



# Lewis County 2045

*Shaping the Future of Lewis County*

## Comprehensive Plan Periodic Update

### Land Capacity Analysis

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DRAFT

May 2024

## Land Capacity Analysis (LCA) Report

The purpose of this report is to compile current results of the land capacity analysis (LCA) for Lewis County 2045 Comprehensive Plan Periodic Update. The LCA compiles current data regarding land use and development constraints such as critical areas, market factors, and existing development that may impact the overall capacity of land available in Lewis County. This information is used to determine whether the County has sufficient capacity based on available land and current zoning designations for future anticipated housing and employment growth.

### Acronyms

LCA: Land Capacity Analysis

LAMIRD: Limited Areas of More Intense Rural Development

RCW: Revised Code of Washington

UGA: Urban Growth Area

WAC: Washington Administrative Code

GMA: Growth Management Act

OFM: Office of Financial Management

### Population Growth

For the next planning cycle between 2025-2045, Lewis County is expected to increase in population by 21,505 people, or a growth rate of 25.77%. 96% of this growth is allocated to urban growth areas (UGAs) that are within incorporated city boundaries. Each city performs their own land capacity analysis to determine their capacity to accommodate the growth targets allocated to them. The growth allocated for Lewis County's unincorporated UGAs and one LAMIRD is 853 people, or a growth rate of 2%. Surrounding the city limits are pockets of unincorporated UGA that are also within the county jurisdiction and are included in the County's growth target allocation.

## Planning Context

### Growth Management Act

The Washington State Growth Management Act requires cities and counties to develop comprehensive plans and development for their communities. Some of the planning goals for the GMA, listed under [RCW 36.70A.020](#), are to encourage development in appropriate areas, reduce sprawl, and provide for housing for the community which includes a variety of housing types across multiple income brackets. To adequately assess the use of the land and the provision of housing and employment for the community, jurisdictions are required to complete a land capacity analysis as part of the comprehensive plan periodic update. The analysis accounts for all land within the jurisdictional boundary and determines how much of the land can be used to accommodate future growth in housing, employment, or other necessary public facilities. The

land capacity analysis is used to identify whether a jurisdiction currently has enough land available which is zoned appropriately to accommodate their anticipated growth for housing and employment with a 20-year population forecast that is determined by the Office of Financial Management ([WAC 365-196-325](#)).

## Growth Allocations

In December 2023, the County adopted their new growth allocations which are determined for both the unincorporated Urban Growth Areas (UGA) associated with cities in Lewis County and unincorporated areas of the county. These allocations are distilled down from the countywide population allocations produced by the Washington Office of Financial Management. Further explanation of the methodology can be found in the signed [Ordinance 1346](#).

Table 1. identifies the adopted growth allocations required by the GMA for the county to identify and accommodate for projected growth. It is important to note that Lewis County allocates the population for each city to includes both the incorporated city but also the unincorporated UGA associated with each city. In other words, Centralia’s population allocation is 24,000 people and that includes people living in the city limits and the unincorporated UGA.

This projection is used to demonstrate that adequate capacity for the population can be provided within Lewis County’s existing urban and rural areas. This is also used to demonstrate that current development regulations allow for the type of development that yields the correct housing types to accommodate for the project population growth.

**LCA Table 1. Lewis County Adopted Growth Allocations**

City	2022 Total Population	2045 Population Allocation	20-Year Population Increase	20-Year Growth Rate
Centralia	22,376	24,000	1,624	7.26%
Chehalis	9,845	23,000	13,155	133.62%
Morton	1,302	1,351	49	3.75%
Mossyrock	906	1,058	152	16.78%
Napavine	1,969	2,978	1,009	51.24%
Pe Ell	658	680	22	3.30%
Toledo	747	2,537	1,790	239.63%
Vader	899	1,110	211	23.47%
Winlock	2,115	4,756	2,641	124.87%
<b>Total City</b>	<b>40,817</b>	<b>61,469</b>	<b>20,652</b>	<b>50.60%</b>
Onalaska UGA	562	700	138	24.56%
Packwood LAMIRDs	910	1,200	290	31.87%
Other Rural	41,157	41,582	425	1.03%
<b>Total Unincorporated</b>	<b>42,629</b>	<b>43,482</b>	<b>853</b>	<b>2.00%</b>
<b>Total Lewis County</b>	<b>83,446</b>	<b>104,951</b>	<b>21,505</b>	<b>25.77%</b>

Table 3. Lewis County 2045 Population Allocations, Ordinance 1346, Adopted December 2023.

Table 2. Is now required by the state under [HB 1220](#). This table will be used in the housing needs assessments to allocate the different housing types into specific income brackets. Similar to Table 1, the housing allocations for each city including housing needs with in the city limits and the unincorporated UGA associated with each city.

**LCA Table 2. Lewis County Adopted Housing Allocations**

Total 2045 Population = 104,951		Permanent Housing Needs by % of Area Median Income								Emergency Housing
		0-30%		>30-50%	>50-80%	>80-100%	>100-120%	>120%		
	Total	Non-PSH	PSH							
Unincorporated Lewis County	Estimated Housing Supply (2020)	19,519	667	25	3,146	4,704	2,798	2,016	6,163	0
	Allocation Method C (2020-2045)	403	88	38	115	58	28	23	53	21
City of Centralia	Estimated Housing Supply (2020)	7,593	578	14	1,614	3,154	1,153	302	778	38
	Allocation Method C (2020-2045)	767	227	184	0	0	0	134	222	78
City of Chehalis	Estimated Housing Supply (2020)	3,139	140	0	442	1,537	509	140	371	22
	Allocation Method C (2020-2045)	6,215	1,390	563	1,000	900	425	280	1,657	332
City of Morton	Estimated Housing Supply (2020)	506	16	0	167	221	69	8	25	0
	Allocation Method C (2020-2045)	23	5	1	4	3	2	1	7	1
City of Mossyrock	Estimated Housing Supply (2020)	322	10	0	160	108	14	7	23	0
	Allocation Method C (2020-2045)	72	16	5	12	7	5	4	24	4
City of Napavine	Estimated Housing Supply (2020)	718	11	0	135	286	120	42	124	0
	Allocation Method C (2020-2045)	477	89	28	90	75	28	32	135	16
City of Pe Ell	Estimated Housing Supply (2020)	284	6	0	90	157	9	6	16	0
	Allocation Method C (2020-2045)	10	2	1	2	1	1	1	3	1
City of Toledo	Estimated Housing Supply (2020)	303	5	0	64	152	30	13	39	0
	Allocation Method C (2020-2045)	845	92	27	139	210	125	40	211	16
City of Vader	Estimated Housing Supply (2020)	257	0	0	100	90	43	6	18	0
	Allocation Method C (2020-2045)	100	30	7	0	6	2	10	45	5
City of Winlock	Estimated Housing Supply (2020)	564	30	0	121	323	32	16	42	0
	Allocation Method C (2020-2045)	1,248	271	115	282	210	83	50	237	67
<b>Total</b>	<b>Sum of Allocations to Jurisdictions</b>	<b>10,160</b>	<b>2,210</b>	<b>969</b>	<b>1,643</b>	<b>1,471</b>	<b>698</b>	<b>575</b>	<b>2,594</b>	<b>542</b>
	<b>Percent of Sum of Allocations to Jurisdictions</b>	<b>100.00%</b>	<b>21.75%</b>	<b>9.54%</b>	<b>16.17%</b>	<b>14.48%</b>	<b>6.87%</b>	<b>5.66%</b>	<b>25.53%</b>	<b>5.33%</b>

Table 4. Lewis County 2045 Housing Allocations, Ordinance 1346, Adopted December 2023.

## Methodology

### Study Area

The LCA reviews all the urban growth areas outside of incorporated city limits. Each city in the county has some unincorporated UGA areas around the city limits which are combined and allocated together in Ordinance 1346 adopted by Lewis County. However, because both county and cities must complete their own land capacity analysis to adequately provide for housing and employment as required by state law, these areas have been separated into different geographies to demonstrate that each City as well as Lewis County (through its unincorporated areas and UGAs) adequately meet their growth targets. Land capacity analysis reports from city jurisdictions are attached in this document. The County has jurisdiction over the Onalaska urban growth area and the Packwood Limited Area of More Intense Rural Development (LAMIRD), which was allocated growth in the adopted growth allocations.

### Data Sources and Collection

Data was collected from Lewis County agencies and all cities within Lewis County. Parcel data was collected from the Lewis County Assessor’s Office. For data that was not available, Google Maps, Streetview, and Google Earth aerials were used to make assumptions about existing conditions on parcels.

### Deductions

For critical areas, including wetlands, floodways, stream, and stream buffers, GIS data was collected from the Lewis County GIS department and appropriate areas were deducted from parcels using GIS software. Public facilities were identified from the Lewis County public facilities data layer. The analysis assumes a 25% deduction of land for future infrastructure. Building permit data for recently completed development projects was not available. The County’s methodology for determining the assumed density used in the analysis is described in the following sections.

### Achieved Densities

The Onalaska UGA and Packwood LAMIRD had no recent development to assess achieved densities through building permit data. The historical residential properties built in the early 1900s are still used and have been remodeled or expanded. For all existing single-family homes, the achieved density was assumed to be one dwelling unit. For any property identified to have two-four units in the assessor data aerial photography and Google Streetview was reviewed and the estimated number of units were counted. For any property identified to have five or more units in the assessor data, aerial photography and Google Streetview was reviewed and the estimated number of units were counted.

### Assumed Densities

Due to the lack of building permit data for the unincorporated areas, the County identified a conservative assumed density using the midpoint between the minimum and maximum density permitted within each zone.

Zone	Density (Units per Acre)	Reasoning Summary
RDD		Midpoint between the minimum and the maximum density allowed.
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STMU	13	Midpoint between the minimum and the maximum density allowed.
RM	8	Midpoint between the minimum and the maximum density allowed.
RH	13	Midpoint between the minimum and the maximum density allowed.
RL	5	Midpoint between the minimum and the maximum density allowed.
RVL	4	Midpoint between the minimum and the maximum density allowed.
MU	24	Midpoint between the minimum and the maximum density allowed.

Table 5. Assumed densities used for the Lewis County Land Capacity Analysis.

### LCA Estimates – By UGA and Zone

Table 3 demonstrates that sufficient capacity can be provided to meet the adopted growth allocation targets, as required by RCW 36.70A.115 and WAC 365-196-325. However, to understand potential impacts to the land use element, and for the purpose of analysis in the housing needs assessment, land capacity was analyzed by zone and land use. Providing land capacity by zone and land use can assist in identifying potential regulatory barriers to development that would prevent the county from meeting population allocations. To encourage coordination with the cities and the County during the periodic update, the cities performed their own land capacity analyses as part of their comprehensive plans and submitted their final results to Lewis County to include in the County’s land capacity analysis. Each land capacity analysis completed by the cities specifically identifies the capacity of the unincorporated UGA to understand considerations to the land use are needed but more importantly to demonstrate that Lewis County is adequately satisfying state requirements that the land capacity analysis demonstrates sufficient land for development or redevelopment to meet their adopted growth allocations<sup>1</sup>.

**Table 3, Population Growth Capacity and Allocations**, shows the growth target allocations along with determined capacity for the unincorporated areas within Lewis County as well as the UGAs around cities.

**Table 3. Population Growth Capacity and Allocations**

Unincorporated UGA	UGA Capacity (Total)	Lewis County 2045 Allocation	Surplus (Deficit)	Surplus Percent	Allocation Growth Share
Onalaska	755	700	+55	7.9%	0.7%

<sup>1</sup> Washington Administrative Code (WAC) 365-196-325

Packwood LAMIRD	7313	1,200	+6113	509%	1.1%
Centralia	26,969 <sup>2</sup>	24,000	+4,593	17%	23%
Chehalis	-	23,000	-	-	-
Morton		1,351			1.2%
Mossyrock	1,591	1,058	+533	1.5	1.0%
Napavine	3,225	2,978	+3,511		2.8%
PE Ell		680			0.6%
Toledo	3,837.06	2,537	+1,300		2.4%
Vader	1,297.9	1,110	+187.9	16.9%	1.0%
Winlock	11,077	4,756	+8,436		4.5%
Rural	-	43,482	-	-	41%
<b>Total</b>	-	104,951	-	-	100%

Table 1. Population Growth Capacity and Allocations

Table 4. Analyzes the capacity by land use in the Onalaska UGA demonstrates the lack of available land for future multifamily housing units. These will be further analyzed in the Housing Needs Assessment to understand how the land use in the UGA can be modified to meet housing allocations for all income levels.

**Table 4. Onalaska Unincorporated UGA**

<b>Zone/Land Use Designation</b>	<b>Net Developable Acres</b>	<b>Housing Capacity</b>	<b>Population Capacity</b>	<b>Net Employment Capacity</b>
<i>Small Town Mixed Use (STMU)</i>	<b>41.54</b>	<b>324</b>	<b>804</b>	<b>754</b>
<i>Single-Family</i>	32.22	304	755	-
<i>Multifamily</i>	3.19	20	49	-
<i>Commercial Industrial</i>	5.08	-	-	525
<i>Commercial Retail</i>	3.33	-	-	229

Table 6. Housing and Employment Capacity in the Onalaska UGA by Zone and Land Use

Table 5. Analyzes the capacity by land use in the Packwood LAMIRDs demonstrates the lack of available land for future multifamily housing units. These will be further analyzed in the Housing Needs Assessment to understand how the land use in the UGA can be modified to meet housing allocations for all income levels.

**Table 5. Packwood LAMIRD**

<sup>2</sup> The City of Centralia Land Capacity Analysis in Appendix D provides three population projects based on available land. All three scenarios of population projections provide population growth above the City’s adopted allocation.

<b>Zone/Land Use Designation</b>	<b>Net Developable Acres</b>	<b>Housing Capacity</b>	<b>Population Capacity</b>	<b>Employment Capacity</b>
<i>Central Business District (CBZ)</i>	7.92	187	462	-
<i>Mixed-Use (MU)</i>	30.11	692	1,717	-
<i>Residential Very Low (RVL)</i>	55.53	202	499	-
<i>Residential Low (RL)</i>	95.95	439	1,088	-
<i>Residential Medium (RM)</i>	163.57	1,144	2,843	-
<i>Residential Medium (RH)</i>	22.32	284	704	-
<i>Commercial Industrial</i>	13.65	-	-	1,412
<i>Commercial Retail</i>	17.34	-	-	1,196

*Table 7. Housing and Employment Capacity in the Packwood LAMIRD by Zone and Land Use*

The zone designations used in the land capacity analysis for the Packwood LAMIRD are new designations recently adopted by the County. These were preemptively discussed prior to the comprehensive plan periodic update to provide for sufficient land capacity for Packwood’s future growth. With these zoning designations Packwood has adequate housing to meet their populations projections.

## Employment Capacity

All the cities in Lewis County performed employment capacity estimates for their urban growth area boundaries. See attached appendixes for employment capacity estimates. For the Onalaska UGA and Packwood LAMIRD the total land classified as industrial or commercial was used for the employment calculations. It was assumed that Lewis County’s code allows for a floor area ratio of 1.0 in the UGA and LAMIRD. The commercial occupancy rate was assumed to be 95%.

<b>Onalaska UGA</b>						
<b>Net Employment Capacity</b>	<b>Net Acreage</b>	<b>Assumed FAR</b>	<b>Total Capacity (SF)</b>	<b>Net Capacity</b>	<b>Total Occupied</b>	<b>Total Emp Capacity</b>
<b>Commercial Industrial</b>	5.08	1.0	221,372	221,372	210,303	525
<b>Commercial Retail</b>	3.33	1.0	144,940	144,940	137,693	229
	8.41					754

Packwood LAMIRD
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Net Employment Capacity	Net Acreage	Assumed FAR	Total Capacity (SF)	Net Capacity	Total Occupied	Total Emp Capacity
Commercial Industrial	13.65	1.0	594,619	594,619	564,888	1,412
Commercial Retail	17.34	1.0	755,191	755,191	717,432	1,196
	30.99					2,608

### Estimated Employment Demand

The estimated employment demand was calculated based on the project housing demand and the American Survey Estimate for job status by households and family to find the average jobs per household number<sup>3</sup>.

Onalaska UGA	
Housing Increase	324
Assumed jobs/household	1.55
20-year employment demand	502.2
Total Employment Capacity	754
Project surplus/deficit	+252

Packwood LAMIRD	
Housing Increase	2948
Assumed jobs/household	1.55
20-year employment demand	4,569
Total Employment Capacity	2,608
Project surplus/deficit	-1,961

## Appendices

### Appendix A. GIS Assumptions and Data Limitations

The following assumptions were used when calculating total land capacity for the analysis.

#### Onalaska UGA

<b>Developable Areas</b>	
<b>Critical Areas</b>	GIS
<b>Future Public Uses</b>	Data from County
<b>Infrastructure Assumption</b>	25%
<b>Local Review of Parcels</b>	Data from County
<b>Market Adjustment (Vacant)</b>	15%
<b>Market Adjustment (Partially-Utilized)</b>	25%
<b>Min Lot Size (STMU)</b>	6,000
<b>93rd Percentile of Jurisdiction Improvement Value</b>	
<b>Density Assumption</b>	
<b>Achieved Density</b>	

<sup>3</sup> 2022 ACS, Employment Characteristics of Families (S2302). Family and household are not counted the same by the US Census, but we used family as a proxy.

<b>Assumed Density</b>	13
<b>Household Size</b>	2.63 U.S. Census Persons per Household for Pierce County (2018-2022 Estimates)
<b>Housing Occupancy Rate</b>	94.5% 2020 Decennial Census
<b>FAR Assumption (STMU)</b>	1.0
<b>Comm Occupancy Rate Assumption</b>	95%
<b>Employment Density (Industrial)</b>	400
<b>Employment Density (Commercial)</b>	650
<b>Employment Density (Retail)</b>	600
<b>Property Status Determination</b>	
<b>Vacant</b>	Improvement Value less than \$10,000 and greater than 2,400 sf in size
<b>Partially-Used</b>	Single-family only. Parcel size greater than 3x min allowed under zoning. Remove parcels with improvement value greater than 93rd percentile for jurisdiction unless first criteria is met
<b>Under-utilized</b>	Multi-family, commercial, industrial only. Single-family uses on multi-family, commercial, or industrial parcels. Ratio between improvement value and land value less than 1.0.
<b>Land Use Types</b>	
<b>single-residential</b>	
<b>multi-residential</b>	
<b>commercial retail</b>	
<b>commercial industrial</b>	

**Packwood LAMIRD**

<b>Developable Areas</b>	
<b>Critical Areas</b>	GIS
<b>Future Public Uses</b>	Data from County
<b>Infrastructure Assumption</b>	25%
<b>Local Review of Parcels</b>	Data from County
<b>Market Adjustment (Vacant)</b>	15%
<b>Market Adjustment (Partially-Utilized)</b>	25%
<b>Min Lot Size</b>	
<b>CBZ - Central Business District</b>	10,000
<b>MU - Mixed Use</b>	0
<b>RVL - Residential Very Low</b>	10,000
<b>RL - Residential Low</b>	7,500
<b>RM - Residential Medium</b>	5,000
<b>RH - Residential High</b>	
<b>93rd Percentile of Jurisdiction Improvement Value</b>	

<b>Density Assumption</b>	
<b>Achieved Density</b>	
<b>Assumed Density</b>	Took midpoint of densities shown in Packwood Plan
<b>CBZ - Central Business District</b>	24
<b>MU - Mixed Use</b>	24
<b>RVL - Residential Very Low</b>	4
<b>RL - Residential Low</b>	5
<b>RM - Residential Medium</b>	8
<b>RH - Residential High</b>	13
<b>Household Size</b>	2.63 U.S. Census Persons per Household for Pierce County (2018-2022 Estimates)
<b>Housing Occupancy Rate</b>	94.5% (2020 Decennial Census)
<b>FAR Assumption</b>	
<b>CBZ - Central Business District</b>	1.0
<b>MU - Mixed Use</b>	1.0
<b>Comm Occupancy Rate Assumption</b>	95%
<b>Employment Density (Industrial)</b>	400
<b>Employment Density (Commercial)</b>	650
<b>Employment Density (Retail)</b>	600
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<b>Under-utilized</b>	Multi-family, commercial, industrial only. Single-family uses on multi-family, commercial, or industrial parcels. Ratio between improvement value and land value less than 1.0.
<b>Land Use Types</b>	
<b>single-residential</b>	
<b>multi-residential</b>	
<b>commercial retail</b>	
<b>commercial industrial</b>	

**Appendix B. Detailed Methodology for Lewis County**

**Appendix C. Unincorporated UGA and Packwood LAMIRD Land Capacity Analysis**

**Appendix D. Centralia UGA**

**Appendix E. Chehalis UGA**

**Appendix F. Morton UGA**

**Appendix G. Mossy Rock UGA**

**Appendix H. PE Ell UGA**

**Appendix I. Toledo UGA**

**Appendix J. Vader UGA**

**Appendix K. Winlock UGA**

**Overview**

RCW 36.70A.115 requires counties and cities to ensure that, taken "...collectively, comprehensive plans and development regulations provide sufficient capacity of land suitable for development within their jurisdictions to accommodate their allocated housing and employment growth." One of the first steps in this process is to determine existing land capacity. As outlined within the Growth Management Acts (GMAs) implementing rules (WAC 365-196), the land capacity analysis is a comparison between the collective effects of all development regulations operating on development and the assumed densities established in the land use element. The land capacity analysis should evaluate what the development regulations allow, rather than what development has occurred.

*The land capacity analysis will provide a baseline of how much population, housing, and employment capacity currently exists. This is then compared with how much capacity is necessary to accommodate the 2045 population, housing, and employment targets for each community.*

This Comprehensive Plan update process added additional complexity to the growth allocation process. Based on House Bill 1220 requirements, the county and cities worked together to allocate housing targets by income band. Those targets were adopted by Ordinance 1346 and are expressed in Table 2 below. The largest change during this Periodic Update is ensuring that any new capacity created aligns with the allocated targets.

The Housing Needs Assessment each community will produce (WAC 365-196-410) will identify the types of housing that are affordable at the different income levels in Table 2. As an example, denser housing, such as apartments, are typically what is necessary to create housing that is affordable to those making below 80% area medium income. However, the data from your Housing Needs Assessment will clarify this.

If there is a gap between the current capacity and what is needed to accommodate the 2045 growth and employment targets, the first step is to identify land use and zoning changes to create additional capacity within the **existing** city and unincorporated UGA. The new capacity created must align with the allocated housing targets. As an example, if an area needs capacity for 1,000 new housing units to accommodate its 2045 growth target and 90% of that will be below 80% AMI housing, then zoning and land use changes should be focused on creating capacity in multi-family zones. If it is not possible to create enough land use changes in the **existing** city or unincorporated UGA to accommodate the population, housing, or employment growth, then a UGA expansion can be considered.



However, any expansion cannot exceed what is necessary to accommodate the growth planned for the succeeding 20-year planning period and a reasonable land market supply factor.

In Lewis County, there is one set of allocated targets for each city and the corresponding unincorporated UGA. Collectively, the county and cities will need to demonstrate there is sufficient capacity over the 20-year planning period. Historically, the county has adopted the city’s zoning designations and allowed development at urban density within the UGAs. The county has allowed cities to propose changes to UGA boundaries, while requiring that the city do the land capacity analysis to demonstrate the need and ability to provide urban services within the 20-year planning period to the UGA.

If a city proposes a change to UGA boundaries, the county is responsible for processing the request, completing the SEPA Analysis, conducting community engagement, and defending any appeals. This is why it is critically important that if any UGA modifications are requested, that the LCA methodology is followed and a complete record including supporting data is provided.

Table 1 shows the 2045 population allocations and Table 2 shows the 2045 housing allocations. The allocations of both to each city include the city limits plus the UGA. The unincorporated allocations including the rural lands outside of the city UGAs and UGAs without a city. Please refer to Lewis County Ordinance 1346, adopted on June 13, 2023, to see the methodology used to assign the allocations. When the land capacity is completed for all the jurisdictions, the total population and housing allocations must equal the totals in Table 1 and Table 2.



**Table 1: Lewis County 2045 Population Allocations**

<b>City</b>	<b>2022 Total Population</b>	<b>2045 Population Allocation</b>	<b>20-Year Population Increase</b>	<b>20-Year Growth Rate</b>
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**Table 2: Lewis County 2045 Housing Allocations**

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	Allocation Method C (2020-2045)	767	227	184	0	0	0	134	222	78
City of Chehalis	Estimated Housing Supply (2020)	3,139	140	0	442	1,537	509	140	371	22
	Allocation Method C (2020-2045)	6,215	1,390	563	1,000	900	425	280	1,657	332
City of Morton	Estimated Housing Supply (2020)	506	16	0	167	221	69	8	25	0
	Allocation Method C (2020-2045)	23	5	1	4	3	2	1	7	1
City of Mossyrock	Estimated Housing Supply (2020)	322	10	0	160	108	14	7	23	0
	Allocation Method C (2020-2045)	72	16	5	12	7	5	4	24	4
City of Napavine	Estimated Housing Supply (2020)	718	11	0	135	286	120	42	124	0
	Allocation Method C (2020-2045)	477	89	28	90	75	28	32	135	16
City of Pe Ell	Estimated Housing Supply (2020)	284	6	0	90	157	9	6	16	0
	Allocation Method C (2020-2045)	10	2	1	2	1	1	1	3	1
City of Toledo	Estimated Housing Supply (2020)	303	5	0	64	152	30	13	39	0
	Allocation Method C (2020-2045)	845	92	27	139	210	125	40	211	16
City of Vader	Estimated Housing Supply (2020)	257	0	0	100	90	43	6	18	0
	Allocation Method C (2020-2045)	100	30	7	0	6	2	10	45	5
City of Winlock	Estimated Housing Supply (2020)	564	30	0	121	323	32	16	42	0
	Allocation Method C (2020-2045)	1,248	271	115	282	210	83	50	237	67
<b>Total</b>	<b>Sum of Allocations to Jurisdictions</b>	<b>10,160</b>	<b>2,210</b>	<b>969</b>	<b>1,643</b>	<b>1,471</b>	<b>698</b>	<b>575</b>	<b>2,594</b>	<b>542</b>
	<b>Percent of Sum of Allocations to Jurisdictions</b>	<b>100.00%</b>	<b>21.75%</b>	<b>9.54%</b>	<b>16.17%</b>	<b>14.48%</b>	<b>6.87%</b>	<b>5.66%</b>	<b>25.53%</b>	<b>5.33%</b>

**Methodology**

It is vitally important that a consistent methodology, based upon accepted best practices, is utilized for the Land Capacity Analysis (LCA). The goal is to use a process that is as easy as possible to administer while also providing a supportable record for decisions that will be made as part of the update process. This is especially important given the cities are completing the analysis for the Unincorporated UGAs and the County must rely on that data when making decisions as part of the Comprehensive Plan update process. Counties, in coordination with cities across the state, have developed joint LCA methodologies. However, many of them are complex and would require significant GIS work.

The following LCA methodology has been adapted from the [Department of Commerce UGA Guidebook](#). This document should be a resource to you should you have questions when completing your analysis. The [Buildable Lands Guidelines](#) is also a great resource with great graphics.

**1. Base Point in Time**

We will utilize January 1, 2024, from which the developable lands inventory was measured. For the LCA, all structures which have received a Certificate of Occupancy as of January 1, 2024, will be considered developed, while everything else proposed, built or occupied after that date will be counted as future capacity. This common parameter ensures consistency across jurisdictions in processing property and building activity data.

**2. Study area**

The Land Capacity Analysis will be done for all UGAs in Lewis County, including incorporated and unincorporated portions of each UGA. If any UGA boundary changes are proposed after completing the LCA, an LCA must be conducted for the area proposed to be included in the UGA to ensure the population, housing, and/or employment capacity does not exceed what is necessary to support the growth target. It is the responsibility of each city to conduct the LCA for the city's respective UGA and any proposed UGA boundary amendments.

### **3. Land Supply Analysis**

#### 3.1 Assemble Gross Developable Land Inventory

The first step in the assessment is to identify all lands within UGAs that are considered vacant, partially used, or under-utilized. These lands comprise the Gross Developable Land Inventory. Use the following steps:

##### Steps

1. Select all residential, commercial, and industrial parcels within UGAs. Distinguish between those parcels in unincorporated areas and those within incorporated cities.
2. Cross-reference local permit and plat data with selected parcels. Separate any parcels with multifamily permits, commercial/industrial binding site plans, and preliminary and final plats that have not received a certificate of occupancy by January 1, 2024. This includes projects that have not been completely built out but have received approval for a certain number of dwelling units or commercial/industrial square footage. Only projects that have received preliminary approval will be included in this list. These developments will be considered pending capacity and will be added to the final land capacity total at the end of the process.
3. Select developable parcels that are vacant, partially-used, or under-utilized. Use GIS processes and database queries to apply the definitional thresholds listed in Exhibit 1.
4. Make adjustments for mobile homes. The primary concern is that some mobile home parks may show up as vacant if the mobile home value is not captured in the Assessors' improvement value data. Use aerial imagery to truth check developable parcel designations against known areas with mobile home developments. If mischaracterized mobile home parks are identified, manually adjust the developable category designation in the land inventory database.

**Exhibit 1**

<b>Category</b>	<b>Parcel type</b>	<b>Definition</b>
Vacant	All residential, commercial, industrial	Improvement Value <\$10,000; exclude all parcels <2,400 sq ft in size.
Partially-Used	Single-Family  Not applicable for Multi-family, Commercial, and Industrial	Parcel size > 3 times minimum allowed under zoning; Don't count parcels with improvement value > 93rd percentile of jurisdiction improvement values unless the parcels sized is 3 times the minimum allowed under zoning.
Under-utilized	Multifamily, Commercial, Industrial  Not applicable for single-family	1. Multifamily, commercial, and industrial zoned parcels occupied by single-family residential uses  2. Ratio between improvement value and land value <1.0  3. Cities can identify development, such as gas stations, as fully developed when the ratio of improvement value to land value is less than 1. Subtract existing floor area from database.

3.2 Standard Deductions

Steps

While the UGA Guidebook, page 96-99 provides the process for standard deductions for critical areas, future public uses, and infrastructure, the following deductions can be utilized when a jurisdiction does not have the GIS to provide the analysis provided in the UGA Guidebook. Note that even if you use Option 1 below, you will need data to support utilizing these deductions:

Option 1 (*If GIS analysis is not feasible*)

If the city or the city’s consultant has GIS capabilities, then Option 1 may not be utilized. If Option 1 must be utilized, the following standard deductions must be applied:

- Critical areas: 10% deduction
- Future public uses: 5% deduction
- Infrastructure: 25% deduction

Option 2 is the preferred methodology as it will more accurately reflect deductions that should be included for each category:

Option 2

Critical Areas and Sensitive Environmental Areas

1. Integrate local jurisdiction critical area data with County base data. The following types of critical areas will be included in the analysis.

Wetlands: The primary source of wetlands data available to the County is National Wetlands Inventory (NWI) data.

Streams: Since the ordinary high-water mark is not universally available in GIS layers, assume 25 feet of non-buildable area on either side of the centerline will be used in the analysis.

Steep Slopes and Seismic Soils: Subtract all areas with slopes greater than 35% since there are generally no restrictions on development where slopes are less than 35%.

Floodplain: All land in the floodway will be removed from the inventory. All lands within 100-year floodplains of the unincorporated portions of the Urban Growth Areas will also be removed from the inventory. All lands within floodplains of the incorporated areas will be removed from the inventory where development would be required to fill two feet above the adjacent grade, or where regulations prohibit the placement of fill in floodplains.



2. Deduct critical areas for residential parcels: Using GIS, overlay the critical areas described above on developable parcels and deduct land area where there is overlap. Critical area buffers are not deducted from residential parcels due to the variety of clustering and density transfer options available on these parcels. Later in the local jurisdiction review process, adjustments to critical area deductions can be made for cases with unique circumstances.
3. Deduct critical areas for commercial and industrial parcels: Since there are limited, if any, density transfer options for commercial and industrial parcels, critical area buffers will be deducted from these areas. Buffer distances will be based on County or city critical area ordinances and regulations.
4. The resulting selection of developable parcels unconstrained by critical areas will be used as the land base to calculate deductions for rights-of-way, other public uses, and market factors.

**Future Public Uses**

There are a wide range of public uses that should be deducted from developable land totals including schools, police and fire stations, recreation facilities and open space.

1. Schools, police and fire facilities, and parks are the public uses most likely to have established plans for future facility's needs. These uses will be handled separately from other public uses. Where available, review existing capital facility plans for schools, police and fire facilities, and parks and identify any confirmed parcels or areas that should be deducted from the developable land inventory. Any property already owned by public institutions for future expansion and known public uses in master planned areas should be identified. Deduct these parcels or acreage totals manually from the inventory if within a financially constrained plan.
2. If appropriate, analyze ownership information for parcels in the developable land inventory and exclude those owned by public entities and likely to be used for future public uses. This step may not be necessary if most future public use parcels were already excluded when the first residential, commercial, and industrial parcels were selected.
3. In order to account for other future public uses (e.g. community centers, daycare centers, churches, etc.) a 5% percent deduction on developable land is used. The deduction should be applied to the Developable Land Inventory after critical areas are removed but before any other deductions for infrastructure or market factors.

4. During the local jurisdiction review process, adjustments to the 5% other public uses deduction may be considered to account for local conditions and data availability.

Future Infrastructure

Deductions for future infrastructure, including rights-of-way (ROW) and other development requirements, will be based on the percentages of land dedicated to infrastructure in recent plats, permits, and developments. This percentage is calculated in the analysis of recent development activity step described below.

Because this deduction is being carried out on land not constrained by critical areas, it is important that the infrastructure percentage deduction factors also be based on land not constrained by critical areas. If there is insufficient data to calculate deduction for infrastructure, then standard deductions based on reasonable assumptions may be used within the analysis.

1. Summarize acreage of developable land minus critical area and public use deductions by zone .
2. Analyze recent development activity to determine infrastructure percentage deduction factors by zone.
3. Apply these deduction factors to the inventory of developable land unconstrained by critical areas to calculate the acreage deduction for infrastructure. The infrastructure deduction may be applied uniformly across all zones or by specific zone depending on the quantity and quality of recent development activity data.

Local Review

The city may know of parcels where there is additional information that impacts the ability of a parcel to develop or redevelop. These parcels may be removed from the total capacity. The range of additional issues that can be considered during the local jurisdiction review process includes but is not limited to the following:

- Critical areas not identified through GIS analysis.
- Known market interest in development or redevelopment of particular parcels/areas.
- Parking and outdoor storage associated with adjacent uses.
- Other associated/related uses spanning multiple parcels.
- Irregular parcel shapes making development unlikely.

*Please make sure to document these sites and the rationale for deduction.*

### 3.3 Market Factor Deductions:

The market factor is a final deduction from the net developable area to account for lands assumed not to be available for development during the planning period. It is expected that over the 20-year planning period some lands will be kept off the market due to speculative holding, land banking, and personal use, among other reasons.

#### Steps

1. Split between the unincorporated UGA and the incorporated city limits, summarize acreage in the Developable Land Inventory by zone, by land use (residential and commercial/industrial) and developable land designation (vacant, partially-used, and under-utilized). This acreage should represent developable land after critical areas, infrastructure, and public uses have been deducted.
2. Apply the following deduction factors to the developable acreage by zone:
  - For vacant residential and commercial/industrial zones: 15% market factor
  - For partially-used and under-utilized residential and commercial/industrial zones: 25% market factor
3. As a reference point, the overall average market factor for all developable land should be calculated for each City and Unincorporated UGA (total acres deducted based on market factor percentage / total acres in the Developable Land Inventory after critical areas, infrastructure, and public uses have been deducted).
4. Base market factors may be adjusted to account for local conditions and future plans. If market factors are adjusted, the final overall average market factor for a UGA should not exceed 25%. For certain areas (e.g. commercial/industrial areas in smaller outlying UGAs) market factors may exceed 25% but the jurisdiction must have well documented support for why such a deduction is appropriate.
5. The final acreage totals, split between unincorporated UGA and incorporated city limits, by zone represent the Net Developable Land Inventory – the land expected to be available to accommodate future population and employment over the planning period.

#### **4. Development Density Assumptions**

Assumptions about future development density are critical elements in the Land Capacity Analysis because they are needed to convert net developable area (acres) into future population, housing, and employment capacity.

##### 4.1 Analysis of Recent Development History (Determine Achieved Densities)

The first step in developing density assumptions is to analyze recent development history to determine the actual densities achieved in different zones and planned land use areas. These achieved densities will serve as reference points and one of the inputs into the determination of assumed future densities in each zone.

The past five years of development activity (both plats and permits) is used to determine actual net achieved densities of development on both residential and commercial/industrial land. The net acreage must exclude the same ROWs, critical areas, and public uses excluded from the developable land supply. The final achieved densities will be expressed as dwelling units (DUs) per acre for residential parcels and floor area ratios (FARs) for commercial and industrial parcels. Note – The data and assumptions from this analysis must be included in the LCA submitted to the County.

##### Steps

1. Cross-reference all plat and permit activity with the Assessors parcel data to select only those parcels that experienced development activity during the five year study period.
2. Using GIS, overlay these parcels with critical area layers and calculate the area constrained by critical areas in each zone.
3. For all plat and permit activity, summarize the total acreage of land by zone dedicated to ROWs, infrastructure, and other public purposes.
4. Subtract the area constrained by critical areas, infrastructure, and public purposes from the gross parcel area in each zone. The resulting acreage is the net area to use in achieved density calculations.

5. Summarize the total number of lots (for single family plats), units (for multifamily residential and mixed-use building permits), and building square footage (for commercial, industrial, and mixed-use permits) for each zone in a jurisdiction.

6. Use the basic calculations listed in Exhibit 2 to calculate achieved density for each development type in each zone in each jurisdiction. Final achieved densities will be expressed in terms of DUs per acre for residential zones and FAR for commercial and industrial zones.

Calculate the percentage of gross parcel area dedicated to ROWs and other infrastructure uses in each zone and each UGA overall. This percentage is used in future land capacity calculations.

**Exhibit 2**

<b>Development type</b>	<b>Achieved Density Calculation</b>
Single family subdivisions	#Lots/Net Plat Area
Multi-family	#Units/Net site area
Commercial and industrial	Floor area/Net site area
Mixed use building (residential portion)	#Units/Net Residential Portion of site
Mixed use building (commercial portion)	Commercial floor area/net commercial portion of site

Note: For mixed-use buildings, the site area is apportioned between residential and commercial uses based on the share of building square footage dedicated to each use.

4.2 Assumed densities

For each zone and planned land use designation, you will develop assumed densities to be used in the LCA. These assumptions are meant to be reasonable estimates of densities to expect over the long-term planning period.

Steps

1. Assumed densities will only be used for the LCA and not to guide or influence other County or local land use policy decisions. In determining assumed densities, jurisdictions will consider the following range of inputs:

- Recent achieved densities;
- County and city land use goals and policies;
- Local knowledge of development plans and pending development;
- Other local market or policy conditions that are likely to impact future development densities.

A few of the guidelines to assist jurisdictions in determining assumed densities include:

- Use achieved densities as assumed densities if they fit within expected values for particular zones and planned land use areas. Adjustments can be made based on recommendations from local jurisdictions.
- Use a midpoint density between the maximum allowed under zoning and either the minimum allowed or achieved density. This approach may be more appropriate for multifamily zones, which often have a wide range of allowed densities.
- Use selected recent planned developments as models of future development densities in a particular zone.
- Ensure that incorporated city average assumed densities (over the entire city) that will be applied to the unincorporated UGA will remain above accepted thresholds of urban densities. The minimum accepted threshold for urban density is 4 DUs per acre.

Below is an example table you could use for the assumed densities.

Zone or Land Use Designation		Density	Notes/Reason for Assumption

The determination of assumed densities in each zone and planned land use area in each jurisdiction is expected to be an iterative and collaborative process between the County and cities.

The process will be challenging because each jurisdiction will have its own set of issues depending on the complexity of its zoning code, other land use policies, and market conditions. In addition, the theoretical densities allowed in an area must be balanced with potentially very different achieved densities in those same zones. Although establishing one common method for determining



assumed densities is not possible, the underlying principle in this process is to develop assumed densities that are reasonable given recent development patterns and expected changes in future densities caused by market and policy factors.

**5. Convert net developable area into net population, housing, and employment capacity**

The final step in the land supply analysis is to convert the net developable land inventory (in acres) into population, housing, and employment capacity. A series of conversion factors are used to make these calculations, including net assumed densities of future development in each planned land use designation, average household size, and non-resident vacancy rates. The final product is an estimate of the number of people, housing units, and employees that can be accommodated on developable land in the incorporated city limits and unincorporated UGA. These estimates will be directly comparable to the forecasted population, housing, and employment totals allocated to each City and Unincorporated UGA over the 20- year planning period.

5.1 Determine Population Capacity

Determine Total Dwelling Units Capacity by Zone

1. Multiply net acres of residential developable land in each zone by the assumed density (DUs/acre) for each zone. The output will be the total dwelling units of capacity available in each zone before accounting for existing development on partially-used and under-utilized parcels.
2. Summarize total existing dwelling units on partially-used and under-utilized parcels by zone. Subtract these units from the totals from the previous step so that existing units are not counted as part of partially-used or under-utilized parcel capacity.
3. Earlier in the process, parcels with pending developments were set aside. These parcels included preliminary or final plats, permits, and binding site plans for developments that have received approval but where occupancy was not granted by January 1, 2024. The estimated capacity in these developments is more accurate than calculated theoretical capacity. Summarize total dwelling units in these pending developments by zone. Add these units to total dwelling units from Step 2. The output will be total dwelling units of capacity available in each zone.

Determine Total Occupied Dwelling Units by Zone

Steps

1. Determine occupancy rate assumptions for the incorporated city limits and unincorporated UGA using current OFM estimates. OFM does not provide reliable occupancy rates for unincorporated areas so Census data is typically used to calculate occupancy rates in unincorporated UGAs.

If more accurate occupancy rate assumptions are available from a reliable local source, these may be used instead of the OFM and Census values.

2. Multiply the total dwelling units of capacity in each zone by occupancy rate assumptions for each UGA. The output will be total occupied dwelling units in each zone. Determine Total Population Capacity by UGA.

3. Determine average household size assumptions for the incorporated city limits and unincorporated UGA by using 2008 OFM estimates. OFM does not provide reliable household size estimates for unincorporated areas so 2020 Census data are used to calculate average household sizes in unincorporated UGAs). Average household sizes for single family and multifamily households are calculated separately. If more accurate household size assumptions are available from a reliable local source, these may be used instead of the OFM and Census values.

4. Aggregate the total dwelling units in each zone into two categories, single family and multifamily. The distinction between single family and multifamily zones is challenging because each jurisdiction may interpret "single family" and "multifamily" differently and have zoning codes that allow different levels of density in each of these categories. To improve consistency and common understanding regarding land use categories, the following single family/multifamily threshold will be used: all zones allowing more than 16 DUs/acre will be considered multifamily and all those allowing up to 16 DUs/acre will be considered single family. This means that townhome developments are considered single family.

5. Multiply total occupied dwelling units in the single family and multifamily categories in each zone by average household size assumptions for these categories. The final output will be total population capacity the incorporated city limits and unincorporated UGA.

6. The population capacity in each UGA can be compared to the population allocated to the incorporated city limits and unincorporated UGA to determine where excess or insufficient developable land capacity is an issue. As an example, if a City needs to accommodate will add 1,000 people by 2045, then the analysis is to determine if the 1,000 people can be accommodated with existing capacity.

**NOTE: To provide Housing capacity by income band or Area Median Incomes (AMI) as outlined in Table 2, each jurisdiction will have to determine how existing capacity translates to the type of capacity needed for each income band. It is likely that some communities may have capacity to meet the growth target but it may not be in zones that provide the types of housing that will align with the income band/AMI in Table 2. The County and cities will need to work together to determine land use and zoning changes needed to accommodate both the population targets in Table 1 and Housing Targets in Table 2. A UGA expansion can only be considered if there is insufficient capacity after these steps are taken. This includes looking at options to increase densities in zones and rezoning property, if needed.**

## 5.2 Determine employment capacity

This section describes how capacity to accommodate future employment growth is derived from the net developable area in commercial and industrial zones and the commercial portion of mixed-used zones.

### Steps

#### Determine Total Square Footage Capacity by Zone

1. Multiply net acres of commercial and industrial developable land in each zone by the assumed FAR for each zone. The output will be the total square footage capacity available in each zone before accounting for existing development on partially-used and under-utilized parcels.
2. Summarize total existing commercial and industrial building square footage on partially-used and under-utilized parcels by zone. Subtract this square footage from the totals from the previous step so that existing buildings are not counted as part of partially-used or under-utilized parcel capacity.

3. Earlier in the process, parcels with pending developments were set aside. These parcels included commercial and industrial permits or binding site plans for developments that have received preliminary approval but have not been constructed by July 1, 2008. Master planned projects that have not been completely built out but have received approval for a certain amount of commercial/industrial square footage are also included. The estimated capacity in these developments is more accurate than calculated theoretical capacity.

Summarize total commercial and industrial building square footage in these pending developments by zone. Add this square footage to the totals from Step 2. The output will be total commercial and industrial square footage capacity available in each zone.

Determine Total Occupied Square Footage by Zone

1. Multiply the total square footage capacity in each zone by a 95% occupancy rate assumption. The occupancy rate assumption can be adjusted based on current and accurate data provided by local jurisdictions (e.g. annual real estate market reports). The output will be total occupied commercial and industrial square footage in each zone.

Determine Total Employment Capacity by UGA

2. Aggregate the occupied commercial and industrial square footage capacity by zone into the three categories used in the future employment allocation process: Commercial, Industrial, and Retail. These categories each include specific [NAICS-based industries](#).

3. Determine employment density (square footage of floorspace occupied per employee) assumptions for future commercial, retail, and industrial development. The following has been utilized by communities before and can be utilized for this analysis:

- Industrial: 650 square feet per employee
  - General Commercial: 400 square feet per employee
  - Retail: 600 square feet per employee
- The final employment density assumptions can be adjusted based on local jurisdiction review.

4. Divide the total occupied commercial and industrial square footage in each category by the employment density assumptions. The final output will be total employment capacity within the incorporated city limits and unincorporated UGA.

5. The employment capacity in the incorporated city limits and unincorporated UGA can be compared to the employment allocated to each UGA to determine where excess or insufficient developable land capacity is an issue.

