CITY OF HAM LAKE

15544 Central Avenue NE Ham Lake, Minnesota 55304 (763) 434-9555 Fax (763) 434-9599

CITY OF HAM LAKE PLANNING COMMISSION AGENDA MONDAY, MARCH 10, 2025

CALL TO ORDER: 6:00 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: February 24, 2025

PUBLIC HEARING: None

NEW BUSINESS:

1. Ernest and Marian Rud requesting Sketch Plan approval of Ruds Skogsted, a residential development of one single-family residential lot and one outlot in Section 23.

COMMISSION BUSINESS:

1. City Council Update

CITY OF HAM LAKE PLANNING COMMISSION MINUTES MONDAY, FEBRUARY 24, 2025

The Ham Lake Planning Commission met for its regular meeting on Monday, February 24, 2025, in the Council Chambers at Ham Lake City Hall located at 15544 Central Avenue NE in Ham Lake, Minnesota.

MEMBERS PRESENT: Commissioners Brian Pogalz, Jeff Entsminger, David Ross,

Dave Ringler and Erin Dixson

MEMBERS ABSENT: Commissioners Kyle Lejonvarn and Jonathan Fisher

OTHERS PRESENT: City Engineer Dave Krugler and Building and Zoning Clerk

Jennifer Bohr

CALL TO ORDER: Chair Pogalz called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE:

The pledge of allegiance was recited by all in attendance.

APPROVAL OF MINUTES:

Motion by Entsminger, seconded by Dixson, to approve the minutes of the February 10, 2025, Planning Commission meeting as written. All present in favor, motion carried.

PUBLIC HEARING:

Jeff Entsminger, Entsminger Enterprises, LLC, requesting Preliminary and Final plat approval and rezoning of portions of land from R-1 (Single Family Residential) to R-A (Rural Single Family Residential) for Entsminger Estates located at 2045 Constance Boulevard NE (3 Single Family Residential lots and 1 outlot) in Section 16

Mr. Jeff Entsminger was present. Mr. Entsminger stated he intends to divide the acreage into three lots along Constance Boulevard NE. Mr. Entsminger stated access to Lots 1 and 2 will be from Mankato Street NE, a private easement, and access for Lot 3 will be from Constance Boulevard NE. Mr. Entsminger stated Outlot A, which is primarily low ground, will be combined with the 16337 Mankato Street NE parcel. Chair Pogalz asked Engineer Krugler to comment. Engineer Krugler stated the proposed development is on 17.2 acres which will be divided into three residential lots and an outlot. Engineer Krugler stated Mankato Street NE is a private easement, not a public street. Engineer Krugler stated frontage for the three residential lots is on Constance Boulevard NE to meet the requirements of Article 10-430.I. Engineer Krugler stated Lots 1 and 2 will have access from Mankato Street NE and Lot 3 will have access from Constance Boulevard NE.

Engineer Krugler stated the Anoka County Highway Department has access restrictions for Constance Boulevard NE. Engineer Krugler stated there is a 15-foot-wide bike path easement shown on the plans for a proposed county bike path along the southern borders of the three lots and the north side of Constance Boulevard NE. Engineer Krugler stated parkland dedication will consist of a combination of monies and the dedication of a 15foot-wide bike path easement. Engineer Krugler stated contribution to the Drainage Fund is required for each lot. Engineer Krugler stated the Coon Creek Watershed District (CCWD) has approved the plat. Engineer Krugler stated the land in the northern area of the plat is low land; because no homes are proposed in that area, a FEMA Letter of Map Amendment (LOMA) is not needed. Engineer Krugler stated there is an eighty-five-footwide power utility easement that encroaches 25-feet into the southerly portion of the three proposed lots; written approval from United Power Association (UPA) must be obtained for the Lot 3 driveway crossing, construction of the future bike path and any grading within the easement. Chair Pogalz asked Engineer Krugler to verify that the front of the house on Lot 1 must face Constance Boulevard NE, though access will be from Mankato Street NE, and if the current buildings on proposed Lot 2 and the fence between 16337 Mankato Street NE and the northern border of Lot 2 need to be removed. Engineer Krugler verified that those comments were accurate. Chair Pogalz asked if the current septic system and well on Lot 2 will be abandoned and sealed. Mr. Entsminger stated he is considering hiring a well contractor to rehabilitate the drilled well on Lot 2. Engineer Krugler asked Mr. Entsminger if the well has been used within the past 12 months; if not, it must be sealed per Minnesota Department of Health (MDH) requirements. Mr. Entsminger stated if the well needs to be sealed, he will seal it. Commissioner Ross completed the inspection, a copy which is on file. Commissioner Ross stated he inspected the property and spoke with Mr. Entsminger as well as Building Official Jones. Commissioner Ross stated no property owners have raised objections to the plat; the area is suitable for a residential development.

Chair Pogalz opened the public hearing at 6:11 p.m. and asked for public comment; with there being none, Chair Pogalz closed the public hearing at 6:12 p.m.

Motion by Ross, seconded by Ringler, to recommend approval of the Preliminary Plat and Final Plat, and rezoning portions of land from R-1 (Single Family Residential) to R-A (Rural Single Family Residential), of Entsminger Estates, a three lot, one outlot residential subdivision in Section 16 as presented by Jeff Entsminger, Entsminger Enterprises, LLC, subject to demolishing the existing house and buildings on Lot 2, removing the fence between 16337 Mankato Street NE and the northern lot line of Lot 2, sealing the existing well and abandoning the existing septic system on Lot 2, combining Outlot A with the 16337 Mankato Street NE parcel before any building permits will be issued for lots within the plat, dedicating a 15-foot-wide bike path easement adjacent to the drainage and utility easements along the southerly portion of Lots 1, 2 and 3 which will be credited toward required parkland dedication fees of \$2500 per lot, paying a \$200 drainage fund contribution for each lot, meeting the requirements of the City Engineer, and meeting all City, State and County requirements. Commissioners Pogalz, Ringer, Ross, and Dixson voted yes, Commissioner Entsminger abstained from the vote.

Motion carried. This application will be placed on the City Council's Monday, March 3, 2025, agenda.

NEW BUSINESS: None

COMMISSION BUSINESS:

City Council Update

Chair Pogalz informed the Commissioners that the City Council concurred with the Commission's recommendations to approve the preliminary plat of Elwell Commercial Park and the sketch plan presented by Richard Citrowske. There will not be a Planning Commissioner present at the March 3, 2025, City Council meeting.

ADJOURNMENT:

Motion by Dixson, seconded by Ross, to adjourn the Planning Commission meeting at 6:14 p.m. All present in favor, motion carried.

