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Reuse and the Benefit to Community A Beneficial Effects Economic Case Study for the Brown's Dump Superfund Alternative Approach Site

Introduction

The Brown's Dump site (the Site) is in a residential and industrial area in the city of Jacksonville in Duval County, Florida. From the late 1940s to the mid-1950s, the city of Jacksonville (the City) operated a landfill on site. It was used for disposal of ash from two municipal incinerators. Sampling found several contaminants of concern (COCs), including lead, arsenic, dioxin, and other organics and inorganics, in the soil. EPA and potentially responsible parties (PRPs) worked together to clean up the Site as well as hundreds of nearby residential properties. Cleanup activities followed the Superfund Alternative Approach (see page 3 for more information). EPA also involved community members in Jacksonville. EPA's Superfund Job Training Initiative (SuperJTI) project provided training and local jobs that supported the cleanup activities.

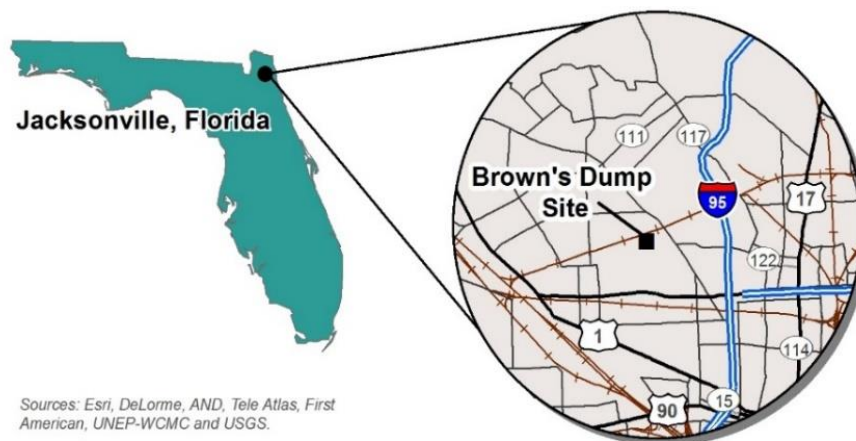
Today, site uses include a community garden, apartment complexes, an electrical substation, a day care center and a church. Site restoration has revitalized the local economy with the creation of jobs, new businesses, tax revenues and local spending. This case study explores the Site's cleanup, continued use and reuse, illustrating the beneficial effects of continued site use and redevelopment.

Beneficial Effects

On-site businesses employ about 11 people. They provide estimated annual employment income of nearly \$380,000. They generate about \$2.2 million in annual sales revenue.

Site properties are valued at over \$32 million. They generate over \$345,000 in annual property tax revenues.

Cleanup work included job training as part of EPA's SuperJTI. Today, site uses include homes, small businesses, and a community garden. These uses foster community relationships and provide fresh local produce.



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

Figure 1. The Site is located in the city of Jacksonville in Duval County, Florida.

Site History

The 250-acre Site includes the former Mary McLeod Bethune Elementary School, a Jacksonville Electric Authority (JEA) electrical substation, a community farm, a church, a day care, and single-family homes and apartments (Figure 31). Land uses around the Site are mostly residential and industrial uses. Moncrief Creek and a CSX-owned rail line cross the Site.

Most of the Site (80%) is in a federal Qualified Opportunity Zone. These zones are census tracts of low-income and distressed communities designated by state governors and certified by the U.S. Department of the Treasury. According to U.S. Census data, 1,135 people live on site and 19,095 people live within a mile of the Site. In this 1-mile radius, 36% of the population is low income, compared to the state average of 14%.

Contamination History

From the late 1940s to the mid 1950s, the City disposed of ash from two municipal incinerators in a 14-acre landfill on site. Landfill operations ceased in 1953. Ash-contaminated soil stockpiled at the landfill remained in place after the landfill's closure.

The Duval County School Board acquired the property in 1955, through condemnation procedures, for construction of Mary McLeod Bethune Elementary School. It was later suspected that the northern part of the school property was likely situated in the main disposal location of the former landfill. More development was underway, as the JEA obtained a 2-acre part of the Site to use as the location of an electrical substation. Residential development also began on properties around the Site, where developers used the ash-contaminated soil that remained at the former landfill as fill material. The extent of the soil contamination delineates the Site's boundaries.



Figure 2. The former Mary McLeod Bethune Elementary School property.



Figure 3. The entrance to the former Mary McLeod Bethune Elementary School.



Figure 4. Auditorium in the former Mary McLeod Bethune Elementary School.

In 2001, city officials decided to close Mary McLeod Bethune Elementary School because school facilities were out of date and in need of renovation. The Duval County School Board sold the school property to a developer in May 2018.

Site Cleanup

In 1995, EPA identified the City, the Duval County School Board and JEA as the Site's PRPs. The Florida Department of Environmental Protection (FDEP) had the lead enforcement role for the Site's cleanup. EPA provided technical assistance and regulatory oversight. The City led several short-term cleanup actions in 1995. A fence was put in around the perimeter of the former Mary McLeod Bethune Elementary School. The City removed highly contaminated soil areas inside the former school's property boundary and put in a clean soil cap that could sustain a grass cover. These remediated areas included the former school playground and areas around the basketball courts.

Contamination levels at the Site qualified it for listing on the Superfund Program's National Priorities List (NPL). Sites on the NPL must follow the Superfund cleanup process, as outlined in the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). To expedite the cleanup activities, EPA designated the Site as a Superfund Alternative Approach (SAA) site. The SAA uses the same investigation and cleanup process and standards used for NPL sites. The process often saves time and resources, allowing cleanups to be completed more quickly (see the text box above for more information). EPA's decision to conduct cleanup activities using the SAA was based on two factors. First, the City was willing to perform the investigations and cleanup activities required under CERCLA. Second, the number of residential properties requiring cleanup due to risks presented by ash-contaminated soil required a long-term cleanup approach.