**NOTE: Once employment capacity is determined, apply your own jobs per household ratio to determine how much additional employment capacity is needed to accommodate new jobs (if new capacity is necessary). The County and cities will need to work together to determine land use and zoning changes needed to accommodate and new employment capacity needed with Unincorporated UGAs. Any proposed UGA expansion would have to demonstrate how there is insufficient capacity for employment after any land use and zoning changes are considered.**

For each UGA and City the following should be provided based on the analysis:

- a. Gross developable acres
- b. Acres deducted by critical areas
- c. Acres deducted to public uses
- d. Acres deducted for infrastructure
- e. Net developable acres
- f. Total after all deductions
- g. Net developable acres by zone
- h. Net developable acres by land use designation
- i. Assumed density measured in DU per acre (for residential) FAR (for commercial and industrial) and reasoning for the assumed density by zone and land use designation.
- j. Capacity for future population, housing, and employment projections by zone and land use designation

**Onalaska UGA**

<b>Net Housing Capacity</b>	<b>Net Acreage</b>	<b>Assumption (Density)</b>	<b>Total Capacity (DU)</b>	<b>Existing Units</b>	<b>Net DU Capacity</b>	
Single-Residential	32.22	13	418	114	304	
Multi-Residential	3.91	13	50	30	20	
Total			468		324	
<b>Net Population Capacity</b>	<b>Net DU Capacity</b>	<b>AVG HH Occup Rate</b>	<b>Total Occup Units</b>	<b>AVG HH Size</b>	<b>Total Population</b>	
Single-Residential	304	5% 2020 Decennial Cens	#VALUE!	household for Pier	#VALUE!	
Multi-Residential	20	5% 2020 Decennial Cens	#VALUE!	household for Pier	#VALUE!	
Total					#VALUE!	
<b>Net Employment Capacity</b>	<b>Net Acreage</b>	<b>Assumed FAR</b>	<b>Total Capacity (SF)</b>			<b>Net Capacity</b>
Commercial Industrial	5.08	1.0	221,372			221,372
Commercial Retail	3.33	1.0	144,940			144,940



<b>Total Occupied</b>	<b>Total Emp Capacity</b>
210,303	525
137,693	229
	754

**Developable Areas**

Critical Areas	GIS
Future Public Uses	Data from County
Infrastructure Assumption	25%
Local Review of Parcels	Data from County
Market Adjustment (Vacant)	15%
Market Adjustment (Partially-Utilized)	25%
Min Lot Size (STMU)	6,000
93rd Percentile of Jurisdiction Improvement Value	

**Density Assumption**

Achieved Density	
Assumed Density	13
Household Size	2.63 U.S. Census Persons per Household for Pierce County (2018-2022 Estimates)
Housing Occupancy Rate	94.5% 2020 Decennial Census
FAR Assumption (STMU)	1.0
Comm Occupancy Rate Assumption	95%
Employment Density (Industrial)	400
Employment Density (Commercial)	650
Employment Density (Retail)	600

**Property Status Determination**

Vacant	Improvement Value less than \$10,000 and greater than 2,400 sf in size Single-family only. Parcel size greater than 3x min allowed under zoning. Remove parcels with improvement value greater than 93rd percentile for jurisdiction unless first criteria is met
Partially-Used	Multi-family, commercial, industrial only. Single-family uses on multi-family, commercial, or industrial parcels. Ratio between improvement value and land value less than 1.0.
Under-utilized	

**Land Use Types**

single-residential  
multi-residential  
commercial retail  
commercial industrial

OBJECTID	SIZE (SF)	SIZE (AC)	PARCEL NUM	ADDRESS
9	230034.98	5.28	032803001004	0 LEONARD RD
32	12052.75	0.28	009913000000	0 MAIN ST
34	15449.27	0.36	032837003002	0 STATE ROUTE 508
35	12197.96	0.28	032837003001	0 STATE ROUTE 508
36	46312.39	1.06	032837005000	1890 STATE ROUTE 508
57	11393.07	0.26	009895003000	1810 STATE ROUTE 508
58	5920.53	0.14	009895002000	0 STATE ROUTE 508
59	3976.18	0.09	009895001000	0 MAIN ST
60	3015.71	0.07	009895000000	0 MAIN ST
61	2629.23	0.06	009894000000	0 MAIN ST
63	9022.05	0.21	011296063000	111 CARLISLE AVE
142	7206.29	0.17	011296013000	675 CARLISLE AVE
144	7083.74	0.16	011296014000	681 CARLISLE AVE
145	6763.74	0.16	011296001000	181 7TH ST W
146	24624.62	0.57	032790001000	187 7TH ST W
149	931411.19	21.38	032801001000	540 CARLISLE AVE
1	19586.31	0.45	032812005000	0 STATE ROUTE 508
2	50784.18	1.17	032844004000	143 LEONARD RD
3	12051.88	0.28	032844001000	137 LEONARD RD
4	39860.06	0.92	032843001000	133 LEONARD RD
5	10568.81	0.24	032843001003	0 LEONARD RD
6	13026.38	0.30	032843001004	128 1 LEONARD RD
8	44079.31	1.01	032843001001	102 RAILROAD ST
11	6824.57	0.16	009933000000	0 STATE ROUTE 508
13	5398.14	0.12	009931000000	0 MAIN ST
14	10220.86	0.24	009930000000	542 MAIN ST
20	8936.34	0.21	009924000000	342 MAIN ST
21	12367.79	0.28	009923001000	314 MAIN ST
26	13142.05	0.30	009921000000	272 MAIN ST
30	7454.69	0.17	009916001000	182 MAIN ST
31	14384.24	0.33	009914001000	164 MAIN ST
37	56597.50	1.30	032838001000	1884 STATE ROUTE 508
38	27028.12	0.62	032838002000	1876 STATE ROUTE 508
39	45056.48	1.03	032839000000	0 STATE ROUTE 508
40	6764.80	0.16	009909000000	0 STATE ROUTE 508
42	4822.09	0.11	009907002000	529 MAIN ST
43	16731.90	0.38	009907001000	1858 STATE ROUTE 508
45	10973.87	0.25	009905000000	429 MAIN ST
50	15642.58	0.36	009900000000	133 3RD AVE
53	13873.64	0.32	009898001000	0 STATE ROUTE 508
54	5601.26	0.13	009897002000	0 STATE ROUTE 508
55	3027.59	0.07	009896001000	1814 STATE ROUTE 508
56	5347.20	0.12	009896002000	0 STATE ROUTE 508
65	14380.98	0.33	032778005004	1827 STATE ROUTE 508
67	8370.31	0.19	011296064000	123 CARLISLE AVE
69	15512.85	0.36	032802001001	105 A CENTRAL AVE
72	82207.35	1.89	032801001007	1753 STATE ROUTE 508
73	8985.28	0.21	011296065000	145 CARLISLE AVE
76	12421.03	0.29	032802006001	133 KERR RD
77	8510.16	0.20	011296066000	167 169 CARLISLE AVE
87	9456.43	0.22	032801005000	178 WESARG RD
89	34365.96	0.79	032802004000	0 KERR RD
90	117479.51	2.70	032801001006	116 ALEXANDER RD
91	7982.95	0.18	011296054000	223 2ND ST W
94	32408.06	0.74	011296053000	256 CENTRAL AVE
96	11965.44	0.28	011296051000	267 CARLISLE AVE
97	8908.17	0.21	011296055000	0 CARLISLE AVE
99	8171.81	0.19	011296056000	289 CARLISLE AVE
103	8428.35	0.19	011296044000	331 CARLISLE AVE
107	8241.35	0.19	011296046000	361 CARLISLE AVE

USE DESCRIPTION	LU NAME	PROPERTY TYPE	EXISTING ZONE
18 Other Residential	single-residential	LWM	STMU
59 Retail - Other	commercial retail	COM	STMU
91 Residential Land - Undivided	undeveloped/vacant	LND	STMU
91 Residential Land - Undivided	undeveloped/vacant	LND	STMU
11 Single Unit	single-residential	RES	STMU
65 Service - Professional	commercial retail	COM	STMU
64 Service - Repair	commercial retail	COM	STMU
69 Service - Miscellaneous	public/quasi-public	COM	STMU
69 Service - Miscellaneous	public/quasi-public	COM	STMU
69 Service - Miscellaneous	public/quasi-public	COM	STMU
58 Retail - Eating	commercial retail	COM	STMU
11 Single Unit	single-residential	RES	STMU
11 Single Unit	single-residential	RES	STMU
11 Single Unit	single-residential	RES	STMU
11 Single Unit	single-residential	RES	STMU
68 Service - Education	public/quasi-public	GOV	STMU
11 Single Unit	single-residential	RES	STMU
11 Single Unit	single-residential	RES	STMU
18 Other Residential	single-residential	LWM	STMU
69 Service - Miscellaneous	public/quasi-public	COM	STMU
91 Residential Land - Undivided	undeveloped/vacant	LND	STMU
18 Other Residential	single-residential	LWM	STMU
18 Other Residential	single-residential	LWM	STMU
91 Residential Land - Undivided	undeveloped/vacant	LND	STMU
91 Residential Land - Undivided	undeveloped/vacant	LND	STMU
18 Other Residential	single-residential	LWM	STMU
11 Single Unit	single-residential	RES	STMU
11 Single Unit	single-residential	RES	STMU
11 Single Unit	single-residential	RES	STMU
18 Other Residential	single-residential	LWM	STMU
11 Single Unit	single-residential	RES	STMU
11 Single Unit	single-residential	RES	STMU
15 Mobile Home Park	multi-residential	COM	STMU
91 Residential Land - Undivided	undeveloped/vacant	LND	STMU
11 Single Unit	single-residential	RES	STMU
18 Other Residential	single-residential	LWM	STMU
11 Single Unit	single-residential	RES	STMU
11 Single Unit	single-residential	RES	STMU
69 Service - Miscellaneous	public/quasi-public	COM	STMU
55 Retail - Auto	commercial retail	COM	STMU
65 Service - Professional	commercial retail	COM	STMU
62 Service - Personal	commercial retail	COM	STMU
62 Service - Personal	commercial retail	COM	STMU
11 Single Unit	single-residential	RES	STMU
11 Single Unit	single-residential	RES	STMU
12 Two-to-Four Unit	multi-residential	RES	STMU
54 Retail - Food	commercial retail	COM	STMU
11 Single Unit	single-residential	RES	STMU
11 Single Unit	single-residential	RES	STMU
12 Two-to-Four Unit	multi-residential	RES	STMU
11 Single Unit	single-residential	RES	STMU
69 Service - Miscellaneous	public/quasi-public	COM	STMU
69 Service - Miscellaneous	public/quasi-public	COM	STMU
18 Other Residential	single-residential	COM	STMU
58 Retail - Eating	commercial retail	COM	STMU
58 Retail - Eating	commercial retail	COM	STMU
11 Single Unit	single-residential	RES	STMU
11 Single Unit	single-residential	RES	STMU
11 Single Unit	single-residential	RES	STMU
11 Single Unit	single-residential	RES	STMU

EXISTING UNITS	EXISTING COMM SF	IMPROV VALUE	LAND VALUE	TOTAL VALUE
0		\$373,200	\$120,100	\$493,300
0		\$283,600	\$36,300	\$319,900
0		\$0	\$82,100	\$82,100
0		\$0	\$13,000	\$13,000
1		\$130,400	\$128,800	\$259,200
0		\$189,000	\$30,000	\$219,000
0		\$15,200	\$24,000	\$39,200
0		\$0	\$8,000	\$8,000
0		\$0	\$5,000	\$5,000
0		\$0	\$5,000	\$5,000
0		\$120,300	\$32,200	\$152,500
1		\$166,000	\$31,600	\$197,600
1		\$167,800	\$31,600	\$199,400
1		\$249,300	\$31,600	\$280,900
1		\$325,600	\$105,400	\$431,000
0		\$3,014,200	\$190,000	\$3,204,200
1		\$113,600	\$17,200	\$130,800
1		\$100,200	\$75,000	\$175,200
0		\$252,600	\$40,400	\$293,000
0		\$350,600	\$37,000	\$387,600
0		\$0	\$34,600	\$34,600
0		\$217,000	\$37,200	\$254,200
0		\$201,000	\$70,200	\$271,200
0		\$0	\$31,600	\$31,600
0		\$0	\$31,600	\$31,600
0		\$14,400	\$53,600	\$68,000
1		\$256,300	\$31,600	\$287,900
1		\$314,900	\$57,400	\$372,300
1		\$132,000	\$57,400	\$189,400
0		\$71,200	\$29,400	\$100,600
1		\$152,700	\$82,100	\$234,800
1		\$213,400	\$194,900	\$408,300
4		\$111,900	\$45,000	\$156,900
0		\$0	\$128,800	\$128,800
1		\$158,200	\$31,600	\$189,800
0		\$175,900	\$29,400	\$205,300
1		\$172,000	\$82,100	\$254,100
1		\$207,000	\$57,400	\$264,400
0		\$62,500	\$41,300	\$103,800
0		\$10,300	\$37,500	\$47,800
0		\$24,400	\$22,000	\$46,400
0		\$0	\$12,000	\$12,000
0		\$32,100	\$25,000	\$57,100
1		\$150,600	\$82,100	\$232,700
1		\$278,300	\$31,600	\$309,900
2		\$515,400	\$82,100	\$597,500
0		\$332,700	\$198,200	\$530,900
1		\$148,700	\$31,600	\$180,300
1		\$364,400	\$57,400	\$421,800
2		\$342,500	\$31,600	\$374,100
1		\$309,400	\$57,400	\$366,800
0		\$97,000	\$54,900	\$151,900
0		\$444,300	\$127,700	\$572,000
0		\$188,200	\$31,800	\$220,000
0		\$42,000	\$64,400	\$106,400
0		\$121,500	\$24,800	\$146,300
1		\$214,100	\$31,600	\$245,700
1		\$148,500	\$31,600	\$180,100
1		\$184,100	\$31,600	\$215,700
1		\$251,500	\$31,600	\$283,100

IMP/LAND VALUE RATIO	IMP VALUE > 93RD PERCENTILE	VACANT	PARTIALLY USED
3.1		FALSE	TRUE
7.8		FALSE	FALSE
0.0		TRUE	FALSE
0.0		TRUE	FALSE
1.0		FALSE	TRUE
6.3		FALSE	FALSE
0.6		FALSE	FALSE
0.0		TRUE	FALSE
0.0		TRUE	FALSE
0.0		TRUE	FALSE
3.7		FALSE	FALSE
5.3		FALSE	FALSE
5.3		FALSE	FALSE
7.9		FALSE	FALSE
3.1		FALSE	TRUE
15.9		FALSE	FALSE
6.6		FALSE	TRUE
1.3		FALSE	TRUE
6.3		FALSE	FALSE
9.5		FALSE	FALSE
0.0		TRUE	FALSE
5.8		FALSE	FALSE
2.9		FALSE	TRUE
0.0		TRUE	FALSE
0.0		TRUE	FALSE
0.3		FALSE	FALSE
8.1		FALSE	FALSE
5.5		FALSE	FALSE
2.3		FALSE	FALSE
2.4		FALSE	FALSE
1.9		FALSE	FALSE
1.1		FALSE	TRUE
2.5		FALSE	FALSE
0.0		TRUE	FALSE
5.0		FALSE	FALSE
6.0		FALSE	FALSE
2.1		FALSE	FALSE
3.6		FALSE	FALSE
1.5		FALSE	FALSE
0.3		FALSE	FALSE
1.1		FALSE	FALSE
0.0		TRUE	FALSE
1.3		FALSE	FALSE
1.8		FALSE	FALSE
8.8		FALSE	FALSE
6.3		FALSE	FALSE
1.7		FALSE	FALSE
4.7		FALSE	FALSE
6.3		FALSE	FALSE
10.8		FALSE	FALSE
5.4		FALSE	FALSE
1.8		FALSE	FALSE
3.5		FALSE	FALSE
5.9		FALSE	FALSE
0.7		FALSE	FALSE
4.9		FALSE	FALSE
6.8		FALSE	FALSE
4.7		FALSE	FALSE
5.8		FALSE	FALSE
8.0		FALSE	FALSE



NET AREA AFTER CRIT AREAS REDUC	INFRA REDUC	LOCAL REVIEW	MARKET REDUC	NET DEV AREA (AC)
5.01	1.25		1.25	2.51
0.24	0.06		0.06	0.12
0.11	0.03		0.02	0.07
0.12	0.03		0.02	0.07
0.93	0.23		0.23	0.47
0.17	0.04		0.04	0.09
0.00	0.00		0.00	0.00
0.00	0.00		0.00	0.00
0.00	0.00		0.00	0.00
0.00	0.00		0.00	0.00
0.18	0.05		0.05	0.09
0.07	0.02		0.02	0.04
0.00	0.00		0.00	0.00
0.00	0.00		0.00	0.00
0.23	0.06		0.06	0.11
18.66	4.66		4.66	9.33
0.45	0.11		0.11	0.23
1.17	0.29		0.29	0.58
0.28	0.07		0.07	0.14
0.92	0.23		0.23	0.46
0.24	0.06		0.04	0.15
0.30	0.07		0.07	0.15
1.01	0.25		0.25	0.51
0.16	0.04		0.02	0.09
0.12	0.03		0.02	0.07
0.24	0.06		0.06	0.12
0.21	0.05		0.05	0.10
0.28	0.07		0.07	0.14
0.30	0.08		0.08	0.15
0.17	0.04		0.04	0.09
0.33	0.08		0.08	0.17
1.30	0.32		0.32	0.65
0.62	0.16		0.16	0.31
1.03	0.26		0.16	0.62
0.16	0.04		0.04	0.08
0.11	0.03		0.03	0.06
0.38	0.10		0.10	0.19
0.25	0.06		0.06	0.13
0.36	0.09		0.09	0.18
0.32	0.08		0.08	0.16
0.13	0.03		0.03	0.06
0.07	0.02		0.01	0.04
0.12	0.03		0.03	0.06
0.33	0.08		0.08	0.17
0.19	0.05		0.05	0.10
0.36	0.09		0.09	0.18
1.89	0.47		0.47	0.94
0.21	0.05		0.05	0.10
0.29	0.07		0.07	0.14
0.20	0.05		0.05	0.10
0.22	0.05		0.05	0.11
0.79	0.20		0.20	0.39
2.70	0.67		0.67	1.35
0.18	0.05		0.05	0.09
0.74	0.19		0.19	0.37
0.28	0.07		0.07	0.14
0.21	0.05		0.05	0.10
0.19	0.05		0.05	0.09
0.19	0.05		0.05	0.10
0.19	0.05		0.05	0.09





109	15045.80	0.35	032798001003	0 CENTRAL AVE
110	8263.91	0.19	011296047000	381 CARLISLE AVE
112	7983.69	0.18	011296048000	391 CARLISLE AVE
113	7149.12	0.16	011296037000	390 CENTRAL AVE
116	32662.17	0.75	011296036000	411 CARLISLE AVE
118	20083.91	0.46	011296035000	445 CARLISLE AVE
121	19974.44	0.46	011296034000	457 CARLISLE AVE
122	7696.04	0.18	011296024000	0 PENNEL AVE
124	18396.02	0.42	011296033000	479 CARLISLE AVE
128	8422.29	0.19	011296031000	461 CENTRAL AVE
130	123606.40	2.84	011296021001	540 CARLISLE AVE
132	1542.22	0.04	011296007000	0 6TH ST W
133	7564.45	0.17	011296009000	625 CARLISLE AVE
135	6630.64	0.15	011296010000	637 CARLISLE AVE
137	5754.61	0.13	011296011000	651 CARLISLE AVE
139	3655.24	0.08	011296012000	0 CARLISLE AVE
140	3780.11	0.09	011296012001	662 BUNKER AVE
150	12166.49	0.28	032801001009	316 8 2ND ST W
151	229713.30	5.27	032799005002	1733 STATE ROUTE 508
33	2031.98	0.05	009910000000	0 MAIN ST
143	6567.16	0.15	011296002000	665 BUNKER AVE
7	21986.21	0.51	032843001002	0 RAILROAD ST
10	1796.92	0.04	009912000000	111 LEONARD RD
12	5376.35	0.12	009932000000	0 STATE ROUTE 508
15	14745.03	0.34	009929000000	0 MAIN ST
16	14653.31	0.34	009928000000	492 MAIN ST
17	11981.38	0.28	009927000000	422 MAIN ST
18	12666.23	0.29	009926000000	414 MAIN ST
19	10979.24	0.25	009925000000	386 MAIN ST
22	3200.84	0.07	009923000000	0 MAIN ST
23	7099.32	0.16	009922001000	286 MAIN ST
24	2971.79	0.07	009922001001	0 MAIN ST
25	3338.87	0.08	009922000000	0 MAIN ST
27	7179.64	0.17	009920000000	242 MAIN ST
28	10347.08	0.24	009919000000	228 MAIN ST
29	10712.97	0.25	009918000000	198 MAIN ST
41	10679.04	0.25	009908000000	0 STATE ROUTE 508
44	10831.59	0.25	009906000000	487 MAIN ST
46	11529.65	0.27	009904000000	1842 STATE ROUTE 508
47	9894.89	0.23	009903001000	0 STATE ROUTE 508
48	2481.56	0.06	009903000000	0 STATE ROUTE 508
49	2789.07	0.06	009902000000	357 MAIN ST
51	8337.89	0.19	009899001000	132 3RD AVE
52	7781.24	0.18	009899000000	1822 STATE ROUTE 508
62	9350.69	0.22	032803001008	0 STATE ROUTE 508
64	9108.73	0.21	011296062000	102 CENTRAL AVE
66	16682.52	0.38	032802006002	133 KERR RD
68	8500.20	0.20	011296061000	122 CENTRAL AVE
70	7907.35	0.18	032778005005	0 STATE ROUTE 508
71	21213.58	0.49	032802000000	1783 STATE ROUTE 508
74	8456.65	0.19	032801003000	145 CENTRAL AVE
75	8782.01	0.20	011296060000	144 CENTRAL AVE
78	8330.54	0.19	011296059000	156 CENTRAL AVE
79	17004.96	0.39	032801006000	144 WESARG RD
80	12421.80	0.29	032801003002	157 CENTRAL AVE
81	9011.70	0.21	011296067000	179 CARLISLE AVE
82	8776.10	0.20	011296058000	0 CENTRAL AVE
83	9076.88	0.21	032801003001	179 CENTRAL AVE
84	7180.18	0.17	011296068000	189 CARLISLE AVE
85	6910.61	0.16	011296057000	188 CENTRAL AVE
86	5479.48	0.13	032801003003	189 CENTRAL AVE

18 Other Residential	single-residential	LWB	STMU
11 Single Unit	single-residential	RES	STMU
11 Single Unit	single-residential	RES	STMU
11 Single Unit	single-residential	RES	STMU
11 Single Unit	single-residential	RES	STMU
11 Single Unit	single-residential	RES	STMU
11 Single Unit	single-residential	RES	STMU
18 Other Residential	single-residential	GOV	STMU
11 Single Unit	single-residential	RES	STMU
18 Other Residential	single-residential	LWM	STMU
68 Service - Education	public/quasi-public	GOV	STMU
91 Residential Land - Undivided	undeveloped/vacant	LND	STMU
11 Single Unit	single-residential	RES	STMU
11 Single Unit	single-residential	RES	STMU
11 Single Unit	single-residential	RES	STMU
91 Residential Land - Undivided	undeveloped/vacant	LND	STMU
91 Residential Land - Undivided	undeveloped/vacant	LND	STMU
18 Other Residential	single-residential	LWM	STMU
91 Residential Land - Undivided	undeveloped/vacant	GOV	STMU
91 Residential Land - Undivided	undeveloped/vacant	COM	STMU
18 Other Residential	single-residential	LWM	STMU
91 Residential Land - Undivided	undeveloped/vacant	LND	STMU
63 Service - Business	commercial retail	COM	STMU
91 Residential Land - Undivided	undeveloped/vacant	LND	STMU
18 Other Residential	single-residential	LWB	STMU
18 Other Residential	single-residential	LWM	STMU
11 Single Unit	single-residential	RES	STMU
11 Single Unit	single-residential	RES	STMU
11 Single Unit	single-residential	RES	STMU
18 Other Residential	single-residential	LWB	STMU
11 Single Unit	single-residential	RES	STMU
18 Other Residential	single-residential	LWB	STMU
18 Other Residential	single-residential	LWB	STMU
11 Single Unit	single-residential	RES	STMU
11 Single Unit	single-residential	RES	STMU
11 Single Unit	single-residential	RES	STMU
91 Residential Land - Undivided	undeveloped/vacant	LND	STMU
18 Other Residential	single-residential	LWM	STMU
11 Single Unit	single-residential	RES	STMU
11 Single Unit	single-residential	RES	STMU
18 Other Residential	single-residential	LWB	STMU
11 Single Unit	single-residential	RES	STMU
11 Single Unit	single-residential	RES	STMU
11 Single Unit	single-residential	RES	STMU
91 Residential Land - Undivided	undeveloped/vacant	COM	STMU
11 Single Unit	single-residential	RES	STMU
18 Other Residential	single-residential	LWM	STMU
11 Single Unit	single-residential	RES	STMU
91 Residential Land - Undivided	undeveloped/vacant	LND	STMU
58 Retail - Eating	commercial retail	COM	STMU
11 Single Unit	single-residential	RES	STMU
18 Other Residential	single-residential	LWM	STMU
48 Utilities	trans/util	COM	STMU
11 Single Unit	single-residential	RES	STMU
11 Single Unit	single-residential	RES	STMU
11 Single Unit	single-residential	RES	STMU
47 Communication	trans/util	COM	STMU
11 Single Unit	single-residential	RES	STMU
11 Single Unit	single-residential	RES	STMU
11 Single Unit	single-residential	RES	STMU
11 Single Unit	single-residential	RES	STMU

0	\$3,600	\$82,100	\$85,700
1	\$134,200	\$31,600	\$165,800
1	\$168,800	\$31,600	\$200,400
1	\$152,500	\$31,600	\$184,100
1	\$382,100	\$105,400	\$487,500
1	\$377,300	\$82,100	\$459,400
1	\$185,000	\$82,100	\$267,100
0	\$12,500	\$23,500	\$36,000
1	\$293,700	\$82,100	\$375,800
0	\$299,300	\$31,600	\$330,900
0	\$1,093,500	\$44,400	\$1,137,900
0	\$0	\$7,200	\$7,200
1	\$172,600	\$31,600	\$204,200
1	\$203,100	\$31,600	\$234,700
1	\$256,600	\$31,600	\$288,200
0	\$0	\$14,700	\$14,700
0	\$0	\$14,700	\$14,700
0	\$225,000	\$53,600	\$278,600
0	\$1,724,100	\$53,800	\$1,777,900
0	\$0	\$6,900	\$6,900
0	\$145,800	\$30,100	\$175,900
0	\$0	\$39,200	\$39,200
0	\$93,100	\$27,800	\$120,900
0	\$0	\$31,600	\$31,600
0	\$16,300	\$34,600	\$50,900
0	\$201,700	\$76,500	\$278,200
1	\$218,100	\$57,400	\$275,500
1	\$162,400	\$57,400	\$219,800
1	\$149,400	\$57,400	\$206,800
0	\$1,000	\$14,700	\$15,700
1	\$234,300	\$31,600	\$265,900
0	\$7,900	\$14,700	\$22,600
0	\$12,200	\$14,700	\$26,900
1	\$173,900	\$31,600	\$205,500
1	\$205,600	\$57,400	\$263,000
1	\$182,500	\$57,400	\$239,900
0	\$0	\$57,400	\$57,400
0	\$104,600	\$53,600	\$158,200
1	\$192,800	\$57,400	\$250,200
1	\$175,800	\$57,400	\$233,200
0	\$6,300	\$11,700	\$18,000
1	\$108,600	\$14,700	\$123,300
1	\$176,600	\$31,600	\$208,200
1	\$225,000	\$31,600	\$256,600
0	\$0	\$10,900	\$10,900
1	\$179,200	\$31,600	\$210,800
0	\$39,400	\$142,300	\$181,700
1	\$154,300	\$31,600	\$185,900
0	\$0	\$31,600	\$31,600
0	\$54,900	\$67,100	\$122,000
1	\$237,900	\$31,600	\$269,500
0	\$294,500	\$29,400	\$323,900
0	\$0	\$20,700	\$20,700
1	\$213,800	\$82,100	\$295,900
1	\$228,500	\$57,400	\$285,900
1	\$179,200	\$31,600	\$210,800
0	\$29,700	\$20,700	\$50,400
1	\$192,600	\$31,600	\$224,200
1	\$207,600	\$31,600	\$239,200
1	\$138,300	\$31,600	\$169,900
1	\$263,400	\$31,600	\$295,000

0.0	TRUE	FALSE
4.2	FALSE	FALSE
5.3	FALSE	FALSE
4.8	FALSE	FALSE
3.6	FALSE	TRUE
4.6	FALSE	TRUE
2.3	FALSE	TRUE
0.5	FALSE	FALSE
3.6	FALSE	TRUE
9.5	FALSE	FALSE
24.6	FALSE	FALSE
0.0	FALSE	FALSE
5.5	FALSE	FALSE
6.4	FALSE	FALSE
8.1	FALSE	FALSE
0.0	TRUE	FALSE
0.0	TRUE	FALSE
4.2	FALSE	FALSE
32.0	FALSE	FALSE
0.0	FALSE	FALSE
4.8	FALSE	FALSE
0.0	TRUE	FALSE
3.3	FALSE	FALSE
0.0	TRUE	FALSE
0.5	FALSE	FALSE
2.6	FALSE	FALSE
3.8	FALSE	FALSE
2.8	FALSE	FALSE
2.6	FALSE	FALSE
0.1	TRUE	FALSE
7.4	FALSE	FALSE
0.5	TRUE	FALSE
0.8	FALSE	FALSE
5.5	FALSE	FALSE
3.6	FALSE	FALSE
3.2	FALSE	FALSE
0.0	TRUE	FALSE
2.0	FALSE	FALSE
3.4	FALSE	FALSE
3.1	FALSE	FALSE
0.5	TRUE	FALSE
7.4	FALSE	FALSE
5.6	FALSE	FALSE
7.1	FALSE	FALSE
0.0	TRUE	FALSE
5.7	FALSE	FALSE
0.3	FALSE	FALSE
4.9	FALSE	FALSE
0.0	TRUE	FALSE
0.8	FALSE	FALSE
7.5	FALSE	FALSE
10.0	FALSE	FALSE
0.0	TRUE	FALSE
2.6	FALSE	FALSE
4.0	FALSE	FALSE
5.7	FALSE	FALSE
1.4	FALSE	FALSE
6.1	FALSE	FALSE
6.6	FALSE	FALSE
4.4	FALSE	FALSE
8.3	FALSE	FALSE

FALSE	VACANT		0.00
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FALSE	NON-VACANT	Yes	0.00
FALSE	NON-VACANT		0.02
FALSE	NON-VACANT		0.09
FALSE	VACANT		0.00
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FALSE	NON-VACANT		0.00

0.35	0.09	0.05	0.21
0.19	0.05	0.05	0.10
0.18	0.05	0.05	0.09
0.16	0.04	0.04	0.08
0.75	0.19	0.19	0.38
0.46	0.12	0.12	0.23
0.46	0.11	0.11	0.23
0.18	0.04	0.04	0.09
0.42	0.11	0.11	0.21
0.19	0.05	0.05	0.10
2.84	0.71	0.71	1.42
0.04	0.01	0.01	0.02
0.17	0.04	0.04	0.09
0.15	0.04	0.04	0.08
0.13	0.03	0.03	0.07
0.08	0.02	0.01	0.05
0.09	0.02	0.01	0.05
0.28	0.07	0.07	0.14
5.27	1.32	1.32	2.64
0.02	0.01	0.01	0.01
0.06	0.02	0.02	0.03
0.51	0.13	0.08	0.30
0.04	0.01	0.01	0.02
0.12	0.03	0.02	0.07
0.34	0.08	0.08	0.17
0.34	0.08	0.08	0.17
0.28	0.07	0.07	0.14
0.29	0.07	0.07	0.15
0.25	0.06	0.06	0.13
0.07	0.02	0.01	0.04
0.16	0.04	0.04	0.08
0.07	0.02	0.01	0.04
0.08	0.02	0.02	0.04
0.17	0.04	0.04	0.08
0.24	0.06	0.06	0.12
0.25	0.06	0.06	0.12
0.25	0.06	0.04	0.15
0.25	0.06	0.06	0.12
0.27	0.07	0.07	0.13
0.23	0.06	0.06	0.11
0.06	0.01	0.01	0.03
0.06	0.02	0.02	0.03
0.19	0.05	0.05	0.10
0.18	0.04	0.04	0.09
0.22	0.05	0.03	0.13
0.21	0.05	0.05	0.10
0.38	0.10	0.10	0.19
0.20	0.05	0.05	0.10
0.18	0.05	0.03	0.11
0.49	0.12	0.12	0.24
0.19	0.05	0.05	0.10
0.20	0.05	0.05	0.10
0.19	0.05	0.03	0.11
0.39	0.10	0.10	0.20
0.29	0.07	0.07	0.14
0.21	0.05	0.05	0.10
0.20	0.05	0.05	0.10
0.21	0.05	0.05	0.10
0.17	0.04	0.04	0.08
0.16	0.04	0.04	0.08
0.13	0.03	0.03	0.06





88	4499.90	0.10	032801008000	251 2ND ST W
92	576.34	0.01	011296054002	0 2ND ST W
93	8860.47	0.20	011296054001	180 CENTRAL AVE
95	10263.82	0.24	011296052000	0 CARLISLE AVE
98	8474.45	0.20	011296050000	278 CENTRAL AVE
100	7608.29	0.18	011296049000	181 3RD ST W
101	8459.62	0.19	011296043000	311 CARLISLE AVE
102	11694.51	0.27	011296042001	320 CENTRAL AVE
104	3866.94	0.09	011296041000	334 CENTRAL AVE
105	8296.46	0.19	011296045000	341 CARLISLE AVE
106	7570.97	0.17	011296040000	350 CENTRAL AVE
108	7473.03	0.17	011296039000	0 CENTRAL AVE
111	7446.20	0.17	011296038000	0 CENTRAL AVE
114	15422.28	0.35	032798001002	259 4TH ST W
115	12391.37	0.28	011296027000	210 4TH ST W
117	15182.19	0.35	011296026000	0 PENNEL AVE
119	10314.08	0.24	011296028000	417 CENTRAL AVE
120	7925.75	0.18	011296025000	0 PENNEL AVE
123	10167.33	0.23	011296029000	457 CENTRAL AVE
125	5232.41	0.12	011296030000	459 CENTRAL AVE
126	7966.68	0.18	011296023000	478 PENNEL AVE
127	20507.76	0.47	011296032000	0 CARLISLE AVE
129	8499.37	0.20	011296022000	278 5TH ST W
131	6669.05	0.15	011296008000	613 CARLISLE AVE
134	11938.95	0.27	011296006000	180 6TH ST W
136	6294.02	0.14	011296005000	637 BUNKER AVE
138	5438.31	0.13	011296004000	647 BUNKER AVE
141	7051.93	0.16	011296003000	657 BUNKER AVE
147	11696.08	0.27	032798001001	361 CENTRAL AVE
148	12065.28	0.28	032798002000	261 4TH ST W
160	1307519.48	30.02	032841000000	166 RAILROAD ST
172	86131.74	1.98	032803004006	139 ROBBINS ROOST LN
173	412581.54	9.47	032803001006	138 LEONARD RD
187	728424.92	16.72	032803009000	0 LEONARD RD
191	26606.91	0.61	032778014004	122 8 HEIGHTS LN
192	8541.70	0.20	032778014005	122 6 HEIGHTS LN
195	8132.49	0.19	032778014006	122 4 HEIGHTS LN
196	8208.99	0.19	032778014007	128 HEIGHTS LN
198	10971.25	0.25	032778014018	119 HEIGHTS LN
199	13508.10	0.31	032778014003	122 9 HEIGHTS LN
200	27799.35	0.64	032778014002	120 HEIGHTS LN
203	84875.10	1.95	032778015000	0 STATE ROUTE 508
204	48030.44	1.10	032778012000	1821 STATE ROUTE 508
205	20039.38	0.46	032778003000	1819 STATE ROUTE 508
206	7852.68	0.18	032778014019	0 HEIGHTS LN
207	17089.68	0.39	011296073000	122 CARLISLE AVE
208	15232.77	0.35	011296074000	0 STATE ROUTE 508
209	9420.11	0.22	011296075000	130 7 CARLISLE AVE
210	33275.03	0.76	032778014001	111 HEIGHTS LN
211	7131.43	0.16	011296076000	130 8 CARLISLE AVE
212	8228.43	0.19	011296077000	0 CARLISLE AVE
221	7006.67	0.16	011296072000	146 CARLISLE AVE
222	7554.82	0.17	011296071000	156 CARLISLE AVE
225	8697.36	0.20	032778014017	121 HEIGHTS LN
226	33908.20	0.78	032778002000	0 2ND ST E
236	48560.69	1.12	032772002000	0 CARLISLE AVE
237	765072.96	17.56	032786001000	540 CARLISLE AVE
261	140181.01	3.22	032778001014	198 C 3RD ST E
262	80880.86	1.86	032778001013	198 D 3RD ST E
268	285350.96	6.55	032803004013	0 STATE ROUTE 508
269	1104880.97	25.37	032803004012	0 STATE ROUTE 508

18 Other Residential	single-residential	LWM	STMU
91 Residential Land - Undivided	undeveloped/vacant	LND	STMU
11 Single Unit	single-residential	RES	STMU
91 Residential Land - Undivided	undeveloped/vacant	LND	STMU
11 Single Unit	single-residential	RES	STMU
18 Other Residential	single-residential	LWM	STMU
11 Single Unit	single-residential	RES	STMU
18 Other Residential	single-residential	LWM	STMU
18 Other Residential	single-residential	LWM	STMU
12 Two-to-Four Unit	multi-residential	RES	STMU
11 Single Unit	single-residential	RES	STMU
18 Other Residential	single-residential	LWM	STMU
18 Other Residential	single-residential	LWB	STMU
18 Other Residential	single-residential	LWM	STMU
18 Other Residential	single-residential	LWM	STMU
46 Trans - Parking	trans/util	GOV	STMU
18 Other Residential	single-residential	LWM	STMU
91 Residential Land - Undivided	undeveloped/vacant	GOV	STMU
11 Single Unit	single-residential	RES	STMU
11 Single Unit	single-residential	RES	STMU
11 Single Unit	single-residential	GOV	STMU
11 Single Unit	single-residential	RES	STMU
91 Residential Land - Undivided	undeveloped/vacant	GOV	STMU
11 Single Unit	single-residential	RES	STMU
11 Single Unit	single-residential	RES	STMU
11 Single Unit	single-residential	RES	STMU
91 Residential Land - Undivided	undeveloped/vacant	LND	STMU
12 Two-to-Four Unit	multi-residential	COM	STMU
11 Single Unit	single-residential	RES	STMU
18 Other Residential	single-residential	LWM	STMU
83 Cur - Use - Ag	agriculture	AGR	STMU
11 Single Unit	single-residential	RES	STMU
11 Single Unit	single-residential	RES	STMU
91 Residential Land - Undivided	undeveloped/vacant	LND	STMU
11 Single Unit	single-residential	RES	STMU
18 Other Residential	single-residential	LWB	STMU
11 Single Unit	single-residential	RES	STMU
91 Residential Land - Undivided	undeveloped/vacant	LND	STMU
91 Residential Land - Undivided	undeveloped/vacant	LND	STMU
91 Residential Land - Undivided	undeveloped/vacant	LND	STMU
91 Residential Land - Undivided	undeveloped/vacant	LND	STMU
91 Residential Land - Undivided	undeveloped/vacant	LND	STMU
11 Single Unit	single-residential	RES	STMU
69 Service - Miscellaneous	public/quasi-public	COM	STMU
91 Residential Land - Undivided	undeveloped/vacant	LND	STMU
11 Single Unit	single-residential	RES	STMU
91 Residential Land - Undivided	undeveloped/vacant	LND	STMU
18 Other Residential	single-residential	LWM	STMU
91 Residential Land - Undivided	undeveloped/vacant	LND	STMU
18 Other Residential	single-residential	LWM	STMU
91 Residential Land - Undivided	undeveloped/vacant	LND	STMU
11 Single Unit	single-residential	RES	STMU
11 Single Unit	single-residential	RES	STMU
91 Residential Land - Undivided	undeveloped/vacant	LND	STMU
18 Other Residential	single-residential	LWB	STMU
91 Residential Land - Undivided	undeveloped/vacant	GOV	STMU
68 Service - Education	public/quasi-public	GOV	STMU
11 Single Unit	single-residential	RES	STMU
18 Other Residential	single-residential	LWM	STMU
88 Designated Forest Lnd	mining/forestry		STMU
88 Designated Forest Lnd	mining/forestry		STMU

0	\$191,600	\$29,400	\$221,000
0	\$0	\$100	\$100
1	\$254,800	\$82,100	\$336,900
0	\$0	\$66,800	\$66,800
1	\$139,700	\$82,100	\$221,800
0	\$185,500	\$29,400	\$214,900
1	\$216,700	\$31,600	\$248,300
0	\$75,200	\$53,600	\$128,800
0	\$12,500	\$29,400	\$41,900
2	\$222,300	\$31,600	\$253,900
1	\$291,800	\$31,600	\$323,400
0	\$254,900	\$30,100	\$285,000
0	\$29,000	\$31,600	\$60,600
0	\$340,100	\$76,500	\$416,600
0	\$15,200	\$53,600	\$68,800
0	\$0	\$38,100	\$38,100
0	\$93,400	\$53,600	\$147,000
0	\$0	\$23,500	\$23,500
1	\$290,100	\$82,100	\$372,200
1	\$299,000	\$31,600	\$330,600
1	\$35,100	\$23,500	\$58,600
1	\$266,100	\$82,100	\$348,200
0	\$0	\$23,500	\$23,500
1	\$168,500	\$31,600	\$200,100
1	\$270,000	\$34,600	\$304,600
1	\$411,800	\$31,600	\$443,400
0	\$0	\$31,600	\$31,600
2	\$212,000	\$24,400	\$236,400
1	\$201,900	\$57,400	\$259,300
0	\$253,300	\$53,600	\$306,900
0	\$0	\$283,700	\$283,700
1	\$564,900	\$85,500	\$650,400
1	\$276,400	\$266,000	\$542,400
0	\$0	\$143,700	\$143,700
1	\$318,300	\$105,400	\$423,700
0	\$86,500	\$31,600	\$118,100
1	\$293,700	\$31,600	\$325,300
0	\$0	\$31,600	\$31,600
0	\$0	\$57,400	\$57,400
0	\$0	\$57,400	\$57,400
0	\$0	\$50,500	\$50,500
0	\$0	\$92,700	\$92,700
1	\$246,000	\$152,300	\$398,300
0	\$12,800	\$42,700	\$55,500
0	\$0	\$31,600	\$31,600
1	\$123,300	\$82,100	\$205,400
0	\$0	\$57,400	\$57,400
0	\$259,800	\$29,000	\$288,800
0	\$0	\$57,400	\$57,400
0	\$274,500	\$29,400	\$303,900
0	\$0	\$31,600	\$31,600
1	\$199,600	\$31,600	\$231,200
1	\$249,200	\$31,600	\$280,800
0	\$0	\$31,600	\$31,600
0	\$11,100	\$105,400	\$116,500
0	\$0	\$5,000	\$5,000
0	\$5,458,700	\$267,600	\$5,726,300
1	\$296,300	\$234,200	\$530,500
0	\$333,600	\$142,300	\$475,900
0	\$0	\$22,900	\$22,900
0	\$0	\$81,000	\$81,000

6.5	FALSE	FALSE
0.0	FALSE	FALSE
3.1	FALSE	FALSE
0.0	TRUE	FALSE
1.7	FALSE	FALSE
6.3	FALSE	FALSE
6.9	FALSE	FALSE
1.4	FALSE	FALSE
0.4	FALSE	FALSE
7.0	FALSE	FALSE
9.2	FALSE	FALSE
8.5	FALSE	FALSE
0.9	FALSE	FALSE
4.4	FALSE	FALSE
0.3	FALSE	FALSE
0.0	TRUE	FALSE
1.7	FALSE	FALSE
0.0	TRUE	FALSE
3.5	FALSE	FALSE
9.5	FALSE	FALSE
1.5	FALSE	FALSE
3.2	FALSE	TRUE
0.0	TRUE	FALSE
5.3	FALSE	FALSE
7.8	FALSE	FALSE
13.0	FALSE	FALSE
0.0	TRUE	FALSE
8.7	FALSE	FALSE
3.5	FALSE	FALSE
4.7	FALSE	FALSE
0.0	TRUE	FALSE
6.6	FALSE	TRUE
1.0	FALSE	TRUE
0.0	TRUE	FALSE
3.0	FALSE	TRUE
2.7	FALSE	FALSE
9.3	FALSE	FALSE
0.0	TRUE	FALSE
0.0	TRUE	FALSE
0.0	TRUE	FALSE
0.0	TRUE	FALSE
0.0	TRUE	FALSE
1.6	FALSE	TRUE
0.3	FALSE	FALSE
0.0	TRUE	FALSE
1.5	FALSE	FALSE
0.0	TRUE	FALSE
9.0	FALSE	FALSE
0.0	TRUE	FALSE
9.3	FALSE	FALSE
0.0	TRUE	FALSE
6.3	FALSE	FALSE
7.9	FALSE	FALSE
0.0	TRUE	FALSE
0.1	FALSE	TRUE
0.0	TRUE	FALSE
20.4	FALSE	FALSE
1.3	FALSE	TRUE
2.3	FALSE	TRUE
0.0	TRUE	FALSE
0.0	TRUE	FALSE

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FALSE	NON-VACANT	0.00
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FALSE	NON-VACANT	5.73
FALSE	VACANT	5.42
FALSE	NON-VACANT	0.58
FALSE	NON-VACANT	0.15
FALSE	NON-VACANT	0.10
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FALSE	VACANT	0.25
FALSE	VACANT	0.31
FALSE	VACANT	0.64
FALSE	VACANT	1.31
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FALSE	NON-VACANT	0.01
FALSE	VACANT	0.14
FALSE	NON-VACANT	0.39
FALSE	VACANT	0.35
FALSE	NON-VACANT	0.22
FALSE	VACANT	0.73
FALSE	NON-VACANT	0.16
FALSE	VACANT	0.15
FALSE	NON-VACANT	0.11
FALSE	NON-VACANT	0.04
FALSE	VACANT	0.04
FALSE	NON-VACANT	0.45
FALSE	VACANT	0.18
FALSE	NON-VACANT Yes	0.61
FALSE	NON-VACANT	0.87
FALSE	NON-VACANT	1.17
FALSE	VACANT	3.53
FALSE	VACANT	11.09

0.10	0.03	0.03	0.05
0.01	0.00	0.00	0.01
0.20	0.05	0.05	0.10
0.24	0.06	0.04	0.14
0.20	0.05	0.05	0.10
0.18	0.04	0.04	0.09
0.19	0.05	0.05	0.10
0.27	0.07	0.07	0.13
0.09	0.02	0.02	0.04
0.19	0.05	0.05	0.10
0.17	0.04	0.04	0.09
0.17	0.04	0.04	0.09
0.17	0.04	0.04	0.09
0.35	0.09	0.09	0.18
0.28	0.07	0.07	0.14
0.35	0.09	0.05	0.21
0.24	0.06	0.06	0.12
0.18	0.05	0.03	0.11
0.23	0.06	0.06	0.12
0.12	0.03	0.03	0.06
0.18	0.05	0.05	0.09
0.47	0.12	0.12	0.24
0.20	0.05	0.03	0.12
0.15	0.04	0.04	0.08
0.27	0.07	0.07	0.14
0.14	0.04	0.04	0.07
0.13	0.03	0.02	0.08
0.16	0.04	0.04	0.08
0.27	0.07	0.07	0.13
0.28	0.07	0.07	0.14
25.28	6.32	3.79	15.17
0.27	0.07	0.07	0.13
3.74	0.94	0.94	1.87
11.30	2.83	1.70	6.78
0.03	0.01	0.01	0.02
0.05	0.01	0.01	0.02
0.08	0.02	0.02	0.04
0.14	0.04	0.02	0.09
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.64	0.16	0.10	0.39
0.68	0.17	0.17	0.34
0.45	0.11	0.11	0.23
0.04	0.01	0.01	0.03
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.04	0.01	0.01	0.02
0.00	0.00	0.00	0.00
0.04	0.01	0.01	0.02
0.05	0.01	0.01	0.02
0.13	0.03	0.03	0.07
0.16	0.04	0.02	0.10
0.32	0.08	0.08	0.16
0.93	0.23	0.14	0.56
16.95	4.24	4.24	8.48
2.34	0.59	0.59	1.17
0.69	0.17	0.17	0.34
3.02	0.75	0.45	1.81
14.28	3.57	2.14	8.57



270	872746.28	20.04	032803004014	0 STATE ROUTE 508
152	17317.69	0.40	032799007000	498 2ND ST W
153	36440.92	0.84	032801001005	0 2ND ST W
154	33786.46	0.78	032801001001	436 2ND ST W
157	40016.47	0.92	032801002001	233 CENTRAL AVE
158	20447.21	0.47	032801001008	300 2ND ST W
159	25876.21	0.59	032803003000	0 STATE ROUTE 508
161	216357.16	4.97	032840001000	314 RAILROAD ST
169	418871.23	9.62	032801004001	0 CENTRAL AVE
170	72381.49	1.66	032801004002	316 2ND ST W
175	56568.13	1.30	032803001003	0 STATE ROUTE 508
177	217900.35	5.00	032812007000	1674 STATE ROUTE 508
178	1719.89	0.04	032803010002	0 STATE ROUTE 508
179	35887.72	0.82	032803013002	1752 1 STATE ROUTE 508
180	47937.41	1.10	032803014002	1748 STATE ROUTE 508
181	13167.31	0.30	032803008000	1784 STATE ROUTE 508
184	21365.12	0.49	032804001000	1770 STATE ROUTE 508
185	59747.65	1.37	032803011000	1758 STATE ROUTE 508
186	224874.76	5.16	032803004003	1680 STATE ROUTE 508
193	7223.06	0.17	032778014013	123 4 HEIGHTS LN
194	6796.74	0.16	032778014014	123 6 HEIGHTS LN
197	8818.70	0.20	032778014012	127 HEIGHTS LN
201	24739.29	0.57	032778004000	1825 STATE ROUTE 508
215	7071.48	0.16	032778014016	123 9 HEIGHTS LN
216	9441.48	0.22	032778014015	123 8 HEIGHTS LN
217	32782.95	0.75	011296082001	244 CARLISLE AVE
218	7858.88	0.18	011296083002	151 2ND ST E
228	4398.84	0.10	011296080000	278 CARLISLE AVE
230	10971.68	0.25	032778001002	182 3RD ST E
231	14407.28	0.33	011296081000	266 CARLISLE
235	75851.88	1.74	032778001001	0 3RD ST E
243	8409.92	0.19	011296095000	340 CARLISLE AVE
244	7738.03	0.18	011296095000	340 CARLISLE AVE
251	19044.76	0.44	011296089000	446 CARLISLE AVE
252	19049.70	0.44	011296088000	0 CARLISLE AVE
255	196306.59	4.51	032778001000	0 CARLISLE AVE
257	38513.82	0.88	032778001010	199 A 3RD ST E
259	44919.87	1.03	032778001008	0 3RD ST E
260	46541.68	1.07	032778001006	198 B 3RD ST E
264	1085511.58	24.92	032780001000	0 STATE ROUTE 508
265	44112.83	1.01	032778001012	199 C 3RD ST E
271	1543.36	0.04	xxxxxx	
202	22218.86	0.51	032778010000	0 STATE ROUTE 508
213	8409.66	0.19	011296078001	166 2ND ST E
155	27237.28	0.63	032802001000	400 2ND ST W
156	12349.97	0.28	032801002002	231 CENTRAL AVE
162	16469.18	0.38	032801011001	0 2ND ST W
163	15961.12	0.37	032801011002	333 2ND ST W
164	33572.60	0.77	032802006002	133 KERR RD
165	11361.63	0.26	032802005000	166 KERR RD
166	19670.50	0.45	032801010002	167 169 WESARG RD
167	20097.13	0.46	032801009000	123 A WESARG RD
168	16275.13	0.37	032801010001	135 WESARG RD
171	45734.92	1.05	032802002000	400 2ND ST W
174	39128.75	0.90	032810003003	115 ROBBINS ROOST LN
176	18358.78	0.42	032803004008	0 STATE ROUTE 508
182	17633.65	0.41	032803010001	1772 STATE ROUTE 508
183	9835.07	0.23	032803010003	0 STATE ROUTE 508
188	7615.85	0.18	032778014008	130 HEIGHTS LN
189	7427.01	0.17	032778014009	134 HEIGHTS LN
190	9881.68	0.23	032778014010	138 HEIGHTS LN



