

**Tax Increment Finance**

**City of Mattoon, Illinois**

**Mattoon Midtown  
Redevelopment Plan and Project**



**September 2003**



**EHLERS**  
& ASSOCIATES INC

*1001 E. Chicago Ave. Suite 135  
Naperville, IL 60540  
630.355.6100  
[www.ehlers-inc.com](http://www.ehlers-inc.com)*

# Table of Contents

<b>I. Introduction</b>	
Discussion of TIF .....	1
The City of Mattoon.....	2
Summary of City’s Problems.....	5
Tax Increment Financing.....	6
The <b>Redevelopment Project Area</b> of the City of Mattoon.....	6
City of Mattoon Tax Increment Redevelopment Project and Plan.....	7
<b>II. Redevelopment Project Area Eligibility Conditions</b>	
Surveys and Analyses Conducted .....	10
<b>III. Redevelopment Plan</b>	
Redevelopment Plan Goals.....	11
Redevelopment Plan Objectives .....	11
Redevelopment Program.....	12
Redevelopment Policies.....	15
Redevelopment Implementation Strategies .....	15
<b>IV. Redevelopment Project Costs.....</b>	<b>16</b>
<b>V. Shared Revenues with Taxing Districts .....</b>	<b>19</b>
<b>VI. Redevelopment Program Certifications.....</b>	<b>20</b>
<b>VII. Provisions for Amending the Redevelopment Plan .....</b>	<b>29</b>

## Tables

Table 1: TIF Base / Five-Year EAV

Table 2: Projected EAV and Tax Increment in Redevelopment Project Area

## Attachments

Attachment 1: Legal Description

Attachment 2: Block Map

Attachment 3: Housing Impact Study (Attachment 4 in Eligibility Report)

Attachment 4: Eligibility Report

Attachment 5: Ariel Map

## I. INTRODUCTION

### A. Discussion of TIF

Under the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et seq.*, as supplemented and amended, the “**Act**”), the City of Mattoon, Illinois (the “**City**”) anticipates designating the Mattoon Midtown Redevelopment Project Area as a “**Redevelopment Project Area**” under the **Act** (the “**Redevelopment Project Area**”), prior to which the **City** shall have adopted and approved this “**Tax Increment Finance Redevelopment Plan and Redevelopment Project**” as a “**redevelopment plan**” (the “**Redevelopment Plan**”) and “**redevelopment project**” (the “**Redevelopment Project**”) and the use of tax increment finance (“**TIF**”) in connection with the payment of qualifying “**redevelopment project costs**” under the **Act** and implementation of this **Redevelopment Plan and Redevelopment Project**.

As part of a strategy to encourage managed redevelopment and stimulate private investment in the **Redevelopment Project Area**, the City of Mattoon engaged Ehlers and Associates, Inc. (the “**TIF Consultant**”) to investigate whether the **Redevelopment Project Area** qualifies under the **Act** as a “**conservation area**,” a “**blighted area**,” or a combination thereof.

The boundary of the **Redevelopment Project Area** is as follows:

The Redevelopment Project Area begins at the northwest corner of Richmond and 21<sup>st</sup> Street. It proceeds along the north side of Richmond going east to the northeast corner of Richmond Avenue and 12<sup>th</sup> Street. At that point it turns south to Prairie Avenue. At the northeast corner of Prairie Avenue it turns east again running on the north side of the street to the southeast corner of parcel 102-007. At that point it turns south to the northeast corner of parcel 124-007. It then proceeds east again to the southeast corner of parcel 125-006. It then turns south running across Broadway Avenue and Charleston Avenue and running through blocks 125, 132, and 156 to the northeast corner of parcel 156-007. It then runs west along this line crossing blocks 155, 154, 153, 152, 151 until the northwest corner of parcel 150-012. It runs south to the northwest corner of 169-012. It then turns west and runs to the northwest corner of 169-010. It then runs north to the northeast corner of 169-004. It runs west to the northwest corner of 169-006. It then runs south to the southwest corner of 169-006. It crosses 15<sup>th</sup> Street to the southeast corner of 170-001. It next runs south to the southeast corner of 170-012 at Lafayette Avenue. It then runs west to the southwest corner of 170-010 and turns north to the edge of the lot line. It then runs west to the southeast corner of 172-005. It then turns south along 172-008 jogging west to the southeast corner of 172-007. It then turns south and crosses LaFayette Avenue continuing south along the west lot line of 176-005 and 008. It next jogs east along this lot line and crosses the street to the eastern border of lot 201-005. It jogs east again to the eastern border of 201-009. It follows this lot line south and then west. It turns

south crossing Marshall Avenue and goes south along the western lot lines of 206-004 and 009. It turns east to the southeast corner of lot line 206-012. It turns south crossing Marion Avenue and the southeast corner of 003-001. It runs west to the northeast corner of 003-011. It turns south and runs through blocks 3, 6, along the east sides of blocks 1 and 4, and then through block 8 crossing Essex Avenue to the northwest corner of 002-001. It then proceeds west to the west side of Essex Avenue. It then jogs north on a line with the south parcel line of 009-012. It then runs west to the Railroad Tracks. It runs north along the right of way of the railroad to the southwest corner of lot 204-003. It then runs west across the railroad to the southeast corner of lot 179-012. It runs north curving west to the southeast corner of 179-004. It turns west to the northeast corner of 178-002. It runs south to the southeast corner of 178-003 and follows the lot line west and north. It runs north to the northeast corner of 178-004. It then turns west and runs along the south side of Marshall Avenue to the northeast corner of 174-001. It then turns north running across Marshall Avenue along the east side of block 159 to the southeast corner of 149-001. It turns east and runs to the southeast corner of 150-012. It then runs north along 150-012 and 001 to the northeast corner of 150-001. It then turns west on the south side of Charleston Avenue and runs to 27<sup>th</sup> Street. It then runs north along the west side of to 27<sup>th</sup> Street to Commercial Avenue. It then runs east along the north border of Commercial Avenue to 22<sup>nd</sup> Street. It then turns north along 22<sup>nd</sup> Street and runs to the north side of Prairie Avenue. It then runs east to 21<sup>st</sup> Street. At 21<sup>st</sup> street it turns north and proceeds along the west side of the street to the starting point of the boundary at Richmond Avenue.

The **Redevelopment Project Area** is the same identified in the interested registry proceedings under Ordinance No.2002-5154, adopted November 19, 2002, and published November 20, 2002 as the Mattoon Midtown Redevelopment Project Area No.2. The **City** has directed that the numbering of the redevelop project areas be deleted in favor of geographic descriptions. The **City** believes this will enable persons to better distinguish between redevelopment areas and mitigate confusion if these areas are expanded in the future.

## **B. The City of Mattoon**

### *Location and Organization*

Mattoon is a full service municipality within Coles County, Illinois incorporated in 1861. The **City** with a population of 18,291 is located in east central Illinois on Interstate 57, 183 miles south of Chicago. It lies 27 miles north of Interstate 70, about midway between St. Louis and Indianapolis. Mattoon is a general law municipality, which may adopt local ordinances to govern its affairs and provide services, but, as a non home rule unit only if an enabling state statute authorizes the **City** to provide the service.

The **City** operates under a commission form of local government. The city council, which has policymaking and legislative authority, consists of a mayor and four commissioners. The council members are elected on a nonpartisan “at large” basis every four years to a four-year term of office. The city council, among other things, is responsible for passing ordinances, resolutions and adopting the annual municipal budget. The council appoints persons to boards, advisory commissions and departmental directors.

In addition to their legislative functions, the mayor and commissioners have individual administrative powers and duties. The mayor is the chief executive officer of the municipality. One commissioner is responsible for finance, another commissioner is responsible for police protection and public works, another commissioner is responsible for fire protection, park maintenance and tourism development. A fourth commissioner is responsible for the municipal water and sewer utilities.

In 2001, the city council established a city administrator position by local ordinance. Departmental operations have been placed under the line management of a city administrator, who functions in a staff capacity and is equally responsible to the mayor and commissioners. The city administrator is responsible for carrying out the ordinances and policies of the city council, preparing and implementing the annual budget, personnel administration and managing day-to-day operations of the municipality. Thus, departments are organized in a manner that ensures a unified line of command answerable to the supervision of a single responsible administrative officer, who reports to the governing board.

### *Community History*

Mattoon was named after William Mattoon, who helped construct the east-west Terre Haute and Alton Railroad. The projected junction of this rail line with the north-south Illinois Central Railroad in 1854 convinced local settlers that the land was an ideal site for a community. Swamp grass and prairie would give way to steel rails, homes and businesses. With the westward movement of the railroads, Mattoon prospered and grew at a surprising rate. The first churches, schools and businesses were established. The town counted more than 100 buildings by 1856. The following year, officials of the growing community started the steps to incorporate. In 1861, the first city charter was adopted.

The Lincoln family has long been part of the area’s history. The family settled in Coles County in 1831 on a farm about three miles south of the future site of Mattoon. Although he never lived in Coles County, Abraham Lincoln, who subsequently became President of the United States, frequently traveled through the area as a circuit-riding lawyer. One of the famous debates with Stephen Douglas took place in Coles County in 1858.

Manufacturing became an important part of the local economy between World War I and World War II. The discovery of oil in 1940 gave Mattoon’s growth yet another boost. Throughout its development, a key to Mattoon’s prosperity has been its location in the great Mid-western farm belt. The rich, black farmland around

Mattoon is abundantly productive. Per acre yields of corn and soybeans in the area are consistently higher than elsewhere in Illinois.

The 2000 U.S. Census reported Mattoon's population to be 18,291 persons. The population of Coles County was 53,196, including incorporated cities of Charleston (21,039) and Oakland (996).



#### *Economic Outlook*

Mattoon is centrally located between Chicago, St. Louis and Indianapolis, three of the country's largest metropolitan centers. All can be reached within three hours via interstate highways. More than 55 million people live within a 500-mile radius of Mattoon. This location places the community in the hub of our nation's population, industry and commerce and surrounds it with comprehensive transportation systems with links to the entire world.

North-south Interstate 57 at Mattoon's eastern edge intersects with east-west Interstates 70 and 74 a few miles to the south and to the north, making it possible for motor freights to reach every major city in the nation without leaving a limited access highway.

The Illinois Central Gulf Railroad provides freight service. Amtrak serves rail passengers. The Coles County Memorial Airport is one of Illinois finest general aviation and commercial service airports. Although scheduled passenger service is not presently offered, the airport is sized and equipped to handle up to 727-type aircraft.

Community Unit School District No. 2 provides public primary and secondary education in the city. Parochial schools are also available for primary education. Lake Land Community College serves as the community college for the region. Advanced academic studies are available 9 miles to the east in Charleston at Eastern Illinois University and 52 miles to the north at the University of Illinois in Champaign / Urbana. Sarah Bush Lincoln Health Care Network provides hospital as well as other health care services to residents of the community.

The Coles County labor force was 27,753 in 2000. The unemployment rate was 4.1%. The regional labor force was 125,035. Employees commute from a nine-county region to work for employers in Coles County. The unemployment rate for the 9 county region was 4.42%. A 1999 study <sup>1</sup> of the market area 50 miles around Mattoon yielded these demographic data:

	10 Miles	35 Miles	50 Miles
Population	49,254	180,672	532,636
Households	17,934	66,890	201,743
Median Age	31.8	36.3	35.1
Median Household Income	\$32,317	\$33,420	\$33,329
Per Capita Income	\$17,882	\$17,694	\$19,149
Annual Expenditures (\$000)	\$661,562	\$2,505,624	\$7,593,413
Retail Sales (\$000)	\$708,392	\$2,314,553	\$6,524,118

<sup>1</sup> Easidemographics, Inc., for *Coles Together*, Economic Development Corporation

There has been an economic recession throughout the United States over recent years, which has adversely affected Mattoon. In recent months, Coles County has seen a reduction in jobs with the closing of several major manufacturing facilities. As a result, residents have had less disposable income and the local governmental units of Coles County (including the City of Mattoon) have received less sales tax and state shared revenues.

### C. Summary of City's Problems

Mattoon is now less than the thriving community it once was. Historically it provided jobs not only to its residents, but also many residents in the surrounding area. At one time, a portion of the **Redevelopment Project Area** served as a commercial base for the area.

Unfortunately, as time has passed the community has seen a decrease in population and jobs. With this decrease has come a deterioration of a once vibrant area. Blight is in this area. This is accompanied by a very high vacancy rate of buildings and lots in the **Redevelopment Project Area**. Under all circumstances, it is difficult to attract business and industry to the **Redevelopment Project**.

A number of industries that provided well paying jobs for the area have closed in recent years.

These problems along with the age and blighting conditions of the Midtown area have lead the **City** to create the Mattoon Midtown Redevelopment Plan and Project Area in part to address problems that are resulting in blight and where blight will continue to develop unless the **City** intervenes.

#### **D. Tax Increment Financing**

In January 1977, the Illinois General Assembly passed the initial version of the present Tax Increment Allocation Redevelopment Act. This legislation was the initial authorization of “tax increment financing” (**TIF**) in Illinois. The General Assembly on many occasions since 1977 amended the Act and it is now in 65 ILCS 5/11-74.4-1 *et seq.* (the “**Act**”). The **Act** provides a means for municipalities, after the approval of a **Redevelopment Plan and Project**, designation of the **Redevelopment Project Area** and adoption of tax increment finance, to redevelop blighted, conservation, or industrial park conservation redevelopment project areas and to finance “Redevelopment Project Costs” (“**Redevelopment Project Costs**”) with “incremental property tax revenues” (“**Incremental Property Taxes**”). **Incremental Property Taxes** are derived from the increase in the current equalized assessed valuation (“**EAV**”) of real property within the **Redevelopment Project Area** over and above the Initial **EAV** of the real property. Any increase in EAV is then multiplied by the current tax rate, which results in Incremental Property Taxes.

The **Act** defines a number of eligible items that may be **Redevelopment Project Costs** under the **Act**. Incremental Property Taxes may pay for many of these **Redevelopment Project Costs**. In addition, a municipality may pledge as payment additional revenues including revenues from the **Redevelopment Project**, municipal property taxes or other non-designated revenue sources, bonds backed by the general obligation of the municipality or payable solely by Incremental Property Taxes.

Tax increment finance does not generate tax revenues by increasing tax rates, but rather through the capture for the term of the designated **Redevelopment Project Area** of new tax revenues generated by the increase in the **EAV** over the Initial **EAV**. This increased **EAV** of properties results from a municipality’s redevelopment program, improvements and activities, various development and redevelopment activities, and the reassessment of properties. Under the **Act**, all taxing districts continue to receive property taxes levied on the Initial **EAV** of properties within the **Redevelopment Project Area**. Additionally, taxing districts can receive distributions of Incremental Property Taxes designated by the **City** as “surplus” under the **Act**. This occurs when taxes received exceed principal and interest obligations for that year and expected **Redevelopment Project** expenditures necessary to implement the **Redevelopment Plan** or fails to timely earmark Incremental Taxes for certain Redevelopment Project Costs. Taxing districts also benefit from the increased property tax base after **Redevelopment Project Costs** and obligations are paid.

#### **E. The Redevelopment Project Area of the City of Mattoon**

At the request of the **City**, the TIF Consultant surveyed the area identified by the



**City** and referred to as the Mattoon Midtown Redevelopment Project Area to document any blighting or conservation area factors that may exist within the Redevelopment Project Area. The TIF Consultant documented these factors in an analysis entitled the “Mattoon Midtown Redevelopment Project Area Eligibility Report, August 2003” (the “**Eligibility Report**”), in Attachment 4 to this **Redevelopment Plan**. The **Redevelopment Project Area** and its existing conditions are briefly described below. For greater detail on these factors, refer to the **Eligibility Report**, which is Attachment 4 of this document.

The **Redevelopment Project Area** contains approximately 320 acres.

The community is intersected by the railroad tracks. The **Redevelopment Project Area** lies between 9<sup>th</sup> Street on the East and 27<sup>th</sup> Street on the West. On the North, Richmond forms the border with Essex as the Southern border.

The **Redevelopment Project Area** combines commercial, industrial and residential characteristics. There are many small retail facilities, a number of businesses, residences, and a number of industries. The core of the **Redevelopment Project Area** is a downtown commercial area. In addition, there are a number of commercial establishments located throughout the **Redevelopment Project Area**. There are vacancies and deterioration among the many of the buildings, especially in the housing units. Several of the homes are dilapidated. Likewise, there are large vacant industrial buildings in the district. One shows major deterioration and some demolition. Finally, there are a number of vacant lots scattered throughout the **Redevelopment Project Area**.

Much of the **Redevelopment Project Area** suffers from an overall lack of planning, as evidenced by the inappropriate size and shape of parcels for contemporary development and the existence of incompatible land-uses. Obsolete buildings and platting, deterioration of structures, excessive vacancies, deleterious land use, and overall depreciation of physical maintenance characterize the **Redevelopment Project Area**.

#### **F. The City of Mattoon Tax Increment Redevelopment Project and Plan**

The **Redevelopment Project Area** as a whole has not been subject to growth and development through private investment. Although there has been some development activity, those have been offsetting losses of other development. Furthermore, it is not reasonable to expect that the **Redevelopment Project Area** as a whole will be redeveloped on a comprehensive and coordinated basis without the use of **TIF**.

This **Redevelopment Plan** has been prepared in accordance with the provisions of the **Act**. This **Redevelopment Plan** is intended to guide improvements and activities within the **Redevelopment Project Area** in order to stimulate private investment in the **Redevelopment Project Area**. The goal of the **City**, through

the implementation of this **Redevelopment Plan**, is that the entire **Redevelopment Project Area** be revitalized to the extent possible on a comprehensive and planned basis. For this to occur, the City must foster private investment and rehabilitation of the **Redevelopment Project Area**.

