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Reuse and the Benefit to Community South Bay Asbestos Area

Executive Summary

Parts of the Alviso community in San Jose, California, were once contaminated with asbestos. Today, these areas support office buildings on former landfills as well as burrowing owl habitat and new and continued residential, commercial, light industrial and agricultural land uses nearby. Collaboration among EPA, the City of San Jose and developers led to the cleanup of the South Bay Asbestos Area Superfund site and encouraged the development of new office buildings on site. This case study explores the site's cleanup and reuse, illustrating the opportunities and beneficial effects of Superfund redevelopment in action.

Beneficial Effects

- Two former landfill areas – the Santos Landfill and the Marshland Landfill – are now home to two office buildings, the Gold Street Technology Center and America Center.
- The Gold Street Technology Center hosts five businesses that provide 938 jobs and nearly \$495 million in annual revenue.
- America Center hosts six businesses that provide 1,220 jobs and \$348 million in annual revenue.
- The total market value of properties at the former Santos and Marshland landfills was over \$200 million in 2014. They generated nearly \$2.5 million in annual property taxes.

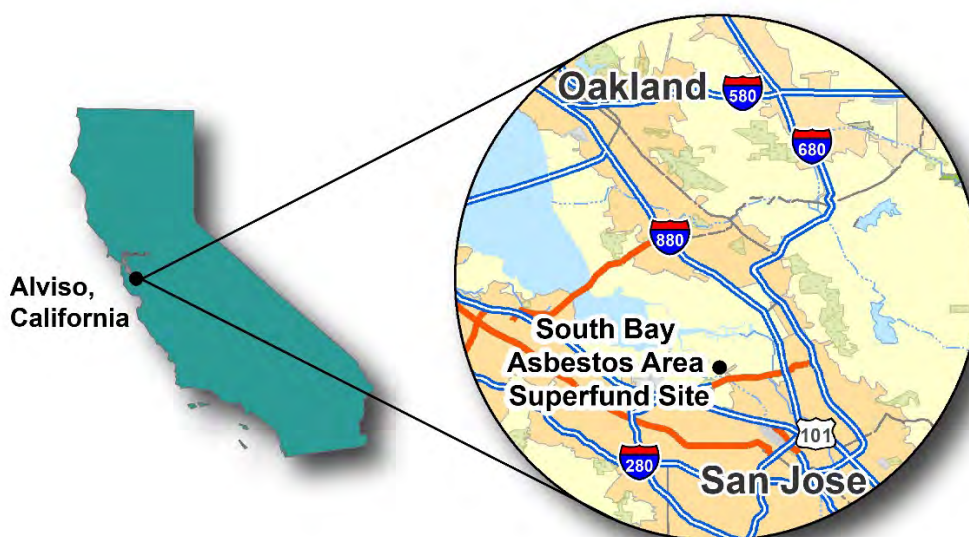


Figure 1. The site's location in Alviso, Santa Clara County, California.

Introduction

When a Superfund site is restored for reuse, it can revitalize a local economy with jobs, new businesses, tax revenues and spending. This case study describes how the Superfund site reuse process has contributed to infusing new jobs, businesses, taxes revenues and spending into the community surrounding the South Bay Asbestos Area Superfund site.



Figure 2. The community of Alviso has about 2,100

The 550-acre area encompasses the entire community of Alviso in San Jose, California, which is located on the southern edge of the San Francisco Bay (Figure 1). The community has about 2,100 residents and includes homes as well as schools, markets, restaurants, stores, a hotel and recreation areas. Bay wetlands border the site to the south and west; salt ponds border the site to the north. The Guadalupe River runs through the area; California State Route 237 is just south of the site.

Site History

From 1953 to 1982, three landfill areas (the Santos, Marshland and Sainte Claire landfills) in flood-prone parts of Alviso received asbestos waste. The waste came from an asbestos-cement pipe manufacturing plant four miles south of the site. Local residents reportedly used waste asbestos pipe to help drain excess water from their properties before installing curbs and gutters. To improve flood protection, other areas such as truck yards may have also been filled with asbestos-containing soils to raise the elevation of the properties.



