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## Reuse and the Benefit to Community A Beneficial Effects Economic Case Study for the Welsbach & General Gas Mantle (Camden Radiation) Superfund Site

### Introduction

The Welsbach & General Gas Mantle (Camden Radiation) Superfund site in Camden and Gloucester City, New Jersey, was home to incandescent gas mantle manufacturing operations for several decades. These operations led to extensive radiological soil contamination across the two cities, both at the manufacturing facilities and properties nearby. EPA has also investigated site impacts to surface water and is currently investigating groundwater. Cleanup actions by EPA and the New Jersey Department of Environmental Protection (NJDEP) have removed a significant amount of the contamination and made new redevelopment opportunities in the area possible. Project priorities include completing residential property cleanups and phasing cleanup and restoration efforts to accommodate ongoing commercial and industrial activities and community priorities while ensuring the remedy is protective of human health and the environment. Today, the site supports commercial, industrial and public service businesses as well as a bustling marine terminal with a rooftop solar array. Site properties also support continued residential and recreational uses.

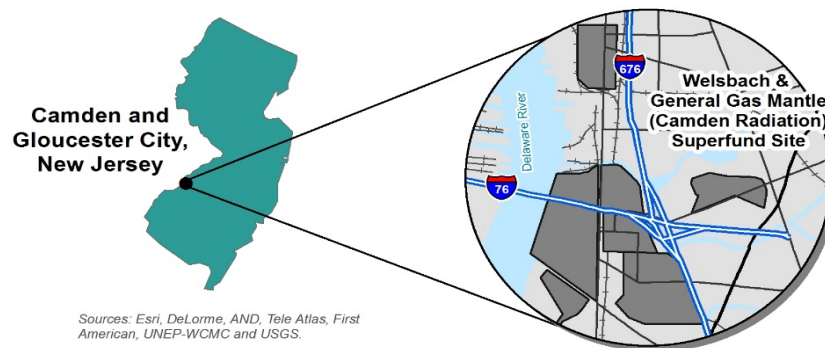
Superfund site restoration and reuse can revitalize local economies with jobs, new businesses, tax revenues and local spending. Cleanup may also take place while active land uses remain on site. This case study explores the cleanup and reuse of the Welsbach & General Gas Mantle (Camden Radiation) Superfund site, illustrating the beneficial effects of Superfund redevelopment.

### Beneficial Effects

Site businesses employ about 724 people, providing estimated annual employment income of nearly \$85 million and generating over \$96 million in annual sales revenue.

Site properties are currently valued at over \$44.1 million and generate about \$2.4 million in annual property tax revenues.

Cleanup followed a phased approach, expediting cleanup at some properties while allowing other properties to remain in use during cleanup.



Sources: Esri, DeLorme, AND, Tele Atlas, First American, UNEP-WCMC and USGS.

Figure 1. The site's location in Camden and Gloucester City, Camden County, New Jersey.

## Site History

The site includes several locations in Camden and Gloucester City in Camden County, New Jersey, on the eastern side of the Delaware River (Figure 1). The site includes commercial, industrial, residential, public service and recreational uses at properties surrounding the former General Gas Mantle and Welsbach Company facilities. Current site features include a marine terminal with a rooftop solar array, a theatre, a middle school, two sport complexes and other land uses. According to the U.S. Census Bureau, about 500,000 people live in Camden County.

Between the 1890s and the 1940s, two gas mantle manufacturing companies operated in several buildings on site. To make their gas mantles glow more brightly, the Welsbach Company (in Gloucester City) and the General Gas Mantle Company (in Camden) used the radioactive element thorium, which was extracted from monazite ore. The Welsbach Company was a major manufacturer and distributor of gas mantles. In the early 1900s, it was the largest producer of gas mantles and lamps in the United States. It made up to 250,000 mantles per day. The General Gas Mantle Company did not process ore materials; the company only used refined thorium in its gas mantle manufacturing processes. Ore tailings and other wastes from these facilities were used as fill throughout Gloucester City and Camden. Operations continued until electric lighting replaced gas lighting. Both facilities closed in the early 1940s. After closure, many on-site buildings were demolished. Demolition debris was used as fill material in surrounding areas.

