TAX INCREMENTAL FINANCE DISTRICT NO. 15

Olde North

PROJECT PLAN

City of Green Bay, Wisconsin
June 2007

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Introduction

The Green Bay Common Council adopted a Comprehensive Plan in the spring of 2003 that outlines the City of Green Bay's long-term strategy for growth. A critical component of this strategy is redevelopment of downtown and near downtown neighborhoods. As the availability of green space declines, redevelopment becomes the key to efficiently maximizing existing land already served by utilities within the City of Green Bay. The City's Comprehensive plan identifies several priority areas prime for redevelopment in the near downtown neighborhoods. The Olde North District is one of those near downtown neighborhoods identified in the Comprehensive Plan as a neighborhood/district with potential for revitalization through public investment, as well as private investment.

The Olde North District contains a variety of commercial, industrial and residential zoning. Many of the properties in the area have been determined by definition to be blighted. While the Olde North District and immediately surrounding area has experienced underutilization for years, the commitment to revitalize the neighborhood has spurred redevelopment in the area. The City of Green Bay has been working with various businesses and property owners to develop a plan for improvements in the area through land acquisition and infrastructure improvements.

A primary tool used to accomplish the City's redevelopment goals is Tax Increment Finance (TIF). This Project Plan for Tax Incremental Financing District (TID) No. 15 is prepared in accordance with Wisconsin Statute 66.1105(4)(f) and describes in detail how the proposed projects will be implemented. Each public improvement proposed in the Project Plan encourages private investment. This will in turn help determine complimentary land uses, maximize property values, and prevent and eliminate deteriorating conditions benefiting, not only the City of Green Bay but all of Brown County and northeastern Wisconsin.

Description of the Proposed District

I. Regional Location

The proposed Tax Increment Finance District No. 15 is located within the Quincy-Webster corridor, with N. Quincy St. bordering the district to the west and University Ave. acting as the southern border. The District's most eastern border stretches to St. George St. and the border to the north is Interstate–43. Map 1 shows where TID No. 15 is located within the City of Green Bay.

II. Tax Incremental District Boundary

The boundaries for TID No. 15 are provided on Map 2. The legal description for the District is included as Appendix "A."

III. General Make-Up

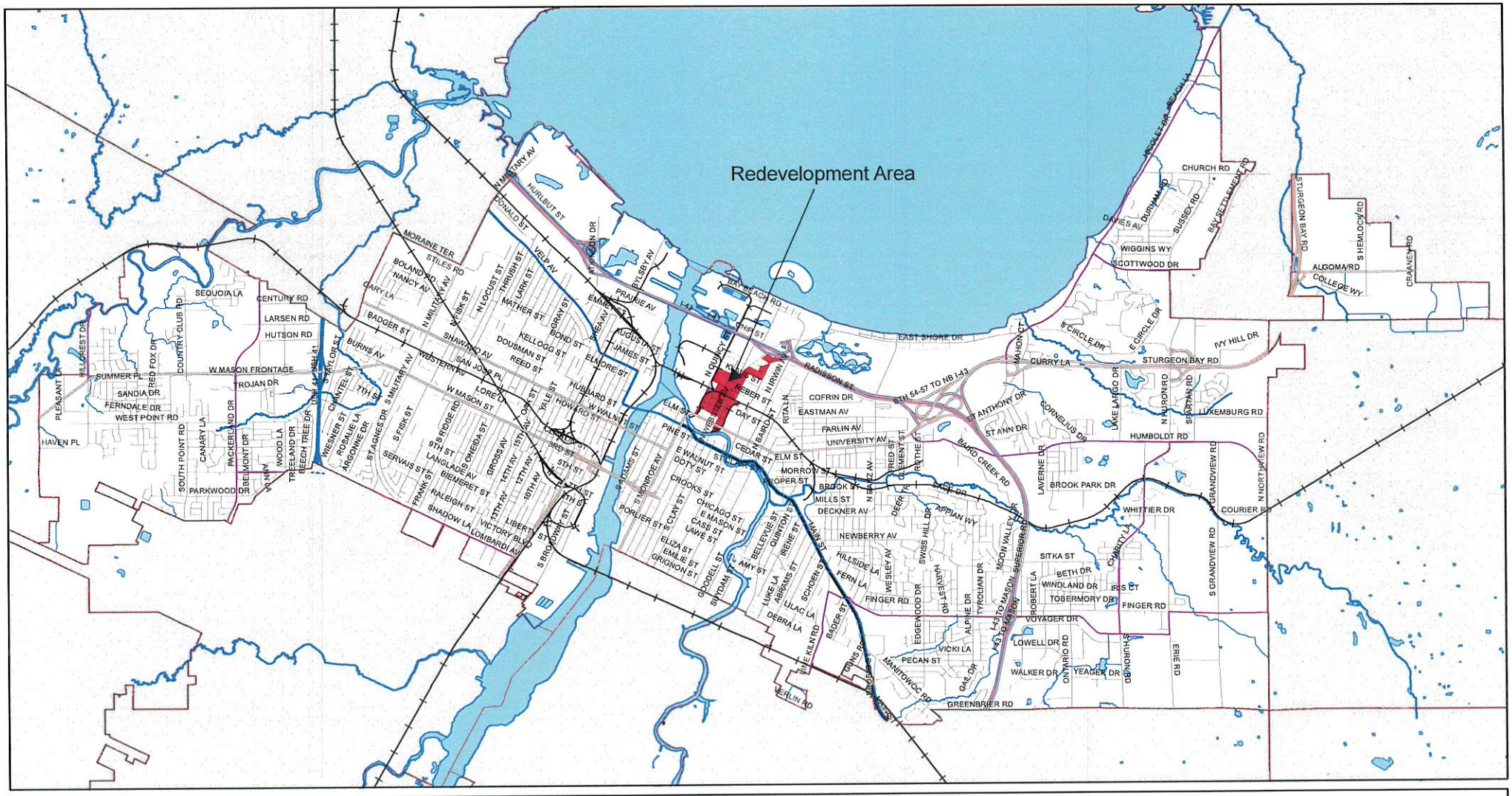
Containing 325 parcels and 83.7 acres, proposed TID No. 15 is composed of an assortment of competing land uses ranging from industrial lands and miscellaneous commercial uses to residential tracts. Map 4 shows existing land use for the TID, and Map 3 illustrates the corresponding zoning.

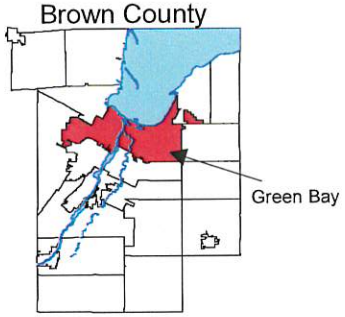
TID 15 – Current Zoning by Area

Zone	Area	Zone	Area
R3 – Residential	27.7%	**PI – Public/Institutional**	3.6%
R1 - Residential	25.3%	**C1 - Commercial**	2.5%
GI - General Industrial	23.7%	**C2 - Commercial**	2.3%
LI – Light Industrial	14.1%	**OR - Office/Residential**	.7%

IV. Blight Criteria

According to the State of Wisconsin Tax Increment Law, for an area to be designated a Tax Incremental Financing District, not less than 50% by area, of the real property within the district must be blighted, in need of rehabilitation or conservation work or suitable for industrial or mixed-use sites. In proposed TID No. 15, 85.2% of the acreage was determined to be blighted. Proposed TID No. 15 meets these statutory criteria. Map 6 shows the blighted parcel.





0.5 0.25 0 0.5 1 Miles

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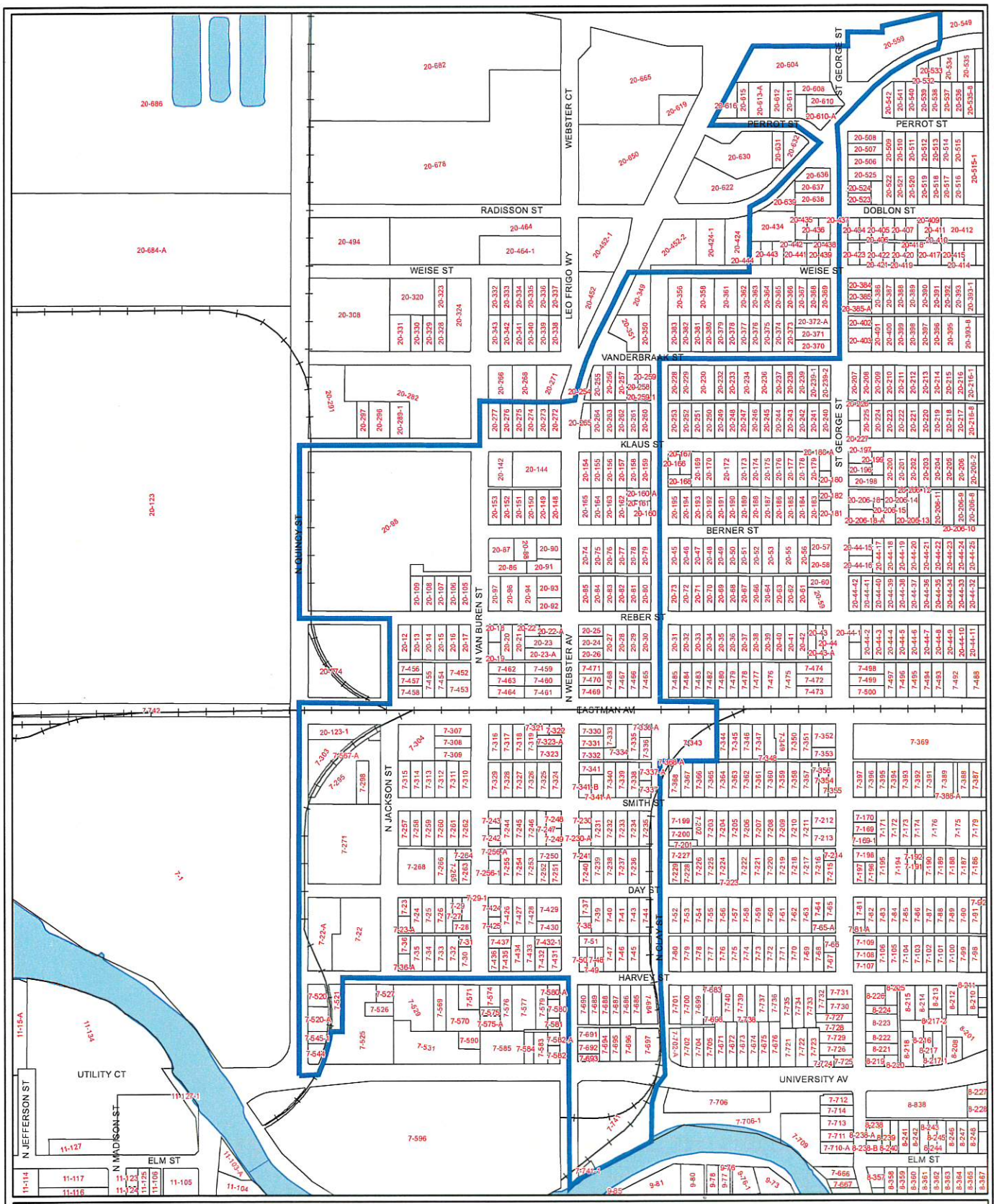
City of Green Bay
Tax Increment Finance District 15

Map 1. General Boundary Area



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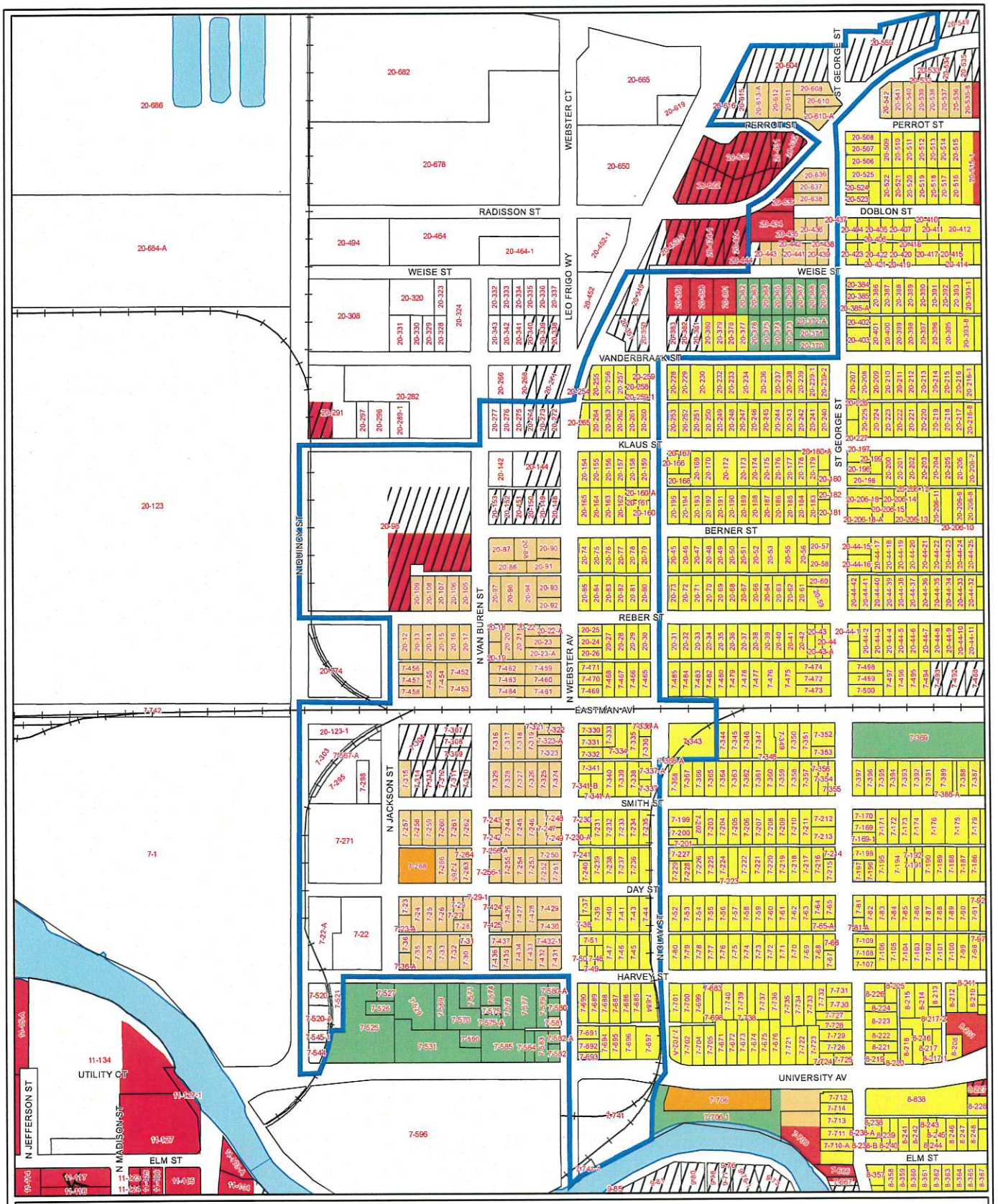
City of Green Bay
Tax Increment Finance District 15