In September 1999, the City entered into an Administrative Order on Consent with EPA to conduct the Site's remedial investigation and feasibility study. The remedial investigation identified lead, arsenic, dioxin, and other organic and inorganic contaminants as primary COCs in site soil. EPA determined that the disposal and use of the contaminated soil had not affected any other media. Sampling did not detect any contamination in the groundwater, surface water or sediment at the Site.

EPA selected the Site's long-term cleanup plan in the Site's 2006 Record of Decision (ROD). EPA and the City then entered into a Consent Decree in 2008 for construction of the cleanup activities. The cleanup plan addressed soil contamination and required documentation of groundwater conditions. It also included a "no action" decision for groundwater. The ROD required more groundwater monitoring to confirm the absence of groundwater

What Is the Superfund Alternative Approach (SAA)?

The SAA provides an alternative option to listing a site on the NPL. The SAA uses the same investigation and cleanup process and standards used for sites listed on the NPL.

To qualify for the SAA, sites must meet three threshold criteria:

1. A site hazard ranking score of ≥ 28.5 (eligible for NPL listing).
2. Long-term cleanup needed.
3. A willing, capable PRP that will negotiate and sign an agreement with EPA to perform required investigations and cleanup.

For more information, please visit: www.epa.gov/enforcement/superfund-alternative-approach.

contamination on site. Groundwater monitoring took place from 2012 to 2018, when EPA and FDEP determined that incinerator ash did not adversely affect groundwater.

For soil, the cleanup plan focused on hundreds of affected property parcels around the Site. Soil cleanup included the excavation and off-site disposal of the upper two feet of ash-contaminated soil and installation of a clean soil cover. Where practical, excavation occurs below two feet to reduce or eliminate the need for institutional controls (ICs). ICs prevent potential exposure to underlying contaminated soil that is inaccessible due to its location beneath buildings, asphalt and concrete roadways, driveways and sidewalks.

In 2017, the City implemented an IC plan, which specifies the preventive measures required for each parcel. The plan uses a combination of proprietary controls (e.g., easements and restrictive covenants), government controls, enforcement and permit tools, and information tools, in accordance with the Consent Decree. The City's Ash Management Program, managed by the Solid Waste Division of the Public Works Department, administers the IC Plan. Parcel owners that do not grant access to their properties receive informational ICs that help them learn about the potential presence of soil contamination and encourage them to grant access to their properties. The City also assists property owners with restrictive covenant language.

The City sampled 505 parcels around the Site to identify locations of ash-contaminated soil. The sampling found that 266 parcels did not require cleanup. To date, about 98% of the parcels requiring cleanup have been addressed. The contaminated soil from 222 parcels was dug up and disposed of properly. Seven parcels required ICs due to the presence of driveways, buildings or other structures preventing access to the contaminated soil. The remaining 10 parcels require the excavation and disposal of contaminated soil. However, these parcels will be covered by ICs until access has been



Figure 5. The capped area at the former school property.



Figure 6. Fencing around the former school property.



Figure 7. A groundwater monitoring well in the former school area.

granted to the City to conduct the cleanup activities. Cleanup activities took place in four phases from 2010 to 2017. This cleanup approach enabled the majority of the residents to choose to remain in their homes or relocate temporarily.

Restoration activities followed the cleanup activities. They included backfilling with clean soil and replacing flower beds, trees, shrubs and grass at the cleaned-up parcels. To prevent people from coming in direct contact with contaminated soil, synthetic covers topped with gravel were also placed in homes with open crawlspaces with soil contaminant concentrations above human health cleanup goals. Stabilization of Moncrief Creek prevented erosion of ash contamination into the creek.



Figures 8 and 9. Soil excavation at two residential properties in 2014.

Beneficial Effects and Community Building

Today, the Site supports several community resources. They include a community garden, apartment complexes, an electrical substation, a day care center and a church. These amenities bolster the local economy and help generate tax revenues, and also provide services and opportunities in the community. After EPA identified environmental justice concerns in the community, EPA sought opportunities to support community revitalization by hosting a SuperJTI that provided the community with job skills training and employment opportunities. The nearby Clara White Mission also recognized the reuse of the Site as an opportunity to offer community members vocational and entrepreneurship training. White Harvest Farm, an on-site community garden managed and operated by the Clara White Mission, provides fresh produce to the surrounding community. The area had been considered a food desert, as there was limited access to healthy and affordable food.

Jacksonville SuperJTI

This EPA environmental remediation job readiness program provides career development opportunities for residents living on or near Superfund sites. EPA's goal is to help communities create job opportunities and partnerships that remain long after cleanups finish. EPA made the Jacksonville SuperJTI available to Jacksonville residents, including areas affected by site-related incinerator ash. The Jacksonville SuperJTI included partnerships with EPA, the City, I-TECH Personnel Services, Florida State College at Jacksonville, Fresh Ministries and The Hester Group.

The Jacksonville SuperJTI recruitment process and training had several phases. It began with rigorous outreach and screening of applicants that involved initial registration, testing and a presentation. The Hester Group advertised the Jacksonville SuperJTI online, in radio ads and in printed flyers. Applicants then participated in a "tryout" event that included a variety of teambuilding and workplace scenario activities. Twenty-six trainees were selected to participate in the program. The trainees then participated in the training program and earned their

certifications preparing them for cleanup work. The trainees included eight military veterans and people living in areas affected by Superfund sites – 77% of the trainees live in the affected neighborhoods. The participant group was diverse in race and ethnicity (21 African American, three white and two Hispanic trainees) as well as age (11 trainees under the age of 40 and 15 trainees over 40). After the training, EPA hosted a graduation ceremony.

The two-part Jacksonville SuperJTI training took place over three weeks, starting in March 2010. The first part included pre-employment and life skills training. Project partner Fresh Ministries delivered the training, which focused on career planning, interpersonal communication, money management and effective work habits. The Florida State College at Jacksonville delivered the second part of the training, which focused on technical skills. Trainees achieved the 40-hour Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. Trainees also completed cardiopulmonary resuscitation (CPR) and first-aid training. After the three-week training, the 26 participants graduated from Jacksonville SuperJTI.