In order for future redevelopment successes to occur, cooperation is necessary between the private sector and the **City**. **Tax Increment Finance** and other **City**, State and Federal programs within the **Redevelopment Project Area** is a means of implementing such cooperation. By means of public investment, the **Redevelopment Project Area** will become a stable environment that will attract additional private investment. With this as a sound financial base, the **City** will be better able to provide adequate services for its citizens and increase the viability of the **City**.

This **Redevelopment Plan** specifically describes the **Redevelopment Project Area** and sets forth the factors that qualify the **Redevelopment Project Area** for designation as a **Redevelopment Project Area** as defined in the **Act**.

Attachment 1 is the legal description and Attachment 2 is the map depicting the boundaries of the **Redevelopment Project Area**.

Successful implementation of the **Redevelopment Plan** requires that the **City** utilize **Incremental Property Taxes** in accordance with the **Act** and work cooperatively with the private sector and local governmental agencies. The **City** will use **Incremental Property Taxes** to stimulate the comprehensive and coordinated development of the **Redevelopment Project Area**. Only through the implementation of **Redevelopment Project Costs** allowed under the **Act** would the **Redevelopment Project Area** develop on a comprehensive and coordinated basis, thereby reducing the factors, which have precluded substantial development of the **Redevelopment Project Area** by the private sector. Left on its own, the **Redevelopment Project Area**, without costs authorized by the **Act**, will continue to experience blight conditions and will see that blight expand.

The use of **Incremental Property Taxes** by the **City** will permit the **City** to direct and coordinate public and private improvements and activities to stimulate public and private investments on a comprehensive basis. These improvements, activities, and investments will benefit the **City**, its residents, and all local governments serving the **Redevelopment Project Area**. The anticipated benefits include:

- To eradicate blighting conditions;
- To retain and create employment opportunities;
- To improve and add to the inventory of residential units;
- To make public investments that will encourage private investment
- To restore and enhance the tax base of taxing districts within the **Redevelopment Project Area**;

- To provide private incentives such as interest subsidies;
- To acquire construct (which includes repair, remodeling and rehabilitation) and install public facilities and improvements;
- To encourage private development of residential, business, commercial and industrial improvements and facilities.

The following is a summary of the key recommendations for the **Redevelopment Project Area** to achieve the above benefits:

Additional businesses should be sought and assisted in locating in the **Redevelopment Project Area**.

To accomplish redevelopment on a comprehensive basis within the **Redevelopment Project Area**, the following steps should be taken:

- 1) Coordinate design within the **Redevelopment Project Area**;
- 2) Repair, remodel, or replace some obsolescent, dilapidated, and deteriorating structures;
- 3) Rehabilitate, remodel, repair or replace other similar facilities;
- 4) Improve and replace existing public facilities and improvements that are deteriorating or are needed to support the redevelopment;
- 5) Revitalize, replace, or redevelop parking facilities;
- 6) Maximize and improve access;
- 7) Relocate affected businesses;
- 8) Relocate affected residents within the dictates of the Housing Impact Study;
- 9) Provide for new or rebuilt public infrastructure, facilities and improvements to maximize the development;
- 10) Undertake a landscaping/ façade/ beautification plan;
- 11) Finance redevelopment objectives undertaken in the **Redevelopment Project Area**;
- 12) Acquire real estate and personal property, including for disposition at up to 100% write-down for public and/or private development activities;
- 13) Provide financing assistance and interest subsidy for public and private development activities;
- 14) Improve infrastructure to deal with existing utility problems. As part of this address the utility problems in the **Redevelopment Project Area**. Most apparent among these is the combined sewers that create flooding and odor problems.

## II. REDEVELOPMENT PROJECT AREA ELIGIBILITY CONDITIONS

The **Redevelopment Project Area's** blight and conservation conditions documented in this section are based on surveys and analyses conducted by the TIF Consultant. As set forth in the **Act**, the **Redevelopment Project Area** qualifies as a "blighted area" and a "conservation area."

The following conditions qualify the **Redevelopment Project Area**:

- Of the thirteen factors listed in the **Act** for ascertainment of blight conditions in **Redevelopment Project Areas**, seven are significantly present in the **Redevelopment Project Area**.
- The factors present are reasonably distributed throughout the **Redevelopment Project Area**.
- All areas within the **Redevelopment Project Area** show the presence of these factors.
- More that 50% of the structures are 35 year or older.

As previously noted, the detailed analysis concerning the definition, application and extent of the blight factors in the **Redevelopment Project Area** is found in Attachment 4, **Eligibility Report**, of this **Redevelopment Plan**.

### **Surveys and Analyses Conducted**

The conditions summarized above are based upon surveys and analyses conducted by the TIF Consultant. The surveys and analyses conducted include:

- 1) An exterior survey of the condition and use of each structure;
- 2) Field survey of environmental conditions covering streets, sidewalks, lighting, traffic, parking facilities, landscaping, fences and walls, and general property maintenance;
- 3) Analysis of existing land and building uses and their relationships;
- 4) Analysis of tax maps to ascertain platting;
- 5) Analysis of vacant sites; and
- 6) Review of previously prepared plans, studies and data.

### III. REDEVELOPMENT PLAN

#### A. Redevelopment Plan Goals

Listed below are the general goals of this **Redevelopment Plan**. These goals provide the overall framework for guiding decisions during the implementation of this **Redevelopment Plan**.

- 1) An improved quality of life in the **Redevelopment Project Area** and the **City** by the reduction of physical and economic deterioration and obsolescence and all other blighted conditions within the **Redevelopment Project Area**.
- 2) An environment within the **Redevelopment Project Area** which will contribute more positively to the health, safety and general welfare of the **City**, and preserve or enhance the value of properties adjacent to **Redevelopment Project Area**.
- 3) A diversified and increased tax base for the **City** and an increased property tax base for other local governments having jurisdiction overlapping the **Redevelopment Project Area**.
- 4) Strengthen and diversify the economy of the **City** and the larger community.
- 5) Encourage sound economic development in the **Redevelopment Project Area**, thereby creating employment opportunities within the community.

#### B. Redevelopment Plan Objectives

Listed below are objectives of this **Redevelopment Plan**, which guide planning decisions to achieve the goals and objectives contained in this **Redevelopment Plan**.

- 1) Reduce or eliminate those conditions that qualify the **Redevelopment Project Area** as a “**blighted area**.” Attachment 4 describes these conditions.
- 2) Encourage a high-quality appearance of buildings, rights-of-way, and open spaces and encourage high standards of design.
- 3) Strengthen the economic well-being of the **Redevelopment Project Area** and the **City** by increasing business activity, tax base, and job opportunities.
- 4) Assemble land into parcels of sufficient shape and size for disposition and

redevelopment in accordance with this **Redevelopment Plan** and contemporary development needs and standards.

- 5) Stimulate private investment in appropriate new construction and rehabilitation.
- 6) Achieve attractive development with a complementary mix of uses within the **Redevelopment Project Area**.
- 7) Provide needed public improvements or facilities in proper relationship to the projected demand for such facilities and in accordance with present-day design standards for such facilities.
- 8) Provide needed incentives to encourage a broad range of improvements.
- 9) Improve the visual attractiveness of the City by landscaping, renovation and removal of buildings, screening of unattractive uses, and façade improvements.

### **C. Redevelopment Program**

The **City** proposes to achieve its redevelopment goals and objectives for the **Redevelopment Project Area** through public financing techniques including, but not limited to, tax increment financing and by utilizing such financing techniques to undertake some or all of the following activities and improvements:

#### **1) Analysis, Administration, Studies, Surveys, Legal, etc.**

The **City** may undertake or engage professional consultants, engineers, architects, attorneys, etc. to conduct various analyses, studies, surveys, administration or legal services to establish, implement and manage the **Redevelopment Plan**.

#### **2) Property Assembly**

The **City**, or an agent for the **City**, may acquire and assemble land for the purpose of redevelopment. Vacant, underutilized or misused property may be acquired by purchase, exchange, up to 100% write down, or long-term lease by private developers or the **City** for the purpose of new development.

#### **3) Site Preparation**

The **City** may assist businesses in the preparation of land and buildings for the relocation of businesses including IEPA hazardous waste clean up. To the

extent these conditions are found, funds may be used to assess the conditions and, where applicable, provide for or assist with the clean up.

#### **4) Relocation**

In the event that active businesses and residential units are displaced by the public acquisition of property, they may be relocated and may be provided with financial assistance and advisory services.

As part of the plan is a housing redevelopment plan that will require the relocation of residents. The Housing Impact Study, Attachment 3 addresses the relocation process as well as the objectives of the Housing Program.

#### **5) Redevelopment Agreements**

The **City** may enter into redevelopment agreements with private or public entities for the furtherance of this **Redevelopment Plan**. Such redevelopment agreements may be for the assemblage of land, demolition of buildings, rehabilitation of buildings, construction of improvements or facilities, improvement of access, the provision of services or any other lawful purpose. Redevelopment agreements may contain terms and provisions that are more specific than the controls that are summarized in this **Redevelopment Plan**.

#### **6) Provision of Public Works or Improvements**

The **City** may provide public improvements and facilities that are necessary to service the **Redevelopment Project Area** in accordance with the **Redevelopment Plan**. Public improvements and facilities may include, but are not limited to, the following:

##### **a) Streets, Sidewalks, Utilities and Parking**

It is anticipated that public infrastructure improvements will be necessary to adequately serve the **Redevelopment Project Area** and potential new development. Flooding created by combined sewers along with odor problems will be addressed. Improved access will be necessary to develop portions of the **Redevelopment Project Area**. Parking lots will need to be replaced, improved, or modified to meet the needs of replacement businesses.

##### **b) Landscaping**

Landscape/buffer improvements, street lighting and general beautification improvements may be provided.

##### **c) Stormwater Management and Sanitary System Improvements**

Combined sewers in part of the area create flooding and odor problems.

These will be addressed as part of the utility program. Stormwater in general will be addressed by the creation of facilities to manage stormwater, preventing infiltration of the system.

#### **d) Water System Improvements**

Make improvements to water system. The system in part of the **Redevelopment Project Area** dates to the early 1900's.

### **7) Building Rehabilitation and Facade Improvements**

The City will encourage the rehabilitation of buildings, both public and private, which includes upgrading commercial facades that are basically sound.

### **8) Building Demolition**

Where possible, buildings will be remodeled, repaired and rehabilitated. Where this is not possible, due to deterioration or with buildings that are not compatible in the market, buildings may be demolished.

### **9) Coordinate Design within the Redevelopment Project Area**

Where possible, design elements should be planned in such a way as to make the **Redevelopment Project Area** aesthetically pleasing. Consistent and coordinated design patterns should be promoted.

### **10) Job Training**

Improve job skills of those working in the **Redevelopment Project Area**.

### **11) Interest Subsidies**

Funds may be provided to redevelopers or developers for a portion of interest costs incurred by a redeveloper related to the construction, renovation, or rehabilitation of qualifying redevelopment facilities and improvements.

### **12) Assist in Financing Project Contiguous TIF's**

Funds derived from either **Redevelopment Project Area** or others that might be contiguous are eligible to be used for the support of the others redevelopment program under this **Redevelopment Plan**.

This assistance will be budgeted and may be used to meet future needs complying with this **Redevelopment Plan**.



#### **D. Redevelopment Policies**

The City of Mattoon proposes to undertake this **Redevelopment Plan** and the related **Redevelopment Project**, which consists of planned economic development and redevelopment activities, sound fiscal policies, marketable land uses, and other private and public activities. Appropriate policies have been or will be developed as required assuring the completion of this **Redevelopment Plan** and the activities specified.

The **City** may also employ other financial incentives for private investment within the **Redevelopment Project Area**. This includes **Tax Increment Financing**, which constitutes one of the key financial components for enabling the redevelopment of the **Redevelopment Project Area**. This portion of the community, the **City** as a whole, and all other local taxing bodies, will benefit from the implementation of this **Redevelopment Plan**.

#### **E. Redevelopment Implementation Strategy**

The implementation and conclusion of a well-devised redevelopment strategy is a key element in the success of this **Redevelopment Plan**. In order to maximize program efficiency and to take advantage of development interest in the **Redevelopment Project Area**, and with full consideration of available funds, the **City** will proceed in an expeditious manner.

A combination of private investments and public improvements is an essential element of this **Redevelopment Plan**. In order to achieve this end, the **City** may enter into agreements with private developers proposing that **TIF** assistance may be provided, where deemed appropriate by the **City**, to facilitate private projects and development. The **City** may also contract with others to accomplish certain public projects as contained in this **Redevelopment Plan**.

#### IV. REDEVELOPMENT PROJECT COSTS

**Redevelopment Project Costs** are defined within the **Act** and all costs to be reimbursed in the **Redevelopment Project Area** will conform to this definition.

##### **Estimated Redevelopment Project Costs**

A wide range of redevelopment activities and improvements will be required to implement the **Redevelopment Plan**. The activities and improvements and their estimated costs (2003 dollars) are summarized below. To the extent that obligations are issued to pay for such **Redevelopment Project Costs** prior to, and in anticipation of, the adoption of the **Redevelopment Project Area**, the **City** shall be reimbursed from Incremental Property Taxes for such **Redevelopment Project Costs**. **Redevelopment Project Costs**, described in this **Redevelopment Plan**, are intended to provide an upper estimate of expenditures.

These costs are subject to prevailing market conditions and are in addition to total **Redevelopment Project Costs**. While all of the costs in the budget are eligible **Redevelopment Project Costs** under the **Act** and this **Redevelopment Plan**, inclusion herein, does not commit the **City** to finance all these costs with TIF.

- (1) Costs of studies, surveys, development of plans and specifications, implementation and administration (annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a **Redevelopment Project Area** or approved a **Redevelopment Plan**) of the **Redevelopment Plan** including, but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services.... \$1,000,000
- (2) Costs of marketing sites within the **Redevelopment Project Area** to prospective businesses, developers, and investors..... \$1,000,000
- (3) Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests herein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to, parking lots and other concrete or asphalt barriers, and the clearing and grading of land..... \$10,000,000
- (4) Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, and fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a **Redevelopment Project**, the existing public building is to be demolished to use the site for private

investment or devoted to a different use requiring private investments...	\$10,000,000
(5) Costs of the construction of public works facilities and improvements and as applicable required payments under Section 11-74-4-7.1 of the <b>Act</b> .....	\$40,000,000
(6) Costs of removing contaminants required by environmental law or rules	\$20,000,000
(7) Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the <b>Redevelopment Project Area</b> .....	\$ 100,000
(8) Financing costs, including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto. ....	\$4,000,000
(9) Approved capital costs.....	\$5,000,000
(10) If the project creates students for the primary and secondary education districts, the <b>City</b> will reimburse the taxing districts according to the provisions of the <b>Act</b> . . ....	\$3,000,000
(11) Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or State law or in order to satisfy subparagraph (7) of subsection (n) of Section 11-74.4-3 of the <b>Act</b> ...	\$3,000,000
(12) Payment in lieu of taxes .....	\$ 5,000,000
(13) Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a <b>Redevelopment Project Area</b> ; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including, but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and	

sources of funds to pay for the same, and the term of the agreement.	\$500,000
(14) Costs of reimbursing interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project	\$10,000,000
(15) Costs of construction of new housing units for low income and very low income households.....	\$8,000,000

The above costs may be effected by reimbursing developers who incur **Redevelopment Project Costs** authorized by a redevelopment agreement. The **City** reserves the right to utilize revenues received under the Tax Increment Allocation Redevelopment Act from one for eligible costs in another **Redevelopment Project Area** that is either contiguous to, or is separated only by a public right of way from, the **Redevelopment Project Area** from which the revenues are received.

The **City** will carefully stage **City** expenditures for **Redevelopment Project Costs** on a reasonable and proportional basis to coincide with Redevelopment Project expenditures by private developers and the receipt of Tax Increment Revenues.

Notes:

1. All costs shown are in 2003 dollars and do not include additional costs to be incurred in future financing (e.g., bond issuance costs, interest payments on obligations and related expenses) or inflationary costs that may be realized.
2. Private redevelopment costs and investment are in addition to the above.
3. This budget anticipates the maximum projects in each category that could be undertaken under the **Redevelopment Plan and Project**.

## V. SHARED REVENUES WITH TAXING DISTRICTS

The City views economic redevelopment as a type of “partnership” under this **Redevelopment Plan**. The **City** covenants and pledges to declare and characterize 20% of the increased property tax revenue generated within the **Redevelopment Project Area** as “surplus” revenue and to annually distribute such **surplus** revenue to all taxing districts within the area on a basis which is proportional to the current collections of revenue which each taxing district receives from real property in the **Redevelopment Project Area**. This 20% distribution has first claim on increment revenues ahead of all other obligations, including debt service expenditures.

Mattoon Community School District No.2 the “school district” has adopted a resolution waiving the right to all of the reimbursement otherwise required by Section 11-74.4-3 (q)(7.5) of the TIF Act in consideration of the surplus declaration provided in the redevelopment plans for the **City’s Redevelopment Project Areas**.

.

## VI. REDEVELOPMENT PROGRAM CERTIFICATIONS

This section reviews the **Redevelopment Plan** and provides appropriate responses to certifications required in the **Act**.

“Each Redevelopment Plan shall set forth in writing the program to be undertaken to accomplish the objectives and shall include but not be limited to...”

### A. An itemized list of estimated Redevelopment Project Costs.

See Previous Section IV. Redevelopment Project Costs

### B. Evidence indicating that the Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise.

The **Redevelopment Project Area** on the whole has not been subject to growth and development through investment by private enterprise and will not be without **TIF** assistance. Evidence includes the following:

- A building that has been vacant for forty years despite efforts to redevelop it.
- The development of large amounts of **EAV** from newly developed property in areas outside the **Redevelopment Project Area** to include four large commercial facilities, without increases in the **Redevelopment Project Area**. The most recent stores are a Home Depot and a Staples Office Supply. **EAV** for the Wal-Mart in that location is now \$2,631,120 as opposed to the previous **EAV** for the land only. The land value for the Home Depot is \$212,430. **EAV** for the improved property will be available in the 2003 assessment. This shows the increased **EAV** for this area as opposed to stagnation of **EAV** in the **Redevelopment Project Area** (Table 1).
- Large numbers of vacant buildings and facilities as seen in the Table 2, Rating Survey of the “Midtown Mattoon Redevelopment Project Area Eligibility Report.”
- There has been no development in the Midtown area.