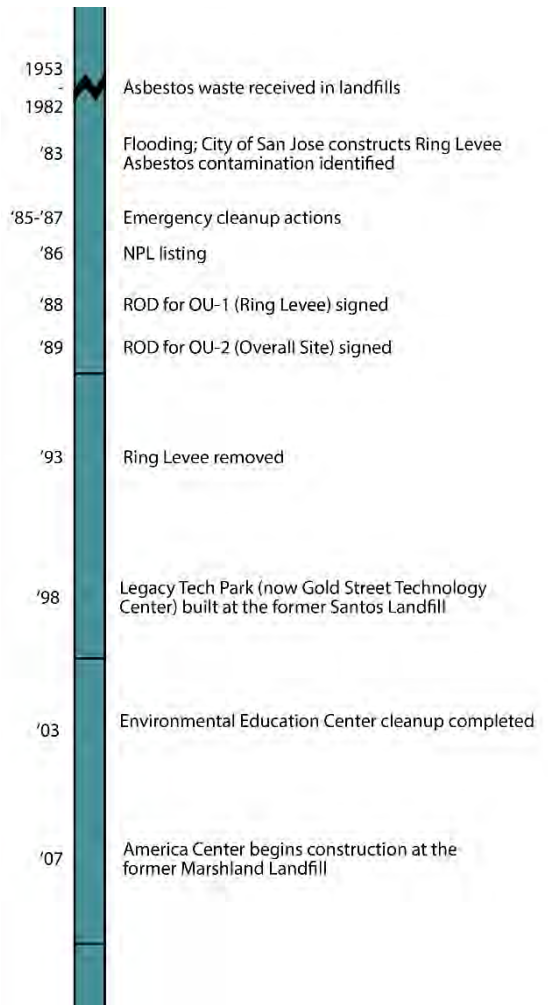
Figure 3. South Bay Asbestos Area site.

In the 1970s, the former Santos Landfill received a cap of at least two feet of clean soil. The Summerset Mobile Estates mobile home park was built on metal and concrete supports on a portion of the area in 1976.

Due to flooding after heavy rains in 1983, the City of San Jose constructed a levee (known as the Ring Levee, shown in Figure 3) around Alviso to pump out the flood waters. The levee was about two miles long, six feet high and 20 feet wide, and made of material from the nearby Raisch Quarry. The quarry material was later found to contain serpentine, a naturally asbestos-containing rock.

In August 1983, waste asbestos/cement pipe was discovered during construction of a flood control structure on city property. The California Occupational Safety and Health Administration found that samples of the excavated pipe had asbestos concentrations ranging from 20 to 40 percent by weight and referred this issue to the California Department of Health Services (DHS). DHS ordered the Santa Clara Valley Water District to remove all contaminated soil. After collecting additional soil samples, DHS found asbestos present in surface soils throughout Alviso, including at the Ring Levee. Soils with the highest level of contamination had between 5 and 20 percent asbestos by weight. They were found in truck yards, an unpaved street and a parking lot, locations where Ring Levee building material may have been stockpiled during construction. Based on these findings, EPA proposed the South Bay Asbestos Area site for listing on the Superfund program's National Priorities List (NPL) in October 1984.

In 1986, DHS determined that state funding was not available to clean up the site, and referred the area to EPA for further investigation and remediation. EPA listed the site on the NPL in June 1986. Initial emergency cleanup actions took place between 1985 and 1987. They included paving a lot next to the school and an unpaved section of Spreckles Avenue (near the Ring Levee), removing an asbestos debris pile and stabilizing a trail at the Environmental Education Center for the Don Edwards San Francisco Bay National Wildlife Refuge, and spraying the Ring Levee with a dust suppressant.



Site Cleanup and Transformation

In 1986, EPA started the site's remedial investigation and feasibility study. To manage the cleanup, EPA divided the site into two operable units (OUs). OU-1 addressed the Ring Levee, the largest source of asbestos-containing material for the site. OU-2 addressed the rest of the site.

EPA selected the final OU-1 remedy in the site's 1988 Record of Decision (ROD) and updated it in 1991. It required the removal of the entire Ring Levee and dust control measures before and during levee removal. After removal of the Ring Levee in 1993, it was replaced with a temporary levee made of clean soil. The temporary levee was removed in 1996. The remedy also required mitigation and restoration of wetlands lost during construction of the Ring Levee. The City of San Jose implemented a wetlands mitigation and restoration project in 1996. In 2003, the U.S. Army Corps of Engineers signed off on the completion of the wetlands effort.

EPA selected the final remedy for the rest of the site (OU-2) in the site's 1989 ROD. It included landfill cover assessments, deed restrictions for former landfill areas, paving of truck yards with high levels of asbestos contamination, wet sweeping of Alviso streets to suppress dust and removal of additional asbestos waste debris.

After reviewing asbestos sampling results and landfill closure plans, EPA determined that the Santos, Marshland and St. Claire landfills each had covers and closure plans in compliance with the Clean Air Act's National Emission Standards for Hazardous Air Pollutants. EPA is working with property owners to finish putting deed restrictions and other requirements in place to make sure landfill covers are regularly inspected and maintained over time.