88 Designated Forest Lnd	mining/forestry		STMU
67 Service - Governmental	public/quasi-public	COM	STMU
91 Residential Land - Undivided	undeveloped/vacant	COM	STMU
12 Two-to-Four Unit	multi-residential	RES	STMU
48 Utilities	trans/util	GOV	STMU
11 Single Unit	single-residential	RES	STMU
11 Single Unit	single-residential	RES	STI
11 Single Unit	single-residential	RES	STMU
91 Residential Land - Undivided	undeveloped/vacant	LND	STMU
15 Mobile Home Park	multi-residential	COM	STMU
48 Utilities	trans/util	GOV	STMU
24 Manufacturing - Lumber	commercial industrial	IND	STI
91 Residential Land - Undivided	undeveloped/vacant	LND	STMU
18 Other Residential	single-residential	LWM	STMU
11 Single Unit	single-residential	RES	STMU
18 Other Residential	single-residential	LWM	STMU
63 Service - Business	commercial retail	COM	STMU
11 Single Unit	single-residential	RES	STMU
24 Manufacturing - Lumber	commercial industrial	IND	STI
11 Single Unit	single-residential	RES	STMU
11 Single Unit	single-residential	RES	STMU
91 Residential Land - Undivided	undeveloped/vacant	LND	STMU
11 Single Unit	single-residential	RES	STMU
11 Single Unit	single-residential	RES	STMU
11 Single Unit	single-residential	RES	STMU
49 Trans - Other	trans/util	COM	STMU
11 Single Unit	single-residential	RES	STMU
11 Single Unit	single-residential	RES	STMU
18 Other Residential	single-residential	LWM	STMU
18 Other Residential	single-residential	LWB	STMU
13 Five-Plus Unit	multi-residential	COM	STMU
11 Single Unit	single-residential	RES	STMU
11 Single Unit	single-residential	RES	STMU
68 Service - Education	public/quasi-public	GOV	STMU
68 Service - Education	public/quasi-public	GOV	STMU
76 Park	public/quasi-public	GOV	STMU
11 Single Unit	single-residential	RES	STMU
91 Residential Land - Undivided	undeveloped/vacant	LND	STMU
11 Single Unit	single-residential	RES	STMU
91 Residential Land - Undivided	undeveloped/vacant	GOV	STMU
11 Single Unit	single-residential	RES	STMU
			STMU
18 Other Residential	single-residential	LWM	STMU
11 Single Unit	single-residential	RES	STMU
15 Mobile Home Park	multi-residential	COM	STMU
48 Utilities	trans/util	GOV	STMU
11 Single Unit	single-residential	RES	STMU
11 Single Unit	single-residential	RES	STMU
18 Other Residential	single-residential	LWM	STMU
11 Single Unit	single-residential	RES	STMU
12 Two-to-Four Unit	multi-residential	RES	STMU
18 Other Residential	single-residential	LWM	STMU
11 Single Unit	single-residential	RES	STMU
15 Mobile Home Park	multi-residential	COM	STMU
11 Single Unit	single-residential	RES	STMU
11 Single Unit	single-residential	RES	STI
58 Retail - Eating	commercial retail	COM	STMU
55 Retail - Auto	commercial retail	COM	STMU
11 Single Unit	single-residential	RES	STMU
91 Residential Land - Undivided	undeveloped/vacant	LND	STMU
91 Residential Land - Undivided	undeveloped/vacant	LND	STMU

0	\$87,200	\$104,700	\$191,900
0	\$101,400	\$7,600	\$109,000
0	\$0	\$17,900	\$17,900
4	\$542,000	\$101,500	\$643,500
0	\$130,500	\$50,100	\$180,600
1	\$183,100	\$105,400	\$288,500
1	\$127,400	\$82,100	\$209,500
1	\$447,700	\$119,400	\$567,100
0	\$0	\$234,600	\$234,600
1	\$223,600	\$59,000	\$282,600
0	\$162,800	\$43,600	\$206,400
0	\$215,400	\$183,800	\$399,200
0	\$0	\$400	\$400
0	\$12,500	\$120,400	\$132,900
1	\$348,600	\$47,000	\$395,600
0	\$47,400	\$53,600	\$101,000
0	\$317,800	\$46,900	\$364,700
1	\$292,900	\$152,300	\$445,200
0	\$125,100	\$57,900	\$183,000
1	\$301,700	\$31,600	\$333,300
1	\$353,500	\$31,600	\$385,100
0	\$0	\$31,600	\$31,600
1	\$206,500	\$105,400	\$311,900
1	\$295,200	\$31,600	\$326,800
1	\$382,500	\$57,400	\$439,900
0	\$65,400	\$65,300	\$130,700
1	\$85,900	\$31,600	\$117,500
1	\$208,800	\$31,600	\$240,400
0	\$1,000	\$53,600	\$54,600
0	\$5,300	\$82,100	\$87,400
8	\$327,500	\$159,400	\$486,900
1	\$355,600	\$82,100	\$437,700
1	\$355,600	\$82,100	\$437,700
0	\$0	\$37,500	\$37,500
0	\$0	\$37,500	\$37,500
0	\$0	\$50,300	\$50,300
1	\$386,200	\$128,800	\$515,000
0	\$0	\$128,800	\$128,800
1	\$281,500	\$152,300	\$433,800
0	\$0	\$77,300	\$77,300
1	\$216,400	\$152,300	\$368,700
0	\$0	\$0	\$0
0	\$49,000	\$32,300	\$81,300
1	\$187,100	\$31,600	\$218,700
2	\$66,800	\$35,300	\$102,100
0	\$36,300	\$24,400	\$60,700
1	\$12,900	\$82,100	\$95,000
1	\$256,700	\$82,100	\$338,800
0	\$39,400	\$142,300	\$181,700
1	\$281,600	\$57,400	\$339,000
2	\$369,300	\$82,100	\$451,400
0	\$67,900	\$76,500	\$144,400
1	\$466,600	\$82,100	\$548,700
1	\$19,400	\$43,600	\$63,000
1	\$141,800	\$50,200	\$192,000
1	\$114,200	\$28,900	\$143,100
0	\$181,000	\$59,500	\$240,500
0	\$0	\$26,700	\$26,700
1	\$300,500	\$31,600	\$332,100
0	\$0	\$31,600	\$31,600
0	\$0	\$57,400	\$57,400

0.8	FALSE	FALSE
13.3	FALSE	FALSE
0.0	TRUE	FALSE
5.3	FALSE	FALSE
2.6	FALSE	FALSE
1.7	FALSE	TRUE
1.6	FALSE	TRUE
3.7	FALSE	TRUE
0.0	TRUE	FALSE
3.8	FALSE	FALSE
3.7	FALSE	FALSE
1.2	FALSE	FALSE
0.0	FALSE	FALSE
0.1	FALSE	TRUE
7.4	FALSE	TRUE
0.9	FALSE	FALSE
6.8	FALSE	FALSE
1.9	FALSE	TRUE
2.2	FALSE	FALSE
9.5	FALSE	FALSE
11.2	FALSE	FALSE
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2.0	FALSE	TRUE
9.3	FALSE	FALSE
6.7	FALSE	FALSE
1.0	FALSE	FALSE
2.7	FALSE	FALSE
6.6	FALSE	FALSE
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0.1	TRUE	FALSE
2.1	FALSE	FALSE
4.3	FALSE	FALSE
4.3	FALSE	FALSE
0.0	TRUE	FALSE
0.0	TRUE	FALSE
0.0	TRUE	FALSE
3.0	FALSE	TRUE
0.0	TRUE	FALSE
1.8	FALSE	TRUE
0.0	TRUE	FALSE
1.4	FALSE	TRUE
0.0	FALSE	FALSE
1.5	FALSE	TRUE
5.9	FALSE	FALSE
1.9	FALSE	FALSE
1.5	FALSE	FALSE
0.2	FALSE	FALSE
3.1	FALSE	FALSE
0.3	FALSE	TRUE
4.9	FALSE	FALSE
4.5	FALSE	FALSE
0.9	FALSE	TRUE
5.7	FALSE	FALSE
0.4	FALSE	FALSE
2.8	FALSE	TRUE
4.0	FALSE	TRUE
3.0	FALSE	FALSE
0.0	TRUE	FALSE
9.5	FALSE	FALSE
0.0	TRUE	FALSE
0.0	TRUE	FALSE

FALSE	NON-VACANT	8.28
FALSE	NON-VACANT	0.00
FALSE	VACANT	0.00
FALSE	NON-VACANT	0.00
FALSE	NON-VACANT	0.00
FALSE	NON-VACANT	0.00
FALSE	NON-VACANT	0.00
FALSE	NON-VACANT	0.00
FALSE	VACANT	0.00
FALSE	NON-VACANT	0.00
FALSE	NON-VACANT Yes	0.00
FALSE	NON-VACANT	0.00
FALSE	NON-VACANT	0.00
FALSE	NON-VACANT	0.00
FALSE	NON-VACANT	0.00
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FALSE	NON-VACANT	0.00
FALSE	NON-VACANT	0.00
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FALSE	NON-VACANT	0.00
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FALSE	VACANT	0.00
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FALSE	VACANT	0.00
FALSE	NON-VACANT	0.00
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FALSE	NON-VACANT	0.00
FALSE	VACANT	0.00
FALSE	NON-VACANT	0.00
FALSE	NON-VACANT	0.08
FALSE	NON-VACANT	0.02
FALSE	NON-VACANT	0.00
FALSE	NON-VACANT	0.00
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TRUE	NON-VACANT	0.00
FALSE	NON-VACANT	0.00
FALSE	NON-VACANT	0.00
FALSE	NON-VACANT	0.00
TRUE	VACANT	0.00
FALSE	NON-VACANT	0.00
FALSE	VACANT	0.00
FALSE	VACANT	0.00

11.76	2.94	2.94	5.88
0.40	0.10	0.10	0.20
0.84	0.21	0.13	0.50
0.78	0.19	0.19	0.39
0.92	0.23	0.23	0.46
0.47	0.12	0.12	0.23
0.59	0.15	0.15	0.30
4.97	1.24	1.24	2.48
9.62	2.40	1.44	5.77
1.66	0.42	0.42	0.83
1.30	0.32	0.32	0.65
5.00	1.25	1.25	2.50
0.04	0.01	0.01	0.02
0.82	0.21	0.21	0.41
1.10	0.28	0.28	0.55
0.30	0.08	0.08	0.15
0.49	0.12	0.12	0.25
1.37	0.34	0.34	0.69
5.16	1.29	1.29	2.58
0.17	0.04	0.04	0.08
0.16	0.04	0.04	0.08
0.20	0.05	0.03	0.12
0.57	0.14	0.14	0.28
0.16	0.04	0.04	0.08
0.22	0.05	0.05	0.11
0.75	0.19	0.19	0.38
0.18	0.05	0.05	0.09
0.10	0.03	0.03	0.05
0.25	0.06	0.04	0.15
0.33	0.08	0.05	0.20
1.74	0.44	0.44	0.87
0.19	0.05	0.05	0.10
0.18	0.04	0.04	0.09
0.44	0.11	0.07	0.26
0.44	0.11	0.07	0.26
4.51	1.13	0.68	2.70
0.88	0.22	0.22	0.44
1.03	0.26	0.15	0.62
1.07	0.27	0.27	0.53
24.92	6.23	3.74	14.95
1.01	0.25	0.25	0.51
0.04	0.01	0.01	0.02
0.43	0.11	0.11	0.22
0.17	0.04	0.04	0.09
0.63	0.16	0.16	0.31
0.28	0.07	0.07	0.14
0.38	0.09	0.09	0.19
0.37	0.09	0.09	0.18
0.77	0.19	0.19	0.39
0.26	0.07	0.07	0.13
0.45	0.11	0.11	0.23
0.46	0.12	0.12	0.23
0.37	0.09	0.09	0.19
1.05	0.26	0.26	0.53
0.90	0.22	0.22	0.45
0.42	0.11	0.11	0.21
0.41	0.10	0.10	0.20
0.23	0.06	0.03	0.14
0.18	0.04	0.04	0.09
0.17	0.04	0.03	0.10
0.23	0.06	0.03	0.14



214	1445.36	0.03	011296078002	0 2ND ST E
219	2802.26	0.06	011296083003	151 2ND ST E
220	4267.40	0.10	011296083001	167 2ND ST E
223	8007.17	0.18	011296070000	178 CARLISLE AVE
224	7093.89	0.16	011296069000	188 CARLISLE AVE
227	4793.00	0.11	011296084000	0 3RD ST E
229	10080.71	0.23	011296079000	0 CARLISLE AVE
232	8113.48	0.19	011296081001	266 CARLISLE AVE
233	8159.20	0.19	011296099000	0 3RD ST E
234	33920.77	0.78	032778001005	198 A 3RD ST E
238	10906.24	0.25	011296085000	166 3RD ST E
239	33380.77	0.77	032778001016	0 3RD ST E
240	8193.56	0.19	011296097000	0 CARLISLE AVE
241	7507.70	0.17	011296097000	0 CARLISLE AVE
242	7510.06	0.17	011296096000	304 CARLISLE AVE
245	19167.86	0.44	032778008000	183 3RD ST E
246	18905.76	0.43	011296094000	0 CARLISLE AVE
247	19017.42	0.44	011296093000	0 CARLISLE AVE
248	18936.99	0.44	011296092000	0 CARLISLE AVE
249	19029.92	0.44	011296091000	0 CARLISLE AVE
250	19039.04	0.44	011296090000	0 CARLISLE AVE
253	19064.88	0.44	011296087000	0 CARLISLE AVE
254	18965.85	0.44	011296086000	0 CARLISLE AVE
256	11246.69	0.26	032778014011	142 HEIGHTS LN
258	10756.60	0.25	032778001009	0 3RD ST E
263	42557.48	0.98	032778001011	199 B 3RD ST E
266	15689.45	0.36	032803014001	1750 STATE ROUTE 508
267	26912.73	0.62	032803013001	1752 STATE ROUTE 508

91 Residential Land - Undivided	undeveloped/vacant	LND	STMU
18 Other Residential	single-residential	LWB	STMU
11 Single Unit	single-residential	RES	STMU
11 Single Unit	single-residential	RES	STMU
11 Single Unit	single-residential	RES	STMU
18 Other Residential	single-residential	LWB	STMU
69 Service - Miscellaneous	public/quasi-public	COM	STMU
52 Retail - Hardware	commercial retail	COM	STMU
18 Other Residential	single-residential	LWB	STMU
11 Single Unit	single-residential	RES	STMU
11 Single Unit	single-residential	RES	STMU
11 Single Unit	single-residential	RES	STMU
11 Single Unit	single-residential	RES	STMU
11 Single Unit	single-residential	RES	STMU
11 Single Unit	single-residential	RES	STMU
11 Single Unit	single-residential	RES	STMU
91 Residential Land - Undivided	undeveloped/vacant	GOV	STMU
68 Service - Education	public/quasi-public	GOV	STMU
68 Service - Education	public/quasi-public	GOV	STMU
68 Service - Education	public/quasi-public	GOV	STMU
68 Service - Education	public/quasi-public	GOV	STMU
68 Service - Education	public/quasi-public	GOV	STMU
68 Service - Education	public/quasi-public	GOV	STMU
91 Residential Land - Undivided	undeveloped/vacant	LND	STMU
18 Other Residential	single-residential	LWB	STMU
11 Single Unit	single-residential	RES	STMU
11 Single Unit	single-residential	RES	STMU
54 Retail - Food	commercial retail	COM	STMU



0	\$0	\$700	\$700
0	\$1,500	\$1,100	\$2,600
1	\$242,600	\$31,600	\$274,200
1	\$253,700	\$31,600	\$285,300
1	\$159,100	\$31,600	\$190,700
0	\$3,800	\$31,600	\$35,400
0	\$116,000	\$30,000	\$146,000
0	\$44,200	\$28,400	\$72,600
0	\$5,300	\$31,600	\$36,900
1	\$230,400	\$130,100	\$360,500
1	\$238,400	\$57,400	\$295,800
1	\$153,200	\$105,400	\$258,600
1	\$303,500	\$82,100	\$385,600
1	\$303,500	\$82,100	\$385,600
1	\$192,600	\$31,600	\$224,200
1	\$267,400	\$82,100	\$349,500
0	\$0	\$37,500	\$37,500
0	\$0	\$37,500	\$37,500
0	\$0	\$37,500	\$37,500
0	\$0	\$37,600	\$37,600
0	\$0	\$37,500	\$37,500
0	\$0	\$50,000	\$50,000
0	\$0	\$37,500	\$37,500
0	\$0	\$57,400	\$57,400
0	\$7,300	\$57,400	\$64,700
1	\$263,500	\$152,300	\$415,800
1	\$331,800	\$82,100	\$413,900
0	\$111,100	\$27,900	\$139,000

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1.4	TRUE	FALSE
7.7	FALSE	FALSE
8.0	FALSE	FALSE
5.0	FALSE	FALSE
0.1	TRUE	FALSE
3.9	FALSE	FALSE
1.6	FALSE	FALSE
0.2	TRUE	FALSE
1.8	FALSE	TRUE
4.2	FALSE	FALSE
1.5	FALSE	TRUE
3.7	FALSE	FALSE
3.7	FALSE	FALSE
6.1	FALSE	FALSE
3.3	FALSE	TRUE
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0.0	TRUE	FALSE
0.0	TRUE	FALSE
0.0	TRUE	FALSE
0.0	TRUE	FALSE
0.0	TRUE	FALSE
0.0	TRUE	FALSE
0.1	TRUE	FALSE
1.7	FALSE	TRUE
4.0	FALSE	FALSE
4.0	FALSE	FALSE

FALSE	NON-VACANT	0.00
FALSE	VACANT	0.00
FALSE	NON-VACANT	0.00
FALSE	NON-VACANT	0.00
FALSE	NON-VACANT	0.00
FALSE	VACANT	0.00
FALSE	NON-VACANT	0.00
FALSE	NON-VACANT	0.00
FALSE	VACANT	0.00
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FALSE	NON-VACANT	0.00
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FALSE	VACANT	0.00
FALSE	VACANT	0.00
FALSE	VACANT	0.00
FALSE	VACANT	0.00
FALSE	NON-VACANT	0.00
FALSE	NON-VACANT	0.00
FALSE	NON-VACANT	0.00

0.03	0.01	0.01	0.02
0.06	0.02	0.01	0.04
0.10	0.02	0.02	0.05
0.18	0.05	0.05	0.09
0.16	0.04	0.04	0.08
0.11	0.03	0.02	0.07
0.23	0.06	0.06	0.12
0.19	0.05	0.05	0.09
0.19	0.05	0.03	0.11
0.78	0.19	0.19	0.39
0.25	0.06	0.06	0.13
0.77	0.19	0.19	0.38
0.19	0.05	0.05	0.09
0.17	0.04	0.04	0.09
0.17	0.04	0.04	0.09
0.44	0.11	0.11	0.22
0.43	0.11	0.07	0.26
0.44	0.11	0.07	0.26
0.44	0.11	0.07	0.26
0.44	0.11	0.07	0.26
0.44	0.11	0.07	0.26
0.44	0.11	0.07	0.26
0.44	0.11	0.07	0.26
0.44	0.11	0.07	0.26
0.26	0.06	0.04	0.15
0.25	0.06	0.04	0.15
0.98	0.24	0.24	0.49
0.36	0.09	0.09	0.18
0.62	0.15	0.15	0.31



PIN	area
032812007000	3891.324158
032803004003	581.5702523
009897002000	1017.302009
032803004003	501.6175173
009898001000	1795.788131
032803004003	171.7564351
032801001007	198.4686966
11296053000	938.7
032812007000	285.1371489
032812007000	687.9176986
032801001007	904.1396823
032803004003	207.6742986
009895002000	2679.889664
009895003000	2131.438759
011296081001	2843.226109
032803013001	2213.971207
032802000000	3234.227897
032802000000	1255.098367
032812007000	11710.49432
032812007000	3185.423193
011296053000	1018.059011
032803011000	1446.647009
032804001000	1558.140319
032803004003	1424.192098
032803010001	2557.311357
032812007000	1946.522916
032812007000	8534.93487
032803013001	296.4802282
032803004009	314.0173234
032804001000	3217.860333
032803004003	2456.137212
011296063000	1970.420536
009913000000	4798.866446
032803004003	595.8018674
032812007000	1225.493606
011296051000	4595.503385
032803004003	697.2775375
032812007000	2766.596889
032801001007	13471.27582
009914001000	433.2256745
009896002000	926.1709545
032804001000	1352.907235
032803004003	6501.684869

Packwood LAMIRD

<b>Net Housing Capacity</b>	<b>Net Acreage</b>	<b>Assumption (Density)</b>	<b>Total Capacity</b>	<b>Existing Units</b>	<b>Net Capacity</b>
CBZ Central Business District	7.92	24	189	2	187
MU Mixed-Use	30.11	24	722	30	692
RVL Residential Very Low	55.53	4	222	20	202
RL Residential Low	95.95	5	479	40	439
RM Residential Medium	163.57	8	1,308	164	1,144
RH Residential High	22.32	13	290	6	284
<b>Total</b>	<b>375.40</b>	<b>78.00</b>	<b>3210.00</b>	<b>262.00</b>	<b>2948.00</b>

<b>Net Population Capacity</b>	<b>Net DU Capacity</b>	<b>AVG HH Occup Rate</b>	<b>Total Occup Units</b>	<b>AVG HH Size</b>	<b>Total Population</b>
CBZ Central Business District	187	94.5%	176	2.63	462
MU Mixed-Use	692	94.5%	653	2.63	1,717
RVL Residential Very Low	202	94.5%	190	2.63	499
RL Residential Low	439	94.5%	414	2.63	1,088
RM Residential Medium	1,144	94.5%	1,081	2.63	2,843
RH Residential High	284	94.5%	268	2.63	704
<b>Total</b>					<b>7,313</b>

<b>Net Employment Capacity</b>	<b>Net Acreage</b>	<b>Assumed FAR</b>	<b>Total Capacity (SF)</b>	<b>Net Capacity</b>	<b>Total Occupied</b>	<b>Total Emp Capacity</b>
Commercial Industrial	13.65	1.0	594,619	594,619	564,888	1,412
Commercial Retail	17.34	1.0	755,191	755,191	717,432	1,196
	30.99					2,608

## Developable Areas

Critical Areas	GIS
Future Public Uses	Data from County
Infrastructure Assumption	25%
Local Review of Parcels	Data from County
Market Adjustment (Vacant)	15%
Market Adjustment (Partially-Utilized)	25%

### Min Lot Size

CBZ - Central Business District	10,000
MU - Mixed Use	0
RVL - Residential Very Low	10,000
RL - Residential Low	7,500
RM - Residential Medium	5,000
RH - Residential High	

93rd Percentile of Jurisdiction Improvement Value

## Density Assumption

Achieved Density	
Assumed Density	Took midpoint of densities shown in Packwood
CBZ - Central Business District	24
MU - Mixed Use	24
RVL - Residential Very Low	4
RL - Residential Low	5
RM - Residential Medium	8
RH - Residential High	13
Household Size	2.63 U.S. Census Persons per Household for Pierce
Housing Occupancy Rate	94.5% 2020 Decennial Census
FAR Assumption	
CBZ - Central Business District	1.0
MU - Mixed Use	1.0
Comm Occupancy Rate Assumption	95%
Employment Density (Industrial)	400
Employment Density (Commercial)	650
Employment Density (Retail)	600

## Property Status Determination

Vacant	Improvement Value less than \$10,000 and greater than 2
Partially-Used	Single-family only. Parcel size greater than 3x min allowed
Under-utilized	Multi-family, commercial, industrial only. Single-family use

## Land Use Types

single-residential  
multi-residential  
commercial retail  
commercial industrial



d under zoning. Remove parcels with improvement value greater than 93rd percentile for jurisdiction unless first cri  
es on multi-family, commercial, or industrial parcels. Ratio between improvement value and land value less than 1.0

riteria is met  
).

OBJECTID	SIZE (SF)	SIZE (AC)	PARCEL NUM	ADDRESS	USE DESCRIPTION
43	1,230,337	28.25	035239004003	12832 US HIGHWAY 12	18 Other Residential
47	392,318	9.01	035231006000	0 US HIGHWAY 12	88 Designated Forest Lnd
57	690,468	15.85	035231001000	0 US HIGHWAY 12	64 Service - Repair
35	2,426,677	55.71	035239004001	12832 US HIGHWAY 12	91 Residential Land - Undivided
38	1,222,594	28.07	035239004002	12832 US HIGHWAY 12	24 Manufacturing - Lumber
61	652,657	14.98	035179006002	112 NORMAN WAY	67 Service - Governmental
74	19,405	0.45	035228002020	0 PATRICIA CT	12 Two-to-Four Unit
76	24,683	0.57	035228002025	0 HAYNES AVE S	91 Residential Land - Undivided
122	494,166	11.34	035228002032	0 COWLITZ AVE S	18 Other Residential
50	247,222	5.68	035183003000	12877 US HIGHWAY 12	11 Single Unit
58	79,157	1.82	035230010002	0 US HIGHWAY 12	91 Residential Land - Undivided
59	161,892	3.72	035230003000	0 US HIGHWAY 12	64 Service - Repair
62	8,665	0.20	035230006002	0 US HIGHWAY 12	48 Utilities
63	82,180	1.89	035230006002	0 US HIGHWAY 12	48 Utilities
64	34,595	0.79	035230010001	0 US HIGHWAY 12	18 Other Residential
65	26,904	0.62	035230001000	0 US HIGHWAY 12	91 Residential Land - Undivided
67	31,099	0.71	035230012000	0 RIFFE RD	18 Other Residential
68	46,116	1.06	035230009000	120 RIFFE RD	18 Other Residential
70	29,318	0.67	035230006002	0 US HIGHWAY 12	48 Utilities
72	222,350	5.10	035230007001	0 RIFFE RD	11 Single Unit
111	427,832	9.82	035179001002	0 HUNTINGTON RD	11 Single Unit
2	53,704	1.23	035248002000	119 BELCHER RD	18 Other Residential
3	52,659	1.21	035248008000	118 BELCHER RD	18 Other Residential
4	78,422	1.80	035248009000	128 BELCHER RD	18 Other Residential
5	56,962	1.31	035248000000	104 BELCHER RD	18 Other Residential
8	16,522	0.38	035248000000	104 BELCHER RD	18 Other Residential
9	71,445	1.64	035253001000	0 BLAKELY RD	91 Residential Land - Undivided
10	43,649	1.00	035248006002	0 BLAKELY RD	18 Other Residential
13	12,373	0.28	035250005000	122 BLAKELY RD	11 Single Unit
14	74,366	1.71	035253000000	108 BLAKELY RD	11 Single Unit
18	37,379	0.86	035245005000	0 US HIGHWAY 12	18 Other Residential
19	1,197,508	27.49	035245012000	0 US HIGHWAY 12	88 Designated Forest Lnd
20	228,342	5.24	035245006000	0 US HIGHWAY 12	18 Other Residential
21	47,212	1.08	035245002000	12757 US HIGHWAY 12	11 Single Unit
22	37,221	0.85	035245007000	12757 US HIGHWAY 12	11 Single Unit
23	41,162	0.95	035245003000	123 WAPITI DR	11 Single Unit
24	117,718	2.70	035250004000	126 BLAKELY RD	18 Other Residential
27	615,672	14.13	035240000000	12773 US HIGHWAY 12	11 Single Unit
28	74,009	1.70	035245013000	12782 US HIGHWAY 12	48 Utilities
29	14,702	0.34	035240002000	12795 US HIGHWAY 12	11 Single Unit
30	73,977	1.70	035240005000	0 US HIGHWAY 12	91 Residential Land - Undivided
31	97,098	2.23	035243000000	0 US HIGHWAY 12	91 Residential Land - Undivided
32	55,341	1.27	035240004000	12799 US HIGHWAY 12	91 Residential Land - Undivided
33	108,111	2.48	035240003000	12801 US HWY 12	64 Service - Repair
36	273,768	6.29	035243001000	0 US HIGHWAY 12	91 Residential Land - Undivided
37	19,861	0.46	035187005000	0 US HIGHWAY 12	11 Single Unit
41	36,409	0.84	035187008000	12860 US HIGHWAY 12	11 Single Unit
44	106,838	2.45	035187003000	12870 US HIGHWAY 12	11 Single Unit
45	18,878	0.43	035183001000	12871 US HIGHWAY 12	11 Single Unit
46	85,922	1.97	035187001003	12880 US HIGHWAY 12	16 Hotel/Motel
48	96,768	2.22	035231002000	12886 US HIGHWAY 12	18 Other Residential
56	140,298	3.22	035231003000	0 US HIGHWAY 12	67 Service - Governmental
69	24,427	0.56	035230008000	100 RIFFE RD	11 Single Unit
71	28,698	0.66	035230014000	12931 US HIGHWAY 12	69 Service - Miscellaneous
98	104,780	2.41	035220010000	0 US HIGHWAY 12	11 Single Unit
100	30,296	0.70	035218007000	108 EDMONDS RD	18 Other Residential
101	33,837	0.78	035218006000	0 EDMONDS RD	18 Other Residential
107	20,002	0.46	035228002008	126 HAYNES AVE S	91 Residential Land - Undivided
113	59,022	1.36	035221006000	0 US HIGHWAY 12	18 Other Residential
114	28,442	0.65	035221005000	0 US HIGHWAY 12	18 Other Residential

LU NAME	PROPERTY TYPE	EXISTING ZONE	FUTURE ZONE	EXISTING UNITS
single-residential	COM	STI	RH	0
mining/forestry	TMB	STI	RM	0
commercial retail	COM	STI	RH	0
undeveloped/vacant	COM	STMU	RL	0
commercial industrial	IND	STI	RM	0
public/quasi-public	GOV	STI	AX	0
multi-residential	RES	STMU	RL	2
undeveloped/vacant	LND	STMU	RL	0
single-residential	LWB	STMU	RL	0
single-residential	RES	STMU	AX	1
undeveloped/vacant	IND	STI	CBZ	0
commercial retail	COM	STI	CBZ	0
trans/util	GOV	STI	AX	0
trans/util	GOV	STI	RM	0
single-residential	LWB	STMU	MU	0
undeveloped/vacant	LND	STMU	MU	0
single-residential	LWB	STMU	RM	0
single-residential	LWM	STMU	RM	0
trans/util	GOV	STMU	RM	0
single-residential	RES	STMU	RM	1
single-residential	RES	STMU	AX	1
single-residential	STR	STMU	RL	0
single-residential	LWM	STMU	RL	0
single-residential	LWM	STMU	RL	0
single-residential	LWM	STMU	RL	0
single-residential	LWM	STMU	RL	0
undeveloped/vacant	LND	STMU	RL	0
single-residential	LWB	STMU	RL	0
single-residential	RES	STMU	RL	1
single-residential	RES	STMU	RL	1
single-residential	LWB	STMU	RL	0
mining/forestry	TMB	STMU	RL	0
single-residential	LWB	STMU	RL	0
single-residential	RES	STMU	RL	1
single-residential	RES	STMU	RL	1
single-residential	RES	STMU	RL	1
single-residential	LWM	STMU	RL	0
single-residential	RES	STMU	RL	1
trans/util	GOV	STI	RL	0
single-residential	RES	STMU	RL	1
undeveloped/vacant	LND	STMU	RL	0
undeveloped/vacant	LND	STMU	RL	0
undeveloped/vacant	LND	STMU	RL	0
commercial retail	COM	STMU	RL	0
undeveloped/vacant	LND	STMU	RL	0
single-residential	RES	STMU	RM	1
single-residential	RES	STMU	CBZ	1
single-residential	RES	STMU	CBZ	1
single-residential	RES	STMU	AX	1
multi-residential	COM	STMU	CBZ	0
single-residential	LWB	STMU	CBZ	0
public/quasi-public	GOV	STMU	CBZ	0
single-residential	RES	STMU	MU	1
public/quasi-public	GOV	STMU	MU	0
single-residential	RES	STMU	RM	1
single-residential	LWM	STMU	RM	0
single-residential	LWB	STMU	RM	0
undeveloped/vacant	LND	STMU	RM	0
single-residential	LWM	STMU	RM	0
single-residential	LWB	STMU	RM	0

EXISTING COMM SF	IMPROV VALUE	LAND VALUE	TOTAL VALUE	IMP/LAND VALUE RATIO
	\$155,000	\$225,000	\$380,000	0.7
	\$0	\$1,400	\$1,400	0.0
	\$138,300	\$92,100	\$230,400	1.5
	\$0	\$435,200	\$435,200	0.0
	\$215,500	\$694,000	\$909,500	0.3
	\$33,900	\$146,300	\$180,200	0.2
	\$478,800	\$80,000	\$558,800	6.0
	\$0	\$80,000	\$80,000	0.0
	\$5,300	\$146,800	\$152,100	0.0
	\$364,300	\$112,800	\$477,100	3.2
	\$0	\$96,700	\$96,700	0.0
	\$71,800	\$310,100	\$381,900	0.2
	\$5,400	\$12,600	\$18,000	0.4
	\$5,400	\$12,600	\$18,000	0.4
	\$5,800	\$109,400	\$115,200	0.1
	\$0	\$93,400	\$93,400	0.0
	\$32,500	\$80,000	\$112,500	0.4
	\$152,600	\$106,700	\$259,300	1.4
	\$5,400	\$12,600	\$18,000	0.4
	\$338,200	\$146,800	\$485,000	2.3
	\$224,200	\$167,400	\$391,600	1.3
	\$55,200	\$49,900	\$105,100	1.1
	\$231,800	\$55,200	\$287,000	4.2
	\$180,200	\$56,900	\$237,100	3.2
	\$39,400	\$60,000	\$99,400	0.7
	\$39,400	\$60,000	\$99,400	0.7
	\$0	\$49,700	\$49,700	0.0
	\$21,800	\$39,600	\$61,400	0.6
	\$203,100	\$18,100	\$221,200	11.2
	\$275,900	\$54,000	\$329,900	5.1
	\$32,000	\$35,300	\$67,300	0.9
	\$0	\$5,400	\$5,400	0.0
	\$27,700	\$76,000	\$103,700	0.4
	\$311,200	\$48,500	\$359,700	6.4
	\$281,800	\$43,200	\$325,000	6.5
	\$392,500	\$42,200	\$434,700	9.3
	\$164,500	\$57,500	\$222,000	2.9
	\$353,500	\$125,400	\$478,900	2.8
	\$10,700	\$41,200	\$51,900	0.3
	\$399,300	\$28,100	\$427,400	14.2
	\$0	\$50,600	\$50,600	0.0
	\$0	\$53,300	\$53,300	0.0
	\$0	\$50,100	\$50,100	0.0
	\$70,700	\$41,700	\$112,400	1.7
	\$0	\$116,800	\$116,800	0.0
	\$269,800	\$43,800	\$313,600	6.2
	\$570,500	\$63,200	\$633,700	9.0
	\$214,700	\$54,700	\$269,400	3.9
	\$100,000	\$25,100	\$125,100	4.0
	\$403,700	\$43,500	\$447,200	9.3
	\$23,100	\$55,200	\$78,300	0.4
	\$139,800	\$209,600	\$349,400	0.7
	\$360,100	\$80,000	\$440,100	4.5
	\$332,300	\$137,200	\$469,500	2.4
	\$493,700	\$146,800	\$640,500	3.4
	\$157,100	\$106,700	\$263,800	1.5
	\$12,500	\$106,700	\$119,200	0.1
	\$0	\$80,000	\$80,000	0.0
	\$373,000	\$120,100	\$493,100	3.1
	\$800	\$93,400	\$94,200	0.0

IMP VALUE > 93RD PERCENTILE	VACANT	PARTIALLY USED	UNDERUTILIZED	STATUS
	FALSE	TRUE		NON-VACANT
	TRUE	FALSE		VACANT
	FALSE	FALSE		NON-VACANT
	TRUE	FALSE		VACANT
	FALSE	FALSE		NON-VACANT
	FALSE	FALSE		NON-VACANT
	FALSE	FALSE		NON-VACANT
	TRUE	FALSE		VACANT
	TRUE	TRUE		VACANT
	FALSE	TRUE		NON-VACANT
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	FALSE	FALSE		NON-VACANT
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	TRUE	FALSE		VACANT
	FALSE	TRUE		NON-VACANT
	FALSE	TRUE		NON-VACANT
	TRUE	FALSE		VACANT
	FALSE	TRUE		NON-VACANT
	FALSE	TRUE		NON-VACANT
	FALSE	TRUE		NON-VACANT
	FALSE	TRUE		NON-VACANT
	FALSE	TRUE		NON-VACANT
	FALSE	TRUE		NON-VACANT
	FALSE	TRUE		NON-VACANT
	FALSE	FALSE		NON-VACANT
	TRUE	FALSE		VACANT
	FALSE	TRUE		NON-VACANT
	FALSE	TRUE		NON-VACANT
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	FALSE	TRUE		NON-VACANT
	FALSE	TRUE		NON-VACANT
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	FALSE	TRUE		NON-VACANT
	FALSE	TRUE		NON-VACANT
	FALSE	FALSE		NON-VACANT
	FALSE	FALSE		NON-VACANT
	FALSE	FALSE		NON-VACANT
	FALSE	FALSE		NON-VACANT
	FALSE	TRUE		NON-VACANT
	FALSE	FALSE		NON-VACANT
	FALSE	TRUE		NON-VACANT
	FALSE	TRUE		NON-VACANT
	FALSE	TRUE		NON-VACANT
	TRUE	FALSE		VACANT
	FALSE	TRUE		NON-VACANT
	TRUE	TRUE		VACANT

FUTURE PUBLIC USE	CRIT AREAS REDUC (TOTAL)	NET AREA AFTER CRIT AREAS REDUC
	3.65	24.59
	8.41	0.60
	1.72	14.13
	11.74	43.97
	0.77	27.30
Yes	9.14	5.85
	0.21	0.24
	0.16	0.41
	6.27	5.07
	0.34	5.34
	0.93	0.89
	0.59	3.12
	2.76	-2.56
	2.76	-0.87
	0.65	0.14
	0.38	0.24
	0.46	0.26
	0.58	0.48
	2.76	-2.09
	0.81	4.29
	1.54	8.29
	0.01	1.23
	0.00	1.21
	0.01	1.79
	0.03	1.28
	0.00	0.38
	0.02	1.62
	0.02	0.99
	0.03	0.26
	0.01	1.70
	0.00	0.85
	0.83	26.66
	0.07	5.17
	0.00	1.08
	0.00	0.85
	0.00	0.94
	0.05	2.65
	0.40	13.73
	0.00	1.70
	0.00	0.34
	0.00	1.70
	0.15	2.08
	0.02	1.25
	0.06	2.42
	0.18	6.10
	0.00	0.46
	0.01	0.82
	0.03	2.42
	0.00	0.43
	0.01	1.96
	0.01	2.21
	0.19	3.03
	0.01	0.56
Yes	0.00	0.66
	0.00	2.40
	0.00	0.70
	0.00	0.78
	0.00	0.46
	0.01	1.34
	0.01	0.64

INFRA REDUC	LOCAL REVIEW	MARKET REDUC	NET DEV AREA (AC)	MIN DENSITY	MAX DENSITY
6.15		6.15	12.30	1	52
0.15		0.09	0.36	1	35
3.53		3.53	7.07	1	52
10.99		6.60	26.38	1	9
6.83		6.83	13.65	1	35
1.46		1.46	2.92	1	
0.06		0.06	0.12	1	9
0.10		0.06	0.24	1	9
1.27		0.76	3.04	1	9
1.33		1.33	2.67	1	
0.22		0.13	0.53	1	
0.78		0.78	1.56	1	
-0.64		-0.38	-1.54	1	
-0.22		-0.13	-0.52	1	35
0.04		0.02	0.09	1	
0.06		0.04	0.14	1	
0.06		0.06	0.13	1	35
0.12		0.12	0.24	1	35
-0.52		-0.31	-1.25	1	35
1.07		1.07	2.15	1	35
2.07		2.07	4.14	1	
0.31		0.31	0.61	1	9
0.30		0.30	0.60	1	9
0.45		0.45	0.90	1	9
0.32		0.32	0.64	1	9
0.09		0.09	0.19	1	9
0.40		0.24	0.97	1	9
0.25		0.25	0.49	1	9
0.06		0.06	0.13	1	9
0.43		0.43	0.85	1	9
0.21		0.21	0.43	1	9
6.67		4.00	16.00	1	9
1.29		1.29	2.59	1	9
0.27		0.27	0.54	1	9
0.21		0.21	0.43	1	9
0.24		0.24	0.47	1	9
0.66		0.66	1.32	1	9
3.43		3.43	6.87	1	9
0.42		0.42	0.85	1	9
0.08		0.08	0.17	1	9
0.42		0.25	1.02	1	9
0.52		0.31	1.25	1	9
0.31		0.19	0.75	1	9
0.60		0.60	1.21	1	9
1.53		0.92	3.66	1	9
0.11		0.11	0.23	1	35
0.21		0.21	0.41	1	
0.61		0.61	1.21	1	
0.11		0.11	0.22	1	
0.49		0.49	0.98	1	
0.55		0.55	1.10	1	
0.76		0.76	1.51	1	
0.14		0.14	0.28	1	
0.16		0.16	0.33	1	
0.60		0.60	1.20	1	35
0.17		0.17	0.35	1	35
0.19		0.19	0.39	1	35
0.11		0.07	0.28	1	35
0.34		0.34	0.67	1	35
0.16		0.10	0.39	1	35



**MIN LOT SIZE**

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131	137,643	3.16	035219004000	12983 US HIGHWAY 12	74 Recreational
142	23,469	0.54	035219002000	126 TAHOMA ST W	11 Single Unit
147	11,361	0.26	035224000000	124 MAIN ST E	11 Single Unit
77	38,507	0.88	035228002021	146 HAYNES AVE S	11 Single Unit
60	2,461	0.06	035230005000	0 US HIGHWAY 12	45 Trans - Highway
103	150,098	3.45	035228001005	106 PATRICIA CT	11 Single Unit
1	21,386	0.49	035248003000	0 US HIGHWAY 12	48 Utilities
6	75,985	1.74	035249002000	12729 US HIGHWAY 12	16 Hotel/Motel
7	3,953	0.09	035249000000	12731 US HIGHWAY 12	18 Other Residential
11	35,205	0.81	035248006001	135 BLAKELY RD	11 Single Unit
12	12,241	0.28	035252000000	141 BLAKELY RD	11 Single Unit
15	47,414	1.09	035245010000	0 US HIGHWAY 12	91 Residential Land - Undivided
16	39,255	0.90	035250003000	128 BLAKELY RD	11 Single Unit
17	51,878	1.19	035245009000	12753 US HIGHWAY 12	12 Two-to-Four Unit
25	125,207	2.87	035250000000	132 BLAKELY RD	88 Designated Forest Lnd
26	82,494	1.89	035250001000	140 BLAKELY RD	11 Single Unit
34	42,654	0.98	035240001003	12813 US HIGHWAY 12	11 Single Unit
39	22,082	0.51	035187007001	12854 US HIGHWAY 12	11 Single Unit
40	19,677	0.45	035187006000	12856 US HIGHWAY 12	11 Single Unit
42	41,510	0.95	035186001000	12861 US HIGHWAY 12	18 Other Residential
49	29,390	0.68	035187001001	0 US HIGHWAY 12	91 Residential Land - Undivided
51	21,815	0.50	035183002000	12883 US HIGHWAY 12	18 Other Residential
52	14,181	0.33	035179002000	0 US HIGHWAY 12	91 Residential Land - Undivided
53	1,802	0.04	035179004001	0 US HIGHWAY 12	48 Utilities
54	6,312	0.15	035179004000	12973 US HIGHWAY 12	48 Utilities
55	6,674	0.15	035179006001	0 US HIGHWAY 12	48 Utilities
66	19,500	0.45	035230011000	0 RIFFE RD	18 Other Residential
73	81,716	1.88	035230013000	12935 US HIGHWAY 12	69 Service - Miscellaneous
75	18,867	0.43	035221003000	12956 US HIGHWAY 12	11 Single Unit
78	10,541	0.24	035228002019	0 PATRICIA CT	12 Two-to-Four Unit
79	12,022	0.28	035228002018	0 PATRICIA CT	12 Two-to-Four Unit
80	11,933	0.27	035221003001	12960 US HIGHWAY 12	11 Single Unit
81	12,743	0.29	035228002010	141 HAYNES AVE S	11 Single Unit
82	20,003	0.46	035228002011	0 HAYNES AVE S	42 Trans - Motor
83	48,595	1.12	035218005000	125 EDMONDS RD	11 Single Unit
84	148,668	3.41	035222000000	12953 US HIGHWAY 12	67 Service - Governmental
85	11,590	0.27	035228001004	12982 C US HIGHWAY 12	18 Other Residential
86	12,035	0.28	035220004001	12966 US HIGHWAY 12	11 Single Unit
87	14,611	0.34	035221000000	0 US HIGHWAY 12	18 Other Residential
88	12,776	0.29	035228002017	135 HAYNES AVE S	18 Other Residential
89	20,002	0.46	035228002007	131 HAYNES AVE S	11 Single Unit
90	9,896	0.23	035220001004	12968 US HIGHWAY 12	58 Retail - Eating
91	14,550	0.33	035218002000	12967 US HIGHWAY 12	18 Other Residential
92	3,772	0.09	035218008000	0 EDMONDS RD	45 Trans - Highway
93	14,926	0.34	035221001000	0 US HIGHWAY 12	91 Residential Land - Undivided
94	26,683	0.61	035218003000	120 EDMONDS RD	11 Single Unit
95	18,463	0.42	035218004000	126 EDMONDS RD	11 Single Unit
96	12,810	0.29	035228002012	133 HAYNES AVE S	11 Single Unit
97	20,002	0.46	035228002009	130 HAYNES AVE S	18 Other Residential
99	5,370	0.12	035220008000	0 US HIGHWAY 12	91 Residential Land - Undivided
102	64,031	1.47	035228001003	0 PATRICIA CT	91 Residential Land - Undivided
104	12,843	0.30	035228002001	129 HAYNES AVE S	11 Single Unit
105	8,227	0.19	035220003000	12984 7 US HIGHWAY 12	18 Other Residential
106	14,578	0.34	035220001003	12974 US HIGHWAY 12	59 Retail - Other
108	10,333	0.24	035220002002	12971 US HIGHWAY 12	11 Single Unit
109	21,898	0.50	035222002001	0 US HIGHWAY 12	63 Service - Business
110	12,877	0.30	035228002003	125 HAYNES AVE S	11 Single Unit
112	25,860	0.59	035220002001	12973 US HIGHWAY 12	11 Single Unit
115	75,027	1.72	035218001000	0 EDMONDS RD	11 Single Unit
116	36,002	0.83	035228002027	120 01 HAYNES AVE S	18 Other Residential
117	15,295	0.35	035222001000	12985 US HIGHWAY 12	15 Mobile Home Park

public/quasi-public	COM	STMU	RM	0
single-residential	RES	STMU	RM	1
single-residential	RES	STMU	RH	1
single-residential	RES	STMU	RL	1
trans/util	GOV	STI	AX	0
single-residential	RES	STMU	RM	1
trans/util	GOV	STMU	RL	0
multi-residential	COM	STMU	RL	0
single-residential	LWB	STMU	RL	0
single-residential	RES	STMU	RL	1
single-residential	RES	STMU	RL	1
undeveloped/vacant	LND	STMU	RL	0
single-residential	RES	STMU	RL	1
multi-residential	RES	STMU	RL	2
mining/forestry	LWB	STMU	RL	0
single-residential	RES	STMU	RL	1
single-residential	RES	STMU	RL	1
single-residential	RES	STMU	RM	1
single-residential	RES	STMU	RM	1
single-residential	LWM	STMU	RL	0
undeveloped/vacant	LND	STMU	CBZ	0
single-residential	COM	STMU	AX	0
undeveloped/vacant	LND	STMU	CBZ	0
trans/util	GOV	STI	AX	0
trans/util	GOV	STI	AX	0
trans/util	GOV	STI	AX	0
single-residential	LWM	STMU	RM	0
public/quasi-public	COM	STMU	MU	0
single-residential	STR	STMU	MU	1
multi-residential	RES	STMU	RM	2
multi-residential	RES	STMU	RM	2
single-residential	COM	STMU	MU	1
single-residential	RES	STMU	RL	1
trans/util	LND	STMU	RL	0
single-residential	RES	STMU	RM	1
public/quasi-public	GOV	STMU	MU	0
single-residential	LWB	STMU	RM	0
single-residential	RES	STMU	MU	1
single-residential	LWM	STMU	RM	0
single-residential	LWM	STMU	RL	0
single-residential	RES	STMU	RM	1
commercial retail	COM	STMU	MU	0
single-residential	STR	STMU	MU	0
trans/util	LND	STMU	RM	0
undeveloped/vacant	LND	STMU	RM	0
single-residential	RES	STMU	RM	1
single-residential	RES	STMU	AX	1
single-residential	RES	STMU	RL	1
single-residential	LWM	STMU	RM	0
undeveloped/vacant	LND	STMU	MU	0
undeveloped/vacant	LND	STMU	RM	0
single-residential	RES	STMU	RM	1
single-residential	LWB	STMU	RM	0
commercial retail	COM	STMU	MU	0
single-residential	RES	STMU	MU	1
commercial retail	COM	STMU	MU	0
single-residential	RES	STMU	RM	1
single-residential	COM	STMU	MU	1
single-residential	RES	STMU	AX	1
single-residential	LWM	STMU	RM	0
multi-residential	LND	STMU	MU	0

\$502,200	\$175,100	\$677,300	2.9
\$343,200	\$93,400	\$436,600	3.7
\$157,700	\$22,600	\$180,300	7.0
\$260,900	\$93,400	\$354,300	2.8
\$0	\$2,500	\$2,500	0.0
\$384,200	\$176,000	\$560,200	2.2
\$0	\$14,700	\$14,700	0.0
\$1,301,300	\$127,500	\$1,428,800	10.2
\$12,500	\$20,200	\$32,700	0.6
\$533,000	\$34,300	\$567,300	15.5
\$275,800	\$15,400	\$291,200	17.9
\$0	\$41,400	\$41,400	0.0
\$267,200	\$39,300	\$306,500	6.8
\$607,700	\$54,000	\$661,700	11.3
\$26,800	\$20,100	\$46,900	1.3
\$464,600	\$51,900	\$516,500	9.0
\$357,300	\$64,800	\$422,100	5.5
\$468,800	\$31,900	\$500,700	14.7
\$111,800	\$27,300	\$139,100	4.1
\$26,100	\$41,000	\$67,100	0.6
\$0	\$26,800	\$26,800	0.0
\$131,700	\$46,200	\$177,900	2.9
\$0	\$22,700	\$22,700	0.0
\$0	\$1,600	\$1,600	0.0
\$7,400	\$21,800	\$29,200	0.3
\$7,300	\$9,000	\$16,300	0.8
\$152,600	\$80,000	\$232,600	1.9
\$185,700	\$205,800	\$391,500	0.9
\$344,600	\$93,200	\$437,800	3.7
\$469,300	\$53,300	\$522,600	8.8
\$496,400	\$80,000	\$576,400	6.2
\$99,800	\$25,000	\$124,800	4.0
\$123,200	\$80,000	\$203,200	1.5
\$0	\$56,100	\$56,100	0.0
\$127,700	\$120,100	\$247,800	1.1
\$913,900	\$213,700	\$1,127,600	4.3
\$4,700	\$80,000	\$84,700	0.1
\$168,200	\$53,300	\$221,500	3.2
\$29,400	\$80,000	\$109,400	0.4
\$220,300	\$80,000	\$300,300	2.8
\$223,000	\$80,000	\$303,000	2.8
\$91,800	\$43,600	\$135,400	2.1
\$148,100	\$132,100	\$280,200	1.1
\$0	\$12,000	\$12,000	0.0
\$0	\$80,000	\$80,000	0.0
\$255,900	\$93,400	\$349,300	2.7
\$126,500	\$80,000	\$206,500	1.6
\$282,900	\$80,000	\$362,900	3.5
\$227,700	\$80,000	\$307,700	2.8
\$0	\$37,300	\$37,300	0.0
\$0	\$120,100	\$120,100	0.0
\$264,800	\$80,000	\$344,800	3.3
\$12,500	\$53,300	\$65,800	0.2
\$171,500	\$37,000	\$208,500	4.6
\$184,100	\$80,000	\$264,100	2.3
\$31,200	\$73,200	\$104,400	0.4
\$205,400	\$80,000	\$285,400	2.6
\$31,000	\$124,600	\$155,600	0.2
\$113,700	\$133,400	\$247,100	0.9
\$98,900	\$106,700	\$205,600	0.9
\$0	\$80,000	\$80,000	0.0

