Source: 2015-2019 CHAS

## Housing Goals in the Comprehensive Plan

### Overview

The Village of Holmen Comprehensive Plan lists housing goals that will further housing policy, affordability, and availability equally for residents of the Village. The housing goals, objectives, policies, and programs relevant to housing are excerpted here from the Plan’s housing element:

**Goal 1:** To continue to support quality housing options for all Village residents including first time home buyers, seniors, and all segments of the population.

#### Objectives:

- By supporting the development of conveniently located areas suitable for housing.
- By eliminating blighting influences through rehabilitation or reconstruction.
- By planning for a variety of housing choices, including median rent single family and senior housing that support a range of incomes from

low to high.

- By continuing to promote the development of sidewalks, pedestrian, and bicycle paths to connect neighborhoods and parks in the Village.
- By enhancing the appearance of the community by promoting attractively designed housing and housing developments.

**Goal 2:** To preserve, enhance and expand the residential character in areas of single-family housing in the Village.

#### Objectives:

- By preventing the incursion of incompatible, non-residential uses into single-family residential neighborhoods.
- By providing, where feasible, a full range of park and recreation facilities in or near each neighborhood.
- By infilling around existing development both new and old.
- By discouraging non-local traffic from passing through residential neighborhoods.
- By reducing the impact of existing traffic pass-

- ing through residential neighborhoods.
- f. By removing blighting influences from residential areas.
- g. By extending services to new areas for residential development.
- h. By annexing land for residential expansion.

**Goal 3:** To promote the construction of multi-family housing in the appropriate sections of the Village.

**Objectives:**

- a. By designating areas suitable for the development of apartments and similar medium-high density residential uses in areas suitable for that purpose.
- b. By maintaining areas of existing multi-family housing.
- c. By identifying areas and districts suitable for a mix of residential housing.

**Strategies**

**Residential Character**

- 1. The residential component of the Future Land Use Plan shall clearly indicate the allowable zoning categories, residential uses, densities, intensities, and ancillary uses allowed in the Village. These uses shall be adhered to unless there is a compelling overall community reason to change the Future Land Use Plan.
- 2. Future residential development in the Village shall continue to contribute to the development of neighborhoods. The allowable characteristics of future neighborhoods should be specific to each and shall be identified in the Future Land Use section. Features to consider include future park features, neighborhood organizations, neighborhood naming, allowable uses, densities, intensities, and access to existing infrastructure such as sidewalks and bike facilities.
- 3. The Village needs to look at screening; changing road patterns; possibly relocating some uses; buffering residential and incompatible uses; and where necessary, removing blighting influences from residential areas.

**Housing and Transportation**

- 4. Future residential developments and neighborhoods should be located within a well-defined collector-arterial system that keeps

non-local traffic from passing through local streets in residential developments.

- 5. Sidewalks should continue to be required on both sides of all new residential streets.
- 6. Easements for walking and biking trails should be secured to link new housing and park developments.

**Housing and Infill Development**

- 7. Infill development providing housing opportunities shall be encouraged in Holmen.

**Housing Rehabilitation**

- 8. The Village of Holmen should pursue existing programs aimed at housing rehabilitation if conditions warrant such activity.

**Variety of Housing Options**

- 9. The Village is recommended to encourage developers of large projects to provide a mix of lot sizes in larger developments. A well-designed variety of lots will be able to provide housing options for all segments of Holmen’s population. Lot sizes for residential development areas should provide for an efficient and cost-effective extension of Village services.

**Timing and Phasing of Housing**

- 10. Require all subdividers and developers to phase the construction of new housing so that public infrastructure can keep pace with increased demand.
- 11. Consider requiring subdividers to pay an impact fee for improvements. Before imposing the impact fee, a public facility needs assessment must be conducted.
- 12. Non-residential projects above a predetermined number of new or transferred jobs should be reviewed to determine the effect of such projects on the need for additional housing units. At such a time, a review of the land use and housing projections is recommended to ensure the Village has adequate land available to locate a workforce within reasonable proximity of the site.
- 13. Consider incorporating a formal residential phasing plan that promotes efficient development and service extensions by approving developments adjacent to existing development.

## Senior & Assisted Living Housing

14. Potential future senior housing and assisted living facilities shall be identified in the Future Land Use Plan. Proposed new senior or assisted living facilities should be located in areas that are served by adequate pedestrian or bicycle facilities which can provide non-motorized access to retail and recreational amenities.
15. Consider a variety of options for senior housing including condominium, zero-lot line duplex, smaller lot single family and other available options including assisted living and nursing homes.

## Meeting Housing Goals

The Village of Holmen Comprehensive Plan contains several goals relating to housing affordability and meeting demand for households of all income levels. Notable policies to reduce cost for moderate income homebuyers include encouraging developers to integrate different housing types within larger developments, to utilize smaller lot sizes to reduce land acquisition costs on a per unit basis, rehabilitate existing structures, including median rent single-family and senior housing and to provide life-cycle and accessible housing within communities to provide for residents already living within the Village.

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## Residential Activity

In 2021, the Village of Holmen approved three new plats for residential development including the second addition to Seven Bridges West and Cole Addition Five. The Village approved the following residential building permits in 2021.

Residential Permits Issued in 2021	
Subdivision Plats	2
Certified Survey Maps	0
Condo Plats	0
Single Family Building Permits	87
Duplex/Twindo/Condo/Town Home	22
Multifamily Building Permits	6

## Permitting and Units Created

The permits issued and units created in 2021, displayed above, represent all residential activity in the Village. New residential building permits granted through the course of the year include 87 single-family units, 22 duplex/twindo/condo/townhome units and 144 multi-family units (in six buildings). From 2019 through 2021, new single-family housing construction increased 47% (i.e., 59 to 74 to 87 units, respectively). Alteration permits (additions, remodels, etc.) also increased from 26 in 2019 to 34 in 2020 to 39 in 2021.

## Total Fees Collected – Permits

Fees Collected in 2021	# of Projects	General Permits	Impact Fees	Total Fees	Average Fee per Project
Single Family	87	\$329,115	\$367,058	\$696,172	\$8,002
Duplex/Townhome	22	\$46,283	\$173,985	\$220,268	\$10,012
Multi-Family Apartment	1	\$14,700	\$88,895	\$103,595	\$103,595
Condo	4	\$15,000	\$123,307	\$138,307	\$34,577
Assisted Living Facility	1	\$25,200	\$132,600	\$157,800	\$157,800
Mobile Home	11	\$10,678	\$0	\$10,678	\$971
Addition	4	\$1,195	\$255	\$1,450	\$363
Basement Remodel	16	\$6,095	\$0	\$6,095	\$381
Deck/Porch	15	\$2,343	\$0	\$2,343	\$156
Electric	7	\$956	\$0	\$956	\$137
Garage	4	\$1,037	\$0	\$1,037	\$259
Pool	4	\$633	\$4,000	\$4,633	\$1,158
Ramp	2	\$128	\$0	\$128	\$64
Remodel/Alterations	2	\$669	\$0	\$669	\$335
Shed	15	\$1,375	\$0	\$1,375	\$92
Solar Panels	13	\$1,794	\$0	\$1,794	\$138
<b>TOTALS</b>	<b>208</b>	<b>\$457,201</b>	<b>\$890,100</b>	<b>\$1,347,301</b>	

## Financial Impact of Fees on Development

Village fees for new development are modeled below to illustrate impact on a hypothetical subdivision. For purposes of this illustration, these fees demonstrate cost for a development of 30 single family units and 16 duplex units, all 3-bedroom units. Size of units is assumed to be 2,500 square feet for single-family units and 1,500 square feet for duplex units. On a per-unit basis, the average estimated Village fee is \$5,414.83.