EPA identified the site when historical records from another Superfund site indicated the facility had purchased radium from Welsbach. In 1981, EPA sponsored an aerial radiological survey of the 20-square-kilometer area around the former facilities to investigate possible radioactive contamination. Areas across Camden and Gloucester City had elevated gamma radiation. In the early 1990s, NJDEP followed up with radiological investigations at more than 1,000 properties across the two cities. Radiological contamination was identified at the two former manufacturing facilities and at about 100 other residential and municipal properties in the area. EPA placed the site on the Superfund program's National Priorities List (NPL) in 1996.



Figure 2. A historic photo of gas mantle manufacturing.



Figure 3. Port infrastructure at the Gloucester Marine Terminal today.

## Site Cleanup

### A Phased Cleanup

In 1997, EPA began in-depth site investigations to determine the type, amount and extent of contamination present. The investigations confirmed elevated concentrations of thorium and radium radionuclides in the soil at both former facilities as well as at nearby residential properties.

EPA and NJDEP are addressing the site's cleanup in two phases: immediate actions and a long-term remedial phase focused on the entire impacted area. Immediate actions included installation of gamma radiation shielding and radon ventilation systems where necessary. In the early 1990s, NJDEP purchased a contaminated residential property and relocated a commercial business. In 1998, EPA excavated about 260 tons of contaminated soil from a public park area in Gloucester City and replaced it with clean fill.

To manage the long-term remedial phase, EPA divided the site into four operable units (OUs) or discrete phases of work. The primary goal of the cleanup is to minimize the potential for humans to come in contact with radioactive contamination. OU1 (the largest OU) addresses radiologically contaminated soil and waste materials. The OU1 remedy is underway. OU2 addresses a former Welsbach Company building known as the Armstrong Building. The OU2 remedy was completed in 2016. OU3 addressed surface water, sediment and wetland areas. In the site's 2005 Record of Decision (ROD), EPA determined that no remedial action was necessary for OU3. OU4 addresses groundwater contamination. EPA is currently performing environmental investigations to inform a remedy for OU4.

The cleanup of some of the OU1 areas highlighted below involved excavation and off-site disposal of radiologically contaminated soil and building materials. Excavated areas were backfilled with clean soil.

EPA has worked closely with the marine terminal in scheduling the remedial work. For example, one of the terminal's principal cargos is imported fruit; peak shipping activities take place in winter months due to summer growing season in South America. EPA prioritized remedial work at the terminal during the comparatively slower



Figure 4. A site property before cleanup.



Figure 5. Excavation of a contaminated site property.



Figure 6. Part of the cleaned-up Gloucester City Swim Club property. The Walt Whitman bridge is in the background.

summer months to minimize disruptions to terminal operations. EPA recently completed a series of small excavations at the terminal to address pockets of contamination. This targeted cleanup has enabled construction of a clean utility corridor. EPA's approach allows for safe and continued operations at the terminal while also reducing engineering, construction and oversight time and remedy implementation costs. With utilities consolidated in a clean corridor, EPA can focus on remaining larger areas of contamination while minimizing the impact to terminal operations and utilities. Staff from EPA and Gloucester Terminals LLC (GLT), the operator of the terminal, meet weekly to discuss and coordinate ongoing excavation, remediation and construction activities. The clean utility corridor will also provide upgrades to the port's utility infrastructure needed to support the terminal's refrigerated storage facilities. The upgraded utilities will also support the terminal's sustainability initiatives in transitioning to fully electric terminals, including electrifying all diesel-powered cranes.

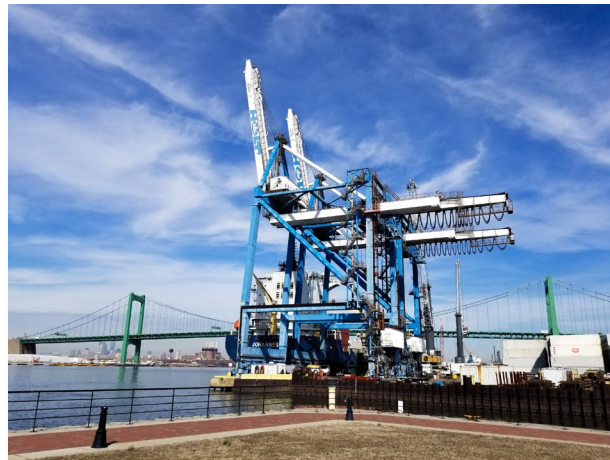


Figure 7. Electric cranes at the Gloucester Marine Terminal.