FALSE	FALSE	NON-VACANT
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0.01	3.15
0.01	0.53
0.00	0.26
0.24	0.64
0.06	0.00
0.03	3.42
	0.49
	1.74
	0.09
	0.81
	0.28
	1.09
	0.90
	1.19
	2.87
	1.89
	0.98
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	0.45
	0.95
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	1.12
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	0.59
	1.72
	0.83
	0.35

Yes

0.79	0.79	1.58	1	35
0.13	0.13	0.27	1	35
0.07	0.07	0.13	1	52
0.16	0.16	0.32	1	9
0.00	0.00	0.00	1	
0.85	0.85	1.71	1	35
0.12	0.07	0.29	1	9
0.44	0.44	0.87	1	9
0.02	0.02	0.05	1	9
0.20	0.20	0.40	1	9
0.07	0.07	0.14	1	9
0.27	0.16	0.65	1	9
0.23	0.23	0.45	1	9
0.30	0.30	0.60	1	9
0.72	0.72	1.44	1	9
0.47	0.47	0.95	1	9
0.24	0.24	0.49	1	9
0.13	0.13	0.25	1	35
0.11	0.11	0.23	1	35
0.24	0.24	0.48	1	9
0.17	0.10	0.41	1	
0.13	0.13	0.25	1	
0.08	0.05	0.20	1	
0.01	0.01	0.02	1	
0.04	0.02	0.09	1	
0.04	0.02	0.09	1	
0.11	0.11	0.22	1	35
0.47	0.47	0.94	1	
0.11	0.11	0.22	1	
0.06	0.06	0.12	1	35
0.07	0.07	0.14	1	35
0.07	0.07	0.14	1	
0.07	0.07	0.15	1	9
0.11	0.07	0.28	1	9
0.28	0.28	0.56	1	35
0.85	0.85	1.71	1	
0.07	0.04	0.16	1	35
0.07	0.07	0.14	1	
0.08	0.08	0.17	1	35
0.07	0.07	0.15	1	9
0.11	0.11	0.23	1	35
0.06	0.06	0.11	1	
0.08	0.08	0.17	1	
0.02	0.01	0.05	1	35
0.09	0.05	0.21	1	35
0.15	0.15	0.31	1	35
0.11	0.11	0.21	1	
0.07	0.07	0.15	1	9
0.11	0.11	0.23	1	35
0.03	0.02	0.07	1	
0.37	0.22	0.88	1	35
0.07	0.07	0.15	1	35
0.05	0.05	0.09	1	35
0.08	0.08	0.17	1	
0.06	0.06	0.12	1	
0.13	0.13	0.25	1	
0.07	0.07	0.15	1	35
0.15	0.15	0.30	1	
0.43	0.43	0.86	1	
0.21	0.21	0.41	1	35
0.09	0.05	0.21	1	

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118	4,064	0.09	035216004000	12985 US HIGHWAY 12	15 Mobile Home Park
119	12,882	0.30	035228002030	136 HAYNES AVE S	18 Other Residential
120	24,002	0.55	035228002006	116 HAYNES AVE S	11 Single Unit
121	6,654	0.15	035220007000	0 TAHOMA ST S	47 Communication
123	13,436	0.31	035228002031	134 TAHOMA ST E	18 Other Residential
124	12,978	0.30	035228002002	113 HAYNES AVE S	18 Other Residential
125	10,001	0.23	035228002004	112 HAYNES AVE S	11 Single Unit
126	10,001	0.23	035228002005	118 TAHOMA ST E	18 Other Residential
127	269,767	6.19	035226001000	12990 US HIGHWAY 12	68 Service - Education
128	20,990	0.48	035222003000	12989 US HIGHWAY 12	11 Single Unit
129	72,098	1.66	035216006000	12985 US HIGHWAY 12	15 Mobile Home Park
130	11,453	0.26	035222004000	0 TAHOMA ST W	11 Single Unit
132	5,751	0.13	011253000000	109 RAINIER AVE S	11 Single Unit
133	8,843	0.20	011260000000	125 TAHOMA ST E	18 Other Residential
134	24,239	0.56	035228002026	0 MAIN ST E	91 Residential Land - Undivided
135	13,710	0.32	011228000000	109 TAHOMA ST E	11 Single Unit
136	18,947	0.44	035228000000	137 TAHOMA ST E	11 Single Unit
137	8,211	0.19	011259000000	0 HAYES AVE S	18 Other Residential
138	10,567	0.24	011254001000	107 RAINIER AVE S	18 Other Residential
139	4,457	0.10	011227001000	104 RAINIER AVE S	11 Single Unit
140	1,869	0.04	011227000000	10912 US HIGHWAY 12	11 Single Unit
141	44,830	1.03	035228001000	0 COWLITZ AVE S	18 Other Residential
143	18,852	0.43	035228002024	142 MAIN ST E	11 Single Unit
144	18,538	0.43	035227000000	0 MAIN ST E	11 Single Unit
145	10,279	0.24	035223000000	130 MAIN ST E	11 Single Unit
146	5,621	0.13	011256000000	0 RAINIER AVE S	91 Residential Land - Undivided
148	5,130	0.12	011226000000	106 MAIN ST E	11 Single Unit
149	6,362	0.15	011257000000	112 MAIN ST E	11 Single Unit
150	11,808	0.27	035225000000	122 MAIN ST E	11 Single Unit
151	8,698	0.20	011225001000	102 MAIN ST E	11 Single Unit
262	37,368	0.86	035192000000	121 POWERHOUSE RD	11 Single Unit
161	506,932	11.64	035171000000	0 MAIN ST W	49 Trans - Other
261	49,559	1.14	035188018002	0 SNYDER RD	18 Other Residential
263	20,725	0.48	010596010000	215 SNYDER RD	11 Single Unit
264	70,904	1.63	035188010002	219 SNYDER RD	11 Single Unit
265	139,277	3.20	035188088000	0 SNYDER RD	49 Trans - Other
269	9,927	0.23	011260045000	0 POWERHOUSE RD	91 Residential Land - Undivided
271	21,842	0.50	010596006000	110 HIDEAWAY LN	18 Other Residential
272	49,798	1.14	035188024000	202 SNYDER RD	11 Single Unit
275	12,167	0.28	011260046000	0 FRANCIS ST	91 Residential Land - Undivided
276	22,318	0.51	010596007000	0 HIDEAWAY LN	18 Other Residential
284	16,801	0.39	010596008000	116 HIDEAWAY LN	18 Other Residential
285	49,479	1.14	035188015000	0 SNYDER RD	91 Residential Land - Undivided
286	73,571	1.69	035188014000	107 ROBB RD	11 Single Unit
287	40,399	0.93	010596005000	105 BURL LN	19 Vacation Home
288	26,739	0.61	011260035001	0 ROBB RD	11 Single Unit
289	12,049	0.28	011260044000	0 SNYDER RD	18 Other Residential
290	15,048	0.35	011260043000	105 FRANCIS ST	11 Single Unit
291	16,035	0.37	011260049000	102 FRANCIS ST	11 Single Unit
292	13,643	0.31	011260050000	154 SNYDER RD	11 Single Unit
293	8,449	0.19	011260038000	0 SNYDER RD	91 Residential Land - Undivided
296	24,278	0.56	035145011002	127 HIDEAWAY LN	91 Residential Land - Undivided
301	193,285	4.44	035145011020	0 HIDEAWAY LN	91 Residential Land - Undivided
156	9,105	0.21	035220006000	127 MAIN ST W	11 Single Unit
158	31,421	0.72	035188020000	0 ELK CREST RD	11 Single Unit
159	21,070	0.48	035188006000	175 POWERHOUSE RD	11 Single Unit
160	20,997	0.48	035188009000	157 POWERHOUSE RD	18 Other Residential
162	37,062	0.85	035188013006	0 ELK CREST RD	91 Residential Land - Undivided
166	72,301	1.66	035234151004	120 BEAR GRASS LN	18 Other Residential
167	44,800	1.03	035234151003	126 BEAR GRASS LN	11 Single Unit
168	29,783	0.68	035188013007	0 ELK CREST RD	91 Residential Land - Undivided

multi-residential	LND	STMU	MU	0
single-residential	LWM	STMU	RM	0
single-residential	STR	STMU	RM	1
trans/util	COM	STMU	RM	0
single-residential	LWM	STMU	RM	0
single-residential	LWB	STMU	RM	0
single-residential	RES	STMU	RM	1
single-residential	LWB	STMU	RM	0
public/quasi-public	COM	STMU	MU	0
single-residential	COM	STMU	MU	1
multi-residential	COM	STMU	RM	12
single-residential	RES	STMU	RM	1
single-residential	RES	STMU	MU	1
single-residential	LWM	STMU	MU	0
undeveloped/vacant	LND	STMU	RL	0
single-residential	RES	STMU	MU	1
single-residential	RES	STMU	RH	1
single-residential	LWM	STMU	MU	0
single-residential	LWB	STMU	MU	0
single-residential	RES	STMU	MU	1
single-residential	RES	STMU	MU	1
single-residential	LWB	STMU	RL	0
single-residential	RES	STMU	RL	1
single-residential	RES	STMU	RL	1
single-residential	RES	STMU	RH	1
undeveloped/vacant	LND	STMU	MU	0
single-residential	RES	STMU	MU	1
single-residential	RES	STMU	MU	1
single-residential	RES	STMU	RH	1
single-residential	RES	STMU	MU	1
single-residential	RES	STR-4	RM	1
trans/util	GOV	STMU	AX	0
single-residential	LWB	STR-4	RM	0
single-residential	RES	STR-4	RM	1
single-residential	RES	STR-4	RM	1
trans/util	LND	STR-4	RM	0
undeveloped/vacant	LND	STR-4	RM	0
single-residential	LWB	STR-4	RM	0
single-residential	RES	STR-4	RM	1
undeveloped/vacant	LND	STR-4	RM	0
single-residential	LWB	STR-4	RM	0
single-residential	LWM	STR-4	RM	0
undeveloped/vacant	LND	STR-4	RM	0
single-residential	STR	STR-4	RM	1
single-residential	RES	STR-4	RM	0
single-residential	RES	STR-4	RM	1
single-residential	LWB	STR-4	RM	0
single-residential	RES	STR-4	RM	1
single-residential	RES	STR-4	RM	1
single-residential	RES	STR-4	RM	1
undeveloped/vacant	LND	STR-4	RM	0
undeveloped/vacant	LND	STMU	RM	0
undeveloped/vacant	LND	STMU	RM	0
single-residential	RES	STMU	RM	1
single-residential	RES	STR-4	RM	1
single-residential	GOV	STR-4	RM	1
single-residential	LWM	STR-4	RM	0
undeveloped/vacant	LND	STR-4	RM	0
single-residential	LWB	STMU	RM	0
single-residential	RES	STMU	RM	1
undeveloped/vacant	LND	STR-4	RM	0

\$0	\$59,000	\$59,000	0.0
\$21,900	\$80,000	\$101,900	0.3
\$344,700	\$108,800	\$453,500	3.2
\$84,500	\$37,000	\$121,500	2.3
\$25,000	\$80,000	\$105,000	0.3
\$18,600	\$96,000	\$114,600	0.2
\$158,000	\$53,300	\$211,300	3.0
\$13,600	\$53,300	\$66,900	0.3
\$487,600	\$248,700	\$736,300	2.0
\$131,800	\$111,100	\$242,900	1.2
\$650,600	\$264,600	\$915,200	2.5
\$66,600	\$80,000	\$146,600	0.8
\$144,800	\$53,300	\$198,100	2.7
\$104,700	\$53,300	\$158,000	2.0
\$0	\$93,400	\$93,400	0.0
\$212,700	\$80,000	\$292,700	2.7
\$368,500	\$80,000	\$448,500	4.6
\$12,500	\$53,300	\$65,800	0.2
\$68,400	\$80,000	\$148,400	0.9
\$108,300	\$53,300	\$161,600	2.0
\$120,800	\$26,700	\$147,500	4.5
\$6,400	\$106,700	\$113,100	0.1
\$296,900	\$80,000	\$376,900	3.7
\$209,900	\$80,000	\$289,900	2.6
\$166,800	\$53,300	\$220,100	3.1
\$0	\$53,300	\$53,300	0.0
\$141,200	\$53,300	\$194,500	2.6
\$147,600	\$53,300	\$200,900	2.8
\$116,700	\$80,000	\$196,700	1.5
\$145,800	\$56,600	\$202,400	2.6
\$226,700	\$79,600	\$306,300	2.8
\$20,100	\$79,500	\$99,600	0.3
\$6,200	\$67,700	\$73,900	0.1
\$316,500	\$44,800	\$361,300	7.1
\$388,100	\$79,600	\$467,700	4.9
\$0	\$25,000	\$25,000	0.0
\$0	\$30,400	\$30,400	0.0
\$57,100	\$73,800	\$130,900	0.8
\$390,400	\$70,600	\$461,000	5.5
\$0	\$18,100	\$18,100	0.0
\$3,600	\$73,800	\$77,400	0.0
\$249,600	\$73,800	\$323,400	3.4
\$0	\$71,400	\$71,400	0.0
\$568,700	\$144,100	\$712,800	3.9
\$50,400	\$73,800	\$124,200	0.7
\$82,800	\$47,700	\$130,500	1.7
\$9,400	\$19,400	\$28,800	0.5
\$335,800	\$33,300	\$369,100	10.1
\$310,100	\$36,300	\$346,400	8.5
\$101,500	\$24,800	\$126,300	4.1
\$0	\$3,400	\$3,400	0.0
\$0	\$52,000	\$52,000	0.0
\$0	\$76,200	\$76,200	0.0
\$174,200	\$53,300	\$227,500	3.3
\$167,300	\$57,500	\$224,800	2.9
\$324,600	\$32,000	\$356,600	10.1
\$286,400	\$42,900	\$329,300	6.7
\$0	\$36,800	\$36,800	0.0
\$12,100	\$81,300	\$93,400	0.1
\$264,600	\$147,400	\$412,000	1.8
\$0	\$34,000	\$34,000	0.0

TRUE	FALSE	VACANT
FALSE	FALSE	NON-VACANT
FALSE	TRUE	NON-VACANT
FALSE	FALSE	NON-VACANT
FALSE	FALSE	NON-VACANT
FALSE	FALSE	NON-VACANT
FALSE	FALSE	NON-VACANT
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FALSE	TRUE	NON-VACANT
FALSE	TRUE	NON-VACANT
TRUE	FALSE	VACANT
FALSE	TRUE	NON-VACANT
FALSE	TRUE	NON-VACANT
TRUE	FALSE	VACANT

		0.09
		0.30
		0.55
		0.15
		0.31
		0.30
		0.23
		0.23
Yes		6.19
		0.48
		1.66
		0.26
		0.13
		0.20
		0.56
		0.32
		0.44
		0.19
		0.24
		0.10
		0.04
		1.03
		0.43
		0.43
		0.24
		0.13
		0.12
		0.15
		0.27
		0.20
	0.55	0.31
Yes	0.79	10.84
	0.24	0.90
	0.47	0.01
	1.11	0.52
	0.52	2.68
	0.17	0.06
	0.50	0.00
	0.23	0.91
	0.11	0.17
	0.51	0.00
	0.39	0.00
	0.75	0.38
	0.41	1.28
	0.78	0.14
	0.47	0.15
	0.17	0.11
	0.17	0.18
	0.14	0.23
	0.31	0.01
	0.19	0.00
	0.31	0.25
	0.01	4.43
	0.00	0.21
	0.14	0.58
	0.14	0.34
	0.06	0.42
	0.35	0.50
	0.21	1.45
	0.05	0.98
	0.42	0.26

0.02	0.01	0.06	1	
0.07	0.07	0.15	1	35
0.14	0.14	0.28	1	35
0.04	0.04	0.08	1	35
0.08	0.08	0.15	1	35
0.07	0.07	0.15	1	35
0.06	0.06	0.12	1	35
0.06	0.06	0.12	1	35
1.55	1.55	3.10	1	
0.12	0.12	0.24	1	
0.41	0.41	0.83	1	35
0.07	0.07	0.13	1	35
0.03	0.03	0.07	1	
0.05	0.05	0.10	1	
0.14	0.08	0.33	1	9
0.08	0.08	0.16	1	
0.11	0.11	0.22	1	52
0.05	0.05	0.09	1	
0.06	0.06	0.12	1	
0.03	0.03	0.05	1	
0.01	0.01	0.02	1	
0.26	0.15	0.62	1	9
0.11	0.11	0.22	1	9
0.11	0.11	0.21	1	9
0.06	0.06	0.12	1	52
0.03	0.02	0.08	1	
0.03	0.03	0.06	1	
0.04	0.04	0.07	1	
0.07	0.07	0.14	1	52
0.05	0.05	0.10	1	
0.08	0.08	0.15	1	35
2.71	2.71	5.42	1	
0.22	0.13	0.54	1	35
0.00	0.00	0.00	1	35
0.13	0.13	0.26	1	35
0.67	0.40	1.61	1	35
0.01	0.01	0.03	1	35
0.00	0.00	0.00	1	35
0.23	0.23	0.45	1	35
0.04	0.03	0.10	1	35
0.00	0.00	0.00	1	35
0.00	0.00	0.00	1	35
0.10	0.06	0.23	1	35
0.32	0.32	0.64	1	35
0.04	0.04	0.07	1	35
0.04	0.04	0.07	1	35
0.03	0.02	0.07	1	35
0.04	0.04	0.09	1	35
0.06	0.06	0.11	1	35
0.00	0.00	0.00	1	35
0.00	0.00	0.00	1	35
0.06	0.04	0.15	1	35
1.11	0.66	2.66	1	35
0.05	0.05	0.10	1	35
0.15	0.15	0.29	1	35
0.09	0.09	0.17	1	35
0.10	0.10	0.21	1	35
0.13	0.08	0.30	1	35
0.36	0.36	0.72	1	35
0.25	0.25	0.49	1	35
0.06	0.04	0.16	1	35



177	10,059	0.23	035188007000	155 POWERHOUSE RD	18 Other Residential
182	36,086	0.83	035188005006	155 6 POWERHOUSE RD	11 Single Unit
190	274,476	6.30	035219001000	0 MAIN ST W	49 Trans - Other
191	44,334	1.02	035234151002	130 BEAR GRASS LN	11 Single Unit
192	24,666	0.57	035188005003	122 ELK CREST RD	18 Other Residential
193	80,760	1.85	035188017000	252 SNYDER RD	11 Single Unit
194	34,269	0.79	035188004000	110 BIG BOBBIE RD	11 Single Unit
199	28,373	0.65	035188013004	108 BIG BOBBIE RD	11 Single Unit
200	33,825	0.78	035188013008	113 BIG BOBBIE RD	11 Single Unit
205	74,129	1.70	035234003000	324 SNYDER RD	11 Single Unit
214	43,116	0.99	035234015004	134 BEAR GRASS LN	91 Residential Land - Undivided
215	19,744	0.45	035188023000	0 POWERHOUSE RD	11 Single Unit
216	25,352	0.58	035188013003	0 ELK CREST RD	91 Residential Land - Undivided
222	162,197	3.72	035234151001	121 BEAR GRASS LN	91 Residential Land - Undivided
223	61,331	1.41	035188018004	110 ELK CREST RD	18 Other Residential
224	41,726	0.96	035234015005	144 BEAR GRASS LN	91 Residential Land - Undivided
228	22,097	0.51	035188013002	101 ELK CREST RD	11 Single Unit
233	63,887	1.47	010570024001	0 WILLAME ST W	67 Service - Governmental
236	25,595	0.59	035188012002	228 SNYDER RD	18 Other Residential
237	28,716	0.66	035188018001	0 SNYDER RD	91 Residential Land - Undivided
240	62,867	1.44	035188012001	250 SNYDER RD	11 Single Unit
241	18,657	0.43	035188008002	0 POWERHOUSE RD	11 Single Unit
243	110,501	2.54	035188008001	0 POWERHOUSE RD	11 Single Unit
246	43,085	0.99	035188018003	104 ELK CREST RD	11 Single Unit
249	7,833	0.18	011260019000	117 TUMAC ST W	11 Single Unit
251	88,207	2.03	035234014000	126 44 HIDEAWAY LN	11 Single Unit
256	23,956	0.55	035190002000	0 ROBB RD	91 Residential Land - Undivided
257	33,817	0.78	035190003001	0 POWERHOUSE RD	91 Residential Land - Undivided
259	13,511	0.31	011260031000	0 ROBB RD	18 Other Residential
260	53,499	1.23	035188001000	204 SNYDER RD	11 Single Unit
267	3,197	0.07	035188026000	0 ROBB RD	91 Residential Land - Undivided
270	20,273	0.47	011260032001	0 ROBB RD	18 Other Residential
274	37,989	0.87	011260041001	109 FRANCIS ST	11 Single Unit
278	20,272	0.47	011260034001	102 ROBB RD	11 Single Unit
280	13,508	0.31	011260042000	0 FRANCIS ST	11 Single Unit
295	20,546	0.47	035145011003	127 61 HIDEAWAY LN	91 Residential Land - Undivided
297	16,972	0.39	035145011004	112 7 BURL LN	91 Residential Land - Undivided
298	19,330	0.44	035145011009	102 BELLE LN	18 Other Residential
299	39,643	0.91	035141008000	124 BEGONIA LN	11 Single Unit
300	77,803	1.79	035115003001	180 HIDEAWAY LN	11 Single Unit
302	26,621	0.61	035145011013	112 BELLE LN	11 Single Unit
225	78,755	1.81	011031002002	110 HUNTINGTON AVE N	18 Other Residential
235	10,411	0.24	011031001000	0 HUNTINGTON AVE N	91 Residential Land - Undivided
163	12,121	0.28	035189007002	0 HUNTINGTON AVE N	91 Residential Land - Undivided
164	4,114	0.09	035189001000	0 HUNTINGTON AVE N	18 Other Residential
183	15,207	0.35	035189005000	0 HUNTINGTON AVE N	91 Residential Land - Undivided
242	83,747	1.92	035195001000	0 WILLAME ST E	91 Residential Land - Undivided
152	13,098	0.30	011258000000	114 MAIN ST E	11 Single Unit
153	7,962	0.18	011220000000	13006 US HIGHWAY 12	59 Retail - Other
154	63,256	1.45	035216005000	109 MAIN ST W	67 Service - Governmental
155	99,725	2.29	035216006000	12985 US HIGHWAY 12	15 Mobile Home Park
157	12,990	0.30	035219003000	0 MAIN ST W	18 Other Residential
165	7,962	0.18	011031008002	102 HUNTINGTON AVE N	11 Single Unit
169	12,455	0.29	011240001003	105 MAIN ST E	51 Wholesale
170	13,439	0.31	011250000000	117 MAIN ST E	18 Other Residential
171	11,012	0.25	011247002000	113 MAIN ST E	11 Single Unit
172	2,137	0.05	011244000000	0 MAIN ST E	52 Retail - Hardware
173	4,430	0.10	011232001000	0 SMITH RD	61 Service - Finance
174	1,560	0.04	011240001001	0 US HIGHWAY 12	91 Residential Land - Undivided
175	8,226	0.19	011260007000	116 MAIN ST W	11 Single Unit
176	18,410	0.42	011260001000	0 MAIN ST W	16 Hotel/Motel



single-residential	LWB	STR-4	RM	0
single-residential	STR	STR-4	RM	1
trans/util	GOV	STMU	AX	0
single-residential	RES	STMU	RM	1
single-residential	LWB	STR-4	RM	0
single-residential	STR	STR-4	RM	1
single-residential	RES	STR-4	RM	1
single-residential	RES	STR-4	RM	1
single-residential	RES	STR-4	RM	1
single-residential	RES	STMU	RM	1
undeveloped/vacant	LND	STMU	RM	0
single-residential	RES	STR-4	RM	1
undeveloped/vacant	LND	STR-4	RM	0
undeveloped/vacant	LND	STMU	RM	0
single-residential	LWM	STR-4	RM	0
undeveloped/vacant	LND	STMU	RM	0
single-residential	RES	STR-4	RM	1
public/quasi-public	GOV	STMU	AX	0
single-residential	LWM	STR-4	RM	0
undeveloped/vacant	LND	STR-4	RM	0
single-residential	STR	STR-4	RM	1
single-residential	RES	STR-4	RM	1
single-residential	RES	STR-4	RM	1
single-residential	RES	STR-4	RM	1
single-residential	RES	STMU	AX	1
single-residential	RES	STMU	RM	1
undeveloped/vacant	LND	STR-4	RM	0
undeveloped/vacant	LND	STR-4	RM	0
single-residential	LWM	STR-4	RM	0
single-residential	RES	STR-4	RM	1
undeveloped/vacant	LND	STR-4	RM	0
single-residential	LWB	STR-4	RM	0
single-residential	RES	STR-4	RM	1
single-residential	RES	STR-4	RM	1
single-residential	RES	STR-4	RM	1
undeveloped/vacant	LND	STMU	RM	0
undeveloped/vacant	LND	STMU	RM	0
single-residential	LWB	STMU	RM	0
single-residential	RES	STMU	RM	1
single-residential	RES	STMU	RM	1
single-residential	RES	STMU	RM	1
single-residential	LWM	STMU	RM	0
undeveloped/vacant	LND	STMU	RM	0
undeveloped/vacant	LND	STMU	RM	0
single-residential	LWB	STMU	RM	0
undeveloped/vacant	LND	STMU	RM	0
undeveloped/vacant	LND	STMU	RM	0
single-residential	RES	STMU	MU	1
commercial retail	COM	STMU	MU	0
public/quasi-public	GOV	STMU	MU	0
multi-residential	COM	STMU	RM	0
single-residential	LWM	STMU	RM	0
single-residential	RES	STMU	RM	1
commercial retail	COM	STMU	MU	0
single-residential	LWM	STMU	MU	0
single-residential	RES	STMU	MU	1
commercial retail	COM	STMU	MU	0
commercial retail	COM	STMU	MU	0
undeveloped/vacant	COM	STMU	MU	0
single-residential	RES	STMU	MU	1
multi-residential	COM	STMU	MU	0

\$21,400	\$23,700	\$45,100	0.9
\$300,900	\$69,100	\$370,000	4.4
\$59,100	\$58,500	\$117,600	1.0
\$751,600	\$147,400	\$899,000	5.1
\$29,700	\$54,900	\$84,600	0.5
\$360,100	\$96,600	\$456,700	3.7
\$243,600	\$81,400	\$325,000	3.0
\$150,700	\$77,000	\$227,700	2.0
\$408,500	\$94,300	\$502,800	4.3
\$495,300	\$86,800	\$582,100	5.7
\$0	\$134,000	\$134,000	0.0
\$169,500	\$47,700	\$217,200	3.6
\$0	\$49,300	\$49,300	0.0
\$0	\$154,200	\$154,200	0.0
\$160,600	\$78,800	\$239,400	2.0
\$0	\$134,000	\$134,000	0.0
\$322,800	\$44,100	\$366,900	7.3
\$0	\$90,000	\$90,000	0.0
\$277,100	\$54,700	\$331,800	5.1
\$0	\$54,900	\$54,900	0.0
\$586,900	\$137,300	\$724,200	4.3
\$300,400	\$40,100	\$340,500	7.5
\$510,900	\$91,200	\$602,100	5.6
\$376,300	\$62,100	\$438,400	6.1
\$240,300	\$53,300	\$293,600	4.5
\$178,500	\$86,500	\$265,000	2.1
\$0	\$28,600	\$28,600	0.0
\$0	\$32,500	\$32,500	0.0
\$176,500	\$37,300	\$213,800	4.7
\$459,900	\$71,800	\$531,700	6.4
\$0	\$800	\$800	0.0
\$42,600	\$42,900	\$85,500	1.0
\$341,200	\$49,300	\$390,500	6.9
\$296,900	\$42,900	\$339,800	6.9
\$212,200	\$30,400	\$242,600	7.0
\$0	\$45,000	\$45,000	0.0
\$0	\$73,800	\$73,800	0.0
\$20,000	\$93,800	\$113,800	0.2
\$292,100	\$61,400	\$353,500	4.8
\$195,800	\$86,600	\$282,400	2.3
\$287,000	\$93,800	\$380,800	3.1
\$305,100	\$133,400	\$438,500	2.3
\$0	\$56,100	\$56,100	0.0
\$0	\$56,100	\$56,100	0.0
\$3,900	\$37,300	\$41,200	0.1
\$0	\$56,100	\$56,100	0.0
\$0	\$146,800	\$146,800	0.0
\$227,300	\$80,000	\$307,300	2.8
\$135,700	\$47,900	\$183,600	2.8
\$138,700	\$198,600	\$337,300	0.7
\$650,600	\$264,600	\$915,200	2.5
\$367,900	\$80,000	\$447,900	4.6
\$427,100	\$53,300	\$480,400	8.0
\$128,400	\$63,800	\$192,200	2.0
\$398,200	\$80,000	\$478,200	5.0
\$264,700	\$80,000	\$344,700	3.3
\$110,700	\$15,000	\$125,700	7.4
\$316,600	\$39,200	\$355,800	8.1
\$3,300	\$11,500	\$14,800	0.3
\$246,700	\$53,300	\$300,000	4.6
\$465,700	\$79,800	\$545,500	5.8



	0.06	0.17
	0.19	0.64
	0.00	6.30
	0.12	0.90
	0.14	0.42
	0.69	1.16
	0.08	0.71
	0.02	0.63
	0.23	0.55
	0.31	1.39
	0.15	0.84
	0.13	0.32
	0.01	0.57
	0.44	3.28
	0.19	1.21
	0.11	0.85
	0.04	0.47
	0.00	1.47
	0.17	0.41
	0.03	0.63
	0.65	0.79
	0.04	0.38
	0.41	2.13
	0.18	0.80
	0.00	0.18
	0.32	1.70
	0.02	0.53
	0.12	0.65
	0.05	0.26
	0.04	1.19
	0.00	0.07
	0.17	0.29
	0.17	0.70
	0.08	0.39
	0.04	0.27
	0.08	0.40
	0.03	0.36
	0.00	0.44
	0.17	0.74
	0.02	1.77
	0.09	0.52
	1.45	0.36
	0.24	0.00
	0.25	0.02
	0.00	0.09
	0.29	0.06
	0.84	1.08
		0.30
		0.18
Yes		1.45
		2.29
		0.30
		0.18
		0.29
		0.31
		0.25
		0.05
		0.10
		0.04
		0.19
		0.42

0.04	0.04	0.09	1	35
0.16	0.16	0.32	1	35
1.58	1.58	3.15	1	
0.23	0.23	0.45	1	35
0.11	0.11	0.21	1	35
0.29	0.29	0.58	1	35
0.18	0.18	0.35	1	35
0.16	0.16	0.31	1	35
0.14	0.14	0.28	1	35
0.35	0.35	0.70	1	35
0.21	0.13	0.51	1	35
0.08	0.08	0.16	1	35
0.14	0.09	0.34	1	35
0.82	0.49	1.97	1	35
0.30	0.30	0.61	1	35
0.21	0.13	0.51	1	35
0.12	0.12	0.23	1	35
0.37	0.22	0.88	1	
0.10	0.10	0.21	1	35
0.16	0.09	0.38	1	35
0.20	0.20	0.40	1	35
0.10	0.10	0.19	1	35
0.53	0.53	1.06	1	35
0.20	0.20	0.40	1	35
0.04	0.04	0.09	1	
0.43	0.43	0.85	1	35
0.13	0.08	0.32	1	35
0.16	0.10	0.39	1	35
0.06	0.06	0.13	1	35
0.30	0.30	0.60	1	35
0.02	0.01	0.04	1	35
0.07	0.07	0.15	1	35
0.17	0.17	0.35	1	35
0.10	0.10	0.19	1	35
0.07	0.07	0.13	1	35
0.10	0.06	0.24	1	35
0.09	0.05	0.21	1	35
0.11	0.11	0.22	1	35
0.19	0.19	0.37	1	35
0.44	0.44	0.88	1	35
0.13	0.13	0.26	1	35
0.09	0.09	0.18	1	35
0.00	0.00	0.00	1	35
0.01	0.00	0.01	1	35
0.02	0.01	0.06	1	35
0.01	0.01	0.03	1	35
0.27	0.16	0.65	1	35
0.08	0.08	0.15	1	
0.05	0.05	0.09	1	
0.36	0.36	0.73	1	
0.57	0.57	1.14	1	35
0.07	0.07	0.15	1	35
0.05	0.05	0.09	1	35
0.07	0.07	0.14	1	
0.08	0.08	0.15	1	
0.06	0.06	0.13	1	
0.01	0.01	0.02	1	
0.03	0.03	0.05	1	
0.01	0.01	0.02	1	
0.05	0.05	0.09	1	
0.11	0.11	0.21	1	



178	7,914	0.18	011260008000	0 MAIN ST W	91 Residential Land - Undivided
179	17,933	0.41	011260002000	0 MAIN ST W	91 Residential Land - Undivided
180	7,961	0.18	011260009000	120 MAIN ST W	11 Single Unit
181	7,745	0.18	011260010000	124 MAIN ST W	11 Single Unit
184	11,981	0.28	010570035000	0 MAIN ST W	91 Residential Land - Undivided
185	10,539	0.24	010570036000	103 DIXON AVE N	11 Single Unit
186	15,596	0.36	011031008001	0 HUNTINGTON AVE N	18 Other Residential
187	3,809	0.09	011235000000	0 US HIGHWAY 12	58 Retail - Eating
188	6,950	0.16	011243002000	104 RAINIER AVE N	52 Retail - Hardware
189	4,205	0.10	011241000000	13016 US HIGHWAY 12	58 Retail - Eating
195	5,638	0.13	011231000000	0 US HIGHWAY 12	64 Service - Repair
196	11,144	0.26	011260006001	107 SMITH RD	11 Single Unit
197	8,243	0.19	011260014000	107 TATOOSH AVE N	11 Single Unit
198	20,667	0.47	035195004000	138 WILLAME ST E	11 Single Unit
201	20,018	0.46	011252000000	107 HAYES AVE N	18 Other Residential
202	11,435	0.26	011243001000	0 RAINIER AVE N	59 Retail - Other
203	5,121	0.12	011242000000	13020 US HIGHWAY 12	56 Retail - Apparel
204	5,944	0.14	011230000000	0 US HIGHWAY 12	64 Service - Repair
206	7,320	0.17	011260005000	109 SMITH RD	11 Single Unit
207	17,749	0.41	011260003000	117 TATOOSH AVE N	11 Single Unit
208	8,166	0.19	011260013000	109 TATOOSH AVE N	11 Single Unit
209	8,074	0.19	011260012000	0 WILLAME ST W	91 Residential Land - Undivided
210	7,712	0.18	011260011000	129 WILLAME ST W	11 Single Unit
211	21,840	0.50	010570037001	135 WILLAME ST W	11 Single Unit
212	94,193	2.16	010570039002	0 MAIN ST W	67 Service - Governmental
213	12,978	0.30	010570027000	155 WILLAME ST W	11 Single Unit
217	10,553	0.24	035206000000	115 WILLAME ST E	18 Other Residential
218	16,043	0.37	035207000000	111 WILLAME ST E	11 Single Unit
219	9,083	0.21	035208000000	13028 US HIGHWAY 12	58 Retail - Eating
220	7,686	0.18	011260016000	113 TATOOSH AVE N	12 Two-to-Four Unit
221	8,269	0.19	011260026000	116 WILLAME ST W	11 Single Unit
226	4,436	0.10	035213002000	0 US HIGHWAY 12	91 Residential Land - Undivided
227	15,579	0.36	011260024001	111 SMITH RD	67 Service - Governmental
229	8,031	0.18	011260017000	0 WILLAME ST W	18 Other Residential
230	8,520	0.20	011260027000	114 TATOOSH AVE N	11 Single Unit
231	7,664	0.18	011260018000	0 DIXON AVE N	11 Single Unit
232	9,290	0.21	011260015000	115 TATOOSH AVE N	12 Two-to-Four Unit
234	24,875	0.57	010570026001	152 WILLAME ST W	11 Single Unit
238	9,361	0.22	011260028000	118 TATOOSH AVE N	11 Single Unit
239	9,076	0.21	011260023002	0 TATOOSH AVE N	18 Other Residential
244	12,099	0.28	011260030000	101 COMBS RD	18 Other Residential
245	8,845	0.20	011260029000	103 TUMAC ST W	11 Single Unit
247	8,634	0.20	011260023001	108 TUMAC ST W	11 Single Unit
248	8,368	0.19	011260021000	0 TUMAC ST W	18 Other Residential
250	51,285	1.18	010570018001	0 TUMAC ST W	67 Service - Governmental
252	9,816	0.23	010570013000	135 TUMAC ST W	11 Single Unit
253	9,740	0.22	010570012000	0 TUMAC ST W	91 Residential Land - Undivided
254	13,345	0.31	010570011000	0 TUMAC ST W	11 Single Unit
255	694	0.02	035215004000	0 COMBS RD	61 Service - Finance
258	2,775	0.06	035215002000	0 COMBS RD	91 Residential Land - Undivided
266	15,429	0.35	035215001001	131 SMITH RD	61 Service - Finance
268	17,930	0.41	035215001003	106 COMBS RD	61 Service - Finance
273	26,258	0.60	035215006001	144 TUMAC ST W	11 Single Unit
277	12,788	0.29	035213001000	123 SMITH RD	11 Single Unit
279	15,237	0.35	035215001002	133 SMITH RD	91 Residential Land - Undivided
281	45,897	1.05	035215001004	110 COMBS RD	61 Service - Finance
282	5,442	0.13	035215003000	0 COMBS RD	91 Residential Land - Undivided
283	11,813	0.27	035210001000	0 US HIGHWAY 12	53 Retail - General Mrchds
294	23,602	0.54	035217001003	134 COMBS RD	11 Single Unit
307	19,587	0.45	011260060000	125 SHADY ACRES RD	11 Single Unit
311	16,398	0.38	011260060001	0 SHADY ACRES RD	11 Single Unit

undeveloped/vacant	LND	STMU	MU	0
undeveloped/vacant	COM	STMU	MU	0
single-residential	RES	STMU	MU	1
single-residential	STR	STMU	MU	1
undeveloped/vacant	LND	STMU	AX	0
single-residential	RES	STMU	AX	1
single-residential	LWB	STMU	RM	0
commercial retail	COM	STMU	MU	0
commercial retail	COM	STMU	MU	0
commercial retail	COM	STMU	MU	0
commercial retail	COM	STMU	MU	0
single-residential	RES	STMU	MU	1
single-residential	RES	STMU	MU	1
single-residential	STR	STMU	RL	1
single-residential	LWM	STMU	MU	0
commercial retail	COM	STMU	MU	0
commercial retail	COM	STMU	MU	0
commercial retail	COM	STMU	MU	0
single-residential	STR	STMU	MU	1
single-residential	RES	STMU	MU	1
single-residential	RES	STMU	MU	1
undeveloped/vacant	LND	STMU	AX	0
single-residential	RES	STMU	AX	1
single-residential	RES	STMU	AX	1
public/quasi-public	GOV	STMU	AX	0
single-residential	RES	STMU	AX	1
single-residential	LWB	STMU	MU	0
single-residential	RES	STMU	MU	1
commercial retail	COM	STMU	MU	0
multi-residential	RES	STMU	RL	2
single-residential	RES	STMU	RL	1
undeveloped/vacant	COM	STMU	MU	0
public/quasi-public	COM	STMU	MU	0
single-residential	LWB	STMU	AX	0
single-residential	RES	STMU	RL	1
single-residential	RES	STMU	AX	1
multi-residential	STR	STMU	RL	2
single-residential	RES	STMU	AX	1
single-residential	RES	STMU	RL	1
single-residential	LWB	STMU	RL	0
single-residential	LWB	STMU	MU	0
single-residential	RES	STMU	RL	1
single-residential	RES	STMU	RL	1
single-residential	LWB	STMU	AX	0
public/quasi-public	GOV	STMU	AX	0
single-residential	RES	STMU	AX	1
undeveloped/vacant	LND	STMU	AX	0
single-residential	RES	STMU	AX	1
commercial retail	GOV	STMU	RL	0
undeveloped/vacant	LND	STMU	RL	0
commercial retail	COM	STMU	RL	0
commercial retail	COM	STMU	RM	0
single-residential	RES	STMU	AX	1
single-residential	RES	STMU	MU	1
undeveloped/vacant	COM	STMU	RM	0
commercial retail	COM	STMU	RM	0
undeveloped/vacant	LND	STMU	RM	0
commercial retail	COM	STMU	MU	0
single-residential	RES	STMU	RM	1
single-residential	RES	RDD-5	RVL	1
single-residential	RES	RDD-5	RVL	1



\$0	\$53,300	\$53,300	0.0
\$0	\$74,800	\$74,800	0.0
\$246,500	\$53,300	\$299,800	4.6
\$431,800	\$52,100	\$483,900	8.3
\$0	\$40,100	\$40,100	0.0
\$427,400	\$40,100	\$467,500	10.7
\$12,500	\$96,000	\$108,500	0.1
\$53,200	\$26,900	\$80,100	2.0
\$315,000	\$36,000	\$351,000	8.8
\$240,100	\$20,000	\$260,100	12.0
\$17,400	\$13,700	\$31,100	1.3
\$250,400	\$53,300	\$303,700	4.7
\$326,100	\$53,300	\$379,400	6.1
\$357,200	\$93,200	\$450,400	3.8
\$281,300	\$80,000	\$361,300	3.5
\$6,400	\$46,100	\$52,500	0.1
\$166,500	\$40,300	\$206,800	4.1
\$60,300	\$14,400	\$74,700	4.2
\$137,600	\$52,100	\$189,700	2.6
\$301,300	\$80,000	\$381,300	3.8
\$258,000	\$53,300	\$311,300	4.8
\$0	\$53,300	\$53,300	0.0
\$286,300	\$53,300	\$339,600	5.4
\$220,700	\$80,000	\$300,700	2.8
\$0	\$110,000	\$110,000	0.0
\$304,500	\$80,000	\$384,500	3.8
\$30,300	\$53,300	\$83,600	0.6
\$180,200	\$80,000	\$260,200	2.3
\$374,400	\$32,700	\$407,100	11.4
\$156,100	\$53,300	\$209,400	2.9
\$180,600	\$53,300	\$233,900	3.4
\$0	\$21,000	\$21,000	0.0
\$200,700	\$70,300	\$271,000	2.9
\$4,700	\$53,300	\$58,000	0.1
\$165,500	\$53,300	\$218,800	3.1
\$210,500	\$53,300	\$263,800	3.9
\$172,900	\$62,100	\$235,000	2.8
\$218,400	\$93,400	\$311,800	2.3
\$270,600	\$53,300	\$323,900	5.1
\$11,900	\$53,300	\$65,200	0.2
\$12,500	\$80,000	\$92,500	0.2
\$296,400	\$53,300	\$349,700	5.6
\$227,300	\$53,300	\$280,600	4.3
\$6,600	\$53,300	\$59,900	0.1
\$0	\$100,800	\$100,800	0.0
\$309,700	\$53,300	\$363,000	5.8
\$0	\$53,300	\$53,300	0.0
\$324,400	\$80,000	\$404,400	4.1
\$0	\$4,500	\$4,500	0.0
\$0	\$11,700	\$11,700	0.0
\$0	\$59,200	\$59,200	0.0
\$83,500	\$54,000	\$137,500	1.5
\$312,800	\$93,400	\$406,200	3.3
\$166,700	\$80,000	\$246,700	2.1
\$0	\$59,200	\$59,200	0.0
\$4,200	\$81,000	\$85,200	0.1
\$0	\$7,300	\$7,300	0.0
\$145,200	\$63,200	\$208,400	2.3
\$217,400	\$93,400	\$310,800	2.3
\$158,600	\$24,200	\$182,800	6.6
\$216,200	\$38,600	\$254,800	5.6

TRUE	FALSE	VACANT
TRUE	FALSE	VACANT
FALSE	TRUE	NON-VACANT
FALSE	TRUE	NON-VACANT
TRUE	FALSE	VACANT
FALSE	TRUE	NON-VACANT
FALSE	TRUE	NON-VACANT
FALSE	FALSE	NON-VACANT
FALSE	FALSE	NON-VACANT
FALSE	FALSE	NON-VACANT
FALSE	FALSE	NON-VACANT
FALSE	TRUE	NON-VACANT
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TRUE	FALSE	VACANT
TRUE	FALSE	VACANT
TRUE	FALSE	VACANT
FALSE	FALSE	NON-VACANT
FALSE	TRUE	NON-VACANT
FALSE	FALSE	NON-VACANT
FALSE	FALSE	NON-VACANT

Yes

0.45  
0.34

0.18  
0.41  
0.18  
0.18  
0.28  
0.24  
0.36  
0.09  
0.16  
0.10  
0.13  
0.26  
0.19  
0.47  
0.46  
0.26  
0.12  
0.14  
0.17  
0.41  
0.19  
0.19  
0.18  
0.50  
2.16  
0.30  
0.24  
0.37  
0.21  
0.18  
0.19  
0.10  
0.36  
0.18  
0.20  
0.18  
0.21  
0.57  
0.22  
0.21  
0.28  
0.20  
0.20  
0.19  
1.18  
0.23  
0.22  
0.31  
0.02  
0.06  
0.35  
0.41  
0.60  
0.29  
0.35  
1.05  
0.13  
0.27  
0.54  
0.00  
0.04

0.05	0.03	0.11	1	
0.10	0.06	0.25	1	
0.05	0.05	0.09	1	
0.04	0.04	0.09	1	
0.07	0.04	0.17	1	
0.06	0.06	0.12	1	
0.09	0.09	0.18	1	35
0.02	0.02	0.04	1	
0.04	0.04	0.08	1	
0.02	0.02	0.05	1	
0.03	0.03	0.06	1	
0.06	0.06	0.13	1	
0.05	0.05	0.09	1	
0.12	0.12	0.24	1	9
0.12	0.12	0.23	1	
0.07	0.04	0.16	1	
0.03	0.03	0.06	1	
0.03	0.03	0.07	1	
0.04	0.04	0.08	1	
0.10	0.10	0.20	1	
0.05	0.05	0.09	1	
0.05	0.03	0.11	1	
0.04	0.04	0.09	1	
0.13	0.13	0.25	1	
0.54	0.32	1.30	1	
0.07	0.07	0.15	1	
0.06	0.06	0.12	1	
0.09	0.09	0.18	1	
0.05	0.05	0.10	1	
0.04	0.04	0.09	1	9
0.05	0.05	0.10	1	9
0.03	0.02	0.06	1	
0.09	0.09	0.18	1	
0.05	0.03	0.11	1	
0.05	0.05	0.10	1	9
0.04	0.04	0.09	1	
0.05	0.05	0.11	1	9
0.14	0.14	0.29	1	
0.05	0.05	0.11	1	9
0.05	0.05	0.10	1	9
0.07	0.07	0.14	1	
0.05	0.05	0.10	1	9
0.05	0.05	0.10	1	9
0.05	0.03	0.12	1	
0.29	0.18	0.71	1	
0.06	0.06	0.11	1	
0.06	0.03	0.13	1	
0.08	0.08	0.15	1	
0.00	0.00	0.01	1	9
0.02	0.01	0.04	1	9
0.09	0.05	0.21	1	9
0.10	0.10	0.21	1	35
0.15	0.15	0.30	1	
0.07	0.07	0.15	1	
0.09	0.05	0.21	1	35
0.26	0.16	0.63	1	35
0.03	0.02	0.08	1	35
0.07	0.07	0.14	1	
0.14	0.14	0.27	1	35
0.00	0.00	0.00	1	9
0.01	0.01	0.02	1	9