Fee	Amount	Unit	QTY	Total
Impact Fees: Highway & Transportation Facilities	\$413.00	Dwelling Unit	46.00	\$18,998.00
Impact Fees: Sewage Collection/Treatment Facilities	\$1,587.00	Dwelling Unit	46.00	\$73,002.00
Impact Fees: Water Pumping, Storage & Distribution Facilities	\$877.00	Dwelling Unit	46.00	\$40,342.00
Impact Fees: Parks and Playgrounds	\$717.00	Dwelling Unit	46.00	\$32,982.00
Impact Fees: Law Enforcement Facilities	\$160.00	Dwelling Unit	46.00	\$7,360.00
Impact Fees: Public Library Facilities	\$295.00	Dwelling Unit	46.00	\$13,570.00
New Residential (Includes garage, decks & basements. Mechanicals included)	\$0.28	SF (min. \$770)	75,000.00	\$21,000.00
Townhome/Condo (Per Unit)	\$500.00	Dwelling Unit	16.00	\$8,000.00
WI Uniform Building Permit Seal	\$35.00	Building	38.00	\$1,330.00
Temporary Electric Permit	\$138.00	Dwelling Unit	46.00	\$6,348.00
Residential Plumbing	\$105.00	Dwelling Unit	46.00	\$4,830.00
Residential HVAC	\$105.00	Dwelling Unit	46.00	\$4,830.00
Zoning Permit	\$100.00	Subdivision	1.00	\$100.00
Zoning/Site plan review (parking, lighting, and paving)	\$100.00	Building	38.00	\$3,800.00
Preliminary Plat	\$300.00	+ \$10/Lot	38.00	\$680.00
Final Plat	\$500.00	Subdivision	1.00	\$500.00
Erosion Control (1 & 2 Family)	\$105.00	Building	38.00	\$3,990.00
Foundation Permit	\$165.00	Building	38.00	\$6,270.00
Street Opening Permit Par Unit	\$25.00	Dwelling Unit	46.00	\$1,150.00
<b>TOTAL</b>				<b>\$249,082.00</b>

# Analysis of Development Regulations

## Regulation

Residential development within the Village of Holmen is generally consistent, predictable, and effective across different zoning districts. The Village Plan Commission meets monthly on the last Tuesday of the month to review and discuss development proposals. There is a reasonable, not excessive timeline between required submittal dates and review in a public meeting.

In addition, the Village Code of Ordinances is complete in zoning and development requirements, creating uniformity in consistency and expectation for developers who are proposing new construction or alteration/rehab within the Village. The ordinance is written to be transparent in intent and requirement, and largely achieves these goals.

The Subdivision Ordinance creates additional required improvements before building permits are issued for plats within the subdivision. These required improvements include:

- A. Streets and streetlights
- B. Sidewalks, bike lanes and trails
- C. Central sanitary sewage and private sewage disposal systems
- D. Stormwater drainage facilities
- E. Central water supply facilities
- F. Other utilities (gas, electric, TV cables and telephone facilities)
- G. Storm sewer and stormwater drainage facilities
- H. Partition fences
- I. Driveways
- J. Sign costs

Costs of these improvements are funded through unit sales and rent revenue and are passed on to consumers which impacts affordability of development in the Village.

## Housing Development Costs and Supply

Housing development cost is affected by many factors, including the cost of land, the costs of building materials and construction labor, and municipal permit and impact fees.

The cost of residential land is about \$131,269 per acre in Holmen per the WI Dept. of Revenue Equated Statement of Assessment for 2021, and about \$38,000 for a vacant, improved, 9,000 SF lot. Reducing the minimum lot size (e.g. from 9,000 SF to 7,200 SF in the R1 district) and/or minimum lot width (e.g. from 80 feet to 70 feet in R1) would reduce the land costs and the development costs per unit. The Village can also allow and encourage accessory dwelling units in new neighborhoods as a way to build additional housing units into the neighborhood at modest additional cost (as compared to a single-family home).

Some of the approval process fees could be reduced over time through collaborative efforts between municipal staff and housing developers – when developers provide complete application materials in a timely way and municipal staff provide complete reviews of that information in a timely way, the overall process can be faster and easier for all involved.

The Village currently has an ample supply of lots available for new housing development, and should monitor that supply over time to ensure capacity to keep up with demand. This should include the continued designation of sites for various formats of attached-unit housing.

## Undeveloped Parcels Zoned for Residential Use

The following pages contain a list and map of parcels in the Village that are zoned for residential use but have not been improved:

Tax Parcel ID	Address	Assessed Land Value	Estimated Fair Market Value	Acres	Zoning
14-00140-011	WILLANN COURT	\$81,100	\$88,000	4.05	R1
14-02625-000	432 RUSSELL DRIVE S	\$63,500	\$68,900	0.31	R1
14-04175-000		\$10,100		10.33	R1
14-04560-000	1009 VALLEY VIEW DRIVE	\$65,400	\$71,000	0.4	R1
14-04561-000	1005 VALLEY VIEW DRIVE	\$62,800	\$68,100	0.32	R1
14-04562-000	1001 VALLEY VIEW DRIVE	\$62,800	\$68,100	0.32	R1
14-04563-000	506 GRAND MEADOW DRIVE	\$60,700	\$65,900	0.26	R1
14-04564-000	510 GRAND MEADOW DRIVE	\$60,700	\$65,900	0.26	R1
14-04567-000	604 GRAND MEADOW DRIVE	\$60,700	\$65,900	0.26	R1
14-04569-000	612 GRAND MEADOW DRIVE	\$60,700	\$65,900	0.26	R1
14-04570-000	616 GRAND MEADOW DRIVE	\$61,600	\$66,800	0.29	R1
14-04571-000	702 GRAND MEADOW DRIVE	\$63,900	\$69,300	0.36	R1
14-04572-000	703 GRAND MEADOW DRIVE	\$63,500	\$68,900	0.34	R1
14-04576-000	1114 MAPLE SHADE COURT	\$74,800	\$81,200	0.86	R1
14-04579-000	1101 MAPLE SHADE COURT	\$64,100	\$69,500	0.36	R1
14-04580-000	611 FOREST VIEW DRIVE	\$61,200	\$66,400	0.28	R1
14-04582-000	603 FOREST VIEW DRIVE	\$63,100	\$68,500	0.33	R1
14-04583-000	1103 VALLEY VIEW DRIVE	\$65,000	\$70,500	0.39	R1
14-04584-000	500 FOREST VIEW DRIVE	\$67,400	\$73,100	0.46	R1
14-04588-000	509 GRAND MEADOW DRIVE	\$59,400	\$64,400	0.25	R1
14-04589-000	513 GRAND MEADOW DRIVE	\$59,400	\$64,400	0.25	R1
14-04590-000	601 GRAND MEADOW DRIVE	\$59,400	\$64,400	0.25	R1
14-04591-000	605 GRAND MEADOW DRIVE	\$59,400	\$64,400	0.25	R1
14-04597-000	610 FOREST VIEW DRIVE	\$59,400	\$64,400	0.25	R1
14-04600-000	512 FOREST VIEW DRIVE	\$59,400	\$64,400	0.25	R1
14-04585-000	1004 VALLEY VIEW DRIVE	\$67,600	\$73,300	0.47	R1
14-04586-000	1000 VALLEY VIEW DRIVE	\$66,700	\$72,400	0.44	R1
14-04587-000	505 GRAND MEADOW DRIVE	\$59,400	\$64,400	0.25	R1
14-04177-000		\$33,700		39.85	R1
14-04176-000		\$250,300		39.52	R1
14-00684-000	303 2ND AVENUE E	\$21,100	\$22,900	0.23	R1
14-00141-005	SAND LAKE ROAD	\$49,100	\$53,300	0.5	R1
14-02764-000	817 GRANUM STREET	\$59,600	\$64,700	0.46	R1
14-02769-000	704 GRANUM CIRCLE	\$70,000	\$75,900	0.6	R1
14-04218-000	RIVERS DRIVE	\$276,600	\$300,100	3.95	R1
14-04310-000	305 MARIE DRIVE	\$66,400	\$72,000	0.24	R1
14-04316-000	221 MARIE DRIVE	\$62,700	\$68,000	0.22	R1
14-04317-000	217 MARIE DRIVE	\$58,700	\$63,700	0.6	R1