Map 2. District Boundary Area

7-529 Parcel Tax Key Number

District Boundary Area



R1 - Low Density Residential-New Lots
R3 - Varied Density Residential
OR - Office Residential
C1 - Commercial One
C2 - Commercial Two
GI - General Industry
LI - Light Industry
PI - Public Property / Institutional

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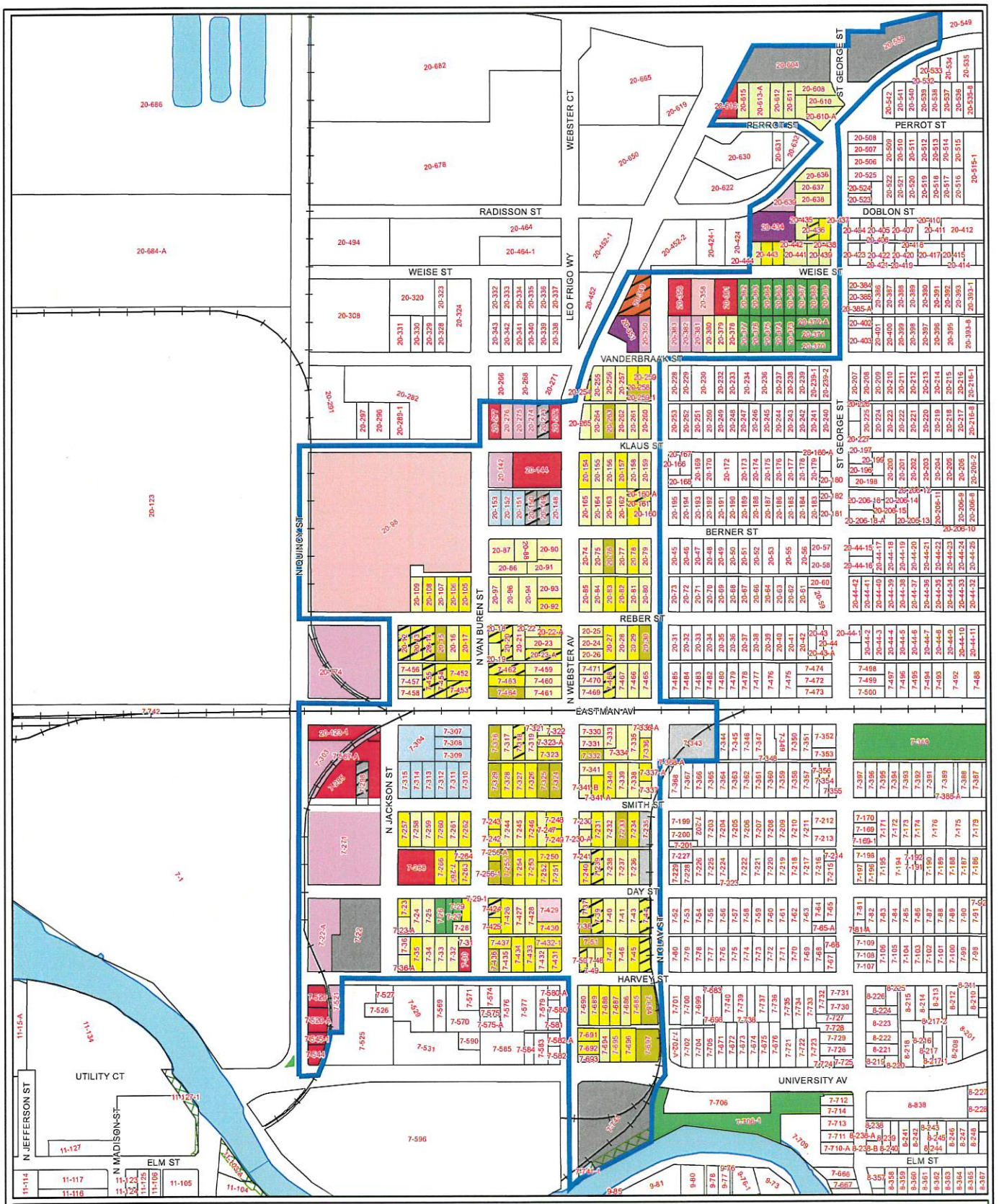
Tax Increment Finance District 15

Map 3. Zoning

District Boundary Area



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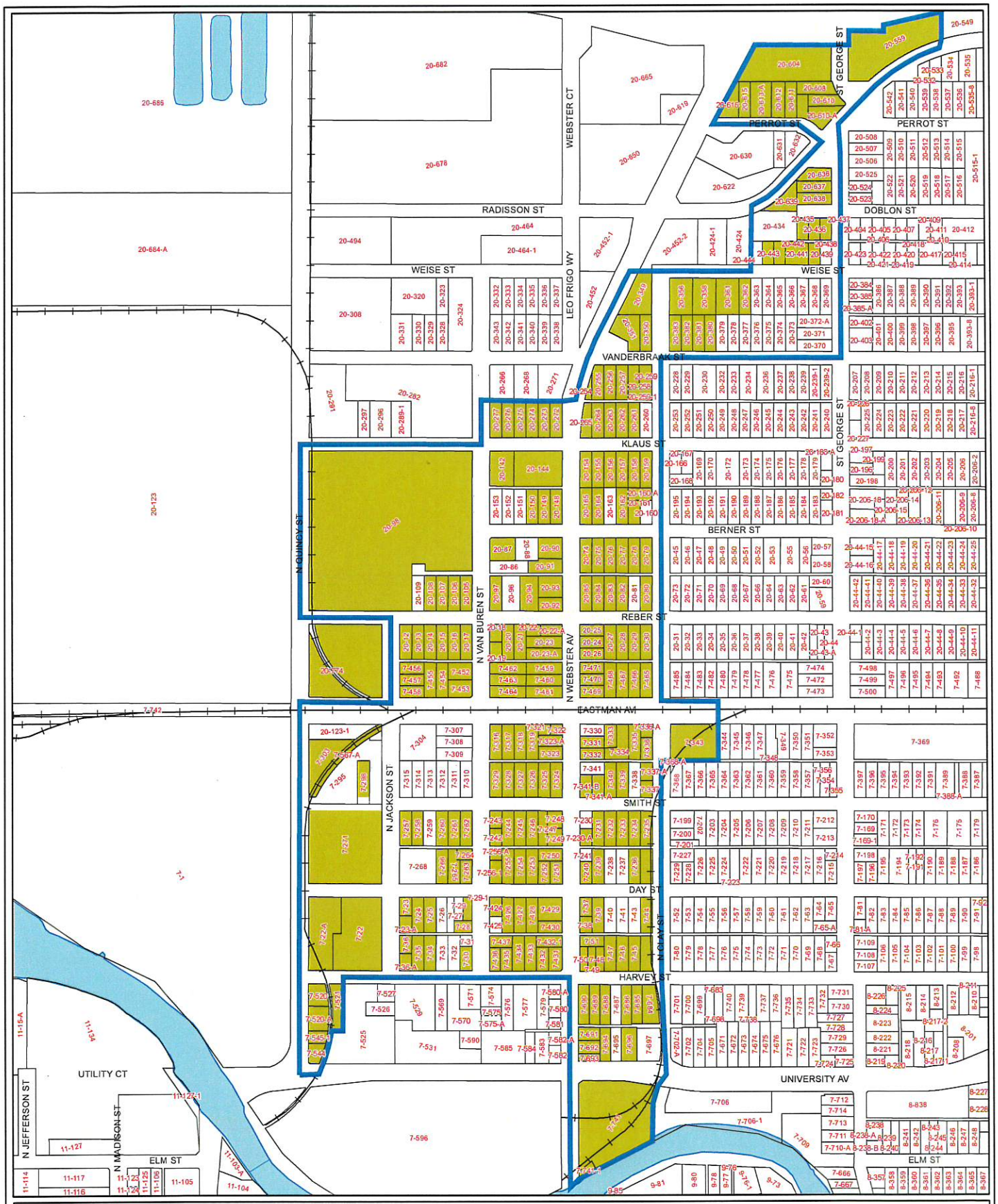
- Single Family Residential
- Two Family Residential
- Multi-Family
- Commercial Services
- Manufacturing
- Storage
- Utiliities
- Off Street Parking
- Park
- Rail
- Assembly
- Religious
- Vacant Commercial
- Vacant Industrial
- Vacant Residential

City of Green Bay
Tax Increment Finance District 15

Map 4. Existing Land Use

District Boundary Area



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Blighted Property

District Boundary Area

City of Green Bay
Tax Increment Finance District 15

Map 5. Blighted Properties

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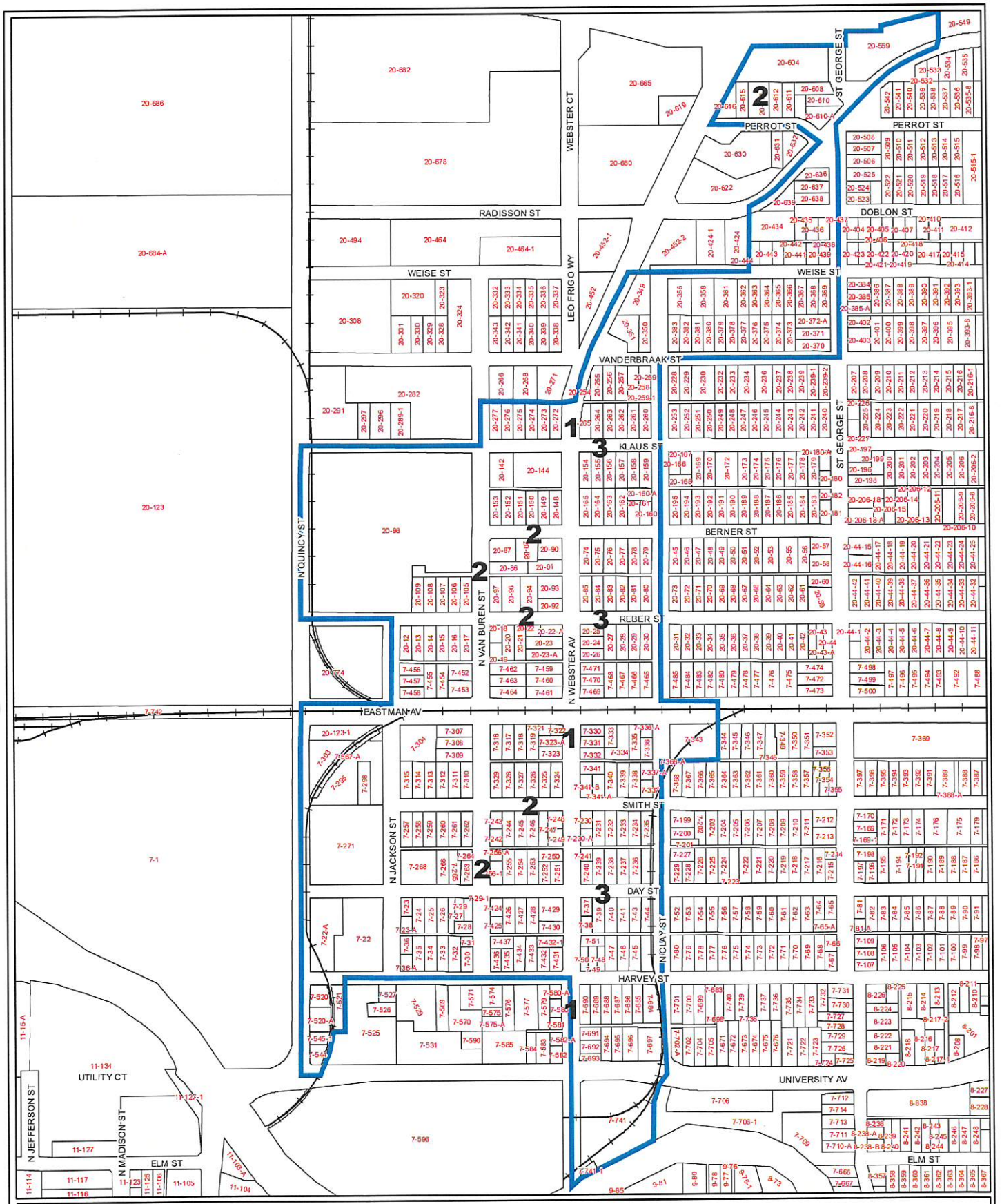

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City of Green Bay
Tax Increment Finance District 15

Map 6. Proposed Projects

1 - Webster Avenue Parkway Reconstruction
2 - Parcel Assemblage
3 - Pedestrian Corridors / Traffic Calming

District Boundary Area

Project Plan

A. Statement listing the kind, number and location of all proposed public works or improvements.

Summarized below are the public works and related improvements proposed as part of TID No. 15. All the proposed improvements were given consideration in order to both maximize development possibilities and remedy the competing land uses in the district. Improvements will enhance the economic viability of the district and provide public amenities to beautify the overall commercial corridor.