### C. An assessment of any financial impact of the Redevelopment Project Area on or any increased demand for services from any taxing district affected by the plan and any program to address such financial impact or increased demand.

It is anticipated that **Redevelopment Projects** implemented, as part of the Redevelopment Program and Plan, will not cause increased demand for services or capital improvements by any other taxing districts.

No current property taxes will be diverted from any taxing district. Taxing districts could benefit from distributions of excess tax increment.

Should residential development occur in the **Redevelopment Project Area** and this development result in an increase in the number of students served by the Community Unit School District No.2, payment according to the provisions of the **Act** will be made to the district.

The following is an assessment by taxing district within the **Redevelopment Project Area**:

City of Mattoon

There will be no increased demand for services or negative financial impact.

Mattoon Township

There will be no increased demand for services or negative financial impact.

Mattoon Park District

There will be no increased demand for services or negative financial impact.

Coles County

There will be no increased demand for services or negative financial impact.

Land Lake Community College District #517

There will be no increased demand for services or negative financial impact. The **City** plans to contract with the Community College for job training, advanced vocational education or career education programs for persons to be employed by employers located in a **Redevelopment Project Area**.

Community Unit School District #2

No increased demand for services or negative financial impact is expected. If additional students are generated, the District will be compensated according to the **Act**.

Coles County Airport Authority

There will be no increased demand for services or negative financial impact.

Drainage District

There will be no increased demand for services or negative financial impact

**D. The sources of funds to pay costs.**

The real estate property tax increment is the principal source of funds to pay for **Redevelopment Project Costs** and to secure municipal general obligations. The **City** could incur debt for **Redevelopment Plan Costs** and pledge water and sewer revenues or other unrestricted revenue sources as security for the debt. In addition, the **City** may utilize state and federal grants. Finally, the community may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers

**E. The nature and term of obligations to be issued.**

The **City** may issue obligations secured by **Incremental Property Taxes** pursuant to the **Act**. To enhance the security of a municipal obligation, the **City** may pledge its full faith and credit through the issuance of general obligation bonds or obligations, including alternate bonds. Additionally, the **City** may provide other legally permissible credit enhancements to any obligations issued pursuant to the **Act**. All obligations issued by the **City** pursuant to this **Redevelopment Plan** and the **Act** shall have a term not to exceeds twenty (20) years and shall be retired within twenty-three (23) years from the adoption of the initial ordinances approving the **Redevelopment Project Area** and **Redevelopment Plan**, with the **City** having the right under this **Act** and this **Redevelopment Plan** to have obligations maturing in the 24<sup>th</sup> year and to apply **Incremental Property Taxes** received in such 24<sup>th</sup> year. Obligations may be of parity or senior/junior natures.

In addition to paying **Redevelopment Project Costs**, **Incremental Property Taxes** may be used for the scheduled retirement of obligations, mandatory or optional redemptions, establishment of debt service reserves and bond sinking funds, and any other lawful purpose. To the extent that **Incremental Property Taxes** are not needed for these purposes, any excess **Incremental Property Taxes** may then become available for distribution annually to taxing districts within the **Redevelopment Project Area** in the manner provided by the **Act**.

**F. The most recent equalized assessed valuation of the Redevelopment Project Area.**

See Table 1.

**G. An estimate as to the equalized assessed valuation after redevelopment and the general land uses to apply in the Redevelopment Project Area.**

General Land Uses within the **Redevelopment Project Area** will remain the same. The majority of the **Redevelopment Project Area** is composed of commercial uses, but a small portion residential and industrial area is also present.



See Table 2 for estimated EAV.

**H. A commitment to fair employment practices and an affirmative action plan.**

The **City** is committed to and will affirmatively implement the assurance of equal opportunity in all personnel and employment actions with respect to this **Redevelopment Plan**. This includes, but is not limited to: hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc. without regard to race, color, religion, sex, age, handicapped status, national origin, creed, or ancestry.

In order to implement this principle for this **Redevelopment Plan**, the **City** shall require and promote equal employment practices and affirmative action on the part of itself and its contractors and vendors. In particular, parties engaged by the **City** shall be required to agree to the principles set forth in this section.

**I. If it concerns an industrial park conservation Redevelopment Project Area, the plan shall also include a general description of any proposed developer, user and tenant of any property, a description of the type, structure and general character of the facilities to be developed, a description of the type, class and number of employees to be employed in the operation of the facilities to be developed.**

This **Redevelopment Plan** does not concern industrial park conservation Redevelopment Project Area.

**J. If property is to be annexed to the municipality, the plan shall include the terms of the annexation agreement.**

The **Redevelopment Project Area** is within the boundaries of the **City**.

The City of Mattoon makes the following findings as described in the **Act**:

- 1. According to the Act, the municipality must find that the Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without adoption of the Redevelopment Plan.**

In response to the above compliance requirement in the **Act**, the City of Mattoon finds that private investment and redevelopment has not occurred to the extent necessary to eliminate the blighting and conservation area influences that currently exist. Likewise, geographic and market conditions complicate any redevelopment efforts. The **Redevelopment Project** is not reasonably expected to be developed without the efforts and leadership of the

**City**, including the adoption of this **Redevelopment Plan** and the application of **Incremental Taxes** under the **Act** and this **Redevelopment Plan**.

Table 1 shows the EAV of the community. During the last five years it has exhibited little to no growth and has on occasion declined.

Without the adoption of this **Redevelopment Plan**, the **Redevelopment Project Area** is not reasonably expected to be redeveloped by private enterprise. In the absence of City assisted redevelopment initiatives and activities, there is a prospect that blighting and conservation area conditions will continue to exist and spread. Failure to improve property that is declining within the **Redevelopment Project Area** will result in these conditions spreading within the **Redevelopment Project Area** and to adjacent properties and sites. In the absence of City-sponsored redevelopment initiatives, erosion of the assessed valuation of property in and outside of the **Redevelopment Project Area** could lead to a reduction of real estate tax revenue to all taxing districts.

**2. According to the Act, the municipality must find that the Redevelopment Plan and Project conform to the comprehensive plan for the development of the municipality as a whole...(additional provisions for municipalities with a population of 100,000 or more).**

This **Redevelopment Plan** conforms to and is consistent with the comprehensive plan for the development of the municipality. The **City's** General Plan along with its Zoning Code serves as the Comprehensive Plan. The General Plan is supplemented by a more recent strategic plan.

The Comprehensive Plan documents are the Mattoon General Plan Update, Coles County Regional Planning & Development Commission, Final Draft, March 1993 and the Mattoon Zoning Code. A document entitled "Mattoon Strategic Plan Report Recommendations," February 2000 articulates more recent strategies for implementing Mattoon's General Plan.

The following are goals, objectives, and implementations strategies of the Mattoon General Plan Update, Coles County Regional Planning & Development Commission, Final Draft, March, 1993.

Objective: The City should address issues that would help revitalize the community's socio-economic conditions and promote prosperity:

- The City must strive to offer sufficient socio economic incentives to attract new residents or at least retain current citizens, thus reversing the declining population trend of the past two decades.
- The City should attempt to modernize its physical structure to provide

and ensure a safe, attractive and pleasant living environment.

- Mattoon should take aggressive measures to regenerate and revitalize its retail commercial centers so as to better meet the needs of a cohesive residential population.

#### Goals and Implementation Strategies:

The following is a compilation of housing and neighborhood recommendations for the City of Mattoon. The goal of these recommendations is to improve residential life of the citizens of Mattoon

- Mattoon needs to identify substandard units and their specific problems, then consider possible solutions
- In upgrading substandard housing, all possible means should be utilized. Such approaches might include rehabilitation programs, loan programs, purchase by the city and possible condemnation by the city....
- City ordinance concerning the upkeep of neighborhoods should be enforced
- A comprehensive study of housing needs and problems should be made. This study should then be used for future planning and direction concerning Mattoon's housing (See Housing Impact Study, Attachment 3.)
- Continue appraisal and awareness of any rehabilitation programs available to communities.
- Mattoon should work more closely with housing developers and consider offering incentive packages to attract builders to develop in the area.

To ensure that the water and sanitation services provide the best possible services to its customers, the following goals were created:

- Maintain an awareness of the need for an adequate and diverse water supply, storm drainage, and flood control within the community.

#### Central Business District—Goals and Implementation Strategies:

- A concentrated effort on behalf of all local merchants to initiate a beautification project for storefronts. The existing storefronts should be aesthetically pleasing, but with a unified theme.
- The overall effort by shop owners, financial institutions and the city to promote the CBD of Mattoon to attract new businesses.
- The City should pursue a parking feasibility study for the Central Business District.

The following are the goals of the Strategic Plan that are consistent with the goals if the **Redevelopment Project Area Plan**:

- Goal 4A: Permanently incorporate beautification efforts into the planning process and activities of the City of Mattoon.
- Goal 5A: Promote Midtown activities and functions.
- Goal 5C: Preserve and enhance Midtown area as the focal point for civic, cultural, governmental and institutional facilities.
- Goal 5D: Recognize the architectural and historical significance of Midtown area.

The **Redevelopment Project Area** should be redeveloped primarily in a planned and cohesive manner providing sites for a wide range of land uses, including residential, industrial, commercial, office, and similar uses [Mixed uses, are authorized.]. The various land uses are arranged and located to minimize conflicts between neighboring land use activities. The intent of this **Redevelopment Plan** is also to enhance and support the existing, viable uses in the **Redevelopment Project Area** through providing opportunities for financial assistance for revitalization of existing improvements and infrastructure and new development where appropriate.

The intent is to prohibit the expansion of certain uses where inappropriate, promote changes in use where appropriate and allow the **Redevelopment Project Area** to remain intact so that defined commercial and industrial corridors and residential neighborhoods can be maintained. Existing non-conforming uses may remain until such time that they are no longer viable for their current use as determined under other **City** ordinances governing non-conforming uses or become redeveloped in a manner consistent with this **Redevelopment Plan**.

In addition to the land use proposals shown, the general land use plan as described above, all **Redevelopment Projects** shall be subject to the provisions of the **City's** ordinances and other applicable codes as may be in existence and may be amended from time to time.

Based on the above comparison the **City** finds that the Goals and Objectives of the **Redevelopment Plan** support the Goals and Objectives of the **City's** Comprehensive Plan and more specifically the above sighted plan and project.

3. **According to the Act, the Redevelopment Plan must establish the estimated dates of completion of the redevelopment project and retirement of obligations issues to finance the Redevelopment Project Costs. The act sets the maximum date at not more than 23 years.**

The **Redevelopment Project** is to be completed in 2027 on or before the anniversary date of the adoption of the ordinance adopting this **Redevelopment Plan** and **Redevelopment Project**. The **City** reserves the right under the **Act** and this **Redevelopment Plan** to receive the 23<sup>rd</sup> year of

Incremental Property Taxes by December 31 of the 24<sup>th</sup> year, December 31, 2027.

- 4. According to the Act, the municipality must find, in the case of an industrial park conservation Redevelopment Project Area, that the municipality is a labor surplus municipality and that the implementation of the Redevelopment Plan will reduce unemployment, create new jobs and by the provision of new facilities, enhance the tax base of the taxing districts that extend into the Redevelopment Project Area.**

The **Redevelopment Project Area** is not an Industrial Park Conservation Redevelopment Project Area.

- 5. According to the Act, the municipality must find that the Project Redevelopment Area would not reasonably be developed without the use of incremental revenue.**

The **City** finds that the **Redevelopment Project Area** would not reasonably be developed without the use of incremental tax revenue.

This is also noted previously in this section under redevelopment program Certification B.

- 6. According to the Act, the municipality must certify that such incremental revenues will be exclusively utilized for the development of the Redevelopment Project Area.**

The City of Mattoon certifies that **Incremental Property Taxes** will be exclusively utilized for the development of the **Redevelopment Project Area**. **Incremental Property Taxes** will be used according to the budget set forth in this plan for the development and redevelopment of the **Redevelopment Project Area**.

- 7. According to the Act, the municipality must determine the need for a housing impact study, based on 10 or more inhabited residential units to be displaced, and certify if the above criteria are not met.**

A Housing Impact Study, Attachment 3 has been prepared by the City to address **Act**. Based on this Housing Impact Study, there are an estimated of 42 inhabited residential units which could be displaced.

- 8. According to the Act the municipality must determine the number of residential units and certify that the area contains 75 residential units.**

Based on its Housing Impact Study, the City of Mattoon states that there are 800

residents in the **Redevelopment Project Area**.

**9. According to the Act, the municipality must incorporate the housing impact study if required.**

The City of Mattoon has prepared a Housing Impact Study, Attachment 3 to address relocation of these residents according to the specification of the **Act**. This Housing Impact Study also addresses the redevelopment of housing stock in the community that currently does not comply with the life safety and/or accessibility codes of the City. This will require the demolition of substantial units and costs incidental to relocating those who may be displaced.

**10. When a relocation plan is required, and the residents are low and very low-income households, then the plan must adopt an assistance plan that is not less than the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations under the Act.**

The City of Mattoon has prepared a Housing Impact Study, Attachment 3. This Study addresses the relocation of low-income households and assistance plan according to the **Act**.

**11. According to the Act, the municipality must indicate the effort to be made for relocation to occur near the Redevelopment Project Area.**

The City of Mattoon has prepared a Housing Impact Study, Attachment 3. This Study indicates efforts that will be made to relocate residents near the **Redevelopment Project Area**.

**12. According to the Act, the municipality must indicate how a change in the number of units to be affected in a plan causes the housing provisions to be triggered.**

The housing provisions of the **Act** have already been triggered and are addressed in the Housing Impact Statement, Attachment 3.

## **VII. PROVISIONS FOR AMENDING THE REDEVELOPMENT PLAN**

This **Redevelopment Plan** may be amended pursuant to the **Act**.

**TABLE 1  
MATTOON MIDTOWN  
REDEVELOPMENT PROJECT AREA**

**TIF BASE and FIVE-YEAR EAV**



CITY OF MATTOON  
MIDTOWN REDEVELOPMENT PROJECT AREA NO.2  
5 YEAR EAV/AGE

#	Tax Id #	Age	Assessed 2001	Eq Value 2001	Assessed 2000	Eq Value 2000	Assessed 1999	Eq Value 1999	Assessed 1998	Eq Value 1998	Assessed 1997	Eq Value 1997
				0.976		1.0527		1.0422		1.0293		1.1283
1	07-1-02019-001		\$0									
2	07-1-03651-000	31	\$9,200	\$8,979	\$16,660	\$17,538	\$16,660	\$17,363	\$16,660	\$17,148	\$16,660	\$18,797
3	07-1-03671-000	97	\$24,740	\$24,146	\$24,740	\$26,044	\$24,740	\$25,784	\$24,740	\$25,465	\$24,740	\$27,914
4	07-1-03680-000	112	\$14,800	\$14,445	\$11,170	\$11,759	\$11,170	\$11,641	\$11,170	\$11,497	\$11,170	\$12,603
5	07-1-03681-000	48	\$8,370	\$8,169	\$6,860	\$7,222	\$6,860	\$7,149	\$6,860	\$7,061	\$6,860	\$7,740
6	07-1-03692-000	97	\$5,990	\$5,846	\$7,050	\$7,422	\$7,050	\$7,348	\$7,050	\$7,257	\$7,050	\$7,955
7	07-1-03693-000	95	\$3,030	\$2,957	\$3,030	\$3,190	\$1,240	\$1,292	\$1,240	\$1,276	\$1,240	\$1,399
8	07-1-03694-000	45	\$10,490	\$10,238	\$8,980	\$9,453	\$8,980	\$9,359	\$8,980	\$9,243	\$7,450	\$8,406
9	07-1-03695-000		\$2,230	\$2,176	\$690	\$726	\$690	\$719	\$690	\$710	\$570	\$643
10	07-1-03696-000	45	\$17,970	\$17,539	\$17,210	\$18,117	\$16,700	\$17,405	\$17,530	\$18,044	\$14,540	\$16,405
11	07-1-03697-000	45	\$14,390	\$14,045	\$11,960	\$12,590	\$12,330	\$12,850	\$12,330	\$12,691	\$10,230	\$11,543
12	07-1-03698-000	45	\$28,470	\$27,787	\$29,600	\$31,160	\$29,600	\$30,849	\$29,600	\$30,467	\$24,540	\$27,688
13	07-1-03699-000	102	\$3,560	\$3,475	\$6,820	\$7,179	\$10,170	\$10,599	\$10,170	\$10,468	\$10,170	\$11,475
14	07-1-03708-000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
15	07-1-03709-000	45	\$17,330	\$16,914	\$9,740	\$10,253	\$9,740	\$10,151	\$9,740	\$10,025	\$8,080	\$9,117
16	07-1-03710-000	56	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
17	07-1-03721-000	97	\$29,240	\$28,538	\$30,030	\$31,613	\$30,030	\$31,297	\$30,030	\$30,910	\$30,030	\$33,883
18	07-1-03731-000	102	\$17,600	\$17,178	\$15,330	\$16,138	\$15,330	\$15,977	\$15,330	\$15,779	\$9,290	\$10,482
19	07-1-03732-000	45	\$15,940	\$15,557	\$13,520	\$14,233	\$13,520	\$14,091	\$13,520	\$13,916	\$11,210	\$12,648
20	07-1-03733-000	45	\$14,950	\$14,591	\$11,810	\$12,432	\$11,810	\$12,308	\$11,810	\$12,156	\$9,790	\$11,046
21	07-1-03737-000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
22	07-1-03746-000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
23	07-1-03747-000	63	\$11,310	\$11,039	\$7,510	\$7,906	\$7,510	\$7,827	\$7,510	\$7,730	\$7,510	\$8,474
24	07-1-03758-000		\$1,000	\$976	\$1,000	\$1,053	\$1,000	\$1,042	\$1,000	\$1,029	\$1,000	\$1,128
25	07-1-03759-000	112	\$13,910	\$13,576	\$9,250	\$9,737	\$9,250	\$9,640	\$9,250	\$9,521	\$9,250	\$10,437
26	07-1-03760-000		\$2,780	\$2,713	\$3,490	\$3,674	\$3,490	\$3,637	\$3,490	\$3,592	\$3,490	\$3,938
27	07-1-03761-000		\$5,950	\$5,807	\$5,240	\$5,516	\$5,240	\$5,461	\$5,240	\$5,394	\$5,240	\$5,912
28	07-1-03762-000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
29	07-1-03771-000	92	\$16,770	\$16,368	\$11,590	\$12,201	\$11,420	\$11,902	\$11,420	\$11,755	\$11,420	\$12,885
30	07-1-03772-000	92	\$3,480	\$3,396	\$5,360	\$5,642	\$5,360	\$5,586	\$5,360	\$5,517	\$5,360	\$6,048
31	07-1-03773-000	102	\$1,330	\$1,298	\$3,570	\$3,758	\$2,870	\$2,991	\$2,870	\$2,954	\$2,870	\$3,238
32	07-1-03774-000		\$1,310	\$1,279	\$1,900	\$2,000	\$930	\$969	\$930	\$957	\$930	\$1,049
33	07-1-03775-000	107	\$14,660	\$14,308	\$10,800	\$11,369	\$11,000	\$11,464	\$11,000	\$11,322	\$15,000	\$16,925
34	07-1-03776-000	107	\$3,740	\$3,650	\$2,330	\$2,453	\$2,330	\$2,428	\$2,330	\$2,398	\$2,330	\$2,629
35	07-1-03777-000	107	\$6,140	\$5,993	\$3,230	\$3,400	\$3,230	\$3,366	\$3,230	\$3,325	\$3,230	\$3,644
36	07-1-03778-000	112	\$4,160	\$4,060	\$2,520	\$2,653	\$2,520	\$2,626	\$2,520	\$2,594	\$2,520	\$2,843