### **Involving the Community**

Throughout the cleanup, EPA has worked closely with local officials and community members to make sure cleanup and restoration efforts are protective and take local livelihoods and community priorities into account. This coordination has helped accelerate the cleanup process and address community concerns. For example, EPA worked closely with city officials and local sports teams during the restoration of the sport complexes along Johnson Boulevard in Gloucester City. Soil contamination affected the sports fields and more than 130,000 tons of contaminated soil was removed from the fields. EPA adjusted work plans so that evening practices and games at the fields were not disturbed, and helped restore three baseball and softball fields, a little league baseball field, bathroom facilities and a concession stand. EPA's cleanup of an abandoned building in Camden enabled community stakeholders to collaborate and create a theatre at the property. The Gloucester City's Board of Education expressed interest in locating a new middle school on site property in 2004. EPA completed the property's cleanup, culminating in a groundbreaking ceremony for the facility in May 2015. The Gloucester Swim Club property east of the terminal was contaminated with radiological material. Cleanup required demolition of the facility. EPA provided site restoration funding to the swim club to rebuild its clubhouse, concession stand, dive pool and tennis courts.

To date, across the entire site, EPA has removed and disposed of more than 200,000 cubic yards of radiologically contaminated soil and waste material. In total, of the 812 residential properties investigated, 132 residential properties underwent cleanup. Fifteen commercial and industrial properties and 18 municipal properties have also been cleaned up.

## Beneficial Effects

Today, the Gloucester Marine Terminal is located on site. It includes a 10.3-megawatt rooftop solar array at the terminal run by Riverside Renewable Energy. Other site uses include the Waterfront South Theatre, Gloucester Middle School, the William Flynn Veterans and Nicholson Road Sport complexes, Gloucester City Swim Club, Gloucester City Fire Department, and several other commercial, industrial and public service businesses. The figure and sections below highlight these reuses.