Jennifer Bohr Building and Zoning Clerk



PLANNING REQUEST

CITY OF HAM LAKE

15544 Central Avenue NE Ham Lake, MN 55304

Phone (763) 434-9555

Fax (763) 235-1697

Date of Application Feb 7, 2025 Date of Receipt 2-10-25
Receipt # $\frac{101544}{100000}$ Amount \$ $\frac{1400000}{140000}$
Meeting Annearance Dates:
Planning Commission 3-10-2025 City Council
Please check request(s):
Metes & Bounds Conveyance Commercial Building Permit
X Sketch Plan Certificate of Occupancy
Preliminary Plat Approval* Home Occupation Permit
Final Plat Approval Conditional Use Permit (New)*
Rezoning* Conditional Use Permit (Renewal)
Multiple Dog License* Other
*NOTE: Advisory Signage is required for land use alterations and future road connections. This application also requires a Public Hearing. Such fees shall be deducted from deposit. Development/Business Name:
Address/Location of property: 3958 155 TH Avenue N. E. Hem Lake Mn.
Address/Location of property: 3738 /33 PIVENUE N. E. RANZAKE 14 M.
Legal Description of property: The West 1152.14' of the North 726' of 5' z of NEW PIN # 23-32-23-13-00035cc 23, 732, R23 Anglea County Mn. Current Zoning 2-A Proposed Zoning R-1/R-1
PIN # <u>23-32-23-13-0003 66 231</u> Current Zoning <u>R-A</u> Proposed Zoning <u>R-//</u> (2-1)
Notes: / 1151 dential Single family lot and loutlot
Applicant's Name: Ernest & Marian Rud
Business Name: N.A.
Address 3958 155 TH AVE N. E.
City <u>Hom Lake</u> State <u>Mr</u> Zip Code <u>\$5304</u>
Phone Cell Phone <u>6/2-867-2424</u> Fax
Email address <u>Crud & egrud · com</u>
You are advised that the 60-day review period required by Minnesota Statutes Chapter 15.99 does
not begin to run until <u>all</u> of the required items have been received by the City of Ham Lake.
SIGNATURE Crist & Rad DATE Feb 7, 2025

- FOR STAFF USE ONLY -
ACTION BY: Planning Commission
City Council PROPERTY TAXES CURRENT YES NO





Office (763) 862-8000 Fax (763) 862-8042

Memorandum

Date:

March 4, 2025

To:

Planning Commissioners

From:

David A. Krugler, City Engineer

Subject:

Ruds Skogsted Sketch Plan

Introduction:

The Sketch Plan proposes to subdivide the 19.2-acre 3958 155th Avenue / 23-32-23-13-0003 parcel into one lot and one outlot. The parcel is currently zoned Rural Single Family Residential (R-A) and Lot 1 will be zoned Single Family Residential (R-1). A 600-scale zoning map, 300-scale aerial photo and 400-scale half section map are attached.

Discussion:

The proposed subdivision divides 23-32-23-13-0003 into two parcels and qualifies as a Minor Plat under City Code Section 10-101. Consideration of approving both the preliminary and final plat will be before the Planning Commission at the same meeting, following the public hearing.

There is an existing pole barn located on proposed Lot 1. Pole barns are permitted on parcels larger than 5.0 acres. Permission to exceed the 3,000 square feet limit on the pole barn was granted at the May 20, 2013 City Council meeting. A zoning revision to R-1 will be required for Lot 1. Per correspondence with Public Works Superintendent John Witkowski, parkland dedication fees are recommended rather than parkland or trail easement dedications. No bike easement is required as 155th Avenue between Naples Street and Lexington Avenue is not a proposed bike route. The developer will need to pay a \$200 drainage fund contribution along with a \$2,500 parkland dedication fee for Lot 1.

Special assessments were assigned for the 2020 155th Avenue upgrade. The 23-32-23-13-0003 parcel received a special assessment. The City Council approved a deferral of the special assessment in 2020, per the attached Resolution 21-35 which states the special assessment shall be deferred until 2041 or until the property is sold or subdivided. The parcel was determined at the time of the project that it could be split into five lots. This resulted in one paid assessment and four deferred assessments. A portion of the special assessment must be remitted prior to the plat being filed with Anoka County. The total special assessment for parcel 23-32-23-13-0003 remaining is \$64,038.56. The portion to be paid prior to filing with Anoka County is \$16,009.64.

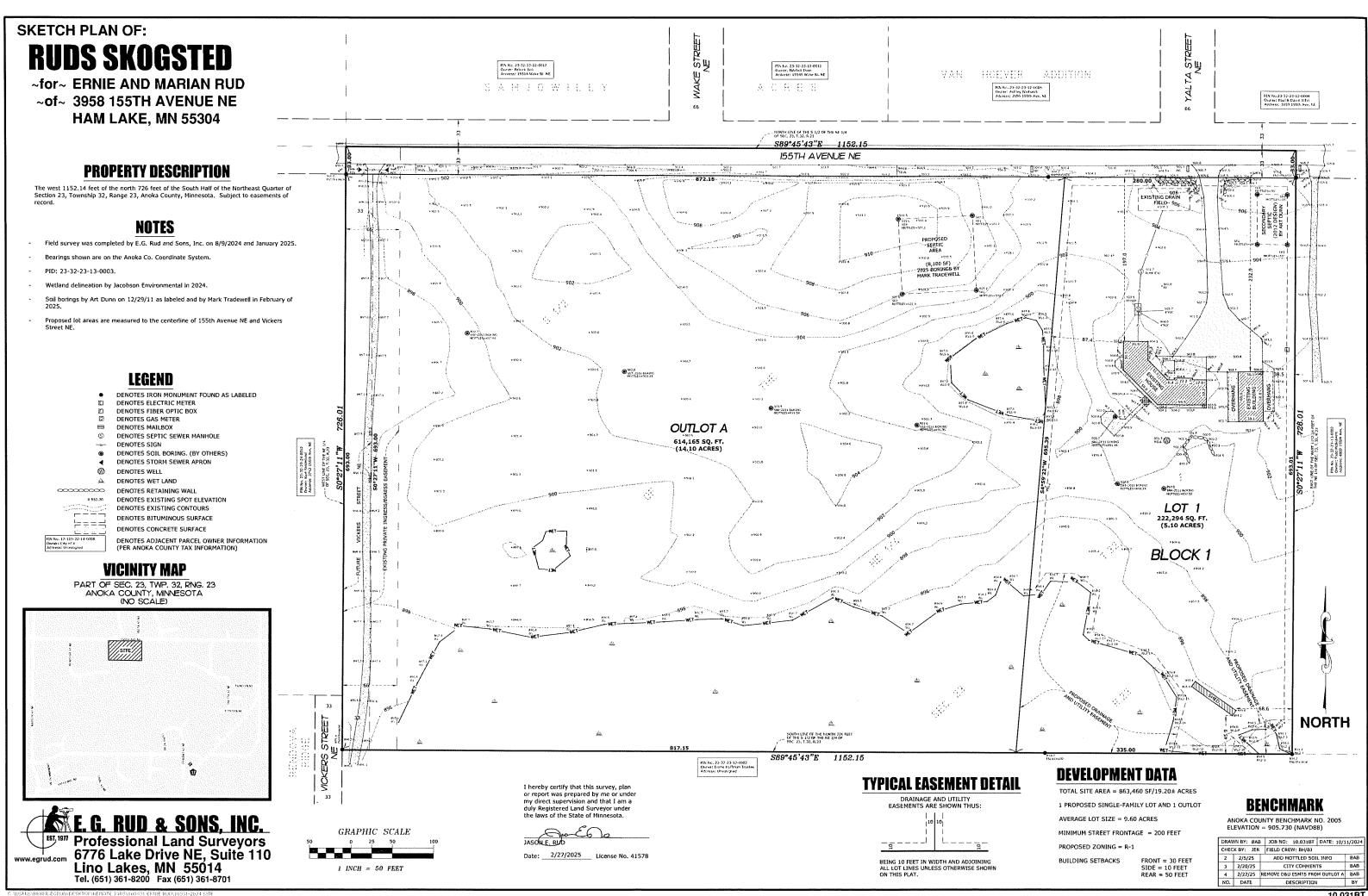
The Sketch Plan shows the location and surface elevation of four septic soil borings and one building pad boring on the outlot. A septic certification will be required for the outlot if the developer wants to avoid combining the outlot with an adjacent lot. The soil boring logs are required to be submitted for compliance review for septic separation from mottling and low floor determinations. Per 10-204.B.iii of City Code, a building pad boring is required to be located within the approximate center of the Eligible Building Area. Per 11-450.4.c, a septic compliance inspection is required when a parcel having an existing system undergoes development, subdivision by platting or lot split. A septic compliance inspection for the existing septic system for 3958 155th Avenue must be completed and documentation submitted to the city prior to preliminary and final plat approval.