CITY OF MATTOON  
MIDTOWN REDEVELOPMENT PROJECT AREA NO.2  
5 YEAR EAV/AGE

#	Tax Id #	Age	Assessed 2001	Eq Value 2001	Assessed 2000	Eq Value 2000	Assessed 1999	Eq Value 1999	Assessed 1998	Eq Value 1998	Assessed 1997	Eq Value 1997
37	07-1-03779-000	107	\$4,690	\$4,577	\$2,240	\$2,358	\$2,150	\$2,241	\$2,150	\$2,213	\$2,150	\$2,426
38	07-1-03780-000		\$8,140	\$7,945	\$4,470	\$4,706	\$5,030	\$5,242	\$5,030	\$5,177	\$5,030	\$5,675
39	07-1-03790-000		\$0	\$0		\$0		\$0		\$0		\$0
40	07-1-03791-000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
41	07-1-03792-000	97	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
42	07-1-03793-000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
43	07-1-03794-000	73	\$123,030	\$120,077	\$129,040	\$135,840	\$129,040	\$134,485	\$123,080	\$126,686	\$123,080	\$138,871
44	07-1-03795-000		\$0	\$0		\$0		\$0		\$0		\$0
45	07-1-03796-000	65	\$3,640	\$3,553	\$900	\$947	\$3,590	\$3,741	\$3,590	\$3,695	\$3,590	\$4,051
46	07-1-03797-000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
47	07-1-03798-000	122	\$24,170	\$23,590	\$17,830	\$18,770	\$17,830	\$18,582	\$17,830	\$18,352	\$17,830	\$20,118
48	07-1-03799-000	97	\$11,110	\$10,843	\$8,940	\$9,411	\$8,940	\$9,317	\$8,940	\$9,202	\$8,940	\$10,087
49	07-1-03800-000	97	\$11,160	\$10,892	\$10,020	\$10,548	\$10,020	\$10,443	\$10,020	\$10,314	\$10,020	\$11,306
50	07-1-03801-000	42	\$12,020	\$11,732	\$7,720	\$8,127	\$7,640	\$7,962	\$7,640	\$7,864	\$7,640	\$8,620
51	07-1-03802-000	92	\$12,670	\$12,366	\$10,970	\$11,548	\$10,970	\$11,433	\$10,970	\$11,291	\$10,970	\$12,377
52	07-1-03803-000	107	\$16,900	\$16,494	\$16,300	\$17,159	\$16,000	\$16,675	\$16,000	\$16,469	\$16,000	\$18,053
53	07-1-03804-000	97	\$16,700	\$16,299	\$14,590	\$15,359	\$14,590	\$15,206	\$14,590	\$15,017	\$14,590	\$16,462
54	07-1-03805-000	92	\$16,570	\$16,172	\$11,970	\$12,601	\$11,970	\$12,475	\$11,970	\$12,321	\$11,970	\$13,506
55	07-1-03806-000	92	\$16,220	\$15,831	\$17,290	\$18,201	\$17,290	\$18,020	\$17,290	\$17,797	\$17,290	\$19,508
56	07-1-03807-000	82	\$10,970	\$10,707	\$9,700	\$10,211	\$9,700	\$10,109	\$9,700	\$9,984	\$9,700	\$10,945
57	07-1-03808-000	82	\$16,540	\$16,143	\$14,300	\$15,054	\$12,430	\$12,955	\$12,430	\$12,794	\$12,430	\$14,025
58	07-1-03809-000	87	\$10,990	\$10,726	\$11,540	\$12,148	\$10,770	\$11,224	\$10,770	\$11,086	\$10,770	\$12,152
59	07-1-03810-000	87	\$17,300	\$16,885	\$13,970	\$14,706	\$13,970	\$14,560	\$13,970	\$14,379	\$13,970	\$15,762
60	07-1-03811-000	91	\$33,460	\$32,657	\$32,310	\$34,013	\$32,310	\$33,673	\$32,310	\$33,257	\$32,310	\$36,455
61	07-1-03812-000	87	\$36,540	\$35,663	\$31,660	\$33,328	\$31,660	\$32,996	\$31,660	\$32,588	\$31,660	\$35,722
62	07-1-03813-000		\$20,260	\$19,774	\$17,510	\$18,433	\$17,510	\$18,249	\$17,510	\$18,023	\$17,510	\$19,757
63	07-1-03815-000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
64	07-1-03819-000		\$6,910	\$6,744	\$11,480	\$12,085	\$11,480	\$11,964	\$11,480	\$11,816	\$11,480	\$12,953
65	07-1-03827-000	5	\$60,660	\$59,204	\$65,020	\$68,447	\$65,020	\$67,764	\$65,020	\$66,925	\$65,020	\$73,362
66	07-1-03828-000	5	\$55,270	\$53,944	\$60,890	\$64,099	\$60,890	\$63,460	\$60,890	\$62,674	\$60,890	\$68,702
67	07-1-03830-000	92	\$21,560	\$21,043	\$10,470	\$11,022	\$10,470	\$10,912	\$10,470	\$10,777	\$10,470	\$11,813
68	07-1-03832-000	97	\$10,210	\$9,965	\$11,570	\$12,180	\$11,570	\$12,058	\$11,570	\$11,909	\$11,570	\$13,054
69	07-1-03833-000	107	\$22,740	\$22,194	\$22,560	\$23,749	\$22,560	\$23,512	\$22,560	\$23,221	\$22,560	\$25,454
70	07-1-03834-000	107	\$24,830	\$24,234	\$24,830	\$26,139	\$24,830	\$25,878	\$24,830	\$25,558	\$24,830	\$28,016
71	07-1-03835-000	110	\$20,300	\$19,813	\$18,870	\$19,864	\$18,870	\$19,666	\$18,870	\$19,423	\$18,870	\$21,291
72	07-1-03836-000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
73	07-1-03837-000	97	\$28,480	\$27,796	\$19,900	\$20,949	\$19,900	\$20,740	\$19,900	\$20,483	\$19,900	\$22,453

CITY OF MATTOON  
MIDTOWN REDEVELOPMENT PROJECT AREA NO.2  
5 YEAR EAV/AGE

#	Tax Id #	Age	Assessed 2001	Eq Value 2001	Assessed 2000	Eq Value 2000	Assessed 1999	Eq Value 1999	Assessed 1998	Eq Value 1998	Assessed 1997	Eq Value 1997
74	07-1-03838-000	97	\$9,170	\$8,950	\$5,000	\$7,514	\$5,000	\$5,211	\$5,000	\$5,147	\$5,000	\$5,642
75	07-1-03839-000	90	\$9,210	\$8,989	\$11,670	\$17,537	\$11,670	\$12,162	\$11,670	\$12,012	\$11,670	\$13,167
76	07-1-03840-000	82	\$27,630	\$26,967	\$16,700	\$25,095	\$16,700	\$17,405	\$16,700	\$17,189	\$16,700	\$18,843
77	07-1-03841-000	99	\$19,580	\$19,110	\$13,300	\$19,986	\$13,300	\$13,861	\$13,300	\$13,690	\$13,300	\$15,006
78	07-1-03842-000	92	\$4,710	\$4,597	\$8,730	\$13,119	\$8,730	\$9,098	\$8,730	\$8,986	\$8,730	\$9,850
79	07-1-03843-000	100	\$19,850	\$19,374	\$12,670	\$19,039	\$12,670	\$13,205	\$12,670	\$13,041	\$12,670	\$14,296
80	07-1-03844-000	97	\$34,380	\$33,555	\$33,160	\$49,830	\$33,160	\$34,559	\$33,160	\$34,132	\$33,160	\$37,414
81	07-1-03854-000		\$23,330	\$22,770	\$13,340	\$20,046	\$13,340	\$13,903	\$13,340	\$13,731	\$13,340	\$15,052
82	07-1-03855-000		\$11,670	\$11,390	\$5,000	\$7,514	\$5,000	\$5,211	\$5,000	\$5,147	\$5,000	\$5,642
83	07-1-03856-000	30?	\$11,670	\$11,390	\$10,000	\$15,027	\$6,670	\$6,951	\$6,670	\$6,865	\$6,670	\$7,526
84	07-1-03857-000	33	\$37,720	\$36,815	\$27,000	\$40,573	\$27,000	\$28,139	\$27,000	\$27,791	\$27,000	\$30,464
85	07-1-03867-000		\$7,000	\$6,832	\$4,950	\$7,438	\$4,950	\$5,159	\$4,950	\$5,095	\$4,950	\$5,585
86	07-1-03868-000	54	\$95,170	\$92,886	\$102,770	\$154,432	\$102,770	\$107,107	\$102,770	\$105,781	\$102,770	\$115,955
87	07-1-03880-000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
88	07-1-03881-000	46	\$69,500	\$67,832	\$48,000	\$72,130	\$48,000	\$50,026	\$48,000	\$49,406	\$48,000	\$54,158
89	07-1-03882-000	33	\$22,200	\$21,667	\$20,130	\$30,249	\$20,130	\$20,979	\$20,130	\$20,720	\$20,130	\$22,713
90	07-1-03883-000	102	\$17,340	\$16,924	\$9,610	\$14,441	\$9,610	\$10,016	\$9,610	\$9,892	\$7,970	\$8,993
91	07-1-03884-000	81	\$21,260	\$20,750	\$14,070	\$21,143	\$14,070	\$14,664	\$14,070	\$14,482	\$11,670	\$13,167
92	07-1-03885-000	45	\$15,900	\$15,518	\$10,770	\$16,184	\$10,770	\$11,224	\$10,770	\$11,086	\$8,930	\$10,076
93	07-1-03886-000	45	\$15,550	\$15,177	\$15,450	\$23,217	\$15,450	\$16,102	\$15,450	\$15,903	\$12,810	\$14,454
94	07-1-03896-000	6	\$53,400	\$52,118	\$60,000	\$90,162	\$60,000	\$62,532	\$60,000	\$61,758	\$62,540	\$70,564
95	07-1-03897-000	1	\$42,750	\$41,724	\$1,000	\$1,503	\$1,000	\$1,042	\$1,000	\$1,029	\$830	\$936
96	07-1-03898-000		\$3,230	\$3,152	\$1,820	\$2,735	\$1,820	\$1,897	\$1,820	\$1,873	\$1,510	\$1,704
97	07-1-03899-000		\$3,230	\$3,152	\$2,000	\$3,005	\$2,000	\$2,084	\$2,000	\$2,059	\$1,660	\$1,873
98	07-1-03900-000		\$3,230	\$3,152	\$2,000	\$3,005	\$2,000	\$2,084	\$2,000	\$2,059	\$1,660	\$1,873
99	07-1-03901-000	6	\$49,200	\$48,019	\$60,000	\$90,162	\$60,000	\$62,532	\$60,000	\$61,758	\$64,470	\$72,742
100	07-1-03902-000	41	\$66,990	\$65,382	\$75,090	\$112,838	\$75,090	\$78,259	\$75,090	\$77,290	\$75,090	\$84,724
101	07-1-03903-000	33	\$53,740	\$52,450	\$54,120	\$81,326	\$54,120	\$56,404	\$54,120	\$55,706	\$28,720	\$32,405
102	07-1-03904-000	36	\$45,660	\$44,564	\$39,490	\$59,342	\$39,490	\$41,156	\$39,490	\$40,647	\$39,490	\$44,557
103	07-1-03905-000		\$9,140	\$8,921	\$9,660	\$14,516	\$9,660	\$10,068	\$9,660	\$9,943	\$9,660	\$10,899
104	07-1-03906-000		\$9,140	\$8,921	\$9,660	\$14,516	\$9,660	\$10,068	\$9,660	\$9,943	\$9,660	\$10,899
105	07-1-03907-000	33	\$69,110	\$67,451	\$27,870	\$41,880	\$27,870	\$29,046	\$27,870	\$28,687	\$27,870	\$31,446
106	07-1-03922-000	82	\$13,150	\$12,834	\$9,270	\$13,930	\$9,270	\$9,661	\$9,270	\$9,542	\$7,690	\$8,677
107	07-1-03923-000	46	\$17,240	\$16,826	\$9,650	\$14,501	\$9,650	\$10,057	\$9,650	\$9,933	\$9,650	\$10,888
108	07-1-03924-000	46	\$11,890	\$11,605	\$7,720	\$11,601	\$7,720	\$8,046	\$7,720	\$7,946	\$6,400	\$7,221
109	07-1-03925-000	84	\$13,630	\$13,303	\$13,780	\$20,707	\$13,780	\$14,362	\$13,780	\$14,184	\$11,430	\$12,896
110	07-1-03926-000	96	\$12,730	\$12,424	\$12,150	\$18,258	\$12,150	\$12,663	\$12,150	\$12,506	\$10,080	\$11,373