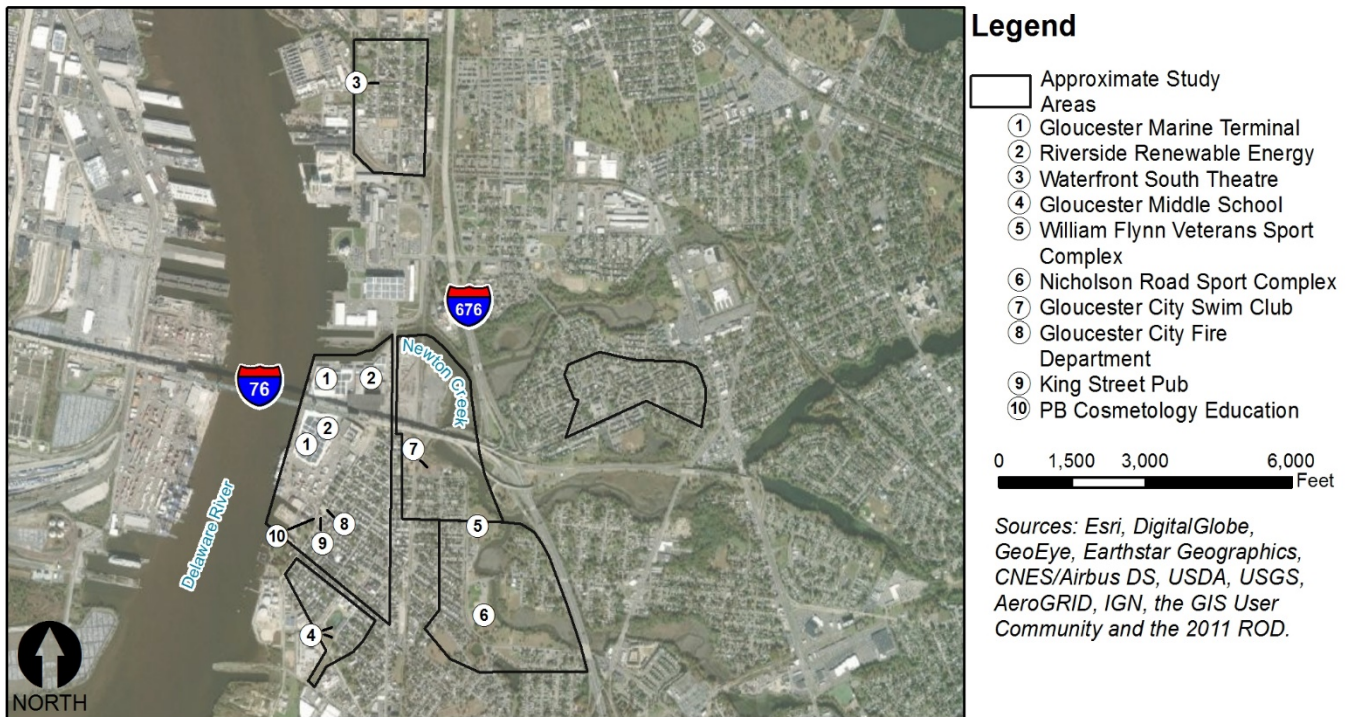


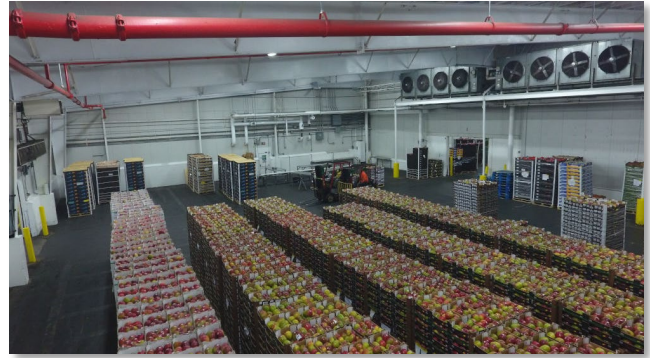
Figure 8. A map of the Welsbach & General Gas Mantle site and the locations of some site reuses.

### Gloucester Marine Terminal

In 1976, Holt Hauling and Warehousing System, Inc. purchased the former Welsbach Company property in Gloucester City and converted it into the Gloucester Marine Terminal – a marine terminal and warehousing facility. Today, GMT Realty, LLC owns the 88-acre cargo terminal while GLT provides services to its customers. The terminal includes 25 buildings and is located near highways and three rail lines. EPA and GLT work together so that terminal and warehousing operations can continue during EPA site investigations and cleanup.

Terminal operations include imports and exports of fruit and other specialized cargo such as steel products, forest products, and other project cargo and containers, both foreign and domestic. It has the largest refrigeration capacity of any terminal in the United States – up to 25 million cubic feet. Products received at the terminal travel to all 48 contiguous states and Canada by truck or train.

The terminal provides over \$60 million in estimated annual employment income. The terminal’s daily operations also involve many other people, such as delivery and shipping contractors.



Figures 9-12. Warehousing space, fruit in refrigerated storage and port infrastructure at the Gloucester Marine Terminal (images used with permission of Holt Logistics Corp.).

### *Sustainability Benefits – Riverside Renewable Energy*

The Riverside Renewable Energy solar array sits on top of the roof of the Gloucester Marine Terminal and is operated by GLT. With more than 27,500 photovoltaic rooftop solar panels covering 1.1 million square feet, it is the fourth largest rooftop solar array in the world. Riverside Renewable Energy completed the installation at the terminal and it was commissioned in November 2011. The original array produced nine megawatts of electricity annually, enough to meet 50 percent of the terminal’s power needs. Any surplus power is sold to the local power grid through a net metering agreement with Public Service and Electric Gas. In 2018, Riverside Renewable Energy added another 1.1-megawatt project to the rooftop, consisting of 3,120 panels. The solar panel array now has a 10.3-megawatt capacity and generates 1,300 megawatt hours of power annually. The annual energy savings is equivalent to powering 1,500 homes, removing 1,200 cars from area roads, planting 400,000 trees or removing 16 million pounds of carbon dioxide from the atmosphere.