At the former Santos Landfill, EPA required that the owner of the Summerset Mobile Estates conduct a site investigation to make sure mobile home residents were not exposed to landfill contaminants. The results confirmed that the soil cover was protective. Almost all crawlspaces under the homes are enclosed and all driveways and roadways in the development are paved, minimizing exposure risks for residents. EPA also requires regular soil cap inspections.

The Bixby Technology Center (formerly Legacy Tech Park), also located on part of the former Santos Landfill, was built under a prospective purchase agreement (PPA) with EPA. The PPA required cap construction with annual inspections and ongoing maintenance. The facility is now owned by Embarcadero Capital Partners and called the Gold Street Technology Center. Shanna Murtagh, a property manager with the company, noted that Embarcadero Capital Partners' extensive experience working with Superfund sites was an important factor in its acquisition of the technology center.

At the former Marshland Landfill, Legacy Partners also entered into a PPA with EPA when the company acquired the property with development plans for America Center, a commercial office space complex. The PPA required extensive asbestos control measures during construction and Marshland Landfill closure and development activities by the Water Board.

One key feature of redevelopment at the former Marshland Landfill was the thickening of the soil cover to ensure the remedy's compatibility with the planned reuse. To address settlement at the site, piping and utilities at America Center as well as concrete pavers

Why Are Wetlands Economically Important?

Wetlands provide a wide variety of benefits, including flood control, water quality improvement, fish and wildlife habitat, and recreation amenities. Replacing the water treatment services they provide with manmade facilities, for example, would be expensive.

Worldwide, wetlands provide an estimated \$14.9 trillion in ecosystem services. To learn more, see EPA's *Economic Benefits of Wetlands* fact sheet, available at <http://water.epa.gov/type/wetlands/outreach/upload/EconomicBenefits.pdf>.



Figure 4. Summerset Mobile Estates is located on part of the former Santos Landfill.



Figure 5. Flexible tubing at America Center helps to address landfill settlement at the site.

around buildings are also designed with flexibility in mind. In 2013, USAA Real Estate Company purchased America Center from Legacy Partners.

The former Sainte Claire Landfill now consists of two lots. One lot is vacant. The other is used for storage of old vehicles. This landfill was removed from the Superfund site once multiple rounds of testing provided enough evidence to prove that there was no asbestos waste present in the landfill.

At the former truck yards, four yards were covered with asphalt, concrete or chip seal pavement in 1992. Asbestos-containing soil material from three of the truck yards was excavated and disposed of in 1998; cleanup of the last truck yard finished in 2004. Soil sampling determined that the cleanup had effectively removed asbestos contamination from the truck yards and deed restrictions were not necessary. EPA and the City of San Jose removed 4,500 cubic yards of asbestos-containing soil material at the Environmental Education Center in 2003. The excavated areas were backfilled with clean soil, and the Environmental Education Center has been fully restored.

As required in the ROD, the City of San Jose started monthly wet sweeping in Alviso streets in 1989 to control dust emissions. Wet sweeping is no longer necessary.

Beneficial Effects

Site cleanup has made possible the development of two office buildings on the former landfills, with additional planned development underway. One of the former landfills continues to be home to the Summerset Mobile Estates mobile home community.

Former Santos Landfill

The former Santos Landfill is now home to the Gold Street Technology Center and the Summerset Mobile Estates. The former landfill consists of nine property parcels with a total market value of \$72 million, including improvements. They generate about \$915,000 in property taxes annually.

Gold Street Technology Center

Gold Street Technology Center (formerly Bixby Technology Center and Legacy Tech Park) was built on the former Santos Landfill in 1998. It hosts five businesses, including the headquarters of TiVo, known for its digital video recording devices. The Center provides about 938 jobs and over \$111 million in annual employee income, with \$495 million in annual sales.

TiVo, Inc.

TiVo has been headquartered at the Gold Street Technology Center since 1999 and is its largest tenant, with about 127,000 square feet in



Figure 6. The Gold Street Technology Center is home to digital video recording company TiVo.



Figure 7. Electric vehicle charging stations in TiVo's parking lot.

two buildings.¹ In 2015, the company had \$451 million in annual revenue and provided nearly \$75 million in annual employee wages on site. TiVo also has four electric vehicle charging stations in its parking lot. By using electric vehicles as company cars and promoting electric vehicle use for employees, the company helps lower vehicle emissions in the community.

Summerset Mobile Estates

This mobile home community was built in 1976 on part of the Santos Landfill soil cap. For the 77 mobile home units at the Estates that were assessed and taxed in 2014, the units had personal property collectively valued at \$3.1 million that contributed over \$33,000 in personal property taxes.