Improvement #1: Street Reconstruction

Location: Webster Avenue

Description: Design and reconstruction of Webster Avenue Parkway to include but not limited to gateway markers, way finding signage, street lighting and landscaping.

Improvement #2: Parcel Assemblage, Property Acquisition and Site Preparation

Location: Smith, Berner, Reber, and Perrot Streets, in addition to necessary right-of-ways and project properties

Description: Vacate the above listed streets and acquire and assemble parcels to expedite redevelopment.

Improvement #3: Pedestrian Corridors and Rails to Sidewalks

Location: N. Clay St. and District-wide

Description: Pedestrian corridors will be improved and interconnected and conversion of any railroad tracks to pedestrian trails.

Improvement #4: Public Amenities

Location: District-wide

Description: Lighting, signs, sculptures, banners, flags, etc.

Improvement #5: Loans and/or Grants to Businesses and Developers

Location: District-wide

Description: Loans and or grants made available to accomplish the objectives outlined in this plan

Improvement #6: District Administration, Promotion and Marketing Activities

Location: District-wide

Description: Promotion and marketing of the district in order to encourage additional investment and property tax growth.

Economic Feasibility

Background

Under Wisconsin State Statute 66.1105 Tax Increment Law, the property taxes paid each year on the increase in equalized value of the Tax Increment District may be used by the City to pay the costs of redevelopment projects for the District. The increase in value is determined by taking the District's current value and deducting the value in the District that existed when the District was created or base value. All would be taxes paid upon this incremental (or increased) value by the City, School District, County, and Vocational School District are allocated to the City for Direct payment of project costs or the payment of debt service on bonds used to finance project costs are called tax increments. State property taxes on the increment value must still be paid to the state.

All project expenditures must be made within twenty-two years of the creation of the Tax Increment District, and tax increments may be received until project costs are recovered for no longer than twenty-seven years, with a possible three-year extension.

The Green Bay Market

The City of Green Bay is a regional hub of commerce that serves all of the Brown County Metropolitan Statistical Area, northeast Wisconsin, and the Upper Peninsula of Michigan. The City of Green Bay's economy has largely been considered industrial due to the community's rich history with the paper industry. Although a majority of the jobs in the community are still in the manufacturing sector, there are many other economic sectors that make up the Green Bay economy today including transportation and warehousing, health and related services, financial and insurance services, food and kindred products as well as government and hospitality. These industries consist of some of the City's largest employers including the areas four hospitals, which employ over 6,000 people and another 5,000 who are employed at the City's largest paper companies (some located in the Olde North District). The City's 2020 Comprehensive Plan completed in 2003 identifies the above-mentioned economic sectors as "key industries" for the City of Green Bay due their growth in employment and/ or the concentration of employers.

The City of Green Bay has transportation infrastructure that includes interstate, rail, and deep port access, several institutes of higher education represented throughout the City, and a growing population that is both skilled and educated. With competitive advantages such as these, recent economic trends are expected to continue as more businesses recognize the advantages of doing business in Green Bay.

TIF Capacity Analysis

Wisconsin statute 66.1105 (4) (gm) 4. c. establishes a limit on the equalized property value that may be located within all Tax Increment Districts (TIF Capacity). The method for determining that limit is defined in that statute. A municipality must meet this requirement. The City meets this requirement because the equalized value of all taxable property of TID 15 plus the value of the increments in all the existing districts does not exceed 12 percent of the total equalized value of taxable property within the City. Using this method, the City of Green Bay capacity is as follows:

Tax Incremental Finance
Capacity Analysis
(January 2006)

Equalized Value of the City of Green Bay	$6,144,755,300.00
Total Increment Value within Existing TIDS 4,5,6, 7, 8, 9, 10, 11, 12 & 13*	$ 134,024,100.00
TIF Maximum (12% of City Value)	$ 737,370,636.00
Present Capacity for Future TIF Districts	$ 603,346,536.00

**Values for TIF 14 will be posted 8/15/07*

Capacity for creation of a new Tax Increment Districts in the City of Green Bay is more than satisfactory to permit the creation of TID No.15.

Projection of Future Tax Increments

The TID Plan anticipates a number of public and private investment projects being implemented over the twenty-two years of the tax incremental financing life. All projects will contribute, not only to stabilizing property values throughout the life of the TID, but by enhancing those same property values through the creation of a consistent and viable commercial and residential district. Those stable and hopefully increasing values will ensure the growth of increments, which in turn will repay the debt generated to finance the public improvements.

To approximate future tax increments that are expected to be generated through the creation of a TID, planned private, assessable investment was estimated (see table 1). This estimate is includes projects, which are expected to be completed within the first fifteen years of the district creation. However, it is anticipated that the momentum from redevelopment of the district will significantly encourage private investment from existing, adjacent business owners and increase the increment beyond the fifteen years.

The public investment projects includes, projects which the City plans to commence beginning in year 2009 (see table 1) and will be financed through TIF borrowing. Additional projects listed as public investments that do not have a cost associated with them will be implemented if additional new development occurs and therefore, will

provide TID revenues capable of supporting additional TIF borrowing. Since not all private developers have been identified for investment in the Olde North District, the City will pursue development opportunities and may elect to conduct additional TIF funded activities within the District.

TID Projects

The TID projects include a variety of infrastructure improvements that focus on the redevelopment of the entire Olde North District and make it a vibrant multi-use development. Projected private investment will generate tax increment as follows:

Year	Value Date	TIF District Value	Construction Increment	TIF Rate	Tax Revenue
1	2007			$21.16	$0
2	2008	$ -		$20.74	$0
3	2009	$ -	$ 500,000	$20.33	$0
4	2010	$ 500,000	$ 500,000	$19.92	$0
5	2011	$ 1,015,000	$ 1,000,000	$19.52	$9,960
6	2012	$ 2,045,450	$ 1,000,000	$19.13	$19,815
7	2013	$ 3,106,814	$ 1,000,000	$18.75	$39,132
8	2014	$ 4,200,018	$ 1,000,000	$18.37	$58,249
9	2015	$ 5,326,018	$ 1,000,000	$18.01	$77,170
10	2016	$ 6,485,799	$ 1,000,000	$17.65	$95,902
11	2017	$ 7,680,373	$ 1,000,000	$17.29	$114,450
12	2018	$ 8,910,784		$16.95	$132,819
13	2019	$ 9,178,108		$16.61	$151,015
14	2020	$ 9,453,451		$16.28	$152,434
15	2021	$ 9,737,054		$15.95	$153,867
16	2022	$ 10,029,166		$15.63	$155,313
17	2023	$ 10,330,041		$15.32	$156,773
18	2024	$ 10,639,942		$15.01	$158,247
19	2025	$ 10,959,141		$14.71	$159,734
20	2026	$ 11,287,915		$14.42	$161,236
21	2027	$ 11,626,552		$14.13	$162,752
22	2028	$ 11,975,349		$13.85	$164,281
23	2029	$ 12,334,609		$13.57	$165,826
24	2030	$ 12,704,648		$13.30	$167,384
		TOTALS	$ 8,000,000		$2,456,359

Appendix "D" provides a complete pro-forma spread sheet for the TID with the assumption that the Primary TID Projects are the only new development. Using the following assumptions, TIF should support the public expenditures required for this project and result in substantial redevelopment within the downtown district.

TID Pro-Forma Assumptions:

1. Property tax revenues are expected to grow at a conservative rate.
2. The primary projects will add over $8,000,000 in equalized value in the next 15 years, which in turn will generate the tax increment.
3. Total tax increment assumes a total tax levy of current mill rate of $21.16 per $1000 of assessed value decreasing by 2% every year.
4. Bond Interest is estimated between 5% and 6%

Table 2
TID & Public Investment Summary
April 2007

Project	Location	TIF Cost	Projected Date
Improvement #1 (Street Reconstruction)	Map 6		2011
Improvement #2 Property Acquisition Site Prep. Parcel Assemblage	Map 6	$1,175,000	2009
Improvement #3 Pedestrian Corridors Rails to Sidewalks	Map 6		2011
Loans/ Grants			Ongoing
District Administration Marketing & Activities	Map 6	$150,000.00	Ongoing
Public Amenities	Map 6	$140,000.00	Ongoing
Project Total		**$1,465,000**	

***It is anticipated that positive cash balances will be applied to finance eligible project costs in addition to bonding.**

B. Description of the Methods of Financing All Estimated TID No. 15 Project Costs

The City may use a variety of financing methods to implement TID No. 15 projects, including but not limited to, redevelopment bonds, lease-revenue bonds, general obligation bonds, and receipt of surplus revenues from municipal Tax Increment Districts 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 & 16. TID No. 15 is able to receive as well as donate surplus funds from other active TIDs. Additionally, should grant opportunities be available the City may apply for such assistance in order to reduce public borrowing and allow for a rapid closeout of TID 15.

The amounts and time frames for borrowing could vary depending on rate and type of development. Projected tax revenue proforma from TID No. 15 is outlined in Appendix D. The amount of interest paid on money borrowed can be somewhat estimated, thus the interest rates used in the proforma are the best current estimates available. The total interest is based on a repayment scheduled to end 24 years after inception of the District. Total interest costs are projections only. Should conditions warrant during the life of TID No. 15, the City may opt to refinance the outstanding debt issued to better take advantage of lower interest rates.

The spreadsheet in Appendix D assumes that public project costs are financed through the issuance of bonds and positive TID balances. Not included in the calculations were additional income sources that could be generated through the course of the project, including lease payments and land sale revenues. If these revenues are realized, the City might elect to use this revenue to fund other identified projects, reduce borrowing or pay portions of the TID related debt for the City.

Interest earnings from the available cash balances will be credited to the district each year based on the City's existing method of interest allocation.

Financial audits will be done in accordance with Wisconsin State Statutes, Section 66.46 and all other applicable sections.

As can be reasonably determined from the data contained in Appendix D, the District will be sufficiently funded to pay off debt balances before the legal termination of the district. If this should occur, distribution of the surplus funds will be made in accordance with State Statutes.

C. Detailed Listing of Project Costs

Table 1 provided a listing of the estimated public improvement costs in April 2007 dollars. Project locations may be found on Map 6. It is anticipated that the City may elect to expend funds each year for the first twenty-two years (if an extension is not necessary) on project administration, which could include salaries and fringe benefits, management and maintenance and marketing of the TID, bond issuance related expenses and loans and/or grants to business.

D. Promotion of Orderly Growth

The Tax Increment District No. 15 has been developed in compliance with a number of planning documents that have been prepared to guide orderly development within the City of Green Bay and surrounding Brown County. The City of Green Bay adopted the 2022 Smart Growth Comprehensive Plan in April of 2003. The proposed TID No. 15 area has received special attention and is specifically referred to within the comprehensive plan. The area is located in Planning District 4 of the Smart Growth Plan and has the following recommendation:

The Quincy-Webster corridor between University Avenue and I-43 should be redeveloped and improved to benefit both the industrial district to the west of Webster Avenue and the residential neighborhood to the east. Presently, this corridor is an uneasy mixture of industry, housing and retail or service businesses. The plan recommends that the western half of the corridor (between Webster and Quincy Street) be more intensively used for manufacturing (there is now much truck parking and open storage) and the eastern half be redeveloped from housing (some of which is deteriorated) into light industry with attractive site development.

An important item in that recommendation is the creation of the Webster Avenue Parkway. The Smart Growth Plan states "Parkways are intended to be arterial or collector roads that are highly landscaped and include sidewalks, on-road lanes or off-road paths for bicycling, and decorative lighting. Adjacent private landscaping should generally be improved (as recommended in the Urban Design Plan) and coordinated with the public landscaping." The final alignment of the Webster Avenue Parkway will continue to be studied by the City. Because of its proximity to the downtown from the Interstate 43 interchange on Webster Avenue, some discussion has taken place to make this section of the Webster Avenue Parkway a more direct connection to the downtown street system.