(Images used with permission of Holt Logistics Corp.)

The Riverside Renewable Energy solar array contributes to GLT’s larger goal of reducing the emissions of the Gloucester Marine Terminal to zero. The terminal is also transitioning to be a fully electric terminal and is upgrading two of its cranes from diesel power to electric power. EPA assisted by prioritizing cleanup of the area between the terminal and the main power substation. Other terminal upgrades included replacing diesel jockey trucks with electric jockey vehicles. All terminal facilities take part in a recycling program that recycles over 95% of waste generated by facility operations.

### **Waterfront South Theatre**

Waterfront South Theatre was once an abandoned area owned by Heart of Camden, a nonprofit focused on community revitalization. The property is located at the intersection of Jasper and South 4th streets; it is the site's northernmost parcel. Following its cleanup, Heart of Camden turned the property over to the South Camden Theatre Company, which had been performing in the basement of Sacred Heart Church across the street. The theatre company's vision was to create a space for theatre, music and art in the center of the Waterfront South redevelopment area. The theatre company broke ground on the 96-seat Waterfront South Theatre in April 2008. Its first season in the new theatre began in September 2010. More than 450 people attended the opening three-week run of shows. In addition to the theatre company, the building hosts a weekly movie night for kids. The theatre also hosts plays that are part of the Sacred Heart School's curriculum. The theatre provides over \$100,000 in estimated annual employment income. In addition to having many volunteers, the theatre hires actors, directors and production staff who are paid on a per-production basis.



**Figure 13. The entrance to Waterfront South Theatre.**

### **Gloucester Middle School**

Local officials with the Gloucester City's Board of Education expressed interest in locating a much-needed school at a site parcel in 2004. Gloucester Middle School broke ground in 2015 and opened in 2017. The 122,000-square-foot facility hosts almost 690 students in fourth to eighth grades in 27 classrooms. The facility also includes a track and football field.

### **William Flynn Veterans and Nicholson Road Sport Complexes**

These sports complexes are located between Newtown Creek and Johnson Boulevard. The William Flynn Veterans Sports Complex reopened in 2011. It now includes three baseball fields, a football training field, a playground and a parking area. The Nicholson Road Sports Complex reopened in 2014. It includes a baseball field, three softball fields, shower facilities, a playground, walking/running/biking paths and a concession stand. Both facilities host baseball leagues on their fields. Both complexes have playgrounds and have updated their amenities since reopening to include handicap-accessible dugouts and bleachers, fencing, energy-efficient lighting, and a new bathroom and storage building.



**Figure 14. A playground at the William Flynn Veterans Sport Complex.**



Figure 15. A sign for the William Flynn Sports Complex.



Figure 16. A dugout at a sports complex.

### Gloucester City Swim Club

Gloucester City Swim Club is the home of the local Stingrays Swim Team and is located east of the terminal and directly south of Interstate 76. The family-oriented swim club operates during summer months, from Memorial Day to Labor Day, and is managed by an elected group of members responsible for club oversight. The club provides three different-sized pools as well as a diving well, picnic tables, gas grills, a snack stand, a horseshoe pit, an indoor party room, a soccer practice field, and a volleyball, basketball and tennis court.

### Public Services

The Gloucester City Fire Department is located southeast of the Gloucester Marine Terminal. The department, which provides public education, code management and incident response services, is staffed by career and volunteer firefighters. The *Courier-Post* named it the best fire department in South Jersey in 2020.

The marine terminal also hosts several public service facilities, including a U.S. Customs and Border Patrol office, which reviews imported shipments, and the Delaware River Port Authority, which manages the seven-lane Walt Whitman Bridge. The bridge had 40.3 million vehicle crossings in 2019.



Figure 17. The Gloucester City Swim Club property.



Figure 18. The Gloucester City Fire Department and a memorial.



### King Street Pub

This restaurant is located across the street from the fire department. The pub hosts regular events and promotions.

### PB Cosmetology Education Center

The PB Cosmetology Education Center is located south of the marine terminal. The school was founded in 1960 and offers programs in cosmetology, skin care and nail design. The school also offers financial aid and a student salon where students can gain firsthand experience. The business provides an estimated \$124,000 in estimated annual employment income.