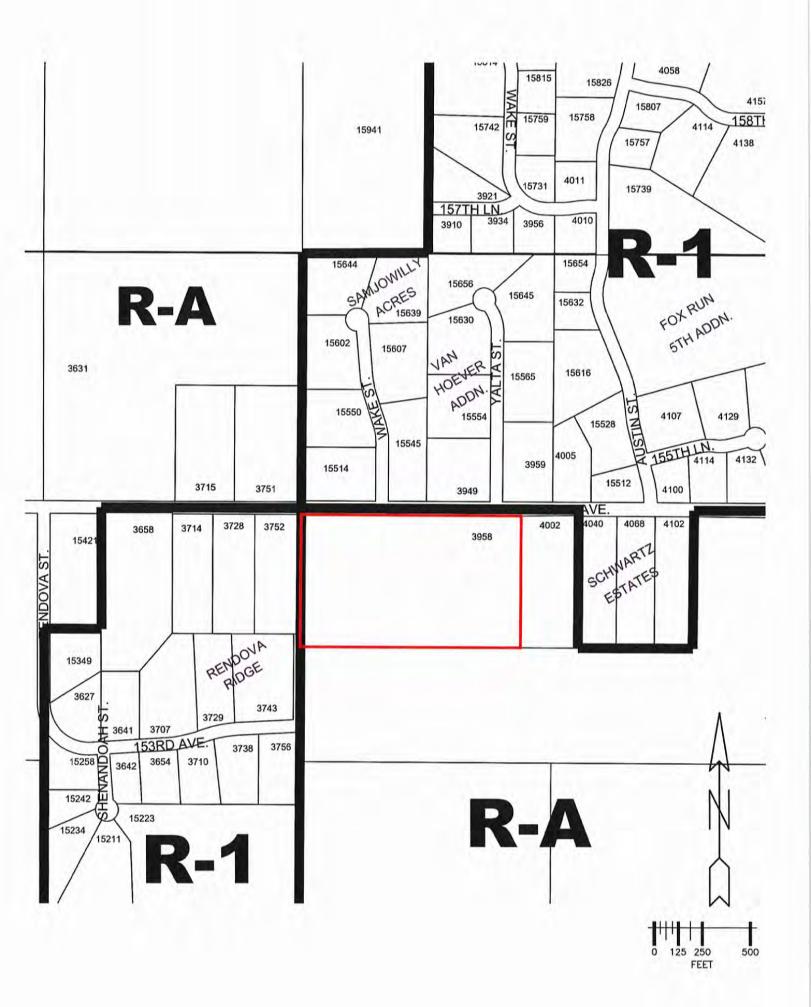
The Sketch Plan shows the required 10-foot drainage and utility easements adjacent to all proposed lot lines. The potential extension of Vickers Street along the westerly lot line of the plat to 155th Avenue is shown. It is proposed to be dedicated upon further development of the outlot and is consistent with the attached thoroughfare plan. There is 300 feet of separation required from Wake Street where the connection is shown. The final plat may adjust the location of the potential extension of Vickers Street. However, it must either align with Wake Street as shown or maintain the required 300-foot separation.

Coon Creek Watershed District (CCWD) approval is not needed for this Minor Plat as no grading is proposed at this time. It is unknown if a wetland delineation or plant survey have been completed. With no grading proposed at this time, a wetland delineation and plant survey are not required.

Recommendations:

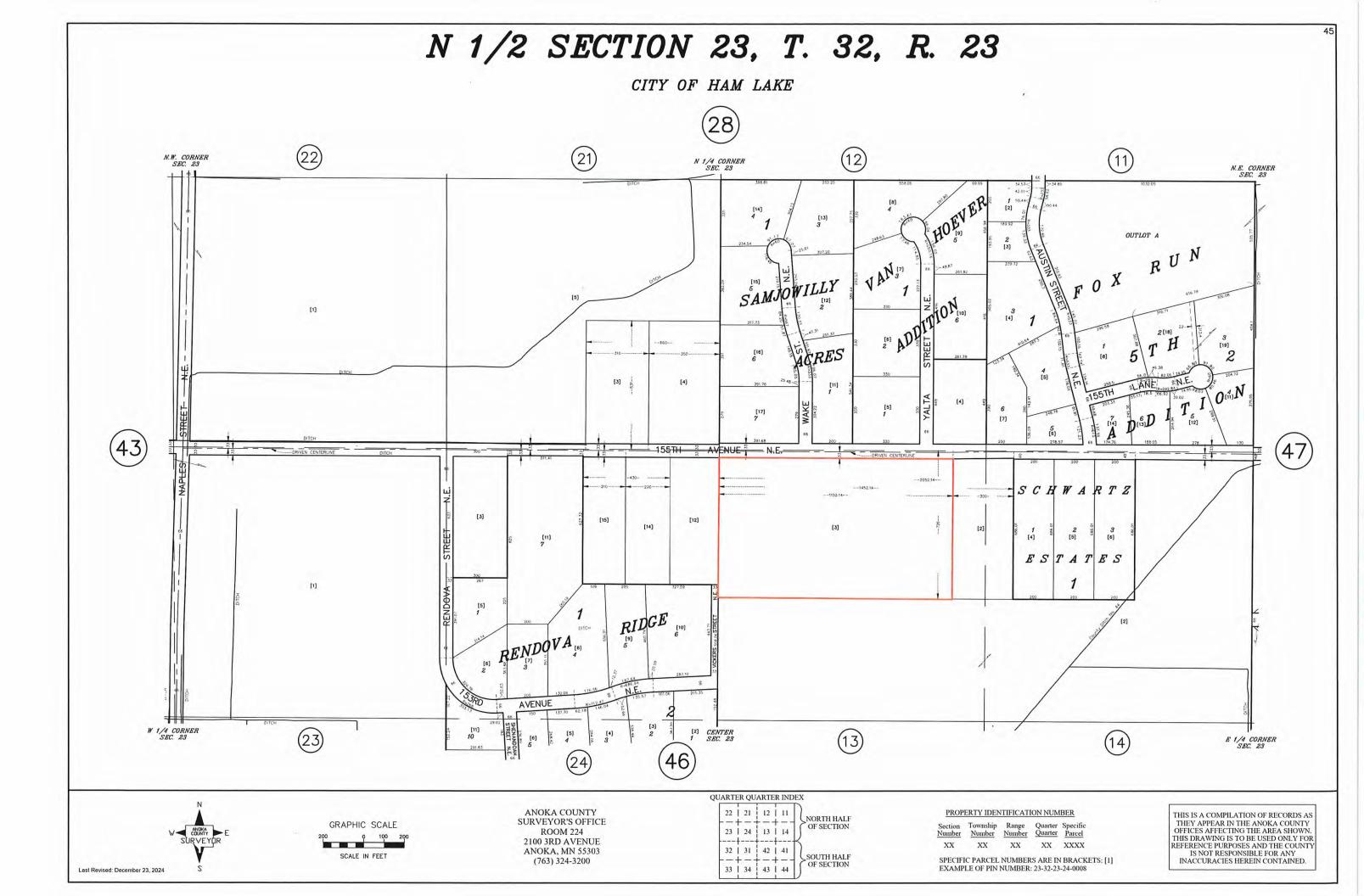
It is recommended that the Ruds Skogsted Sketch Plan be recommended for approval.







0 75 150 300 FEET



758 · 1554 AUT NE 5/20/3

Meeting Date: May 20, 2013



CITY OF HAM LAKE

Staff Report

To:

Mayor and Councilmembers

From:

Doris Nivala, Administrator \

Subject: Ernie & Marian Rud Oversized Accessory Building

Introduction/Discussion: Ernie and Marian Rud are requesting approval for construction of an oversized accessory building. The building will be 3,240 square feet of pole-type construction. This is a 19+ acre parcel zoned R-A. The City Code allows the pole-type construction on parcels exceeding five acres, but the proposed size is discretionary with the Council on parcels exceeding ten acres. The Ruds have obtained approval from the neighbor that is immediately adjacent to the proposed accessory building.

Recommendation: Approval of this request is discretionary with the Council, but I am not aware of any objections to the building.

8.0 APPEARANCES

Nancy Braastad, Harmony Estates – Requesting Deferment of Parkland Dedication Fees
Nancy Braastad from Harmony Estates was present. Ms. Braastad stated that she has final plat approval, but has not recorded the plat because of the \$36,000 parkland dedication fees that would be due. Ms. Braastad stated that she is before the Council to request to pay the \$3,000 parkland dedication fee as each lot is sold. Attorney Dorn stated that there would need to be a change to the City Code and precedence would be set for all future developments. There was discussion of other options for paying parkland dedication fees. Acting Mayor Johnson stated that he is not comfortable with changing the City Code at this time. It was the consensus of the City Council to have City Staff research what other cities in Anoka County are doing regarding parkland dedication fees.

8.2 Emie Rud – Requesting an oversized accessory building on 20 acres, 3958 155th Avenue NE Emie Rud was present. Motion by Kirkeide, seconded by Doyle, to approve the request of Emie Rud for a 3,240 square foot oversized pole-type building to be constructed on a 20-acre parcel located at 3958 155th Avenue NE. All present in favor, motion carried.

9.0 CITY ATTORNEY

9.1 Adoption of Resolution directing a Charter amendment regarding management of oakwilt trees
Attorney Dorn explained that the state statue has changed regarding the management of oakwilt trees and
is suggesting that the City Council request an amendment to the Charter to update the changes. Motion
by Johnson, seconded by Doyle, to adopt Resolution No. 13-35, requesting the Charter Commission
to amend Chapter 8.0 regarding the management of oakwilt trees. All present in favor, motion
carried.

9.2 First Reading of amendments to Financial Assistance Program for wells and septics
Attorney Dorn stated that there has been an ordinance in effect for the last 10 to 15 years that provides for financial assistance to residents who meet certain financial criteria (income and assets) who have a failed well or septic system. Attorney Dorn stated that it has only been used once, but with the project in Hiawatha Beach/Comfort Resorts, there may be more use of the financial assistance. Attorney Dorn stated that the ordinance currently is not adequate and should be updated. Attorney Dorn stated that the new policy would state that if you do qualify for assistance you would make payments over a 10 year span with the City Council setting the interest rate. Attorney Dorn stated that the financial hardship was increased from \$25,000 to \$50,000 of the individual net worth and also increased the amount of assistance available from \$20,000 to \$25,000. This is the First Reading to amend Article 11-1900 of the Ham Lake City Code regarding the Financial Assistance Program for wells and septics.

10.0 CITY ENGINEER

10.1 Road Committee – Discussion of proposed stormwater basins/rain gardens within right-of-way of future phases of Deer Haven Hills

Engineer Collins explained that in 2009 the Coon Creek Watershed District Rules (CCWD) changed to require that the first inch of precipitation be infiltrated through stormwater volume management practices. Engineer Collins stated that a vertical separation from the bottom of all infiltration basins to the seasonally high ground water table of three feet is required. Engineers Collins stated that there are four

Document No.: 2384923.005 ABSTRACT

02/03/2023 11:15 AM

Fees/Taxes In the Amount of: \$46.00

Pamela J. LeBlanc Anoka Cty Property Records and Taxation Property Tax Administrator and Recorder/Registrar of Titles

Deputy: gmivers

CITY OF HAM LAKE

)

COUNTY OF ANOKA

CERTIFICATE OF DEFERRED ASSESSMENTS

STATE OF MINNESOTA)

I, Dawnette Shimek, being the duly qualified and acting Deputy City Clerk of the City of Ham Lake, Minnesota, do hereby state that pursuant to Statute 429.061 there are deferred assessments against certain properties situated in the City of Ham Lake more fully described on Exhibit A attached hereto and further that the amount of such assessment and commencement of payment are further set forth on Exhibit A.