Tax Parcel ID	Address	Assessed Land Value	Estimated Fair Market Value	Acres	Zoning
14-04318-000	213 MARIE DRIVE	\$58,600	\$63,600	0.49	R1
14-04324-000	109 MARIE DRIVE	\$45,300	\$49,100	0.24	R1
14-04326-000	101 MARIE DRIVE	\$47,500	\$51,500	0.45	R1
14-04327-000	114 MARIE DRIVE	\$55,200	\$59,900	0.24	R1
14-04329-000	210 HOWARD DRIVE	\$55,300	\$60,000	0.24	R1
14-04333-000	226 HOWARD DRIVE	\$54,600	\$59,200	0.23	R1
14-04334-000	230 HOWARD DRIVE	\$54,600	\$59,200	0.23	R1
14-04380-001	COUNTY ROAD V	\$2,400		11.8	R1
14-04324-000	109 MARIE DRIVE	\$45,300	\$49,100	0.24	R1
14-04327-000	114 MARIE DRIVE	\$55,200	\$59,900	0.24	R1
14-04326-000	101 MARIE DRIVE	\$47,500	\$51,500	0.45	R1
14-00001-008	MCHUGH ROAD	\$200		0.91	R1
14-02364-000	607 PINE CONE PLACE	\$49,200	\$53,400	0.34	R1
14-01580-001	807 MCHUGH ROAD	\$126,400	\$137,100	1.08	R7
14-04353-000	MARIE DRIVE	\$600	\$700	0.11	R1
14-04380-000	COUNTY ROAD V	\$12,600		24.41	R1
14-00102-009	2ND AVENUE E	\$44,100	\$47,800	0.31	R3
14-00137-001	1ST AVENUE E	\$47,500	\$51,500	0.44	R1
14-04218-000	RIVERS DRIVE	\$276,600	\$300,100	3.95	R1
14-00510-000	807 MAIN STREET S	\$43,200	\$46,900	0.27	R3
14-02472-000	811 CASE COURT	\$46,800	\$50,800	0.3	R1
14-00151-000	1211 MAIN STREET S	\$317,000	\$343,900	1.66	R1
14-00152-000	1225 MAIN STREET S	\$349,500	\$379,200	2.63	R1
14-04203-000	1506 BRIDGER DRIVE	\$60,600	\$65,700	0.35	R1
14-04206-000	1505 OAKLEY LANE	\$58,000	\$62,900	0.26	R1
14-04217-000	FIRST AVENUE E	\$182,800	\$198,300	2.61	R1
14-04249-000	1509 CROCKETT DRIVE	\$58,300	\$63,300	0.27	R1
14-04252-001	710 JUDITH COURT	\$58,000	\$62,900	0.26	R1
14-04278-000	1606 CHERRY LANE S	\$53,200	\$57,700	0.3	R1
14-04283-000	1510 CHERRY LANE S	\$53,200	\$57,700	0.3	R1
14-04284-000	1506 CHERRY LANE S	\$53,200	\$57,700	0.3	R1
14-04287-000	1605 CHERRY LANE S	\$60,500	\$65,600	0.34	R1
14-04287-000	1605 CHERRY LANE S	\$60,500	\$65,600	0.34	R1
14-04290-000	1505 PIONEER DRIVE	\$57,900	\$62,800	0.26	R1
14-04290-000	1505 PIONEER DRIVE	\$57,900	\$62,800	0.26	R1
14-04291-000	1508 PIONEER DRIVE	\$58,200	\$63,100	0.27	R1
14-04294-000	1511 CHERRY LANE S	\$59,500	\$64,600	0.31	R1
14-00150-001	1205 MAIN STREET S	\$184,900	\$200,600	0.57	R1
14-00150-002	1205 MAIN STREET S	\$80,200	\$87,000	0.23	R1
14-04938-000	1361 BRIDGER DRIVE	\$70,000	\$75,900	0.35	R1
14-04939-000	1355 BRIDGER DRIVE	\$70,300	\$76,300	0.36	R1
14-04940-000	1345 BRIDGER DRIVE	\$69,000	\$74,900	0.33	R1

Tax Parcel ID	Address	Assessed Land Value	Estimated Fair Market Value	Acres	Zoning
14-04941-000	1335 BRIDGER DRIVE	\$67,500	\$73,200	0.28	R1
14-04942-000	1325 BRIDGER DRIVE	\$68,000	\$73,800	0.3	R1
14-04943-000	1315 BRIDGER DRIVE	\$68,600	\$74,400	0.32	R1
14-04944-000	1235 BRIDGER DRIVE	\$68,000	\$73,800	0.3	R1
14-04945-000	BRIDGER DRIVE	\$100	\$100	0.07	R1
14-04946-000	1337 CROCKETT DRIVE	\$57,100	\$62,000	0.33	R1
14-04947-000	1331 CROCKETT DRIVE	\$59,100	\$64,100	0.3	R1
14-04948-000	1325 CROCKETT DRIVE	\$59,100	\$64,100	0.3	R1
14-04949-000	1319 CROCKETT DRIVE	\$59,100	\$64,100	0.3	R1
14-04950-000	1313 CROCKETT DRIVE	\$61,000	\$66,200	0.36	R1
14-04951-000	636 LARAMIE LANE	\$58,700	\$63,700	0.28	R1
14-04952-000	626 LARAMIE LANE	\$58,700	\$63,700	0.28	R1
14-04953-000	1616 LARAMIE LANE	\$60,600	\$65,700	0.35	R1
14-04954-000	1320 BRIDGER DRIVE	\$60,100	\$65,200	0.33	R1
14-04955-000	1330 BRIDGER DRIVE	\$58,300	\$63,300	0.27	R1
14-04956-000	1340 BRIDGER DRIVE	\$58,300	\$63,300	0.27	R1
14-04957-000	1350 BRIDGER DRIVE	\$58,400	\$63,400	0.27	R1
14-04958-000	1360 BRIDGER DRIVE	\$57,000	\$61,800	0.33	R1
14-04959-000	715 JUDITH COURT	\$58,800	\$63,800	0.39	R1
14-04960-000	1330 CROCKETT DRIVE	\$60,600	\$65,700	0.35	R1
14-04961-000	1324 CROCKETT DRIVE	\$60,600	\$65,700	0.35	R1
14-04962-000	1318 CROCKETT DRIVE	\$60,600	\$65,700	0.35	R1
14-04963-000	1312 CROCKETT DRIVE	\$60,500	\$65,600	0.34	R1
14-04964-000	1240 CROCKETT DRIVE	\$60,500	\$65,600	0.34	R1
14-04965-000	1230 CROCKETT DRIVE	\$60,500	\$65,600	0.34	R1
14-04966-000	617 LARAMIE LANE	\$59,900	\$65,000	0.32	R1
14-04967-000	627 LARAMIE LANE	\$58,400	\$63,400	0.28	R1
14-04968-000	637 LARAMIE LANE	\$58,400	\$63,400	0.28	R1
14-04969-000	1235 CROCKETT DRIVE	\$59,800	\$64,900	0.32	R1
14-00166-023				4.33	R1
14-04975-000	1225 BRIDGER DRIVE			0.3	R1
14-04976-000	1215 BRIDGER DRIVE			0.32	R1
14-04977-000	1163 BRIDGER DRIVE			0.33	R1
14-04978-000	1153 BRIDGER DRIVE			0.35	R1
14-04979-000	1143 BRIDGER DRIVE			0.35	R1
14-04980-000	710 SILVER DRIVE			0.36	R1
14-04981-000	648 SILVER DRIVE			0.32	R1
14-04982-000	638 SILVER DRIVE			0.28	R1
14-04983-000	628 SILVER DRIVE			0.28	R1
14-04984-000	618 SILVER DRIVE			0.32	R1