Community Benefits of Electric Vehicle Charging Stations

Vehicles that run only on electricity have no tailpipe emissions and therefore do not contribute to local traffic-related pollution, supporting healthy communities. Electric vehicle charging stations can encourage electric vehicle use.

The U.S. Department of Energy's Alternative Fuels Data Center has developed a general comparison between common conventional and electric vehicles, considering total greenhouse gas emissions from fuel and energy sources to tailpipe emissions. For a 100-mile trip, a conventional vehicle emits about 99 pounds of carbon dioxide equivalent. An all-electric vehicle emits about 54 pounds of carbon dioxide equivalent.

For more information about electric vehicle emissions, please visit http://www.afdc.energy.gov/vehicles/electric_emissions.php.

Former Marshland Landfill

The former Marshland Landfill is now home to America Center, a large commercial facility with burrowing owl habitat and plans for further expansion. The former landfill consists of eight property parcels. They have a total market value of over \$127 million, including improvements, and generate about \$1.5 million in property taxes annually.

America Center

Construction of America Center began on the former Marshland Landfill in 2007. Today, the Center includes two LEED-certified Gold and Energy Star-rated buildings and associated parking lots, landscaping and roadways.² In 2008, the Silicon Valley/San Jose Business Journal recognized the project as its private-sector "Green Project of the Year."³



Figure 8. LEED-certified green buildings at America Center.

¹ Embarcadero Capital Partners buys Bixby Tech Center in Alviso, Tivo's HQ. November 27, 2013.

<http://www.bizjournals.com/sanjose/news/2013/11/27/embarcadero-capital-partners-buys.html>.

² Leadership in Energy and Environmental Design, as designated by the U.S. Green Building Council.

³ Structures Awards 2008. October 24, 2008. <http://www.bizjournals.com/sanjose/stories/2008/10/20/daily73.html>.

After initial vacancies in 2011 and 2012, occupancy went from zero to 81 percent within months.⁴ America Center is now home to six businesses that provide over 1,200 jobs and \$114 million in annual employee income. Businesses at America Center generated over \$348 million in revenue in 2014. Flextronics, an electronic circuit manufacturer, and Polycom, a videoconferencing company, relocated their headquarters to the Center.

Flextronics International USA, Inc.

Flextronics International’s U.S. corporate headquarters relocated to America Center in 2012. It generates an estimated \$241 million in annual sales. Flextronics has about 100,000 square feet of office space and provides about \$50 million in annual employee income.

Polycom, Inc.

This videoconferencing company moved its headquarters to America Center in 2012, consolidating three offices.⁵ Polycom provides about \$53 million in annual employee income and \$106 million in sales.

Burrowing Owl Mitigation Habitat

In addition to opportunities for commercial development, the site also provides habitat for local wildlife. Legacy Partners established burrowing owl mitigation habitat at America Center in 2002. The habitat includes 25.3 acres of open space preserve managed as foraging habitat and 6.5 acres of land managed for potential burrowing owl breeding habitat.⁶ Earthen mounds – one built with the fill from the Center’s entry corridor – surrounded by artificial burrows encourage the owls.

Burrowing owls could develop a significant presence at the habitat site and help keep squirrels from burrowing into and compromising the site’s capped areas. Although owls have visited the habitat, there have not yet been any permanent residents.

Planned Development

Original plans for America Center called for four buildings. Buildings 1 and 2 – currently home to Flextronics and Polycom – were finished in 2007 and 2008. Buildings 3 and 4, as well as a parking garage, are in the planning stages. A fifth building may also be developed. In addition, an Aloft hotel is currently under construction.

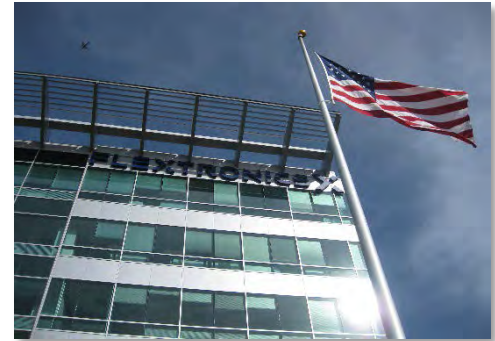


Figure 9. Flextronics’ U.S. corporate headquarters at America Center.



Figure 10. Burrowing owl notice near one of the earthen mounds.



Figure 11. Hotel construction underway at America Center.