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314	27,335	0.63	011260061000	119 SHADY ACRES RD	11 Single Unit
318	45,158	1.04	011260062001	111 SHADY ACRES RD	11 Single Unit
321	44,030	1.01	011260064001	223 SKATE CREEK RD S	11 Single Unit
348	34,800	0.80	035129004000	139 TURNER RD	18 Other Residential
474	222,520	5.11	035130012002	123 TURNER RD	11 Single Unit
478	50,497	1.16	035146001000	216 SKATE CREEK RD S	11 Single Unit
488	37,760	0.87	035146002000	122 ALDER ST	91 Residential Land - Undivided
530	318,209	7.31	035230018001	0 RIFFE RD	88 Designated Forest Lnd
539	38,212	0.88	035192000000	121 POWERHOUSE RD	11 Single Unit
540	9,821	0.23	035192001000	0 POWERHOUSE RD	91 Residential Land - Undivided
590	340,992	7.83	035191001002	134 SNYDER RD	11 Single Unit
591	131,794	3.03	035191001001	0 HUNTINGTON AVE N	91 Residential Land - Undivided
350	29,469	0.68	035129009000	141 18 TURNER RD	18 Other Residential
352	27,601	0.63	035129002000	141 TURNER RD	11 Single Unit
354	32,971	0.76	035129006000	147 TURNER RD	18 Other Residential
355	153,197	3.52	035121002004	140 TURNER RD	91 Residential Land - Undivided
401	17,030	0.39	010125179000	117 ALTA DR	19 Vacation Home
405	77,376	1.78	035132005005	105 ALTA DR	91 Residential Land - Undivided
407	20,676	0.48	010125180000	119 ALTA DR	19 Vacation Home
411	19,429	0.45	010125181000	121 ALTA DR	19 Vacation Home
413	15,641	0.36	010125182000	125 ALTA DR	19 Vacation Home
417	15,780	0.36	010125183000	127 ALTA DR	19 Vacation Home
422	20,091	0.46	010125184000	129 ALTA DR	18 Other Residential
592	37,286	0.86	035191001003	0 SNYDER RD	11 Single Unit
306	15,035	0.35	035145063003	0 SHADY ACRES RD	11 Single Unit
316	225,838	5.19	035145005000	0 HIDEAWAY LN	91 Residential Land - Undivided
565	219,844	5.05	035145004002	181 E HIDEAWAY LN	11 Single Unit
626	226,792	5.21	035115007000	163 HIDEAWAY LN	11 Single Unit
630	86,726	1.99	035115003007	0 HIDEAWAY LN	91 Residential Land - Undivided
308	15,950	0.37	035145063002	0 SHADY ACRES RD	18 Other Residential
328	228,191	5.24	035115001000	0 HIDEAWAY LN	91 Residential Land - Undivided
329	221,483	5.09	035115004000	181 38 HIDEAWAY LN	11 Single Unit
334	22,076	0.51	010125154000	0 ALPINE DR	19 Vacation Home
335	11,220	0.26	035130008000	0 ALPINE DR	19 Vacation Home
340	14,482	0.33	035130002002	0 ALPINE DR	19 Vacation Home
341	13,528	0.31	035130005001	189 ALPINE DR	19 Vacation Home
342	10,474	0.24	035130007000	0 ALPINE DR	19 Vacation Home
343	5,630	0.13	035130001000	0 ALPINE DR	19 Vacation Home
344	5,279	0.12	035130006000	0 ALPINE DR	19 Vacation Home
353	29,724	0.68	035129005000	145 TURNER RD	11 Single Unit
360	35,098	0.81	010125160002	0 ALTA DR	19 Vacation Home
361	55,013	1.26	010125160001	0 ALPINE DR	19 Vacation Home
363	19,876	0.46	010125188000	149 ALTA DR	11 Single Unit
364	13,298	0.31	011260047000	0 FRANCIS ST	18 Other Residential
365	16,804	0.39	011260049001	109 POWERHOUSE RD	11 Single Unit
394	13,639	0.31	010125178000	115 ALTA DR	19 Vacation Home
425	21,371	0.49	010125185000	141 ALTA DR	11 Single Unit
426	12,489	0.29	010125186000	145 ALTA DR	19 Vacation Home
428	12,485	0.29	010125187000	147 ALTA DR	11 Single Unit
434	31,293	0.72	010125158000	157 ALPINE DR	19 Vacation Home
435	31,623	0.73	010125157000	159 ALPINE DR	11 Single Unit
436	27,036	0.62	010125156000	161 ALPINE DR	11 Single Unit
437	25,999	0.60	010125155000	163 ALPINE DR	19 Vacation Home
438	10,903	0.25	010125079000	177 ALPINE DR	19 Vacation Home
443	10,488	0.24	035130004000	0 ALPINE DR	19 Vacation Home
448	12,230	0.28	035130002001	0 ALPINE DR	19 Vacation Home
455	18,015	0.41	035130005000	0 ALPINE DR	18 Other Residential
477	57,905	1.33	035141002003	0 BONNIE SUE LN	91 Residential Land - Undivided
518	26,117	0.60	010596001000	119 HIDEAWAY LN	18 Other Residential
520	32,759	0.75	035145011001	109 HIDEAWAY LN	11 Single Unit
521	51,211	1.18	010596004000	0 SNYDER RD	18 Other Residential

single-residential	RES	RDD-5	RVL	1
single-residential	RES	RDD-5	RVL	1
single-residential	RES	RDD-5	RVL	1
single-residential	STR	STMU	RM	0
single-residential	RES	STMU	RM	1
single-residential	RES	RDD-5	RVL	1
undeveloped/vacant	LND	RDD-5	RVL	0
mining/forestry	LND	STI	RM	0
single-residential	RES	STMU	RM	1
undeveloped/vacant	LND	STMU	RM	0
single-residential	RES	STMU	RM	1
undeveloped/vacant	LND	STMU	RL	0
single-residential	LWB	STMU	RM	0
single-residential	RES	STMU	RM	1
single-residential	LWM	STMU	RM	0
undeveloped/vacant	LND	STMU	RM	0
single-residential	RES	STR-4	RM	0
undeveloped/vacant	GOV	STR-4	RM	0
single-residential	RES	STR-4	RM	0
single-residential	RES	STR-4	RM	0
single-residential	RES	STR-4	RM	0
single-residential	RES	STR-4	RM	0
single-residential	LWB	STR-4	RM	0
single-residential	RES	STMU	RM	1
single-residential	RES	RDD-5	RVL	1
undeveloped/vacant	LND	STMU	RM	0
single-residential	RES	STMU	RM	1
single-residential	RES	STMU	RM	1
undeveloped/vacant	LND	STMU	RM	0
single-residential	LWB	RDD-5	RVL	0
undeveloped/vacant	LND	STMU	RM	0
single-residential	RES	STMU	RM	1
single-residential	LND	STR-4	RM	0
single-residential	LND	STR-4	RM	0
single-residential	LND	STR-4	RM	0
single-residential	LND	STR-4	RM	0
single-residential	LND	STR-4	RM	0
single-residential	LND	STR-4	RM	0
single-residential	LND	STR-4	RM	0
single-residential	LND	STR-4	RM	0
single-residential	RES	STMU	RM	1
single-residential	RES	STR-4	RM	0
single-residential	RES	STR-4	RM	0
single-residential	RES	STR-4	RM	1
single-residential	LWB	STR-4	RM	0
single-residential	RES	STR-4	RM	1
single-residential	RES	STR-4	RM	0
single-residential	RES	STR-4	RM	1
single-residential	RES	STR-4	RM	0
single-residential	RES	STR-4	RM	1
single-residential	RES	STR-4	RM	0
single-residential	RES	STR-4	RM	0
single-residential	LND	STR-4	RM	0
single-residential	LND	STR-4	RM	0
single-residential	LWB	STR-4	RM	0
undeveloped/vacant	LND	STMU	RM	0
single-residential	LWM	STR-4	RM	0
single-residential	RES	STR-4	RM	1
single-residential	LWB	STR-4	RM	0

\$494,800	\$49,300	\$544,100	10.0
\$519,300	\$72,200	\$591,500	7.2
\$665,600	\$90,200	\$755,800	7.4
\$157,100	\$78,400	\$235,500	2.0
\$511,200	\$203,300	\$714,500	2.5
\$186,400	\$97,200	\$283,600	1.9
\$0	\$63,200	\$63,200	0.0
\$0	\$7,000	\$7,000	0.0
\$226,700	\$79,600	\$306,300	2.8
\$0	\$7,300	\$7,300	0.0
\$321,800	\$95,600	\$417,400	3.4
\$0	\$63,700	\$63,700	0.0
\$20,000	\$62,200	\$82,200	0.3
\$374,700	\$79,500	\$454,200	4.7
\$199,300	\$83,100	\$282,400	2.4
\$0	\$157,400	\$157,400	0.0
\$360,700	\$100,000	\$460,700	3.6
\$0	\$22,600	\$22,600	0.0
\$559,900	\$100,000	\$659,900	5.6
\$620,000	\$100,000	\$720,000	6.2
\$396,100	\$100,000	\$496,100	4.0
\$685,900	\$100,000	\$785,900	6.9
\$49,000	\$100,000	\$149,000	0.5
\$264,900	\$39,600	\$304,500	6.7
\$370,400	\$30,400	\$400,800	12.2
\$0	\$78,300	\$78,300	0.0
\$328,400	\$179,400	\$507,800	1.8
\$612,500	\$115,400	\$727,900	5.3
\$0	\$74,800	\$74,800	0.0
\$0	\$41,100	\$41,100	0.0
\$0	\$108,400	\$108,400	0.0
\$730,500	\$108,400	\$838,900	6.7
\$0	\$113,300	\$113,300	0.0
\$0	\$6,600	\$6,600	0.0
\$0	\$6,600	\$6,600	0.0
\$0	\$6,600	\$6,600	0.0
\$0	\$6,600	\$6,600	0.0
\$0	\$6,600	\$6,600	0.0
\$0	\$6,600	\$6,600	0.0
\$227,600	\$81,800	\$309,400	2.8
\$67,500	\$113,300	\$180,800	0.6
\$531,000	\$170,000	\$701,000	3.1
\$333,000	\$113,300	\$446,300	2.9
\$121,000	\$16,600	\$137,600	7.3
\$147,900	\$38,400	\$186,300	3.9
\$520,000	\$100,000	\$620,000	5.2
\$143,700	\$113,300	\$257,000	1.3
\$448,200	\$113,300	\$561,500	4.0
\$602,900	\$113,300	\$716,200	5.3
\$0	\$113,300	\$113,300	0.0
\$1,135,400	\$113,300	\$1,248,700	10.0
\$286,600	\$113,300	\$399,900	2.5
\$273,200	\$113,300	\$386,500	2.4
\$499,500	\$106,700	\$606,200	4.7
\$0	\$6,600	\$6,600	0.0
\$0	\$6,600	\$6,600	0.0
\$18,500	\$6,600	\$25,100	2.8
\$0	\$73,500	\$73,500	0.0
\$21,600	\$73,800	\$95,400	0.3
\$280,800	\$58,700	\$339,500	4.8
\$300	\$55,700	\$56,000	0.0



FALSE	FALSE	NON-VACANT
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0.45	0.17
0.68	0.35
0.60	0.42
0.68	0.11
3.98	1.13
0.57	0.59
0.14	0.73
2.34	4.96
0.88	0.00
0.23	0.00
6.58	1.25
3.03	0.00
0.58	0.10
0.49	0.14
0.54	0.22
0.89	2.63
0.14	0.25
0.39	1.39
0.28	0.19
0.36	0.09
0.34	0.02
0.36	0.00
0.46	0.00
0.86	0.00
0.15	0.20
1.75	3.43
4.69	0.36
4.53	0.68
0.91	1.08
0.01	0.36
1.83	3.41
3.05	2.04
0.22	0.28
0.26	0.00
0.33	0.00
0.23	0.08
0.05	0.19
0.02	0.11
0.02	0.10
0.45	0.24
0.22	0.59
0.36	0.91
0.29	0.17
0.05	0.25
0.12	0.27
0.02	0.29
0.43	0.06
0.21	0.07
0.20	0.09
0.19	0.53
0.23	0.49
0.22	0.40
0.25	0.35
0.02	0.23
0.23	0.01
0.27	0.01
0.15	0.27
0.81	0.51
0.20	0.40
0.00	0.75
0.72	0.46

0.04	0.04	0.09	1	9
0.09	0.09	0.18	1	9
0.10	0.10	0.21	1	9
0.03	0.03	0.06	1	35
0.28	0.28	0.56	1	35
0.15	0.15	0.29	1	9
0.18	0.11	0.44	1	9
1.24	0.74	2.98	1	35
0.00	0.00	0.00	1	35
0.00	0.00	0.00	1	35
0.31	0.31	0.62	1	35
0.00	0.00	0.00	1	9
0.02	0.02	0.05	1	35
0.04	0.04	0.07	1	35
0.05	0.05	0.11	1	35
0.66	0.39	1.58	1	35
0.06	0.06	0.13	1	35
0.35	0.21	0.83	1	35
0.05	0.05	0.10	1	35
0.02	0.02	0.04	1	35
0.01	0.01	0.01	1	35
0.00	0.00	0.00	1	35
0.00	0.00	0.00	1	35
0.00	0.00	0.00	1	35
0.05	0.05	0.10	1	9
0.86	0.52	2.06	1	35
0.09	0.09	0.18	1	35
0.17	0.17	0.34	1	35
0.27	0.16	0.65	1	35
0.09	0.05	0.21	1	9
0.85	0.51	2.04	1	35
0.51	0.51	1.02	1	35
0.07	0.04	0.17	1	35
0.00	0.00	0.00	1	35
0.00	0.00	0.00	1	35
0.02	0.01	0.05	1	35
0.05	0.03	0.11	1	35
0.03	0.02	0.07	1	35
0.02	0.01	0.06	1	35
0.06	0.06	0.12	1	35
0.15	0.15	0.30	1	35
0.23	0.23	0.45	1	35
0.04	0.04	0.08	1	35
0.06	0.06	0.13	1	35
0.07	0.07	0.13	1	35
0.07	0.07	0.14	1	35
0.02	0.02	0.03	1	35
0.02	0.02	0.04	1	35
0.02	0.02	0.04	1	35
0.13	0.08	0.32	1	35
0.12	0.12	0.25	1	35
0.10	0.10	0.20	1	35
0.09	0.09	0.18	1	35
0.06	0.06	0.11	1	35
0.00	0.00	0.01	1	35
0.00	0.00	0.01	1	35
0.07	0.07	0.13	1	35
0.13	0.08	0.31	1	35
0.10	0.10	0.20	1	35
0.19	0.19	0.37	1	35
0.12	0.07	0.28	1	35



522	6,952	0.16	011260037000	0 SNYDER RD	91 Residential Land - Undivided
523	22,182	0.51	035145011021	0 SNYDER RD	91 Residential Land - Undivided
526	209,951	4.82	035141001000	0 SNYDER RD	91 Residential Land - Undivided
529	829,641	19.05	035142001000	13068 US HIGHWAY 12	67 Service - Governmental
551	221,209	5.08	035234004000	126 77 HIDEAWAY LN	11 Single Unit
560	458,630	10.53	035145001003	153 BURL LN	11 Single Unit
564	212,556	4.88	035141003000	149 BEGONIA LN	18 Other Residential
566	69,656	1.60	035141002004	0 BONNIE SUE LN	91 Residential Land - Undivided
567	106,416	2.44	035145011019	0 BURL LN	45 Trans - Highway
568	146,056	3.35	035145001004	128 SPYGLASS LN	11 Single Unit
581	27,291	0.63	035142062007	101 BEGONIA LN	11 Single Unit
582	12,192	0.28	035142007000	100 BEGONIA LN	11 Single Unit
583	79,690	1.83	035141005000	113 BEGONIA LN	11 Single Unit
585	13,156	0.30	035142062006	122 BONNIE SUE LN	11 Single Unit
618	13,631	0.31	035142062002	119 BONNIE SUE LN	11 Single Unit
621	188,574	4.33	035140005002	142 HELLEM DR	11 Single Unit
622	46,476	1.07	035141002001	0 LEWIS RD	91 Residential Land - Undivided
623	48,611	1.12	035141002002	0 LEWIS RD	91 Residential Land - Undivided
625	46,071	1.06	035142002001	136 BONNIE SUE LN	11 Single Unit
628	227,032	5.21	035115009000	181 16 HIDEAWAY LN	11 Single Unit
629	52,275	1.20	035115003006	181 F HIDEAWAY LN	18 Other Residential
631	223,497	5.13	035115003008	181 C HIDEAWAY LN	11 Single Unit
632	122,716	2.82	035234009004	0 HIDEAWAY LN	91 Residential Land - Undivided
646	201,731	4.63	035115003003	0 HIDEAWAY LN	91 Residential Land - Undivided
650	45,405	1.04	035190003002	0 POWERHOUSE RD	91 Residential Land - Undivided
651	53,788	1.24	035234071002	126 HIDEAWAY LN	18 Other Residential
652	42,499	0.98	035234007002	126 A HIDEAWAY LN	18 Other Residential
653	131,189	3.01	035115008000	152 HIDEAWAY LN	11 Single Unit
655	253,526	5.82	035234012000	0 SNYDER RD	11 Single Unit
656	64,363	1.48	035234071001	120 HIDEAWAY LN	18 Other Residential
303	22,633	0.52	035145011014	107 BELLE LN	91 Residential Land - Undivided
304	22,427	0.52	035145011015	103 BELLE LN	91 Residential Land - Undivided
305	23,730	0.55	035141011000	118 BEGONIA LN	11 Single Unit
309	22,822	0.52	035145011017	150 BURL LN	11 Single Unit
310	21,649	0.50	035145011016	154 BURL LN	11 Single Unit
312	12,459	0.29	010125177000	109 ALTA DR	19 Vacation Home
315	12,356	0.28	010125175000	0 ALTA DR	19 Vacation Home
317	13,453	0.31	011260054000	0 SHADY ACRES RD	11 Single Unit
319	16,471	0.38	010125173000	128 ALTA DR	19 Vacation Home
322	11,637	0.27	010125171000	134 ALTA DR	19 Vacation Home
324	11,480	0.26	010125170000	138 ALTA DR	11 Single Unit
325	11,252	0.26	010125169000	142 ALTA DR	11 Single Unit
330	14,544	0.33	010125138000	162 ALPINE DR	19 Vacation Home
331	19,513	0.45	010125137000	164 ALPINE DR	19 Vacation Home
332	9,330	0.21	010125119000	0 ALPINE DR	19 Vacation Home
333	15,439	0.35	010125120000	178 ALPINE DR	19 Vacation Home
336	10,605	0.24	010125125000	0 ALPINE DR	19 Vacation Home
337	43,679	1.00	035140001011	131 HELLEM DR	11 Single Unit
338	9,604	0.22	010125126000	0 ALPINE DR	19 Vacation Home
339	9,222	0.21	010125127000	0 ALPINE DR	19 Vacation Home
345	228,720	5.25	035140007000	0 US HIGHWAY 12	91 Residential Land - Undivided
346	80,132	1.84	035136000000	13163 US HIGHWAY 12	16 Hotel/Motel
347	44,870	1.03	035129008000	0 TURNER RD	91 Residential Land - Undivided
349	114,909	2.64	035120000000	13173 US HIGHWAY 12	65 Service - Professional
351	94,407	2.17	035129011000	133 TURNER RD	11 Single Unit
356	3,124,994	71.74	035145062002	111 FAWN RD	18 Other Residential
358	1,028,578	23.61	035145006001	112 SILVER RD	NEW
359	59,300	1.36	035145006001	112 SILVER RD	92 Non-Commercial Forest
362	12,199	0.28	010125168000	0 ALTA DR	18 Other Residential
369	27,959	0.64	035217001001	0 SKATE CREEK RD S	91 Residential Land - Undivided
370	22,916	0.53	035131006000	159 COMBS RD	18 Other Residential

undeveloped/vacant	LND	STR-4	RM	0
undeveloped/vacant	LND	STMU	RM	0
undeveloped/vacant	LND	STMU	RM	0
public/quasi-public	COM	STMU	MU	0
single-residential	RES	STMU	RM	1
single-residential	RES	STMU	RM	1
single-residential	LWB	STMU	RM	0
undeveloped/vacant	LND	STMU	RM	0
trans/util	LND	STMU	RM	0
single-residential	RES	STMU	RM	1
single-residential	STR	STMU	RM	1
single-residential	STR	STMU	RM	1
single-residential	RES	STMU	RM	1
single-residential	STR	STMU	RM	1
single-residential	RES	STMU	RM	1
single-residential	RES	STMU	RM	1
undeveloped/vacant	LND	STMU	RM	0
undeveloped/vacant	LND	STMU	RM	0
single-residential	RES	STMU	RM	1
single-residential	RES	STMU	RM	1
single-residential	LWM	STMU	RM	0
single-residential	RES	STMU	RM	1
undeveloped/vacant	LND	STMU	RM	0
undeveloped/vacant	LND	STMU	RM	0
undeveloped/vacant	LND	STR-4	RM	0
single-residential	LWM	STMU	RM	0
single-residential	LWM	STMU	RM	0
single-residential	RES	STMU	RM	1
single-residential	RES	STR-4	RM	1
single-residential	LWM	STR-4	RM	0
undeveloped/vacant	LND	STMU	RM	0
undeveloped/vacant	LND	STMU	RM	0
single-residential	RES	STMU	RM	1
single-residential	RES	STMU	RM	1
single-residential	RES	STMU	RM	1
single-residential	RES	STR-4	RM	0
single-residential	LND	STR-4	RM	0
single-residential	RES	RDD-5	RVL	1
single-residential	RES	STR-4	RM	0
single-residential	RES	STR-4	RM	0
single-residential	STR	STR-4	RM	1
single-residential	STR	STR-4	RM	1
single-residential	RES	STR-4	RM	0
single-residential	RES	STR-4	RM	0
single-residential	LND	STR-4	RM	0
single-residential	RES	STR-4	RM	0
single-residential	LND	STR-4	RM	0
single-residential	STR	STMU	RM	1
single-residential	RES	STR-4	RM	0
single-residential	LND	STR-4	RM	0
undeveloped/vacant	LND	STMU	RM	0
multi-residential	COM	STMU	RM	0
undeveloped/vacant	LND	STMU	RM	0
commercial retail	GOV	STMU	RM	0
single-residential	STR	STMU	RM	1
single-residential	LWB	RDD-5	RVL	0
mining/forestry	GOV	Park	Open Space	0
mining/forestry	GOV	Park	Open Space	0
single-residential	LWB	STR-4	RM	0
undeveloped/vacant	LND	STMU	RM	0
single-residential	LWM	STMU	RM	0

\$0	\$3,200	\$3,200	0.0
\$0	\$73,800	\$73,800	0.0
\$0	\$78,700	\$78,700	0.0
\$570,000	\$468,300	\$1,038,300	1.2
\$268,400	\$183,200	\$451,600	1.5
\$367,000	\$294,200	\$661,200	1.2
\$23,300	\$179,200	\$202,500	0.1
\$0	\$48,100	\$48,100	0.0
\$0	\$33,600	\$33,600	0.0
\$512,800	\$235,700	\$748,500	2.2
\$212,400	\$63,100	\$275,500	3.4
\$348,500	\$46,500	\$395,000	7.5
\$304,500	\$85,700	\$390,200	3.6
\$132,600	\$37,700	\$170,300	3.5
\$490,700	\$38,600	\$529,300	12.7
\$776,900	\$196,100	\$973,000	4.0
\$0	\$37,600	\$37,600	0.0
\$0	\$38,400	\$38,400	0.0
\$324,000	\$66,400	\$390,400	4.9
\$1,287,700	\$108,400	\$1,396,100	11.9
\$277,000	\$63,800	\$340,800	4.3
\$444,500	\$97,300	\$541,800	4.6
\$0	\$79,600	\$79,600	0.0
\$0	\$106,000	\$106,000	0.0
\$0	\$37,900	\$37,900	0.0
\$109,300	\$40,500	\$149,800	2.7
\$127,000	\$54,700	\$181,700	2.3
\$260,400	\$93,800	\$354,200	2.8
\$214,700	\$115,900	\$330,600	1.9
\$208,400	\$73,800	\$282,200	2.8
\$0	\$117,900	\$117,900	0.0
\$0	\$93,800	\$93,800	0.0
\$381,500	\$46,700	\$428,200	8.2
\$524,700	\$117,900	\$642,600	4.5
\$523,300	\$117,900	\$641,200	4.4
\$629,500	\$100,000	\$729,500	6.3
\$0	\$60,000	\$60,000	0.0
\$226,000	\$26,800	\$252,800	8.4
\$452,400	\$60,000	\$512,400	7.5
\$339,100	\$60,000	\$399,100	5.7
\$607,400	\$69,900	\$677,300	8.7
\$404,200	\$69,900	\$474,100	5.8
\$440,300	\$60,000	\$500,300	7.3
\$395,300	\$60,000	\$455,300	6.6
\$0	\$60,000	\$60,000	0.0
\$481,600	\$60,000	\$541,600	8.0
\$0	\$60,000	\$60,000	0.0
\$836,000	\$85,200	\$921,200	9.8
\$329,900	\$60,000	\$389,900	5.5
\$0	\$60,000	\$60,000	0.0
\$0	\$178,300	\$178,300	0.0
\$648,000	\$240,500	\$888,500	2.7
\$0	\$63,000	\$63,000	0.0
\$140,900	\$42,900	\$183,800	3.3
\$620,800	\$98,300	\$719,100	6.3
\$1,461,900	\$384,200	\$1,846,100	3.8
\$101,900	\$115,500	\$217,400	0.9
\$101,900	\$115,500	\$217,400	0.9
\$11,100	\$60,000	\$71,100	0.2
\$0	\$93,400	\$93,400	0.0
\$280,900	\$80,000	\$360,900	3.5

TRUE	FALSE	VACANT
TRUE	FALSE	VACANT
TRUE	FALSE	VACANT
FALSE	FALSE	NON-VACANT
FALSE	TRUE	NON-VACANT
FALSE	TRUE	NON-VACANT
FALSE	TRUE	NON-VACANT
TRUE	FALSE	VACANT
TRUE	FALSE	VACANT
FALSE	TRUE	NON-VACANT
FALSE	TRUE	NON-VACANT
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FALSE	TRUE	NON-VACANT
FALSE	TRUE	NON-VACANT
FALSE	FALSE	NON-VACANT
FALSE	FALSE	NON-VACANT
FALSE	FALSE	NON-VACANT
TRUE	FALSE	VACANT
FALSE	TRUE	NON-VACANT



	0.16	0.00
	0.37	0.14
	2.66	2.16
Yes	7.71	11.34
	2.02	3.05
	2.31	8.22
	1.58	3.30
	1.40	0.20
	0.16	2.28
	0.91	2.45
	0.55	0.08
	0.26	0.02
	1.64	0.19
	0.19	0.11
	0.02	0.30
	0.09	4.24
	0.63	0.43
	0.90	0.22
	0.46	0.60
	1.03	4.18
	0.20	1.00
	0.92	4.21
	0.36	2.46
	1.56	3.07
	0.36	0.69
	0.24	1.00
	0.01	0.97
	1.98	1.03
	1.48	4.34
	1.13	0.35
	0.06	0.46
	0.00	0.51
	0.14	0.40
	0.12	0.40
	0.00	0.50
	0.00	0.29
	0.00	0.28
	0.00	0.31
	0.01	0.37
	0.05	0.21
	0.05	0.21
	0.00	0.26
	0.00	0.33
	0.00	0.44
	0.03	0.18
	0.06	0.29
	0.01	0.23
	0.21	0.79
	0.03	0.19
	0.06	0.15
	1.17	4.08
	0.04	1.80
	0.10	0.93
	0.04	2.60
	0.10	2.07
	1.02	70.72
Yes	0.28	23.33
	0.28	1.08
	0.02	0.26
	0.00	0.64
	0.00	0.52

0.00	0.00	0.00	1	35
0.03	0.02	0.08	1	35
0.54	0.32	1.29	1	35
2.83	2.83	5.67	1	
0.76	0.76	1.53	1	35
2.05	2.05	4.11	1	35
0.83	0.83	1.65	1	35
0.05	0.03	0.12	1	35
0.57	0.34	1.37	1	35
0.61	0.61	1.22	1	35
0.02	0.02	0.04	1	35
0.01	0.01	0.01	1	35
0.05	0.05	0.10	1	35
0.03	0.03	0.05	1	35
0.07	0.07	0.15	1	35
1.06	1.06	2.12	1	35
0.11	0.06	0.26	1	35
0.05	0.03	0.13	1	35
0.15	0.15	0.30	1	35
1.05	1.05	2.09	1	35
0.25	0.25	0.50	1	35
1.05	1.05	2.11	1	35
0.61	0.37	1.47	1	35
0.77	0.46	1.84	1	35
0.17	0.10	0.41	1	35
0.25	0.25	0.50	1	35
0.24	0.24	0.49	1	35
0.26	0.26	0.52	1	35
1.09	1.09	2.17	1	35
0.09	0.09	0.18	1	35
0.12	0.07	0.28	1	35
0.13	0.08	0.31	1	35
0.10	0.10	0.20	1	35
0.10	0.10	0.20	1	35
0.12	0.12	0.25	1	35
0.07	0.07	0.14	1	35
0.07	0.04	0.17	1	35
0.08	0.08	0.15	1	9
0.09	0.09	0.19	1	35
0.05	0.05	0.11	1	35
0.05	0.05	0.11	1	35
0.06	0.06	0.13	1	35
0.08	0.08	0.17	1	35
0.11	0.11	0.22	1	35
0.04	0.03	0.11	1	35
0.07	0.07	0.14	1	35
0.06	0.03	0.14	1	35
0.20	0.20	0.40	1	35
0.05	0.05	0.09	1	35
0.04	0.02	0.09	1	35
1.02	0.61	2.45	1	35
0.45	0.45	0.90	1	35
0.23	0.14	0.56	1	35
0.65	0.65	1.30	1	35
0.52	0.52	1.04	1	35
17.68	17.68	35.36	1	9
5.83	5.83	11.67	1	
0.27	0.27	0.54	1	
0.06	0.06	0.13	1	35
0.16	0.10	0.38	1	35
0.13	0.13	0.26	1	35



371	43,685	1.00	035214004001	13051 US HIGHWAY 12	53 Retail - General Mrchds
375	48,008	1.10	035197001000	13053 US HIGHWAY 12	59 Retail - Other
386	73,532	1.69	035217003004	0 COMBS RD	18 Other Residential
391	64,331	1.48	035131003000	0 ALTA DR	19 Vacation Home
392	13,424	0.31	010125176000	118 ALTA DR	19 Vacation Home
393	14,971	0.34	010125161000	0 ALPINE DR	19 Vacation Home
395	14,241	0.33	010125162000	0 ALPINE DR	19 Vacation Home
396	36,848	0.85	010125145001	112 ALTA LN	11 Single Unit
397	13,442	0.31	010125174000	0 ALTA DR	19 Vacation Home
398	12,128	0.28	010125163000	133 ALPINE DR	11 Single Unit
400	15,759	0.36	010125146000	116 ALTA LN	11 Single Unit
402	10,076	0.23	010125164000	135 ALPINE DR	18 Other Residential
403	16,512	0.38	010125142000	104 ALTA LN	19 Vacation Home
404	10,381	0.24	010125165000	0 ALPINE DR	19 Vacation Home
406	22,326	0.51	035142006004	118 6 BONNIE SUE LN	11 Single Unit
408	16,678	0.38	010125141000	144 ALPINE DR	11 Single Unit
409	11,353	0.26	010125166000	139 ALPINE DR	11 Single Unit
410	16,095	0.37	010125172000	132 ALTA DR	19 Vacation Home
412	12,730	0.29	010125153000	0 ALTA LN	19 Vacation Home
415	21,664	0.50	010125150000	124 ALTA LN	19 Vacation Home
416	12,406	0.29	010125167000	0 ALPINE DR	19 Vacation Home
418	30,150	0.69	035142006001	118 BONNIE SUE LN	11 Single Unit
419	18,251	0.42	010125152000	121 ALTA LN	19 Vacation Home
420	12,513	0.29	010125130000	247 ALPINE DR	19 Vacation Home
421	13,189	0.30	010125129000	245 ALPINE DR	11 Single Unit
423	19,575	0.45	010125151000	0 ALTA LN	19 Vacation Home
424	11,438	0.26	010125128000	243 ALPINE DR	11 Single Unit
427	18,519	0.43	010125136000	166 ALPINE DR	19 Vacation Home
429	13,164	0.30	010125133000	242 ALPINE DR	19 Vacation Home
430	121,180	2.78	035142004000	13050 US HIGHWAY 12	91 Residential Land - Undivided
431	18,345	0.42	010125134000	172 ALPINE DR	19 Vacation Home
432	12,725	0.29	010125104000	231 ALPINE DR	19 Vacation Home
433	7,385	0.17	010125119001	0 ALPINE DR	19 Vacation Home
439	8,767	0.20	010125101000	223 ALPINE DR	11 Single Unit
441	7,805	0.18	010125081000	183 ALPINE DR	19 Vacation Home
442	8,924	0.21	010125111000	220 ALPINE DR	19 Vacation Home
444	16,498	0.38	010125100000	219 ALPINE DR	19 Vacation Home
445	6,572	0.15	010125082000	187 ALPINE DR	19 Vacation Home
446	8,039	0.19	010125110000	220 ALPINE DR	19 Vacation Home
447	7,451	0.17	010125083000	189 ALPINE DR	19 Vacation Home
449	36,180	0.83	035140001009	109 HELLEM DR	11 Single Unit
450	12,063	0.28	010125109000	214 ALPINE DR	19 Vacation Home
451	9,113	0.21	010125084000	191 ALPINE DR	19 Vacation Home
452	3,917	0.09	035130001001	0 ALPINE DR	19 Vacation Home
454	12,454	0.29	010125085000	195 ALPINE DR	19 Vacation Home
456	8,456	0.19	010125088000	203 ALPINE DR	19 Vacation Home
457	13,618	0.31	010125086000	197 ALPINE DR	19 Vacation Home
458	12,753	0.29	010125089000	0 ALPINE DR	19 Vacation Home
459	11,352	0.26	010125097000	100 COTTONWOOD DR	19 Vacation Home
460	9,655	0.22	010125090000	0 COTTONWOOD DR	19 Vacation Home
461	17,391	0.40	010125087000	199 ALPINE DR	11 Single Unit
462	10,292	0.24	010125096000	0 COTTONWOOD DR	19 Vacation Home
463	9,364	0.22	010125091000	0 COTTONWOOD DR	19 Vacation Home
464	13,146	0.30	010125095000	0 COTTONWOOD DR	19 Vacation Home
465	3,319	0.08	035130009000	0 COTTONWOOD DR	19 Vacation Home
466	14,146	0.33	010125094000	108 COTTONWOOD DR	19 Vacation Home
467	11,475	0.26	010125092001	111 COTTONWOOD DR	18 Other Residential
468	8,633	0.20	010125093001	110 COTTONWOOD DR	11 Single Unit
469	407,061	9.35	035140009000	136 LEWIS RD	88 Designated Forest Lnd
470	20,964	0.48	010125148001	118 ALTA LN	19 Vacation Home
471	265,976	6.11	035132004000	13069 US HIGHWAY 12	16 Hotel/Motel

commercial retail	COM	STMU	MU	0
commercial retail	COM	STMU	MU	0
single-residential	LWB	STMU	RL	0
single-residential	LND	STR-4	RM	0
single-residential	RES	STR-4	RM	0
single-residential	LND	STR-4	RM	0
single-residential	LND	STR-4	RM	0
single-residential	RES	STR-4	RM	1
single-residential	LND	STR-4	RM	0
single-residential	RES	STR-4	RM	1
single-residential	RES	STR-4	RM	1
single-residential	LWB	STR-4	RM	0
single-residential	RES	STR-4	RM	0
single-residential	LND	STR-4	RM	0
single-residential	RES	STMU	RM	1
single-residential	STR	STR-4	RM	1
single-residential	STR	STR-4	RM	1
single-residential	STR	STR-4	RM	0
single-residential	LND	STR-4	RM	0
single-residential	RES	STR-4	RM	0
single-residential	RES	STR-4	RM	0
single-residential	RES	STMU	RM	1
single-residential	RES	STR-4	RM	0
single-residential	LND	STR-4	RM	0
single-residential	RES	STR-4	RM	1
single-residential	LND	STR-4	RM	0
single-residential	RES	STR-4	RM	1
single-residential	LND	STR-4	RM	0
single-residential	LND	STR-4	RM	0
undeveloped/vacant	LND	STMU	RM	0
single-residential	RES	STR-4	RM	0
single-residential	RES	STR-4	RM	0
single-residential	LND	STR-4	RM	0
single-residential	RES	STR-4	RM	1
single-residential	RES	STR-4	RM	0
single-residential	LWB	STR-4	RM	0
single-residential	RES	STR-4	RM	0
single-residential	RES	STR-4	RM	0
single-residential	RES	STR-4	RM	0
single-residential	RES	STR-4	RM	0
single-residential	LND	STR-4	RM	0
single-residential	RES	STMU	RM	1
single-residential	STR	STR-4	RM	0
single-residential	RES	STR-4	RM	0
single-residential	LND	STR-4	RM	0
single-residential	RES	STR-4	RM	0
single-residential	RES	STR-4	RM	0
single-residential	RES	STR-4	RM	0
single-residential	RES	STR-4	RM	0
single-residential	LND	STR-4	RM	0
single-residential	RES	STR-4	RM	0
single-residential	LND	STR-4	RM	0
single-residential	RES	STR-4	RM	1
single-residential	LND	STR-4	RM	0
single-residential	RES	STR-4	RM	0
single-residential	LND	STR-4	RM	0
single-residential	LND	STR-4	RM	0
single-residential	STR	STR-4	RM	0
single-residential	LWB	STR-4	RM	0
single-residential	RES	STR-4	RM	1
mining/forestry	RES	STMU	RM	0
single-residential	STR	STR-4	RM	0
multi-residential	COM	STMU	MU	0

\$704,200	\$130,700	\$834,900	5.4
\$652,900	\$150,000	\$802,900	4.4
\$600	\$133,400	\$134,000	0.0
\$0	\$90,000	\$90,000	0.0
\$360,100	\$60,000	\$420,100	6.0
\$0	\$60,000	\$60,000	0.0
\$0	\$60,000	\$60,000	0.0
\$693,700	\$100,000	\$793,700	6.9
\$0	\$60,000	\$60,000	0.0
\$526,300	\$60,000	\$586,300	8.8
\$611,800	\$100,000	\$711,800	6.1
\$51,400	\$60,000	\$111,400	0.9
\$295,200	\$60,000	\$355,200	4.9
\$0	\$60,000	\$60,000	0.0
\$534,500	\$58,800	\$593,300	9.1
\$332,900	\$69,900	\$402,800	4.8
\$469,700	\$69,900	\$539,600	6.7
\$230,800	\$69,900	\$300,700	3.3
\$0	\$60,000	\$60,000	0.0
\$439,600	\$100,000	\$539,600	4.4
\$480,000	\$60,000	\$540,000	8.0
\$530,000	\$81,400	\$611,400	6.5
\$466,000	\$60,000	\$526,000	7.8
\$0	\$100,000	\$100,000	0.0
\$689,500	\$100,000	\$789,500	6.9
\$0	\$60,000	\$60,000	0.0
\$560,000	\$100,000	\$660,000	5.6
\$0	\$60,000	\$60,000	0.0
\$0	\$60,000	\$60,000	0.0
\$0	\$90,900	\$90,900	0.0
\$189,500	\$60,000	\$249,500	3.2
\$391,100	\$100,000	\$491,100	3.9
\$0	\$60,000	\$60,000	0.0
\$439,000	\$100,000	\$539,000	4.4
\$275,500	\$106,700	\$382,200	2.6
\$20,000	\$60,000	\$80,000	0.3
\$458,100	\$60,000	\$518,100	7.6
\$296,600	\$106,700	\$403,300	2.8
\$360,200	\$60,000	\$420,200	6.0
\$0	\$106,700	\$106,700	0.0
\$523,600	\$75,700	\$599,300	6.9
\$314,700	\$69,900	\$384,600	4.5
\$699,100	\$106,700	\$805,800	6.6
\$0	\$2,200	\$2,200	0.0
\$93,800	\$106,700	\$200,500	0.9
\$406,400	\$100,000	\$506,400	4.1
\$718,500	\$106,700	\$825,200	6.7
\$0	\$60,000	\$60,000	0.0
\$828,200	\$60,000	\$888,200	13.8
\$0	\$60,000	\$60,000	0.0
\$461,400	\$106,700	\$568,100	4.3
\$0	\$60,000	\$60,000	0.0
\$208,500	\$106,700	\$315,200	2.0
\$0	\$60,000	\$60,000	0.0
\$0	\$6,600	\$6,600	0.0
\$306,300	\$132,100	\$438,400	2.3
\$7,500	\$113,300	\$120,800	0.1
\$518,800	\$113,300	\$632,100	4.6
\$1,016,100	\$43,600	\$1,059,700	23.3
\$506,500	\$116,600	\$623,100	4.3
\$1,378,000	\$785,400	\$2,163,400	1.8

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FALSE	FALSE	NON-VACANT

0.00	1.00
0.00	1.10
0.01	1.68
0.00	1.47
0.01	0.30
0.00	0.34
0.00	0.32
0.29	0.55
0.00	0.31
0.01	0.26
0.15	0.21
0.00	0.23
0.00	0.38
0.03	0.21
0.06	0.45
0.01	0.37
0.02	0.24
0.05	0.32
0.00	0.29
0.09	0.40
0.01	0.28
0.11	0.58
0.02	0.40
0.04	0.25
0.01	0.29
0.07	0.38
0.05	0.21
0.03	0.40
0.09	0.21
0.44	2.34
0.06	0.37
0.03	0.27
0.03	0.14
0.01	0.19
0.00	0.18
0.09	0.11
0.11	0.27
0.02	0.13
0.03	0.16
0.05	0.13
0.15	0.68
0.12	0.16
0.07	0.14
0.07	0.02
0.13	0.15
0.05	0.15
0.13	0.18
0.03	0.26
0.02	0.24
0.07	0.15
0.11	0.29
0.00	0.23
0.02	0.20
0.04	0.26
0.04	0.04
0.09	0.23
0.15	0.11
0.05	0.15
2.07	7.27
0.16	0.32
0.02	6.09



0.25	0.25	0.50	1	
0.28	0.28	0.55	1	
0.42	0.25	1.01	1	9
0.37	0.22	0.88	1	35
0.08	0.08	0.15	1	35
0.09	0.05	0.21	1	35
0.08	0.05	0.19	1	35
0.14	0.14	0.28	1	35
0.08	0.05	0.18	1	35
0.07	0.07	0.13	1	35
0.05	0.05	0.11	1	35
0.06	0.06	0.11	1	35
0.09	0.09	0.19	1	35
0.05	0.03	0.13	1	35
0.11	0.11	0.23	1	35
0.09	0.09	0.19	1	35
0.06	0.06	0.12	1	35
0.08	0.08	0.16	1	35
0.07	0.04	0.17	1	35
0.10	0.10	0.20	1	35
0.07	0.07	0.14	1	35
0.15	0.15	0.29	1	35
0.10	0.10	0.20	1	35
0.06	0.04	0.15	1	35
0.07	0.07	0.15	1	35
0.10	0.06	0.23	1	35
0.05	0.05	0.11	1	35
0.10	0.06	0.24	1	35
0.05	0.03	0.12	1	35
0.59	0.35	1.41	1	35
0.09	0.09	0.18	1	35
0.07	0.07	0.13	1	35
0.04	0.02	0.08	1	35
0.05	0.05	0.09	1	35
0.04	0.04	0.09	1	35
0.03	0.03	0.06	1	35
0.07	0.07	0.13	1	35
0.03	0.03	0.06	1	35
0.04	0.04	0.08	1	35
0.03	0.02	0.08	1	35
0.17	0.17	0.34	1	35
0.04	0.04	0.08	1	35
0.03	0.03	0.07	1	35
0.01	0.00	0.01	1	35
0.04	0.04	0.08	1	35
0.04	0.04	0.07	1	35
0.04	0.04	0.09	1	35
0.07	0.04	0.16	1	35
0.06	0.06	0.12	1	35
0.04	0.02	0.09	1	35
0.07	0.07	0.14	1	35
0.06	0.03	0.14	1	35
0.05	0.05	0.10	1	35
0.07	0.04	0.16	1	35
0.01	0.01	0.02	1	35
0.06	0.06	0.12	1	35
0.03	0.02	0.07	1	35
0.04	0.04	0.08	1	35
1.82	1.82	3.64	1	35
0.08	0.08	0.16	1	35
1.52	1.52	3.04	1	



472	9,914	0.23	010125102000	225 ALPINE DR	19 Vacation Home
473	13,337	0.31	010125099001	213 ALPINE DR	11 Single Unit
475	17,484	0.40	010125149000	122 ALTA LN	19 Vacation Home
476	12,687	0.29	010125103000	227 ALPINE DR	19 Vacation Home
480	38,538	0.89	035146007000	235 SKATE CREEK RD S	11 Single Unit
481	10,662	0.25	035146011000	0 SKATE CREEK RD S	91 Residential Land - Undivided
483	94,979	2.18	035147006001	162 RIVERVIEW DR	11 Single Unit
485	129,456	2.97	035146005000	0 FIR ST	91 Residential Land - Undivided
486	153,797	3.53	035146004000	0 FIR ST	11 Single Unit
487	45,425	1.04	035146003000	0 SKATE CREEK RD S	91 Residential Land - Undivided
489	93,856	2.16	035146016002	136 ALDER ST	11 Single Unit
491	248,516	5.71	035146013000	111 FIR ST	91 Residential Land - Undivided
492	41,321	0.95	009800035000	102 CEDAR ST	18 Other Residential
493	39,389	0.90	009800040000	102 FIR ST	19 Vacation Home
494	36,705	0.84	009800039000	0 CEDAR ST	18 Other Residential
495	38,918	0.89	009800034000	105 ALDER ST	18 Other Residential
496	102,072	2.34	035146016003	138 ALDER ST	18 Other Residential
497	39,225	0.90	035146015000	0 ALDER ST	11 Single Unit
498	86,661	1.99	009800031001	108 ALDER ST	11 Single Unit
499	19,526	0.45	009800037000	118 CEDAR ST	18 Other Residential
500	19,555	0.45	009800037001	120 CEDAR ST	11 Single Unit
501	39,107	0.90	009800036000	112 CEDAR ST	11 Single Unit
502	37,159	0.85	009800032000	119 ALDER ST	18 Other Residential
503	36,747	0.84	009800033000	109 ALDER ST	18 Other Residential
504	76,031	1.75	035146016001	140 ALDER ST	18 Other Residential
505	18,355	0.42	009800038000	117 CEDAR ST	11 Single Unit
506	18,391	0.42	009800038001	0 CEDAR ST	91 Residential Land - Undivided
515	12,379	0.28	010125106000	237 ALPINE DR	11 Single Unit
516	13,666	0.31	010125105000	235 ALPINE DR	19 Vacation Home
517	390,228	8.96	035132005001	13097 US HIGHWAY 12	91 Residential Land - Undivided
519	25,323	0.58	010596023001	0 HIDEAWAY LN	11 Single Unit
524	17,878	0.41	035145011022	0 BURL LN	91 Residential Land - Undivided
525	33,665	0.77	035145011005	112 BURL LN	11 Single Unit
527	63,374	1.46	035197003000	0 US HIGHWAY 12	43 Trans - Aircraft
531	327,657	7.52	035185001000	0 US HIGHWAY 12	18 Other Residential
532	265,575	6.10	035185002000	0 US HIGHWAY 12	91 Residential Land - Undivided
533	74,281	1.71	035242000000	12821 US HIGHWAY 12	12 Two-to-Four Unit
534	45,052	1.03	035240001002	12813 17 US HIGHWAY 12	18 Other Residential
536	28,118	0.65	035140001010	120 LEWIS RD	18 Other Residential
537	89,672	2.06	035140001002	112 LEWIS RD	69 Service - Miscellaneous
538	36,342	0.83	035140001007	113 HELLEM DR	91 Residential Land - Undivided
542	12,704	0.29	010125131000	246 ALPINE DR	11 Single Unit
543	14,019	0.32	010125132000	0 ALPINE DR	19 Vacation Home
544	18,400	0.42	010125135000	170 ALPINE DR	19 Vacation Home
545	18,637	0.43	035145011006	118 BURL LN	11 Single Unit
546	24,262	0.56	035145011024	106 BELLE LN	11 Single Unit
547	17,124	0.39	035145011025	120 BURL LN	11 Single Unit
549	17,229	0.40	035145011008	126 BURL LN	11 Single Unit
550	44,914	1.03	035145011012	108 BELLE LN	11 Single Unit
558	20,716	0.48	035145001005	139 BURL LN	11 Single Unit
559	23,107	0.53	035145001006	110 SPYGLASS LN	11 Single Unit
561	58,935	1.35	035141009000	128 BEGONIA LN	11 Single Unit
562	90,975	2.09	035141010000	0 BEGONIA LN	91 Residential Land - Undivided
563	27,637	0.63	035145011018	156 BURL LN	11 Single Unit
569	14,282	0.33	010125115001	230 ALPINE DR	11 Single Unit
570	14,521	0.33	010125115002	232 ALPINE DR	11 Single Unit
571	15,668	0.36	010125121000	0 ALPINE DR	19 Vacation Home
572	16,113	0.37	010125122000	186 ALPINE DR	11 Single Unit
573	24,285	0.56	010125113000	228 ALPINE DR	11 Single Unit
574	12,606	0.29	010125123000	190 ALPINE DR	19 Vacation Home
575	12,083	0.28	010125124000	194 ALPINE DR	19 Vacation Home

single-residential	RES	STR-4	RM	0
single-residential	RES	STR-4	RM	1
single-residential	RES	STR-4	RM	0
single-residential	RES	STR-4	RM	0
single-residential	RES	RDD-5	RVL	1
undeveloped/vacant	LND	RDD-5	RVL	0
single-residential	RES	RDD-5	RVL	1
undeveloped/vacant	LND	RDD-5	RVL	0
single-residential	RES	RDD-5	RVL	1
undeveloped/vacant	LND	RDD-5	RVL	0
single-residential	LWM	RDD-5	RVL	0
single-residential	LND	RDD-5	RVL	0
single-residential	LWB	RDD-5	RVL	0
single-residential	LWB	RDD-5	RVL	0
single-residential	LWM	RDD-5	RVL	0
single-residential	RES	RDD-5	RVL	1
single-residential	RES	RDD-5	RVL	1
single-residential	LWB	RDD-5	RVL	0
single-residential	RES	RDD-5	RVL	1
single-residential	RES	RDD-5	RVL	1
single-residential	LWB	RDD-5	RVL	0
single-residential	RES	RDD-5	RVL	0
single-residential	LWM	RDD-5	RVL	0
single-residential	RES	RDD-5	RVL	1
undeveloped/vacant	LND	RDD-5	RVL	0
single-residential	RES	STR-4	RM	1
single-residential	RES	STR-4	RM	0
undeveloped/vacant	LND	STMU	RM	0
single-residential	RES	STR-4	RM	1
undeveloped/vacant	LND	STMU	RM	0
single-residential	RES	STMU	RM	1
trans/util	COM	STMU	MU	0
single-residential	LWB	STMU	RL	0
undeveloped/vacant	LND	STMU	RL	0
multi-residential	RES	STMU	RL	3
single-residential	LWM	STMU	RL	0
single-residential	LWB	STMU	RM	0
public/quasi-public	COM	STMU	RM	0
undeveloped/vacant	LND	STMU	RM	0
single-residential	RES	STR-4	RM	1
single-residential	RES	STR-4	RM	0
single-residential	RES	STR-4	RM	0
single-residential	RES	STMU	RM	1
single-residential	RES	STMU	RM	1
single-residential	RES	STMU	RM	1
single-residential	RES	STMU	RM	1
single-residential	RES	STMU	RM	1
single-residential	RES	STMU	RM	1
single-residential	RES	STMU	RM	1
single-residential	RES	STMU	RM	1
undeveloped/vacant	LND	STMU	RM	0
single-residential	RES	STMU	RM	1
single-residential	RES	STR-4	RM	1
single-residential	RES	STR-4	RM	1
single-residential	LND	STR-4	RM	0
single-residential	RES	STR-4	RM	1
single-residential	RES	STR-4	RM	1
single-residential	LND	STR-4	RM	0
single-residential	RES	STR-4	RM	0
single-residential	RES	STR-4	RM	0