CITY OF MATTOON  
MIDTOWN REDEVELOPMENT PROJECT AREA NO.2  
5 YEAR EAV/AGE

#	Tax Id #	Age	Assessed 2001	Eq Value 2001	Assessed 2000	Eq Value 2000	Assessed 1999	Eq Value 1999	Assessed 1998	Eq Value 1998	Assessed 1997	Eq Value 1997
111	07-1-03927-000	79	\$13,630	\$13,303	\$10,480	\$11,032	\$10,480	\$10,922	\$10,480	\$10,787	\$8,690	\$9,805
112	07-1-03928-000	46	\$12,540	\$12,239	\$10,140	\$10,674	\$10,140	\$10,568	\$10,140	\$10,437	\$8,410	\$9,489
113	07-1-03929-000	46	\$12,010	\$11,722	\$11,420	\$12,022	\$11,420	\$11,902	\$11,420	\$11,755	\$9,470	\$10,685
114	07-1-03945-000	29	\$50,290	\$49,083	\$21,320	\$22,444	\$21,320	\$22,220	\$21,320	\$21,945	\$21,320	\$24,055
115	07-1-04058-000		\$9,040	\$8,823	\$8,230	\$8,664	\$8,230	\$8,577	\$8,230	\$8,471	\$8,230	\$9,286
116	07-1-04060-000	18	\$54,710	\$53,397	\$33,000	\$34,739	\$33,000	\$34,393	\$33,000	\$33,967	\$33,000	\$37,234
117	07-1-04073-000	45	\$31,370	\$30,617	\$26,000	\$27,370	\$26,000	\$27,097	\$26,000	\$26,762	\$21,560	\$24,326
118	07-1-04074-000	45	\$28,000	\$27,328	\$24,640	\$25,939	\$20,000	\$20,844	\$20,000	\$20,586	\$17,390	\$19,621
119	07-1-04075-000	45	\$18,300	\$17,861	\$8,850	\$9,316	\$8,850	\$9,223	\$8,850	\$9,109	\$7,340	\$8,282
120	07-1-04076-000	45	\$11,030	\$10,765	\$9,500	\$10,001	\$9,500	\$9,901	\$9,500	\$9,778	\$7,880	\$8,891
121	07-1-04077-000	45	\$21,240	\$20,730	\$13,430	\$14,138	\$13,430	\$13,997	\$13,430	\$13,823	\$11,140	\$12,569
122	07-1-04078-000		\$34,650	\$33,818	\$34,020	\$35,813	\$34,020	\$35,456	\$34,020	\$35,017	\$34,020	\$38,385
123	07-1-04079-000	14	\$65,060	\$63,499	\$52,370	\$55,130	\$52,370	\$54,580	\$52,370	\$53,904	\$52,370	\$59,089
124	07-1-04080-000	45	\$21,390	\$20,877	\$19,010	\$20,012	\$19,010	\$19,812	\$19,010	\$19,567	\$15,770	\$17,793
125	07-1-04081-000	45	\$18,460	\$18,017	\$12,920	\$13,601	\$12,920	\$13,465	\$12,920	\$13,299	\$12,920	\$14,578
126	07-1-04082-000	14	\$72,590	\$70,848	\$70,690	\$74,415	\$73,350	\$76,445	\$73,350	\$75,499	\$73,350	\$82,761
127	07-1-04093-000	45	\$16,400	\$16,006	\$15,490	\$16,306	\$15,490	\$16,144	\$15,490	\$15,944	\$12,840	\$14,487
128	07-1-04094-000	45	\$21,730	\$21,208	\$13,010	\$13,696	\$13,010	\$13,559	\$13,010	\$13,391	\$13,010	\$14,679
129	07-1-04095-000	45	\$17,920	\$17,490	\$13,660	\$14,380	\$13,660	\$14,236	\$13,660	\$14,060	\$13,660	\$15,413
130	07-1-04096-000	45	\$26,210	\$25,581	\$23,310	\$24,538	\$23,310	\$24,294	\$23,310	\$23,993	\$17,010	\$19,192
131	07-1-04097-000	45	\$44,460	\$43,393	\$32,310	\$34,013	\$32,310	\$33,673	\$32,310	\$33,257	\$32,310	\$36,455
132	07-1-04098-000		\$8,170	\$7,974	\$11,170	\$11,759	\$11,170	\$11,641	\$11,170	\$11,497	\$11,170	\$12,603
133	07-1-04099-000	67	\$8,910	\$8,696	\$7,530	\$7,927	\$7,530	\$7,848	\$7,530	\$7,751	\$7,530	\$8,496
134	07-1-04100-000	102	\$15,120	\$14,757	\$14,350	\$15,106	\$14,350	\$14,956	\$14,350	\$14,770	\$14,350	\$16,191
135	07-1-04101-000	110	\$15,100	\$14,738	\$14,510	\$15,275	\$14,510	\$15,122	\$14,510	\$14,935	\$12,030	\$13,573
136	07-1-04102-000	92	\$13,660	\$13,332	\$7,640	\$8,043	\$7,640	\$7,962	\$7,640	\$7,864	\$6,330	\$7,142
137	07-1-04103-000		\$120,940	\$118,037	\$114,590	\$120,629	\$114,590	\$119,426	\$114,590	\$117,947	\$114,590	\$129,292
138	07-1-04115-000	25	\$86,580	\$84,502	\$88,030	\$92,669	\$88,030	\$91,745	\$88,030	\$90,609	\$88,030	\$99,324
139	07-1-04116-000	100	\$11,550	\$11,273	\$10,600	\$11,159	\$10,600	\$11,047	\$10,600	\$10,911	\$8,790	\$9,918
140	07-1-04117-000		\$8,630	\$8,423	\$8,190	\$8,622	\$8,190	\$8,536	\$8,190	\$8,430	\$8,190	\$9,241
141	07-1-04118-000	97	\$15,790	\$15,411	\$12,530	\$13,190	\$12,530	\$13,059	\$12,530	\$12,897	\$12,530	\$14,138
142	07-1-04119-000	45	\$26,240	\$25,610	\$29,090	\$30,623	\$29,090	\$30,318	\$29,090	\$29,942	\$29,090	\$32,822
143	07-1-04120-000	?	\$11,430	\$11,156	\$23,120	\$24,338	\$23,120	\$24,096	\$23,120	\$23,797	\$19,170	\$21,630
144	07-1-04121-000	54	\$27,620	\$26,957	\$55,520	\$58,446	\$55,520	\$57,863	\$55,520	\$57,147	\$46,040	\$51,947
145	07-1-04122-000	75	\$22,480	\$21,940	\$21,780	\$22,928	\$21,780	\$22,699	\$21,780	\$22,418	\$18,060	\$20,377
146	07-1-04123-000	76	\$19,170	\$18,710	\$14,700	\$15,475	\$14,700	\$15,320	\$14,700	\$15,131	\$14,700	\$16,586
147	07-1-04124-000		\$3,230	\$3,152	\$2,440	\$2,569	\$2,440	\$2,543	\$2,440	\$2,511	\$2,020	\$2,279



CITY OF MATTOON  
MIDTOWN REDEVELOPMENT PROJECT AREA NO.2  
5 YEAR EAV/AGE

#	Tax Id #	Age	Assessed 2001	Eq Value 2001	Assessed 2000	Eq Value 2000	Assessed 1999	Eq Value 1999	Assessed 1998	Eq Value 1998	Assessed 1997	Eq Value 1997
188	07-1-04243-000	107	\$8,660	\$8,452	\$9,510	\$10,011	\$9,510	\$9,911	\$9,510	\$9,789	\$9,510	\$10,730
189	07-1-04244-000	107	\$16,060	\$15,675	\$11,630	\$12,243	\$11,630	\$12,121	\$11,630	\$11,971	\$11,630	\$13,122
190	07-1-04245-000	112	\$17,470	\$17,051	\$11,660	\$12,274	\$11,660	\$12,152	\$11,660	\$12,002	\$11,660	\$13,156
191	07-1-04246-000	65	\$17,230	\$16,816	\$11,850	\$12,474	\$11,850	\$12,350	\$11,850	\$12,197	\$11,850	\$13,370
192	07-1-04247-000		\$6,070	\$5,924	\$4,400	\$4,632	\$4,400	\$4,586	\$4,400	\$4,529	\$4,400	\$4,965
193	07-1-04248-000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
194	07-1-04249-000		\$17,010	\$16,602	\$12,310	\$12,959	\$12,310	\$12,829	\$12,310	\$12,671	\$12,310	\$13,889
195	07-1-04250-000		\$16,670	\$16,270	\$10,480	\$11,032	\$10,480	\$10,922	\$10,480	\$10,787	\$10,480	\$11,825
196	07-1-04251-000	100	\$31,920	\$31,154	\$37,920	\$39,918	\$37,920	\$39,520	\$37,920	\$39,031	\$37,920	\$42,785
197	07-1-04252-000		\$620,450	\$605,559	\$638,530	\$672,181	\$638,530	\$665,476	\$638,530	\$657,239	\$638,530	\$720,453
198	07-1-04253-000		\$11,690	\$11,409	\$11,690	\$12,306	\$11,690	\$12,183	\$11,690	\$12,033	\$9,690	\$10,933
199	07-1-04262-000	127	\$68,190	\$66,553	\$77,950	\$82,058	\$77,950	\$81,239	\$77,950	\$80,234	\$77,950	\$87,951
200	07-1-04263-000	66	\$32,460	\$31,681	\$21,530	\$22,665	\$21,530	\$22,439	\$21,530	\$22,161	\$21,530	\$24,292
201	07-1-04264-000	112	\$9,470	\$9,243	\$9,910	\$10,432	\$9,910	\$10,328	\$9,910	\$10,200	\$9,910	\$11,181
202	07-1-04265-000	117	\$19,960	\$19,481	\$17,080	\$17,980	\$17,080	\$17,801	\$17,080	\$17,580	\$17,080	\$19,271
203	07-1-04266-000	112	\$8,170	\$7,974	\$10,260	\$10,801	\$10,260	\$10,693	\$10,260	\$10,561	\$10,260	\$11,576
204	07-1-04268-000	112	\$7,760	\$7,574	\$5,230	\$5,506	\$5,230	\$5,451	\$5,230	\$5,383	\$5,230	\$5,901
205	07-1-04269-000		\$5,830	\$5,690	\$4,150	\$4,369	\$4,150	\$4,325	\$4,150	\$4,272	\$4,150	\$4,682
206	07-1-04270-000		\$41,760	\$40,758	\$26,380	\$27,770	\$26,380	\$27,493	\$26,380	\$27,153	\$26,380	\$29,765
207	07-1-04280-000		\$8,310	\$8,111	\$3,920	\$4,127	\$3,920	\$4,085	\$3,920	\$4,035	\$3,920	\$4,423
208	07-1-04281-000	77	\$121,880	\$118,955	\$193,720	\$203,929	\$193,720	\$201,895	\$193,720	\$199,396	\$193,720	\$218,574
209	07-1-04291-000	6	\$115,280	\$112,513	\$114,160	\$120,176	\$114,160	\$118,978	\$114,160	\$117,505	\$114,160	\$128,807
210	07-1-04301-000		\$5,390	\$5,261	\$2,170	\$2,284	\$2,170	\$2,262	\$2,170	\$2,234	\$11,350	\$12,806
211	07-1-04311-000		\$0	\$0	\$65,790	\$69,257		\$0		\$0		\$0
212	07-1-04312-000		\$0	\$0	\$8,470	\$8,916	\$18,030	\$18,791	\$18,030	\$18,558	\$18,030	\$20,343
213	07-1-04313-000	87	\$20,820	\$20,320	\$16,150	\$17,001	\$16,150	\$16,832	\$16,150	\$16,623	\$16,150	\$18,222
214	07-1-04314-000	44	\$17,010	\$16,602	\$12,910	\$13,590	\$12,910	\$13,455	\$12,910	\$13,288	\$12,910	\$14,566
215	07-1-04315-000	32	\$0	\$0		\$0		\$0		\$0		\$0
216	07-1-04316-000	92	\$9,620	\$9,389		\$0		\$0		\$0		\$0
217	07-1-04318-000		\$79,520	\$77,612	\$62,670	\$65,973	\$62,670	\$65,315	\$7,910	\$8,142	\$7,910	\$8,925
218	07-1-04327-000 ?		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
219	07-1-04328-000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
220	07-1-04329-000		\$33,450	\$32,647	\$6,920	\$7,285	\$6,920	\$7,212	\$6,920	\$7,123	\$6,920	\$7,808
221	07-1-04330-000	74	\$131,280	\$128,129	\$136,100	\$143,272	\$136,100	\$141,843	\$136,100	\$140,088	\$136,100	\$153,562
222	07-1-04331-000		\$16,420	\$16,026		\$0		\$0		\$0		\$0
223	07-1-04333-000	97	\$2,670	\$2,606	\$2,670	\$2,811	\$17,830	\$18,582	\$17,830	\$18,352	\$17,830	\$20,118
224	07-1-04334-000		\$9,330	\$9,106	\$11,840	\$12,464	\$11,840	\$12,340	\$11,840	\$12,187	\$11,840	\$13,359

CITY OF MATTOON  
MIDTOWN REDEVELOPMENT PROJECT AREA NO.2  
5 YEAR EAV/AGE

#	Tax Id #	Age	Assessed 2001	Eq Value 2001	Assessed 2000	Eq Value 2000	Assessed 1999	Eq Value 1999	Assessed 1998	Eq Value 1998	Assessed 1997	Eq Value 1997
225	07-1-04335-000		\$11,670	\$11,390	\$12,520	\$13,180	\$12,520	\$13,048	\$12,520	\$12,887	\$12,520	\$14,126
226	07-1-04336-000		\$11,670	\$11,390	\$16,790	\$17,675	\$16,790	\$17,499	\$16,790	\$17,282	\$16,790	\$18,944
227	07-1-04337-000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
228	07-1-04347-000	33	\$346,200	\$337,891	\$443,360	\$466,725	\$443,360	\$462,070	\$443,360	\$456,350	\$486,370	\$548,771
229	07-1-04348-000	21	\$414,170	\$404,230	\$403,350	\$424,607	\$403,350	\$420,371	\$403,350	\$415,168	\$450,380	\$508,164
230	07-1-04350-000	55	\$12,050	\$11,761	\$17,820	\$18,759	\$17,820	\$18,572	\$17,820	\$18,342	\$17,820	\$20,106
231	07-1-04351-000		\$18,870	\$18,417	\$16,690	\$17,570	\$16,690	\$17,394	\$16,690	\$17,179	\$28,620	\$32,292
232	07-1-04352-000	33	\$58,960	\$57,545	\$46,000	\$48,424	\$60,690	\$63,251	\$60,690	\$62,468	\$73,060	\$82,434
233	07-1-04362-000	46	\$28,600	\$27,914	\$27,740	\$29,202	\$27,740	\$28,911	\$27,740	\$28,553	\$23,010	\$25,962
234	07-1-04363-000	39	\$75,260	\$73,454	\$88,480	\$93,143	\$88,480	\$92,214	\$88,480	\$91,072	\$88,480	\$99,832
235	07-1-04364-000		\$11,830	\$11,546	\$11,660	\$12,274	\$11,660	\$12,152	\$11,660	\$12,002	\$11,660	\$13,156
236	07-1-04365-000		\$13,920	\$13,586	\$9,190	\$9,674	\$9,190	\$9,578	\$9,190	\$9,459	\$9,190	\$10,369
237	07-1-04366-000		\$445,540	\$434,847	\$693,440	\$729,984	\$693,440	\$722,703	\$693,440	\$713,758	\$693,440	\$782,408
238	07-1-04367-000	23	\$94,760	\$92,486	\$101,030	\$106,354	\$101,030	\$105,293	\$101,030	\$103,990	\$101,030	\$113,992
239	07-1-04368-000		\$12,350	\$12,054	\$3,970	\$4,179	\$3,970	\$4,138	\$3,970	\$4,086	\$3,970	\$4,479
240	07-1-04369-000	92	\$40,800	\$39,821	\$40,230	\$42,350	\$40,230	\$41,928	\$40,230	\$41,409	\$35,490	\$40,043
241	07-1-04370-000	46	\$30,170	\$29,446	\$46,210	\$48,645	\$46,210	\$48,160	\$46,210	\$47,564	\$38,320	\$43,236
242	07-1-04381-000		\$61,910	\$60,424	\$70,380	\$74,089	\$70,380	\$73,350	\$70,380	\$72,442	\$70,380	\$79,410
243	07-1-04381-000	138	\$61,910	\$60,424	\$70,380	\$74,089	\$70,380	\$73,350	\$70,380	\$72,442	\$70,380	\$79,410
244	07-1-04383-000		\$17,400	\$16,982	\$14,950	\$15,738	\$14,950	\$15,581	\$14,950	\$15,388	\$14,950	\$16,868
245	07-1-04383-000	121	\$17,400	\$16,982	\$14,950	\$15,738	\$14,950	\$15,581	\$14,950	\$15,388	\$14,950	\$16,868
246												
247	07-1-04384-000		\$13,070	\$12,756	\$4,350	\$4,579	\$4,350	\$4,534	\$15,400	\$15,851	\$12,770	\$14,408
248	07-1-04385-000		\$21,360	\$20,847	\$21,360	\$22,486	\$21,360	\$22,261	\$21,360	\$21,986	\$21,360	\$24,100
249	07-1-04385-000		\$21,360	\$20,847	\$21,360	\$22,486	\$21,360	\$22,261	\$21,360	\$21,986	\$21,360	\$24,100
250	07-1-04386-000	106	\$14,790	\$14,435	\$13,350	\$14,054	\$13,350	\$13,913	\$13,350	\$13,741	\$13,350	\$15,063
251	07-1-04387-000	120	\$16,820	\$16,416	\$15,800	\$16,633	\$15,800	\$16,467	\$13,100	\$13,484	\$13,100	\$14,781
252	07-1-04388-000	121	\$14,690	\$14,337	\$13,830	\$14,559	\$13,830	\$14,414	\$13,830	\$14,235	\$11,470	\$12,942
253	07-1-04389-000	50	\$14,780	\$14,425	\$13,270	\$13,969	\$13,270	\$13,830	\$13,270	\$13,659	\$11,000	\$12,411
254	07-1-04390-000		\$26,660	\$26,020	\$12,400	\$13,053	\$12,400	\$12,923	\$12,400	\$12,763	\$12,400	\$13,991
255	07-1-04402-000	96	\$22,730	\$22,184	\$14,990	\$15,780	\$14,990	\$15,623	\$14,990	\$15,429	\$12,430	\$14,025
256	07-1-04402-000	96	\$22,730	\$22,184	\$14,990	\$15,780	\$14,990	\$15,623	\$14,990	\$15,429	\$12,430	\$14,025
257	07-1-04403-000		\$3,230	\$3,152	\$5,600	\$5,895	\$5,600	\$5,836	\$5,600	\$5,764	\$4,640	\$5,235
258	07-1-04403-000		\$3,230	\$3,152	\$5,600	\$5,895	\$5,600	\$5,836	\$5,600	\$5,764	\$4,640	\$5,235
259	07-1-04404-000		\$2,910	\$2,840	\$5,040	\$5,306	\$5,040	\$5,253	\$5,040	\$5,188	\$4,180	\$4,716
260	07-1-04404-000		\$2,910	\$2,840	\$5,040	\$5,306	\$5,040	\$5,253	\$5,040	\$5,188	\$4,180	\$4,716
261	07-1-04405-000	14	\$46,140	\$45,033	\$29,630	\$31,192	\$25,630	\$26,712	\$25,630	\$26,381	\$25,630	\$28,918