Tax Parcel ID	Address	Assessed Land Value	Estimated Fair Market Value	Acres	Zoning
14-04985-000	1132 BRIDGER DRIVE			0.27	R1
14-04986-000	1142 BRIDGER DRIVE			0.28	R1
14-04987-000	1152 BRIDGER DRIVE			0.34	R1
14-04988-000	619 SILVER DRIVE			0.36	R1
14-04989-000	629 SILVER DRIVE			0.29	R1
14-04990-000	639 SILVER DRIVE			0.28	R1
14-04991-000	649 SILVER DRIVE			0.33	R1
14-04992-000	SILVER DRIVE			0.34	R1
14-04743-000	3242 CHRISTENSON LANE	\$32,200	\$34,900	0.14	R1
14-04744-000	3236 CHRISTENSON LANE	\$32,200	\$34,900	0.14	R1
14-04745-000	3230 CHRISTENSON LANE	\$32,200	\$34,900	0.13	R1
14-04746-000	3224 CHRISTENSON LANE	\$32,200	\$34,900	0.14	R1
14-04747-000	3218 CHRISTENSON LANE	\$32,200	\$34,900	0.14	R1
14-04748-000	3212 CHRISTENSON LANE	\$32,200	\$34,900	0.14	R1
14-04749-000	3206 CHRISTENSON LANE	\$32,200	\$34,900	0.14	R1
14-04750-000	3200 CHRISTENSON LANE	\$32,200	\$34,900	0.14	R1
14-04751-000	3144 CHRISTENSON LANE	\$32,200	\$34,900	0.14	R1
14-04752-000	3138 CHRISTENSON LANE	\$32,200	\$34,900	0.14	R1
14-04753-000	3132 CHRISTENSON LANE	\$32,200	\$34,900	0.14	R1
14-04754-000	3126 CHRISTENSON LANE	\$32,200	\$34,900	0.14	R1
14-04778-000	2820 BEYER ROAD	\$72,500	\$78,700	0.41	R1
14-04779-000	2800 BEYER ROAD	\$72,500	\$78,700	0.44	R1
14-04780-000	2730 BEYER ROAD	\$72,500	\$78,700	0.37	R1
14-04781-000	2720 BEYER ROAD	\$72,500	\$78,700	0.34	R1
14-04782-000	2710 BEYER ROAD	\$72,500	\$78,700	0.44	R1
14-04783-000	2700 BEYER ROAD	\$72,500	\$78,700	0.57	R1
14-04787-000	3221 CHRISTENSON LANE	\$58,000	\$62,900	0.28	R1
14-04801-000	2929 CHRISTENSON LANE	\$58,000	\$62,900	0.31	R1
14-04803-000	2910 BEYER ROAD	\$58,000	\$62,900	0.25	R1
14-04804-000	2920 BEYER ROAD	\$58,000	\$62,900	0.24	R1
14-04809-000	3030 BEYER ROAD	\$58,000	\$62,900	0.25	R1
14-04810-000	3100 BEYER ROAD	\$58,000	\$62,900	0.24	R1
14-04812-000	3120 BEYER ROAD	\$58,000	\$62,900	0.24	R1
14-04813-000	3130 BEYER ROAD	\$58,000	\$62,900	0.24	R1
14-04814-000	3200 BEYER ROAD	\$58,000	\$62,900	0.24	R1
14-04815-000	3220 CORTLAND STREET	\$58,000	\$62,900	0.36	R1
14-04816-000	2914 CORTLAND STREET	\$58,000	\$62,900	0.34	R1
14-04817-000	2920 CORTLAND STREET	\$58,000	\$62,900	0.29	R1
14-04819-000	3235 CORTLAND STREET	\$81,200	\$88,100	0.42	R1
14-04820-000	3221 CORTLAND STREET	\$81,200	\$88,100	0.45	R1
14-04821-000	3207 CORTLAND STREET	\$81,200	\$88,100	0.4	R1

Tax Parcel ID	Address	Assessed Land Value	Estimated Fair Market Value	Acres	Zoning
14-04822-000	3135 CORTLAND STREET	\$81,200	\$88,100	0.26	R1
14-04823-000	3125 CORTLAND STREET	\$81,200	\$88,100	0.26	R1
14-04824-000	3115 CORTLAND STREET	\$81,200	\$88,100	0.26	R1
14-04825-000	3105 CORTLAND STREET	\$81,200	\$88,100	0.3	R1
14-04827-000	3025 CORTLAND STREET	\$81,200	\$88,100	0.44	R1
14-04829-000	3005 CORTLAND STREET	\$81,200	\$88,100	0.31	R1
14-04830-000	2945 CORTLAND STREET	\$81,200	\$88,100	0.31	R1
14-04831-000	2935 CORTLAND STREET	\$81,200	\$88,100	0.37	R1
14-04832-000	2925 CORTLAND STREET	\$81,200	\$88,100	0.39	R1
14-04833-000	2915 CORTLAND STREET	\$81,200	\$88,100	0.31	R1
14-04834-000	2907 CORTLAND STREET	\$58,000	\$62,900	0.3	R1
14-04835-000	2901 BEYER ROAD	\$72,500	\$78,700	0.38	R1
14-04836-000	2835 BEYER ROAD	\$72,500	\$78,700	0.3	R1
14-04837-000	2825 BEYER ROAD	\$72,500	\$78,700	0.31	R1
14-04840-000	2735 BEYER ROAD	\$72,500	\$78,700	0.38	R1
14-04841-000	2721 BEYER ROAD	\$72,500	\$78,700	0.46	R1
14-04842-000	2701 BEYER ROAD	\$139,200	\$151,000	1.84	R1
14-01531-010	2910 PERTZSCH DRIVE	\$45,900	\$49,800	0.38	R4
14-02370-000	506 PINE CONE PLACE	\$46,700	\$50,700	0.29	R1
14-02355-000	903 PINE CONE PLACE	\$54,200	\$58,800	0.53	R1
14-02345-000	700 TAMARACK TRAIL	\$46,700	\$50,700	0.28	R4
14-02374-000	908 HEMLOCK LANE	\$46,700	\$50,700	0.29	R1
14-02377-000	909 HEMLOCK LANE	\$46,700	\$50,700	0.29	R1
14-02379-000	906 JACKPINE DRIVE	\$46,700	\$50,700	0.29	R1
14-02380-000	908 JACKPINE DRIVE	\$46,700	\$50,700	0.29	R1
14-02381-000	909 JACKPINE DRIVE	\$48,700	\$52,800	0.31	R1
14-02382-000	908 PINE CONE PLACE	\$48,700	\$52,800	0.31	R1
14-01581-000	SWEEN DRIVE	\$51,100	\$55,400	0.57	R1
14-01582-000	BRIGGS ROAD	\$51,900	\$56,300	0.64	R1
14-01583-000	BRIGGS ROAD	\$53,300	\$57,800	0.74	R1
14-01584-000	BRIGGS ROAD	\$54,100	\$58,700	0.8	R1
14-04400-000	HORTON STREET	\$45,400	\$49,300	0.38	R1
14-04418-000	HORTON STREET	\$49,200	\$53,400	0.32	R1
14-04419-000	HORTON STREET	\$50,100	\$54,400	0.39	R1
14-04426-000	1702 PRAIRIE PLACE	\$200		0.93	R5
14-04427-000	1708 PRAIRIE PLACE	\$200		0.92	R5
14-04427-000	1708 PRAIRIE PLACE	\$200		0.92	R5
14-04428-000	1714 PRAIRIE PLACE	\$100		0.75	R5
14-04428-000	1714 PRAIRIE PLACE	\$100		0.75	R5
14-04429-000	1720 PRAIRIE PLACE	\$123,200	\$133,700	0.62	R5
14-04429-000	1720 PRAIRIE PLACE	\$123,200	\$133,700	0.62	R5
14-04433-000	1902 PRAIRIE PLACE	\$35,000	\$38,000	0.16	R5

Tax Parcel ID	Address	Assessed Land Value	Estimated Fair Market Value	Acres	Zoning
14-04434-000	1906 PRAIRIE PLACE	\$35,000	\$38,000	0.16	R1
14-04439-000	1926 PRAIRIE PLACE	\$35,000	\$38,000	0.16	R1
14-04440-000	1930 PRAIRIE PLACE	\$35,000	\$38,000	0.16	R1
14-04443-000	1942 PRAIRIE PLACE	\$35,000	\$38,000	0.16	R1
14-04444-000	1946 PRAIRIE PLACE	\$35,000	\$38,000	0.16	R1
14-04445-000	1950 PRAIRIE PLACE	\$35,000	\$38,000	0.16	R1
14-04446-000	1954 PRAIRIE PLACE	\$44,800	\$48,600	0.24	R1
14-04463-000	1948 SPAKENBURG ROAD	\$32,900	\$35,700	0.15	R1
14-04464-000	1944 SPAKENBURG ROAD	\$38,400	\$41,700	0.19	R1
14-04465-000	1940 SPAKENBURG ROAD	\$34,900	\$37,900	0.16	R1
14-04466-000	1936 SPAKENBURG ROAD	\$35,400	\$38,400	0.16	R1
14-04467-000	1932 SPAKENBURG ROAD	\$35,600	\$38,600	0.16	R1
14-04477-000	1927 SPAKENBURG ROAD	\$1,200		5.64	R1
14-04477-000	1927 SPAKENBURG ROAD	\$1,200		5.64	R1
14-04462-000	1952 SPAKENBURG ROAD	\$42,600	\$46,200	0.22	R1
14-04479-000	2018 ROTTERDAM AVENUE	\$100		0.4	R1
14-04480-000	2004 PRAIRIE PLACE	\$100		0.3	R1
14-04481-000	2008 PRAIRIE PLACE	\$100		0.3	R1
14-04482-000	2012 PRAIRIE PLACE	\$100		0.3	R1
14-04484-000	2020 PRAIRIE PLACE	\$100		0.3	R1
14-04485-000	2102 PRAIRIE PLACE	\$100		0.3	R1
14-04488-000	2114 PRAIRIE PLACE	\$100		0.3	R1
14-04489-000	2118 PRAIRIE PLACE	\$100		0.3	R1
14-04492-000	2132 PRAIRIE PLACE	\$53,700	\$58,300	0.42	R1
14-04493-000	2138 PRAIRIE PLACE	\$100		0.49	R1
14-04495-000	2104 ROTTERDAM AVENUE	\$100		0.38	R1
14-04497-000	2009 PRAIRIE PLACE	\$100		0.27	R1
14-04500-000	2021 PRAIRIE PLACE	\$100		0.36	R1
14-04502-000	2111 SIERRA AVENUE	\$100		0.28	R1
14-04503-000	2115 SIERRA AVENUE	\$100		0.31	R1
14-04505-000	2014 SPAKENBURG ROAD	\$100		0.31	R1
14-04508-000	2002 SPAKENBURG ROAD	\$100		0.28	R1
14-04510-000	2202 ROTTERDAM AVENUE	\$100		0.3	R1
14-04511-000	2007 SPAKENBURG ROAD	\$100		0.26	R1
14-04512-000	2011 SPAKENBURG ROAD	\$100		0.26	R1
14-04514-000	2019 SPAKENBURG ROAD	\$100		0.29	R1
14-04515-000	2023 SPAKENBURG ROAD	\$100		0.31	R1