The purposes and benefits of the parkway system are to:

- Improve the overall appearance, identity, and quality of life of the community.
- Increase and sustain property values.
- Create pedestrian links among the neighborhoods, districts, greenways, and parks.
- Create visual community entry statements.
- Help define the structure of the city.
- Provide a ceremonial approach to important locations, such as downtown or Lambeau Field.
- Calm traffic speeds in residential neighborhoods.
- Promote annexation of land by demonstrating the city's commitment to investing in high quality public facilities.

The Smart Growth Plan also recommends in its Urban Design chapter to treat the Webster Avenue Parkway as a gateway into the City from Interstate 43. The plan recommends that "Major entries into the City should be designed with attractive gateway features, including ground or monument signs, public art, and suitable landscaping." These treatments should be included in the future design of Webster Avenue.

E. Proposed Changes of Zoning Ordinances, Master Plans, Official Map, Building Codes and City Ordinances

The regulatory documents reviewed with respect to the projects proposed within the TID No. 15 Project Plan are as follows: *1-Master Plan; 2-Official Map; 3-Zoning Codes; and 4-Building Codes.* Summarized below are the findings.

Master Plan

The City of Green Bay updated its Comprehensive Plan in 2003. The planned land uses in TID No.15 are consistent with existing planning documents and have been incorporated into future planning documents. In addition, the 1996 Brown County Land Use and Transportation Plan has been complimentary to the City's adopted Comprehensive plans.

Official Map

All streets included in the TID No. 15 Project Plan area are included on the official Map for the City of Green Bay as adopted subdivisions. No major changes are expected. However, if redevelopment projects warrant a change, the City will take the required procedural actions to review such amendments.

Zoning

The area found within the boundaries of the Olde North TID is anticipated to require acquisition of land, potential street vacation, and rezoning. Some projects are perceived to require a Planned Unit Development District (PUD), per Chapter 13.1900 of the Green Bay Zoning Code. The standards that will be used in the Planned Development District zoning will be consistent with the Green Bay Comprehensive Plan. The PUD may include the following:

1. This PUD is to be used to identify unique and innovative developments.
2. Future nonresidential development and redevelopment uses shall be governed by PUD and established on a project-by-project basis.
3. Nonresidential development not specifically identified in any comprehensive plan may be approved pursuant to existing zoning regulations after review by the Planning Director.
4. Lot area, density, setback, parking, and similar requirements shall be regulated pursuant to existing zoning regulations unless specifically addressed within a project plan as part of a PUD.

The redevelopment of the residential area located east of Webster Avenue will potentially include site-specific removal of buildings in an attempt to lessen the overall density of the area. Though there may be uses, such as multifamily buildings, in the area, the removal of units in predominately single-family sections of the area is warranted.

Building Codes

Building codes for the City of Green Bay will not be changed to accommodate TID No. 15 projects.

F. Non-Project Costs

In the event that TID No. 15 demonstrates it has sufficient revenues to pay for all incurred project costs and sufficient surplus revenues to pay for some or all eligible costs in other municipal redevelopment TIDs, the district may become a donor TID for TIDs 4, 5, 6, 7, 8, 10, 11, 13, 14 and 16.

G. Proposed Method for Relocation of Any Persons to be Displaced

The City of Green Bay will provide relocation benefits and assistance to the extent necessary as required by Wisconsin Statutes Chapter 32. Generally, relocation occurs where a person or business is displaced from real property a direct result of eminent domain proceedings commenced by the City of Green Bay against the subject property. Relocation services will be provided by the City of Green Bay's acquisition/relocation specialists with funds provided through TIF, the City of Green Bay or the City of Green Bay Redevelopment Authority.

DESCRIPTION OF TID No. 15

That part of the City of Green Bay, Brown County, Wisconsin described as follows:
Beginning at the intersection of the centerlines of the rights-of-way of Klaus Street and N. Quincy Street;
thence S63°-33'-47"E, 820.70 feet along the centerline of said Klaus Street to the centerline of the right-of-way of N. Van Buren Street;
thence N26°-26'-06"E, 195.29 feet along the centerline of said N. Van Buren Street to a point on the westerly extension of the centerline of the vacated alley right-of-way in Block 67, Eastman's Addition;
thence S63°-33'-20"E, 430.56 feet along said centerline of the vacated alley in Block 67, Eastmsn's Addition and the extension thereof to the reference line of N. Webster Avenue;
thence northeasterly along said reference line of N. Webster Avenue along the arc of a 1145.92 foot radius curve to the right 328.49 feet, said curve having a chord which bears N45°-26'-35"E, 327.37 feet;
thence continuing along said reference line of N. Webster Avenue, N53°-12'-20"E, 308.96 feet to the intersection with the centerline of the vacated right-of-way of Weise Street also being the intersection with the westerly extension of the north line of Lot 1 Brown County Certified Survey Map Number 6753 as recorded in Volume 45 of Certified Survey Maps page 161;
thence S63°-29'-32" E, 143.59 feet along said centerline of the vacated right-of-way of Weise Street also being the north line of Lot 1, Certified Survey Map Number 6753 and the extension thereof to the intersection with the centerline of N. Clay Street right-of-way;
thence continuing along said centerline of said Weise Street S63°-30'-01"E, 410.90 feet to a point on the southerly extension of the west line of Lot 21, Block 85, Eastman's Addition;
thence N26°-29'-15"E, 292.91 feet along the west line of Lots 21 and 8, Block 85, said Eastman's Addition and the extension thereof to the centerline of the right-of-way of Radisson Street;
thence northeasterly along said centerline of Radisson Street along the arc of a 335.00 foot radius curve to the left 150.82 feet, said curve having a chord which bears N83°-13'-04"E, 149.55 feet;
thence continuing along said centerline of Radisson Street, N70°-20'-59"E, 289.66 feet to the to the centerline of the right-of-way of Perrot Street;
thence N19°-39'-01"W, 56.05 feet along said centerline of Perrot Street;
thence continuing along said centerline of Perrot Street, along the arc of a 140.00 foot radius curve to the left 77.07 feet, said curve having a chord which bears N35°-29'-32"W, 76.10 feet;
thence N26°-29'-24"E, 3.33 feet;
thence continuing along said centerline of Perrot Street, N63°-30'-36"W, 393.60 feet to a point on the east right-of-way line of N. Webster Avenue;
thence N54°-18'-01"E, 33.92 feet along said east right-of-way line of N. Webster Avenue;
thence continuing along said east right-of-way line of N. Webster Avenue, N55°-57'-20"E, 266.44 feet;

thence continuing along said east right-of-way line of N. Webster Avenue, N53°-05'-34"E, 104.87 feet to the south right-of-way of line of Interstate Highway 43 (I-43);
thence S63°-37'-55"E, 350.49 feet along said south line of I-43 to the west right-of-way line of St. George Street;
thence continuing along said south line of I-43, N77°-59'-22"E, 102.10 feet to the east right-of-way line of St. George Street;
thence continuing along said south line of I-43, S63°-27'-06"E, 160.29 feet;
thence N26°-15'-56"E, 26.67 feet;
thence continuing along said south line of I-43, S75°-33'-27"E, 260.65 feet;
thence continuing along said south line of I-43, S86°-04'-31"E, 12.64 feet to the northeast corner of Lot 1 Brown County Certified Survey Map Number 6508 as recorded in Volume 43 of Certified Survey Maps page 209;
thence S26°-02'-33"W, 158.35 feet along the east line of said Lot 1, Certified Survey Map Number 6508 and the extension thereof to the centerline of the right-of-way of Radisson Street;
thence southwesterly along said centerline of Radisson Street along the arc of a 822.72 foot radius curve to the left 412.92 feet, said curve having a chord which bears S84°-53'-17"W, 408.60 feet;
thence continuing along said centerline of Radisson Street, S 70°-20'-59"W, 172.26 feet, to the centerline of the right-of-way of St. George Street;
thence S26°-24'-06"W, 1061.24 feet along said centerline of St. George Street to the centerline of the right-of-way of Vanderbraak Street;
thence N63°-29'-03"W, 821.33 feet along said centerline of Vanderbraak Street to the centerline of the right-of-way of N. Clay Street;
thence S26°-25'-28"W, 1590.78 feet along said centerline of N. Clay Street to the centerline of the right-of-way of Eastman Avenue;
thence S63°-33'-13"E, 258.64 feet along said centerline of Eastman Avenue to a point on the northerly extension of the east line of Lot 4, Block 29, Eastman's Addition;
thence S26°-36'-34"W, 224.50 feet along the east lines of Lot 4, Block 29, said Eastman's Addition and the extension thereof to the centerline of the alley lying southerly of Lots 1,2,3, and 4, said Block 29, Eastman's Addition;
thence N63°-32'-11"W, 256.80 feet along said centerline of the alley lying southerly of Lots 1,2,3, and 4, Block 29 to the centerline of the right-of-way of Clay Street;
thence S26°-31'-55"W, 939.95 feet along said centerline of N. Clay Street;
thence southwesterly along the arc of a 593.40 foot radius curve to the left 118.28 feet, said curve having a chord which bears S20°-40'-20"W, 118.08 feet;
thence southwesterly along the arc of a 593.40 foot radius curve to the right 118.29 feet, said curve having a chord which bears S20°-37'-17"W, 118.09 feet;
thence S26°-19'-55"W, 240.47 feet;

thence S64°40'-04"W, 63.20 feet to the northwest corner of the area "dedicated to the public" in Brown County Certified Survey Map Number 4289 as recorded in Volume 27 of Certified Survey Maps page 54 ;
thence S43°-13'-37"W, 79.43 feet along the west line of said area dedicated to the public;
thence continuing along said west line of the area dedicated to the public, S27°-19'-15"W, 174.64 feet to a point on the bulkhead line on the north bank of the East River;
thence S89°-28'-15"W, 418.32 feet along said bulkhead line to the centerline of the right-of-way of N. Webster Avenue;
thence N26°-09'-01"E, 925.87 feet along said centerline of N. Webster Avenue to the centerline of the right-of-way of Harvey Street;
thence N63°-30'-09"W, 1027.75 feet along said centerline of Harvey Street to a point of the northerly extension of the west line of Lot 4, Block B, McCormick and Flatley's Subdivision;
thence S26°-05'-19"W, 241.12 feet along said west line of Lot 4, Block B, McCormick and Flatley's Subdivision to the centerline of said vacated alley within said Block B, McCormick and Flatley's Subdivision;
thence N63°-41'-07"W, 51.43 feet along said vacated alley within said Block B, McCormick and Flatley's Subdivision to a point on the east right-of-way line of the Fox Valley and Western railroad within said Block B, McCormick and Flatley's Subdivision;
thence southwesterly along said east line of the Fox Valley and Western railroad right-of-way within said Block B, McCormick and Flatley's Subdivision along the arc of a 580.47 foot radius curve to the right 205.39 feet, said curve having a chord which bears S 43°-41'-04"W, 204.32 feet to the centerline of the right-of-way of University Avenue;
thence N63°-41'-07"W, 51.33 feet along said centerline of University Avenue
thence continuing along said centerline of University Avenue N69°-34'-32"W, 33.40 feet to the centerline of the right-of-way of N. Quincy Street;
thence N26°-26'-47"E, 1641.45 feet along said centerline of N. Quincy Street to the centerline of the right-of-way of Eastman Avenue;
thence S63°-36'-39"E, 410.53 feet along said centerline of Eastman Street to the centerline of the right-of-way line of N. Jackson Street;
thence N26°-25'-02"E, 419.98 feet along said centerline of N. Jackson Street to the centerline of the right-of-way of Reber Street;
thence N63°-37'-39"W, 410.32 feet along said centerline of Reber Street to the centerline of the right-of-way of N. Quincy Street;
thence N26°-26'-47"E, 781.99 feet along said centerline of N. Quincy Street to the point of beginning.