What Is SuperJTI?

The Superfund Job Training Initiative, or SuperJTI, supports job readiness programs in communities affected by nearby Superfund sites and encourages the employment of trainees at local cleanups. SuperJTI combines extensive classroom instruction with hands-on work experience for each participant. After finishing their training, each participant possesses the marketable skills required to become a valuable member of the community's workforce.

EPA offers SuperJTI training through its Technical Assistance Services for Communities (TASC) contract at no cost to training participants. For more information, please visit: <https://www.epa.gov/superfund/superfund-job-training-initiative>.

The graduates interviewed with I-TECH Personnel Services, a staffing agency that places people in positions with site remedial contractors, for available jobs related to the cleanups in the Jacksonville area. Graduates filled several positions, becoming environmental technicians, dump truck drivers and heavy equipment operators. Regular program follow ups with the graduates and their supervisors monitored the effectiveness of the SuperJTI training and each graduate's progress.



Figures 10 through 13. Jacksonville SuperJTI trainees participating in program training sessions.



Figure 14 (top left): SuperJTI graduation in late April 2010. Figure 15 (top right): Former EPA Region 4 Superfund and Emergency Management Division (SEMD) Director Franklin E. Hill speaking at the Jacksonville SuperJTI graduation. Figure 16 (bottom left): SuperJTI graduate Nathaniel Clark with former EPA Region 4 SEMD Director at the SuperJTI graduation. Figure 17 (bottom right): SuperJTI graduates Jay Lowe and Gracie McLarty working with Project New Ground.

"There were 26 of us who participated in life skills and technical training. We ended up working together a lot – my favorite part of the training was the problem-solving exercises ... The work brings us into regular contact with property owners at the affected sites, and it's one of the best parts of the job to see what a difference the cleanup is making for those neighborhoods. "

– Jay Lowe, SuperJTI Graduate

"Everything was beautiful. We learned how to prepare a resume and how to grow as a person, both personally and professionally ... We're like one big family."

– Gracie McLarty, SuperJTI Graduate

"I learned a lot about how to budget my money. We also learned how to block out negative influences and focus on what you can do to make situations more positive ... I still get a call every month from The Hester Group to see how the job is going."

– Tommy Manning, SuperJTI Graduate

White Harvest Farms

In 1904, Dr. Eartha M.M. White purchased 20 acres of land, including land that would one day be part of the Site. Inspired by the soup kitchen feeding local community members in need that was operated by her mother, Clara White, Dr. White established the Clara White Mission. Its mission is to prevent and reduce homelessness through advocacy, housing, job training and employment, working in partnership with businesses in the community. The Clara White Mission's goal is to develop an outreach program to food desert residents, low-income residents, veterans, community members experiencing homelessness, and marginalized and disadvantaged residents seeking education and skills for gainful employment.

During the Site's cleanup, Ju'Coby Pittman, CEO and president of the Clara White Mission, established



Figure 18. The entrance to White Harvest Farms.

White Harvest Farms' vision is to feed people, heal the land and empower the community.



Figures 19 through 22. Views of White Harvest Farms.

community buy-in and a relationship with the U.S. Department of Agriculture (USDA). Building on these relationships, Ms. Pittman launched White Harvest Farms, which is located on 10.5 acres at the Site, in 2012.

In 2018, the partnership with USDA resulted in White Harvest Farms receiving a three-year conservation and innovation grant. Through the grant, the farm improved its soil quality through no-till agriculture, incorporated biological practices to promote and sustain soil life, developed a compost facility, and put in an integrated pest management system. Today, White Harvest Farms is an urban farm and agritourism destination focused on research and education in regenerative agricultural systems, value-added product development, and community enrichment.

Produce from the farm, including peas, greens, squash, tomatoes and onions, helps feed community members experiencing homelessness through the Clara White Mission’s meal programs. Every Saturday from October to June, the farm runs a farmer’s market selling fresh produce on-site and via a Farm-to-Faith Mobile Market, providing fresh produce throughout the community. Both markets accept supplemental nutrition assistance program (SNAP) and Fresh Access Bucks (Florida farmers markets’ SNAP incentive program) benefits, which are matched 1:1, effectively doubling the buying power for farm-fresh produce.

In addition, the farm has a training center for youth programming and job training in agriculture and sustainability practices. Trainees in the Clara White Mission’s culinary arts program use the farm produce for served meals at



Figure 23 (top left): Volunteers selling bags and setting up farm produce for sale. Figure 24 (top right): Preparing produce for sale on market day. Figure 25 (bottom left): A seed swap program. Figure 26 (bottom right): White Harvest Farms’ apiary and beekeeper. (Photos provided by the Clara White Mission, used with permission.)

the mission, as well as several mission outreach programs such as Ashley Street Catering and Clara’s at the Cathedral. The Clara White Mission’s training center focuses on 10-week vocational training programs in culinary arts and janitorial/construction where students earn six occupational health and safety (OSHA) certifications. Most trainees find jobs before they graduate. Children from five local schools work in the garden to learn about agriculture and earth science.

Through the SAA cleanup and revitalization of the land, White Harvest Farms is paying that growth forward to benefit the community through accessible fresh food, job skills, employment, entrepreneurial training and education. Future plans for White Harvest Farms include expansion into egg production and urban agroforestry (primarily fruit trees), as well as a new 6,000-square-foot indoor market space for farm and other agricultural community goods.



Figure 27. Sign announcing the new indoor market space planned at White Harvest Farms.

Cypress Landing and The Weldon Apartments

Single-family homes and multi-family apartment complexes, including Cypress Landing Apartments and The Weldon, formerly Moncrief Village, make up much of the Site. These complexes provide area residents with a range of housing options as well as access to downtown Jacksonville and nearby Clanzel T. Brown Park. Collectively, the apartments contribute over \$150,000 in annual estimated employment income and generate about \$1.7 million in annual sales.