⁴ Flextronics U.S. HQ move brings 500 jobs to San Jose. January 18, 2012. <http://www.bizjournals.com/sanjose/blog/real-estate/2012/01/flextronics-hq-move-brings-500-jobs-to.html>.

⁵ Polycom confirms San Jose HQ location. August 29, 2011. <http://www.bizjournals.com/sanjose/news/2011/08/29/polycom-confirms-san-jose-hq-location.html>.

⁶ Burrowing Owl Mitigation Monitoring Year 10 Annual Report. December 2011. <http://www.sanjoseca.gov/DocumentCenter/View/12904>.

Property Values and Property Tax Revenues

Properties cleaned up under the Superfund program and returned to use may increase in value. This increased value can boost property tax revenues, which help pay for local government operations, public schools, transit systems and other public services. The 2014 market value of former landfill and truck yard properties at the South Bay Asbestos site exceeded \$203 million, resulting in over \$2.5 million in local property taxes annually.

Conclusion

At the South Bay Asbestos site, developers and the City of San Jose worked with EPA to ensure effective cleanup and the long-term protectiveness of site remedies as part of transforming former landfill areas into remarkable commercial developments and bringing high-tech industry headquarters to Alviso, California. PPAs, which provided liability protection to incoming businesses, made much of the development possible. Ongoing landfill inspection and maintenance requirements ensure the continued protection of public health and the environment. Consideration of redevelopment plans during cleanup, especially during placement of the soil cover over the former Marshland Landfill, made the site's return to productive use possible. On two of the former landfill areas at the site, 11 businesses provide 2,158 jobs and generate over \$843 million in annual revenue. Looking forward, these employment and revenue numbers are expected to grow, with plans for additional buildings at America Center and a new hotel. This continued development, as well as plans for additional green space, will provide opportunities for new businesses to join this flourishing commercial hub.

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



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Technical Appendix

Employment Information for On-site Jobs

Information on the number of employees and sales volume for on-site businesses came from the Hoovers/Dun & Bradstreet ([D&B](#)) database. EPA also gathered information on businesses and corporations from D&B. D&B maintains a database of over 225 million active and inactive businesses worldwide. Database data include public records, financials, private company insights, extensive global information, telephone numbers and physical addresses. The Data Universal Numbering System (DUNS) number is a unique nine-digit identification number assigned by D&B to each business and its location within the database for identifying each business. The D&B database includes data reported by businesses. Accordingly, some reported values might be underestimates or overestimates. In some instances, business and employment information came from local newspaper stories/articles and discussions with local officials and business representatives. For one of the commercial centers, EPA obtained employment numbers from the leasing company. 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. Data included in this Technical Appendix are obtained directly from reputable sources, and reported as presented by those sources.

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. Its mission is to collect, analyze and disseminate essential economic information to support public and private decision-making. 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 South Bay Asbestos Area Superfund site. Average weekly wage data were identified by matching the North American Industry Classification System (NAICS) codes corresponding with each type of business with weekly wage data for corresponding businesses in Santa Clara 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 South Bay Asbestos Area 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.

Table 1. South Bay Asbestos Area Superfund Site: Information for On-Site Organizations and Businesses

On-site Business	NAICS Code ^a	NAICS Title	Number of Employees ^b	Average Weekly Wage (2014) ^c	Annual Wage (Mean Annual) per Employee	Total Annual Income ^d	Annual Sales (2015) ^b	Square Footage ^b	Development
Cortina Access, Inc.	541512	Computer Systems Design Services	20 ^e	\$3,114	\$161,928	\$3,238,560	NA	NA	Gold Street Technology Center
eSilicon Corporation	334413	Semiconductor and Related Device Manufacturing	75 ^e	\$3,909	\$203,268	\$15,245,100	\$16,600,000 ^f	NA	Gold Street Technology Center
Minerva Networks, Inc.	541511	Custom Computer Programming Services	70 ^e	\$3,227	\$167,804	\$11,746,280	\$25,910,000	25,600	Gold Street Technology Center
Pi-Coral, Inc.	334112	Computer Storage Device Manufacturing	55 ^e	\$2,319	\$120,588	\$6,632,340	\$1,000,000 ⁱ	15,000	Gold Street Technology Center
Tivo Inc.	515210	Cable and Other Subscription Programming	718 ^e	\$2,008	\$104,416	\$74,970,688	\$451,480,000	127,124	Gold Street Technology Center
Flextronics International USA, Inc.	334418	Printed Circuit Assembly (Electronic Assembly) Manufacturing	892	\$1,080	\$56,160	\$50,094,720	\$241,000,000 ^g	100,000	America Center
Innovium, Inc.	541512	Computer Systems Design Services	1	\$3,114	\$161,928	\$161,928	\$59,000 ⁱ	1,678	America Center
Kaazing Corporation	511210	Software Publishers	48	\$4,299	\$223,548	\$10,730,304	\$871,920	8,400	America Center
PMC-Sierra, Inc.	NA	NA	NA	NA	NA	NA	NA	NA	America Center
Polycom, Inc.	334210	Telephone Apparatus Manufacturing	277	\$3,704	\$192,608	\$53,352,416	\$106,000,000 ^h	NA	America Center
USAA Realty	531210	Offices of Real Estate Agents and Brokers	2	\$1,597	\$83,044	\$166,088	\$123,650 ⁱ	3,471	America Center
Total			2,158			\$226,338,424	\$843,044,570		