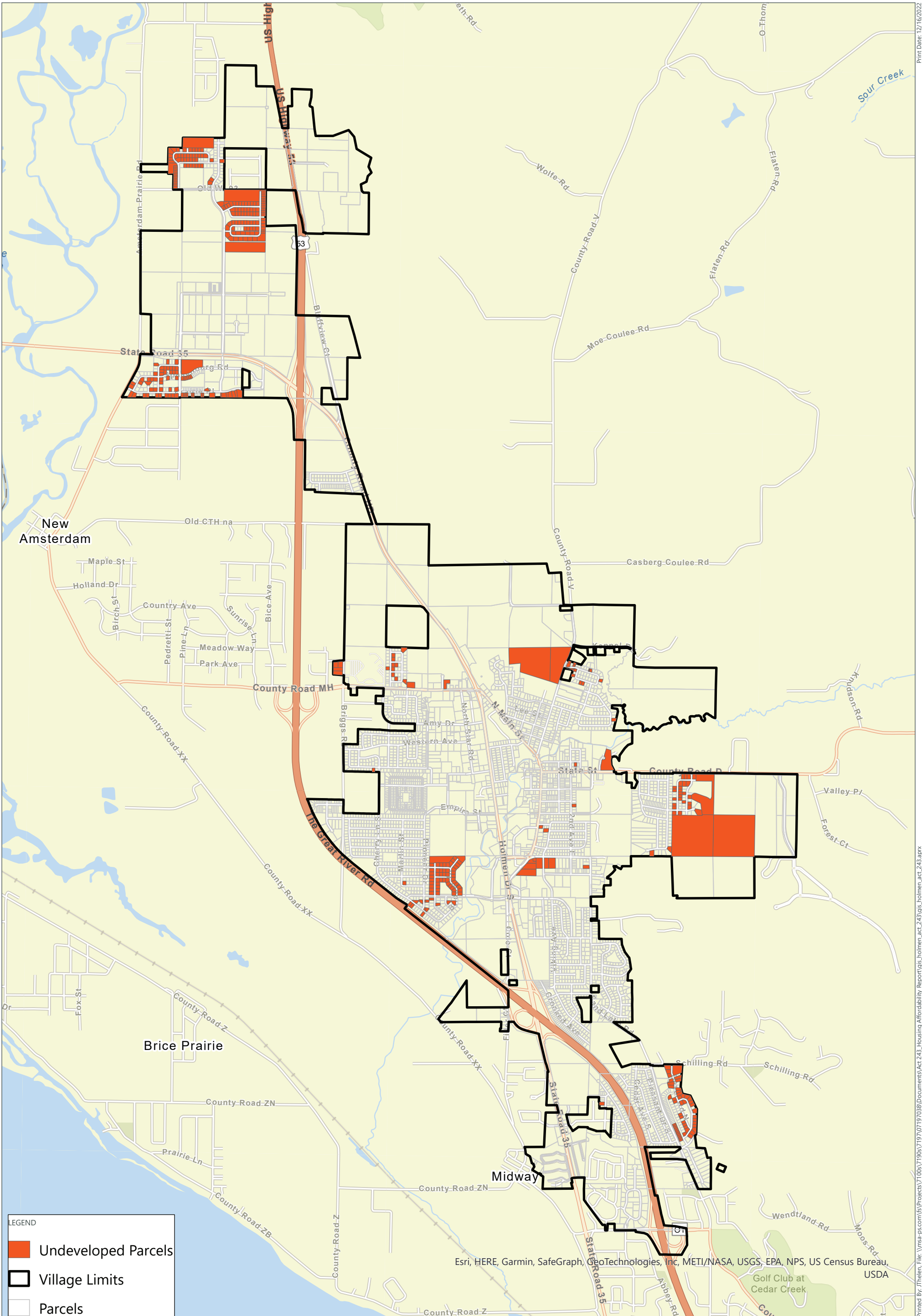
Tax Parcel ID	Address	Assessed Land Value	Estimated Fair Market Value	Acres	Zoning
14-04516-000	2205 SIERRA AVENUE	\$100		0.28	R1
14-04517-000	2209 SIERRA AVENUE	\$100		0.33	R1
14-04518-000	2020 ELINOR LANE	\$100		0.26	R1
14-04519-000	2016 ELINOR LANE	\$100		0.26	R1
14-04520-000	2012 ELINOR LANE	\$100		0.26	R1
14-04521-000	2008 ELINOR LANE	\$100		0.26	R1
14-04522-000	2004 ELINOR LANE	\$100		0.3	R1
14-04523-000	2005 ELINOR LANE	\$100		0.42	R1
14-04526-000	2017 ELINOR LANE	\$50,700	\$55,000	0.33	R1
14-04530-000	2214 SIERRA AVENUE	\$100		0.33	R1
14-04533-000	2107 SPAKENBURG ROAD	\$100		0.37	R1
14-04541-000	2139 SPAKENBURG ROAD	\$100		0.33	R1
14-04542-000	2143 SPAKENBURG ROAD	\$100		0.42	R1
14-04543-000	2105 PRAIRIE PLACE	\$100		0.35	R1
14-04544-000	2107 SPAN COURT	\$51,200	\$55,600	0.35	R1
14-04546-000	2114 SPAN COURT	\$100		0.48	R1
14-04552-000	2128 SPAKENBURG ROAD	\$100		0.31	R1
14-04553-000	2124 SPAKENBURG ROAD	\$100		0.36	R1
14-04555-000	2116 SPAKENBURG ROAD	\$100		0.28	R1
14-04556-000	2112 SPAKENBURG ROAD	\$100		0.27	R1
14-04557-000	2108 SPAKENBURG ROAD	\$100		0.34	R1
14-02917-001	OLD HIGHWAY 93	\$1,200		9.09	R1
14-04036-000		\$101,000	\$109,600	7.33	R1
14-04646-000	3205 MCGILVRAY WAY	\$44,600	\$48,400	0.3	R1
14-04654-000	3210 MCGILVRAY WAY	\$45,500	\$49,400	0.39	R1
14-04656-000	3053 RED CLOVER STREET	\$100		0.23	R1
14-04657-000	3049 RED CLOVER STREET	\$100		0.18	R1
14-04658-000	3045 RED CLOVER STREET	\$100		0.18	R1
14-04659-000	3041 RED CLOVER STREET	\$100		0.18	R1
14-04660-000	3037 RED CLOVER STREET	\$100		0.18	R1
14-04661-000	3033 RED CLOVER STREET	\$100		0.18	R1
14-04662-000	3029 RED CLOVER STREET	\$100		0.18	R1
14-04663-000	3025 RED CLOVER STREET	\$100		0.18	R1
14-04664-000	3021 RED CLOVER STREET	\$100		0.18	R1
14-04665-000	3017 RED CLOVER STREET	\$100		0.18	R1