### Property Values and Tax Revenues

On-site properties help generate property tax revenues that support local government and public services. Today, site properties have a combined value of over \$44 million. In 2019, site properties generated over \$2.4 million in total property tax revenues. On-site businesses also generate tax revenues through the collection of sales taxes, which support state and local governments.<sup>1</sup>

### Conclusion

Collaboration and cooperation among EPA, NJDEP, local officials and community members have been key to the successful ongoing cleanup, continued use and reuse of the Welsbach & General Gas Mantle (Camden Radiation) Superfund site. Careful cleanup planning made possible the continued operation of recreation facilities and on-site commercial, industrial and public service businesses while expediting the cleanup of other properties, all while ensuring the protection of human health and the environment. The marine terminal at the site also has a solar array that helps offset the significant energy demands of the terminal’s refrigerated storage facility. In 2019, annual sales for businesses operating at the highlighted site areas exceeded \$96 million. Today, on-site businesses employ about 724 people and provide nearly \$85 million in estimated annual employment income.



Figure 19. The entrance to King Street Pub.

<sup>1</sup> The New Jersey sales tax rate is 6.625 percent. There are no state or county sales taxes in Camden County. For more information, see <https://www.state.nj.us/treasury/taxation/salestax.shtml>.



**Figure 20. Aerial view of the Gloucester Marine Terminal and Walt Whitman Bridge (image used with permission of Holt Logistics Corp.).**

*For more information about EPA's Superfund Redevelopment Initiative, visit:  
<https://www.epa.gov/superfund-redevelopment-initiative>.*



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### Technical Appendix

#### Employment Information for On-Site Jobs

EPA obtained the data in this appendix directly from reputable sources and reported the data as presented by those sources. Information on the number of employees and sales volume for on-site businesses came from the Hoovers/Dun & Bradstreet (D&B) database.<sup>1</sup> D&B maintains a database of over 300 million businesses worldwide. When Hoovers/D&B database research was unable to identify employment and sales volume for on-site businesses, EPA used the ReferenceUSA database.<sup>2</sup> In cases where ReferenceUSA did not include employment and sales volume for on-site businesses, EPA used the Manta database.<sup>3</sup> These databases include data reported by businesses. Accordingly, some reported values might be underestimates or overestimates. In some instances, business and employment information came from discussions with business representatives. While sales values typically exceed estimated totals of annual income, sales can sometimes be lower than estimated income. This could be attributed to a number of business conditions and/or data reporting.

#### Wage and Income Information for On-Site Jobs

EPA obtained wage and income information from the U.S. Bureau of Labor Statistics (BLS). Part of the U.S. Department of Labor, the BLS is the principal federal agency responsible for measuring labor market activity, working conditions and price changes in the economy. All BLS data meet high standards of accuracy, statistical quality and impartiality.

EPA used the BLS Quarterly Census of Employment and Wages database to obtain average weekly wage data for businesses at the Welsbach & General Gas Mantle (Camden Radiation) Superfund site. Average weekly wage data were identified by matching the North American Industry Classification System (NAICS) codes for each type of business with weekly wage data for corresponding businesses in Camden County. If weekly wage data were not available at the county level, EPA sought wage data by state or national level, respectively. In cases where wage data were not available for the six-digit NAICS code, EPA used higher-level (less-detailed) NAICS codes to obtain the wage data.

To determine the annual wages (mean annual) earned from jobs generated by each of the selected businesses at the Welsbach & General Gas Mantle (Camden Radiation) Superfund site, EPA multiplied the average weekly wage figure by the number of weeks in a year (52) and by the number of jobs (employees) for each business.