CITY OF MATTOON  
MIDTOWN REDEVELOPMENT PROJECT AREA NO.2  
5 YEAR EAV/AGE

#	Tax Id #	Age	Assessed 2001	Eq Value 2001	Assessed 2000	Eq Value 2000	Assessed 1999	Eq Value 1999	Assessed 1998	Eq Value 1998	Assessed 1997	Eq Value 1997
262	07-1-04407-000	102	\$17,530	\$17,109	\$17,990	\$18,938	\$17,990	\$18,749	\$17,990	\$18,517	\$17,990	\$20,298
263	07-1-04410-000	112	\$142,630	\$139,207	\$141,920	\$149,399	\$141,920	\$147,909	\$66,140	\$68,078	\$66,140	\$74,626
264	07-1-04420-000	4	\$285,650	\$278,794	\$285,000	\$300,020	\$285,000	\$297,027	\$285,000	\$293,351	\$10,350	\$11,678
265	07-1-04437-000	15	\$58,150	\$56,754	\$39,910	\$42,013	\$39,910	\$41,594	\$39,910	\$41,079	\$39,910	\$45,030
266	07-1-04438-000	46	\$22,970	\$22,419	\$21,790	\$22,938	\$21,790	\$22,710	\$21,790	\$22,428	\$18,070	\$20,388
267	07-1-04439-000	66	\$17,880	\$17,451	\$18,920	\$19,917	\$18,920	\$19,718	\$18,920	\$19,474	\$15,690	\$17,703
268	07-1-04440-000		\$49,000	\$47,824	\$7,970	\$8,390	\$7,970	\$8,306	\$7,970	\$8,204	\$8,720	\$9,839
269	<b>07-1-04449-000</b>		\$4,890	\$4,773		\$0		\$0		\$0		\$0
270	07-1-04458-000	30	\$84,670	\$82,638	\$90,870	\$95,659	\$86,310	\$89,952	\$86,310	\$88,839	\$86,310	\$97,384
271	07-1-04460-000	18	\$106,920	\$104,354	\$112,900	\$118,850	\$112,900	\$117,664	\$112,900	\$116,208	\$112,900	\$127,385
272	07-1-04663-000	26	\$57,570	\$56,188	\$58,330	\$61,404	\$58,330	\$60,792	\$58,330	\$60,039	\$58,330	\$65,814
273	07-1-04679-000	10	\$67,390	\$65,773	\$70,320	\$74,026	\$70,320	\$73,288	\$70,320	\$72,380	\$70,320	\$79,342
274	07-1-04681-000	14	\$117,460	\$114,641	\$129,610	\$136,440	\$129,610	\$135,080	\$129,610	\$133,408	\$129,610	\$146,239
275	07-1-04684-000		\$25,020	\$24,420	\$18,360	\$19,328	\$18,360	\$19,135	\$18,360	\$18,898	\$18,360	\$20,716
276		101										
277	07-1-04685-000	105	\$12,960	\$12,649	\$13,110	\$13,801	\$13,110	\$13,663	\$13,110	\$13,494	\$10,870	\$12,265
278	07-1-04686-000	96	\$15,280	\$14,913	\$15,960	\$16,801	\$15,960	\$16,634	\$15,960	\$16,428	\$13,240	\$14,939
279	07-1-04687-000	94	\$13,350	\$13,030	\$11,200	\$11,790	\$11,200	\$11,673	\$11,200	\$11,528	\$9,290	\$10,482
280	07-1-04688-000	96	\$11,220	\$10,951	\$11,420	\$12,022	\$11,420	\$11,902	\$11,420	\$11,755	\$9,470	\$10,685
281	07-1-04689-000	90	\$9,360	\$9,135	\$9,490	\$9,990	\$9,490	\$9,890	\$9,490	\$9,768	\$7,870	\$8,880
282	07-1-04691-000	91	\$9,990	\$9,750	\$9,180	\$9,664	\$9,180	\$9,567	\$9,180	\$9,449	\$7,610	\$8,586
283	07-1-04701-000	96	\$12,640	\$12,337	\$13,090	\$13,780	\$13,090	\$13,642	\$13,090	\$13,474	\$10,860	\$12,253
284	07-1-04702-000		\$4,810	\$4,695	\$3,410	\$3,590	\$3,410	\$3,554	\$5,200	\$5,352	\$10,350	\$11,678
285	07-1-04703-000	101	\$13,000	\$12,688	\$16,080	\$16,927	\$16,080	\$16,759	\$14,290	\$14,709	\$11,850	\$13,370
286	07-1-04704-000	121	\$13,000	\$12,688	\$16,610	\$17,485	\$16,610	\$17,311	\$6,310	\$6,495	\$9,600	\$10,832
287	07-1-04705-000	13	\$74,940	\$73,141	\$59,080	\$62,194	\$59,080	\$61,573	\$59,080	\$60,811	\$59,080	\$66,660
288	07-1-04706-000	112	\$20,610	\$20,115	\$26,210	\$27,591	\$26,210	\$27,316	\$26,210	\$26,978	\$21,730	\$24,518
289	07-1-04707-000	106	\$15,330	\$14,962	\$6,150	\$6,474	\$6,150	\$6,410	\$6,150	\$6,330	\$5,100	\$5,754
290	07-1-04708-000	101	\$11,750	\$11,468	\$10,670	\$11,232	\$10,670	\$11,120	\$10,670	\$10,983	\$8,850	\$9,985
291	07-1-04709-000	111	\$23,870	\$23,297	\$27,330	\$28,770	\$27,330	\$28,483	\$27,330	\$28,131	\$22,670	\$25,579
292	07-1-04710-000	102	\$15,010	\$14,650	\$14,990	\$15,780	\$14,990	\$15,623	\$14,990	\$15,429	\$12,430	\$14,025
293	07-1-04711-000	74	\$17,210	\$16,797	\$20,020	\$21,075	\$20,020	\$20,865	\$20,020	\$20,607	\$16,600	\$18,730
294	07-1-04721-000	21	\$70,960	\$69,257	\$51,900	\$54,635	\$51,900	\$54,090	\$51,900	\$53,421	\$61,770	\$69,695
295	07-1-04722-000		\$43,660	\$42,612	\$48,430	\$50,982	\$48,430	\$50,474	\$48,430	\$49,849	\$48,430	\$54,644
296	07-1-04723-000	96	\$13,070	\$12,756	\$11,680	\$12,296	\$11,680	\$12,173	\$8,340	\$8,584	\$8,340	\$9,410
297	07-1-04724-000	21	\$26,420	\$25,786	\$20,560	\$21,644	\$20,560	\$21,428	\$20,560	\$21,162	\$20,560	\$23,198
298	07-1-04725-000	101	\$20,410	\$19,920	\$19,760	\$20,801	\$19,760	\$20,594	\$19,760	\$20,339	\$16,390	\$18,493



CITY OF MATTOON  
MIDTOWN REDEVELOPMENT PROJECT AREA NO.2  
5 YEAR EAV/AGE

#	Tax Id #	Age	Assessed 2001	Eq Value 2001	Assessed 2000	Eq Value 2000	Assessed 1999	Eq Value 1999	Assessed 1998	Eq Value 1998	Assessed 1997	Eq Value 1997
299	07-1-04726-000	86	\$19,990	\$19,510	\$21,230	\$22,349	\$21,230	\$22,126	\$21,230	\$21,852	\$17,610	\$19,869
300	07-1-04727-000	116	\$10,360	\$10,111	\$11,410	\$12,011	\$11,410	\$11,892	\$11,410	\$11,744	\$9,460	\$10,674
301	07-1-04728-000	21	\$12,150	\$11,858	\$18,360	\$19,328	\$13,040	\$13,590	\$13,040	\$13,422	\$13,040	\$14,713
302	07-1-04729-000	81	\$15,890	\$15,509	\$10,350	\$10,895	\$10,350	\$10,787	\$10,350	\$10,653	\$8,580	\$9,681
303	07-1-04730-000	101	\$15,000	\$14,640	\$13,080	\$13,769	\$13,080	\$13,632	\$13,080	\$13,463	\$10,850	\$12,242
304	07-1-04924-000	101	\$22,280	\$21,745	\$20,500	\$21,580	\$20,500	\$21,365	\$20,500	\$21,101	\$17,000	\$19,181
305	07-1-04925-000	46	\$19,420	\$18,954	\$19,620	\$20,654	\$19,620	\$20,448	\$19,620	\$20,195	\$16,270	\$18,357
306	07-1-04926-000	85	\$20,240	\$19,754	\$20,420	\$21,496	\$20,420	\$21,282	\$20,420	\$21,018	\$20,420	\$23,040
307	07-1-04927-000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
308	07-1-04928-000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
309	07-1-04944-000	22	\$126,780	\$123,737	\$132,040	\$138,999	\$132,040	\$137,612	\$132,040	\$135,909	\$214,790	\$242,348
310	07-1-04946-000		\$9,110	\$8,891	\$32,590	\$34,307	\$32,590	\$33,965	\$32,590	\$33,545	\$27,020	\$30,487
311	07-1-04947-000	75	\$31,080	\$30,334	\$30,950	\$32,581	\$30,950	\$32,256	\$36,430	\$37,497	\$30,210	\$34,086
312	07-1-04948-000	39	\$119,491	\$116,623	\$110,000	\$115,797	\$163,070	\$169,952	\$163,070	\$167,848	\$163,070	\$183,992
313	07-1-04964-000		\$7,000	\$6,832	\$8,610	\$9,064	\$8,610	\$8,973	\$8,610	\$8,862	\$10,770	\$12,152
314	07-1-04965-000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
315	07-1-04968-000	66	\$19,200	\$18,739	\$16,280	\$17,138	\$16,280	\$16,967	\$16,280	\$16,757	\$13,500	\$15,232
316	07-1-04969-000	70	\$23,660	\$23,092	\$21,370	\$22,496	\$21,370	\$22,272	\$21,370	\$21,996	\$21,370	\$24,112
317	07-1-04986-000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
318	07-1-04988-000		\$0	\$0	\$0	\$0	\$16,100	\$16,779	\$16,100	\$16,572	\$8,050	\$9,083
319	07-1-04990-000		\$12,540	\$12,239	\$8,050	\$8,474	\$8,050	\$8,390	\$8,050	\$8,286	\$8,050	\$9,083
320	07-1-04991-000	45	\$21,850	\$21,326	\$23,330	\$24,559	\$23,330	\$24,315	\$23,330	\$24,014	\$23,330	\$26,323
321	07-1-05004-000	1	\$126,440	\$123,405	\$6,930	\$7,295	\$6,930	\$7,222	\$6,930	\$7,133	\$40,080	\$45,222
322	07-1-05005-000	92	\$16,090	\$15,704	\$13,990	\$14,727	\$13,990	\$14,580	\$13,990	\$14,400	\$13,990	\$15,785
323	07-1-05006-000		\$16,030	\$15,645	\$16,920	\$17,812	\$16,920	\$17,634	\$16,920	\$17,416	\$16,920	\$19,091
324	07-1-05007-000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
325	07-1-05008-000		\$10,860	\$10,599	\$4,820	\$5,074	\$4,820	\$5,023	\$4,820	\$4,961	\$5,320	\$6,003
326	07-1-05018-000	2	\$535,870	\$523,009	\$295,300	\$310,862	\$99,990	\$104,210	\$20,550	\$21,152	\$20,550	\$23,187
327	07-1-05019-000		\$92,470	\$90,251	\$54,680	\$57,562	\$54,680	\$56,987	\$54,680	\$56,282	\$54,680	\$61,695
328	07-1-05020-000		\$16,840	\$16,436	\$14,530	\$15,296	\$14,530	\$15,143	\$14,530	\$14,956	\$14,530	\$16,394
329	07-1-05021-000		\$74,600	\$72,810	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
330	07-1-05034-000	152	\$7,730	\$7,544	\$7,330	\$7,716	\$7,330	\$7,639	\$7,330	\$7,545	\$6,080	\$6,860
331	07-1-05035-000	72	\$12,970	\$12,659	\$9,450	\$9,948	\$9,450	\$9,849	\$9,450	\$9,727	\$8,640	\$9,749
332	07-1-05036-000	31	\$12,350	\$12,054	\$13,590	\$14,306	\$13,590	\$14,163	\$13,590	\$13,988	\$19,980	\$22,543
333	07-1-05117-000	53	\$9,090	\$8,872	\$7,330	\$7,716	\$7,330	\$7,639	\$7,330	\$7,545	\$7,330	\$8,270
334	07-1-05118-000		\$42,540	\$41,519	\$42,540	\$44,782	\$42,540	\$44,335	\$42,540	\$43,786	\$42,540	\$47,998
335	07-1-05119-000	2	\$89,530	\$87,381	\$85,590	\$90,101	\$39,150	\$40,802	\$39,150	\$40,297	\$39,150	\$44,173

CITY OF MATTOON  
MIDTOWN REDEVELOPMENT PROJECT AREA NO.2  
5 YEAR EAV/AGE

#	Tax Id #	Age	Assessed 2001	Eq Value 2001	Assessed 2000	Eq Value 2000	Assessed 1999	Eq Value 1999	Assessed 1998	Eq Value 1998	Assessed 1997	Eq Value 1997
336	07-1-05132-000	55	\$7,350	\$7,174	\$7,350	\$7,737	\$7,350	\$7,660	\$7,350	\$7,565	\$7,350	\$8,293
337	07-1-05134-000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
338	07-1-05143-000	97	\$13,710	\$13,381	\$16,000	\$16,843	\$16,000	\$16,675	\$16,000	\$16,469	\$16,000	\$18,053
339	07-1-05144-000		\$2,770	\$2,704	\$1,530	\$1,611	\$1,530	\$1,595	\$1,530	\$1,575	\$1,530	\$1,726
340	07-1-05154-000		\$24,290	\$23,707	\$19,080	\$20,086	\$22,080	\$23,012	\$22,080	\$22,727	\$22,080	\$24,913
341	07-1-05155-000		\$15,170	\$14,806	\$1,580	\$1,663	\$1,580	\$1,647	\$1,580	\$1,626	\$1,580	\$1,783
342	07-1-05156-000		\$15,170	\$14,806	\$1,580	\$1,663	\$1,580	\$1,647	\$1,580	\$1,626	\$1,310	\$1,478
343	07-1-05157-000	25	\$6,000	\$5,856	\$19,820	\$20,865	\$19,820	\$20,656	\$19,820	\$20,401	\$19,820	\$22,363
344	07-1-05158-000		\$13,620	\$13,293	\$12,480	\$13,138	\$12,480	\$13,007	\$7,900	\$8,131	\$5,950	\$6,713
345	07-1-05159-000	45	\$9,320	\$9,096	\$5,090	\$5,358	\$5,090	\$5,305	\$5,090	\$5,239	\$5,090	\$5,743
346	07-1-05160-000	45	\$8,330	\$8,130	\$5,650	\$5,948	\$5,650	\$5,888	\$5,650	\$5,816	\$5,650	\$6,375
347	<b>07-1-05161-000</b>		\$4,670	\$4,558	\$1,130	\$1,190	\$1,130	\$1,178	\$1,130	\$1,163	\$7,810	\$8,812
348	07-1-05162-000	45	\$9,250	\$9,028	\$6,720	\$7,074	\$6,720	\$7,004	\$6,720	\$6,917	\$5,570	\$6,285
349	07-1-05163-000	48	\$29,680	\$28,968	\$28,850	\$30,370	\$28,850	\$30,067	\$28,850	\$29,695	\$28,850	\$32,551
350	<b>07-1-05164-000</b>		\$39,000	\$38,064	\$3,000	\$3,158	\$1,130	\$1,178	\$1,130	\$1,163	\$7,810	\$8,812
351	07-1-05179-000	23	\$52,340	\$51,084	\$44,980	\$47,350	\$44,980	\$46,878	\$44,980	\$46,298	\$44,980	\$50,751
352	07-1-05180-000		\$34,090	\$33,272	\$32,670	\$34,392	\$32,670	\$34,049	\$32,670	\$33,627	\$32,670	\$36,862
353	07-1-05254-000		\$1,670	\$1,630	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
354	07-1-05905-000	82	\$8,570	\$8,364	\$5,930	\$6,243	\$5,930	\$6,180	\$5,930	\$6,104	\$5,930	\$6,691
355	07-1-06810-000	14	\$100,080	\$97,678	\$94,560	\$99,543	\$94,560	\$98,550	\$94,560	\$97,331	\$94,560	\$106,692
356	07-1-07619-000		\$12,740	\$12,434	\$5,850	\$6,158	\$5,850	\$6,097	\$5,850	\$6,021	\$5,850	\$6,601
357	07-1-07620-000	74	\$27,180	\$26,528	\$28,400	\$29,897	\$28,400	\$29,598	\$28,400	\$29,232	\$28,400	\$32,044
358	07-1-07622-000		\$11,620	\$11,341	\$8,290	\$8,727	\$8,290	\$8,640	\$8,290	\$8,533	\$8,290	\$9,354
359	07-1-07623-000	54	\$15,200	\$14,835	\$14,000	\$14,738	\$17,330	\$18,061	\$17,330	\$17,838	\$17,330	\$19,553
360	07-1-07624-000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
361	07-1-07625-000		\$5,830	\$5,690	\$3,230	\$3,400	\$3,230	\$3,366	\$3,230	\$3,325	\$3,230	\$3,644
362	07-1-07626-000		\$1,000	\$976	\$4,250	\$4,474	\$4,250	\$4,429	\$4,250	\$4,375	\$4,250	\$4,795
363	07-1-07627-000		\$5,170	\$5,046	\$2,000	\$2,105	\$2,000	\$2,084	\$2,000	\$2,059	\$2,000	\$2,257
364	07-1-07628-000		\$3,710	\$3,621	\$1,130	\$1,190	\$1,130	\$1,178	\$1,130	\$1,163	\$1,130	\$1,275
365	07-1-07629-000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
366	07-1-46890-000	106	\$20,900	\$20,398		\$0		\$0		\$0		\$0
367	07-2-08806-000		\$37,850	\$36,942	\$31,470	\$33,128	\$5,910	\$6,159	\$5,910	\$6,083	\$4,900	\$5,529
368	07-2-10509-000	1	\$916,940	\$894,933	\$47,540	\$50,045	\$21,660	\$22,574	\$29,850	\$30,725	\$29,850	\$33,680
369	07-2-10573-000	77	\$209,430	\$204,404	\$174,200	\$183,380	\$310,200	\$323,290	\$310,200	\$319,289	\$310,200	\$349,999
370	07-2-10585-000			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
371	07-2-10586-000		\$26,840	\$26,196	\$16,060	\$16,906	\$16,060	\$16,738	\$16,060	\$16,531	\$16,060	\$18,120
372	07-2-10587-000	77	\$18,970	\$18,515	\$14,010	\$14,748	\$14,010	\$14,601	\$14,010	\$14,420	\$14,010	\$15,807