\$736,200	\$100,000	\$836,200	7.4
\$437,000	\$60,000	\$497,000	7.3
\$363,200	\$100,000	\$463,200	3.6
\$330,800	\$100,000	\$430,800	3.3
\$490,200	\$61,000	\$551,200	8.0
\$0	\$12,900	\$12,900	0.0
\$159,200	\$91,500	\$250,700	1.7
\$0	\$59,500	\$59,500	0.0
\$217,400	\$101,200	\$318,600	2.1
\$0	\$67,100	\$67,100	0.0
\$431,600	\$87,800	\$519,400	4.9
\$0	\$115,500	\$115,500	0.0
\$25,000	\$63,600	\$88,600	0.4
\$0	\$63,600	\$63,600	0.0
\$30,200	\$63,600	\$93,800	0.5
\$28,800	\$64,400	\$93,200	0.4
\$252,100	\$83,000	\$335,100	3.0
\$192,400	\$63,000	\$255,400	3.1
\$495,700	\$83,500	\$579,200	5.9
\$35,000	\$40,100	\$75,100	0.9
\$49,800	\$40,100	\$89,900	1.2
\$126,000	\$63,600	\$189,600	2.0
\$12,500	\$64,400	\$76,900	0.2
\$101,800	\$64,400	\$166,200	1.6
\$104,700	\$84,000	\$188,700	1.2
\$257,200	\$37,200	\$294,400	6.9
\$0	\$37,200	\$37,200	0.0
\$467,600	\$100,000	\$567,600	4.7
\$751,700	\$100,000	\$851,700	7.5
\$0	\$180,100	\$180,100	0.0
\$455,900	\$49,300	\$505,200	9.2
\$0	\$4,600	\$4,600	0.0
\$479,900	\$73,800	\$553,700	6.5
\$0	\$31,500	\$31,500	0.0
\$13,600	\$88,200	\$101,800	0.2
\$0	\$77,000	\$77,000	0.0
\$528,200	\$83,000	\$611,200	6.4
\$257,700	\$42,200	\$299,900	6.1
\$20,000	\$57,500	\$77,500	0.3
\$207,200	\$59,500	\$266,700	3.5
\$0	\$63,200	\$63,200	0.0
\$364,500	\$60,000	\$424,500	6.1
\$242,900	\$60,000	\$302,900	4.0
\$692,900	\$60,000	\$752,900	11.5
\$463,900	\$73,800	\$537,700	6.3
\$754,000	\$112,500	\$866,500	6.7
\$631,600	\$93,800	\$725,400	6.7
\$513,300	\$93,800	\$607,100	5.5
\$71,200	\$121,500	\$192,700	0.6
\$591,200	\$117,900	\$709,100	5.0
\$670,000	\$117,900	\$787,900	5.7
\$412,800	\$78,300	\$491,100	5.3
\$0	\$88,500	\$88,500	0.0
\$712,000	\$117,900	\$829,900	6.0
\$523,000	\$100,000	\$623,000	5.2
\$618,000	\$100,000	\$718,000	6.2
\$0	\$60,000	\$60,000	0.0
\$556,900	\$60,000	\$616,900	9.3
\$655,700	\$90,000	\$745,700	7.3
\$0	\$60,000	\$60,000	0.0
\$336,400	\$60,000	\$396,400	5.6

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FALSE	FALSE	NON-VACANT

0.05	0.18
0.01	0.29
0.02	0.38
0.04	0.25
0.00	0.88
0.03	0.21
0.05	2.13
0.03	2.94
0.05	3.48
0.00	1.04
0.25	1.91
0.21	5.49
0.01	0.94
0.01	0.90
0.02	0.82
0.02	0.87
0.01	2.33
0.03	0.87
0.01	1.98
0.00	0.45
0.01	0.44
0.01	0.89
0.00	0.85
0.02	0.82
0.06	1.68
0.01	0.41
0.04	0.38
0.01	0.27
0.03	0.29
4.65	4.30
0.07	0.51
0.27	0.14
0.08	0.69
0.00	1.45
0.03	7.49
0.02	6.08
0.00	1.70
0.03	1.01
0.10	0.55
0.11	1.95
0.14	0.69
0.11	0.18
0.15	0.17
0.02	0.40
0.03	0.40
0.06	0.50
0.00	0.39
0.00	0.40
0.20	0.83
0.00	0.47
0.01	0.52
0.13	1.22
0.22	1.87
0.02	0.61
0.06	0.27
0.09	0.25
0.08	0.28
0.09	0.28
0.19	0.36
0.04	0.25
0.01	0.27

0.05	0.05	0.09	1	35
0.07	0.07	0.15	1	35
0.09	0.09	0.19	1	35
0.06	0.06	0.12	1	35
0.22	0.22	0.44	1	9
0.05	0.03	0.13	1	9
0.53	0.53	1.06	1	9
0.74	0.44	1.76	1	9
0.87	0.87	1.74	1	9
0.26	0.16	0.62	1	9
0.48	0.48	0.95	1	9
1.37	0.82	3.30	1	9
0.24	0.24	0.47	1	9
0.22	0.13	0.54	1	9
0.21	0.21	0.41	1	9
0.22	0.22	0.44	1	9
0.58	0.58	1.16	1	9
0.22	0.22	0.44	1	9
0.50	0.50	0.99	1	9
0.11	0.11	0.22	1	9
0.11	0.11	0.22	1	9
0.22	0.22	0.44	1	9
0.21	0.21	0.42	1	9
0.21	0.21	0.41	1	9
0.42	0.42	0.84	1	9
0.10	0.10	0.21	1	9
0.10	0.06	0.23	1	9
0.07	0.07	0.13	1	35
0.07	0.07	0.14	1	35
1.08	0.65	2.58	1	35
0.13	0.13	0.26	1	35
0.03	0.02	0.08	1	35
0.17	0.17	0.35	1	35
0.36	0.22	0.87	1	
1.87	1.87	3.75	1	9
1.52	0.91	3.65	1	9
0.43	0.43	0.85	1	9
0.25	0.25	0.50	1	9
0.14	0.14	0.27	1	35
0.49	0.49	0.98	1	35
0.17	0.10	0.42	1	35
0.05	0.05	0.09	1	35
0.04	0.04	0.09	1	35
0.10	0.10	0.20	1	35
0.10	0.10	0.20	1	35
0.13	0.13	0.25	1	35
0.10	0.10	0.20	1	35
0.10	0.10	0.20	1	35
0.21	0.21	0.42	1	35
0.12	0.12	0.24	1	35
0.13	0.13	0.26	1	35
0.31	0.31	0.61	1	35
0.47	0.28	1.12	1	35
0.15	0.15	0.31	1	35
0.07	0.07	0.13	1	35
0.06	0.06	0.12	1	35
0.07	0.04	0.17	1	35
0.07	0.07	0.14	1	35
0.09	0.09	0.18	1	35
0.06	0.04	0.15	1	35
0.07	0.07	0.14	1	35





576	13,194	0.30	010125107000	239 ALPINE DR	19 Vacation Home
577	13,607	0.31	010125108000	241 ALPINE DR	19 Vacation Home
578	14,852	0.34	010125118000	240 ALPINE DR	11 Single Unit
579	12,456	0.29	010125117000	238 ALPINE DR	19 Vacation Home
580	13,491	0.31	010125116000	236 ALPINE DR	19 Vacation Home
584	23,950	0.55	035142062004	0 BONNIE SUE LN	91 Residential Land - Undivided
586	17,082	0.39	035142062005	124 BONNIE SUE LN	11 Single Unit
587	100,416	2.31	035140005001	132 HELLEM DR	11 Single Unit
599	15,125	0.35	035132053005	140 BUGLE LN	11 Single Unit
600	15,106	0.35	035132053006	136 BUGLE LN	91 Residential Land - Undivided
607	15,124	0.35	035132053013	118 BUGLE LN	11 Single Unit
617	219,052	5.03	035132005002	120 SKATE CREEK RD S	18 Other Residential
619	192,254	4.41	035132002000	0 US HIGHWAY 12	69 Service - Miscellaneous
620	12,459	0.29	035142062003	118 04 A BONNIE SUE LN	91 Residential Land - Undivided
624	47,601	1.09	035140001006	122 HELLEM DR	11 Single Unit
627	70,908	1.63	035115003004	181 HIDEAWAY LN	91 Residential Land - Undivided
633	93,868	2.16	035234009003	0 HIDEAWAY LN	91 Residential Land - Undivided
634	41,767	0.96	035234015006	148 BEAR GRASS LN	91 Residential Land - Undivided
635	93,816	2.15	035234015003	139 BEAR GRASS LN	91 Residential Land - Undivided
636	19,486	0.45	035131002002	128 ALPINE DR	91 Residential Land - Undivided
637	18,789	0.43	035131002003	136 ALPINE DR	91 Residential Land - Undivided
638	17,043	0.39	035131002004	138 ALPINE DR	91 Residential Land - Undivided
639	116,851	2.68	035131002001	124 SKATE CREEK RD	11 Single Unit
645	53,697	1.23	035217013001	138 COMBS RD	11 Single Unit
647	22,548	0.52	035230007002	0 RIFFE RD	11 Single Unit
648	12,352	0.28	035190003004	0 POWERHOUSE RD	91 Residential Land - Undivided
649	22,773	0.52	035190003003	0 POWERHOUSE RD	91 Residential Land - Undivided
654	138,099	3.17	035234009001	126 40 HIDEAWAY LN	18 Other Residential
666	14,015	0.32	xxxxxx		
667	2,954	0.07	xxxxxx		
668	901	0.02	xxxxxx		
380	62,206	1.43	035213003002	0 SNYDER RD	91 Residential Land - Undivided
381	10,161	0.23	035213003003	0 SNYDER RD	91 Residential Land - Undivided
382	99,212	2.28	035213003001	114 SNYDER RD	11 Single Unit
541	54,596	1.25	035193000000	120 SNYDER RD	11 Single Unit
313	15,719	0.36	035145063001	0 SHADY ACRES RD	19 Vacation Home
320	10,191	0.23	011260053000	0 SHADY ACRES RD	11 Single Unit
323	8,951	0.21	011260052000	106 SHADY ACRES RD	11 Single Unit
326	9,960	0.23	011260051000	100 SHADY ACRES RD	11 Single Unit
327	15,695	0.36	010125139000	158 ALPINE DR	19 Vacation Home
366	25,458	0.58	035217010004	143 SMITH RD	18 Other Residential
367	14,219	0.33	035217010003	133 SKATE CREEK RD S	91 Residential Land - Undivided
368	57,624	1.32	035217014000	0 SKATE CREEK RD S	18 Other Residential
372	17,350	0.40	035198000000	0 SMITH RD	11 Single Unit
373	9,014	0.21	035212000000	136 SMITH RD	11 Single Unit
374	21,205	0.49	035197002000	113 SKATE CREEK RD S	53 Retail - General Mrchds
376	27,084	0.62	035217010002	141 SMITH RD	11 Single Unit
377	11,997	0.28	035217012000	112 COMBS RD	11 Single Unit
378	24,865	0.57	035217001002	0 COMBS RD	91 Residential Land - Undivided
379	34,102	0.78	035217016000	143 COMBS RD	11 Single Unit
383	12,414	0.29	035214006000	110 SNYDER RD	11 Single Unit
384	70,841	1.63	035196000000	0 SNYDER RD	59 Retail - Other
385	14,707	0.34	035217003005	145 COMBS RD	11 Single Unit
387	2,735	0.06	035217003002	0 COMBS RD	18 Other Residential
388	29,636	0.68	035132005007	101 ALPINE DR	91 Residential Land - Undivided
389	29,733	0.68	035132005006	103 ALPINE DR	91 Residential Land - Undivided
390	29,613	0.68	035132005008	174 SKATE CREEK RD S	91 Residential Land - Undivided
399	13,140	0.30	010125143000	106 ALTA LN	19 Vacation Home
414	9,763	0.22	010125140000	154 ALPINE DR	11 Single Unit
440	9,423	0.22	010125080000	181 ALPINE DR	19 Vacation Home
453	4,721	0.11	010125098001	0 ALPINE DR	19 Vacation Home

single-residential	RES	STR-4	RM	0
single-residential	RES	STR-4	RM	0
single-residential	RES	STR-4	RM	1
single-residential	RES	STR-4	RM	0
single-residential	RES	STR-4	RM	0
undeveloped/vacant	LND	STMU	RM	0
single-residential	RES	STMU	RM	1
single-residential	STR	STMU	RM	1
single-residential	RES	STMU	RM	1
undeveloped/vacant	LND	STMU	RM	0
single-residential	STR	STMU	RM	1
single-residential	STR	STMU	RM	0
public/quasi-public	COM	STMU	RM	0
undeveloped/vacant	LND	STMU	RM	0
single-residential	RES	STMU	RM	1
undeveloped/vacant	LND	STMU	RM	0
undeveloped/vacant	LND	STMU	RM	0
undeveloped/vacant	LND	STMU	RM	0
undeveloped/vacant	LND	STMU	RM	0
undeveloped/vacant	LND	STMU	RM	0
undeveloped/vacant	LND	STMU	RM	0
undeveloped/vacant	LND	STMU	RM	0
single-residential	RES	STMU	RM	1
single-residential	RES	STMU	RM	1
single-residential	RES	STMU	RM	1
undeveloped/vacant	LND	STR-4	RM	0
undeveloped/vacant	LND	STR-4	RM	0
single-residential	LWM	STMU	RM	0
		STMU	RL	0
		STMU	RM	0
		STMU	MU	0
undeveloped/vacant	LND	STMU	RL	0
undeveloped/vacant	LND	STMU	RL	0
single-residential	RES	STMU	RM	1
single-residential	RES	STMU	RL	1
single-residential	RES	RDD-5	RVL	0
single-residential	RES	RDD-5	RVL	1
single-residential	RES	RDD-5	RVL	1
single-residential	RES	RDD-5	RVL	1
single-residential	RES	STR-4	RM	0
single-residential	LWM	STMU	RM	0
undeveloped/vacant	LND	STMU	RM	0
single-residential	LWB	STMU	RM	0
single-residential	RES	STMU	MU	1
single-residential	STR	STMU	MU	1
commercial retail	COM	STMU	MU	0
single-residential	RES	STMU	RM	1
single-residential	RES	STMU	RM	1
undeveloped/vacant	LND	STMU	RM	0
single-residential	RES	STMU	AX	1
single-residential	RES	STMU	RM	1
commercial retail	COM	STMU	MU	0
single-residential	RES	STMU	RM	1
single-residential	LWB	STMU	RM	0
undeveloped/vacant	LND	STR-4	RM	0
undeveloped/vacant	LND	STR-4	RM	0
undeveloped/vacant	LND	STR-4	RM	0
single-residential	RES	STR-4	RM	0
single-residential	RES	STR-4	RM	1
single-residential	RES	STR-4	RM	0
single-residential	LND	STR-4	RM	0

\$509,600	\$100,000	\$609,600	5.1
\$819,000	\$100,000	\$919,000	8.2
\$732,900	\$100,000	\$832,900	7.3
\$478,400	\$100,000	\$578,400	4.8
\$154,800	\$100,000	\$254,800	1.5
\$0	\$49,900	\$49,900	0.0
\$189,900	\$33,400	\$223,300	5.7
\$1,009,000	\$182,900	\$1,191,900	5.5
\$424,400	\$90,700	\$515,100	4.7
\$0	\$90,700	\$90,700	0.0
\$474,800	\$105,700	\$580,500	4.5
\$176,400	\$678,000	\$854,400	0.3
\$167,000	\$258,600	\$425,600	0.6
\$0	\$29,500	\$29,500	0.0
\$354,500	\$73,100	\$427,600	4.8
\$0	\$81,300	\$81,300	0.0
\$0	\$73,400	\$73,400	0.0
\$0	\$134,000	\$134,000	0.0
\$0	\$154,200	\$154,200	0.0
\$0	\$55,300	\$55,300	0.0
\$0	\$55,300	\$55,300	0.0
\$0	\$55,300	\$55,300	0.0
\$692,300	\$80,800	\$773,100	8.6
\$327,200	\$103,900	\$431,100	3.1
\$149,400	\$80,000	\$229,400	1.9
\$0	\$46,700	\$46,700	0.0
\$0	\$35,600	\$35,600	0.0
\$212,300	\$71,900	\$284,200	3.0
\$0	\$0	\$0	0.0
\$0	\$0	\$0	0.0
\$0	\$0	\$0	0.0
\$0	\$120,100	\$120,100	0.0
\$0	\$13,400	\$13,400	0.0
\$374,900	\$146,800	\$521,700	2.6
\$181,700	\$96,000	\$277,700	1.9
\$62,900	\$41,100	\$104,000	1.5
\$144,200	\$22,700	\$166,900	6.4
\$177,100	\$22,700	\$199,800	7.8
\$302,000	\$32,400	\$334,400	9.3
\$582,400	\$60,000	\$642,400	9.7
\$388,100	\$93,400	\$481,500	4.2
\$0	\$53,300	\$53,300	0.0
\$5,800	\$120,100	\$125,900	0.0
\$68,200	\$80,000	\$148,200	0.9
\$231,700	\$62,100	\$293,800	3.7
\$69,500	\$54,000	\$123,500	1.3
\$338,700	\$93,400	\$432,100	3.6
\$345,500	\$80,000	\$425,500	4.3
\$0	\$93,400	\$93,400	0.0
\$131,600	\$106,700	\$238,300	1.2
\$220,100	\$80,000	\$300,100	2.8
\$6,800	\$169,900	\$176,700	0.0
\$112,100	\$80,000	\$192,100	1.4
\$15,100	\$18,700	\$33,800	0.8
\$0	\$90,000	\$90,000	0.0
\$0	\$90,000	\$90,000	0.0
\$0	\$90,000	\$90,000	0.0
\$300,900	\$60,000	\$360,900	5.0
\$337,900	\$60,000	\$397,900	5.6
\$537,500	\$106,700	\$644,200	5.0
\$0	\$30,100	\$30,100	0.0

FALSE	FALSE	NON-VACANT
FALSE	FALSE	NON-VACANT
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FALSE	FALSE	NON-VACANT
FALSE	FALSE	NON-VACANT
FALSE	FALSE	NON-VACANT
TRUE	FALSE	VACANT

0.05	0.25
0.06	0.26
0.06	0.28
0.07	0.22
0.08	0.23
0.03	0.52
0.11	0.28
0.42	1.89
0.00	0.35
0.00	0.35
0.00	0.35
0.73	4.30
0.32	4.10
0.02	0.27
0.23	0.86
0.04	1.59
0.13	2.02
0.10	0.86
0.09	2.06
0.02	0.43
0.00	0.43
0.01	0.38
0.05	2.63
0.00	1.23
0.00	0.51
0.01	0.28
0.16	0.37
0.58	2.59
0.05	0.27
0.05	0.02
0.05	-0.03
0.54	0.89
0.03	0.20
0.03	2.25
0.83	0.42
	0.36
	0.23
	0.21
	0.23
	0.36
	0.58
	0.33
	1.32
	0.40
	0.21
	0.49
	0.62
	0.28
	0.57
	0.78
	0.29
	1.63
	0.34
	0.06
	0.68
	0.68
	0.68
	0.30
	0.22
	0.22
	0.11

0.06	0.06	0.13	1	35
0.06	0.06	0.13	1	35
0.07	0.07	0.14	1	35
0.05	0.05	0.11	1	35
0.06	0.06	0.12	1	35
0.13	0.08	0.31	1	35
0.07	0.07	0.14	1	35
0.47	0.47	0.94	1	35
0.09	0.09	0.17	1	35
0.09	0.05	0.21	1	35
0.09	0.09	0.17	1	35
1.08	1.08	2.15	1	35
1.02	1.02	2.05	1	35
0.07	0.04	0.16	1	35
0.22	0.22	0.43	1	35
0.40	0.24	0.95	1	35
0.51	0.30	1.21	1	35
0.22	0.13	0.52	1	35
0.52	0.31	1.24	1	35
0.11	0.06	0.26	1	35
0.11	0.06	0.26	1	35
0.10	0.06	0.23	1	35
0.66	0.66	1.32	1	35
0.31	0.31	0.62	1	35
0.13	0.13	0.26	1	35
0.07	0.04	0.17	1	35
0.09	0.06	0.22	1	35
0.65	0.65	1.29	1	35
0.07	0.04	0.16	1	9
0.01	0.00	0.01	1	35
-0.01	-0.01	-0.01	1	35
0.22	0.13	0.53	1	9
0.05	0.03	0.12	1	9
0.56	0.56	1.13	1	35
0.11	0.11	0.21	1	9
0.09	0.09	0.18	1	9
0.06	0.06	0.12	1	9
0.05	0.05	0.10	1	9
0.06	0.06	0.11	1	9
0.09	0.09	0.18	1	35
0.15	0.15	0.29	1	35
0.08	0.05	0.20	1	35
0.33	0.20	0.79	1	35
0.10	0.10	0.20	1	
0.05	0.05	0.10	1	
0.12	0.12	0.24	1	
0.16	0.16	0.31	1	35
0.07	0.07	0.14	1	35
0.14	0.09	0.34	1	35
0.20	0.20	0.39	1	
0.07	0.07	0.14	1	35
0.41	0.24	0.98	1	
0.08	0.08	0.17	1	35
0.02	0.02	0.03	1	35
0.17	0.10	0.41	1	35
0.17	0.10	0.41	1	35
0.17	0.10	0.41	1	35
0.08	0.08	0.15	1	35
0.06	0.06	0.11	1	35
0.05	0.05	0.11	1	35
0.03	0.02	0.06	1	35





479	37,073	0.85	035146006000	0 SKATE CREEK RD S	18 Other Residential
507	90,530	2.08	035214001000	127 WILLAME ST E	91 Residential Land - Undivided
508	76,802	1.76	035213000000	13052 US HIGHWAY 12	11 Single Unit
509	13,436	0.31	035202000000	13050 US HIGHWAY 12	11 Single Unit
510	17,977	0.41	035204001002	13044 US HIGHWAY 12	59 Retail - Other
511	29,844	0.69	035204001003	13040 US HIGHWAY 12	54 Retail - Food
512	61,565	1.41	035205000000	0 US HIGHWAY 12	16 Hotel/Motel
513	20,960	0.48	011217000000	12998 US HIGHWAY 12	54 Retail - Food
514	21,366	0.49	035225001001	109 HAYNES AVE S	18 Other Residential
528	16,849	0.39	035217003003	149 COMBS RD	18 Other Residential
535	108,336	2.49	035186002000	12853 US HIGHWAY 12	11 Single Unit
548	17,704	0.41	035145011026	0 BURL LN	91 Residential Land - Undivided
552	6,930	0.16	035217008000	119 COMBS RD	18 Other Residential
553	13,608	0.31	035217002000	125 COMBS RD	11 Single Unit
554	26,317	0.60	035215007000	0 COMBS RD	63 Service - Business
555	27,699	0.64	035217007000		
556	37,510	0.86	035217009002	129 COMBS RD	11 Single Unit
557	126,766	2.91	035215006002	0 COMBS RD	91 Residential Land - Undivided
588	15,321	0.35	035211005000	13019 US HIGHWAY 12	58 Retail - Eating
589	19,151	0.44	035211004000	0 US HIGHWAY 12	91 Residential Land - Undivided
593	14,863	0.34	035132053017	108 BUGLE LN	11 Single Unit
594	16,722	0.38	035132053018	106 BUGLE LN	11 Single Unit
595	16,640	0.38	035132053001	152 BUGLE LN	11 Single Unit
596	15,116	0.35	035132053002	148 BUGLE LN	11 Single Unit
597	15,157	0.35	035132053003	146 BUGLE LN	18 Other Residential
598	15,204	0.35	035132053004	144 BUGLE LN	19 Vacation Home
601	14,982	0.34	035132053007	132 BUGLE LN	18 Other Residential
602	19,189	0.44	035132053008	130 BUGLE LN	91 Residential Land - Undivided
603	19,328	0.44	035132053009	128 BUGLE LN	11 Single Unit
604	19,236	0.44	035132053010	126 BUGLE LN	11 Single Unit
605	15,068	0.35	035132053011	124 BUGLE LN	11 Single Unit
606	15,057	0.35	035132053012	122 BUGLE LN	91 Residential Land - Undivided
608	15,105	0.35	035132053014	114 BUGLE LN	11 Single Unit
609	15,066	0.35	035132053015	112 BUGLE LN	11 Single Unit
610	15,230	0.35	035132053016	110 BUGLE LN	11 Single Unit
611	15,456	0.36	035132053022	133 BUGLE LN	91 Residential Land - Undivided
612	21,180	0.49	035132053023	123 BUGLE LN	18 Other Residential
613	14,984	0.34	035132053021	141 BUGLE LN	91 Residential Land - Undivided
614	17,246	0.40	035132053020	149 BUGLE LN	11 Single Unit
615	17,417	0.40	035132053019	113 BUGLE LN	11 Single Unit
616	15,868	0.36	035132053024	115 BUGLE LN	11 Single Unit
640	15,479	0.36	035195001006	137 MAIN ST E	11 Single Unit
641	7,370	0.17	035195001005	135 MAIN ST E	11 Single Unit
642	8,573	0.20	035195003000	141 MAIN ST E	11 Single Unit
643	12,919	0.30	035195001003	134 WILLAME ST E	18 Other Residential
644	15,220	0.35	035195001002	110 WILLAME ST E	11 Single Unit
657	10,016	0.23	035210002000	131 MAIN ST E	69 Service - Miscellaneous
658	9,439	0.22	035214005000	129 MAIN ST E	18 Other Residential
659	9,493	0.22	035210000000	123 MAIN ST E	11 Single Unit
660	21,969	0.50	035209000000	0 HAYNES AVE	18 Other Residential
661	22,889	0.53	035214000000	107 COWLITZ AVE N	11 Single Unit
662	15,175	0.35	035211003000	0 SMITH RD	11 Single Unit
663	17,735	0.41	035211002000	0 SMITH RD	11 Single Unit
664	23,639	0.54	035211001000	122 SMITH RD	11 Single Unit
665	51,157	1.17	035200000000	13049 US HIGHWAY 12	91 Residential Land - Undivided

single-residential	LWB	RDD-5	RVL	0
undeveloped/vacant	LND	STMU	RH	0
single-residential	COM	STMU	RM	1
single-residential	RES	STMU	MU	1
commercial retail	COM	STMU	MU	0
commercial retail	COM	STMU	MU	0
multi-residential	COM	STMU	MU	0
commercial retail	COM	STMU	MU	0
single-residential	LWM	STMU	RH	0
single-residential	LWB	STMU	RM	0
single-residential	RES	STMU	RL	1
undeveloped/vacant	LND	STMU	RM	0
single-residential	LWB	STMU	AX	0
single-residential	RES	STMU	AX	1
commercial retail	COM	STMU	AX	0
		STMU	AX	0
single-residential	RES	STMU	AX	1
undeveloped/vacant	LND	STMU	AX	0
commercial retail	COM	STMU	MU	0
undeveloped/vacant	COM	STMU	MU	0
single-residential	STR	STMU	RM	1
single-residential	STR	STMU	RM	1
single-residential	RES	STMU	RM	1
single-residential	STR	STMU	RM	1
single-residential	LWB	STMU	RM	0
single-residential	LND	STMU	RM	0
single-residential	LWB	STMU	RM	0
undeveloped/vacant	LND	STMU	RM	0
single-residential	STR	STMU	RM	1
single-residential	RES	STMU	RM	1
single-residential	RES	STMU	RM	1
undeveloped/vacant	LND	STMU	RM	0
single-residential	STR	STMU	RM	1
single-residential	STR	STMU	RM	1
single-residential	STR	STMU	RM	1
undeveloped/vacant	LND	STMU	RM	0
single-residential	LWB	STMU	RM	0
undeveloped/vacant	LND	STMU	RM	0
single-residential	RES	STMU	RM	1
single-residential	RES	STMU	RM	1
single-residential	RES	STMU	RM	1
single-residential	STR	STMU	RL	1
single-residential	LND	STMU	RL	1
single-residential	RES	STMU	RL	1
single-residential	LWM	STMU	RL	0
single-residential	STR	STMU	RL	1
public/quasi-public	STR	STMU	RH	0
single-residential	STR	STMU	RH	0
single-residential	RES	STMU	RH	1
single-residential	LWM	STMU	RH	0
single-residential	RES	STMU	RH	1
single-residential	LND	STMU	MU	0
single-residential	LND	STMU	MU	0
single-residential	RES	STMU	MU	1
undeveloped/vacant	COM	STMU	MU	0

\$1,400	\$61,400	\$62,800	0.0
\$0	\$146,800	\$146,800	0.0
\$109,000	\$238,900	\$347,900	0.5
\$114,500	\$80,000	\$194,500	1.4
\$53,300	\$88,900	\$142,200	0.6
\$783,500	\$131,700	\$915,200	5.9
\$654,500	\$190,800	\$845,300	3.4
\$389,600	\$57,200	\$446,800	6.8
\$88,200	\$80,000	\$168,200	1.1
\$191,300	\$80,000	\$271,300	2.4
\$275,100	\$91,200	\$366,300	3.0
\$0	\$93,800	\$93,800	0.0
\$13,900	\$53,300	\$67,200	0.3
\$207,800	\$80,000	\$287,800	2.6
\$92,300	\$63,000	\$155,300	1.5
\$0	\$0	\$0	0.0
\$337,000	\$93,400	\$430,400	3.6
\$0	\$146,800	\$146,800	0.0
\$186,700	\$60,000	\$246,700	3.1
\$0	\$66,200	\$66,200	0.0
\$479,600	\$105,700	\$585,300	4.5
\$365,100	\$88,600	\$453,700	4.1
\$447,100	\$90,700	\$537,800	4.9
\$401,400	\$88,600	\$490,000	4.5
\$20,000	\$90,700	\$110,700	0.2
\$0	\$90,700	\$90,700	0.0
\$20,000	\$90,700	\$110,700	0.2
\$0	\$90,700	\$90,700	0.0
\$536,300	\$105,700	\$642,000	5.1
\$597,900	\$90,700	\$688,600	6.6
\$586,400	\$90,700	\$677,100	6.5
\$0	\$90,700	\$90,700	0.0
\$480,700	\$105,700	\$586,400	4.5
\$471,100	\$88,600	\$559,700	5.3
\$616,600	\$88,600	\$705,200	7.0
\$0	\$90,700	\$90,700	0.0
\$22,600	\$90,700	\$113,300	0.2
\$0	\$90,700	\$90,700	0.0
\$1,182,700	\$90,700	\$1,273,400	13.0
\$337,300	\$90,700	\$428,000	3.7
\$297,000	\$90,700	\$387,700	3.3
\$274,300	\$67,600	\$341,900	4.1
\$212,700	\$46,200	\$258,900	4.6
\$215,700	\$53,300	\$269,000	4.0
\$166,300	\$80,000	\$246,300	2.1
\$456,700	\$93,200	\$549,900	4.9
\$388,100	\$60,700	\$448,800	6.4
\$3,100	\$62,100	\$65,200	0.0
\$12,500	\$53,300	\$65,800	0.2
\$15,000	\$80,000	\$95,000	0.2
\$185,400	\$80,000	\$265,400	2.3
\$0	\$80,000	\$80,000	0.0
\$0	\$80,000	\$80,000	0.0
\$286,400	\$80,000	\$366,400	3.6
\$6,700	\$129,600	\$136,300	0.1



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0.21	0.13	0.51	1	9
0.52	0.31	1.25	1	52
0.44	0.44	0.88	1	35
0.08	0.08	0.15	1	
0.10	0.10	0.21	1	
0.17	0.17	0.34	1	
0.35	0.35	0.71	1	
0.12	0.12	0.24	1	
0.12	0.12	0.25	1	52
0.10	0.10	0.19	1	35
0.62	0.62	1.24	1	9
0.10	0.06	0.24	1	35
0.04	0.04	0.08	1	
0.08	0.08	0.16	1	
0.15	0.15	0.30	1	
0.16	0.10	0.38	1	
0.22	0.22	0.43	1	
0.73	0.44	1.75	1	
0.09	0.09	0.18	1	
0.11	0.07	0.26	1	
0.09	0.09	0.17	1	35
0.10	0.10	0.19	1	35
0.10	0.10	0.19	1	35
0.09	0.09	0.17	1	35
0.09	0.09	0.17	1	35
0.09	0.05	0.21	1	35
0.09	0.09	0.17	1	35
0.11	0.07	0.26	1	35
0.11	0.11	0.22	1	35
0.11	0.11	0.22	1	35
0.09	0.09	0.17	1	35
0.09	0.05	0.21	1	35
0.09	0.09	0.17	1	35
0.09	0.09	0.17	1	35
0.09	0.09	0.18	1	35
0.09	0.05	0.21	1	35
0.12	0.12	0.24	1	35
0.09	0.05	0.21	1	35
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0.10	0.10	0.20	1	35
0.09	0.09	0.18	1	35
0.09	0.09	0.18	1	9
0.04	0.04	0.08	1	9
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0.07	0.07	0.15	1	9
0.09	0.09	0.17	1	9
0.06	0.06	0.12	1	52
0.05	0.03	0.13	1	52
0.05	0.05	0.11	1	52
0.13	0.13	0.25	1	52
0.13	0.13	0.26	1	52
0.09	0.05	0.21	1	
0.10	0.06	0.24	1	
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0.29	0.18	0.70	1	

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<b>PIN</b>	<b>area</b>
011220000000	2122.363696
035220001004	292.7641923
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035214004001	1307.854624
035222002001	2271.289073
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035239004002	61056.15665
035239004002	671.5175644
035215007000	2376.510952
035239004002	1180.720707
035215001003	3113.97602
035196000000	470.1165135
035230003000	1227.063743
035230003000	10179.18138
035214004001	10762.93431
035197001000	2144.665756
035215007000	849.0086123
035215007000	483.539651
035239004002	4567.863326
035239004002	90589.23975
035215007000	365.0707934
035240003000	3307.650798
035239004002	194.5715188
035239004002	16429.70595
011240001003	150.4868128
035197002000	969.4173895
011217000000	4413.752708
035220001003	2703.494284
035204001000	2646.968578
035197001000	5701.419116
035239004002	25651.29016
035239004002	792.2666804
035230003000	1587.182668
035215007000	367.2475325
035120000000	1874.535378
035196000000	545.8636018
035214004001	2090.502048
035215007000	1018.558456
035231001000	10936.76173





# FINAL DRAFT MEMORANDUM

Date: May 7, 2024  
To: Paul Dennis, Senior Planner – Jackson Civil  
From: Eli Mulberry, AICP – Planner  
Subject: Housing Needs and Land Capacity Summary – City of Mossyrock

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## 1. Background

This memo discusses the results of Mossyrock’s Land Capacity analysis to determine housing, population, and employment land capacities. This helps determine whether the jurisdiction has adequate land densities and buildable lands to accommodate future growth. This analysis used the GIS option and methods established by Lewis County, supplemented with guidance for the Department of Commerce for allocating housing by income bracket.

This study analyzed housing capacity according to new 2021 Washington House Bill 1220 requirements, which updated the Growth Management Act (GMA). The new legislation requires that jurisdictions plan for very low-, low-, and moderate-income housing needs when conducting their Comprehensive Plan updates. Jurisdictions are required to demonstrate that land capacity exists in their Urban Growth Areas for housing types that meet these income needs. In other words, *do the current zoning and development regulations allow housing types and quantities that meet need by income bracket*. Whether development occurs to meet this need ultimately depends on private market trends.

**This analysis finds that the City has sufficient buildable lands to meet population and housing. However, the City has a slight insufficiency of land for employment, with a projected estimated deficit of 13 jobs (see Exhibit 12).**

The following Exhibits show the Lewis County provided population and housing targets.

**Exhibit 1 – Population Targets**

City (Incorporated + UGA)	2022 Total Population	2045 Population Allocation	20-Year Population Increase	20-Year Growth Rate
Mossyrock	906	1,058	152	16.78%



## Exhibit 2 – Housing Targets

Total 2045 Population = 104,951		Permanent Housing Needs by % of Area Median Income								EH
		0-30%		>30-50%	>50-80%	>80-100%	>100-120%	>120%		
		Total	Non-PSH	PSH						
Unincorporated Lewis County	Estimated Housing Supply (2020)	19,519	667	25	3,146	4,704	2,798	2,016	6,163	0
	Allocation Method C (2020-2045)	403	88	38	115	58	28	23	53	21
City of Centralia	Estimated Housing Supply (2020)	7,593	578	14	1,614	3,154	1,153	302	778	38
	Allocation Method C (2020-2045)	767	227	184	0	0	0	134	222	78
City of Chehalis	Estimated Housing Supply (2020)	3,139	140	0	442	1,537	509	140	371	22
	Allocation Method C (2020-2045)	6,215	1,390	563	1,000	900	425	280	1,657	332
City of Morton	Estimated Housing Supply (2020)	506	16	0	167	221	69	8	25	0
	Allocation Method C (2020-2045)	23	5	1	4	3	2	1	7	1
City of Mossyrock	Estimated Housing Supply (2020)	322	10	0	160	108	14	7	23	0
	Allocation Method C (2020-2045)	72	16	5	12	7	5	4	24	4
City of Napavine	Estimated Housing Supply (2020)	718	11	0	135	286	120	42	124	0
	Allocation Method C (2020-2045)	477	89	28	90	75	28	32	135	16
City of Pe Ell	Estimated Housing Supply (2020)	284	6	0	90	157	9	6	16	0
	Allocation Method C (2020-2045)	10	2	1	2	1	1	1	3	1
City of Toledo	Estimated Housing Supply (2020)	303	5	0	64	152	30	13	39	0
	Allocation Method C (2020-2045)	845	92	27	139	210	125	40	211	16
City of Vader	Estimated Housing Supply (2020)	257	0	0	100	90	43	6	18	0
	Allocation Method C (2020-2045)	100	30	7	0	6	2	10	45	5
City of Winlock	Estimated Housing Supply (2020)	564	30	0	121	323	32	16	42	0
	Allocation Method C (2020-2045)	1,248	271	115	282	210	83	50	237	67
<b>Total</b>	<b>Sum of Allocations to Jurisdictions</b>	<b>10,160</b>	<b>2,210</b>	<b>969</b>	<b>1,643</b>	<b>1,471</b>	<b>698</b>	<b>575</b>	<b>2,594</b>	<b>542</b>
	<b>Percent of Sum of Allocations to Jurisdictions</b>	<b>100.00%</b>	<b>21.75%</b>	<b>9.54%</b>	<b>16.17%</b>	<b>14.48%</b>	<b>6.87%</b>	<b>5.66%</b>	<b>25.53%</b>	<b>5.33%</b>

## 2. Housing Capacity Analysis

### 2.1 Housing Assumptions

To determine the number of units that can reasonably be accommodated under the land capacity, this analysis uses an assumed density, rather than the maximum zoned density. An assumed density considers both the existing built density and likely density of further development.<sup>1</sup> Where there was a choice, or a scale of possible densities, we selected the most conservative number. The following, Exhibit 3, establishes the assumed housing densities for this analysis. This analysis split areas considered zoned lands in incorporated limits and the Urban Growth Area (UGA) separately, as noted by the zoning designation in the analysis.

<sup>1</sup> Department of Commerce. "Draft Guidance for Evaluating Land Capacity to Meet All Housing Needs." Washington State Department of Commerce, 2022 <https://deptofcommerce.app.box.com/s/k14gbqe7z8d7ek6z8ibui79zb7bo9vpa>.

### Exhibit 3 – Assumed Housing Densities

Zone	Assumed density (du/acre)	Comments
Neighborhood	2	Based on local achieved densities.
Neighborhood – UGA	2	Based on local achieved densities.

Under the Commerce guidance, to compare land capacity with housing need by income band, the analysis needs to assume, based on existing housing diversity and local conditions, what income levels the existing zones reasonably accommodate.<sup>2</sup> For example, if a single-family residential zone has land values and home costs that would not be affordable to lower income brackets, the analysis allocates the capacity in that zone to higher income brackets using a ratio. Some zones may have housing types that serve multiple income brackets. The analysis adjusted the ratio weights to reflect this. The following Exhibit lists each bracket and the zones that the zones that provide housing affordable to this level. Appendix A discloses the exact allocation ratios by zone and Area Median Income (AMI) level.

### Exhibit 4 – Assumed Zones Serving Income Levels

Income Level	Income Bracket	Zones with Housing Serving Each Income Level
0-30% AMI	\$0 - \$20,174	Neighborhood, Neighborhood - UGA
30-50% AMI	\$20,174 - \$33,624	Neighborhood, Neighborhood - UGA
50-80% AMI	\$33,624 - \$53,798	Neighborhood, Neighborhood - UGA
80-100% AMI	\$53,798 - \$67,247	Neighborhood, Neighborhood - UGA
100-120% AMI	\$67,247 - \$80,696	Neighborhood, Neighborhood - UGA
>120% AMI	\$80,696+	Neighborhood, Neighborhood - UGA

## 2.2 Housing Capacity Results

To determine the total net residential acreage, we first deducted critical areas and percentage deduction factors for infrastructure, future public uses, and market forces. We then converted acreage to housing units based on the assumed density by zone. The results of this analysis are summarized in the following Exhibit 5. See Appendix B for the full deduction factors and calculations.

### Exhibit 5 – Housing Capacity

Zone	Net Developable Acres	Residential Capacity (units)
Neighborhood	91.5	183
Neighborhood - UGA	31.0	62
<b>Total</b>	<b>122.4</b>	<b>245</b>

<sup>2</sup> Department of Commerce. "Draft Guidance for Evaluating Land Capacity to Meet All Housing Needs." Washington State Department of Commerce, 2022 <https://deptofcommerce.app.box.com/s/k14gbqe7z8d7ek6z8ibui79zb7bo9vpa>.



To assess whether this unit capacity could potentially ensure sufficient housing for population growth, the analysis deducted units based on the local occupancy rates and converted units to individuals based on the local average household size. The US Census Bureau provides the data for census places and tracts for occupancy and household size statistics. We then compared the future population demand target established in Exhibit 1 with the total population capacity to determine whether the jurisdiction has sufficient capacity for future population growth, as seen below in Exhibit 6.

### Exhibit 6 – Population Capacity Results

Zone	Total Unit Capacity	Occupancy Rate*	Total Occupied Units	Population Capacity (persons)+
Neighborhood	183	90%	164	511
Neighborhood - UGA	62	90%	56	174
<b>Incorporated Population Capacity</b>				<b>511</b>
<b>UGA Population Capacity</b>				<b>174</b>
<b>Total</b>				<b>685</b>
<i>Target</i>				<i>152</i>
<b>Projected Surplus/ (Deficit)</b>				<b>533</b>

\*Based on latest OFM and Census estimates.

+Based on the latest Census estimate for the local average household size of 3.11.

After allocating housing capacity based on our housing affordability assumptions, we can determine whether there is sufficient land and density to accommodate housing demands by income level. This analysis ran two scenarios: (1) where housing growth occurs in both incorporated and UGA areas, seen in Exhibit 7; and (2) if the housing growth only occurs in the incorporated area, shown in Exhibit 8.

### Exhibit 7 – UGA+Incorporated: Housing Need Surplus/Deficit Results

Income Level	Income Bracket	Zones Serving Income Levels	Projected Housing Need	Allocated Units	Surplus/ (Deficit)
0-30% AMI	\$0 - \$20,174	Neighborhood, Neighborhood - UGA	21	41	20
30-50% AMI	\$20,174 - \$33,624	Neighborhood, Neighborhood - UGA	12	41	29
50-80% AMI	\$33,624 - \$53,798	Neighborhood, Neighborhood - UGA	7	41	34
80-100% AMI	\$53,798 - \$67,247	Neighborhood, Neighborhood - UGA	5	41	36



Income Level	Income Bracket	Zones Serving Income Levels	Projected Housing Need	Allocated Units	Surplus/ (Deficit)
100-120% AMI	\$67,247 - \$80,696	Neighborhood, Neighborhood - UGA	4	41	37
>120% AMI*	\$80,696+	Neighborhood, Neighborhood UGA	24	41	17
<b>Total</b>			<b>73</b>	<b>245</b>	<b>172</b>

\*HB 1220 does not require jurisdictions to demonstrate policy changes to meet sufficient capacity for upper incomes.

### Exhibit 8 – Incorporated Only: Housing Need Surplus/Deficit Results

Income Level	Income Bracket	Zones Serving Income Levels	Projected Housing Need	Allocated Units	Surplus/ (Deficit)
0-30% AMI	\$0 - \$20,174	Neighborhood	21	30	9
30-50% AMI	\$20,174 - \$33,624	Neighborhood	12	30	18
50-80% AMI	\$33,624 - \$53,798	Neighborhood	7	30	23
80-100% AMI	\$53,798 - \$67,247	Neighborhood	5	30	25
100-120% AMI	\$67,247 - \$80,696	Neighborhood	4	30	26
>120% AMI*	\$80,696+	Neighborhood	24	30	6
<b>Total</b>			<b>73</b>	<b>183</b>	<b>110</b>

\*HB 1220 does not require jurisdictions to demonstrate policy changes to meet sufficient capacity for upper incomes.

## 3. Employment Capacity Analysis

### 3.1 Employment Assumptions

To convert total land area into net employment capacity area, we must make a few assumptions. First is the assumed density for employment area. We used Floor Area Ratio (FAR) as our measure of employment density. The assumed FAR by zone used in the analysis are established below in Exhibit 9.



### Exhibit 9 – Assumed Employment Densities

Zone	Assumed FAR	Comments
Market	0.4	We are assuming low-density, one-story buildings in their market district. While some older buildings have higher FARs, parking areas tend to drive this down.
Market - UGA	-	No zoned Market designations in the UGA.

This analysis divides job calculations into three employment sectors: industrial, general commercial, and retail. To estimate employment capacity, we follow the Lewis County methodology for Land Capacity Analysis, which allocates square footage per employee as follows: 650 square feet for industrial jobs, 400 square feet for general commercial jobs, and 600 square feet for retail jobs.

Given that nonresidential zones can host multiple types of businesses, we've used allocation ratios to distribute the employment capacity among the three sectors. As a starting point, these ratios were derived by analyzing developed parcels within each zone, identifying the proportion of parcels engaged in industrial, commercial, or retail activities. This approach is based on the premise that the distribution of future jobs will mirror the current pattern of employment across these sectors within the area. These ratios were then adjusted based on a review of the jurisdictions' permitted use table to best reflect the intent of the zone, rather than existing uses alone. Exhibit 10 provides a detailed breakdown of these assumptions.

### Exhibit 10 – Assumed Employment Allocation Ratios

Zone	Industrial	General Commercial	Retail
Market	0%	50%	50%
Market - UGA	0%	50%	50%

Numbers total to 100% by row

### 3.2 Employment Capacity Results

This analysis determined the total net developable land by deducting critical areas and percentage deduction factors for infrastructure, future public uses, and market forces. We then multiplied this net capacity with our assumed densities from Exhibit 9 to find net capacity square footage. Lastly, to consider occupancy and vacancy rates for businesses and leasing space, we assumed a 95% occupancy rate to find the total occupied capacity square footage, found in the following Exhibit 10. See Appendix B for the full deduction factors and calculations.

To convert square footage capacity into jobs, we first allocated a percentage of the square footage capacity into each of the employment sectors for analysis: industrial, general commercial, and retail using the assumptions established in Exhibit 10. We then converted square footage into jobs by dividing by our assumed square footage per employee. The total job capacity for each zone is shown in Exhibit 11.

### Exhibit 11 – Employment Capacity Results

Zone	Total Occupied Sq. Ft. Capacity	Industrial		General Commercial		Retail		Total Job Capacity
		Land Capacity (sq. ft)	Jobs	Land Capacity (sq. ft)	Jobs	Land Capacity (sq. ft)	Jobs	
Market	30,677	-	-	15,338	38	15,338	26	<b>64</b>
Market - UGA	-	-	-	-	-	-	-	-

Given that we know the projected housing unit demand, we can then use the American Community Survey's estimates for job status by households and family to find an average jobs per household number.<sup>3</sup> We then multiplied this rate with housing unit demand to determine employment demand.

To determine the projected employment capacity surplus or deficit, we then subtracted demand from total employment capacity, shown in the following Exhibit 12.

### Exhibit 12 – Employment Demand Surplus/ Deficit Results

<b>Employment Demand</b>	
20-Year Housing Unit Demand Increase (dwelling units)	73
Assumed jobs / household	1.05
<b>20-year employment demand (jobs)</b>	<b>77</b>
<b>Total Employment Capacity (jobs)</b>	
Incorporated job capacity	64
UGA job capacity	-
<b>Total job capacity (Incorporated + UGA)</b>	<b>64</b>
<b>Projected Surplus/ (Deficit)</b>	
Incorporated only scenario (jobs)	<b>(13)</b>
Incorporated + UGA scenario (jobs)	<b>(13)</b>

<sup>3</sup> 2022 ACS, Household Size by Number of Workers.

## Appendix A

The following table shows the allocation ratios used to allocate zoned capacity to income bracket. This method recognizes that zones can accommodate more than a single income level or bracket. Ratios add up to 100% by row. The ratios are multiplied with the zone's unit capacity to determine the estimated units at each income level.

**Assumed Housing Allocation Ratios Table**

Residential Zones	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI	100-120% AMI	>120% AMI
LDR 10	0.166667	0.166667	0.166667	0.166667	0.166667	0.166667
LDR 6	0.166667	0.166667	0.166667	0.166667	0.166667	0.166667





## Appendix B

### Formulas and calculations:

Critical areas were deducted in GIS.

$Net\ Developable = ((Gross\ Dev.\ Land\ minus\ critical\ areas * (1 - Future\ Use\ Deduction)) * (1 - Infrastructure\ Deduction)) * (1 - Market\ Factor\ Deduction)$

$Total\ Capacity = Net\ Developable\ acres * Assumed\ Density$

$Total\ Occupied\ Employment\ Capacity\ (sq.\ ft) = Total\ Sq.\ Foot\ Capacity * Occupancy\ Rate$ . We used an occupancy rate of 95%.