Parcels affected being tax parcel numbers:

20-604	20-379	20-25	7-331	7-234	7-47	20-92
20-616	20-272	7-295	7-332	7-29-1	7-49	20-18
20-615	20-367	7-304	7-335	7-252	7-46	7-457

20-613-A	20-258	20-24	7-262	7-235	7-48	7-455
20-612	20-378	20-27	7-336-A	7-36	7-45	20-20
20-611	20-368	20-28	7-268	7-251	7-44	7-454
20-608	20-259	20-26	7-22-A	7-520	7-690	20-21
20-559	20-377	20-29	7-341	7-241	7-689	7-458
20-609	20-369	7-298	7-268	7-35	7-688	7-452
20-610	20-376	7-307	7-243	7-424	7-687	20-19
20-610-A	20-265	20-30	7-336	7-239	7-686	20-22
20-636	20-375	7-471	7-343	7-34	7-685	20-22-A
20-639	20-264	7-308	7-268	7-28	7-684	20-23
20-637	20-259-1	7-315	7-244	7-426	7-691	7-453
20-434	20-374	7-470	7-340	7-521	7-694	7-462
20-349	20-263	7-468	7-341-B	7-238	7-692	20-23-A
20-638	20-373	7-271	7-266	7-240	7-695	7-463
20-356	20-262	7-309	7-245	7-36-A	7-696	7-459
20-435	20-372-A	7-314	7-22	7-33	7-693	7-464
20-444	20-261	7-316	7-339	7-427	7-697	7-460
20-436	20-260	7-467	7-341-A	7-237	7-741-1	7-461
20-443	20-371	7-313	7-265	7-32	7-741	7-567-A
20-351	20-370	7-317	7-242	7-428	20-142	20-144
20-358	20-154	7-469	7-246	7-520-A	20-153	20-98
20-437	20-155	7-466	7-338	7-425	20-152	
20-442	20-156	7-312	7-264	7-236	20-151	
20-358	20-157	7-318	7-247	7-31	20-150	
20-350	20-158	7-465	7-337-A	7-429	20-149	
20-441	20-159	7-311	7-248	7-235	20-148	
20-361	20-165	7-319	7-263	7-30	20-109	
20-277	20-164	7-310	7-256-A	7-437	20-87	
20-439	20-163	7-321	7-337	7-545-1	20-108	
20-362	20-162	7-322	7-23	7-37	20-107	
20-383	20-160-A	7-323-A	7-255	7-430	20-88	
20-276	20-161	7-329	7-230	7-434	20-106	
20-438	20-160	7-257	7-249	7-436	20-86	
20-363	20-74	7-328	7-24	7-39	20-105	
20-382	20-75	7-330	7-256-1	7-433	20-90	
20-275	20-76	7-323	7-254	7-435	20-97	
20-364	20-77	7-258	7-231	7-544	20-12	
20-381	20-78	7-327	7-25	7-40	20-91	
20-255	20-79	7-259	7-253	7-432-1	20-96	
20-274	20-85	7-326	7-232	7-41	20-13	
20-365	20-84	7-331	7-26	7-38	20-94	
20-256	20-83	7-333	7-23-A	7-43	20-14	
20-380	20-123-1	7-260	7-250	7-432	20-15	
20-254	20-82	7-325	7-230-A	7-44	20-93	
20-273	20-81	7-334	7-233	7-431	20-16	
20-366	7-303	7-261	7-27	7-51	20-17	
20-257	20-80	7-324	7-29	7-50	7-456	
20-604	20-379	20-25	7-331	7-234	7-47	20-92

20-616	20-272	7-295	7-332	7-29-1	7-49	20-18
20-615	20-367	7-304	7-335	7-252	7-46	7-457
20-613-A	20-258	20-24	7-262	7-235	7-48	7-455
20-612	20-378	20-27	7-336-A	7-36	7-45	20-20
20-611	20-368	20-28	7-268	7-251	7-44	7-454
20-608	20-259	20-26	7-22-A	7-520	7-690	20-21
20-559	20-377	20-29	7-341	7-241	7-689	7-458
20-609	20-369	7-298	7-268	7-35	7-688	7-452
20-610	20-376	7-307	7-243	7-424	7-687	20-19
20-610-A	20-265	20-30	7-336	7-239	7-686	20-22
20-636	20-375	7-471	7-343	7-34	7-685	20-22-A
20-639	20-264	7-308	7-268	7-28	7-684	20-23
20-637	20-259-1	7-315	7-244	7-426	7-691	7-453
20-434	20-374	7-470	7-340	7-521	7-694	7-462
20-349	20-263	7-468	7-341-B	7-238	7-692	20-23-A
20-638	20-373	7-271	7-266	7-240	7-695	7-463
20-356	20-262	7-309	7-245	7-36-A	7-696	7-459
20-435	20-372-A	7-314	7-22	7-33	7-693	7-464
20-444	20-261	7-316	7-339	7-427	7-697	7-460
20-436	20-260	7-467	7-341-A	7-237	7-741-1	7-461
20-443	20-371	7-313	7-265	7-32	7-741	7-567-A
20-351	20-370	7-317	7-242	7-428	20-142	20-144
20-358	20-154	7-469	7-246	7-520-A	20-153	20-98
20-437	20-155	7-466	7-338	7-425	20-152	
20-442	20-156	7-312	7-264	7-236	20-151	
20-358	20-157	7-318	7-247	7-31	20-150	
20-350	20-158	7-465	7-337-A	7-429	20-149	
20-441	20-159	7-311	7-248	7-235	20-148	
20-361	20-165	7-319	7-263	7-30	20-109	
20-277	20-164	7-310	7-256-A	7-437	20-87	
20-439	20-163	7-321	7-337	7-545-1	20-108	
20-362	20-162	7-322	7-23	7-37	20-107	
20-383	20-160-A	7-323-A	7-255	7-430	20-88	
20-276	20-161	7-329	7-230	7-434	20-106	
20-438	20-160	7-257	7-249	7-436	20-86	
20-363	20-74	7-328	7-24	7-39	20-105	
20-382	20-75	7-330	7-256-1	7-433	20-90	
20-275	20-76	7-323	7-254	7-435	20-97	
20-364	20-77	7-258	7-231	7-544	20-12	
20-381	20-78	7-327	7-25	7-40	20-91	
20-255	20-79	7-259	7-253	7-432-1	20-96	
20-274	20-85	7-326	7-232	7-41	20-13	
20-365	20-84	7-331	7-26	7-38	20-94	
20-256	20-83	7-333	7-23-A	7-43	20-14	
20-380	20-123-1	7-260	7-250	7-432	20-15	
20-254	20-82	7-325	7-230-A	7-44	20-93	
20-273	20-81	7-334	7-233	7-431	20-16	
20-366	7-303	7-261	7-27	7-51	20-17	

20-257 20-80 7-324 7-29 7-50 7-456

Parcel ID	Location	Owner	Land Value	Improvements	Total Value
20-604	1819 ST GEORGE ST	WIED J J LLC	$ 161,700.00	$ 534,500.00	$ 696,200.00
20-616	1133 PERROT ST	FRENCH	$ 16,100.00	$ -	$ 16,100.00
20-615	1139 PERROT ST	DUNLAP	$ 12,200.00	$ 48,600.00	$ 60,800.00
20-613-A	1153 PERROT ST	SCHNEIDER	$ 22,300.00	$ 49,600.00	$ 71,900.00
20-612	1157 PERROT ST	SCHNEIDER	$ 14,300.00	$ 36,800.00	$ 51,100.00
20-611	1163 PERROT ST	NEJEDLO	$ 12,200.00	$ 46,700.00	$ 58,900.00
20-608	1813 ST GEORGE ST	SCHNEIDER	$ 13,800.00	$ 49,800.00	$ 63,600.00
20-559	1239 RADISSON ST	WRIGHT FOSTER WARREN LLC	$ 137,700.00	$ 689,500.00	$ 827,200.00
20-609	1169 PERROT ST	MARCELLE	$ 10,000.00	$ 40,800.00	$ 50,800.00
20-610	1809 ST GEORGE ST	SCHNEIDER	$ 11,800.00	$ 43,800.00	$ 55,600.00
20-610-A	1805 ST GEORGE ST	SCHNEIDER	$ 14,500.00	$ 43,000.00	$ 57,500.00
20-636	1711 ST GEORGE ST	ROSENBERG	$ 11,400.00	$ 69,100.00	$ 80,500.00
20-639	DOBLON ST	ODD FELLOWS INDEPENDENT ORDER OF GB LODGE 19	$ -	$ -	$ -
20-637	1709 ST GEORGE ST	ORDE	$ 12,100.00	$ 46,100.00	$ 58,200.00
20-434	1144 RADISSON ST	ODD FELLOWS INDEPENDENT ORDER OF GB LODGE 19	$ -	$ -	$ -
20-349	1030 WEISE ST	ED & ASSOC	$ 36,800.00	$ -	$ 36,800.00
20-638	1701 ST GEORGE ST	LOCATELLI	$ 12,100.00	$ 58,100.00	$ 70,200.00
20-356	1100 WEISE ST	BERNA	$ 49,000.00	$ 52,800.00	$ 101,800.00
20-435	1168 DOBLON ST	DUQUAINE	$ 9,800.00	$ 52,400.00	$ 62,200.00
20-444	1145 WEISE ST	DALTON	$ 10,000.00	$ 46,500.00	$ 56,500.00
20-436	1170 DOBLON ST	JOSEPH	$ 9,800.00	$ -	$ 9,800.00
20-443	1149 WEISE ST	VOLK	$ 10,000.00	$ 73,400.00	$ 83,400.00
20-351	1027 VANDERBRAAK ST	EAGLES FRATERNAL ORDER OF GB AREA 401 TRUSTEE	$ 52,100.00	$ -	$ 52,100.00
20-358	1116 WEISE ST	CAVIL	$ 48,900.00	$ 11,200.00	$ 60,100.00
20-437	1178-1180 DOBLON ST	GLOUDEMANS	$ 9,800.00	$ 88,700.00	$ 98,500.00
20-442	1155 WEISE ST	DELANEY	$ 10,000.00	$ 68,600.00	$ 78,600.00
20-358	1116 WEISE ST	CAVIL	$ 48,900.00	$ 11,200.00	$ 60,100.00
20-350	1035 VANDERBRAAK ST	EAGLES FRATERNAL ORDER OF GB AREA 401 TRUSTEE	$ 27,600.00	$ 189,200.00	$ 216,800.00
20-441	1165 WEISE ST	NOHR	$ 16,800.00	$ 77,300.00	$ 94,100.00
20-361	1126 WEISE ST	BIENZEN	$ 49,000.00	$ 29,700.00	$ 78,700.00
20-277	905 KLAUS ST	BURG CHARLES R & BERNADETTE REV LIVING TRUST	$ 15,900.00	$ 64,000.00	$ 79,900.00
20-439	1179 WEISE ST	JOSEPH	$ 9,800.00	$ 70,400.00	$ 80,200.00
20-362	WEISE ST	GREEN BAY CITY OF	$ -	$ -	$ -
20-383	401 VANDERBRAAK ST	EAGLES FRATERNAL ORDER OF GB AREA 401 TRUSTEE	$ 24,500.00	$ 1,200.00	$ 25,700.00
20-276	907 KLAUS ST	BURG CHARLES R & BERNADETTE REV LIVING TRUST	$ 15,900.00	$ 14,600.00	$ 30,500.00
20-438	1181 WEISE ST	SENORASKE	$ 9,800.00	$ 64,300.00	$ 74,100.00
20-363	WEISE ST	GREEN BAY CITY OF PARK BAY VIEW	$ -	$ -	$ -
20-382	1101 BLOCK VANDERBRAAK ST	EAGLES FRATERNAL ORDER OF GB AREA 401 TRUSTEE	$ 24,500.00	$ 1,200.00	$ 25,700.00
20-275	919 KLAUS ST	HOMAN MICHAEL L & BONITA A LIVING TRUST	$ 15,900.00	$ 1,200.00	$ 17,100.00

20-364	WEISE ST	GREEN BAY CITY OF PARK BAY VIEW	$ -	$ -	$ -
20-381	1101 BLOCK VANDERBRAAK ST	EAGLES FRATERNAL ORDER OF GB AREA 401 TRUSTEE	$ 24,500.00	$ 1,200.00	$ 25,700.00
20-255	1008 VANDERBRAAK ST	KELSEY	$ 12,200.00	$ 50,300.00	$ 62,500.00
20-274	925 KLAUS ST	HOMAN MICHAEL L & BONITA A LIVING TRUST	$ 15,900.00	$ 1,400.00	$ 17,300.00
20-365	WEISE ST	GREEN BAY CITY OF PARK BAY VIEW	$ -	$ -	$ -
20-256	1014 VANDERBRAAK ST	MEYER	$ 12,500.00	$ 49,200.00	$ 61,700.00
20-380	1119 VANDERBRAAK ST	ARNDT	$ 12,200.00	$ 35,600.00	$ 47,800.00
20-254	1002 VANDERBRAAK ST	WISCONSIN STATE OF	$ -	$ -	$ -
20-273	927 KLAUS ST	LEGOIS ARNOLD D & MAUREEN A REVOCABLE TRUST	$ 15,900.00	$ -	$ 15,900.00
20-366	WEISE ST	GREEN BAY CITY OF PARK BAY VIEW	$ -	$ -	$ -
20-257	1020 VANDERBRAAK ST	GERONDALE	$ 12,500.00	$ 62,900.00	$ 75,400.00
20-379	1123 VANDERBRAAK ST	LEANNA	$ 12,200.00	$ 60,700.00	$ 72,900.00
20-272	1405 N WEBSTER AV	LEGOIS ARNOLD D & MAUREEN A REVOCABLE TRUST	$ 52,200.00	$ 55,400.00	$ 107,600.00
20-367	WEISE ST	GREEN BAY CITY OF PARK BAY VIEW	$ -	$ -	$ -
20-258	1026 VANDERBRAAK ST	ZWIESCHOWSKI	$ 9,600.00	$ 61,000.00	$ 70,600.00
20-378	1133 VANDERBRAAK ST	NANIOT	$ 12,200.00	$ 68,900.00	$ 81,100.00
20-368	WEISE ST	GREEN BAY CITY OF PARK BAY VIEW	$ -	$ -	$ -
20-259	1030-1032 VANDERBRAAK ST	ZWIESCHOWSKI	$ 10,700.00	$ 88,600.00	$ 99,300.00
20-377	1137 VANDERBRAAK ST	GREEN BAY CITY OF PARK BAY VIEW	$ -	$ -	$ -
20-369	WEISE ST	GREEN BAY CITY OF PARK BAY VIEW	$ -	$ -	$ -
20-376	VANDERBRAAK ST	GREEN BAY CITY OF PARK BAY VIEW	$ -	$ -	$ -
20-265	1001 KLAUS ST	COPPENS	$ 11,700.00	$ 32,900.00	$ 44,600.00
20-375	VANDERBRAAK ST	GREEN BAY CITY OF PARK BAY VIEW	$ -	$ -	$ -
20-264	1003 KLAUS ST	REIN	$ 12,500.00	$ 64,900.00	$ 77,400.00
20-259-1	1419-1421 N CLAY ST	SGS PROPERTIES LLC	$ 11,300.00	$ 70,400.00	$ 81,700.00
20-374	VANDERBRAAK ST	GREEN BAY CITY OF PARK BAY VIEW	$ -	$ -	$ -
20-263	1005-1015 KLAUS ST	ZIMA	$ 12,500.00	$ 58,900.00	$ 71,400.00
20-373	VANDERBRAAK ST	GREEN BAY CITY OF PARK BAY VIEW	$ -	$ -	$ -
20-262	1021 KLAUS ST	VANDENHEUVEL	$ 12,500.00	$ 41,400.00	$ 53,900.00
20-372-A	ST GEORGE ST	GREEN BAY CITY OF PARK BAY VIEW	$ -	$ -	$ -
20-261	1027 KLAUS ST	GONION	$ 12,500.00	$ 56,700.00	$ 69,200.00
20-260	1033 KLAUS ST	THIRY	$ 12,500.00	$ 62,200.00	$ 74,700.00
20-371	ST GEORGE ST	GREEN BAY CITY OF PARK BAY VIEW	$ -	$ -	$ -
20-370	ST GEORGE ST	GREEN BAY CITY OF PARK BAY VIEW	$ -	$ -	$ -
20-154	1000 KLAUS ST	INDEPENDENCE PROPERTIES LLC	$ 12,700.00	$ 52,800.00	$ 65,500.00
20-155	1008 KLAUS ST	SMITH	$ 12,700.00	$ 68,200.00	$ 80,900.00
20-156	1014 KLAUS ST	PAPPAS	$ 12,700.00	$ 40,600.00	$ 53,300.00
20-157	1020 KLAUS ST	INDEPENDENCE PROPERTIES LLC	$ 12,700.00	$ 64,300.00	$ 77,000.00
20-158	1028 KLAUS ST	BANK MUTUAL	$ 12,700.00	$ 51,700.00	$ 64,400.00
20-159	1032 KLAUS ST	BANK MUTUAL	$ 12,700.00	$ 55,700.00	$ 68,400.00