Figure 28. A sign for Cypress Landing Apartments, a residential community in the northeast corner of the Site.



Figure 29. A sign for The Weldon apartments, a residential community northeast of the former school.

Little Blessing Academy

This child day care center is located on-site. It provides childcare services, including meals and transportation for local families. The business contributes nearly \$150,000 in estimated annual employment income and generates about \$270,000 in annual sales.

Revelation Prayer House

This church is located in a residential area of the Site. It hosts regular religious services and performances.

Jacksonville Electric Authority Substation

The JEA substation is in a fenced area northeast of the former Mary McLeod Bethune Elementary School property. It provides electricity to area homes and businesses.



Figure 30. The entrance and a sign for Little Blessing Academy, the child daycare center located south of the former school.

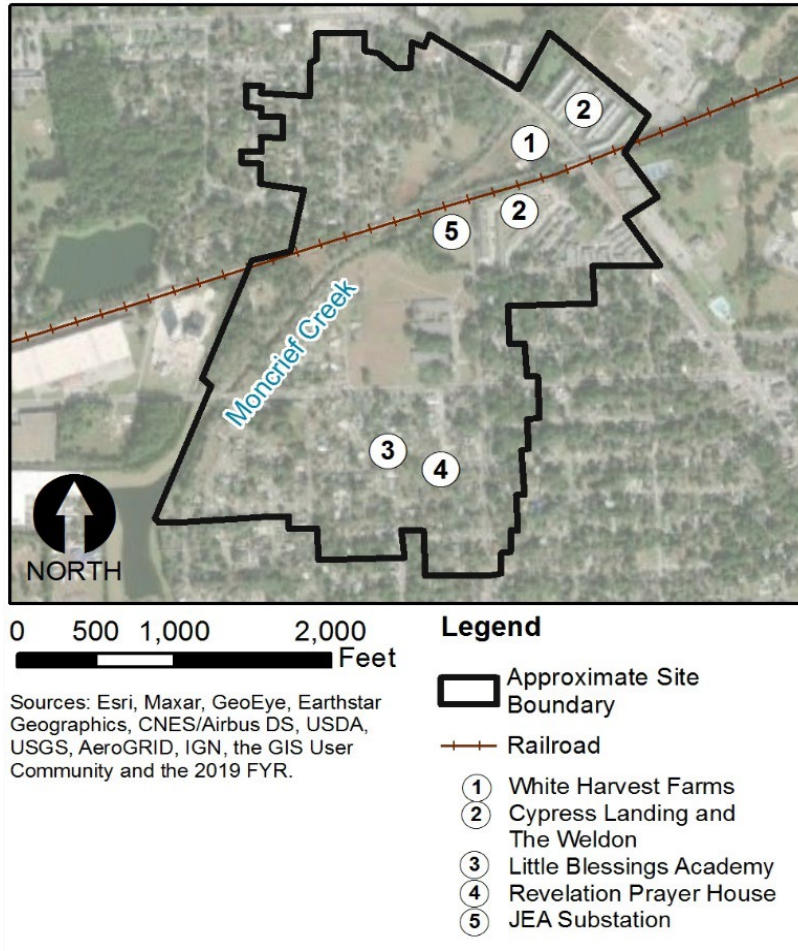


Figure 31. The current locations of highlighted Site land uses.

Looking Forward to Future Use

For many years, the community has discussed ways to realize another local priority, the reuse of the former Mary McLeod Bethune Elementary School area. Discussions focused on opportunities for a community center.

The owner is now working with the City and the state of Florida on plans for a new redevelopment project focused on local priorities. A mixed-use community facility at the former school property would provide affordable housing options for seniors and families and a grocery store as well as laundry and restaurant options. By providing these key community services, the project's goal is to strengthen and sustain the community with new amenities and jobs.



Figure 32. The JEA substation.

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 \$32 million. In 2019, Site properties generated over \$345,000 in total property tax revenues. On-site businesses also generate tax revenues through the collection of sales taxes, which support state and local governments.¹

Conclusion

Collaboration and cooperation by EPA, FDEP, the community, and the City and other Site PRPs led to the successful cleanup, continued use and beneficial reuse of the Site. This once-contaminated area now supports businesses that provide jobs and services to the community. Today, on-site businesses support local economic growth, providing about 11 jobs and nearly \$380,000 in estimated annual employment income. In 2021, on-site businesses generated about \$2.1 million in sales revenue.

With the City using the SAA to address Site contamination, cleanup activities moved quickly, saving time and money. The Site's expedited cleanup has supported extensive continued residential use on-site, including single-family homes and multi-family apartments. Area residents have also benefited from the training and jobs made available through EPA's Jacksonville SuperJTI program. White Harvest Farms has reused cleaned-up and restored areas of the Site to provide job training opportunities as well as educational outreach, youth programming and access to fresh produce. These efforts support the sustainability and ongoing revitalization of the community with new amenities and jobs.



Figure 33. A view of Moncrief Creek, which runs across the Site.

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

¹ The tax rate in Duval County, Florida, is 7.5%. For more information:
https://floridarevenue.com/taxes/tips/documents/TIP-123280_TIP_20A01-10_FINAL_RLL.pdf.



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Technical Appendix

Employment Information for On-Site Jobs

EPA obtained the data included 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.¹ 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 Reference Solutions database.² In cases where Reference Solutions did not include employment and sales volume for on-site businesses, EPA used the Manta database.³ These databases include data reported by businesses. Accordingly, some reported values might be underestimates or overestimates.

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 Brown's Dump 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 Duval 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 Brown's Dump 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.

¹ <http://www.dnb.com>.

² <http://thereferencegroup.com>.

³ <https://www.manta.com>.