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<sup>1</sup> <http://www.dnb.com>

<sup>2</sup> <http://resource.referenceusa.com>

<sup>3</sup> <https://www.manta.com>

**Table A-1. Welsbach & General Gas Mantle (Camden Radiation) Superfund Site: Information for On-Site Organizations and Businesses**

On-Site Business	NAICS Code <sup>a</sup>	NAICS Title	Number of Employees <sup>b</sup>	Average Weekly Wage (2019) <sup>c</sup>	Annual Wage (Mean Annual) per Employee	Total Annual Income <sup>d</sup>	Annual Sales (2019) <sup>b</sup>
Adams Expediting Services	488999 <sup>e</sup>	All Other Support Activities for Transportation	NA	\$1,038	\$53,976	NA	NA
Capespan North America LLC	424480 <sup>f</sup>	Fresh Fruit and Vegetable Merchant Wholesalers	25 <sup>f</sup>	\$1,375	\$71,500	\$1,787,500	\$23,997,000 <sup>f</sup>
Delaware River Port Authority	926120	Regulation & Administration of Transportation Programs	NA	\$1,433	\$74,516	NA	NA
Gloucester City Fire Department (Fire Department)	922160	Fire Protection	35	\$1,476	\$76,752	\$2,686,320	NA
Gloucester City Little League	713940 <sup>f</sup>	Fitness and Recreational Sports Centers	1 <sup>f</sup>	\$239	\$12,428	\$12,428	NA
Gloucester City Middle School	611110 <sup>f</sup>	Elementary and Secondary Schools	20 <sup>f</sup>	\$1,271	\$66,092	\$1,321,840	NA
Gloucester City Swim Club	713940 <sup>f</sup>	Fitness and Recreational Sports Centers	1 <sup>f</sup>	\$239	\$12,428	\$12,428	\$500,000 <sup>g</sup>
Gloucester Terminals LLC (Gloucester Marine Terminal)	488310	Port and Harbor Operations	525 <sup>h</sup>	\$2,237	\$116,324	\$61,070,100	\$30,000,000 <sup>i</sup>
Holt Logistics Corp.	488320	Marine Cargo Handling	85 <sup>h</sup>	\$3,291	\$171,132	\$14,546,220	\$40,000,000
ISS Marine Services Inc. (INCHCAPE SHIPPING SERVICES)	488320	Marine Cargo Handling	10	\$3,291	\$171,132	\$1,711,320	\$673,000 <sup>f, i</sup>
Jac. Vandenburg, Inc.	424480	Fresh Fruit and Vegetable Merchant Wholesalers	10	\$1,375	\$71,500	\$715,000	\$635,000 <sup>i</sup>
King Street Pub	722410 <sup>g</sup>	Drinking Places (Alcoholic Beverages)	3 <sup>g</sup>	\$334	\$17,368	\$52,104	\$55,210 <sup>g</sup>

On-Site Business	NAICS Code <sup>a</sup>	NAICS Title	Number of Employees <sup>b</sup>	Average Weekly Wage (2019) <sup>c</sup>	Annual Wage (Mean Annual) per Employee	Total Annual Income <sup>d</sup>	Annual Sales (2019) <sup>b</sup>
McCabe's East Coast Forklifts	333924 <sup>e</sup>	Industrial Truck, Tractor, Trailer, and Stacker Machinery Manufacturing	NA	\$1,378	\$71,656	NA	NA
PB Cosmetology Education Center	611511	Cosmetology and Barber Schools (Primary)	3	\$797	\$41,444	\$124,332	\$85,000 <sup>i</sup>
South Camden Theatre Company, Inc.	711410	Agents and Managers for Artists, Athletes, Entertainers, and Other Public Figures	1	\$1,991	\$103,532	\$103,532	\$57,000 <sup>i</sup>
U.S. Customs and Border Protection	928110 <sup>e</sup>	National Security	5 <sup>f</sup>	\$1,713	\$89,076	\$445,380	NA
<b>Totals</b>			<b>724</b>			<b>\$84,588,504</b>	<b>\$96,002,210</b>

<sup>a</sup> NAICS code provided in the D&B database, unless otherwise noted.

<sup>b</sup> Data are from the D&B database, unless otherwise noted.

<sup>c</sup> Average weekly wage per employee based on BLS 2019 Average Weekly Wage data.

<sup>d</sup> Total annual income figures derived by multiplying "Number of Employees" by "Annual Wage (Mean Annual) per Employee."

<sup>e</sup> Used an assumed NAICS code, based on business type.

<sup>f</sup> Data are from the ReferenceUSA database.

<sup>g</sup> Data are from the Manta database.