20-165	1005 BERNER ST	TORDEUR	$ 12,700.00	$ 65,300.00	$ 78,000.00
20-164	1009 BERNER ST	MATTERN	$ 12,700.00	$ 55,000.00	$ 67,700.00
20-163	1013 BERNER ST	MIELKE	$ 12,700.00	$ 81,200.00	$ 93,900.00
20-162	1019 BERNER ST	GRIB	$ 12,700.00	$ 54,300.00	$ 67,000.00
20-160-A	1315 N CLAY ST	HAEN	$ 10,800.00	$ -	$ 10,800.00
20-161	1027 BERNER ST	BIG VALLEY PROPERTIES LLC	$ 10,600.00	$ 71,000.00	$ 81,600.00
20-160	1033 BERNER ST	HAEN	$ 10,600.00	$ 64,000.00	$ 74,600.00
20-74	1002 BERNER ST	BURKART	$ 12,500.00	$ 70,400.00	$ 82,900.00
20-75	1008 BERNER ST	GLODOWSKI RUSSELL & DELORES TRUST	$ 12,500.00	$ 66,400.00	$ 78,900.00
20-76	1014 BERNER ST	TURINO	$ 12,500.00	$ 64,400.00	$ 76,900.00
20-77	1018 BERNER ST	CASTRO	$ 12,500.00	$ 71,100.00	$ 83,600.00
20-78	1020 BERNER ST	PHILLIPS	$ 12,500.00	$ 58,200.00	$ 70,700.00
20-79	1235 N CLAY ST	LEFEBVRE	$ 12,500.00	$ 94,900.00	$ 107,400.00
20-85	1204 N WEBSTER AV	HERANDEZ	$ 12,500.00	$ 66,000.00	$ 78,500.00
20-84	1009 REBER ST	PIGEON	$ 12,500.00	$ 64,600.00	$ 77,100.00
20-83	1013 REBER ST	BREDAEL	$ 12,500.00	$ 75,200.00	$ 87,700.00
20-123-1	700 EASTMAN AV	HORIZON COMMUNITY CREDIT UNION	$ 34,500.00	$ 172,400.00	$ 206,900.00
20-82	1019 REBER ST	BOIVIN	$ 12,500.00	$ 60,600.00	$ 73,100.00
20-81	1027 REBER ST	YANG ETAL	$ 12,500.00	$ 91,200.00	$ 103,700.00
7-303	1010 N QUINCY ST	JAMES RIVER PAPER CO INC	$ 14,400.00	$ -	$ 14,400.00
20-80	1033 REBER ST	GLODOSKI	$ 12,500.00	$ 98,600.00	$ 111,100.00
20-25	1002 REBER ST	CROOKED WOOD CORPORATION	$ 10,200.00	$ 61,700.00	$ 71,900.00
7-295	725 SMITH ST	JAMES RIVER PAPER CO INC	$ 25,500.00	$ 149,300.00	$ 174,800.00
7-304	800 EASTMAN AV	WISCONSIN PUBLIC SERVICE CORP	$ -	$ -	$ -
20-24	1110 N WEBSTER AV	PETASEK	$ 10,200.00	$ 59,600.00	$ 69,800.00
20-27	1012 REBER ST	WHITE	$ 12,500.00	$ 78,900.00	$ 91,400.00
20-28	1026 REBER ST	VERBER	$ 12,500.00	$ 70,000.00	$ 82,500.00
20-26	1108 N WEBSTER AV	LEBRECK	$ 10,200.00	$ 37,900.00	$ 48,100.00
20-29	1028-1030 REBER ST	KOPATZ	$ 12,500.00	$ 76,900.00	$ 89,400.00
7-298	727 SMITH ST	FORT JAMES OPERATING CO	$ 4,800.00	$ -	$ 4,800.00
7-307	1023 N VAN BUREN ST	WISCONSIN PUBLIC SERVICE CORP	$ -	$ -	$ -
20-30	1032 REBER ST	BERENDSEN	$ 12,500.00	$ 61,200.00	$ 73,700.00
7-471	1106 N WEBSTER AV	DETIEGE SR	$ 9,800.00	$ 79,000.00	$ 88,800.00
7-308	1021 N VAN BUREN ST	WISCONSIN PUBLIC SERVICE CORP	$ -	$ -	$ -
7-315	1002 N JACKSON ST	WISCONSIN PUBLIC SERVICE CORP	$ -	$ -	$ -
7-470	1104 N WEBSTER AV	GILLESPIE	$ 10,000.00	$ 62,400.00	$ 72,400.00
7-468	1009 EASTMAN AV	REGNIER JR	$ 12,800.00	$ 39,000.00	$ 51,800.00
7-271	708 SMITH ST	JAMES RIVER PAPER CO INC	$ 57,400.00	$ 29,500.00	$ 86,900.00
7-309	1017 N VAN BUREN ST	WISCONSIN PUBLIC SERVICE CORP	$ -	$ -	$ -
7-314	803 SMITH ST	WISCONSIN PUBLIC SERVICE CORP	$ -	$ -	$ -

7-316	900 EASTMAN AV	BERENDSEN	$ 24,500.00	$ 79,800.00	$ 104,300.00
7-467	1021 EASTMAN AV	DUDLEY	$ 12,800.00	$ 54,500.00	$ 67,300.00
7-313	805 SMITH ST	WISCONSIN PUBLIC SERVICE CORP	$ -	$ -	$ -
7-317	906 EASTMAN AV	JOSEPHS	$ 12,500.00	$ 64,300.00	$ 76,800.00
7-469	1102 N WEBSTER AV	PAPPAS REAL ESTATE IV LLC	$ 10,800.00	$ 58,400.00	$ 69,200.00
7-466	1027 EASTMAN AV	GARCIA ETAL	$ 12,800.00	$ 57,800.00	$ 70,600.00
7-312	825 SMITH ST	WISCONSIN PUBLIC SERVICE CORP	$ -	$ -	$ -
7-318	EASTMAN AV	JOSEPHS	$ 12,500.00	$ -	$ 12,500.00
7-465	1027 EASTMAN AV	GARCIA ETAL	$ 12,800.00	$ -	$ 12,800.00
7-311	827 SMITH ST	WISCONSIN PUBLIC SERVICE CORP	$ -	$ -	$ -
7-319	908 EASTMAN AV	KUSKE	$ 12,500.00	$ 68,000.00	$ 80,500.00
7-310	1015 N VAN BUREN ST	WISCONSIN PUBLIC SERVICE CORP	$ -	$ -	$ -
7-321	926 EASTMAN AV	KUSKE	$ 7,000.00	$ 50,900.00	$ 57,900.00
7-322	1031 N WEBSTER AV	GREEN BAY REDEVELOPMENT AUTHORITY	$ 7,000.00	$ 70,900.00	$ 77,900.00
7-323-A	1021 N WEBSTER AV	GUZMAN	$ 9,400.00	$ 72,900.00	$ 82,300.00
7-329	903 SMITH ST	STAHL	$ 12,500.00	$ 64,200.00	$ 76,700.00
7-257	800 SMITH ST	MCKINNON	$ 12,500.00	$ 42,800.00	$ 55,300.00
7-328	909 SMITH ST	ZARAGOZA	$ 12,500.00	$ 58,900.00	$ 71,400.00
7-330	1032 N WEBSTER AV	KLAUS	$ 10,200.00	$ 64,800.00	$ 75,000.00
7-323	1017 N WEBSTER AV	TJV INVESTMENTS LLC	$ 11,500.00	$ 71,000.00	$ 82,500.00
7-258	806 SMITH ST	BRODHAGEN	$ 11,600.00	$ 44,800.00	$ 56,400.00
7-327	911 SMITH ST	FALTYNSKI	$ 12,500.00	$ 58,400.00	$ 70,900.00
7-259	816 SMITH ST	MARTELL ETAL	$ 13,500.00	$ 60,800.00	$ 74,300.00
7-326	921 SMITH ST	ROSIO	$ 12,500.00	$ 47,900.00	$ 60,400.00
7-331	1024 N WEBSTER AV	HUELSKAMP	$ 10,200.00	$ 63,800.00	$ 74,000.00
7-333	1014 EASTMAN AV	ZELZER	$ 10,300.00	$ 33,600.00	$ 43,900.00
7-260	820 SMITH ST	LEONSIERRA ETAL	$ 12,500.00	$ 36,200.00	$ 48,700.00
7-325	927-929 SMITH ST	REGNIER JR	$ 24,500.00	$ 90,500.00	$ 115,000.00
7-334	1020 EASTMAN AV	PASSEN	$ 15,600.00	$ 54,300.00	$ 69,900.00
7-261	824 SMITH ST	NIEC ETAL	$ 12,500.00	$ 44,600.00	$ 57,100.00
7-324	933 SMITH ST	FEDERAL NATIONAL MORTGAGE ASSOCIATION	$ 12,500.00	$ 72,000.00	$ 84,500.00
7-331	1024 N WEBSTER AV	HUELSKAMP	$ 10,200.00	$ 63,800.00	$ 74,000.00
7-332	1020 N WEBSTER AV	MILKIE FAMILY TRUST	$ 26,300.00	$ 79,900.00	$ 106,200.00
7-335	1026 EASTMAN AV	GASS	$ 12,500.00	$ 48,700.00	$ 61,200.00
7-262	830 SMITH ST	STIEBER	$ 12,500.00	$ 59,400.00	$ 71,900.00
7-336-A	1031 N CLAY ST	FALTYNSKI	$ 7,800.00	$ 61,000.00	$ 68,800.00
7-268	807 DAY ST	NORTHERN PAPER MILLS CREDIT UNION	$ 46,000.00	$ 226,500.00	$ 272,500.00
7-22-A	830 N QUINCY ST	JAMES RIVER PAPER CO INC	$ 22,400.00	$ -	$ 22,400.00
7-341	1012 N WEBSTER AV	PASSEN	$ 10,600.00	$ 68,000.00	$ 78,600.00
7-268	807 DAY ST	NORTHERN PAPER MILLS CREDIT UNION	$ 46,000.00	$ 226,500.00	$ 272,500.00