Table A-1. Brown's Dump Site: Information for On-Site Organizations and Businesses

On-Site Business	NAICS Code ^a	NAICS Title	Number of Employees ^b	Average Weekly Wage (2020) ^c	Annual Wage (Mean Annual) per Employee	Total Annual Income ^d	Annual Sales (2021) ^b
Cypress Landing Apartments	531110	Lessors of Residential Buildings and Dwellings	1	\$1,018	\$52,936	\$52,936	\$1,131,000
Little Blessing Academy	624410 ^e	Child Day Care Services	6 ^e	\$480	\$24,960	\$149,760	\$271,000 ^e
Revelation Prayer House	813110 ^f	Religious Organizations	1 ^f	\$634	\$32,968	\$32,968	NA
The Weldon (Moncrief Village)	531110	Lessors of Residential Buildings and Dwellings	2	\$1,018	\$52,936	\$105,872	\$566,000
White Harvest Farm	111998	All Other Miscellaneous Crop Farming	1	\$697	\$36,244	\$36,244	\$200,000
Totals			11			\$377,780	\$2,168,000

^a NAICS code provided in the Reference Solutions database, unless otherwise noted.

^b Data are from the Reference Solutions database, unless otherwise noted.

^c Average weekly wage per employee based on BLS 2020 Average Weekly Wage data.

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

^e Data are from the D&B database.

^f Data are from the Manta database.

NA = not available.

Property Values and Local Tax Revenue Generated from Property Taxes

EPA obtained data on the most recently assessed values for property parcels at the Brown’s Dump site in January 2022 through property records accessible through the Regrid Nationwide Property Database and the City of Jacksonville Property Appraiser.^{4,5} EPA also obtained 2019 property tax information for the site parcels.⁶

Table A-2. Property Value and Tax Summary for On-Site Properties

Parcel ID No.	Total Assessed Value of Land and Improvements (2021)	Total Property Tax (2019)
028917 0000	\$4,603	\$75
028939 0000	\$52,470	\$775
028940 0000	\$60,164	\$888
028941 0000	\$34,492	NA
028942 0000	\$71,596	\$1,057
028942 0010	\$35,744	\$528
028943 0000	\$5,542	NA
028944 0000	\$44,123	\$651
028945 0000	\$35,228	\$160
028946 0000	\$35,282	\$161
028947 0000	\$10,230	\$406
028951 0000	\$38,428	\$215
028952 0000	\$16,286	\$240
028952 0050	\$38,839	\$222
028953 0000	\$42,409	NA
028954 0000	\$45,439	\$75
028955 0000	\$54,958	\$811
028956 0000	\$36,802	\$543
028959 0000	\$44,653	\$322

⁴ Regrid: <https://regrid.com>.

⁵ City of Jacksonville Property Appraiser Search: <https://paopropertysearch.coj.net/Basic/Search.aspx>.

⁶ Duval County, Florida 2019 Final Millages: <https://www.coj.net/departments/property-appraiser/docs/2019-millage-final.aspx>.

Parcel ID No.	Total Assessed Value of Land and Improvements (2021)	Total Property Tax (2019)
028960 0000	\$36,143	\$176
028960 0050	\$36,242	\$178
028964 0000	\$87,791	\$619
028964 0100	\$43,287	\$299
028964 0200	\$1,311	\$19
028965 0000	\$324	\$5
028966 0000	\$35,571	\$166
028967 0000	\$4,603	NA
028968 0000	\$75,842	\$1,107
028969 0000	\$67,872	\$1,011
028970 0000	\$86,480	\$1,378
028972 0000	\$1,083	\$16
028973 0000	\$18,954	NA
028974 0000	\$9,207	\$150
028974 0130	\$4,603	\$16
028975 0000	\$38,846	\$326
028976 0000	\$27,607	\$29
028977 0000	\$25,413	NA
028987 0000	\$21,201	\$207
028988 0000	\$7,500	\$131
028989 0000	\$49,338	\$1,687
028994 0000	\$31,851	\$470
028995 0000	\$91,040	\$675
029001 0000	\$52,475	\$447
029004 0000	\$71,100	\$1,029
029005 0000	\$4,895	\$72
029006 0000	\$31,571	NA
029006 9950	\$36,712	\$186
029007 0000	\$64,453	\$952
029008 0000	\$1,277	\$19
029009 0000	\$45,112	\$666

Parcel ID No.	Total Assessed Value of Land and Improvements (2021)	Total Property Tax (2019)
029010 0000	\$36,317	\$536
029011 0000	\$132,816	\$19
029012 0000	\$1,277	\$19
029013 0000	\$1,277	\$19
029014 0000	\$85,569	\$928
029014 0010	\$4,513	\$747
029015 0000	\$35,690	\$527
029016 0000	\$37,765	\$558
029017 0000	\$37,305	\$551
029018 0000	\$56,158	\$829
029019 0000	\$27,294	\$23
029020 0000	\$184,319	\$2,721
029022 0000	\$36,675	\$541
029023 0000	\$29,943	\$442
029024 0000	\$80,658	\$1,191
029025 0000	\$11,369	\$180
029025 1000	\$34,534	\$510
029026 0000	\$1,277	\$19
029027 0000	\$60,307	\$890
029028 0000	\$1,421	\$21
029029 0000	\$5,457	\$22
029030 0000	\$42,535	\$286
029031 0000	\$37,739	\$203
029032 0000	\$34,892	\$154
029032 0120	\$32,637	\$115
029033 0000	\$29,350	\$306
029034 0000	\$49,022	\$724
029035 0000	\$40,312	\$595
029036 0000	\$5,247	NA
029037 0000	\$54,224	\$801
029038 0000	\$4,895	\$72