^a NAICS code provided in the D&B database.

^b Data are from the D&B database, unless otherwise noted.

^c Average weekly wage per employee is based upon BLS 2014 Average Weekly Wage data.

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

^e Data are from Sara Davis, Property Administrator for the Embarcadero Realty Services LP, via email correspondence on September 1, 2015.

^f Calculated by dividing total annual sales by the total number of employees to obtain an average sale per employee value and multiplying it by the number of employees on site. The totals of \$42.58 million in annual sales and 192 employees at all sites were from the D&B database.

^g Calculated by dividing total annual sales by the total number of employees to obtain an average sale per employee value and multiplying it by the number of employees on site. The totals of \$3.35 billion in annual sales and 12,394 employees at all sites come from the D&B database.

^h Calculated by dividing total annual sales by the total number of employees to obtain an average sale per employee value and multiplying it by the number of employees on site. The totals of \$1.35 billion in annual sales and 3,525 employees at all sites come from the D&B database.

ⁱ 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.

Property Values and Local Tax Revenue Generated from Property Taxes

EPA obtained data on the most recently assessed values for property parcels at the South Bay Asbestos Area Superfund site in March 2015 through property records accessible through Santa Clara County’s online property appraisal database (<https://www.sccassessor.org/index.php/property-information/homeowners/property-search>). EPA also obtained 2015 property tax information for the site parcels.

Table 2. Property Value and Tax Summary for Taxes Payable in 2015

Parcel ID No.	Former Landfill/Truck Yard	Total Market Value of Land and Improvements (2014)	Total Property Tax (2015)
015-04-005	Sainte Claire Landfill	\$0.00	-
015-04-013	Santos Landfill	\$670,851.00	\$16,848.76
015-04-014	Santos Landfill	\$845,422.00	\$10,587.94
015-04-015	Sainte Claire Landfill	\$49,169.00	\$765.44
015-12-077	Truck Yard	\$272,898.00	\$3,432.82
015-12-079	Truck Yard	\$108,610.00	\$3,683.62
015-12-090	Truck Yard	\$33,784.00	\$535.98
015-12-114	Truck Yard	\$102,463.00	\$1,334.08
015-12-115	Truck Yard	\$0.00	-
015-13-016	Truck Yard	\$732.00	\$151.86
015-13-017	Truck Yard	\$36,742.00	\$570.34
015-13-022	Truck Yard	\$6,204.00	\$715.84
015-13-030	Truck Yard	\$36,939.00	\$572.62
015-13-032	Truck Yard	\$28,660.00	\$794.16
015-14-011	Truck Yard	\$1,358,658.00	\$20,099.15

Parcel ID No.	Former Landfill/Truck Yard	Total Market Value of Land and Improvements (2014)	Total Property Tax (2015)
015-14-017	Truck Yard	\$1,364,506.00	\$17,142.60
015-34-043	Santos Landfill	\$9,160,062.00	\$145,348.36
015-34-081	Santos Landfill	\$26,150,000.00	\$315,146.12
015-34-120	Santos Landfill	\$15,282,000.00	\$183,855.34
015-34-121	Santos Landfill	\$9,150,000.00	\$110,259.66
015-34-122	Santos Landfill	\$150,000.00	\$2,011.28
015-34-123	Santos Landfill	\$10,750,000.00	\$129,212.06
015-34-124	Santos Landfill	\$350,000.00	\$2,162.82
015-41-005	Sainte Claire Landfill	\$0.00	-
015-41-006	Sainte Claire Landfill	\$32,201.00	\$517.56
015-45-011	Marshland Landfill	\$2,179.00	\$123.86
015-45-031	Marshland Landfill	\$150,008.00	\$14,464.16
015-45-032	Marshland Landfill	\$21,428.00	\$2,304.74
015-45-042	Marshland Landfill	\$36,991,466.00	\$472,600.26
015-45-044	Marshland Landfill	\$11,799,864.00	\$143,777.12
015-45-045	Marshland Landfill	\$16,900,000.00	\$170,297.68
015-45-046	Marshland Landfill	\$13,350,000.00	\$157,209.00
015-45-047	Marshland Landfill	\$48,314,569.00	\$575,726.84
Total		\$203,469,415.00	\$2,502,252.07

Additionally, EPA obtained personal property data for the mobile homes in Summerset Mobile Estates in February 2015 through property records accessible through Santa Clara County’s online property appraisal database (<https://www.sccassessor.org/index.php/online-services/property-search/mobile-home-property>).