7-243	928 N VAN BUREN ST	STEINBRUECKER	$ 9,000.00	$ 55,700.00	$ 64,700.00
7-336	1019 N CLAY ST	FALTYNSKI	$ 10,000.00	$ 59,100.00	$ 69,100.00
7-343	EASTMAN AV	WISCONSIN CENTRAL LTD	$ -	$ -	$ -
7-268	807 DAY ST	NORTHERN PAPER MILLS CREDIT UNION	$ 46,000.00	$ 226,500.00	$ 272,500.00
7-244	908 SMITH ST	BRISTOL	$ 12,500.00	$ 56,400.00	$ 68,900.00
7-340	1013 SMITH ST	KERSCHER	$ 12,500.00	$ 51,900.00	$ 64,400.00
7-341-B	1003 SMITH ST	VIEAU	$ 10,300.00	$ 100,100.00	$ 110,400.00
7-266	819 DAY ST	TREADWAY	$ 12,500.00	$ 36,700.00	$ 49,200.00
7-245	920 SMITH ST	GASS	$ 12,500.00	$ 54,100.00	$ 66,600.00
7-22	724 DAY ST	HAMMER	$ 31,100.00	$ 381,600.00	$ 412,700.00
7-339	1015 SMITH ST	VITAL	$ 12,500.00	$ 58,500.00	$ 71,000.00
7-341-A	1007-1009 SMITH ST	PAIDER	$ 10,300.00	$ 52,400.00	$ 62,700.00
7-265	825 DAY ST	VELIZ	$ 11,500.00	$ 65,300.00	$ 76,800.00
7-242	920 N VAN BUREN ST	DOLAN	$ 9,000.00	$ 65,200.00	$ 74,200.00
7-246	926 SMITH ST	SIEFERT	$ 12,500.00	$ 61,300.00	$ 73,800.00
7-338	1025 SMITH ST	SCHILTZ	$ 10,000.00	$ 91,800.00	$ 101,800.00
7-264	913 N VAN BUREN ST	DELGADO ETAL	$ 7,600.00	$ 32,600.00	$ 40,200.00
7-247	928 SMITH ST	DUQUAINE	$ 9,600.00	$ 39,600.00	$ 49,200.00
7-337-A	1013 N CLAY ST	HANRAHAN PROPERTIES LLC	$ 9,100.00	$ 35,600.00	$ 44,700.00
7-248	935 N WEBSTER AV	VANMATRE	$ 11,200.00	$ 70,500.00	$ 81,700.00
7-263	835 DAY ST	SANCHEZ	$ 10,600.00	$ 54,800.00	$ 65,400.00
7-256-A	914 N VAN BUREN ST	DECLEENE ETAL	$ 7,100.00	$ 48,500.00	$ 55,600.00
7-337	1031 SMITH ST	WALTON	$ 8,800.00	$ 47,200.00	$ 56,000.00
7-23	802 DAY ST	SCHMITT	$ 9,200.00	$ 43,800.00	$ 53,000.00
7-255	909 DAY ST	PETERSEN	$ 12,500.00	$ 75,100.00	$ 87,600.00
7-230	1000 SMITH ST	DOXTATER	$ 9,000.00	$ 74,800.00	$ 83,800.00
7-249	921 N WEBSTER AV	BLEMKE	$ 11,200.00	$ 58,400.00	$ 69,600.00
7-24	806 DAY ST	ZIMMERMAN	$ 12,500.00	$ 54,800.00	$ 67,300.00
7-256-1	905 DAY ST	CORSTEN	$ 10,300.00	$ 57,600.00	$ 67,900.00
7-254	915 DAY ST	WELLS FARGO BANK NA	$ 12,500.00	$ 48,400.00	$ 60,900.00
7-231	1008 SMITH ST	NATIVE SKIN LLC	$ 12,500.00	$ 65,500.00	$ 78,000.00
7-25	812 DAY ST	JANQUART	$ 12,500.00	$ 52,100.00	$ 64,600.00
7-253	925 DAY ST	MACIAS JR	$ 12,500.00	$ 42,000.00	$ 54,500.00
7-232	1016 SMITH ST	VANDYKE	$ 12,500.00	$ 53,800.00	$ 66,300.00
7-26	820 DAY ST	GREEN BAY CITY OF	$ -	$ -	$ -
7-23-A	820 N JACKSON ST	THELEN	$ 8,700.00	$ 48,500.00	$ 57,200.00
7-250	917 N WEBSTER AV	BOURGUIGNON	$ 10,600.00	$ 49,300.00	$ 59,900.00
7-230-A	918 N WEBSTER AV	NICKODEM	$ 9,000.00	$ 31,200.00	$ 40,200.00
7-233	1020-1022 SMITH ST	CROOKED WOOD INC	$ 12,500.00	$ 110,400.00	$ 122,900.00
7-27	824 DAY ST	GREEN BAY CITY OF	$ -	$ -	$ -

7-29	828 DAY ST	GREEN BAY CITY OF	$ -	$ -	$ -
7-234	1030 SMITH ST	KRUMHOLZ	$ 12,500.00	$ 60,400.00	$ 72,900.00
7-29-1	834 DAY ST	KLIMEK	$ 7,700.00	$ 58,400.00	$ 66,100.00
7-252	927 DAY ST	KRUMHOLZ	$ 10,300.00	$ 56,000.00	$ 66,300.00
7-235	DAY ST	WISCONSIN CENTRAL LTD	$ -	$ -	$ -
7-36	816 N JACKSON ST	HYDE	$ 9,100.00	$ 84,900.00	$ 94,000.00
7-251	901-903 N WEBSTER AV	WAGNITZ	$ 10,300.00	$ 63,200.00	$ 73,500.00
7-520	730 N QUINCY ST	TRIO ENTERTAINMENT GROUP LLC	$ 50,500.00	$ 254,700.00	$ 305,200.00
7-241	916 N WEBSTER AV	PROCESS	$ 7,500.00	$ 63,500.00	$ 71,000.00
7-35	805 HARVEY ST	STAHL	$ 12,500.00	$ 57,000.00	$ 69,500.00
7-424	902 DAY ST	LASECKI TROY DEVELOPMENT NO 3 LLC	$ 9,500.00	$ -	$ 9,500.00
7-239	1005 DAY ST	BEYER	$ 12,500.00	$ -	$ 12,500.00
7-34	811 HARVEY ST	JOHNSON	$ 12,500.00	$ 63,800.00	$ 76,300.00
7-28	819 N VAN BUREN ST	SEYBOLD	$ 9,100.00	$ 45,800.00	$ 54,900.00
7-426	908 DAY ST	BUCKMASTER REVOCABLE LIVING TRUST THE	$ 12,500.00	$ 63,800.00	$ 76,300.00
7-521	708 HARVEY ST	TRIO ENTERTAINMENT GROUP LLC	$ 37,600.00	$ 1,300.00	$ 38,900.00
7-238	1009 DAY ST	MOORE	$ 12,500.00	$ 86,700.00	$ 99,200.00
7-240	1001 DAY ST	SCHNEIDER	$ 10,200.00	$ 63,900.00	$ 74,100.00
7-36-A	801 HARVEY ST	AMERICAN ENTERPRISES OF DE PERE LLC	$ 8,800.00	$ 58,600.00	$ 67,400.00
7-33	815 HARVEY ST	HARJU	$ 12,500.00	$ 51,800.00	$ 64,300.00
7-427	914 DAY ST	RENIER	$ 12,500.00	$ 60,200.00	$ 72,700.00
7-237	1021 DAY ST	LINZMEIER ETAL	$ 12,500.00	$ 83,500.00	$ 96,000.00
7-32	825 HARVEY ST	RADUE	$ 12,500.00	$ 44,300.00	$ 56,800.00
7-428	922 DAY ST	DEGRAVE	$ 12,500.00	$ 51,000.00	$ 63,500.00
7-520-A	712 N QUINCY ST	T J T ASSOCIATES LLC	$ 86,900.00	$ 168,300.00	$ 255,200.00
7-425	818 N VAN BUREN ST	JANOWSKI	$ 8,500.00	$ 65,500.00	$ 74,000.00
7-236	1029 DAY ST	RAMIREZ	$ 12,500.00	$ 66,300.00	$ 78,800.00
7-31	815 N VAN BUREN ST	RENTMEESTER	$ 6,700.00	$ 60,800.00	$ 67,500.00
7-429	825 N WEBSTER AV	DIOCESE OF FOND DU LAC TRUSTEES OF	$ -	$ -	$ -
7-235	DAY ST	WISCONSIN CENTRAL LTD	$ -	$ -	$ -
7-30	833 HARVEY ST	COLLIN	$ 16,800.00	$ 71,500.00	$ 88,300.00
7-437	816 N VAN BUREN ST	PAIDER	$ 10,200.00	$ 74,400.00	$ 84,600.00
7-545-1	706 N QUINCY ST	T J T ASSOCIATES LLC	$ -	$ -	$ -
7-37	1000 DAY ST	GREEN BAY REDEVELOPMENT AUTHORITY	$ -	$ -	$ -
7-430	821 N WEBSTER AV	ANDERSON	$ 10,200.00	$ 49,000.00	$ 59,200.00
7-434	915 HARVEY ST	D G D ENTERPRISES INC	$ 12,500.00	$ 71,600.00	$ 84,100.00
7-436	901 HARVEY ST	LADUE ENTERPRISES LLC	$ 17,500.00	$ 111,200.00	$ 128,700.00
7-39	1008 DAY ST	ENTREPRENEURS OF COLOR COUNCIL INC	$ -	$ -	$ -
7-433	921 HARVEY ST	SCHROEDER	$ 12,500.00	$ 51,500.00	$ 64,000.00
7-435	907 HARVEY ST	VERHEYEN	$ 10,300.00	$ 52,300.00	$ 62,600.00

7-544	702 N QUINCY ST	MIELKE	$ 58,800.00	$ 106,400.00	$ 165,200.00
7-40	1012 DAY ST	STICHMANN	$ -	$ -	$ -
7-432-1	815 N WEBSTER AV	LANGE ETAL	$ 10,300.00	$ 60,600.00	$ 70,900.00
7-41	1018 DAY ST	GREATER GREEN BAY HABITAT FOR HUMANITY INC	$ -	$ -	$ -
7-38	820 N WEBSTER AV	DRUMMOND ETAL	$ 8,600.00	$ 84,300.00	$ 92,900.00
7-43	1028 DAY ST	MAINIK	$ 10,000.00	$ 114,000.00	$ 124,000.00
7-432	929 HARVEY ST	THOMPSON	$ 10,500.00	$ 65,800.00	$ 76,300.00
7-44	N CLAY ST	WISCONSIN CENTRAL LTD	$ -	$ -	$ -
7-431	809-811 N WEBSTER AV	GUENETTE	$ 11,800.00	$ 67,200.00	$ 79,000.00
7-51	816 N WEBSTER AV	GRUNWALD	$ 9,400.00	$ 68,400.00	$ 77,800.00
7-50	1001 HARVEY ST	GREEN BAY REDEVELOPMENT AUTHORITY	$ -	$ -	$ -
7-47	1013 HARVEY ST	QUINTANILLA	$ 12,500.00	$ 68,600.00	$ 81,100.00
7-49	1007 HARVEY ST	ROSASLEON	$ 7,100.00	$ 72,100.00	$ 79,200.00
7-46	1019 HARVEY ST	PONCE	$ 12,500.00	$ 65,600.00	$ 78,100.00
7-48	1009 HARVEY ST	HU ETAL	$ 7,100.00	$ 54,900.00	$ 62,000.00
7-45	1025 HARVEY ST	SWANSON	$ 12,500.00	$ 71,800.00	$ 84,300.00
7-44	N CLAY ST	WISCONSIN CENTRAL LTD	$ -	$ -	$ -
7-690	1002 HARVEY ST	MOESER	$ 11,800.00	$ 74,100.00	$ 85,900.00
7-689	1008 HARVEY ST	SOCHA	$ 30,200.00	$ 61,200.00	$ 91,400.00
7-688	1014 HARVEY ST	SCHNEIDER	$ 11,300.00	$ 76,500.00	$ 87,800.00
7-687	1020 HARVEY ST	WESTPHAL SR	$ 11,300.00	$ 85,300.00	$ 96,600.00
7-686	1024 HARVEY ST	GABRIELSE	$ 11,300.00	$ 67,600.00	$ 78,900.00
7-685	1026-1028 HARVEY ST	LEGROS	$ 11,300.00	$ 67,500.00	$ 78,800.00
7-684	1030 HARVEY ST	LEGROS	$ 31,600.00	$ 89,000.00	$ 120,600.00
7-691	714 N WEBSTER AV	SIUDZINSKI	$ 10,900.00	$ 67,200.00	$ 78,100.00
7-694	1013 UNIVERSITY AV	ROSNER	$ 10,800.00	$ 76,300.00	$ 87,100.00
7-692	708-710 N WEBSTER AV	GREEN BAY HOUSING AUTHORITY	$ -	$ -	$ -
7-695	1015 UNIVERSITY AV	VANDENAVOND	$ 10,800.00	$ 75,000.00	$ 85,800.00
7-696	1017 UNIVERSITY AV	KRUEGER	$ 17,500.00	$ 67,300.00	$ 84,800.00
7-693	700 N WEBSTER AV	GREEN BAY HOUSING AUTHORITY	$ -	$ -	$ -
7-697	1031 UNIVERSITY AV	LEGROS	$ 39,000.00	$ 83,600.00	$ 122,600.00
7-741-1	N WEBSTER AV	GREEN BAY CITY OF	$ -	$ -	$ -
7-741	1010 UNIVERSITY AV	ACKERMAN AND COOKE REAL ESTATE LLC	$ 108,300.00	$ 35,700.00	$ 144,000.00
20-142	900 KLAUS ST	WISCONSIN PUBLIC SERVICE CORP	$ 30,600.00	$ 4,100.00	$ 34,700.00
20-153	901 BERNER ST	WISCONSIN PUBLIC SERVICE CORP	$ -	$ -	$ -
20-152	907 BERNER ST	WISCONSIN PUBLIC SERVICE CORP	$ -	$ -	$ -
20-151	913 BERNER ST	WISCONSIN PUBLIC SERVICE CORP	$ -	$ -	$ -
20-150	921 BERNER ST	WISCONSIN PUBLIC SERVICE CORP	$ -	$ -	$ -
20-149	925 BERNER ST	WISCONSIN PUBLIC SERVICE CORP	$ -	$ -	$ -
20-148	933 BERNER ST	WISCONSIN PUBLIC SERVICE CORP	$ -	$ -	$ -