### Buildable Acre Capacities and Deductions - Housing

Zone	Gross Developable Land minus critical areas (acres)			Future Public Use Deduction			Infrastructure Deduction			Market Factor Deductions			Net Developable Land (acres)				Total Dwelling Unit Capacity
	Vacant	Partially-utilized	Under-utilized	Vacant	Partially-utilized	Under-utilized	Vacant	Partially-utilized	Under-utilized	Vacant	Partially-utilized	Under-utilized	Vacant	Partially-utilized	Under-utilized	Total	
Neighborhood	138.37	0.00	14.33	5%	5%	5%	25%	25%	25%	15%	25%	25%	83.8	0.0	7.7	91.5	183
Neighborhood - UGA	31.63	0.00	22.12	5%	5%	5%	25%	25%	25%	15%	25%	25%	19.2	0.0	11.8	31.0	62

Residential Deduction Summary	
Total gross developable land (minus critical areas)	206.5
Future Public Use - total acres deducted	10.3
Infrastructure - total acres deducted	49.0
Market Factor - total acres deducted	24.7
Total net developable acres	122.4
Total dwelling unit land capacity	245
Total pipeline units	-
Grand total units	245

**Buildable Acre Capacities and Deductions – Employment**

Zone	Gross Developable Land minus critical areas (acres)			Future Public Use Deduction			Infrastructure Deduction			Market Factor Deductions			Net Developable Land (acres)				Total Sq. Foot Capacity	Total Occupied Employment Capacity (sq. ft)
	Vacant	Partially-utilized	Under-utilized	Vacant	Partially-utilized	Under-utilized	Vacant	Partially-utilized	Under-utilized	Vacant	Partially-utilized	Under-utilized	Vacant	Partially-utilized	Under-utilized	Total		
Market	1.01	0.00	1.67	5%	5%	5%	25%	25%	25%	15%	25%	25%	0.6	0.0	0.9	1.5	0.4	30,677
Market - UGA	0.00	0.00	0.00	5%	5%	5%	25%	25%	25%	15%	25%	25%	0.00	0.00	0.00	0.00	0.00	0.00

Employment Deduction Summary	
Total gross developable land (minus critical areas)	2.7
Future Public Use - total acres deducted	0.1
Infrastructure - total acres deducted	0.6
Market Factor - total acres deducted	0.4
Total net developable acres	1.5
Total Sq. Foot Capacity	32,291
Total occupied sq. ft. land capacity	30,677
Total pipeline sq. ft.	-
Grand total employment capacity (sq. ft)	30,677



## Appendix C

This appendix lists this analysis' assumptions and disclosures when implementing the methodology. It also includes disclosures of data limitations.

### GIS Analysis Process Assumptions and Data Limitations

- Mossyrock floodplain data. FEMA provides incomplete floodway data. For example, parcel #008701052005 has a stream running through it, but FEMA does not provide any floodway data in the incorporated boundary of the city for it.
- Critical area buffers for deducting nonresidential parcels. All jurisdictions do not have a published critical areas code chapter on their respective code publishing or municode websites. Or, they adopt the County codes by reference. This analysis therefore used county buffer distances for all analysis jurisdictions. The adopted county codes for wetland and stream buffers are based on category and impact.
  - Since the wetland database does not include wetland category or score, nor are we able to identify impact level without a site-level biological study, we took an average buffer size of 120 feet to apply for simplicity to avoid doing a site-by-site GIS analysis.
  - Using DNR stream data, we applied a buffer distance of 150 feet for Fish-containing streams, which is the buffer distance for Type F waters under Lewis County Code 17.38.420. For unknown, non-fish, and waters with no type or designation, we used a buffer distance of 75 feet based on LCC.
- There are several parcels in all cities that are split by zone. To control this, this analysis split these parcels using an intersect geoprocess in GIS to find the gross acreage by zone.
- There are several parcels in all cities that straddle the boundary. Like zoning, these parcels were split using an intersect to only calculate areas within the city boundary and UGA.

### Deductions and Assumed Densities

- The criterion for partially-used in the Lewis County methodology has conflicting logic: "Don't count parcels with improvement values >93<sup>rd</sup> percentile of jurisdiction improvement values unless the parcel is sized 3 times the minimum allowed under zoning." This is the same criteria as is applied for the rest: "Parcel size >3 times the minimum allowed under zoning." We applied this literally and counted all parcels >3 times the minimum.
- For determining a reasonable allocation ratio for jobs under industrial, retail, and general commercial, we assumed that capacity would be split across these sectors consistent with existing splits. To determine existing splits, we isolated developed parcels and used assessor [land use codes](#) to classify them under these three categories. The ratios were then adjusted based on the permitted use tables in the development regulations to better reflect intended uses in each zone.
  - Industrial included codes related to manufacturing, transportation, and resource extraction
    - 21-49
    - 81-89

- General commercial included codes related to services:
  - 61-69
- Retail included codes related to trades:
  - 50-59

The following tables disclose acreage of critical area lands that were deducted in GIS.

Residential Zones	City	UGA	Grand Total
NEIGHBORHOOD	76.5	74.3	150.8

Commercial Zones	City	UGA	Grand Total
MARKET	39	0	39

The following parcels were identified as buildable under the analysis methodology but excluded. The reasons for each are described below.

Parcel	City	Use	Reason For Exclusion
800015002	Mossyrock	commercial	Current use like an easement
8700020005	Mossyrock	commercial	Owned by business on west side, used currently as a drive though
8700020006	Mossyrock	commercial	Used by business on the east side as an outdoor eating area
8701052005	Mossyrock	public/utility/easement	Entrance to the park
8701059000	Mossyrock	public/utility/easement	Property of TDS, maintenance bldg. on north side of property
8701064003	Mossyrock	public/utility/easement	City Hall, shop and work area
8700056001	Mossyrock	public/utility/easement	Parking lot for the church on east side
8701078001	Mossyrock	public/utility/easement	Local cemetery
8701077002	Mossyrock	public/utility/easement	City Reservoir
8701077003	Mossyrock	public/utility/easement	City Reservoir Buffer zone
29127001101	Mossyrock	public/utility/easement	Vacant and wetlands
29121007000	Mossyrock	public/utility/easement	Mostly wetland and pastureland, sliver has single family home on it
29121008000	Mossyrock	public/utility/easement	Pasture land. Extends into the UGA and unlikely to develop
29135005000	Mossyrock	residential	Home and trees
29135011000	Mossyrock	residential	Home and trees
29134016001	Mossyrock	public/utility/easement	right of way, easement
8701084007	Mossyrock	public/utility/easement	FFA Field related to school
8701083000	Mossyrock	public/utility/easement	School track
8701078003	Mossyrock	public/utility/easement	School track

Parcel	City	Use	Reason For Exclusion
28536006000	Mossyrock	public/utility/easement	Road/transportation
008701052005	Mossyrock	public/utility/easement	City Park
028529011000	Mossyrock	residential	Developed residence
028528016000	Mossyrock	residential	Developed residence
028528015000	Mossyrock	residential	Developed residence
028528017000	Mossyrock	residential	Developed residence



# FINAL DRAFT MEMORANDUM

**Date:** May 7, 2024  
**To:** Paul Dennis, Senior Planner – Jackson Civil  
**From:** Eli Mulberry, AICP – Planner  
**Subject:** Housing Needs and Land Capacity Summary – City of Napavine

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## 1. Background

This memo discusses the results of Napavine’s Land Capacity analysis to determine housing, population, and employment land capacities. This helps determine whether the jurisdiction has adequate land densities and buildable lands to accommodate future growth. This analysis used the GIS option and methods established by Lewis County, supplemented with guidance for the Department of Commerce for allocating housing by income bracket.

This study analyzed housing capacity according to new 2021 Washington House Bill 1220 requirements, which updated the Growth Management Act (GMA). The new legislation requires that jurisdictions plan for very low-, low-, and moderate-income housing needs when conducting their Comprehensive Plan updates. Jurisdictions are required to demonstrate that land capacity exists in their Urban Growth Areas for housing types that meet these income needs. In other words, *do the current zoning and development regulations allow housing types and quantities that meet need by income bracket.* Whether development occurs to meet this need ultimately depends on private market trends.

**This analysis finds that the City has sufficient buildable lands to meet population, housing, and employment targets.** However, the City may consider policy changes to meet affordability targets for the 0-30% AMI bracket, as seen in Exhibit 8.

The following Exhibits show the Lewis County provided population and housing targets.

**Exhibit 1 – Population Targets**

City (Incorporated + UGA)	2022 Total Population	2045 Population Allocation	20-Year Population Increase	20-Year Growth Rate
Napavine	1,969	2,978	1,009	51.24%



## Exhibit 2 – Housing Targets

Total 2045 Population = 104,951		Permanent Housing Needs by % of Area Median Income								EH
		0-30%		>30-50%	>50-80%	>80-100%	>100-120%	>120%		
		Total	Non-PSH	PSH						
Unincorporated Lewis County	Estimated Housing Supply (2020)	19,519	667	25	3,146	4,704	2,798	2,016	6,163	0
	Allocation Method C (2020-2045)	403	88	38	115	58	28	23	53	21
City of Centralia	Estimated Housing Supply (2020)	7,593	578	14	1,614	3,154	1,153	302	778	38
	Allocation Method C (2020-2045)	767	227	184	0	0	0	134	222	78
City of Chehalis	Estimated Housing Supply (2020)	3,139	140	0	442	1,537	509	140	371	22
	Allocation Method C (2020-2045)	6,215	1,390	563	1,000	900	425	280	1,657	332
City of Morton	Estimated Housing Supply (2020)	506	16	0	167	221	69	8	25	0
	Allocation Method C (2020-2045)	23	5	1	4	3	2	1	7	1
City of Mossyrock	Estimated Housing Supply (2020)	322	10	0	160	108	14	7	23	0
	Allocation Method C (2020-2045)	72	16	5	12	7	5	4	24	4
City of Napavine	Estimated Housing Supply (2020)	718	11	0	135	286	120	42	124	0
	Allocation Method C (2020-2045)	477	89	28	90	75	28	32	135	16
City of Pe Ell	Estimated Housing Supply (2020)	284	6	0	90	157	9	6	16	0
	Allocation Method C (2020-2045)	10	2	1	2	1	1	1	3	1
City of Toledo	Estimated Housing Supply (2020)	303	5	0	64	152	30	13	39	0
	Allocation Method C (2020-2045)	845	92	27	139	210	125	40	211	16
City of Vader	Estimated Housing Supply (2020)	257	0	0	100	90	43	6	18	0
	Allocation Method C (2020-2045)	100	30	7	0	6	2	10	45	5
City of Winlock	Estimated Housing Supply (2020)	564	30	0	121	323	32	16	42	0
	Allocation Method C (2020-2045)	1,248	271	115	282	210	83	50	237	67
<b>Total</b>	<b>Sum of Allocations to Jurisdictions</b>	<b>10,160</b>	<b>2,210</b>	<b>969</b>	<b>1,643</b>	<b>1,471</b>	<b>698</b>	<b>575</b>	<b>2,594</b>	<b>542</b>
	<b>Percent of Sum of Allocations to Jurisdictions</b>	<b>100.00%</b>	<b>21.75%</b>	<b>9.54%</b>	<b>16.17%</b>	<b>14.48%</b>	<b>6.87%</b>	<b>5.66%</b>	<b>25.53%</b>	<b>5.33%</b>

## 2. Housing Capacity Analysis

### 2.1 Housing Assumptions

To determine the number of units that can reasonably be accommodated under the land capacity, this analysis uses an assumed density, rather than the maximum zoned density. An assumed density considers both the existing built density and likely density of further development.<sup>1</sup> Where there was a choice, or a scale of possible densities, we selected the most conservative number. The following, Exhibit 3, establishes the assumed housing densities for this analysis. This analysis split areas considered zoned lands in incorporated limits and the Urban Growth Area (UGA) separately, as noted by the zoning designation in the analysis.

<sup>1</sup> Department of Commerce. "Draft Guidance for Evaluating Land Capacity to Meet All Housing Needs." Washington State Department of Commerce, 2022 <https://deptofcommerce.app.box.com/s/k14gbqe7z8d7ek6z8ibui79zb7bo9vpa>.



### Exhibit 3 – Assumed Housing Densities

Zone	Assumed density (du/acre)	Comments
R2	5	The zoning is cumulative. The assumed density is based on weighted density averages of existing densities.
R3	6	The zoning is cumulative. The assumed density is based on weighted density averages of existing densities.
R2 - UGA	5	Same as incorporated.
R3 - UGA	6	Same as incorporated.

Under the Commerce guidance, to compare land capacity with housing need by income band, the analysis needs to assume, based on existing housing diversity and local conditions, what income levels the existing zones reasonably accommodate.<sup>2</sup> For example, if a single-family residential zone has land values and home costs that would not be affordable to lower income brackets, the analysis allocates the capacity in that zone to higher income brackets using a ratio. Some zones may have housing types that serve multiple income brackets. The analysis adjusted the ratio weights to reflect this. The following Exhibit lists each bracket and the zones that provide housing affordable to this level. Appendix A discloses the exact allocation ratios by zone and Area Median Income (AMI) level.

### Exhibit 4 – Assumed Zones Serving Income Levels

Income Level	Income Bracket	Zones with Housing Serving Each Income Level
0-30% AMI	\$0 - \$20,174	R3, R3- UGA
30-50% AMI	\$20,174 - \$33,624	R3, R3 – UGA
50-80% AMI	\$33,624 - \$53,798	R3, R3 – UGA
80-100% AMI	\$53,798 - \$67,247	R2, R2 – UGA
100-120% AMI	\$67,247 - \$80,696	R2, R2- UGA
>120% AMI	\$80,696+	R2, R2 – UGA

## 2.2 Housing Capacity Results

To determine the total net residential acreage, we first deducted critical areas and percentage deduction factors for infrastructure, future public uses, and market forces. We then converted acreage to housing units based on the assumed density by zone. The results of this analysis are summarized in the following Exhibit 5. See Appendix B for the full deduction factors and calculations.

<sup>2</sup> Department of Commerce. "Draft Guidance for Evaluating Land Capacity to Meet All Housing Needs." Washington State Department of Commerce, 2022 <https://deptofcommerce.app.box.com/s/k14gbqe7z8d7ek6z8ibui79zb7bo9vpa>.





### Exhibit 5 – Housing Capacity

Zone	Net Developable Acres	Residential Capacity (units)
R2	155.8	779
R3	85.9	515
R2 - UGA	5.3	26
R3 - UGA	14.7	88
<b>Total</b>	<b>261.6</b>	<b>1,409</b>

To assess whether this unit capacity could potentially ensure sufficient housing for population growth, the analysis deducted units based on the local occupancy rates and converted units to individuals based on the local average household size. The US Census Bureau provides the data for census places and tracts for occupancy and household size statistics. We then compared the future population demand target established in Exhibit 1 with the total population capacity to determine whether the jurisdiction has sufficient capacity for future population growth, as seen below in Exhibit 6.

### Exhibit 6 – Population Capacity Results

Zone	Total Unit Capacity	Occupancy Rate*	Total Occupied Units	Population Capacity (persons) <sup>+</sup>
R2	779	94%	732	1,941
R3	515	94%	484	1,284
R2 - UGA	26	94%	25	66
R3 - UGA	88	94%	83	220
<b>Incorporated Population Capacity</b>				<b>3,225</b>
<b>UGA Population Capacity</b>				<b>286</b>
<b>Total</b>				<b>3,511</b>
<i>Target</i>				<i>1,009</i>
<b>Projected Surplus/ (Deficit)</b>				<b>2,502</b>

\*Based on latest OFM and Census estimates.

<sup>+</sup>Based on the latest Census estimate for the local average household size of 3.26.

After allocating housing capacity based on our housing affordability assumptions, we can determine whether there is sufficient land and density to accommodate housing demands by income level. This analysis ran two scenarios: (1) where housing growth occurs in both incorporated and UGA areas, seen in Exhibit 7; and (2) if the housing growth only occurs in the incorporated area, shown in Exhibit 8.



**Exhibit 7 – UGA+Incorporated: Housing Need Surplus/Deficit Results**

Income Level	Income Bracket	Zones Serving Income Levels	Projected Housing Need	Allocated Units	Surplus/ (Deficit)
0-30% AMI	\$0 - \$20,174	R3, R3 - UGA	117	121	4
30-50% AMI	\$20,174 - \$33,624	R3, R3 - UGA	90	121	31
50-80% AMI	\$33,624 - \$53,798	R3, R3 - UGA	75	121	46
80-100% AMI	\$53,798 - \$67,247	R2, R3, R2 - UGA, R3 - UGA	28	322	294
100-120% AMI	\$67,247 - \$80,696	R2, R3, R2 - UGA, R3 - UGA	32	322	290
>120% AMI*	\$80,696+	R2, R2 - UGA	135	403	268
<b>Total</b>			<b>477</b>	<b>1,409</b>	<b>932</b>

\*HB 1220 does not require jurisdictions to demonstrate policy changes to meet sufficient capacity for upper incomes.

**Exhibit 8 – Incorporated Only: Housing Need Surplus/Deficit Results**

Income Level	Income Bracket	Zones Serving Income Levels	Projected Housing Need	Allocated Units	Surplus/ (Deficit)
0-30% AMI	\$0 - \$20,174	R3	117	103	(14)
30-50% AMI	\$20,174 - \$33,624	R3	90	103	13
50-80% AMI	\$33,624 - \$53,798	R3	75	103	28
80-100% AMI	\$53,798 - \$67,247	R2, R3	28	298	270
100-120% AMI	\$67,247 - \$80,696	R2, R3	32	298	266
>120% AMI*	\$80,696+	R2	135	389	254
<b>Total</b>			<b>477</b>	<b>1,294</b>	<b>817</b>

\*HB 1220 does not require jurisdictions to demonstrate policy changes to meet sufficient capacity for upper incomes.

### 3. Employment Capacity Analysis

#### 3.1 Employment Assumptions

To convert total land area into net employment capacity area, we must make a few assumptions. First is the assumed density for employment area. We used Floor Area Ratio (FAR) as our measure of employment density. The assumed FAR by zone used in the analysis are established below in Exhibit 9.

**Exhibit 9 – Assumed Employment Densities**

Zone	Assumed FAR	Comments
C	0.5	Downtown density/building types. Determined by sampling existing structures and through audit of zoning regulations.
C/I	0.1	Currently mostly large lots and low density. Mostly storage and fast-food uses with abundant parking, storage, and light industrial uses.
C - UGA	0.5	Same as incorporated.
C/I - UGA	0.1	Same as incorporated.

This analysis divides job calculations into three employment sectors: industrial, general commercial, and retail. To estimate employment capacity, we follow the Lewis County methodology for Land Capacity Analysis, which allocates square footage per employee as follows: 650 square feet for industrial jobs, 400 square feet for general commercial jobs, and 600 square feet for retail jobs.

Given that nonresidential zones can host multiple types of businesses, we've used allocation ratios to distribute the employment capacity among the three sectors. As a starting point, these ratios were derived by analyzing developed parcels within each zone, identifying the proportion of parcels engaged in industrial, commercial, or retail activities. This approach is based on the premise that the distribution of future jobs will mirror the current pattern of employment across these sectors within the area. These ratios were then adjusted based on a review of the jurisdictions' permitted use table to best reflect the intent of the zone, rather than existing uses alone. Exhibit 10 provides a detailed breakdown of these assumptions.

**Exhibit 10 – Assumed Employment Allocation Ratios**

Zone	Industrial	General Commercial	Retail
C	0%	50%	50%
C/I	50%	25%	25%
C - UGA	0%	50%	50%
C/I - UGA	50%	25%	25%

Numbers total to 100% by row

### 3.2 Employment Capacity Results

This analysis determined the total net developable land by deducting critical areas and percentage deduction factors for infrastructure, future public uses, and market forces. We then multiplied this net capacity with our assumed densities from Exhibit 9 to find net capacity square footage. Lastly, to consider occupancy and vacancy rates for businesses and leasing space, we assumed a 95% occupancy rate to find the total occupied capacity square footage, found in the following Exhibit 10. See Appendix B for the full deduction factors and calculations.

To convert square footage capacity into jobs, we first allocated a percentage of the square footage capacity into each of the employment sectors for analysis: industrial, general commercial, and retail using the assumptions established in Exhibit 10. We then converted square footage into jobs by dividing by our assumed square footage per employee. The total job capacity for each zone is shown in Exhibit 10.

**Exhibit 11 – Employment Capacity Results**

Zone	Total Occupied Sq. Ft. Capacity	Industrial		General Commercial		Retail		Total Job Capacity
		Land Capacity (sq. ft)	Jobs	Land Capacity (sq. ft)	Jobs	Land Capacity (sq. ft)	Jobs	
C	1,710,583	-	-	855,291	2,138	855,291	1,425	3,564
C/I	932,674	466,337	717	233,169	583	233,169	389	1,689
C - UGA	-	-	-	-	-	-	-	-
C/I - UGA	-	-	-	-	-	-	-	-

Given that we know the projected housing unit demand, we can then use the American Community Survey's estimates for job status by households and family to find an average jobs per household number.<sup>3</sup> We then multiplied this rate with housing unit demand to determine employment demand.

To determine the projected employment capacity surplus or deficit, we then subtracted demand from total employment capacity, shown in the following Exhibit 12.

**Exhibit 12 – Employment Demand Surplus/ Deficit Results**

<b>Employment Demand</b>	
20-Year Housing Unit Demand Increase (dwelling units)	477
Assumed jobs / household	1.17
<b>20-year employment demand (jobs)</b>	<b>558</b>
<b>Total Employment Capacity (jobs)</b>	
Incorporated job capacity	5,253
UGA job capacity	0
<b>Total job capacity (Incorporated + UGA)</b>	<b>5,253</b>

<sup>3</sup> 2022 ACS, Household Size by Number of Workers.



<i>Projected Surplus/ (Deficit)</i>	
Incorporated only scenario (jobs)	4,695
Incorporated + UGA scenario (jobs)	4,695

## Appendix A

The following table shows the allocation ratios used to allocate zoned capacity to income bracket. This method recognizes that zones can accommodate more than a single income level or bracket. Ratios add up to 100% by row. The ratios are multiplied with the zone's unit capacity to determine the estimated units at each income level.

**Assumed Housing Allocation Ratios Table**

Residential Zones	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI	100-120% AMI	>120% AMI
R2				0.25	0.25	0.50
R3	0.20	0.20	0.20	0.20	0.20	
R2 - UGA				0.25	0.25	0.50
R3 - UGA	0.20	0.20	0.20	0.20	0.20	



## Appendix B

### Formulas and calculations:

Critical areas were deducted in GIS.

$Net\ Developable = ((Gross\ Dev.\ Land\ minus\ critical\ areas * (1 - Future\ Use\ Deduction)) * (1 - Infrastructure\ Deduction)) * (1 - Market\ Factor\ Deduction)$

$Total\ Capacity = Net\ Developable\ acres * Assumed\ Density$

$Total\ Occupied\ Employment\ Capacity\ (sq.\ ft) = Total\ Sq.\ Foot\ Capacity * Occupancy\ Rate$ . We used an occupancy rate of 95%.

### Buildable Acre Capacities and Deductions - Housing

Zone	Gross Developable Land minus critical areas (acres)			Future Public Use Deduction			Infrastructure Deduction			Market Factor Deductions			Net Developable Land (acres)				Total Dwelling Unit Capacity
	Vacant	Partially-utilized	Under-utilized	Vacant	Partially-utilized	Under-utilized	Vacant	Partially-utilized	Under-utilized	Vacant	Partially-utilized	Under-utilized	Vacant	Partially-utilized	Under-utilized	Total	
R2	196.07	66.54	2.77	5%	5%	5%	25%	25%	25%	15%	25%	25%	118.7	35.6	1.5	155.8	779
R3	51.96	0.00	101.83	5%	5%	5%	25%	25%	25%	15%	25%	25%	31.5	0.0	54.4	85.9	515
R2 - UGA	1.32	8.39	0.00	5%	5%	5%	25%	25%	25%	15%	25%	25%	0.8	4.5	0.0	5.3	26
R3 - UGA	24.22	0.00	0.00	5%	5%	5%	25%	25%	25%	15%	25%	25%	14.7	0.0	0.0	14.7	88

Residential Deductions Summary	
Total gross developable land (minus critical areas)	453.1
Future Public Use - total acres deducted	22.7
Infrastructure - total acres deducted	107.6
Market Factor - total acres deducted	61.2
Total net developable acres	261.6
Total dwelling unit land capacity	1,409
Total pipeline units	-
Grand total units	1,409

**Buildable Acre Capacities and Deductions – Employment**

Zone	Gross Developable Land minus critical areas (acres)			Future Public Use Deduction			Infrastructure Deduction			Market Factor Deductions			Net Developable Land (acres)				Total Sq. Foot Capacity	Total Occupied Employment Capacity (sq. ft)
	Vacant	Partially-utilized	Under-utilized	Vacant	Partially-utilized	Under-utilized	Vacant	Partially-utilized	Under-utilized	Vacant	Partially-utilized	Under-utilized	Vacant	Partially-utilized	Under-utilized	Total		
C	36.45	0.00	84.52	5%	5%	5%	25%	25%	25%	15%	25%	25%	22.1	0.0	45.2	67.2	1,800,614	1,710,583
C/I	238.94	0.00	72.22	5%	5%	5%	25%	25%	25%	15%	25%	25%	144.7	0.0	38.6	183.3	981,762	932,674
C - UGA	0.00	0.00	0.00	5%	5%	5%	25%	25%	25%	15%	25%	25%	0.0	0.0	0.0	0.0	0.0	0.0
C/I - UGA	0.00	0.00	0.00	5%	5%	5%	25%	25%	25%	15%	25%	25%	0.0	0.0	0.0	0.0	0.0	0.0

Employment Deductions Summary	
Total gross developable land (minus critical areas)	432.1
Future Public Use - total acres deducted	21.6
Infrastructure - total acres deducted	102.6
Market Factor - total acres deducted	57.4
Total net developable acres	250.5
Total Sq. Foot Capacity	2,782,376
Total occupied sq. ft. land capacity	2,643,257
Total pipeline sq. ft.	-
Grand total employment capacity (sq. ft)	2,643,257





## Appendix C

This appendix lists this analysis' assumptions and disclosures when implementing the methodology in GIS. It also includes disclosures of data limitations.

### GIS Analysis Process Assumptions and Data Limitations

- Critical area buffers for deducting nonresidential parcels. All jurisdictions do not have a published critical areas code chapter on their respective code publishing or municode websites. Or, they adopt the County codes by reference. This analysis therefore used county buffer distances for all analysis jurisdictions. The adopted county codes for wetland and stream buffers are based on category and impact.
  - Since the wetland database does not include wetland category or score, nor are we able to identify impact level without a site-level biological study, we took an average buffer size of 120 feet to apply for simplicity to avoid doing a site-by-site GIS analysis.
  - Using DNR stream data, we applied a buffer distance of 150 feet for Fish-containing streams, which is the buffer distance for Type F waters under Lewis County Code 17.38.420. For unknown, non-fish, and waters with no type or designation, we used a buffer distance of 75 feet based on LCC.
  - Shoreline buffers. For streams that are designated shorelines, this analysis used the buffer areas identified in the local Napavine and Winlock SMP's.
    - Napavine Shoreline buffer for Urban Conservancy: 150 feet
    - Winlock Shoreline buffer for High Intensity: 250 feet. While a buffer of 100 feet is allowed for water-related structures, we used 250 feet for a more conservative estimate. No buffer for Shoreline Residential District and Urban Conservancy.
- There are several parcels in all cities that are split by zone. To control this, this analysis split these parcels using an intersect geoprocess in GIS to find the gross acreage by zone.
- There are several parcels in all cities that straddle the boundary. Like zoning, these parcels were split using an intersect to only calculate areas within the city boundary and UGA.

### Deductions and Assumed Densities

- The criterion for partially-used in the Lewis County methodology has conflicting logic: "Don't count parcels with improvement values >93<sup>rd</sup> percentile of jurisdiction improvement values unless the parcel is sized 3 times the minimum allowed under zoning." This is the same criteria as is applied for the rest: "Parcel size >3 times the minimum allowed under zoning." We applied this literally and counted all parcels >3 times the minimum.
- For determining a reasonable allocation ratio for jobs under industrial, retail, and general commercial, we assumed that capacity would be split across these sectors consistent with existing splits. To determine existing splits, we isolated developed parcels and used assessor [land use codes](#) to classify them under these three categories. The ratios were then adjusted based on the permitted use tables in the development regulations to better reflect intended uses in each zone.

- Industrial included codes related to manufacturing, transportation, and resource extraction
  - 21-49
  - 81-89
- General commercial included codes related to services:
  - 61-69
- Retail included codes related to trades:
  - 50-59

The following tables disclose acreage deducted in GIS for critical areas.

Commercial Zones	City	UGA	Total
C	492	0	492
C/I	399	0	399
<b>Total</b>	<b>891</b>	<b>0</b>	<b>891</b>

Residential Zones	City	UGA	Total
CS	16.3		16.3
R2	194.6	43.4	237.9
R3	232.9	57.0	289.9
<b>Total</b>	<b>443.8</b>	<b>100.4</b>	<b>544.1</b>

The following parcels were excluded from the analysis based on site reviews and discussions.

Parcel	City	Use	Development Name / Notes
8382001050	Napavine	public/utility/easement	Retention pond
8201000000	Napavine	public/utility/easement	School
8245000000	Napavine	public/utility/easement	School
8306005002	Napavine	residential	Developed SFH
8306006000	Napavine	residential	Developed SFH
8306001000	Napavine	residential	Developed SFH
8306002000	Napavine	residential	Developed SFH
8306004000	Napavine	residential	Developed SFH



# FINAL DRAFT MEMORANDUM

Date: May 7, 2024  
To: Paul Dennis, Senior Planner – Jackson Civil  
From: Eli Mulberry, AICP – Planner  
Subject: Housing Needs and Land Capacity Summary – City of Winlock

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## 1. Background

This memo discusses the results of Winlock's Land Capacity analysis to determine housing, population, and employment land capacities. This helps determine whether the jurisdiction has adequate land densities and buildable lands to accommodate future growth. This analysis used the GIS option and methods established by Lewis County, supplemented with guidance for the Department of Commerce for allocating housing by income bracket.

This study analyzed housing capacity according to new 2021 Washington House Bill 1220 requirements, which updated the Growth Management Act (GMA). The new legislation requires that jurisdictions plan for very low-, low-, and moderate-income housing needs when conducting their Comprehensive Plan updates. Jurisdictions are required to demonstrate that land capacity exists in their Urban Growth Areas for housing types that meet these income needs. In other words, *do the current zoning and development regulations allow housing types and quantities that meet need by income bracket*. Whether development occurs to meet this need ultimately depends on private market trends.

**This analysis finds that the City has sufficient buildable lands to meet population, housing, and employment targets.**

The following Exhibits show the Lewis County provided population and housing targets.

**Exhibit 1 – Population Targets**

City (Incorporated + UGA)	2022 Total Population	2045 Population Allocation	20-Year Population Increase	20-Year Growth Rate
Winlock	2,115	4,756	2,641	124.87%



## Exhibit 2 – Housing Targets

Total 2045 Population = 104,951		Permanent Housing Needs by % of Area Median Income								EH
		0-30%		>30-50%	>50-80%	>80-100%	>100-120%	>120%		
		Total	Non-PSH	PSH						
Unincorporated Lewis County	Estimated Housing Supply (2020)	19,519	667	25	3,146	4,704	2,798	2,016	6,163	0
	Allocation Method C (2020-2045)	403	88	38	115	58	28	23	53	21
City of Centralia	Estimated Housing Supply (2020)	7,593	578	14	1,614	3,154	1,153	302	778	38
	Allocation Method C (2020-2045)	767	227	184	0	0	0	134	222	78
City of Chehalis	Estimated Housing Supply (2020)	3,139	140	0	442	1,537	509	140	371	22
	Allocation Method C (2020-2045)	6,215	1,390	563	1,000	900	425	280	1,657	332
City of Morton	Estimated Housing Supply (2020)	506	16	0	167	221	69	8	25	0
	Allocation Method C (2020-2045)	23	5	1	4	3	2	1	7	1
City of Mossyrock	Estimated Housing Supply (2020)	322	10	0	160	108	14	7	23	0
	Allocation Method C (2020-2045)	72	16	5	12	7	5	4	24	4
City of Napavine	Estimated Housing Supply (2020)	718	11	0	135	286	120	42	124	0
	Allocation Method C (2020-2045)	477	89	28	90	75	28	32	135	16
City of Pe Ell	Estimated Housing Supply (2020)	284	6	0	90	157	9	6	16	0
	Allocation Method C (2020-2045)	10	2	1	2	1	1	1	3	1
City of Toledo	Estimated Housing Supply (2020)	303	5	0	64	152	30	13	39	0
	Allocation Method C (2020-2045)	845	92	27	139	210	125	40	211	16
City of Vader	Estimated Housing Supply (2020)	257	0	0	100	90	43	6	18	0
	Allocation Method C (2020-2045)	100	30	7	0	6	2	10	45	5
City of Winlock	Estimated Housing Supply (2020)	564	30	0	121	323	32	16	42	0
	Allocation Method C (2020-2045)	1,248	271	115	282	210	83	50	237	67
<b>Total</b>	<b>Sum of Allocations to Jurisdictions</b>	<b>10,160</b>	<b>2,210</b>	<b>969</b>	<b>1,643</b>	<b>1,471</b>	<b>698</b>	<b>575</b>	<b>2,594</b>	<b>542</b>
	<b>Percent of Sum of Allocations to Jurisdictions</b>	<b>100.00%</b>	<b>21.75%</b>	<b>9.54%</b>	<b>16.17%</b>	<b>14.48%</b>	<b>6.87%</b>	<b>5.66%</b>	<b>25.53%</b>	<b>5.33%</b>

## 2. Housing Capacity Analysis

### 2.1 Housing Assumptions

To determine the number of units that can reasonably be accommodated under the land capacity, this analysis uses an assumed density, rather than the maximum zoned density. An assumed density considers both the existing built density and likely density of further development.<sup>1</sup> Where there was a choice, or a scale of possible densities, we selected the most conservative number. The following, Exhibit 3, establishes the assumed housing densities for this analysis. Considering recent annexations, this analysis combined both UGA and incorporated lands.

<sup>1</sup> Department of Commerce. "Draft Guidance for Evaluating Land Capacity to Meet All Housing Needs." Washington State Department of Commerce, 2022 <https://deptofcommerce.app.box.com/s/k14gbqe7z8d7ek6z8ibui79zb7bo9vpa>.



### Exhibit 3 – Assumed Housing Densities

Zone	Assumed density (du/acre)	Comments
LDR 10	4	Minimum density established under zoning.
LDR 6	4	Minimum density established under zoning.
MDR	8	Minimum density established under zoning.
MX	8	Minimum density established under zoning. This is the du/acre of the entire site despite being mixed use, based on local zoning code.

Under the Commerce guidance, to compare land capacity with housing need by income band, the analysis needs to assume, based on existing housing diversity and local conditions, what income levels the existing zones reasonably accommodate.<sup>2</sup> For example, if a single-family residential zone has land values and home costs that would not be affordable to lower income brackets, the analysis allocates the capacity in that zone to higher income brackets using a ratio. Some zones may have housing types that serve multiple income brackets. The analysis adjusted the ratio weights to reflect this. The following Exhibit lists each bracket and the zones that provide housing affordable to this level. Appendix A discloses the exact allocation ratios by zone and Area Median Income (AMI) level.

### Exhibit 4 – Assumed Zones Serving Income Levels

Income Level	Income Bracket	Zones with Housing Serving Each Income Level
0-30% AMI	\$0 - \$20,174	MDR, MX
30-50% AMI	\$20,174 - \$33,624	MDR, MX
50-80% AMI	\$33,624 - \$53,798	MDR, MX
80-100% AMI	\$53,798 - \$67,247	LDR 6, MDR, MX
100-120% AMI	\$67,247 - \$80,696	LDR 10, LDR 6
>120% AMI	\$80,696+	LDR 10, LDR 6

## 2.2 Housing Capacity Results

To determine the total net residential acreage, we first deducted critical areas and percentage deduction factors for infrastructure, future public uses, and market forces. We then converted acreage to housing units based on the assumed density by zone. The results of this analysis are summarized in the following Exhibit 5. See Appendix B for the full deduction factors and calculations.

<sup>2</sup> Department of Commerce. "Draft Guidance for Evaluating Land Capacity to Meet All Housing Needs." Washington State Department of Commerce, 2022 <https://deptofcommerce.app.box.com/s/k14gbqe7z8d7ek6z8ibui79zb7bo9vpa>.



### Exhibit 5 – Housing Capacity

Zone	Net Developable Acres	Residential Capacity (units)	Pipeline Units	Total Units (Capacity + Pipeline)
LDR 10	191.4	766	0	766
LDR 6	70.9	284	630	914
MDR	93.0	744	426	1,170
MX	60.7	486	334	820
<b>Total</b>	<b>416.0</b>	<b>2,279</b>	<b>1390</b>	<b>3,669</b>

To assess whether this unit capacity could potentially ensure sufficient housing for population growth, the analysis deducted units based on the local occupancy rates and converted units to individuals based on the local average household size. The US Census Bureau provides the data for census places and tracts for occupancy and household size statistics. We then compared the future population demand target established in Exhibit 1 with the total population capacity to determine whether the jurisdiction has sufficient capacity for future population growth, as seen below in Exhibit 6.

### Exhibit 6 – Population Capacity Results

Zone	Total Unit Capacity	Occupancy Rate*	Total Occupied Units	Population Capacity (persons) <sup>†</sup>
LDR 10	766	93%	709	2,312
LDR 6	914	93%	846	2,759
MDR	1,170	93%	1,083	3,532
MX	820	93%	759	2,474
<b>Population Capacity</b>				<b>11,077</b>
<i>Target</i>				<i>2,641</i>
<b>Projected Surplus/ (Deficit)</b>				<b>8,436</b>

\*Based on latest OFM and Census estimates.

†Based on the latest Census estimate for the local average household size of 2.65.

After allocating housing capacity based on our housing affordability assumptions, we can determine whether there is sufficient land and density to accommodate housing demands by income level, shown in Exhibit 7.





**Exhibit 7 – UGA+Incorporated: Housing Need Surplus/Deficit Results**

Income Level	Income Bracket	Zones Serving Income Levels	Projected Housing Need	Allocated Units	Surplus/ (Deficit)
0-30% AMI	\$0 - \$20,174	MDR, MX	386	497	111
30-50% AMI	\$20,174 - \$33,624	MDR, MX	282	497	215
50-80% AMI	\$33,624 - \$53,798	MDR, MX	210	497	287
80-100% AMI	\$53,798 - \$67,247	LDR 6, MDR, MX	83	726	643
100-120% AMI	\$67,247 - \$80,696	LDR 10, LDR 6	50	611	561
>120% AMI*	\$80,696+	LDR 10, LDR 6	237	840	603
<b>Total</b>			<b>1,248</b>	<b>3,669</b>	<b>2,421</b>

\*HB 1220 does not require jurisdictions to demonstrate policy changes to meet sufficient capacity for upper incomes.

**3. Employment Capacity Analysis**

*3.1 Employment Assumptions*

To convert total land area into net employment capacity area, we must make a few assumptions. First is the assumed density for employment area. We used Floor Area Ratio (FAR) as our measure of employment density. The assumed FAR by zone used in the analysis are established below in Exhibit 8.

**Exhibit 8 – Assumed Employment Densities**

Zone	Assumed FAR	Comments
C1	0.6	This zone covers much of the jurisdiction’s downtown businesses. A lot of the older buildings appear to be FAR 1. However, given their code’s requirements on landscaping and parking, these would likely be unallowed under the current zoning, so this has been reduced.
C2	0.3	This is zoned by the interchange, so we examined nearby examples from adjacent interchanges. Uses are dominated by low density business uses such as fast-food retail and gas stations.
LI	0.3	Based on zoning, a max would be a FAR .5, assuming one story. Existing local buildings are a bit less based on assessor data.
MX	0.6	This zone currently has a lot of vacant land. Assuming most buildings are one-story developments given local building patterns and based on development regulations, the zoned max would be a 0.85 FAR. However, we reduced this to be more conservative.



This analysis divides job calculations into three employment sectors: industrial, general commercial, and retail. To estimate employment capacity, we follow the Lewis County methodology for Land Capacity Analysis, which allocates square footage per employee as follows: 650 square feet for industrial jobs, 400 square feet for general commercial jobs, and 600 square feet for retail jobs.

Given that nonresidential zones can host multiple types of businesses, we've used allocation ratios to distribute the employment capacity among the three sectors. As a starting point, these ratios were derived by analyzing developed parcels within each zone, identifying the proportion of parcels engaged in industrial, commercial, or retail activities. This approach is based on the premise that the distribution of future jobs will mirror the current pattern of employment across these sectors within the area. These ratios were then adjusted based on a review of the jurisdictions' permitted use table to best reflect the intent of the zone, rather than existing uses alone. Exhibit 9 provides a detailed breakdown of these assumptions.

**Exhibit 9 – Assumed Employment Allocation Ratios**

Zone	Industrial	General Commercial	Retail
C1	0%	50%	50%
C2	0%	0%	100%
LI	100%	0%	0%
MX	0%	50%	50%

Numbers total to 100% by row

### *3.2 Employment Capacity Results*

This analysis determined the total net developable land by deducting critical areas and percentage deduction factors for infrastructure, future public uses, and market forces. We then multiplied this net capacity with our assumed densities from Exhibit 8 to find net capacity square footage. Lastly, to consider occupancy and vacancy rates for businesses and leasing space, we assumed a 95% occupancy rate to find the total occupied capacity square footage, found in the following Exhibit 10. See Appendix B for the full deduction factors and calculations.

To convert square footage capacity into jobs, we first allocated a percentage of the square footage capacity into each of the employment sectors for analysis: industrial, general commercial, and retail using the assumptions established in Exhibit 9. We then converted square footage into jobs by dividing by our assumed square footage per employee. The total job capacity for each zone is shown in Exhibit 10.





**Exhibit 10 – Employment Capacity Results**

Zone	Total Occupied Sq. Ft. Capacity	Industrial		General Commercial		Retail		Total Job Capacity
		Land Capacity (sq. ft)	Jobs	Land Capacity (sq. ft)	Jobs	Land Capacity (sq. ft)	Jobs	
C1	186,404	-	-	93,202	233	93,202	155	388
C2	501,698	-	-	-	-	501,698	836	836
LI	3,818,298	3,818,298	5,874	-	-	-	-	5,874
MX	1,944,806	-	-	972,403	2,431	972,403	1,621	4,052

Given that we know the projected housing unit demand, we can then use the American Community Survey's estimates for job status by households and family to find an average jobs per household number.<sup>3</sup> We then multiplied this rate with housing unit demand to determine employment demand.

To determine the projected employment capacity surplus or deficit, we then subtracted demand from total employment capacity, shown in the following Exhibit 11.

**Exhibit 11 – Employment Demand Surplus/ Deficit Results**

<b>Employment Demand</b>	
20-Year Housing Unit Demand Increase (dwelling units)	1,248
Assumed jobs / household	1.22
<b>20-year employment demand (jobs)</b>	<b>1,523</b>
<b>Total Employment Capacity (jobs)</b>	
Total job capacity (Incorporated + UGA)	11,150
<b>Projected Surplus/ (Deficit)</b>	
Total surplus/ (deficit) (jobs)	9,628

<sup>3</sup> 2022 ACS, Employment Characteristics of Families (S2302). Family and household are not counted the same by the US Census, but we used family as a proxy.

## Appendix A

The following table shows the allocation ratios used to allocate zoned capacity to income bracket. This method recognizes that zones can accommodate more than a single income level or bracket. Ratios add up to 100% by row. The ratios are multiplied with the zone's unit capacity to determine the estimated units at each income level.

**Assumed Housing Allocation Ratios Table**

Residential Zones	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI	100-120% AMI	>120% AMI
LDR 10					0.50	0.50
LDR 6				0.25	0.25	0.50
MDR	0.25	0.25	0.25	0.25		
MX	0.25	0.25	0.25	0.25		



## Appendix B

### Formulas and calculations:

Critical areas were deducted in GIS.

$Net\ Developable = ((Gross\ Dev.\ Land\ minus\ critical\ areas * (1 - Future\ Use\ Deduction)) * (1 - Infrastructure\ Deduction)) * (1 - Market\ Factor\ Deduction)$

$Total\ Capacity = Net\ Developable\ acres * Assumed\ Density$

$Total\ Occupied\ Employment\ Capacity\ (sq.\ ft) = Total\ Sq.\ Foot\ Capacity * Occupancy\ Rate.$  We used an occupancy rate of 95%.

### Buildable Acre Capacities and Deductions - Housing

Zone	Gross Developable Land minus critical areas (acres)			Future Public Use Deduction			Infrastructure Deduction			Market Factor Deductions			Net Developable Land (acres)				Total Dwelling Unit Capacity	Pipeline/ Recently Built	Total Units (Capacity + Pipeline)
	Vacant	Partially-utilized	Under-utilized	Vacant	Partially-utilized	Under-utilized	Vacant	Partially-utilized	Under-utilized	Vacant	Partially-utilized	Under-utilized	Vacant	Partially-utilized	Under-utilized	Total			
LDR 10	100.10	244.48	0.31	5%	5%	5%	25%	25%	25%	15%	25%	25%	60.6	130.6	0.2	191.4	766	0	766
LDR 6	82.52	36.86	2.33	5%	5%	5%	25%	25%	25%	15%	25%	25%	50.0	19.7	1.2	70.9	284	630	914
MDR	74.37	0.00	89.75	5%	5%	5%	25%	25%	25%	15%	25%	25%	45.0	0.0	48.0	93.0	744	426	1170
MX	31.25	0.00	78.16	5%	5%	5%	25%	25%	25%	15%	25%	25%	18.9	0.0	41.8	60.7	486	334	820

Residential Deductions Summary	
Total gross developable land (minus critical areas)	740.2
Future Public Use - total acres deducted	37.0
Infrastructure - total acres deducted	175.8
Market Factor - total acres deducted	111.3
Total net developable acres	416.1
Total dwelling unit land capacity	2,279
Total pipeline units	1,390
Grand total units	3,669

**Buildable Acre Capacities and Deductions – Employment**

Zone	Gross Developable Land minus critical areas (acres)			Future Public Use Deduction			Infrastructure Deduction			Market Factor Deductions			Net Developable Land (acres)				Total Sq. Foot Capacity	Total Occupied Employment Capacity (sq. ft)	Pipeline Employment Sq. Footage	Total Employment Capacity (sq. ft)
	Vacant	Partially-utilized	Under-utilized	Vacant	Partially-utilized	Under-utilized	Vacant	Partially-utilized	Under-utilized	Vacant	Partially-utilized	Under-utilized	Vacant	Partially-utilized	Under-utilized	Total				
C1	8.33	0.00	1.95	5%	5%	5%	25%	25%	25%	15%	25%	25%	5.0	0.0	1.0	6.1	195,585	185,806	599	186,404
C2	51.97	0.00	2.56	5%	5%	5%	25%	25%	25%	15%	25%	25%	31.5	0.0	1.4	32.8	527,677	501,293	405	501,698
LI	328.20	0.00	96.10	5%	5%	5%	25%	25%	25%	15%	25%	25%	198.8	0.0	51.4	250.1	4,018,927	3,817,981	317	3,818,298
MX	54.90	0.00	56.99	5%	5%	5%	25%	25%	25%	15%	25%	25%	33.2	0.0	30.5	63.7	2,047,164	1,944,806	-	1,944,806

<b>Employment Deductions Summary</b>	
Total gross developable land (minus critical areas)	601.0
Future Public Use - total acres deducted	30.0
Infrastructure - total acres deducted	142.7
Market Factor - total acres deducted	75.5
Total net developable acres	352.7
Total Sq. Foot Capacity	6,789,353
Total occupied sq. ft. land capacity	6,789,353
Total pipeline sq. ft.	1,321
Grand total employment capacity (sq. ft)	6,451,206



## Appendix C

This appendix lists this analysis' assumptions and disclosures when implementing the methodology. It also includes disclosures of data limitations.

### GIS Analysis Process Assumptions and Data Limitations

- Critical area buffers for deducting nonresidential parcels. All jurisdictions do not have a published critical areas code chapter on their respective code publishing or municode websites. Or, they adopt the County codes by reference. This analysis therefore used county buffer distances for all analysis jurisdictions. The adopted county codes for wetland and stream buffers are based on category and impact.
  - Since the wetland database does not include wetland category or score, nor are we able to identify impact level without a site-level biological study, we took an average buffer size of 120 feet to apply for simplicity to avoid doing a site-by-site GIS analysis.
  - Using DNR stream data, we applied a buffer distance of 150 feet for Fish-containing streams, which is the buffer distance for Type F waters under Lewis County Code 17.38.420. For unknown, non-fish, and waters with no type or designation, we used a buffer distance of 75 feet based on LCC.
  - Shoreline buffers. For streams that are designated shorelines, this analysis used the buffer areas identified in the local Napavine and Winlock SMP's.
    - Winlock Shoreline buffer for High Intensity: 250 feet. While a buffer of 100 feet is allowed for water-related structures, we used 250 feet for a more conservative estimate. No buffer for Shoreline Residential District and Urban Conservancy.
- There are several parcels in all cities that are split by zone. To control this, this analysis split these parcels using an intersect geoprocess in GIS to find the gross acreage by zone.
- There are several parcels in all cities that straddle the boundary. Like zoning, these parcels were split using an intersect to only calculate areas within the city boundary and UGA.

### Deductions and Assumed Densities

- The criterion for partially-used in the Lewis County methodology has conflicting logic: "Don't count parcels with improvement values >93<sup>rd</sup> percentile of jurisdiction improvement values unless the parcel is sized 3 times the minimum allowed under zoning." This is the same criteria as is applied for the rest: "Parcel size >3 times the minimum allowed under zoning." We applied this literally and counted all parcels >3 times the minimum.
- For determining a reasonable allocation ratio for jobs under industrial, retail, and general commercial, we assumed that capacity would be split across these sectors consistent with existing splits. To determine existing splits, we isolated developed parcels and used assessor [land use codes](#) to classify them under these three categories. The ratios were then adjusted based on the permitted use tables in the development regulations to better reflect intended uses in each zone.
  - Industrial included codes related to manufacturing, transportation, and resource extraction

- 21-49
- 81-89
- General commercial included codes related to services:
  - 61-69
- Retail included codes related to trades:
  - 50-59

The following tables disclose acreage deducted in GIS for critical areas.