Tax Parcel ID	Address	Assessed Land Value	Estimated Fair Market Value	Acres	Zoning
14-04666-000	3013 RED CLOVER STREET	\$100		0.18	R1
14-04667-000	3009 RED CLOVER STREET	\$100		0.18	R1
14-04668-000	3005 RED CLOVER STREET	\$100		0.18	R1
14-04669-000	3001 RED CLOVER STREET	\$100		0.21	R1
14-04670-000	1601 FOX GLOVE STREET	\$100		0.32	R1
14-04671-000	1605 FOX GLOVE STREET	\$100		0.28	R1
14-04672-000	1609 FOX GLOVE STREET	\$100		0.28	R1
14-04673-000	1613 FOX GLOVE STREET	\$100		0.28	R1
14-04674-000	1617 FOX GLOVE STREET	\$100		0.28	R1
14-04675-000	1701 FOX GLOVE STREET	\$100		0.28	R1
14-04676-000	1705 FOX GLOVE STREET	\$100		0.28	R1
14-04677-000	1709 FOX GLOVE STREET	\$100		0.28	R1
14-04678-000	1713 FOX GLOVE STREET	\$100		0.28	R1
14-04679-000	1717 FOX GLOVE STREET	\$100		0.38	R1
14-04680-000	1721 FOX GLOVE STREET	\$100		0.28	R1
14-04681-000	1725 FOX GLOVE STREET	\$100		0.25	R1
14-04682-000	1729 FOX GLOVE STREET	\$100		0.34	R1
14-04682-000	1729 FOX GLOVE STREET	\$100		0.34	R1
14-04683-000	1718 FOX GLOVE STREET	\$100		0.42	R1
14-04684-000	1710 FOX GLOVE STREET	\$100		0.29	R1
14-04685-000	1706 FOX GLOVE STREET	\$100		0.29	R1
14-04686-000	1702 FOX GLOVE STREET	\$100		0.29	R1
14-04687-000	1618 FOX GLOVE STREET	\$100		0.29	R1
14-04688-000	1614 FOX GLOVE STREET	\$100		0.29	R1
14-04689-000	1610 FOX GLOVE STREET	\$100		0.29	R1
14-04690-000	1606 FOX GLOVE STREET	\$100		0.29	R1
14-04691-000	1602 FOX GLOVE STREET	\$100		0.33	R1
14-04692-000	1603 KILLDEER STREET	\$100		0.33	R1
14-04693-000	1607 KILLDEER STREET	\$100		0.29	R1
14-04694-000	1611 KILLDEER STREET	\$100		0.29	R1
14-04695-000	1615 KILLDEER STREET	\$100		0.29	R1
14-04696-000	1619 KILLDEER STREET	\$100		0.29	R1
14-04697-000	1701 KILLDEER STREET	\$100		0.29	R1

Tax Parcel ID	Address	Assessed Land Value	Estimated Fair Market Value	Acres	Zoning
14-04698-000	1705 KILLDEER STREET	\$100		0.29	R1
14-04699-000	1709 KILLDEER STREET	\$100		0.29	R1
14-04700-000	1711 KILLDEER STREET	\$100		0.37	R1
14-04701-000	1601 WAXWING LANE	\$100		0.33	R1
14-04702-000	1605 WAXWING LANE	\$100		0.29	R1
14-04703-000	1609 WAXWING LANE	\$100		0.29	R1
14-04704-000	1613 WAXWING LANE	\$100		0.29	R1
14-04705-000	1617 WAXWING LANE	\$100		0.29	R1
14-04706-000	1701 WAXWING LANE	\$100		0.29	R1
14-04707-000	1705 WAXWING LANE	\$100		0.29	R1
14-04708-000	1709 WAXWING LANE	\$100		0.29	R1
14-04709-000	1713 WAXWING LANE	\$100		0.3	R1
14-04710-000	1717 WAXWING LANE	\$100		0.44	R1
14-04711-000	1721 WAXWING LANE	\$100		0.47	R1
14-04712-000	1714 WAXWING LANE	\$100		0.3	R1
14-04716-000	1618 WAXWING LANE	\$100		0.29	R1
14-04717-000	1614 WAXWING LANE	\$100		0.29	R1
14-04718-000	1610 WAXWING LANE	\$100		0.29	R1
14-04719-000	1606 WAXWING LANE	\$100		0.29	R1
14-04720-000	2930 RED CLOVER STREET	\$100		0.33	R1
14-04736-000	2935 RED CLOVER STREET	\$100		0.32	R1
14-04737-000	2943 RED CLOVER STREET	\$100		0.32	R1
14-04738-000	2951 RED CLOVER STREET	\$100		0.32	R1
14-04741-000	1560 KILLDEER STREET	\$100		0.27	R1
14-02914-000	OLD HIGHWAY 93	\$1,600		9.68	R1
14-04721-000	1603 RED CLOVER STREET	\$100		0.41	R1
14-04722-000	1623 RED CLOVER STREET	\$100		0.46	R1
14-04723-000	1643 RED CLOVER STREET	\$100		0.46	R1
14-04724-000	1707 RED CLOVER STREET	\$100		0.46	R1
14-04725-000	1723 RED CLOVER STREET	\$100		0.46	R1
14-04726-000	1743 RED CLOVER STREET	\$100		0.4	R1
14-04735-000	2927 RED CLOVER STREET	\$100		0.32	R1
14-04735-000	2927 RED CLOVER STREET	\$100		0.32	R1

Tax Parcel ID	Address	Assessed Land Value	Estimated Fair Market Value	Acres	Zoning
14-04727-000	1772 RED CLOVER STREET	\$100		0.55	R1
14-04728-000	1752 RED CLOVER STREET	\$100		0.51	R1
14-04729-000	1732 RED CLOVER STREET	\$100		0.46	R1
14-04730-000	1712 RED CLOVER STREET	\$100		0.46	R1
14-04731-000	1652 RED CLOVER STREET	\$100		0.46	R1
14-04732-000	1632 RED CLOVER STREET	\$100		0.46	R1
14-04733-000	1616 RED CLOVER STREET	\$100		0.46	R1
14-04734-000	2901 RED CLOVER STREET	\$200		1.26	R1
14-04739-000	SCHALLER BOULEVARD	\$100		0.95	R1
14-04739-000	SCHALLER BOULEVARD	\$100		0.95	R1
14-04883-000	3104 NORSE DRIVE	\$37,600	\$40,800	0.22	R6
14-04884-000	3108 NORSE DRIVE	\$26,500	\$28,800	0.15	R6
14-04885-000	3112 NORSE DRIVE	\$26,300	\$28,500	0.15	R6
14-04886-000	3116 NORSE DRIVE	\$26,300	\$28,500	0.15	R6
14-04887-000	3120 NORSE DRIVE	\$26,300	\$28,500	0.15	R6
14-04888-000	3124 NORSE DRIVE	\$26,300	\$28,500	0.15	R6
14-04889-000	3128 NORSE DRIVE	\$26,300	\$28,500	0.15	R6
14-04890-000	3132 NORSE DRIVE	\$26,100	\$28,300	0.15	R6
14-04891-000	3136 NORSE DRIVE	\$26,100	\$28,300	0.15	R6
14-04892-000	3140 NORSE DRIVE	\$26,100	\$28,300	0.15	R6
14-04893-000	3144 NORSE DRIVE	\$26,100	\$28,300	0.15	R6
14-04894-000	3148 NORSE DRIVE	\$26,100	\$28,300	0.15	R6
14-04895-000	3152 NORSE DRIVE	\$26,100	\$28,300	0.15	R6
14-04896-000	3156 NORSE DRIVE	\$25,800	\$28,000	0.15	R6
14-04897-000	3206 NORSE DRIVE	\$45,800	\$49,700	0.41	R1
14-04898-000	3212 NORSE DRIVE	\$44,400	\$48,200	0.29	R1
14-04899-000	3216 NORSE DRIVE	\$44,900	\$48,700	0.34	R1
14-04900-000	3220 NORSE DRIVE	\$47,300	\$51,300	0.56	R1
14-04901-000	1967 MCGILVRAY WAY	\$46,000	\$49,900	0.44	R1
14-04902-000	1961 MCGILVRAY WAY	\$44,300	\$48,100	0.28	R1
14-04904-000	1949 MCGILVRAY WAY	\$44,900	\$48,700	0.34	R1
14-04905-000	MCGILVRAY WAY	\$300		1.52	R1
14-04906-000	1937 MCGILVRAY WAY	\$44,900	\$48,700	0.33	R1
14-04907-000	1931 MCGILVRAY WAY	\$44,000	\$47,700	0.25	R1
14-04908-000	1925 MCGILVRAY WAY	\$44,000	\$47,700	0.25	R1
14-04909-000	1919 MCGILVRAY WAY	\$44,000	\$47,700	0.25	R1
14-04910-000	1913 MCGILVRAY WAY	\$43,900	\$47,600	0.25	R1
14-04913-000	1927 HUDSON STREET	\$44,100	\$47,800	0.27	R1
14-04914-000	1933 HUDSON STREET	\$44,100	\$47,800	0.27	R1
14-04915-000	1939 HUDSON STREET	\$44,100	\$47,800	0.27	R1