20-109	809 REBER ST	DEROCHE	$ 12,500.00	$ 78,200.00	$ 90,700.00
20-87	1224 N VAN BUREN ST	BEYER	$ 17,500.00	$ 60,900.00	$ 78,400.00
20-108	813-815 REBER ST	FITZPATRICK	$ 12,500.00	$ 88,200.00	$ 100,700.00
20-107	817 REBER ST	BENTLEY	$ 12,500.00	$ 67,700.00	$ 80,200.00
20-88	914 BERNER ST	MICHIELS	$ 16,500.00	$ 80,200.00	$ 96,700.00
20-106	825 REBER ST	ADLEBUSH	$ 12,500.00	$ 58,400.00	$ 70,900.00
20-86	1218 N VAN BUREN ST	VILLERS	$ 12,900.00	$ 84,100.00	$ 97,000.00
20-105	827 REBER ST	KLAUS	$ 12,500.00	$ 59,000.00	$ 71,500.00
20-90	1229 N WEBSTER AV	SACOTTE	$ 16,200.00	$ 81,600.00	$ 97,800.00
20-97	901 REBER ST	WALLENFANG	$ 12,500.00	$ 63,300.00	$ 75,800.00
20-12	800 REBER ST	HUJET DAN INC	$ 12,500.00	$ -	$ 12,500.00
20-91	1217 N WEBSTER AV	WILSON	$ 14,000.00	$ 79,600.00	$ 93,600.00
20-96	915 REBER ST	PATTON	$ 16,800.00	$ 77,100.00	$ 93,900.00
20-13	802 REBER ST	HUJET DAN INC	$ 12,500.00	$ -	$ 12,500.00
20-94	921 REBER ST	WATSON	$ 16,800.00	$ 68,800.00	$ 85,600.00
20-14	810 REBER ST	DELSART	$ 12,500.00	$ 2,600.00	$ 15,100.00
20-15	816 REBER ST	DELSART	$ 12,500.00	$ 84,500.00	$ 97,000.00
20-93	1207 N WEBSTER AV	STERN	$ 16,000.00	$ 57,800.00	$ 73,800.00
20-16	826 REBER ST	LINSSEN	$ 12,500.00	$ 57,000.00	$ 69,500.00
20-17	1127 N VAN BUREN ST	DEBAUCHE	$ 12,500.00	$ 69,500.00	$ 82,000.00
7-456	1112 N JACKSON ST	THOME	$ 10,200.00	$ 60,500.00	$ 70,700.00
20-92	1201 N WEBSTER AV	DELANEY	$ 11,700.00	$ 56,500.00	$ 68,200.00
20-18	1124 N VAN BUREN ST	LESSMILLER	$ 8,900.00	$ -	$ 8,900.00
7-457	1108 N JACKSON ST	PEREZ ETAL	$ 10,200.00	$ 57,300.00	$ 67,500.00
7-455	813 EASTMAN AV	DELSART	$ 8,900.00	$ -	$ 8,900.00
20-20	910 REBER ST	LESSMILLER	$ 12,500.00	$ -	$ 12,500.00
7-454	819 EASTMAN AV	DELSART	$ 8,900.00	$ -	$ 8,900.00
20-21	914 REBER ST	MALNAR	$ 12,500.00	$ 60,800.00	$ 73,300.00
7-458	1104 N JACKSON ST	JARVIS	$ 10,200.00	$ 66,200.00	$ 76,400.00
7-452	1109 N VAN BUREN ST	BRYS DARYL G & SUSAN L REVOCABLE TRUST AGREEMENT	$ 24,600.00	$ 92,700.00	$ 117,300.00
20-19	1118 N VAN BUREN ST	LESSMILLER	$ 8,900.00	$ 15,800.00	$ 24,700.00
20-22	920 REBER ST	AYALA	$ 8,800.00	$ 59,900.00	$ 68,700.00
20-22-A	1113 N WEBSTER AV	SEIDL	$ 9,700.00	$ 78,900.00	$ 88,600.00
20-23	1111 N WEBSTER AV	DRAPER	$ 12,000.00	$ 58,000.00	$ 70,000.00
7-453	825 EASTMAN AV	BRYS DARYL G & SUSAN L REVOCABLE TRUST AGREEMENT	$ 13,700.00	$ -	$ 13,700.00
7-462	1112 N VAN BUREN ST	LESSMILLER	$ 12,200.00	$ -	$ 12,200.00
20-23-A	1109 N WEBSTER AV	GREEN BAY REDEVELOPMENT AUTHORITY	$ -	$ -	$ -
7-463	1108 N VAN BUREN ST	DEGRAVE	$ 12,200.00	$ 55,900.00	$ 68,100.00
7-459	1107 N WEBSTER AV	MOTQUIN	$ 12,200.00	$ 66,000.00	$ 78,200.00
7-464	1100 N VAN BUREN ST	HU ETAL	$ 12,200.00	$ 63,100.00	$ 75,300.00

7-460	1103 N WEBSTER AV	TIELENS	$ 12,200.00	$ 68,800.00	$ 81,000.00
7-461	1101 N WEBSTER AV	VANDENLANGENBERG	$ 12,200.00	$ 47,800.00	$ 60,000.00
7-567-A	N QUINCY ST	WISCONSIN CENTRAL LTD			
20-144	920 KLAUS ST	AUTO WARES WISCONSIN INC	$ 160,900.00	$ 271,800.00	$ 432,700.00
20-98	1300 N QUINCY ST	SAKS DISTRIBUTION CENTERS INC	$ 608,900.00	$ 2,815,600.00	$ 3,424,500.00
20-98		2.720 acres			$ 25,497,100.00
20-98		0.376 acres			
20-98		4.678 acres			
20-98		1.821 acres			
20-98		1.496 acres			

PARCELID	Blight		PARCELID	Blight
20-105	X		20-438	
20-106	X		20-439	x
20-107	X		20-441	x
20-108	X		20-442	x
20-109			20-437	x
20-12	X		20-443	x
20-123	X		20-436	x
20-123-1			20-444	
20-13	X		20-435	x
20-14	X		20-638	x
20-142	X		20-434	
20-144	X		20-637	x
20-148	X		20-639	x
20-149	X		20-636	x
20-15	X		20-610-A	x
20-150	X		20-610	x
20-151			20-609	x
20-152			20-608	x
20-153			20-611	x
20-154	X		20-612	x
20-155	X		20-613-A	x
20-156	X		20-559	x
20-157	X		20-615	x
20-158	X		20-616	x
20-159	X		20-604	x
20-16	X		South	
20-160			7-741-1	x
20-160-A	X		7-696	x
20-161	X		7-741	x
20-162	X		7-697	
20-163			7-693	x
20-164	X		7-695	
20-165	X		7-692	x
20-17	X		7-694	x
20-18	X		7-691	x
20-19	X		7-684	x
20-20	X		7-685	x
20-21	X		7-686	x
20-22	X		7-687	
20-22-A	X		7-688	x
20-23	X		7-689	x
20-23-A	X		7-690	x
20-24	X		7-338	
20-25	X		7-339	X
20-254	X		7-34	X
20-255	X		7-340	X
20-256	X		7-341	
20-257	X		7-341-A	X
20-258	X		7-341-B	X
20-259	X		7-343	X
20-259-1	X		7-35	X
20-26	X		7-36	X
20-260			7-36-A	X
20-261	X		7-37	X

PARCELID	Blight
7-316	X
7-317	X
7-318	X
7-319	X
7-32	
7-321	X
7-322	X
7-323	X
7-323-A	X
7-324	X
7-325	X
7-326	X
7-327	X
7-328	X
7-329	X
7-33	
7-330	
7-331	X
7-332	X
7-333	X
7-334	X
7-335	X
7-336	X
7-336-A	X
7-337	X
7-337-A	X
7-262	X
7-263	X
7-264	X
7-265	X
7-266	X
7-268	
7-27	
7-271	X
7-28	X
7-29	
7-29-1	X
7-295	
7-298	X
7-30	X
7-303	X
7-304	
7-307	
7-308	
7-309	
7-31	
7-310	
7-311	
7-312	
7-313	
7-314	
7-315	
7-24	X
7-240	X

20-262	X		7-38	X
20-263	X		7-39	X
20-264	X		7-40	
20-265	X		7-41	
20-27	X		7-424	X
20-272	X		7-425	
20-273	X		7-426	X
20-274	X		7-427	X
20-275	X		7-428	X
20-276	X		7-429	X
20-277	X		7-43	
20-28	X		7-430	X
20-29	X		7-431	X
20-30	X		7-432	X
20-349	X		7-432-1	X
20-350	X		7-433	X
20-351	X		7-434	X
20-356	X		7-435	X
20-358	X		7-436	X
20-361	X		7-437	X
20-362	X		7-44	X
20-377			7-45	X
20-378			7-452	X
20-379			7-453	X
20-380	X		7-454	X
20-381	X		7-455	X
20-382	X		7-456	X
20-383	X		7-457	X
20-74	X		7-458	X
20-75	X		7-459	X
20-76	X		7-46	X
20-77	X		7-460	X
20-78	X		7-461	X
20-79	X		7-462	X
20-80	X		7-463	X
20-81			7-464	X
20-82	X		7-465	X
20-83	X		7-466	X
20-84	X		7-467	X
20-85	X		7-468	X
2(7)			7-469	X
20-87	X		7-47	X
20-88			7-470	X
20-90	X		7-471	X
20-91	X		7-48	X
20-92	X		7-49	X
20-93	X		7-50	X
20-94	X		7-51	X
20-96			7-520	X
20-97	X		7-520-A	X
20-98	X		7-521	X
7-22	X		7-544	X
7-22-A	X		7-567-A	X

7-241	
7-242	X
7-243	X
7-244	X
7-245	X
7-246	X
7-247	X
7-248	X
7-249	X
7-25	X
7-250	X
7-251	X
7-252	X
7-253	X
7-254	X
7-255	X
7-256-1	X
7-256-A	X
7-257	X
7-258	X
7-259	
7-26	
7-260	X
7-261	X
7-23	X
7-230	
7-230-A	X
7-231	X
7-232	X
7-233	X
7-234	X
7-235	X
7-236	X
7-237	
7-238	
7-239	X
7-23-A	X

Projected TID XV Tax Revenues for Primary Projects

Year	Value Date	TIF District Value	Construction Increment	TIF Rate	Tax Revenue	Anticipated Bond Amount	Est. Bond Payment	MISC EXPENSES	Beginning Balance	Interest Revenues (Expense)	Ending Balance
1	2007			$21.16	$0						$0
2	2008	$ -		$20.74	$0				$0	$0	$0
3	2009	$ -	$ 500,000	$20.33	$0	$675,000		14,500	$0	$0	-$14,500
4	2010	$ 500,000	$ 500,000	$19.92	$0		$56,484	14,500	-$14,500	-$363	-$85,846
5	2011	$ 1,015,000	$ 1,000,000	$19.52	$9,960	$500,000	$56,484	14,500	-$85,846	-$2,146	-$149,016
6	2012	$ 2,045,450	$ 1,000,000	$19.13	$19,815		$100,944	14,500	-$149,016	-$3,725	-$248,370
7	2013	$ 3,106,814	$ 1,000,000	$18.75	$39,132		$100,944	14,500	-$248,370	-$6,209	-$330,890
8	2014	$ 4,200,018	$ 1,000,000	$18.37	$58,249		$100,944	14,500	-$330,890	-$8,272	-$396,357
9	2015	$ 5,326,018	$ 1,000,000	$18.01	$77,170		$100,944	14,500	-$396,357	-$9,909	-$444,539
10	2016	$ 6,485,799	$ 1,000,000	$17.65	$95,902		$100,944	14,500	-$444,539	-$11,113	-$475,194
11	2017	$ 7,680,373	$ 1,000,000	$17.29	$114,450		$100,944	14,500	-$475,194	-$11,880	-$488,068
12	2018	$ 8,910,784		$16.95	$132,819		$100,944	14,500	-$488,068	-$12,202	-$482,895
13	2019	$ 9,178,108		$16.61	$151,015		$100,944	14,500	-$482,895	-$12,072	-$459,396
14	2020	$ 9,453,451		$16.28	$152,434		$100,944	14,500	-$459,396	-$11,485	-$433,890
15	2021	$ 9,737,054		$15.95	$153,867		$100,944	14,500	-$433,890	-$10,847	-$406,314
16	2022	$ 10,029,166		$15.63	$155,313		$100,944	14,500	-$406,314	-$10,158	-$376,602
17	2023	$ 10,330,041		$15.32	$156,773		$100,944	14,500	-$376,602	-$9,415	-$344,687
18	2024	$ 10,639,942		$15.01	$158,247		$100,944	14,500	-$344,687	-$8,617	-$310,501
19	2025	$ 10,959,141		$14.71	$159,734		$100,944	14,500	-$310,501	-$7,763	-$273,973
20	2026	$ 11,287,915		$14.42	$161,236		$100,944	14,500	-$273,973	-$6,849	-$235,030
21	2027	$ 11,626,552		$14.13	$162,752		$100,944	14,500	-$235,030	-$5,876	-$193,597
22	2028	$ 11,975,349		$13.85	$164,281		$100,944	14,500	-$193,597	-$4,840	-$149,599
23	2029	$ 12,334,609		$13.57	$165,826		$100,944		-$149,599	-$3,740	-$88,457
24	2030	$ 12,704,648		$13.30	$167,384				-$88,457	-$2,211	$76,716
		TOTALS	$ 8,000,000		$2,456,359	$1,175,000	$1,929,950.20	$290,000.00			