CITY OF MATTOON  
MIDTOWN REDEVELOPMENT PROJECT AREA NO.2  
5 YEAR EAV/AGE

#	Tax Id #	Age	Assessed 2001	Eq Value 2001	Assessed 2000	Eq Value 2000	Assessed 1999	Eq Value 1999	Assessed 1998	Eq Value 1998	Assessed 1997	Eq Value 1997
373	07-2-10588-000	54	\$51,970	\$50,723	\$52,590	\$55,361	\$52,590	\$54,809	\$52,590	\$54,131	\$52,590	\$59,337
374	07-2-10599-000	112	\$42,350	\$41,334	\$28,260	\$29,749	\$28,260	\$29,453	\$28,260	\$29,088	\$28,260	\$31,886
375	07-2-10600-000		\$9,720	\$9,487	\$7,650	\$8,053	\$7,650	\$7,973	\$7,650	\$7,874	\$7,650	\$8,631
376	07-2-10602-000		\$8,080	\$7,886	\$8,810	\$9,274	\$17,950	\$18,707	\$17,950	\$18,476	\$17,950	\$20,253
377	07-2-10615-000		\$61,620	\$60,141	\$41,990	\$44,203	\$151,960	\$158,373	\$151,770	\$156,217	\$192,630	\$217,344
378	07-2-10630-000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
379	07-2-11075-000	92	\$6,660	\$6,500	\$8,080	\$8,506	\$8,080	\$8,421	\$8,080	\$8,317	\$8,080	\$9,117
380	07-2-11077-000	6	\$74,400	\$72,614	\$73,310	\$77,173	\$73,310	\$76,404	\$73,310	\$75,458	\$73,310	\$82,716
381	07-2-11078-000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
382	07-2-11079-000	62	\$4,320	\$4,216	\$9,640	\$10,148	\$9,640	\$10,047	\$9,640	\$9,922	\$9,640	\$10,877
383	07-2-11088-000		\$830	\$810	\$590	\$621	\$590	\$615	\$590	\$607	\$590	\$666
384		112										
385	07-2-11089-000	117	\$10,180	\$9,936	\$11,170	\$11,759	\$11,170	\$11,641	\$11,170	\$11,497	\$11,170	\$12,603
386	07-2-11090-000	107	\$10,860	\$10,599	\$12,320	\$12,969	\$12,320	\$12,840	\$12,320	\$12,681	\$12,320	\$13,901
387	07-2-11092-000	97	\$6,830	\$6,666	\$6,810	\$7,169	\$6,810	\$7,097	\$6,810	\$7,010	\$6,810	\$7,684
388	07-2-11093-000	102	\$12,140	\$11,849	\$12,690	\$13,359	\$12,690	\$13,226	\$12,690	\$13,062	\$12,690	\$14,318
389	07-2-11094-000	79	\$5,570	\$5,436	\$3,500	\$3,684	\$6,990	\$7,285	\$6,990	\$7,195	\$6,990	\$7,887
390	07-2-11096-000	82	\$7,580	\$7,398	\$8,070	\$8,495	\$8,070	\$8,411	\$8,070	\$8,306	\$8,070	\$9,105
391	07-2-11097-000		\$7,940	\$7,749	\$7,170	\$7,548	\$7,170	\$7,473	\$7,170	\$7,380	\$7,170	\$8,090
392	07-2-11098-000		\$7,990	\$7,798	\$7,170	\$7,548	\$7,170	\$7,473	\$7,170	\$7,380	\$7,170	\$8,090
393	07-2-11099-000	102	\$5,570	\$5,436	\$3,500	\$3,684	\$0	\$0	\$0	\$0	\$0	\$0
394	07-2-11108-000	8	\$59,600	\$58,170	\$56,060	\$59,014	\$56,060	\$58,426	\$56,060	\$57,703	\$56,060	\$63,252
395	07-2-11109-000	102	\$49,560	\$48,371	\$3,500	\$3,684	\$45,330	\$47,243	\$45,330	\$46,658	\$45,330	\$51,146
396	07-2-11110-000	88	\$14,500	\$14,152	\$10,020	\$10,548	\$10,020	\$10,443	\$10,020	\$10,314	\$10,020	\$11,306
397	07-2-11111-000	87	\$13,000	\$12,688	\$10,770	\$11,338	\$10,770	\$11,224	\$10,770	\$11,086	\$10,770	\$12,152
398	07-2-11112-000	82	\$9,460	\$9,233	\$6,670	\$7,022	\$6,670	\$6,951	\$6,670	\$6,865	\$6,670	\$7,526
399	07-2-11113-000		\$30,700	\$29,963	\$14,000	\$14,738	\$14,000	\$14,591	\$14,000	\$14,410	\$14,000	\$15,796
400	07-2-11124-000	91	\$21,130	\$20,623	\$3,740	\$3,937	\$3,740	\$3,898	\$3,740	\$3,850	\$3,740	\$4,220
401	07-2-11125-000	91	\$20,660	\$20,164	\$18,330	\$19,296	\$18,330	\$19,104	\$18,330	\$18,867	\$18,330	\$20,682
402	07-2-11126-000	87	\$14,080	\$13,742	\$8,970	\$9,443	\$8,970	\$9,349	\$8,970	\$9,233	\$8,970	\$10,121
403	07-2-11127-000	46	\$7,230	\$7,056	\$7,430	\$7,822	\$7,430	\$7,744	\$7,430	\$7,648	\$6,160	\$6,950
404	07-2-11128-000	46	\$5,900	\$5,758	\$5,710	\$6,011	\$5,710	\$5,951	\$5,710	\$5,877	\$4,730	\$5,337
405	07-2-11129-000	46	\$9,580	\$9,350	\$9,310	\$9,801	\$11,110	\$11,579	\$12,290	\$12,650	\$10,190	\$11,497
406	07-2-11130-000	46	\$7,840	\$7,652	\$6,910	\$7,274	\$6,910	\$7,202	\$6,910	\$7,112	\$5,730	\$6,465
407	07-2-11131-000	40	\$11,010	\$10,746	\$7,170	\$7,548	\$7,170	\$7,473	\$7,170	\$7,380	\$5,940	\$6,702
408	07-2-11132-000	46	\$9,240	\$9,018	\$12,290	\$12,938	\$12,290	\$12,809	\$12,290	\$12,650	\$10,190	\$11,497
409	07-2-11133-000	46	\$9,020	\$8,804	\$7,540	\$7,937	\$7,540	\$7,858	\$7,540	\$7,761	\$6,250	\$7,052

CITY OF MATTOON  
MIDTOWN REDEVELOPMENT PROJECT AREA NO.2  
5 YEAR EAV/AGE

#	Tax Id #	Age	Assessed 2001	Eq Value 2001	Assessed 2000	Eq Value 2000	Assessed 1999	Eq Value 1999	Assessed 1998	Eq Value 1998	Assessed 1997	Eq Value 1997
410	07-2-11134-000	46	\$14,220	\$13,879	\$10,190	\$15,313	\$10,190	\$10,620	\$10,190	\$10,489	\$8,450	\$9,534
411	07-2-11135-000	46	\$5,470	\$5,339	\$6,590	\$9,903	\$6,590	\$6,868	\$6,590	\$6,783	\$5,460	\$6,161
412	07-2-11136-000	100	\$9,890	\$9,653	\$8,000	\$12,022	\$8,000	\$8,338	\$8,000	\$8,234	\$6,630	\$7,481
413	07-2-11137-000	46	\$9,540	\$9,311	\$7,400	\$11,120	\$7,400	\$7,712	\$7,400	\$7,617	\$6,130	\$6,916
414	07-2-11138-000	45	\$7,640	\$7,457	\$4,550	\$6,837	\$4,550	\$4,742	\$4,550	\$4,683	\$3,770	\$4,254
415	07-2-11139-000	96	\$7,610	\$7,427	\$4,500	\$6,762	\$4,500	\$4,690	\$4,550	\$4,683	\$4,550	\$5,134
416	07-2-11140-000	46	\$5,650	\$5,514	\$3,860	\$5,800	\$3,860	\$4,023	\$3,860	\$3,973	\$3,200	\$3,611
417	07-2-11141-000	46	\$8,870	\$8,657	\$7,150	\$10,744	\$7,150	\$7,452	\$7,150	\$7,359	\$5,930	\$6,691
418	07-2-11415-000	46	\$13,130	\$12,815	\$11,280	\$16,950	\$11,280	\$11,756	\$11,280	\$11,611	\$11,280	\$12,727
419	07-2-11416-000	46	\$10,560	\$10,307	\$5,440	\$8,175	\$5,440	\$5,670	\$5,440	\$5,599	\$4,510	\$5,089
420	07-2-11417-000	46	\$10,730	\$10,472	\$3,150	\$4,734	\$3,150	\$3,283	\$3,150	\$3,242	\$2,610	\$2,945
421	07-2-11418-000	44	\$16,930	\$16,524	\$6,930	\$10,414	\$6,930	\$7,222	\$6,930	\$7,133		\$0
422	07-2-11419-000	46	\$9,900	\$9,662	\$4,760	\$7,153	\$4,760	\$4,961	\$4,760	\$4,899		\$0
423	07-2-11420-000		\$1,260	\$1,230	\$1,150	\$1,728	\$1,150	\$1,199	\$1,150	\$1,184	\$950	\$1,072
424	07-2-11421-000	46	\$1,950	\$1,903	\$2,970	\$4,463	\$2,970	\$3,095	\$2,970	\$3,057	\$2,460	\$2,776
425	07-2-11422-000	46	\$25,440	\$24,829	\$22,770	\$34,216	\$22,770	\$23,731	\$22,770	\$23,437	\$18,880	\$21,302
426	07-2-11423-000	46	\$13,740	\$13,410	\$12,860	\$19,325	\$12,860	\$13,403	\$12,860	\$13,237	\$10,660	\$12,028
427	07-2-11424-000	46	\$9,470	\$9,243	\$5,700	\$8,565	\$5,700	\$5,941	\$5,700	\$5,867	\$4,730	\$5,337
428	07-2-11425-000		\$27,540	\$26,879	\$21,060	\$31,647	\$21,060	\$21,949	\$21,060	\$21,677	\$17,460	\$19,700
429	07-2-11448-000		\$4,100	\$4,002	\$2,670	\$4,012	\$2,670	\$2,783	\$2,670	\$2,748	\$2,670	\$3,013
430	07-2-11449-000		\$3,330	\$3,250	\$2,670	\$4,012	\$2,670	\$2,783	\$2,670	\$2,748	\$2,670	\$3,013
431	07-2-11450-000		\$3,330	\$3,250	\$2,670	\$4,012	\$2,670	\$2,783	\$2,670	\$2,748	\$2,670	\$3,013
432	07-2-11451-000		\$4,100	\$4,002	\$2,030	\$3,050	\$2,030	\$2,116	\$2,030	\$2,089	\$2,030	\$2,290
433	07-2-11452-000	46	\$13,240	\$12,922	\$4,530	\$6,807	\$4,530	\$4,721	\$6,880	\$7,082	\$5,700	\$6,431
434	07-2-11453-000		\$8,620	\$8,413	\$6,310	\$9,482	\$6,310	\$6,576	\$6,310	\$6,495	\$5,230	\$5,901
435	07-2-11454-000	46	\$10,990	\$10,726	\$5,640	\$8,475	\$5,640	\$5,878	\$5,640	\$5,805	\$4,680	\$5,280
436	07-2-11455-000	46	\$10,470	\$10,219	\$7,760	\$11,661	\$7,390	\$7,702	\$7,390	\$7,607	\$6,130	\$6,916
437	07-2-11456-000	46	\$9,590	\$9,360	\$7,150	\$10,744	\$7,150	\$7,452	\$7,150	\$7,359	\$5,930	\$6,691
438	07-2-11457-000	46	\$9,390	\$9,165	\$5,140	\$7,724	\$5,140	\$5,357	\$5,140	\$5,291	\$4,260	\$4,807
439	07-2-11458-000		\$11,080	\$10,814	\$6,160	\$9,257	\$6,160	\$6,420	\$6,160	\$6,340	\$5,110	\$5,766
440	07-2-11483-000	13	\$36,900	\$36,014	\$37,000	\$55,600	\$37,000	\$38,561	\$37,000	\$38,084	\$37,000	\$41,747
441	07-2-11493-000		\$17,620	\$17,197	\$7,300	\$10,970	\$7,300	\$7,608	\$7,300	\$7,514	\$7,300	\$8,237
442	07-2-11494-000		\$12,780	\$12,473	\$2,690	\$4,042	\$2,690	\$2,804	\$2,690	\$2,769	\$2,690	\$3,035
443	07-2-11495-000	78	\$7,850	\$7,662	\$8,910	\$13,389	\$8,910	\$9,286	\$8,910	\$9,171	\$8,910	\$10,053
444	07-2-11496-000		\$7,110	\$6,939	\$3,820	\$5,740	\$3,820	\$3,981	\$3,820	\$3,932	\$3,170	\$3,577
445	07-2-11497-000		\$3,160	\$3,084	\$2,690	\$4,042	\$2,690	\$2,804	\$2,690	\$2,769	\$2,230	\$2,516
446	07-2-11508-000	92	\$19,010	\$18,554	\$30,470	\$45,787	\$30,470	\$31,756	\$30,470	\$31,363	\$30,470	\$34,379

CITY OF MATTOON  
MIDTOWN REDEVELOPMENT PROJECT AREA NO.2  
5 YEAR EAV/AGE

#	Tax Id #	Age	Assessed 2001	Eq Value 2001	Assessed 2000	Eq Value 2000	Assessed 1999	Eq Value 1999	Assessed 1998	Eq Value 1998	Assessed 1997	Eq Value 1997
447	07-2-11510-000		\$37,930	\$37,020	\$23,600	\$24,844	\$23,600	\$24,596	\$23,600	\$24,291	\$23,600	\$26,628
448	07-2-11524-000		\$5,830	\$5,690	\$4,980	\$5,242	\$4,980	\$5,190	\$4,980	\$5,126	\$4,980	\$5,619
449	07-2-11525-000		\$51,140	\$49,913	\$32,150	\$33,844	\$32,150	\$33,507	\$32,150	\$33,092	\$32,150	\$36,275
450	07-2-11526-000		\$9,250	\$9,028	\$10,170	\$10,706	\$10,170	\$10,599	\$10,170	\$10,468	\$10,170	\$11,475
451	07-2-11527-000		\$19,690	\$19,217	\$22,340	\$23,517	\$22,340	\$23,283	\$22,340	\$22,995	\$22,340	\$25,206
452	07-2-11528-000		\$5,020	\$4,900	\$1,630	\$1,716	\$1,630	\$1,699	\$1,630	\$1,678	\$1,630	\$1,839
453	07-2-11529-000	14	\$52,510	\$51,250	\$35,730	\$37,613	\$35,730	\$37,238	\$35,730	\$36,777	\$35,730	\$40,314
454	07-2-11538-000		\$5,670	\$5,534	\$3,230	\$3,400	\$3,230	\$3,366	\$3,230	\$3,325	\$3,230	\$3,644
455	07-2-11539-000	45	\$17,020	\$16,612	\$7,230	\$7,611	\$7,230	\$7,535	\$7,230	\$7,442	\$5,990	\$6,759
456	07-2-11540-000		\$1,750	\$1,708	\$1,390	\$1,463	\$1,390	\$1,449	\$1,390	\$1,431	\$1,390	\$1,568
457	07-2-11542-000		\$45,690	\$44,593	\$34,140	\$35,939	\$34,140	\$35,581	\$34,140	\$35,140	\$34,140	\$38,520
458	07-2-11550-000	10	\$29,510	\$28,802	\$13,890	\$14,622	\$13,890	\$14,476	\$13,890	\$14,297	\$13,890	\$15,672
459	07-2-11551-000		\$29,720	\$29,007	\$22,510	\$23,696	\$22,510	\$23,460	\$22,510	\$23,170	\$22,510	\$25,398
460	07-2-11553-000	110	\$9,240	\$9,018	\$7,960	\$8,379	\$7,960	\$8,296	\$6,600	\$6,793	\$6,600	\$7,447
461	07-2-11554-000	119	\$10,280	\$10,033	\$9,530	\$10,032	\$9,530	\$9,932	\$9,530	\$9,809	\$7,900	\$8,914
462	07-2-11555-000	111	\$12,380	\$12,083	\$6,860	\$7,222	\$6,860	\$7,149	\$6,860	\$7,061	\$5,690	\$6,420
463	07-2-11556-000	96	\$12,310	\$12,015	\$13,320	\$14,022	\$13,320	\$13,882	\$13,320	\$13,710	\$11,440	\$12,908
464	07-2-11557-000	101	\$10,280	\$10,033	\$4,470	\$4,706	\$4,470	\$4,659	\$4,470	\$4,601	\$3,700	\$4,175
465	07-2-11558-000		\$14,560	\$14,211	\$14,600	\$15,369	\$14,600	\$15,216	\$14,600	\$15,028	\$12,100	\$13,652
466	07-2-11559-000	45	\$13,600	\$13,274	\$6,500	\$6,843	\$6,500	\$6,774	\$6,500	\$6,690	\$5,390	\$6,082
467	07-2-11560-000	46	\$15,880	\$15,499	\$11,820	\$12,443	\$11,820	\$12,319	\$11,820	\$12,166	\$9,800	\$11,057
468	07-2-11561-000	46	\$10,790	\$10,531	\$2,320	\$2,442	\$2,320	\$2,418	\$2,320	\$2,388	\$1,920	\$2,166
469	07-2-11571-000	95	\$8,000	\$7,808	\$2,550	\$2,684	\$2,550	\$2,658	\$2,550	\$2,625	\$2,110	\$2,381
470	07-2-11572-000	74	\$19,670	\$19,198	\$16,730	\$17,612	\$16,730	\$17,436	\$16,730	\$17,220	\$13,870	\$15,650
471	07-2-11573-000	111	\$8,380	\$8,179	\$4,270	\$4,495	\$4,270	\$4,450	\$4,270	\$4,395	\$3,220	\$3,633
472	07-2-11575-000		\$2,350	\$2,294	\$1,560	\$1,642	\$1,560	\$1,626	\$1,560	\$1,606	\$1,290	\$1,456
473	07-2-11576-000	119	\$15,050	\$14,689	\$13,660	\$14,380	\$13,660	\$14,236	\$13,660	\$14,060	\$11,330	\$12,784
474	07-2-11577-000	82	\$13,030	\$12,717	\$11,550	\$12,159	\$11,550	\$12,037	\$11,550	\$11,888	\$9,580	\$10,809
475	07-2-11578-000	99	\$7,270	\$7,096	\$4,770	\$5,021	\$4,770	\$4,971	\$4,770	\$4,910	\$3,960	\$4,468
476	07-2-11588-000	96	\$14,910	\$14,552	\$14,390	\$15,148	\$14,390	\$14,997	\$14,390	\$14,812	\$11,930	\$13,461
477	07-2-11589-000	101	\$19,620	\$19,149	\$10,080	\$10,611	\$10,080	\$10,505	\$10,080	\$10,375	\$8,360	\$9,433
478	07-2-11590-000	102	\$15,180	\$14,816	\$5,990	\$6,306	\$5,990	\$6,243	\$5,990	\$6,166	\$4,970	\$5,608
479	07-2-11591-000	106	\$10,050	\$9,809	\$3,220	\$3,390	\$3,220	\$3,356	\$3,220	\$3,314	\$2,670	\$3,013
480	07-2-11662-000	45	\$31,740	\$30,978	\$12,630	\$13,296	\$12,630	\$13,163	\$12,630	\$13,000	\$10,470	\$11,813
481	07-2-11663-000	45	\$17,130	\$16,719		\$0		\$0		\$0		\$0
482	07-2-11664-000		\$5,240	\$5,114	\$3,130	\$3,295	\$3,130	\$3,262	\$3,130	\$3,222	\$3,130	\$3,532
483	07-2-11666-000		\$53,270	\$51,992	\$64,080	\$67,457	\$64,080	\$66,784	\$64,080	\$65,958	\$64,080	\$72,301