Parcel ID No.	Total Assessed Value of Land and Improvements (2021)	Total Property Tax (2019)
029039 0000	\$41,612	\$396
029040 0000	\$35,342	\$162
029041 0000	\$35,342	\$162
029042 0000	\$162,355	\$2,397
029043 0000	\$28,938	\$52
029043 1000	\$6,079	\$99
029044 0000	\$58,507	\$864
029045 0000	\$51,023	\$753
029046 0000	\$116,652	\$1,722
029047 0000	\$42,418	\$284
029048 0000	\$1,277	\$19
029049 0000	\$66,939	\$988
029050 0000	\$74,235	\$1,096
029051 0000	\$32,100	\$97
029052 0000	\$74,380	\$1,098
029055 0000	\$46,827	\$691
029056 0000	\$28,580	NA
029057 0000	\$76,646	\$1,132
029058 0000	\$32,429	\$112
029058 0010	\$32,257	\$109
029058 0020	\$3,808	\$358
029058 1000	\$981	NA
029059 0000	\$22,228	NA
029060 0000	\$26,051	\$385
029061 0000	\$87,797	\$1,296
029062 0000	\$1,277	\$19
029064 0000	\$4,158	\$68
029066 0000	\$4,895	\$72
029067 0000	\$32,690	\$483
029068 0100	\$29,398	\$60
029069 0000	\$1,301	\$19

Parcel ID No.	Total Assessed Value of Land and Improvements (2021)	Total Property Tax (2019)
029070 0000	\$35,588	\$166
029071 0000	\$1,277	NA
029072 0000	\$36,637	\$184
029073 0000	\$1,277	\$19
029073 5000	\$34,824	\$153
029073 6000	\$81,463	\$93
029074 0000	\$26,793	\$15
029076 0000	\$25,361	NA
029077 0000	\$566	\$8
029078 0000	\$884	\$13
029079 0000	\$514	\$8
029080 0000	\$12,592	\$186
029081 0000	\$399	\$6
029083 0000	\$182	\$3
029084 0000	\$162	\$2
029085 0000	\$4,752	\$77
029086 0000	\$6,006	\$12
029087 0000	\$5,346	\$87
029088 0000	\$738	\$11
029089 0000	\$32,871	\$120
029090 0000	\$613	\$9
029091 0000	\$479	\$7
029092 0000	\$469	\$7
029093 0000	\$4,947	\$11
029876 0000	\$69,149	\$1,021
029894 0000	\$0	NA
029941 0000	\$8,400	\$150
029960 0000	\$8,340	\$135
029961 0000	\$21,099	\$323
029964 0000	\$31,379	\$94
030009 0000	\$70	NA

Parcel ID No.	Total Assessed Value of Land and Improvements (2021)	Total Property Tax (2019)
030014 0000	\$9,257	\$165
030015 0000	\$8,373	\$143
030016 0000	\$9,092	\$162
030056 0000	\$7,077,570	\$45,761
030056 0100	\$0	NA
030061 0010	\$13,050	NA
030094 0010	\$202,022	NA
030094 0100	\$12,588	NA
084096 0000	\$21,255	NA
084200 0000	\$75,676	\$1,117
084201 0000	\$86,057	\$1,294
084207 0000	\$66,652	\$984
084208 0000	\$1,852	NA
084209 0000	\$566	NA
084210 0000	\$548	NA
084211 0000	\$548	NA
084212 0000	\$566	NA
084213 0000	\$580	NA
084214 0000	\$13,036	NA
084215 0000	\$22,704	\$335
084216 0000	\$30,912	\$86
084217 0000	\$36,957	\$610
084218 0000	\$26,783	\$395
084219 0000	\$25,437	\$376
084220 0000	\$15,761	NA
084221 0000	\$34,906	\$137
084222 0000	\$44,648	\$408
084223 0000	\$15,684	NA
084224 0000	\$20,741	NA
084225 0000	\$30,406	\$268
084226 0000	\$29,488	\$435

Parcel ID No.	Total Assessed Value of Land and Improvements (2021)	Total Property Tax (2019)
084227 0000	\$43,904	\$648
084228 0000	\$24,096	\$356
084229 0000	\$48,570	\$390
084230 0000	\$25,389	\$375
084231 0000	\$48,171	\$711
084232 0000	\$36,987	\$546
084233 0000	\$40,269	\$595
084234 0000	\$16,966	NA
084235 0000	\$16,270	NA
084236 0000	\$25,456	\$376
084237 0000	\$29,137	\$430
084238 0000	\$13,021	NA
084239 0000	\$14,550	NA
084240 0000	\$21,024	NA
084241 0000	\$27,751	\$410
084242 0000	\$34,214	\$354
084243 0000	\$52,417	\$662
084244 0000	\$33,006	NA
084245 0000	\$23,882	NA
084246 0000	\$50,477	NA
084247 0000	\$44,954	\$328
084248 0000	\$55,349	\$796
084249 0000	\$612	\$9
084250 0000	\$21,781	NA
084251 0000	\$23,059	\$340
084252 0000	\$22,996	NA
084253 0000	\$29,542	\$436
084254 0000	\$14,564	\$215
084255 0000	\$30,222	\$446
084257 0000	\$760	\$11
084258 0000	\$612	\$9

Parcel ID No.	Total Assessed Value of Land and Improvements (2021)	Total Property Tax (2019)
084259 0000	\$71,124	\$1,061
084260 0000	\$21,602	\$319
084261 0000	\$25,923	\$383
084262 0000	\$548	NA
084263 0000	\$21,362	\$315
084264 0000	\$30,453	\$327
084265 0000	\$17,901	\$264
084266 0000	\$20,213	\$298
084267 0000	\$46,217	\$685
084268 0000	\$13,437	\$198
084269 0000	\$29,784	\$333
084270 0000	\$27,468	\$406
084271 0000	\$47,221	\$758
084272 0000	\$20,595	\$304
084273 0000	\$580	\$9
084274 0000	\$862	\$13
084275 0000	\$19,239	NA
084276 0000	\$53,818	\$781
084277 0000	\$36,071	\$396
084278 0000	\$20,477	NA
084279 0000	\$26,895	\$397
084280 0000	\$37,198	NA
084281 0000	\$25,354	\$288
084282 0000	\$27,897	\$412
084283 0000	\$26,919	\$397
084284 0000	\$20,585	\$304
084285 0000	\$7,926	\$117
084286 0000	\$25,790	\$381
084287 0000	\$31,534	\$466
084288 0000	\$21,115	NA
084289 0000	\$27,711	\$409