IN TESTIMONY WHEREOF, I have hereunto subscribed my had on this and day of

CITY OF HAM LAKE

RESOLUTION NO. 21-35

WHEREAS, pursuant to proper notice duly given as required by law, the Council has met and passed upon all objections to the proposed assessment for the reconstruction of 155th Avenue NE from Naples Street NE to Lexington Avenue NE.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HAM LAKE, MINNESOTA:

- 1. Such proposed assessment, a copy of which is attached hereto and made a part hereof, is hereby accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefited by the proposed improvement in the amount of the assessment levied against it.
- 2. Such assessment shall be payable in equal and annual installments extending over a period of twenty years, the first of the installments to be payable on or before the first Monday in January, 2022 and shall bear interest at the rate of 0.25 percent per annum from the date of the adoption of this assessment resolution. To the first installment shall be added interest on the entire assessment from the date of this resolution until December 31, 2021. To each subsequent installment when due shall be added interest for one year on all unpaid installments.
- 3. The owner of any property so assessed may, at any time prior to certification of the assessment to the County Auditor, pay the whole of the assessment on such property, with interest accrued to the date of payment, to the City Clerk/Treasurer, except that no interest shall be charged if the entire assessment is paid within 30 days from the adoption of this resolution; and he may, at any time thereafter, pay to the City Clerk/Treasurer the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made before November 15, or interest will be charged through December 31 of the next succeeding year.
- 4. The Clerk shall forthwith transmit a certified duplicate of this assessment to the County Auditor to be extended on the same property tax lists of the County. Such assessments shall be collected and paid over in the same manner as other municipal taxes.

Adopted by the City Council of the City of Ham Lake this 4th day of October, 2021.

Gary-Kirkeide, Acting Mayor

Denise Webster, City Clerk

Exhibit A

23-32-23-14-0002 — Project # 85640: 155TH AVENUE NE FROM NAPLES STREET NE TO LEXINGTON AVENUE NE THE SOUTH ½ OF THE NE ¼ OF SECTION 23, TOWNSHIP 32, RANGE 23; EXCEPT THE NORTH 726 FEET OF THE WEST 2052.14 FEET THEREOF; EX ROAD; SUBJECT TO EASEMENTS OF RECORD

23-32-23-0001 – Project # 85640: 155TH AVENUE NE FROM NAPLES STREET NE TO LEXINGTON AVENUE NE UNPLATTED HAM LAKE TWP SW ¼ OF NW ¼ SECTION 23, TOWNSHIP 32, RANGE 23

Deferred Assessment Amount: \$15,218.85

Assessments will be deferred until such time as the property loses its Green Acre status is requested by the property owner and the public hearing is waived.

CITY OF RAM LAKE

155th Avenue NE from Naples Street NE to Lexington Avenue NE Street Improvement Project

_						1	GRAND	Deferred	Astive	Total	la	2nd - 19th	Last		202	2	2023			202		2025			2025
	PDN	PIN ADDRESS	Total Assessments	Active	Deferred		TOTAL	Assessment	Assessment	Interest	Installment	Installment	Installment	11-6	P	1	P	1		P	1	p	1	P	1
23-72-	23-11-0007	4005 155th Ave No		1		5	16,433.02		5 16,000.00	5 433.02	\$ 930.	st s 821.17	\$ 821.14	5	790,79	40,02	5 783.13	\$ 3	1.05 3	785.08	35,09	5 787,04	5 14.1	5 789,01	5 32,1
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25-72-	23-12-0005	3949 ISSTH AVENE		1		5	16,437,02		\$ 16,000,00	\$ 433.02	\$ 930.	SI \$ 521.17	5 321.14	5	790,79	40,02	5 783.12	5 3	ibs s	785,08	36,09	\$ 787.04	5 34.1	5 789,01	5 32
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25-32-	23-21-0004	3751 (55th Ave Ne		1		1	16.433.02		\$ 16,000.00	5 433.02	\$ 216.0	E 321.17	\$ 521,14	5	790,79	40.02	5 783,12	\$ 31	1.05 3	785,08	36.00	s 787.04	5 34.13	5 789,01	5 32.1
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23-72-	23-24-0014	3728 155th Ave No		t		5	16,433.02		5 16,000,00	5 433.02	S 830.1	5 821,17	\$ 821.14	5	700,79	40.02	783.12	2 31	.05 5	785.03	36,09	5 797.04	\$ 34,13	5 789.01	5 72
21-13-	23-24-0015	3714 155th Ave Ne		1		5	16,433,02		s 16,000.00	5 433,02	5 830,5	1 5 821,17	\$ 821.14	s	790,79	40,02	713.12	5 3	:05 3	785.08	36,09	5 787.04	5 341	5 789,01	5 72
24-32-	23-21-0002	15510 LEXINGTON AVE M		t		5	16,433,02		5 16,000,00	\$ 433.01	\$ 830.5	\$ 821,17	5 821.14	5	790,79 3	40,02	783,12	5 3	.05 5	785,08	36,09	5 787,04	5 14.13	5 789.01	5 721
34-33-	23-21-0003	4545 ISSTH AVENE		1	1	5	16,433.02		\$ 16,000.00	5 433.02	5 K30.5	1 5 821,17	S R21.14	5	790.79 3	40.02	783.12	\$ 31	.05 2	785.08 I	36,00	5 787.04	\$ 34.13	5 789,01	5 32.1
34-32-	23-21-0007	4411 ISSTHAVENE		1		2	16,437,02		\$ 16,000.00	\$ 433,02	\$ 930.0	s 821,17	5 321.14	3	790,79	40.02	5 783,12	5 31	.05 z	785 08	16.00	\$ 787.04	5 14.13	\$ 789.01	5 321
24-32-	23-21-0008	4515 155TH AVENE		1		5	16,433,02	11	5 16,000,00	\$ 433,02	s 830,3	1 \$ 821.17	5 821.14	5	790,79	40.02	783,12	3 3	.05 5	785,08	36,09	5 787,04	5 34.13	5 789.01	5 321
24-52-	23-21-0015	4451 ISSTHAVENE		4		2	16.433.02		5 16,000,00	5 433,02	\$ 835.8	1 \$ 821,17	5 821.14	2	790,79 1	40.02	783.12	5 31	.05 5	785.08	35,02	5 757.04	5 34.13	5 789.01	\$ 32.1
24-33-	23-21-0016	4441 ISSTH AVENE		1	v	\$	16.433.02		\$ 16,000.00	5 433.02	\$ 830.1	11 5 821.17	\$ 821.14	5	790,79 3	40,02	783.12	2 31	.05 5	785.08 1	36.00	5 757,04	\$ 34,13	5 789.01	\$ 32.1
24-33-	23-22-0003	4325 ISSTHAVENE		2 1	1	5	32,433,02	\$ 16,000.00	5 16,000.00	5 431,02	\$ 830,8	11 5 821.17	5 521.14	2	790,79 3	40,02	783,12	5 38	.05 5	785,08 3	36.09	5 787.04	\$ 34.13	\$ 789.01	5 321
24-32-	23-22-0004	UNASSIGNED ADDRESS		2 1	- 1	2	32,433.02	\$ 16,000.00	\$ 16,000.00	E 433,02	\$ 830,8	n s 811.17	3 821.12	1	700,70 5	40.02	783,12	5 31	.05 5	785.08	16,09	5 757,04	5 34.13	\$ 789.01	\$ 321
24-32-	23-23-0002	UNASSIGNED ADDRESS		i		5	16,433,02		x 16,000.00	\$ 473,03	\$ 830.8	n 5 825,17	5 821.14	1	790,79	anm:	783,12	5 33	ns s	785.0R 5	16,09	\$ 787.04	5 34.13	5 789.01	5 32.1
24-12-	23-23-0006	4218 155TH AVE NE		1		2	16,431.02		\$ 16,000.00	\$ 433.03	s 8303	1 5 921,17	5 821,14	1	700.70	40.02	783.12	5 38	05 3	785 OR 3	16.00	5 757.04	\$ 34.17	5 789,01	2 32.1
24-23-	23-23-0007	4234 155TH AVENE		r		1	16,433,02		\$ 16,000.00	\$ 433,02	s 830.8	II S 821.17	5 201.14	3	790.79 3	40.03	783.32	5 11	05 5	785.08	36.09	\$ 787.04	\$ 34.13	\$ 789.01	\$ 12.1
24-32-	23-24-0002	4124 LISTH AVENE		i		5	16,433,02		\$ 16,000,00	5 433,01	\$ 830.8	S 821.17	5 821.14	5	790,79 5	40.02	783,12	5 38	as s	785,08 5	35.09	\$ 737.04	\$ 34,13	5 789.01	\$ 32.
24-33-	23-24-0008	4500 ISSTH AVENE		1		2	16,411.02	-	\$ 16,000,00	5 433,02	2 830.8	11 5 821.17	5 821,14	1	790.79 5	40.02	783.12	5 31	05 5	785.08 1	36.09	\$ 787.04	5 34.13	5 789.01	2 321
24-22-	23-24-0007	4516 ISSTH AVENE		1		3	16,433,02		5 16,000.00	5 433,02	\$ 830.7	1 5 821.17	5 821.14	1	790,79 3	40.02	783.12	5 33	105 3	785.08 1	36.09	5 787.04	5 34.13	S 789.01	E 32.1
24-32-	23-24-0009	4516 ISSTH AVENE				1	16,433,02		5 16,000,00	\$ 433,02] S 830.3	11 5 821,47	5 821,14	12	790,79 3	40.021	783.12	2 3	02 3	785.08 1	36704	\$ 787.04	5 34.13	15 71	9.01