Residential Zone	City	UGA	Total
LDR 10	18.2	215.6	233.9
LDR 6	428.3	78.1	506.5
MDR	274.9	40.8	315.7
MX	39.6	93.1	132.7
PF	130.0	2.6	132.6
<b>Total</b>	<b>891.1</b>	<b>430.2</b>	<b>1,321.4</b>

Commercial Zones	City	UGA	Total
C1	305	0	305
C2	0	187	187
LI	296	92	387
MX	46	109	155
<b>Grand Total</b>	<b>647</b>	<b>387</b>	<b>1,034</b>

The following parcels were identified as being built or having active plats/plans to develop. These were excluded from the model and included as "pipeline" capacity.

Parcel	City	Use	Development Name / Notes
15436002000	Winlock	residential	Mitchel Homes
15413002003	Winlock	residential	Mitchel Homes
6292002000	Winlock	residential	Grant Ave homes
6291002000	Winlock	residential	Grant Ave homes
6290002000	Winlock	residential	Grant Ave homes
15419001000	Winlock	residential	Hidden highlands
15634001001	Winlock	public/utility/easement	public/utility/easement
15634001002	Winlock	public/utility/easement	public/utility/easement
15634013067	Winlock	public/utility/easement	public/utility/easement
6526009000	Winlock	commercial	mini storage
15384015000	Winlock	residential	Winlock Heights
6526014000	Winlock	residential	Creswood Heights
15638007009	Winlock	commercial	storage
15638007008	Winlock	commercial	storage
15638007007	Winlock	commercial	storage
15589000000	Winlock	public/utility/easement	PUD substation

Parcel	City	Use	Development Name / Notes
15631008001	Winlock	residential	Hilltop Meadows
15631008002	Winlock	residential	Hilltop Meadows
15354001010	Winlock	both	water tower
15633008000	Winlock	mixed	Skyhawk Summit. 5.41 acres commercial
6523003002	Winlock	residential	Heights of Winlock
6438000000	Winlock	residential	Double H Investments
6435000000	Winlock	residential	Double H Investments
6487000000	Winlock	residential	Window Short Plat
6201001000	Winlock	residential	Winlock Estates (Tapani)
6201002000	Winlock	residential	Winlock Estates (Tapani)
6200000000	Winlock	residential	Winlock Estates (Tapani)
6202000000	Winlock	residential	Winlock Estates (Tapani)
6209000000	Winlock	residential	Winlock Estates (Tapani)
6213000000	Winlock	residential	Winlock Estates (Tapani)
6296002000	Winlock	residential	Graham Acres
6306002000	Winlock	residential	Graham Acres
15591002000	Winlock	residential	Bear Creek Landing
15588001000	Winlock	residential	Bear Creek Landing
6282004000	Winlock	residential	Shannon Lewis mobile homes
6543001016	Winlock	residential	Hawks View Lane subdivision
6543001017	Winlock	residential	Hawks View Lane subdivision
6543001018	Winlock	residential	Hawks View Lane subdivision
6543001019	Winlock	residential	Hawks View Lane subdivision
6543001020	Winlock	residential	Hawks View Lane subdivision
6543001021	Winlock	residential	Hawks View Lane subdivision
6543001022	Winlock	residential	Hawks View Lane subdivision
6543001023	Winlock	residential	Hawks View Lane subdivision
6543001024	Winlock	residential	Hawks View Lane subdivision
6543001025	Winlock	residential	Hawks View Lane subdivision
6543001026	Winlock	residential	Hawks View Lane subdivision
6543001027	Winlock	residential	Hawks View Lane subdivision
6543001028	Winlock	residential	Hawks View Lane subdivision
6543001015	Winlock	residential	Hawks View Lane subdivision
6543001003	Winlock	residential	Hawks View Lane subdivision
6543001014	Winlock	residential	Hawks View Lane subdivision
6543001013	Winlock	residential	Hawks View Lane subdivision
6543001012	Winlock	residential	Hawks View Lane subdivision
6543001011	Winlock	residential	Hawks View Lane subdivision
6543001010	Winlock	residential	Hawks View Lane subdivision
6543001009	Winlock	residential	Hawks View Lane subdivision
6543001008	Winlock	residential	Hawks View Lane subdivision
6543001007	Winlock	residential	Hawks View Lane subdivision

Parcel	City	Use	Development Name / Notes
6543001006	Winlock	residential	Hawks View Lane subdivision
6543001005	Winlock	residential	Hawks View Lane subdivision
6543001004	Winlock	residential	Hawks View Lane subdivision
15625002005	Winlock	residential	Martin Development
15625002003	Winlock	residential	Martin Development
15625002004	Winlock	residential	Martin Development
15588003001	Winlock	commercial	Frogmore
15384020059	Winlock	commercial	Peregrine Place
11966003003	Winlock	commercial	Shell expansion
15354001009	Winlock	commercial	Benaroya/Crow
15354001002	Winlock	commercial	Benaroya/Crow



Land Use Categories	Comp Plan/Zoning	U/A <sup>4</sup>	Gross Acres <sup>1</sup>	Critical Areas Deductions <sup>7</sup> (LDR, VLDR, RR, .10 for MDR, MHDR, HDR)	(.30 used for MDR, MHDR, HDR)	Committed Land	Net Acres	25% Market Factor <sup>11</sup>	Infrastructure Residential <sup>5,6</sup>	Infrastructure Commercial <sup>6</sup>	PPH (#13)	2.41	Population based on the Available Land		
											Available Land (acres)	Households (units)	Pop: Low <sup>14</sup>	Pop: Med <sup>14</sup>	Pop: High <sup>14</sup>
				-10%	-30%	-25%		-25%					30%	50%	80%
Residential High - 20 du/acre <sup>4</sup>	HDR/R:20	20	66.25	(6.63)		(16.56)	43.06	(10.77)	(12.92)		19.38	387.56	280.21	337.65	650.99
Residential Medium High - 15 du/acre <sup>4</sup>	MHDR/R:15	15	130.07	(13.01)		(32.52)	84.55	(21.14)	(25.36)		38.05	570.68	412.60	497.19	958.58
Residential Medium - 8 du/acre <sup>4</sup>	MDR/R:8	8	969.38	(96.94)		(242.35)	630.10	(157.52)	(189.03)		283.54	2,268.35	1,640.02	1,976.22	3,810.15
Residential Low - 4 du/acre <sup>4</sup>	LDR/R:4	4	1,396.91			(419.07)	628.61	(157.15)	(157.15)		314.30	1,257.22	908.97	1,095.31	2,111.75
Residential Very Low - min 2 du/acre <sup>5</sup>	VLDR/R:2	2	645.94			(193.78)	290.67	(72.67)	(72.67)		145.34	290.67	210.16	253.24	488.24
Med Rural Res - min 2 acre parcel	Med. Rural Res./R-2A	0.5	1,026.49			(307.95)	461.92	(115.48)	(115.48)		230.96	115.48	83.49	100.61	193.97
Rural Res - Rural - min 5 acre parcel <sup>6</sup>	Rural Residential/R-5A	0.2	241.10			(72.33)	108.50	(27.12)	(27.12)		54.25	10.85	7.84	9.45	18.22
Com. - General Commercial	GC/C-1	1	221.92	(22.19)		(55.48)	144.25	(36.06)	-	(14.42)	93.76	93.76	67.79	81.69	157.49
Com. - Highway Commercial	HC/C-2	1	92.91	(9.29)		(23.23)	60.39	(15.10)		(6.04)	39.25	39.25	28.38	34.20	65.94
Com. - Core Commercial	CBD/C-3	5	50.98	-		(12.75)	38.24	(9.56)			28.68	143.38	103.66	124.92	240.84
Com. - Limited Business District	LBD	3	50.51	(5.05)		(12.63)	32.83	(8.21)		(3.28)	21.34	64.02	46.29	55.78	107.54
Com. - Gateway Commercial	GCD	1	64.13	-		(16.03)	48.10	(12.02)		(4.81)	31.26	31.26	22.60	27.24	52.51
<b>TOTALS</b>			<b>4,956.59</b>				<b>2,571.21</b>				<b>1,300</b>	<b>5,272</b>	<b>3,812</b>	<b>4,593</b>	<b>8,856</b>
									-30%						
Centralia Population Projection 2025-2045													Low - 30%	Med - 50%	High - 80%
		City Pop 2022	UGA Pop 2022	Low	Medium	High					2022 UGA (existing) Pop	22,376	22,376	22,376	
	Population <sup>3</sup>	18,360	22,376	24,000	28,000	32,000					2045 UGA (new) Pop	26,188	26,969	31,232	
	# Units @ PPH 2.41	7,618.26	9,285	9,959	11,618	13,278					Diff in Population 2022-2045	3,812	4,593	8,856	
	Difference in Population 2022 & Proj. 2045						1,622	5,622	9,622			2045 Proj. Total # of Units	10,866	11,191	12,959

The following footnotes apply to the tables for both the incorporated and unincorporated areas:

- Land base accounts for all residential areas within Urban Growth Boundary (UGB).
- The Land Base Reduction Factors allow for the calculation of net available residential land for future development.
- Annual growth of approximately 2% resulting in Washington State Office of Financial Management (OFM) 20-year population projection of approximately 1,622 additional residents for Centralia (total 24,000) by 2045 (based on June 2023 Office of Financial Management total population of 18,360 & 2022 UGA Pop. 22,378).
- Low Residential 4 dwelling units per acre, Medium Density Residential 8 dwelling units per acre, Medium-High Density Residential 15 units per acre, and High Density Residential 20 units per acre. These residential designations are assumed to have full urban services including public water and sewer service with connection requirements based on city water and sewer availability.
- Very Low Density Residential and Rural Residential areas will typically not have community water or sewer systems. Streets will be paved, but curb, gutter, and sidewalk will usually not be in place. These areas include land that may have the presence of critical areas.
- A 25% infrastructure deduction for roads and utilities is included for residential densities of four or fewer dwelling units per acre based on larger lot size and smaller road standards (LDR, VLDR, RR). A 30% infrastructure deduction was used for five or more dwelling units per acre based on smaller lots sizes and greater imperious surface ratios (MDR, MHDR, HDR, LBD). CBD used a 0% based on ROW existing.
- Undevelopable critical areas to include Federal Emergency Management Agency (FEMA 100-year floodplains, National Wetland Inventory (NWI) wetlands, Oregon White Oak, & steep slopes of 30% and greater. (.30 used for LDR, VLDR, RR, .10 for MDR, MHDR, HDR)
- The City has an Interlocal agreement with the County for governmental jurisdiction in the Urban Growth Areas (UGA).
- Existing legal lots of record in the Urban Growth Area (UGA) (outside City limits) will not be required to subdivide; however, they will be redesignated with a residential comprehensive plan that may allow for greater residential density when rezoned by the City.
- Based on recent platting patterns in the City, the medium density projections are more likely to occur than the higher density projections and infill development is expected to continue into the future at higher densities.
- The 25% market factor accounts for properties that are eligible for further land division, but that may not be potentially divided based on property owner decisions to not further divide property, even though eligible to do so under proposed residential zoning.
- Committed land include existing lots that are not eligible to be further divided based on minimum lot requirements under proposed residential zoning.
- Population projection based on 2.41 persons per household 3/29/2024 US Census 2017-2022
- Low Density - 30%, Medium 50%, High 80%

Land Use Designations	Comp Plan or Zoning	U/A	Gross Acres	Critical Areas Deductions <sup>7</sup>		Committed Land	Net Acres	25% Market Factor	Infrastructure Residential <sup>8</sup>	Infrastructure Commercial <sup>8</sup>	Available Land	Jobs Low	Jobs Medium	Jobs High
				-10%	-30%									
				-10%	-30%	-25%		-25%	-25%	-10%		2	5	10
<b>Commercial</b>	<b>C</b>		<b>480.45</b>	<b>-48.05</b>	<b>-22.19</b>	<b>-120.11</b>	<b>312.29</b>	<b>-78.07</b>		<b>-31.23</b>	<b>202.99</b>	<b>405.98</b>	<b>1014.95</b>	<b>2029.90</b>
Com. - General Commercial	GC/C-1		221.92			-55.48	144.25	-36.06		-14.42	93.76	187.52	468.81	937.61
Com. - Highway Commercial	HC/C-2		92.91	-9.29		-23.23	60.39	-15.10		-6.04	39.25	78.51	196.27	392.54
Com. - Core Commercial	CBD/C-3		50.98	-5.10		-12.75	33.14	-8.28			24.85	49.71	124.26	248.53
Com. - Limited Business District	LBD		50.51	-5.05		-12.63	32.83	-8.21		-3.28	21.34	42.68	106.70	213.40
Com. - Gateway Commercial	GCD		64.13	-6.41		-16.03	41.68	-10.42		-4.17	27.09	54.19	135.47	270.95
<b>Industrial</b>	<b>I</b>		<b>1,513.17</b>	<b>-151.32</b>		<b>-378.29</b>	<b>983.56</b>	<b>-245.89</b>		<b>-98.36</b>	<b>639.31</b>	<b>1278.63</b>	<b>3196.57</b>	<b>6393.14</b>
Industrial - Light Industrial	M-1 (Zoning)		380.84	-38.08		-95.21	247.55	-61.89		-24.75	160.90	321.81	804.52	1609.05
Industrial - Heavy Industrial	M-2 (Zoning)		559.64	-55.96		-139.91	363.77	-90.94		-36.38	236.45	472.90	1182.24	2364.48
Port Master Plan	PMP		572.69	-57.27		-143.17	372.25	-93.06		-37.22	241.96	483.92	1209.81	2419.62
Medical/Health Care	H-1 (Zoning)		85.31	-8.53		-21.33	55.45	-13.86		-5.55	36.04	72.09	180.22	360.43
	<b>TOTALS</b>		<b>2,078.93</b>				<b>1,351.30</b>				<b>878.35</b>	<b>1,756.70</b>	<b>4,391.74</b>	<b>8,783.48</b>

The following footnotes apply to the tables for both the incorporated and unincorporated areas:

- Land base accounts for all Commercial, Industrial, Medical areas within Urban Growth Boundary (UGB).
- The Land Base Reduction Factors allow for the calculation of net available commercial/industrial/medical land for future development.
- Annual growth of approximately 2% resulting in Washington State Office of Financial Management (OFM) 20-year population projection of approximately 1,622 additional residents for Centralia (total 24,000) by 2045 (based on June 2023 Office of Financial Management total population of 18,360).
- These designations are assumed to have full urban services including public water and sewer service with connection requirements based on city water and sewer availability.
- Streets will be paved, but curb, gutter, and sidewalk will usually not be in place. These areas include land that may have the presence of critical areas.
- A 10% infrastructure deduction for roads and utilities is included for based on larger lot size and smaller road standards; CBD used a 0% based on existing ROW
- Undevelopable critical areas to include Federal Emergency Management Agency (FEMA 100-year floodplains, National Wetland Inventory (NWI) wetlands, Oregon White Oak, & steep slopes of 30% and greater. (.10 used for LU Designations)
- The City has an Interlocal agreement with the County for governmental jurisdiction in the Urban Growth Areas (UGA).
- Existing legal lots of record in the Urban Growth Area (UGA) will not be required to subdivide.
- Based on recent platting patterns in the City, infill development is expected to continue into the future.
- The 25% market factor accounts for properties that are eligible for further land division, but that may not be potentially divided based on property owner decisions to not further divide or develop property, even though eligible.
- Committed land include existing lots that are not eligible to be further divided based on minimum lot requirements under zoning.

						City Limits	UGA	CL + UGA		CAO	New ROW				
Comprehensive Plan Designation	Actual Density	Low Density	Med. Density	High Density	2025 Zoning	Acres	Acres	Total Acres	Percent of Total	15%	15%	Actual Land for Dev.	Units Low	Units Med	Units High
Right-of-way (current) ROW					ROW	703.22	203.69	906.91	10.26%						
Railroad right-of-way RROW					RR ROW	158.48	56.95	215.43	2.44%						
Hydro (Chehalis & Skookumchuck rivers)								189.08	2.14%						
Open Space					OS	429.09	0	429.09	4.85%						
Public Facilities					PF	606.25	3.49	609.74	6.89%						
Port Master Plan					PMP	359.57	213.12	572.69	6.48%						
Light Industrial					M:1	302.75	78.09	380.84	4.31%						
Heavy Industrial					M:2	473.17	86.47	559.64	6.33%						
Medical/health care					H:1	81.26	4.05	85.31	0.96%						
Commercial general district (GC)					C:1	221.92	0	221.92	2.51%		0		0	0	0
Highway commercial district (C-2)					C:2	92.91	0	92.91	1.05%		0		0	0	0
Commercial central business district (CBD)	5.17				C:3	50.98	0	50.98	0.58%		0		0	0	0
Limited business district (LBD)	3.22		5.00	8.00	LBD	42.14	8.37	50.51	0.57%		0		163	253	404
Gateway commercial district (GCD)					GCD	64.13	0	64.13	0.73%		0		0	0	0
High-density residential (HDR)				20.00	R:20	41.04	25.21	66.25	0.75%		0				1,325
Medium-high-density residential (M-HDR)	7.74			15.00	R:15	130.07	0	130.07	1.47%		0		1007		1,951
Medium-density residential (MDR)	3.89		5.00	8.00	R:8	966.13	3.25	969.38	10.96%		0		3771	4847	7,755
Low-density residential (LDR)	1.2			4.00	R:4	1063.93	332.98	1396.91	15.80%	209.5365	209.5365	977.837	1173		3,911
Very low-density residential (VLDR)				2.00	R:2	624.63	0	645.94	7.30%	96.891	96.89	452.16			904
Semi-rural residential (R2A) - 1 unit per 2 ac				0.50	R:2A	775.28	251.21	1026.49	11.61%	153.9735	153.97	718.54			359
Rural residential (R5A) - 1 unit per 5 ac	0.21			0.20	R:5A	200.63	40.47	241.1	2.73%	36.165		204.935			41
					<b>Tot. Zoned Ac</b>	<b>6,525.88</b>	<b>1,046.71</b>	<b>7,593.90</b>							
											<b>Total # Units</b>				<b>16,651</b>
							7/1/2023	Centralia PPH 2018-2022		2.41		<b>Low Pop</b>	<b>Med Pop</b>	<b>High Pop</b>	
											<b>Total Population</b>			<b>40,129.13</b>	
						<b>2023</b>	<b>2024</b>	<b>Diff. (ac)</b>							
					<b>UGA</b>	9,692.34	8,843.46	848.88							
					<b>City Limits</b>	5,052.35	5,052.35	0							



Community Development Department  
 1321 S. Market Blvd., Chehalis, WA 98532  
 360. 345.2229/Fax: 360.345.1039  
 www.ci.chehalis.wa.us email: comdev@ci.chehalis.wa.us

March 15, 2023

RE: 2023 Population projection methodology for Chehalis, Washington

**Background**

The Office of Financial Management for the State of Washington (OFM) disseminates population projections for each county in Washington State every ten years. OFM’s population estimate for the city of Chehalis is 11,289 for 2045, showing an increase of 1,444 people over the next 22 years.

Below is the city’s estimate and methodology for that same period.

**Methodology**

Staff analyzed the four (4) largest projects currently in various stages of planning within our city limits and urban growth area. A table containing acreage and final calculations are shown below. With the exception of one development, the remaining three (3) plan to include commercial uses and a large water tower to accommodate their needs. The fourth site, while having no commercial activity is planned to have 280 garden style apartments and as such this actual number was used.

Staff took the total acreage for each site multiplied that number by 24 units per acre, which is the highest density the city currently has. This number was then multiplied by 2.5, the average household size for Lewis County. This brought the total number of new residents to 62,043. Since the majority of the developers are planning on large infrastructure projects and commercial retail within their development, staff proposes the use of fifty (50) percent of this number for a total of 31,202 new residents over the next ten (10) years.

40	0 CENTRALIA ALPHA RD	RAINDROP PROPERTIES LLC,	
27.85	2095 NE KRESKY AVE	RAINDROP PROPERTIES LLC	
39.01	0 CENTRALIA ALPHA RD	RAINDROP PROPERTIES LLC,	
5	0 NE KRESKY AVE	RAINDROP PROPERTIES LLC,	
5	0 NE KRESKY AVE	RAINDROP PROPERTIES LLC,	
5	0 NE KRESKY AVE	RAINDROP PROPERTIES LLC,	
24.41	0 NE KRESKY AVE	RAINDROP PROPERTIES LLC	
39.88	0 CENTRALIA ALPHA RD	RAINDROP PROPERTIES LLC,	
502	0 CENTRALIA ALPHA RD	RAINDROP PROPERTIES LLC,	
688.15	688.15 acres @ 24 units per acre=		16515.6
			41289
		41,289 new residents	

1.02	3090 B JACKSON HWY	BAKER, RONALD S & JACKELENE M	
1.97	3080 E JACKSON HWY	ALLEN FAMILY TRUST	
6.29	0 JACKSON HWY	NEWAUKUM VENTURES, LLC	
45.16	167 KIRKLAND RD	ROSE, JO H & JERRY L	
124.9	153 NEWAUKUM GOLF DR	NEWAUKUM VENTURES, LLC	
63.08	0 JACKSON HWY	NEWAUKUM VENTURES, LLC	
242.42	242.42 acres @ 24 units per acre=		5818.08
			14545.2
		14,545 new residents	

0.23	0 JACKSON HWY	BLUE CREEK INVESTMENTS LLC	
8.34	2945 JACKSON HWY	BLUE CREEK INVESTMENTS LLC	
9.58	121 YATES RD	NW GREEN CONSTRUCTION INC	
5	2951 JACKSON HWY	NW GREEN CONSTRUCTION INC	
23.15	23.15 acres @24 units per acre=		280
			700
		700 new residents	

5.39	0 JACKSON HWY	LAKWOOD INVESTORS LLC	
11.26	0 KENNICOTT RD	LAKWOOD INVESTORS LLC	
5.05	0 JACKSON HWY	LAKWOOD INVESTORS LLC	
39.91	0 KENNICOTT RD	LAKWOOD INVESTORS LLC	
15.57	0 KENNICOTT RD	LAKWOOD INVESTORS LLC	
10.42	2517 JACKSON HWY	LAKWOOD INVESTORS LLC	
4.22	2505 JACKSON HWY	LAKWOOD INVESTORS LLC	
91.82	91.82 acres @ 24 units per acre=		2203.68
			5509.2
		5,509 new residents	

Total increase of population in the next 20 years 62043.4

62,043 new residents

OFM prediction for 2045 is 11,289  
current population est 9,845  
total new residents predicted 1,444

our prediction of new residents 31,202  
OFM prediction of new residents 1,444  
Difference 29,758

50% of 62,403 = 31,202



May 7, 2024

Lewis County  
Community Development Department  
2025 NE Kresky Ave  
Chehalis, WA 98532  
Attn: Mindy Brooks

**RE: Land Capacity Analysis for Mossyrock, Napavine, and Winlock**

Attached is a copy of the Land Capacity Analysis (LCA) for the cities of Mossyrock, Napavine, and Winlock. We provided preliminary results to each jurisdiction for their review. We received feedback from each along with parcel specific corrections. Appropriate adjustments have been made with the **draft** results now being transmitted to you.

We anticipate other adjustments being made as we guide each community through their Comprehensive Plan, Development, code, and Critical Area Ordinance updates. This will undoubtedly lead to additional revisions to the LCA. Some of these revisions will be a result of regulation changes and others due to additional ground truthing of site-specific existing conditions and ability to develop.

Again, please treat this results as draft knowing that revisions will likely occur. We will reach out soon to schedule a meeting with you and your consultant. In the meantime, if you have questions please feel free to contact me out in advance.

Sincerely,

Paul Dennis  
Senior Planner

## Morton Land Use and Housing Analysis

In preparation for the 2025 Morton Comprehensive Plan update, land use and housing statistics have been computed. The goal of these computations is to show that the City has sufficient developable land for projected growth as well as the assigned housing allocation established in 2023.

The following factors were taken into account during the analysis process.

- Infrastructure is not included in land use calculations.
- Land owned by the federal, state, and local government are zoned Public Community and are not included in other zoning classifications.
- Land within the critical areas is included in the land use calculations. Gross acreage is used to determine density. This is done because, while critical areas will impact development, they do not preclude development. Generally speaking, gross land is used to determine density but development must occur compliant with any conditions determined during the time of development.
- The Urban Growth Area (UGA) is 992 acres. Residentially zoned properties are not included. Residential zoning is as follows:
  - RSF, Residential Single Family- minimum lot size 20,000 sq ft; 2u/a
  - RMD, Residential Medium Density-minimum lot size 7,500 sq ft; 5u/a
  - RMF, Residential Multifamily-minimum lot size 5,000 sq ft; 12u/a
- Since Lewis County will be calculating the housing allocation for the UGA it has been removed.
- SD zoning classification stands for Special District. This land entails all governmentally owned property as well as churches and other properties not anticipated to be developed.

Morton's acreage by zoning classification within City Limits

Totals by acre	
RSF (20,000; 2u/a)	361.75
RMD (7,500; 5u/a)	789.73
RMF (5,000; 12 u/a)	891.12
<b>Total Residential=</b>	<b>2042.60</b>
Special District=	169.09
<b>Total Special District=</b>	<b>169.09</b>
Commercial=	65.79
<b>Total Commercial=</b>	<b>65.79</b>
Industrial=	10.20
<b>Total Industrial=</b>	<b>10.20</b>
<b>Total acreage=</b>	<b>649.43</b>

At this time the City of Morton is entertaining the possibility that a portion of the UGA will be turned back to Lewis County. This land is located west of the West Fork of the Tilton River and the City is unable to serve it with urban amenities such as sewer and water. This land totals 57.853373 acres. This acreage is not included in any of the zoning designations.

The two remaining zoning classifications are C, Commercial and I, Industrial.



	<b>Total Acres</b>
RSF (20,000; 2u/a) =	272.23
RMD (7,500; 5u/a) =	233.41
RMF (5,000; 12 u/a) =	73.76
<b>Total Residential=</b>	<b>579.398554</b>
C =	3.69
I =	257.42
Remove =	57.85
SD =	94.00
<b>Total=</b>	<b>992.85</b>

Morton's acreage by zoning classification within the UGA

Combined acres for the City limits and UGA are shown in the chart below. Again, residentially zoned land is totaled separately from the commercial, industrial, special district, and proposed land to be removed from the UGA.

Morton's total acres by zoning classification

<b>City limit and UGA</b>	<b>Acres</b>
RSF (20,000; 2u/a) =	438.81
RMD (7,500; 5u/a) =	369.38
RMF (5,000; 12 u/a) =	176.05
<b>Total Residential=</b>	<b>984.25</b>
C =	69.48
I =	267.62
Remove =	57.85
SD =	263.09
<b>Total=</b>	<b>1642.28</b>

Housing allocation

Housing allocations were established through a public process in 2023. They have been adopted by Lewis County Commissioners and cities. Cities within Lewis County will use these numbers to calculate compliance with housing requirements.

Housing allocations are intended to project the housing demand for the City of Morton through the year 2045.

Housing allocations for the City of Morton as established by Lewis County Commissioners in 2023.

	Total	0-30% Non-PSH	PSH	>30% 50%	>50% 80%	>80% 100%	>100% 120%	>120%	Emergency Housing
Estimated Housing Supply (2020)	506	16	0	167	221	69	8	25	0
Allocation Method C (2020-2045)	23	5	1	4	1	2	1	7	1
								Current residential land use capacity=	2042
								Bulk total housing needed by 2045=	529
								<b>Bulk Surplus Housing Capacity</b>	<b>1513</b>

After calculations of the housing allocations, the City must demonstrate that there is sufficient land within each residential zoning classification to accommodate the housing allocations. Below are the calculations used to determine total units per acre, combining both current and projected.

Total units per acre available by residential zoning classification			Calculation formulas
	Total acreage	Units per zone	*Residential RSF, minimum lot size 20,000 sq ft, 2 units per acre Calculation for Units per zone= (43560/20000)*166.09
RSF (20,000; 2u/a) =	166.09	361.75	**Residential RMD, minimum lot size 75000 sq ft, 4 units per acre Calculation for Units per zone= (43560/7500)*135.97
RMD (7,500; 5u/a) =	135.97	789.73	***Residential R1-15, minimum lot size 15,000 sq ft. 4 units per acre Calculation for Units per acre= (43560/5000)*102.29
RMF (5,000; 12 u/a) =	102.29	891.12	
<b>Total Residential=</b>	<b>404.35</b>	<b>2042.60</b>	

<b>RSF</b>	361.75
>120%	32
>100%-120%	9
<b>Surplus capacity</b>	<b>340.42</b>
<b>RMD</b>	789.73
>80%-100%	72
>50%-80%	224
<b>Surplus capacity</b>	<b>493.73</b>
<b>R1-5</b>	891.12
>30%-50%	171
PSH	1
Non-PSH	21
Emergency Housing	1
<b>Surplus capacity</b>	<b>697.12</b>

### Current and projected housing allocations by zoning classification

The units per zone were then applied to the housing allocation by income. Allocation and income dictate the type of housing typically used. For example, wage earners with over 120% of the County's median income typically seek single family housing on larger lots. Conversely, households with wage earnings at 30% to 50% typically utilize multifamily housing which is developed at a higher density.

Calculations combine current with projected to determine land capacity analysis. This method allows for property owners to change property lines and thereby change available buildable lands as they deem necessary, so long as it complies with the underlying zoning.

## PeEll Land Use and Housing Analysis

In preparation for the 2025 PeEll Comprehensive Plan update, land use and housing statistics have been computed. The goal of these computations is to show that the Town has sufficient developable land for projected growth as well as the assigned housing allocation established in 2023.

The following factors were taken into account during the analysis process.

- Infrastructure is not included in land use calculations.
- Land owned by the federal, state, and local government are zoned Public Community and are not included in other zoning classifications.
- Land within the critical areas is included in the land use calculations. Gross acreage is used to determine density. This is done because, while critical areas will impact development, they do not preclude development. Generally speaking, gross land is used to determine density but development must occur compliant with any conditions determined during the time of development.
- The Urban Growth Area (UGA) is 12.64 acres and is not included in the calculations as the entire area is zoned R1-5, with minimum lot size of 5,000 sq ft and a maximum density of 8 units per acre. Since Lewis County will be calculating the housing allocation for the UGA it has been removed.

### PeEll's acreage by zoning classification

	Totals by acre
*Residential R1-5 =	113.00
**Residential R1-10=	62.81
***Residential R1-15=	57.88
<b>Total Residential=</b>	<b>233.69</b>
Public Community=	48.86
<b>Total Public Community=</b>	<b>48.86</b>
Commercial=	8.80
<b>Total Commercial=</b>	<b>8.80</b>
Industrial=	4.12
<b>Total Industrial=</b>	<b>4.12</b>
<b>Total acreage=</b>	<b>295.48</b>

### Housing allocation

Housing allocations were established through a public process in 2022. They have been adopted by Lewis County Commissioners and cities and towns within Lewis County will use these numbers to calculate compliance with housing requirements.

Housing allocations are intended to project the housing demand for the Town of PeEll through the year 2045.

Housing allocations for the Town of PeEll as established by Lewis County Commissioners in 2023.

	Total	0-30% Non-PSH	PSH	>30%- 50%	>50%- 80%	>80%- 100%	>100%- 120%	>120%	Emergency Housing
Estimated Housing Supply (2020)	284	6	0	90	157	9	6	16	0
Allocation Method C (2020-2045)	10	2	1	2	1	1	1	3	1
								Current residential land use capacity=	1510
								Bulk total housing needed by 2045=	296
								<b>Bulk Surplus Housing Capacity</b>	<b>1214</b>

After calculations of the housing allocations, the Town must demonstrate that there is sufficient land within each residential zoning classification to accommodate the housing allocations. Below are the calculations used to determine total units per acre.

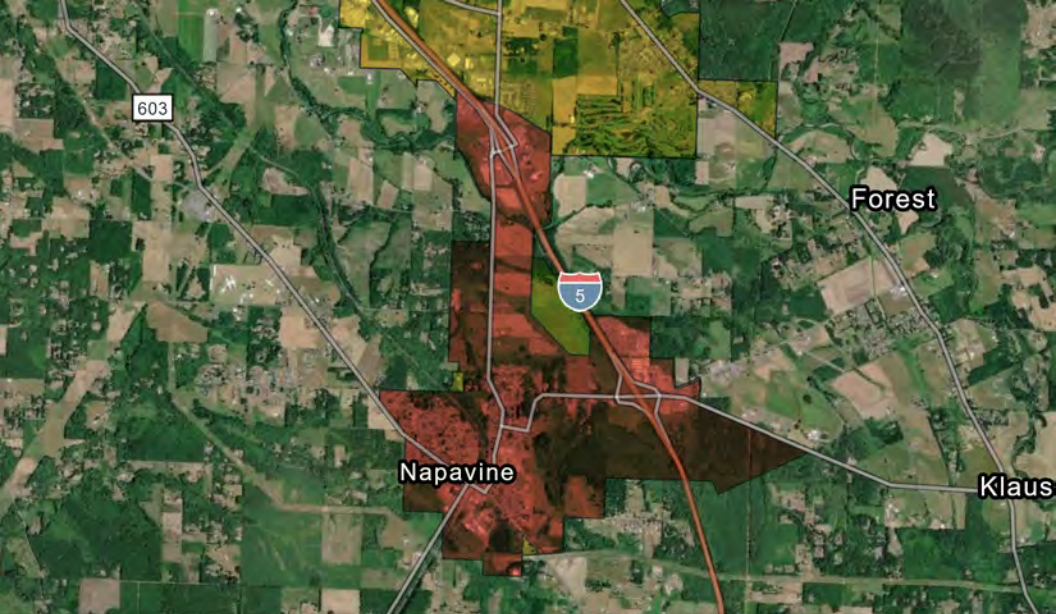
Total units per acre available by residential zoning classification			Calculation formulas
	Totals by acreage	Units per zone	*Residential R1-5, minimum lot size 5,000 sq ft, 8 units per acre Calculation for Units per zone=(43560/5000)*113.00
*Residential R1-5 =	113.00	984.48	**Residential R1-10, minimum lot size 10,000 sq ft, 4 units per acre Calculation for Units per zone=(43560/10000)*62.81
**Residential R1-10=	62.81	273.61	***Residential R1-15, minimum lot size 15,000 sq ft. 4 units per acre Calculation for Units per acre=(43560/10000)*57.88
***Residential R1-15=	57.88	252.12	
<b>Total Residential=</b>	<b>233.69</b>	<b>1510.21</b>	

The units per zone were then applied to the housing allocation by income. Allocation and income dictate the type of housing typically used. For example, wage earners with over 120% of the County’s median income typically seek single family housing on larger lots. Conversely, households with wage earnings at 30% to 50% typically utilize multifamily housing which is developed at a higher density.

<b>R1-15</b>	252.12
>120%	19
>100%-120%	7
<b>Surplus capacity</b>	<b>226.12</b>
<b>R1-10</b>	273.61
>80%-100%	10
>50%-80%	158
<b>Surplus capacity</b>	<b>105.61</b>
<b>R1-5</b>	984.48
>30%-50%	92
PSH	1
Non-PSH	8
Emergency Housing	1
<b>Surplus capacity</b>	<b>882.48</b>

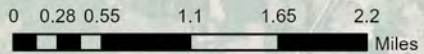
Calculations combine current with projected to determine land capacity analysis. This method allows for property owners to change property lines and thereby change available buildable lands as they deem necessary, so long as it complies with the underlying zoning.

Current and projected housing allocations by zoning classification



City

UGA

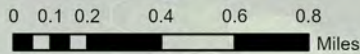


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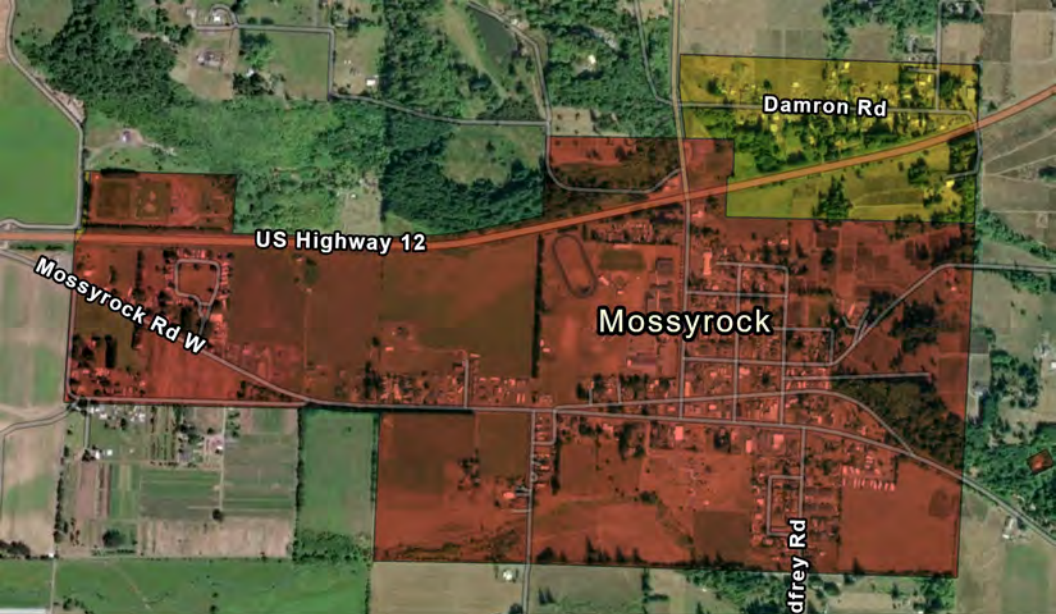
City

UGA



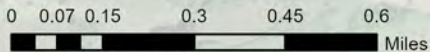
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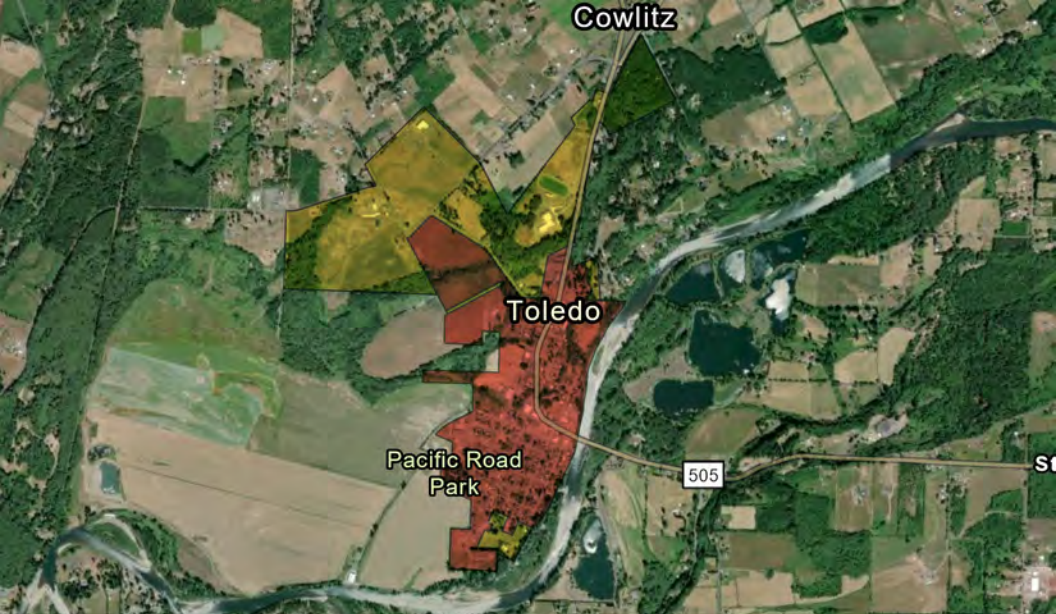
City

UGA



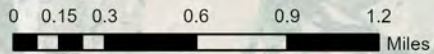
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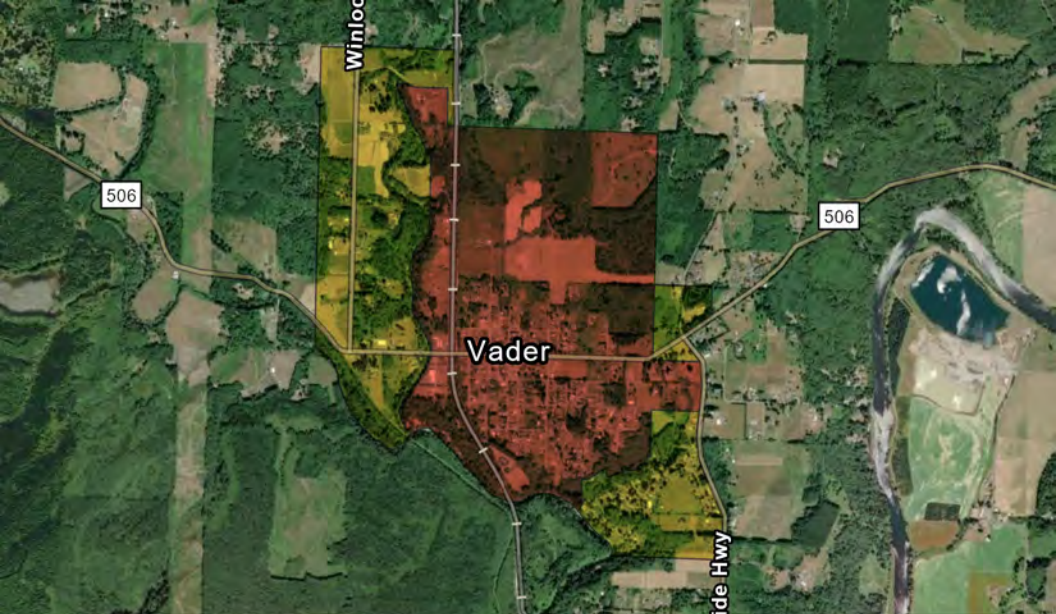
City

UGA



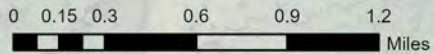
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City

UGA

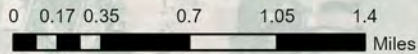


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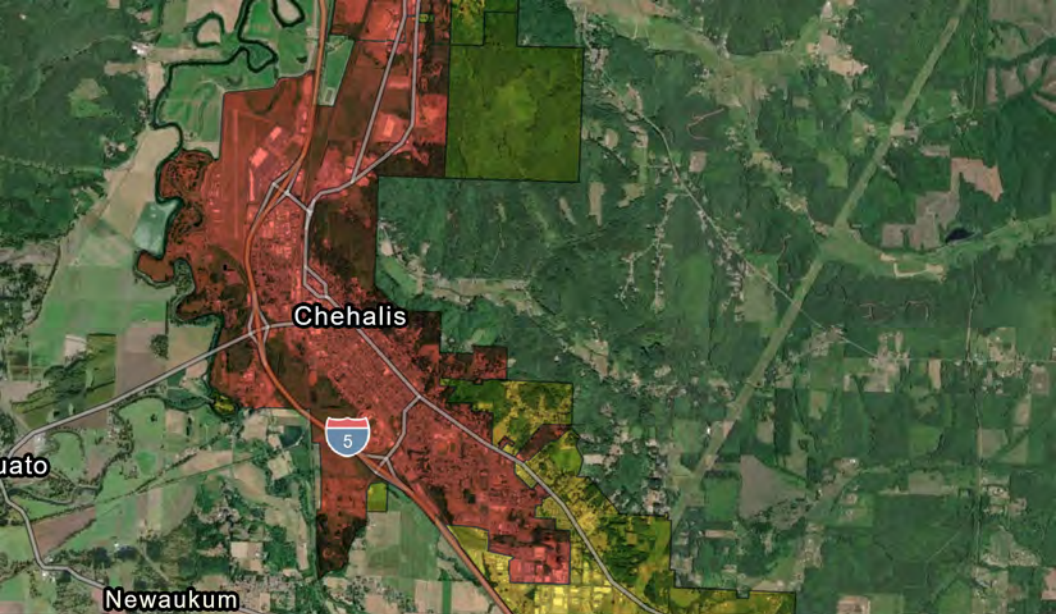


City

UGA

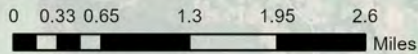


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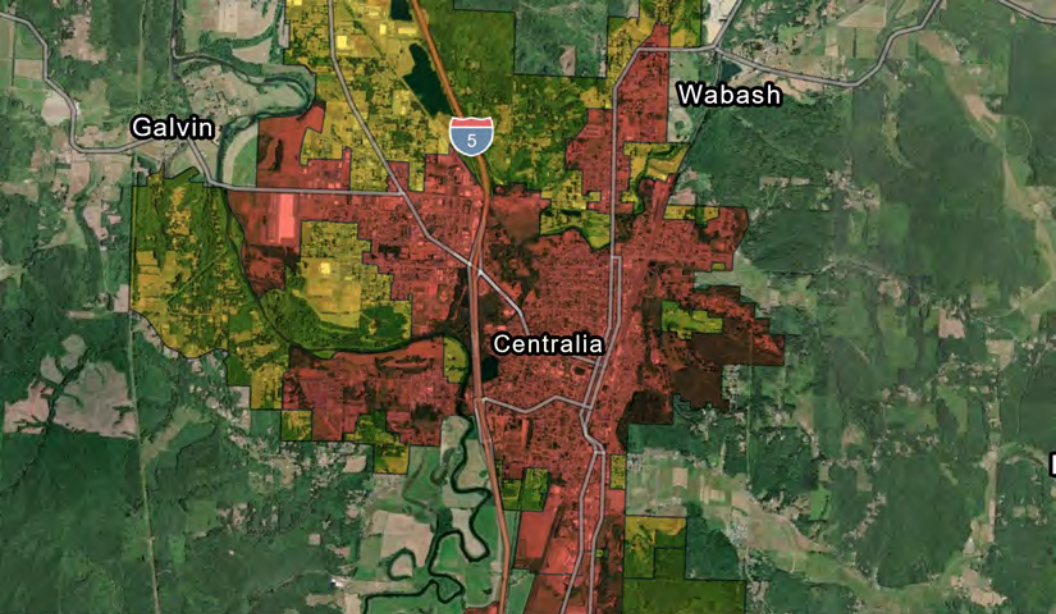
City

UGA



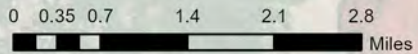
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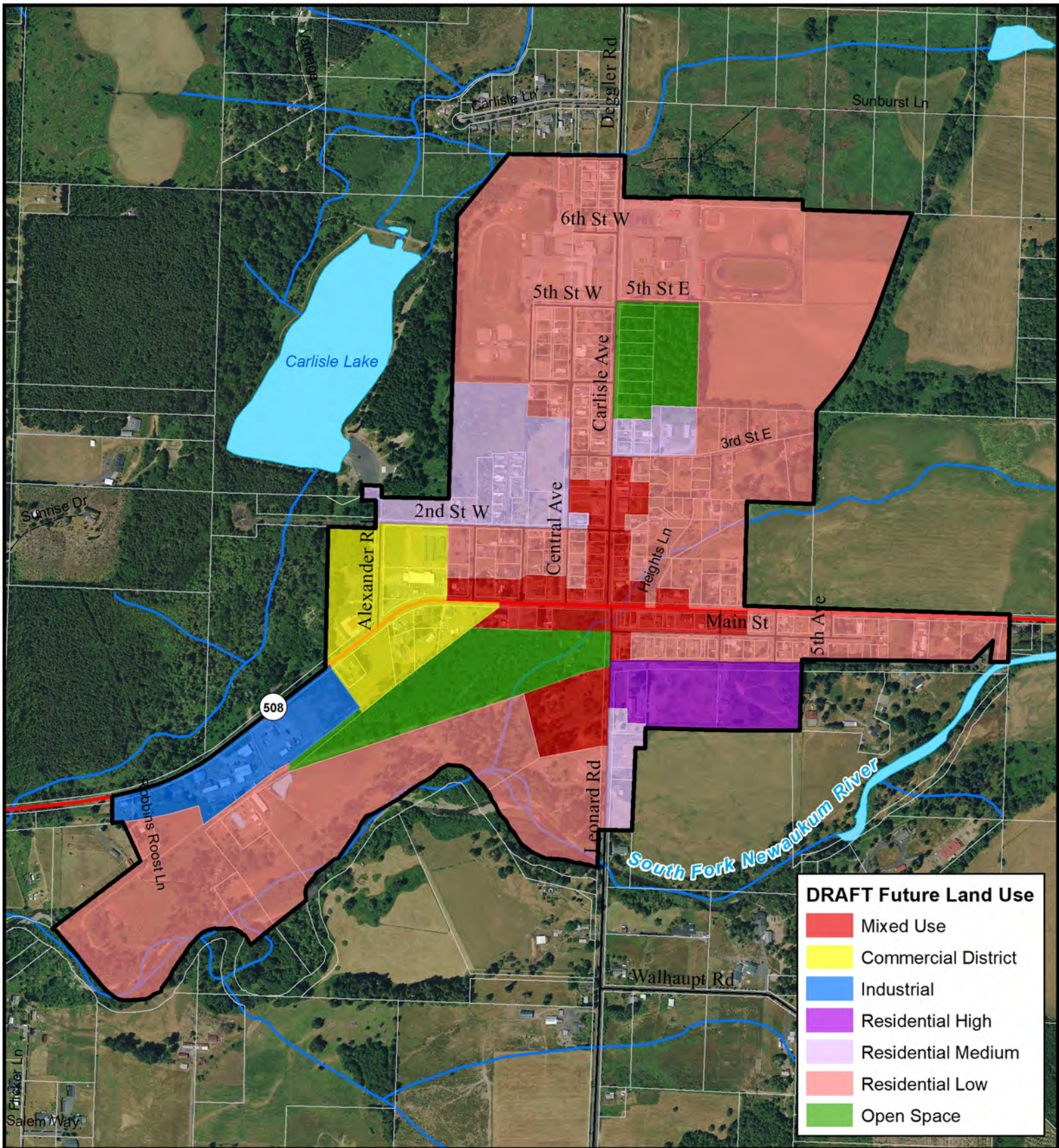
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**Onalaska Subarea Plan**

**DRAFT  
Future Land Use**

- Subarea Boundary
- SR 508
- Roads
- Parcels
- Waterbodies
- Streams

- DRAFT Future Land Use**
- Mixed Use
  - Commercial District
  - Industrial
  - Residential High
  - Residential Medium
  - Residential Low
  - Open Space



Updated 4/16/2024  
Planning Division, Community Development



This map was created by Lewis County Geographic Information System. The accuracy of the map has not been verified and should be used for informational purposes only. Any possible discrepancies should be brought to the attention of Lewis County GIS. State Plane Washington South FIPS 4602 North American Datum 1983 North American Vertical Datum 1988 (Topography)