Table 3. Personal Property Value and Tax Summary for Mobile Homes in Summerset Mobile Estates

Address	APN	Personal Property	Net Assessed Value	2014-2015 Taxes
2052 Gold St. Unit 1	015-34-529	\$31,137.00	\$24,137.00	\$278.84
4650 Gold St. Unit 5	015-34-586	\$78,218.00	\$71,218.00	\$822.98
2052 Gold St. Unit 7	015-34-502	\$25,400.00	\$18,400.00	\$212.62
2052 Gold St. Unit 9	015-34-530	\$23,433.00	\$23,433.00	\$270.80
2052 Gold St. Unit 15	015-34-525	\$21,165.00	\$21,165.00	\$276.80
2052 Gold St. Unit 17	015-34-564	\$42,692.00	\$35,692.00	\$412.46
2050 Gold St. Unit 19	015-34-589	\$26,292.00	\$26,292.00	\$303.82
2052 Gold St. Unit 20	015-34-528	\$23,254.00	\$23,254.00	\$302.15
2052 Gold St. Unit 23	015-34-513	\$22,660.00	\$22,660.00	\$261.84
2052 Gold St. Unit 24	015-34-580	\$37,642.00	\$0.00	\$0.00
2052 Gold St. Unit 25	015-34-556	\$48,320.00	\$41,320.00	\$477.50
2052 Gold St. Unit 26	015-34-526	\$18,676.00	\$18,676.00	\$215.82
2052 Gold St. Unit 27	015-34-552	\$44,200.00	\$37,200.00	\$429.88
2052 Gold St. Unit 30	015-34-507	\$27,371.00	\$20,371.00	\$235.40
2052 Gold St. Unit 31	015-34-543	\$67,883.00	\$67,883.00	\$784.46
2050 Gold St. Unit 32	015-34-551	\$57,054.00	\$50,054.00	\$578.40
2052 Gold St. Unit 101	015-34-554	\$42,791.00	\$42,791.00	\$494.48
2050 Gold St. Unit 103	015-34-588	\$56,150.00	\$49,150.00	\$616.35
2052 Gold St. Unit 105	015-34-503	\$47,508.00	\$40,508.00	\$468.12
2052 Gold St. Unit 106	015-34-537	\$29,764.00	\$22,764.00	\$263.06
2052 Gold St. Unit 108	015-34-578	\$56,347.00	\$56,347.00	\$651.14
2052 Gold St. Unit 110	015-34-563	\$32,520.00	\$25,520.00	\$294.88
2052 Gold St. Unit 112	015-34-569	\$23,016.00	\$16,016.00	\$214.31
2052 Gold St. Unit 117	015-34-583	\$54,558.00	\$54,558.00	\$630.46
2050 Gold St. Unit 118	015-34-577	\$27,452.00	\$27,452.00	\$317.24
2052 Gold St. Unit 119	015-34-539	\$25,162.00	\$25,162.00	\$290.76