Active Assessment																													
20	2027 2028		20	2029		30	20	31	20	132	2	033	20	134	20	2035		2036		37	2038		20	239	20	45	20	241	
Р	r	Р	1	P	1	Р	1	P	1	P	1	P	1	Р	1	P	1	Р	1	P	1	Р	1	P	1	Р	1	Р	1
\$ 790,98	\$ 30,19	S 792.96	S 28.21	5 794.94	\$ 26,23	\$ 796.93	S 24.24	s 798.92	5 22,25	\$ 800.92	\$ 20.25	\$ 802.92	\$ 18.25	\$ 804.93	\$ 16.24	\$ 806.94	\$ 14,23	\$ 508,96	\$ 12.21	\$ 810.98	\$ 10,19	\$ 813.01	\$ 8.16	\$ 815.04	\$ 6.13	\$ 317.08	\$ 4.09	\$ 819,09	\$ 2,05
5 790,98	\$ 30,19	S 792.96	\$ 28,21	\$ 794.94	\$ 26.23	s 796,93	\$ 24.24	\$ 798.92	\$ 22.25	5 800.93	\$ 20.25	\$ 802.92	\$ 18.25	\$ 804,93	\$ 16.24	\$ 806,94	s 14.23	\$ 808.96	S 12.21	\$ 810.98	\$ 10,19	\$ 813,01	\$ 8.16	\$ 815.04	\$ 6.13	\$ 217.08	\$ 4,09	\$ 819.09	\$ 2,05
\$ 790.98	\$ 30.19	S 792.96	5 28.21	\$ 794.94	\$ 26.23	\$ 796,93	\$ 24.24	\$ 798,92	S 22.25	\$ 800.92	\$ 20.25	\$ 802.92	\$ 18,25	\$ 804.93	\$ 16,24	\$ 806.94	\$ 14,23	S 808.96	5 12.21	\$ 810.98	\$ 10,19	\$ 813.01	\$ 8.16	\$ 815.04	\$ 6.13	\$ 817,08	\$ 4.09	\$ 819.09	\$ 2.05
s 790,98	\$ 30.19	\$ 792,96	\$ 28,21	\$ 794.94	5 26.23	\$ 796.93	\$ 34.24	\$ 798,92	\$ 22.25	\$ 800,92	\$ 20.25	\$ 802,92	\$ 18,25	\$ 804.93	\$ 16.24	\$ 806,94	\$ 14.23	\$ 808.96	\$ 12,21	S 810.93	\$ 10.19	\$ 813,01	\$ 8,16	5 815.04	\$ 6.13	\$ 317,08	\$ 4.09	\$ 819.09	\$ 2.05
\$ 790.98	\$ 30.19	5 792,96	\$ 28,21	S 794,94	\$ 26.23	\$ 796.93	\$ 24.24	\$ 798.92	\$ 27.15	\$ 800.92	\$ 20.25	\$ 802,92	S 18,25	\$ 804.93	\$ 16,24	\$ 806,94	\$ 14.23	\$ 808.96	S 12.21	\$ 810.98	\$ 10,19	\$ 813.01	\$ 8.16	\$ 815.04	\$ 6.13	\$ 817,08	\$ 4.09	\$ 819.09	S 2.05
\$ 790.98	\$ 30.19	\$ 792.96	S 28.21	5 794,94	S 26.23	\$ 796.93	\$ 24,24	\$ 798,92	\$ 22.25	\$ 800,92	\$ 20.25	\$ 802.92	S 18.25	S 804.93	\$ 16,24	\$ 806.94	\$ 14.23	\$ 808.96	S 12,21	\$ 310.98	\$ 10.19	\$ 813.01	\$ 3.16	\$ 815.04	\$ 6.13	\$ 817.08	\$ 4.09	\$ 819.09	\$ 2.05
\$ 790.98	\$ 30.19	\$ 792,96	\$ 28,21	5 794.94	5 26.23	S 796.93	S 24.24	\$ 798.92	\$ 22.25	\$ 800.92	\$ 20,25	\$ 802.92	\$ 18.25	\$ 804.93	5 16.24	5 806.94	\$_14,23	\$ 808.96	\$ 12.21	\$ 810.98	\$ 10.19	\$ 813.01	\$ 8.16	\$ 815,04	\$ 6,13	\$ 317.08	S 4.09	\$ 819.09	S 2.05
\$ 790,98	\$ 30,19	\$ 792,96	\$ 28,21	S 794.94	\$ 26.23	\$ 796,93	5 24,24	\$ 798.92	\$ 22.25	\$ 800,92	s 20.25	\$ 802.92	\$ 18.25	\$ 804,93	S 1624	\$ 806.94	\$ 14.23	\$ 808.96	\$ 12.21	\$ 810,98	5 10,19	\$ 813.01	S 8,16	S 815.04	\$ 6.13	\$ 817.08	\$ 4.09	\$ 819.09	S 2.05
\$ 790.98	\$ 30.19	s 792,96	\$ 28.21	\$ 794.94	\$ 26.23	\$ 796.93	S 24,24	\$ 798.92	\$ 22.25	\$ 800.92	\$ 20,25	\$ 802,92	\$ 18,25	\$ 804.93	S 16.24	\$ 806.94	5 14.23	\$ 808.96	\$ 12.21	\$ 810,98	5 10,19	\$ 813.01	S 8.16	\$ 815.04	\$ 6,13	S 817.08	\$ 4.09	S 819.09	\$ 2.05
\$ 790.98	\$ 30,19	\$ 792.96	\$ 28,21	\$ 794,94	\$ 26.23	\$ 796.93	\$ 24.24	\$ 798.92	\$ 22.25	\$ 800.92	\$ 20.25	\$ 802.92	\$ 18.25	\$ 304.93	5 16.24	\$ 806.94	S 14.23	\$ 808.96	\$ 12.21	\$ 810,98	\$ 10.19	\$ 813.01	\$ 8,16	\$ 815.04	\$ 6.13	\$ 817.08	\$ 4.09	\$ 819.09	s 205