Tax Parcel ID	Address	Assessed Land Value	Estimated Fair Market Value	Acres	Zoning
14-04916-000	1945 HUDSON STREET	\$44,100	\$47,800	0.27	R1
14-04917-000	1951 HUDSON STREET	\$44,100	\$47,800	0.27	R1
14-04918-000	1957 HUDSON STREET	\$44,100	\$47,800	0.27	R1
14-04919-000	3209 NORSE DRIVE	\$46,300	\$50,200	0.46	R1
14-04920-000	3219 NORSE DRIVE	\$45,400	\$49,300	0.38	R1
14-04921-000	1960 MCGILVRAY WAY	\$44,100	\$47,800	0.27	R1
14-04922-000	1954 MCGILVRAY WAY	\$44,100	\$47,800	0.27	R1
14-04923-000	1948 MCGILVRAY WAY	\$44,100	\$47,800	0.27	R1
14-04924-000	1942 MCGILVRAY WAY	\$44,100	\$47,800	0.27	R1
14-04925-000	1936 MCGILVRAY WAY	\$44,100	\$47,800	0.27	R1
14-04926-000	1930 MCGILVRAY WAY	\$44,100	\$47,800	0.27	R1
14-04927-000	1924 MCGILVRAY WAY	\$44,100	\$47,800	0.27	R1
14-04928-000	1918 MCGILVRAY WAY	\$44,100	\$47,800	0.27	R1
14-04929-000	1912 MCGILVRAY WAY	\$44,100	\$47,800	0.26	R1
14-04930-000	1914 HUDSON STREET	\$44,100	\$47,800	0.27	R1
14-04931-000	1920 HUDSON STREET	\$44,100	\$47,800	0.26	R1
14-04932-000	1926 HUDSON STREET	\$44,100	\$47,800	0.26	R1
14-04933-000	1932 HUDSON STREET	\$44,100	\$47,800	0.26	R1
14-04934-000	1938 HUDSON STREET	\$44,100	\$47,800	0.26	R1
14-04935-000	1944 HUDSON STREET	\$44,100	\$47,800	0.26	R1
14-04936-000	1950 HUDSON STREET	\$44,000	\$47,700	0.26	R1
14-04447-001	1809 PRAIRIE PLACE			3.06	R5
14-04993-000	1816 PRAIRIE PLACE			0.58	R5
14-04994-000	1814 PRAIRIE PLACE			0.58	R5
14-04995-000	1812 PRAIRIE PLACE			0.58	R5
14-04996-000	1810 PRAIRIE PLACE			0.58	R5
14-02011-000	STARLITE DRIVE	\$42,800	\$46,400	0.25	R1

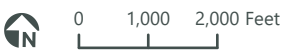


**LEGEND**

- Undeveloped Parcels
- Village Limits
- Parcels



Data Sources:  
 Village of Holmen  
 U.S. Census Tiger Data  
 La Crosse County



# Undeveloped Parcels Zoned Residential

Village of Holmen  
 La Crosse County, WI

Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

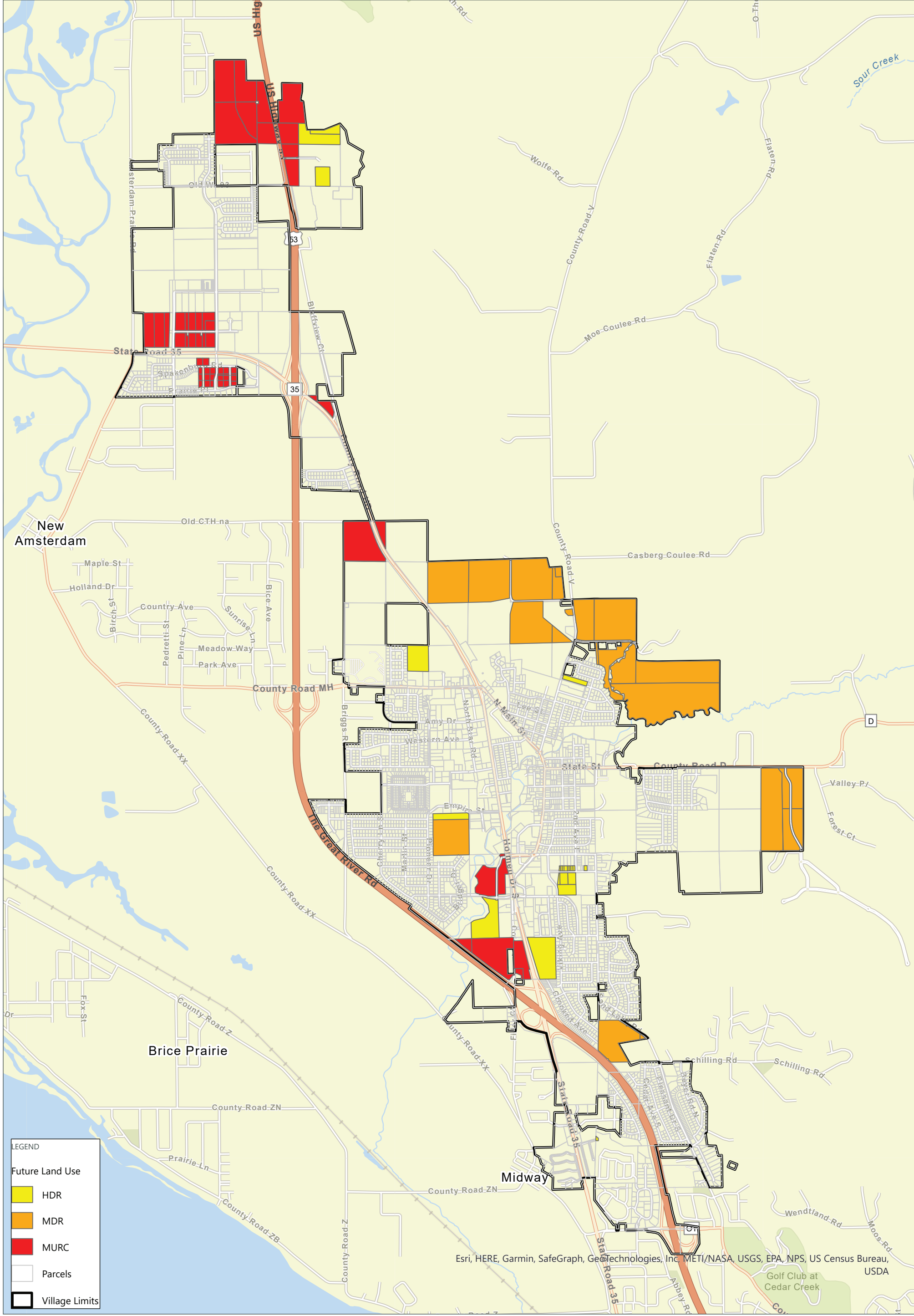
## Undeveloped Parcels Zoned for Residential Use

The following pages contain a list and map of parcels in the Village that are zoned for residential use but have not been improved:

Tax Parcel ID	Address	Assessed Land Value	Estimated Fair Market Value	Acres	Future Land Use
14-04048-000		\$2,900		20.55	MURC
14-04050-000	CLIFF SHADE ROAD	\$1,000		12.01	HDR
14-04051-000	US HIGHWAY 53	\$200		3.79	HDR
14-04052-000	CLIFF SHADE ROAD	\$2,700		17.76	MURC
14-04047-000	US HIGHWAY 53	\$1,400		11.02	MURC
14-04052-000	CLIFF SHADE ROAD	\$2,700		17.76	MURC
14-04055-000	CLIFF SHADE ROAD	\$24,400		6.42	HDR
14-04053-000	CLIFF SHADE ROAD	\$5,300		34.59	MURC
14-04053-000	CLIFF SHADE ROAD	\$5,300		34.59	MURC
14-04035-000	CLIFF SHADE ROAD	\$5,200		39.8	MURC
14-04035-000	CLIFF SHADE ROAD	\$5,200		39.8	MURC
14-04015-000	US HIGHWAY 53	\$4,600		34.76	MURC
14-04015-000	US HIGHWAY 53	\$4,600		34.76	MURC
14-04425-001	1710 SPAKENBURG ROAD	\$700		3.36	MURC
14-04425-001	1710 SPAKENBURG ROAD	\$700		3.36	MURC
14-04425-001	1710 SPAKENBURG ROAD	\$700		3.36	MURC
14-04425-002	2117 STAPHORST LANE	\$1,200		5.44	MURC
14-04425-001	1710 SPAKENBURG ROAD	\$700		3.36	MURC
14-04425-002	2117 STAPHORST LANE	\$1,200		5.44	MURC
14-04425-001	1710 SPAKENBURG ROAD	\$700		3.36	MURC
14-04425-002	2117 STAPHORST LANE	\$1,200		5.44	MURC
14-04425-001	1710 SPAKENBURG ROAD	\$700		3.36	MURC
14-04425-002	2117 STAPHORST LANE	\$1,200		5.44	MURC
14-04425-002	2117 STAPHORST LANE	\$1,200		5.44	MURC
14-04425-002	2117 STAPHORST LANE	\$1,200		5.44	MURC
14-04870-000	1907 TEMTE STREET	\$1,100		5.4	MURC
14-04875-000	1906 TEMTE STREET	\$900		4.38	MURC
14-04871-000	1841 TEMTE STREET	\$1,200		5.58	MURC
14-04871-000	1841 TEMTE STREET	\$1,200		5.58	MURC
14-04874-000	1840 TEMTE STREET	\$900		4.34	MURC
14-04872-000	1803 TEMTE STREET	\$1,100		5.2	MURC
14-04875-000	1906 TEMTE STREET	\$900		4.38	MURC
14-04872-000	1803 TEMTE STREET	\$1,100		5.2	MURC
14-04870-000	1907 TEMTE STREET	\$1,100		5.4	MURC
14-04876-000	2000 TEMTE STREET	\$4,200		19.92	MURC
14-04876-000	2000 TEMTE STREET	\$4,200		19.92	MURC
14-04876-000	2000 TEMTE STREET	\$4,200		19.92	MURC
14-04447-000	2120 STAPHORST LANE			4.74	MURC
14-04447-000	2120 STAPHORST LANE			4.74	MURC

Tax Parcel ID	Address	Assessed Land Value	Estimated Fair Market Value	Acres	Future Land Use
14-04447-000	2120 STAPHORST LANE			4.74	MURC
14-04447-000	2120 STAPHORST LANE			4.74	MURC
14-04447-000	2120 STAPHORST LANE			4.74	MURC
14-04447-000	2120 STAPHORST LANE			4.74	MURC
14-04478-000	1815 SPAKENBURG ROAD	\$400		2.06	MURC
14-04874-000	1840 TEMTE STREET	\$900		4.34	MURC
14-04873-000	1802 TEMTE STREET	\$900		4.18	MURC
14-04873-000	1802 TEMTE STREET	\$900		4.18	MURC
14-04447-001	1809 PRAIRIE PLACE			3.06	MURC
14-04447-001	1809 PRAIRIE PLACE			3.06	MURC
14-04478-000	1815 SPAKENBURG ROAD	\$400		2.06	MURC
14-04447-001	1809 PRAIRIE PLACE			3.06	MURC
14-04377-000	LONG COULEE ROAD	\$5,700		21.63	MDR
14-04151-001	KEPPEL ROAD	\$13,000		15.87	MDR
14-04167-000	KEPPEL ROAD	\$800		1.05	MDR
14-04168-000	KEPPEL ROAD	\$23,900		16.62	MDR
14-04377-000	LONG COULEE ROAD	\$5,700		21.63	MDR
14-04152-000	KEPPEL ROAD	\$8,300		41.1	MDR
14-04337-000	RUSSELL DRIVE N	\$95,200	\$103,300	2.68	HDR
14-04170-000		\$76,600		72.71	MDR
14-04180-002		\$2,900		16.99	MDR
14-04180-000	W6429 COUNTY ROAD D	\$9,200		17.43	MDR
14-04180-000	W6429 COUNTY ROAD D	\$9,200		17.43	MDR
14-04180-001	W6433 COUNTY ROAD D	\$9,100		40.02	MDR
14-04180-001	W6433 COUNTY ROAD D	\$9,100		40.02	MDR
14-04180-002		\$2,900		16.99	MDR
14-04218-000	RIVERS DRIVE	\$276,600	\$300,100	3.95	HDR
14-04220-000	223 RIVERS DRIVE	\$79,500	\$86,300	0.4	HDR
14-04228-000	313 RIVERS DRIVE	\$79,500	\$86,300	0.36	HDR
14-04231-000	234 RIVERS DRIVE	\$149,000	\$161,700	2.13	HDR
14-04232-000	220 RIVERS DRIVE	\$148,800	\$161,400	2.13	HDR
14-04233-000	206 RIVERS DRIVE	\$146,400	\$158,800	2.09	HDR
14-04221-001	229 RIVERS DRIVE			0.2	HDR
14-04221-002	231 RIVERS DRIVE			0.2	HDR
14-04219-001	217 RIVERS DRIVE			0.21	HDR
14-04219-002	219 RIVERS DRIVE			0.2	HDR
14-04222-001	235 RIVERS DRIVE			0.24	HDR
14-04222-002	1220 SECOND AVENUE E			0.24	HDR
14-04234-000	1405 VIKING AVENUE	\$302,800	\$328,500	4.33	HDR
14-00166-042	GAARDER ROAD	\$12,400		12.11	MURC
14-00166-027	1530 COLE COURT	\$21,700		24.24	HDR
14-00166-080	1605 HOLMEN DRIVE S	\$4,500		21.11	HDR
14-00166-083	1605 HOLMEN DRIVE S	\$2,000		9.3	MURC

Tax Parcel ID	Address	Assessed Land Value	Estimated Fair Market Value	Acres	Future Land Use
14-00166-082	1719 COLE COURT	\$59,500	\$64,600	1.21	MURC
14-00166-040	1606 COLE COURT	\$13,400		24.75	MURC
14-00166-050		\$3,500		2.81	MURC
14-01534-002	SPRING STREET	\$200	\$200	0.2	HDR
14-01530-000	SAND LAKE COULEE ROAD	\$106,100	\$115,100	26.53	MDR
14-01529-000	SAND LAKE COULEE ROAD	\$500		0.38	MDR
14-04150-000		\$20,300		39.3	MDR
14-04360-000	GLOMSTAD ROAD	\$24,000		37.17	MDR
14-04374-000	GLOMSTAD ROAD	\$75,700		76.75	MDR
14-04374-000	GLOMSTAD ROAD	\$75,700		76.75	MDR
14-04361-000	GLOMSTAD ROAD	\$6,800		6.12	MDR
14-04361-001		\$5,500	\$6,000	1.38	MDR
14-04377-001	920 LONG COULEE ROAD	\$15,000	\$16,300	1	MDR
14-02694-000		\$199,200	\$216,100	3.64	MURC
14-04615-000	HOLMEN DRIVE N	\$7,100		34.54	MURC
14-04615-000	HOLMEN DRIVE N	\$7,100		34.54	MURC
14-04615-000	HOLMEN DRIVE N	\$7,100		34.54	MURC
14-04378-000	COUNTY ROAD V	\$21,700		35.29	MDR
14-01579-000	MCHUGH ROAD	\$1,600		12.39	HDR
14-01285-605				34.15	MDR
14-01285-605				34.15	HDR
14-00166-045	GAARDER ROAD	\$48,100	\$52,200	0.24	MURC
14-00166-041	GAARDER ROAD	\$3,100		5.91	MURC



**LEGEND**

Future Land Use

- HDR
- MDR
- MURC
- Parcels
- Village Limits

**MSA**

Data Sources:  
Village of Holmen  
U.S. Census Tiger Data  
La Crosse County

# Not Zoned Residential, Future Land Use for Residential



Village of Holmen  
La Crosse County, WI  
Village of Holmen