Address	APN	Personal Property	Net Assessed Value	2014-2015 Taxes
2050 Gold St. Unit 120	015-34-514	\$47,454.00	\$40,454.00	\$467.48
2052 Gold St. Unit 121	015-34-572	\$37,212.00	\$37,212.00	\$430.02
2052 Gold St. Unit 123	015-34-548	\$36,248.00	\$36,248.00	\$418.88
2052 Gold St. Unit 125	015-34-544	\$35,255.00	\$28,255.00	\$326.50
2052 Gold St. Unit 127	015-34-517	\$18,501.00	\$18,501.00	\$213.78
2050 Gold St. Unit 129	015-34-573	\$48,011.00	\$48,011.00	\$602.56
2052 Gold St. Unit 131	015-34-531	\$44,516.00	\$44,516.00	\$560.14
2050 Gold St. Unit 132	015-34-546	\$58,390.00	\$58,390.00	\$728.47
2052 Gold St. Unit 136	015-34-547	\$28,529.00	\$21,529.00	\$248.78
2052 Gold St. Unit 137	015-34-501	\$28,093.00	\$21,093.00	\$243.74
2052 Gold St. Unit 138	015-34-571	\$25,675.00	\$18,675.00	\$215.80
2052 Gold St. Unit 143	015-34-518	\$19,984.00	\$19,984.00	\$230.94
2052 Gold St. Unit 144	015-34-523	\$25,584.00	\$18,584.00	\$214.74
2050 Gold St. Unit 145	015-34-550	\$54,913.00	\$47,913.00	\$553.68
2052 Gold St. Unit 149	015-34-527	\$49,056.00	\$49,056.00	\$615.20
2052 Gold St. Unit 151	015-34-559	\$15,629.00	\$8,629.00	\$99.72
2052 Gold St. Unit 156	015-34-508	\$108,714.00	\$108,714.00	\$1,256.28
2050 Gold St. Unit 160	015-34-532	\$26,152.00	\$26,152.00	\$337.33
2052 Gold St. Unit 162	015-34-584	\$14,420.00	\$14,420.00	\$166.62
2050 Gold St. Unit 164	015-34-566	\$37,650.00	\$30,650.00	\$354.18
2050 Gold St. Unit 166	015-34-516	\$16,261.00	\$16,261.00	\$187.92
2052 Gold St. Unit 168	015-34-545	\$41,999.00	\$41,999.00	\$485.36
2050 Gold St. Unit 170	015-34-565	\$29,886.00	\$22,886.00	\$264.46
2050 Gold St. Unit 172	015-34-581	\$61,993.00	\$54,993.00	\$635.48
2052 Gold St. Unit 202	015-34-534	\$16,098.00	\$9,098.00	\$130.37
2050 Gold St. Unit 206	015-34-587	\$97,296.00	\$90,296.00	\$1,043.46
2050 Gold St. Unit 210	015-34-582	\$38,672.00	\$38,672.00	\$489.22
2052 Gold St. Unit 212	015-34-558	\$43,779.00	\$36,779.00	\$425.02
2052 Gold St. Unit 218	015-34-575	\$45,225.00	\$45,225.00	\$522.62
2050 Gold St. Unit 219	015-34-538	\$44,209.00	\$44,209.00	\$510.86
2050 Gold St. Unit 220	015-34-585	\$74,575.00	\$74,575.00	\$924.89

Address	APN	Personal Property	Net Assessed Value	2014-2015 Taxes
2050 Gold St. Unit 222	015-34-549	\$64,623.00	\$64,623.00	\$746.78
2050 Gold St. Unit 223	015-34-542	\$38,576.00	\$38,576.00	\$445.78
2052 Gold St. Unit 225	015-34-535	\$29,276.00	\$22,276.00	\$257.42
2052 Gold St. Unit 226	015-34-519	\$27,669.00	\$20,669.00	\$238.84
2052 Gold St. Unit 228	015-34-561	\$19,163.00	\$19,163.00	\$221.44
2052 Gold St. Unit 230	015-34-562	\$45,248.00	\$45,248.00	\$522.88
2052 Gold St. Unit 232	015-34-567	\$32,133.00	\$25,133.00	\$290.44
2052 Gold St. Unit 234	015-34-570	\$52,418.00	\$45,418.00	\$524.84
2052 Gold St. Unit 236	015-34-520	\$53,757.00	\$53,757.00	\$621.20
2050 Gold St. Unit 238	015-34-560	\$30,262.00	\$30,262.00	\$387.18
2050 Gold St. Unit 242	015-34-579	\$38,250.00	\$38,250.00	\$484.10
2052 Gold St. Unit 302	015-34-521	\$26,820.00	\$26,820.00	\$309.94
2052 Gold St. Unit 303	015-34-541	\$23,623.00	\$23,623.00	\$272.98
2050 Gold St. Unit 305	015-34-553	\$30,066.00	\$30,066.00	\$384.81
2052 Gold St. Unit 306	015-34-540	\$38,687.00	\$31,687.00	\$366.16
2052 Gold St. Unit 307	015-34-524	\$24,447.00	\$24,447.00	\$282.50
2050 Gold St. Unit 308	015-34-576	\$67,819.00	\$60,819.00	\$702.82
2050 Gold St. Unit 309	015-34-536	\$141,040.00	\$141,040.00	\$1,629.86
2050 Gold St. Unit 310	015-34-568	\$30,831.00	\$23,831.00	\$275.40
2052 Gold St. Unit 315	015-34-574	\$58,235.00	\$51,235.00	\$592.06
Total		\$3,133,587.00	\$2,850,945.00	\$33,566.50