Parcel ID No.	Total Assessed Value of Land and Improvements (2021)	Total Property Tax (2019)
084290 0000	\$56,765	\$375
084291 0010	\$6,006	\$10
084291 0020	\$5,874	\$8
084291 0030	\$5,874	\$8
084291 0040	\$5,874	\$8
084291 0050	\$534	\$8
084292 0000	\$33,608	\$496
084293 0000	\$32,323	\$477
084294 0000	\$645	\$10
084295 0000	\$21,932	NA
084296 0000	\$18,957	NA
084297 0000	\$33,452	\$494
084948 0010	\$35,709	NA
084949 0000	\$44,297	\$684
084950 0000	\$8,455	\$144
084951 0000	\$33,040	NA
084952 0000	\$28,876	\$51
084953 0000	\$23,749	\$374
084954 0000	\$18,655	\$298
084981 0000	\$31,795	\$207
084981 0100	\$132,436	\$1,593
084982 0000	\$129,809	\$1,890
084983 0000	\$38,999	\$466
084984 0000	\$16,217	NA
084985 0000	\$24,803	\$388
084986 0000	\$21,539	\$342
084987 0000	\$27,033	\$425
084988 0000	\$34,478	\$457
084989 0000	\$20,268	\$299
084990 0000	\$27,905	\$540
084991 0000	\$62,979	\$676

Parcel ID No.	Total Assessed Value of Land and Improvements (2021)	Total Property Tax (2019)
084992 0000	\$35,451	\$771
084993 0000	\$21,823	\$344
084994 0000	\$23,731	\$378
084995 0000	\$2,560	\$38
084996 0000	\$4,228	\$72
084997 0000	\$26,292	NA
084998 0000	\$47,297	\$750
085005 0000	\$26,870	\$422
085006 0000	\$4,228	\$120
085007 0000	\$22,062	\$341
085008 0000	\$2,560	\$38
085009 0000	\$34,057	\$549
085010 0000	\$36,359	\$565
085011 0000	\$51,757	\$764
085012 0000	\$33,459	NA
085057 0000	\$4,228	\$76
085058 0000	\$31,874	\$496
085059 0000	\$27,396	\$362
085060 0000	\$4,228	NA
085061 0000	\$28,791	\$589
085062 0000	\$33,919	\$138
085063 0000	\$40,493	\$627
085064 0000	\$2,560	\$38
085065 0000	\$2,560	\$38
085066 0000	\$28,622	\$447
085075 0000	\$32,919	\$512
085076 0000	\$39,845	\$626
085077 0000	\$4,228	NA
085077 1000	\$487	\$7
085078 0000	\$487	\$7
085079 0000	\$51,267	\$438

Parcel ID No.	Total Assessed Value of Land and Improvements (2021)	Total Property Tax (2019)
085080 0000	\$54,865	\$965
085081 0000	\$8,455	\$151
085082 0000	\$975	\$14
085083 0000	\$21,328	\$392
085084 0000	\$38,437	\$126
085085 0000	\$46,679	\$689
085151 0000	\$36,031	\$560
085152 0000	\$35,667	\$582
085153 0000	\$29,198	\$456
085154 0000	\$30,493	\$446
085155 0000	\$40,437	NA
085156 0000	\$37,266	\$195
085157 0000	\$29,428	NA
085158 0000	\$2,560	\$38
085159 0000	\$4,228	\$72
085171 0000	\$4,228	\$72
085172 0000	\$5,861	\$98
085173 0000	\$60,090	\$887
085174 0000	\$139,933	\$2,066
085175 0000	\$26,618	\$416
085176 0000	\$27,528	\$24
085177 0000	\$35,261	\$547
085178 0000	\$23,908	\$375
085259 0000	\$18,151	\$171
085260 0000	\$11,603	\$298
085261 0000	\$37,412	\$198
085262 0000	\$49,581	NA
085262 0005	\$15,294	NA
085263 0000	\$4,895	\$80
085271 0000	\$7,206	\$318
085272 0000	\$22,210	\$328

Parcel ID No.	Total Assessed Value of Land and Improvements (2021)	Total Property Tax (2019)
085273 0000	\$12,781	NA
085274 0000	\$48,063	\$670
085275 0000	\$15,362	\$199
085276 0000	\$487	\$7
085277 0000	\$2,117	\$31
085278 0000	\$30,601	\$71
085279 0000	\$71,240	\$447
085281 0000	\$5,562	\$72
085282 0000	\$25,179	\$387
085283 0000	\$37,189	\$568
085284 0000	\$30,975	NA
085285 0000	\$27,040	\$399
085286 0000	\$7,423	\$110
085287 0000	\$27,411	\$411
085288 0000	\$24,427	\$361
085289 0000	\$487	\$7
085290 0000	\$31,238	\$91
085291 0000	\$28,277	\$448
085292 0000	\$35,765	NA
085293 0030	\$36,990	\$565
085293 0040	\$55,364	\$893
085294 0000	\$18,217	NA
085295 0000	\$10,827	\$174
085296 0000	\$57,220	\$872
085297 0000	\$60,808	\$881
085298 0000	\$4,885	\$72
085299 0000	\$4,895	NA
085300 0000	\$16,502	\$255
085300 0010	\$2,560	\$38
085301 0000	\$44,634	\$313
085301 0005	\$59,931	\$920