\$ 790.98	\$ 30.19	5 792.96	s 28.21	5 794.94	\$ 26.23	\$ 796,93	\$ 24.24	\$ 798,92	s 22.25	\$ 800.92	\$ 20.25	5 802.92	5 18.25	2 804.93	\$ 16.24	\$ 806.94	\$ 14.23	\$ 808.96	\$ 12.21	\$ 810.98	\$ 10.19	\$ 813,01	S 8,16	\$ 815.04	\$ 6,13	5 817.08	\$ 4,09	\$ 819.09	\$ 2.05
\$ 790.98	\$ 30.19	\$ 792.96	S 28.21	\$ 794,94	\$ 26.23	\$ 796.93	S 24.24	\$ 798,92	5 22.25	\$ 800,92	\$ 20,25	\$ 802.92	\$ 18.25	\$ 804,93	\$ 16.24	\$ 806.94	5 14.23	\$ 808.96	5 12.21	5 810.98	\$ 10.19	\$ 813.01	S B.16	\$ 815.04	S 6.13	5 817.08	\$ 4.09	\$ 819.09	\$ 2.05
\$ 790.98	\$ 30.19	\$ 792.96	\$ 28,21	\$ 794,94	5 26.23	\$ 796.93	5 24,24	\$ 798.92	5 22.25	\$ 800.92	\$ 20,25	\$ 802,92	\$ 18,25	\$ 804.93	\$ 15.24	\$ 806.94	\$ 14.23	\$ 808.96	S 12.21	\$ 810.98	\$ 10.19	\$ 813.01	\$ 8.16	S 815.04	\$ 6.13	\$ 817.08	\$ 4.09	S 819.09	\$ 2.05
\$ 790.98	\$ 30.19	\$ 792.96	\$ 28.21	\$ 794,94	\$ 26.23	\$ 796.93	5 24.24	\$ 798,92	\$ 27.25	5 800.92	\$ 20.25	\$ 802.92	\$ 18.25	\$ 804.93	S 16,24	\$ 806.94	\$ 14,23	\$ 808,96	5 12.21	\$ 810.98	S 10.19	\$ 813.01	S 3.16	\$ 815.04	s 6.13	\$ 817.08	S 4.09	\$ 819.09	\$ 2.05
\$ 790.98	\$ 30.19	\$ 792,96	5 28.21	5 794.94	\$ 26.23	s 796.93	\$ 24.24	\$ 798.92	\$ 22.25	\$ 800,92	5 20.25	\$ 802.92	S 18.25	\$ 804.93	\$ 16.24	\$ 806.94	\$ 14,23	\$ 808,96	\$ 12.21	\$ 810.98	S 10.19	\$ 813.01	S 8.16	\$ 815.04	\$ 6.13	\$ 817.08	\$ 4.09	S 819.09	\$ 2,05
\$ 790.98	\$ 30,19	\$ 792.96	\$ 28.21	\$ 794,94	\$ 26.23	\$ 796.93	5 24.24	\$ 798.92	\$ 22.75	\$ 800,92	\$ 20.25	5 802.92	\$ 18,25	S 804.93	\$ 16.24	\$ 806.94	\$ 14,23	\$ 803.96	s 12.21	\$ 810.98	\$ 10,19	\$ 813.01	S 8.16	\$ 815.04	\$ 6.13	\$ 817.08	\$ 4.09	5 819.09	\$ 2.05
\$ 790.98	\$ 30,19	\$ 792.96	\$ 28.21	\$ 794,94	\$ 26.23	\$ 796.93	\$ 24.24	s 798.92	\$ 22.25	\$ 800,92	\$ 20.25	\$ 802.92	\$ 18.25	\$ 804,93	\$ 16.24	\$ 806,94	\$ 14.23	\$ 808,96	\$ 12.21	\$ 210.98	\$ 10.19	\$ \$13.01	\$ 8.16	\$ 815.04	s 6,13	\$ 317.08	\$ 4,09	\$ 819.09	\$ 2.05
\$ 790,98	\$ 30.19	\$ 792.96	\$ 28,21	S 794.94	\$ 26.23	\$ 796,93	S 24,24	\$ 798,92	\$ 22.25	\$ 800,92	\$ 20,25	S R02,92	\$ 18,25	\$ 804.93	5 16:24	\$ 806,94	\$ 14.23	S ROR 96	\$ 12.21	\$ 810.9R	\$ 10.19	\$ 813.01	\$ 8.16	\$ 815.04	5 6,13	\$ 817.08	\$ 4.09	90,918 2	\$ 2.05
\$ 790.98	\$ 30.19	\$ 792.96	S 28.21	\$ 794.94	\$ 26.23	\$ 796,93	5 24.24	\$ 798.92	\$ 22.25	\$ 800.92	\$ 20.25	\$ 802.92	\$ 18.25	\$ 804.93	\$ 16.24	\$ 806.94	5 14.23	\$ 808.96	\$ 12,21	\$ 810.98	S 10.19	\$ 813.01	s 8.16	\$ 815.04	s 6.13	\$ 817.08	\$ 4.09	\$ 819.09	\$ 2.05
5 790.98	\$ 30.19	\$ 792.96	\$ 25.21	\$ 794.94	\$ 26.23	\$ 796.93	S 2424	\$ 798,92	5 22,25	\$ 800.92	\$ 20,25	\$ 802.92	\$ 18.25	\$ 304.93	S 16.24	\$ 806.94	5 14.23	\$ 808.96	5 12.21	\$ 810.98	5 10,19	S 813.01	5 8.16	\$ \$15.04	5 6.13	\$ 817.08	2 4.09	\$ 319.09	5 2.05
\$ 790.98	\$ 30,19	\$ 792,96	S 28.21	\$ 794.94	\$ 26,23	5 796,93	\$ 24.24	\$ 798.92	s 22.25	\$ 800.92	\$ 20.25	\$ 802.92	\$ 18.25	\$ 804.93	\$ 16.24	\$ 806,94	S 14.23	\$ 808,96	\$ 12.21	2 810.95	\$ 10.19	5 813.01	\$ 8,16	\$ 815.04	S 6.13	\$ 817.08	\$ 4.09	\$ 819.09	s 2.05