<sup>h</sup> Employee number provided by Lisa A. Kline, General Counsel of Holt Logistics Corp.

<sup>i</sup> While sales values typically exceed estimated totals of annual employee income, annual reported sales can sometimes be lower than estimated annual income. This atypical condition of estimated income exceeding sales can be a result of business conditions, estimated business wages not accurately reflecting actual wages for the site-specific business, annual sales being under-reported, a business loss for the year or a combination of those factors.

NA = Not available

### Property Values and Local Tax Revenue Generated from Property Taxes

EPA obtained data on the most recently assessed values and for property parcels at the Welsbach & General Gas Mantle (Camden Radiation) Superfund site in January 2020 through property records accessible through the New Jersey Assessment Records Search.<sup>4</sup> EPA also obtained 2019 property tax information for the site parcels.

**Table A-2. Property Value and Tax Summary**

Parcel ID No.	Total Market Value of Land and Improvements (2020)	Total Property Tax (2019)
0408_480_1	\$334,900	\$0 <sup>a</sup>
0408_498_34	\$32,200	\$975
0408_498_33	\$34,100	\$1,033
0408_494_3	\$424,900	\$12,870
0408_498_63	\$28,700	\$869
0414_33_11	\$89,000	\$5,767
0414_27_16	\$92,300	\$5,981
0414_27_15	\$70,000	\$4,536
0414_195_1	\$3,237,400	\$0 <sup>a</sup>
0414_27_8	\$94,900	\$6,150
0414_26_1	\$1,763,300	\$114,262
0414_43_1	\$1,677,900	\$0 <sup>a</sup>
0414_33_8	\$98,600	\$4,121
0414_27_10	\$95,800	\$6,208
0414_5_8	\$69,000	\$4,471
0414_33_12	\$93,300	\$6,046
0414_27_6	\$99,500	\$6,448
0414_27_18	\$90,500	\$5,864
0414_22_1	\$28,900	\$1,873
0414_27_4	\$101,300	\$6,564
0414_33_9	\$83,500	\$5,411
0414_2_1	\$19,591,000	\$1,269,497

<sup>4</sup> [http://tax1.co.monmouth.nj.us/cgi-bin/prc6.cgi?district=0414&ms\\_user=monm](http://tax1.co.monmouth.nj.us/cgi-bin/prc6.cgi?district=0414&ms_user=monm)

Parcel ID No.	Total Market Value of Land and Improvements (2020)	Total Property Tax (2019)
0414_33_13	\$90,200	\$5,845
0414_2_2	NA	NA
0414_48_4	\$183,300	\$11,878
0414_33_10	\$83,500	\$5,411
0414_18_1	\$28,700	\$1,860
0414_10_1	\$78,000	\$5,054
0414_168_1	\$1,603,900	\$0 <sup>a</sup>
0414_48_3.01	\$169,300	\$10,971
0414_27_14	\$93,200	\$6,039
0414_33_16	\$90,000	\$5,832
0414_27_12	\$94,600	\$6,130
0414_48_5	\$995,400	\$64,501
0414_33_18	\$93,700	\$6,072
0414_33_5	\$108,400	\$7,024
0414_27_17	\$90,400	\$5,858
0414_33_17	\$86,200	\$5,586
0414_10_6	\$29,000	\$1,879
0414_27_13	\$91,200	\$5,910
0414_27_5	\$94,900	\$6,150
0414_33_14	\$90,200	\$5,845
0414_27_7	\$95,900	\$6,214
0414_33_7	\$90,300	\$5,851
0414_33_6	\$89,500	\$5,800
0414_33_15	\$90,200	\$5,845
0414_10_14	\$23,200	\$1,503
0414_2.01_3	\$10,928,300	\$722,251
0414_38_1	\$90,100	\$0 <sup>a</sup>
0414_198_1	\$240,400	\$15,578
0414_27_9	\$98,500	\$6,383

<b>Parcel ID No.</b>	<b>Total Market Value of Land and Improvements (2020)</b>	<b>Total Property Tax (2019)</b>
<b>Totals:</b>	<b>\$44,171,500</b>	<b>\$2,406,216</b>

<sup>a</sup> Parcel is exempt from property tax.

NA = not available