Parcel ID No.	Total Assessed Value of Land and Improvements (2021)	Total Property Tax (2019)
085301 0010	\$27,384	\$25
085303 0000	\$27,108	\$20
085304 0000	\$25,593	NA
085305 0000	\$23,077	NA
085306 0000	\$29,643	\$460
085307 0000	\$9,790	\$144
085308 0000	\$2,560	\$38
085309 0000	\$41,656	\$221
085310 0000	\$36,247	\$199
085311 0000	\$4,885	\$72
085312 0000	\$19,966	NA
085313 0000	\$22,155	\$346
085323 0000	\$23,105	\$360
085324 0000	\$28,961	\$455
085325 0000	\$28,340	\$435
085326 0000	\$54,083	\$874
085327 0000	\$24,888	\$385
085328 0000	\$10,908	\$170
085329 0000	\$26,103	\$402
085330 0000	\$32,682	NA
085334 0000	\$30,577	\$80
085335 0000	\$26,941	\$8
085336 0000	\$16,849	\$510
085337 0000	\$2,560	\$38
085338 0000	\$67,236	NA
085339 0000	\$25,659	NA
085340 0000	\$4,940	\$73
085341 0000	\$2,560	\$38
085350 0000	\$5,562	\$72
085351 0000	\$40,684	NA
085352 0000	\$5,562	\$297

Parcel ID No.	Total Assessed Value of Land and Improvements (2021)	Total Property Tax (2019)
085586 0000	\$21,628	NA
085587 0000	\$5,289,400	\$42,421
085588 0000	\$41,704	\$660
085589 0000	\$776,371	\$13,417
085590 0000	\$33,615	NA
085591 0000	\$39,561	\$610
085592 0000	\$4,211,900	\$87,140
085599 0000	\$10,317	NA
085600 0000	\$14,019	NA
085601 0000	\$7,821	\$128
085602 0000	\$25,008	NA
085603 0000	\$459	\$7
085604 0000	\$459	\$7
085605 0000	\$459	\$7
085606 0000	\$414	NA
085607 0000	\$23,586	\$348
085608 0000	\$438	\$6
085609 0000	\$24,848	NA
085611 0000	\$630	\$11
085611 0050	\$291,384	NA
085612 0010	\$173	NA
085614 0000	\$83,843	\$626
085615 0000	\$51,017	\$788
085616 0000	\$36,369	\$559
085617 0000	\$47,163	\$732
085618 0000	\$25,450	NA
085619 0000	\$39,231	\$41
085620 0000	\$33,040	NA
085621 0000	\$29,479	\$391
085622 0000	\$30,277	\$447
085623 0000	\$30,339	\$76

Parcel ID No.	Total Assessed Value of Land and Improvements (2021)	Total Property Tax (2019)
085624 0000	\$22,481	NA
085625 0000	\$19,960	NA
085626 0000	\$22,133	NA
085627 0000	\$40,224	\$624
085628 0000	\$41,508	\$658
085629 0000	\$34,682	\$540
085630 0000	\$13,390	\$198
085631 0000	\$26,712	\$391
085632 0000	\$19,580	NA
085633 0000	\$30,022	\$70
085634 0000	\$69,899	\$447
085635 0000	\$46,643	\$689
085636 0000	\$30,766	\$470
085637 0000	\$33,771	\$507
085638 0000	\$34,698	\$542
085639 0000	\$22,723	NA
085640 0000	\$34,797	\$514
085641 0000	\$32,661	NA
085642 0000	\$45,118	\$692
085643 0000	\$6,043	\$540
085644 0000	\$27,413	\$412
085645 0000	\$30,623	\$478
085646 0000	\$46,179	\$656
085647 0000	\$25,534	\$390
085648 0000	\$28,856	\$426
085649 0000	\$20,275	NA
085650 0000	\$625	\$9
085651 0000	\$23,135	NA
085652 0000	\$26,918	\$397
085653 0000	\$22,795	NA
085654 0000	\$17,848	\$567

Parcel ID No.	Total Assessed Value of Land and Improvements (2021)	Total Property Tax (2019)
085655 0000	\$29,420	\$434
085656 0000	\$31,044	\$88
085657 0000	\$6,353	\$94
085658 0000	\$33,999	\$451
085659 0000	\$28,326	\$418
085660 0000	\$82,808	\$670
085661 0000	\$21,636	NA
085662 0000	\$22,545	NA
085663 0000	\$49,390	\$404
085664 0000	\$17,735	\$515
085665 0000	\$24,098	\$356
085666 0000	\$87,966	\$1,354
085667 0000	\$49,680	\$585
085668 0000	\$37,059	\$102
085669 0000	\$37,720	\$586
085670 0000	\$32,456	\$112
085671 0000	\$22,075	NA
085672 0000	\$4,650	\$359
085673 0000	\$33,382	\$456
085674 0000	\$7,268	\$107
085675 0000	\$42,241	\$76
085676 0000	\$15,907	\$259
085677 0000	\$46,896	\$339
085678 0000	\$3,135	\$46
085679 0000	\$28,760	\$49
085680 0000	\$35,092	\$549
085681 0000	\$26,129	\$3
085682 0000	\$39,479	\$481
085683 0000	\$45,649	\$707
085684 0000	\$45,825	\$713
085685 0000	\$46,491	\$724

Parcel ID No.	Total Assessed Value of Land and Improvements (2021)	Total Property Tax (2019)
085686 0000	\$21,658	NA
085687 0000	\$32,887	\$120
085688 0000	\$30,639	\$382
085689 0000	\$40,869	\$647
085690 0000	\$34,538	\$505
085691 0000	\$34,531	\$539
085692 0000	\$34,224	\$533
085693 0000	\$24,209	NA
085694 0000	\$34,055	\$531
085695 0000	\$27,309	\$15
085696 0000	\$64,834	\$633
085697 0000	\$27,548	\$28
085698 0000	\$54,073	\$836
085699 0000	\$43,300	\$669
085700 0000	\$45,962	\$711
085701 0000	\$43,471	\$372
085702 0000	\$32,545	\$519
Totals	\$32,307,378	\$345,314

NA = no property value information is available or the property is tax exempt.