\$ 790,98	5 30.19	\$ 792.96	S 28.21	\$ 794,94	\$ 26.23	\$ 796,93	\$ 24.24	5_798.9Z	\$ 22.25	\$ 800.92	\$ 20.25	\$ 802.92	\$ 18.25	\$ 204.93	\$ 16.24	\$ 806.94	\$ 14.23	5 ROR 96	\$ 12.21	\$ 810.98	\$ 10.19	\$ 813.01	2 8.16	\$ 815.04	\$ 6.13	\$ 817.08	\$ 4.09	\$ 819.09	\$ 2,05
s 790.98	\$ 30.19	5 792.96	S 28.21	\$ 794.94	\$ 26.23	\$ 796,93	\$ 24.24	5 798,92	\$ 22.25	\$ 800.92	s 20.25	5 802,92	\$ 18,25	\$ 804,93	\$ 15.24	\$ 806.94	5 14.23	\$ 808.96	S 12.21	\$ 810.98	5 10.19	10,618 2	2 8,16	\$ 815.04	\$ 6,13	S 817.0R	5 4.09	5 819.09	\$ 2,05
\$ 790.98	\$ 30.19	\$ 792.96	\$ 28.21	\$ 794,94	\$ 26.23	\$ 796,93	\$ 24.24	S 798.92	\$ 22.25	\$ 800.92	\$ 20,25	\$ 802,92	\$ 18,25	\$ 804.93	\$ 16,24	\$ 806.94	S 14.23	\$ 808.96	\$ 12,21	5 810.98	\$ 10.19	\$ 813.01	\$ 8.16	S R15.04	\$ 6.13	\$ 817.08	\$ 4.09	\$ 879.09	\$ 2.05
5 790,98	5 30.19	\$ 792,96	S 28.21	\$ 794,94	\$ 26,23	\$ 796.93	\$ 24,24	5 798,92	\$ 22.25	\$ 800.92	\$ 20.25	\$ 802.92	S 18.25	\$ 804.93	\$ 16.24	\$ 806.94	\$ 14.23	\$ 808.96	\$ 12,21	\$ 810.9R	\$ 10,19	5 813.01	\$ 8.16	5 R15.04	\$ 6.13	\$ 817.08	\$ 4.09	\$ 819.09	\$ 2,05
\$ 790.98	\$ 30.19	5 792.96	S 28.21	\$ 794.94	\$ 26,23	\$ 796,93	\$ 24,24	\$ 798,92	\$ 22,25	5 800.92	\$ 20.25	\$ 802.92	\$ 18.25	\$ 804.93	\$ 16.24	\$ 806,94	\$ 14.23	\$ 508.96	\$ 12.21	\$ 810.98	\$ 10.19	\$ 813.01	S 8.16	5 815.04	5 6.13	\$ 217.03	5 4.09	S 819.09	\$ 2.05
S 790,98	\$ 30.19	S 792.96	5 28.21	\$ 794,94	\$ 26.23	\$ 796.93	\$ 24.24	\$ 798,92	s 22.25	\$ 800,92	\$ 20.25	S 802.92	5 18.25	5 804,93	\$ 16,24	\$ 806.94	\$ 14.23	\$ 808.96	\$ 12.21	\$ 810.98	S 10.19	5 813.01	\$ 8.16	\$ 815.04	\$ 6.13	\$ 817,08	\$ 4,09	\$ 819,09	\$ 2.05
\$ 790.98	\$ 30.19	\$ 792.96	\$ 28.21	\$ 794,94	\$ 26.23	\$ 796,93	\$ 24.24	\$ 798.92	\$ 22.25	\$ 800.92	\$ 20.25	\$ 802.92	\$ 18.25	\$ 804,93	\$ 16.24	\$ 806,94	5 14.23	\$ 808.96	\$ 12,21	\$ 810.98	\$ 10.19	\$ 813.01	\$ 8.16	\$ 815.04	\$ 6.13	5 817.08	\$ 4.09	\$ 819.09	\$ 2.05
\$ 790,98	\$ 30.19	\$ 792.96	5 28.21	\$ 794.94	\$ 26.23	\$ 796.93	\$ 24.24	\$ 798.92	\$ 22.25	\$ 800.92	\$ 20,25	\$ 802,92	\$ 18.25	\$ 804.93	5 16,24	\$ 806,94	\$ 14.23	\$ 808.96	5 12,21	\$ 810.98	\$ 10.19	\$ 813,01	\$ 8.16	\$ 815,04	\$ 6,13	\$ 817.08	\$ 4.09	\$ 819.09	\$ 2.05

PRESIDENTS BATTLES CITIES **AUTOMOBILES** 181ST AVENUE 180TH AVENUE COON LAKE 179TH AVENUE 178TH AVENUE 177TH AVENUE 176TH AVENUE 175TH AVENUE 174TH AVENUE 173RD AVENUE 172ND AVENUE 171ST AVENUE 170TH AVENUE 169TH AVENUE 168TH AVENUE 167TH AVENUE 165TH AVENUE 164TH AVENUE 163RD AVENUE 162ND AVENUE 161ST AVENUE 160TH AVENUE 159TH AVENUE 158TH AVENUE 157TH AVENUE 156TH AVENUE 155TH AVENUE NAPLES 154TH AVENUE 153RD AVENUE 152ND AVENUE 151ST AVENUE 150TH AVENUE 148TH AVENUE ANDOVER BLVD AVENUE-147TH AVENUE 146TH AVENUE 145TH AVENUE LEXINGTON 144TH AVENUE 143RD AVENUE 142ND AVENUE 141ST AVENUE 139TH AVENUE 138TH AVENUE BUNKER 137TH AVENUE 136TH AVENUE 134TH AVENUE 133RD AVENUE