CITY OF MATTOON  
MIDTOWN REDEVELOPMENT PROJECT AREA NO.2  
5 YEAR EAV/AGE

#	Tax Id #	Age	Assessed 2001	Eq Value 2001	Assessed 2000	Eq Value 2000	Assessed 1999	Eq Value 1999	Assessed 1998	Eq Value 1998	Assessed 1997	Eq Value 1997
484	07-2-11676-000			\$0	\$0	\$0	\$0		\$0		\$0	
485	07-2-11677-000	62	\$5,510	\$5,378	\$7,890	\$8,306	\$7,890	\$8,223	\$7,890	\$8,121	\$7,890	\$8,902
486	07-2-11677-001		\$2,660	\$2,596	\$650	\$684	\$650	\$677	\$650	\$669	\$650	\$733
487	07-2-11678-000	51	\$22,390	\$21,853	\$9,570	\$10,074	\$9,570	\$9,974	\$9,570	\$9,850	\$9,570	\$10,798
488	07-2-11679-000	79	\$7,260	\$7,086	\$5,380	\$5,664	\$5,380	\$5,607	\$5,380	\$5,538	\$5,380	\$6,070
489	07-2-11680-000	55	\$14,650	\$14,298	\$11,350	\$11,948	\$11,350	\$11,829	\$11,350	\$11,683	\$11,350	\$12,806
490	07-2-11681-000		\$12,050	\$11,761	\$2,570	\$2,705	\$2,570	\$2,678	\$2,570	\$2,645	\$2,570	\$2,900
491	07-2-11689-000			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
492	07-2-11690-000	46	\$5,630	\$5,495	\$8,880	\$9,348	\$8,880	\$9,255	\$8,880	\$9,140	\$7,370	\$8,316
493	07-2-11691-000		\$56,700	\$55,339	\$53,150	\$55,951	\$53,150	\$55,393	\$53,150	\$54,707	\$53,150	\$59,969
494	07-2-11692-000		\$6,250	\$6,100	\$2,970	\$3,127	\$2,970	\$3,095	\$2,970	\$3,057	\$2,460	\$2,776
495	07-2-11693-000	9	\$68,580	\$66,934	\$75,900	\$79,900	\$75,900	\$79,103	\$75,900	\$78,124	\$75,900	\$85,638
496	07-2-12123-000	106	\$19,230	\$18,768	\$15,600	\$16,422	\$15,600	\$16,258	\$15,600	\$16,057	\$20,750	\$23,412
497	07-2-12124-000	102	\$13,910	\$13,576	\$13,910	\$14,643	\$13,910	\$14,497	\$13,910	\$14,318	\$1,154	\$1,302
498	07-2-12125-000		\$10,570	\$10,316	\$10,570	\$11,127	\$10,570	\$11,016	\$10,570	\$10,880	\$8,750	\$9,873
499	07-2-12145-000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
500	07-2-12146-000		\$2,500	\$2,440	\$4,410	\$4,642	\$4,410	\$4,596	\$4,410	\$4,539	\$3,660	\$4,130
501	07-2-12398-000	74	\$29,070	\$28,372	\$15,320	\$16,127	\$15,320	\$15,967	\$15,320	\$15,769	\$15,320	\$17,286
502	07-2-12401-000	45	\$9,590	\$9,360	\$4,590	\$4,832	\$4,590	\$4,784	\$4,590	\$4,724	\$4,590	\$5,179
503	07-2-12402-000		\$12,180	\$11,888	\$11,240	\$11,832	\$11,240	\$11,714	\$11,240	\$11,569	\$9,320	\$10,516
504	07-2-12404-000	45	\$11,500	\$11,224	\$3,650	\$3,842	\$3,650	\$3,804	\$3,650	\$3,757	\$3,020	\$3,407
505	07-2-12405-000		\$1,860	\$1,815	\$1,560	\$1,642	\$1,560	\$1,626	\$2,050	\$2,110	\$1,700	\$1,918
506	07-2-12406-000	45	\$9,840	\$9,604	\$4,290	\$4,516	\$4,290	\$4,471	\$4,290	\$4,416	\$3,550	\$4,005
507	07-2-12407-000	45	\$9,940	\$9,701	\$9,350	\$9,843	\$9,350	\$9,745	\$11,270	\$11,600	\$9,350	\$10,550
508	07-2-12408-000	45	\$9,480	\$9,252	\$5,710	\$6,011	\$5,710	\$5,951	\$5,710	\$5,877	\$4,730	\$5,337
509	07-2-12409-000	45	\$5,970	\$5,827	\$3,370	\$3,548	\$3,370	\$3,512	\$3,370	\$3,469	\$2,790	\$3,148
510	07-2-12414-000		\$3,100	\$3,026	\$1,560	\$1,642	\$1,560	\$1,626	\$2,720	\$2,800	\$2,250	\$2,539
511	07-2-12415-000	60	\$19,000	\$18,544	\$17,430	\$18,349	\$17,430	\$18,166	\$17,430	\$17,941	\$17,430	\$19,666
512	07-2-12416-000	12	\$91,450	\$89,255	\$85,120	\$89,606	\$85,120	\$88,712	\$85,120	\$87,614	\$85,120	\$96,041
513	07-2-12417-000	2	\$9,490	\$9,262	\$9,970	\$10,495	\$2,410	\$2,512	\$2,410	\$2,481	\$2,000	\$2,257
514	07-2-12418-000		\$8,800	\$8,589	\$5,730	\$6,032	\$5,730	\$5,972	\$5,730	\$5,898	\$5,730	\$6,465
515	07-2-12423-000	45	\$11,580	\$11,302	\$3,380	\$3,558	\$3,380	\$3,523	\$3,380	\$3,479	\$2,800	\$3,159
516	07-2-12424-000	47	\$12,700	\$12,395	\$13,440	\$14,148	\$13,440	\$14,007	\$11,150	\$11,477	\$11,150	\$12,581
517	07-2-12425-000	45	\$9,110	\$8,891	\$4,770	\$5,021	\$4,770	\$4,971	\$4,770	\$4,910	\$3,960	\$4,468
518	07-2-12426-000	45	\$10,560	\$10,307	\$9,700	\$10,211	\$9,700	\$10,109	\$9,700	\$9,984	\$5,920	\$6,680
519	07-2-12427-000	55	\$12,060	\$11,771	\$11,150	\$11,738	\$11,150	\$11,621	\$11,150	\$11,477	\$6,410	\$7,232
520	07-2-12428-000	45	\$12,900	\$12,590	\$11,420	\$12,022	\$11,420	\$11,902	\$11,420	\$11,755	\$9,470	\$10,685

CITY OF MATTOON  
MIDTOWN REDEVELOPMENT PROJECT AREA NO.2  
5 YEAR EAV/AGE

#	Tax Id #	Age	Assessed 2001	Eq Value 2001	Assessed 2000	Eq Value 2000	Assessed 1999	Eq Value 1999	Assessed 1998	Eq Value 1998	Assessed 1997	Eq Value 1997
521	07-2-12429-000	45	\$8,710	\$8,501	\$4,270	\$4,495	\$4,270	\$4,450	\$4,270	\$4,395	\$3,540	\$3,994
522	07-2-12430-000	102	\$9,680	\$9,448	\$11,470	\$12,074	\$11,470	\$11,954	\$11,470	\$11,806	\$9,510	\$10,730
523	07-2-12431-000	7	\$7,340	\$7,164	\$7,130	\$7,506	\$7,130	\$7,431	\$7,420	\$7,637	\$6,150	\$6,939
524	07-2-12432-000	45	\$7,020	\$6,852	\$2,570	\$2,705	\$2,570	\$2,678	\$2,570	\$2,645	\$2,130	\$2,403
525	07-2-12433-000	45	\$11,580	\$11,302	\$3,280	\$3,453	\$3,280	\$3,418	\$3,280	\$3,376	\$2,720	\$3,069
526	07-2-12434-000	45	\$5,220	\$5,095	\$3,690	\$3,884	\$3,690	\$3,846	\$3,690	\$3,798	\$3,060	\$3,453
527	07-2-12435-000		\$10,640	\$10,385	\$7,140	\$7,516	\$7,140	\$7,441	\$7,140	\$7,349	\$5,920	\$6,680
528	07-2-12436-000	45	\$13,570	\$13,244	\$12,280	\$12,927	\$25,930	\$27,024	\$12,090	\$12,444	\$3,000	\$3,385
529	07-2-12437-000		\$1,600	\$1,562	\$1,170	\$1,232	\$1,170	\$1,219	\$1,170	\$1,204	\$1,170	\$1,320
530	07-2-12438-000	45	\$17,370	\$16,953	\$11,940	\$12,569	\$11,940	\$12,444	\$11,940	\$12,290	\$9,900	\$11,170
531	07-2-12439-000		\$1,400	\$1,366	\$1,050	\$1,105	\$1,050	\$1,094	\$1,050	\$1,081	\$870	\$982
532	07-2-12440-000		\$2,330	\$2,274	\$2,330	\$2,453	\$3,120	\$3,252	\$2,130	\$2,192	\$2,590	\$2,922
533	07-2-12441-000		\$2,330	\$2,274	\$1,560	\$1,642	\$1,560	\$1,626	\$1,560	\$1,606	\$1,290	\$1,456
534	07-2-12442-000		\$13,310	\$12,991	\$7,680	\$8,085	\$7,680	\$8,004	\$7,680	\$7,905	\$6,370	\$7,187
535	07-2-12444-000		\$27,010	\$26,362	\$24,230	\$25,507	\$24,230	\$25,253	\$24,230	\$24,940	\$24,230	\$27,339
536	07-2-12445-000		\$780	\$761	\$500	\$526	\$500	\$521	\$500	\$515	\$500	\$564
537	<b>07-2-12447-000</b>		\$13,830	\$13,498	\$12,230	\$12,875	\$12,230	\$12,746	\$12,230	\$12,588	\$12,230	\$13,799
538	07-2-12448-000	33	\$13,170	\$12,854	\$11,480	\$12,085	\$11,480	\$11,964	\$11,480	\$11,816	\$11,480	\$12,953
539	07-2-12449-000	3	\$30,370	\$29,641	\$16,400	\$17,264	\$16,400	\$17,092	\$5,870	\$6,042	\$5,870	\$6,623
540	07-2-12450-000	5	\$44,130	\$43,071	\$43,740	\$46,045	\$43,740	\$45,586	\$43,740	\$45,022	\$43,740	\$49,352
541	07-2-12451-000		\$10,120	\$9,877	\$13,650	\$14,369		\$0		\$0	\$0	\$0
542	07-2-12609-000	105	\$20,870	\$20,369	\$19,750	\$20,791	\$19,750	\$20,583	\$19,750	\$20,329	\$16,380	\$18,482
543	07-2-12610-000	110	\$17,300	\$16,885	\$17,100	\$18,001	\$17,100	\$17,822	\$17,100	\$17,601	\$14,180	\$15,999
544	07-2-12611-000	111	\$19,030	\$18,573	\$17,960	\$18,906	\$17,960	\$18,718	\$17,960	\$18,486	\$14,890	\$16,800
545	07-2-12612-000	61	\$18,750	\$18,300	\$8,030	\$8,453	\$8,030	\$8,369	\$8,030	\$8,265	\$6,660	\$7,514
546	07-2-12613-000	45	\$22,640	\$22,097	\$24,630	\$25,928	\$24,630	\$25,669	\$24,630	\$25,352	\$20,420	\$23,040
547	07-2-12614-000	95	\$23,080	\$22,526	\$12,620	\$13,285	\$12,620	\$13,153	\$12,620	\$12,990	\$10,460	\$11,802
548	07-2-12630-000	95	\$22,250	\$21,716	\$22,960	\$24,170	\$22,960	\$23,929	\$17,140	\$17,642	\$14,220	\$16,044
549	07-2-12631-000	77	\$22,830	\$22,282	\$22,900	\$24,107	\$22,900	\$23,866	\$22,900	\$23,571	\$22,900	\$25,838
550	07-2-12632-000	33	\$83,620	\$81,613	\$96,040	\$101,101	\$79,980	\$83,355	\$79,980	\$82,323	\$79,980	\$90,241
551	07-2-12633-000	45	\$19,090	\$18,632	\$18,150	\$19,107	\$18,150	\$18,916	\$12,360	\$12,722	\$10,250	\$11,565
552	07-2-12634-000	75	\$12,440	\$12,141	\$8,850	\$9,316	\$8,850	\$9,223	\$8,850	\$9,109	\$7,340	\$8,282
553	07-2-12635-000	45	\$20,070	\$19,588	\$19,680	\$20,717	\$19,680	\$20,510	\$19,680	\$20,257	\$18,080	\$20,400
554	07-2-12636-000	105	\$9,770	\$9,536	\$11,100	\$11,685	\$11,100	\$11,568	\$11,100	\$11,425	\$9,200	\$10,380
555	07-2-12637-000	45	\$14,650	\$14,298	\$10,190	\$10,727	\$10,190	\$10,620	\$10,190	\$10,489	\$8,450	\$9,534
556	07-2-12638-000	45	\$13,690	\$13,361	\$12,640	\$13,306	\$12,640	\$13,173	\$12,640	\$13,010	\$10,500	\$11,847
557	07-2-12639-000	45	\$11,500	\$11,224	\$14,300	\$15,054	\$14,300	\$14,903	\$14,300	\$14,719	\$11,860	\$13,382

CITY OF MATTOON  
MIDTOWN REDEVELOPMENT PROJECT AREA NO.2  
5 YEAR EAV/AGE

#	Tax Id #	Age	Assessed 2001	Eq Value 2001	Assessed 2000	Eq Value 2000	Assessed 1999	Eq Value 1999	Assessed 1998	Eq Value 1998	Assessed 1997	Eq Value 1997
558	07-2-12640-000	45	\$18,540	\$18,095	\$13,700	\$14,422	\$13,700	\$14,278	\$13,700	\$14,101	\$11,360	\$12,817
559	07-2-12641-000	45	\$13,670	\$13,342	\$13,480	\$14,190	\$13,480	\$14,049	\$13,480	\$13,875	\$11,180	\$12,614
560	07-2-13162-000	4	\$58,070	\$56,676	\$58,470	\$61,551	\$58,470	\$60,937	\$4,630	\$4,766	\$11,840	\$13,359
561	07-2-13163-000	93	\$16,470	\$16,075	\$15,710	\$16,538	\$15,710	\$16,373	\$15,710	\$16,170	\$13,030	\$14,702
562	07-2-13164-000	91	\$14,860	\$14,503	\$12,990	\$13,675	\$12,990	\$13,538	\$12,990	\$13,371	\$10,770	\$12,152
563	07-2-13165-000	95	\$17,500	\$17,080	\$14,420	\$15,180	\$14,420	\$15,029	\$14,420	\$14,843	\$11,960	\$13,494
564	07-2-13166-000	85	\$20,760	\$20,262	\$13,980	\$14,717	\$13,980	\$14,570	\$13,980	\$14,390	\$11,600	\$13,088
565	07-2-13176-000	103	\$4,720	\$4,607	\$3,170	\$3,337	\$3,170	\$3,304	\$6,310	\$6,495	\$12,270	\$13,844
566	07-2-13177-000		\$3,230	\$3,152	\$2,460	\$2,590	\$2,460	\$2,564	\$4,150	\$4,272	\$4,150	\$4,682
567	07-2-13178-000		\$3,230	\$3,152	\$2,470	\$2,600	\$2,470	\$2,574	\$4,630	\$4,766	\$11,100	\$12,524
568	07-2-13181-000	2	\$153,710	\$150,021	\$18,330	\$19,296	\$12,220	\$12,736	\$12,220	\$12,578	\$12,220	\$13,788
569	07-2-13182-000	95	\$16,670	\$16,270	\$7,660	\$8,064	\$7,660	\$7,983	\$7,660	\$7,884	\$6,350	\$7,165
570	07-2-13183-000	45	\$13,110	\$12,795	\$6,490	\$6,832	\$6,490	\$6,764	\$6,490	\$6,680	\$5,380	\$6,070
571	07-2-13184-000	85	\$15,040	\$14,679	\$10,420	\$10,969	\$10,420	\$10,860	\$10,420	\$10,725	\$8,640	\$9,749
572	07-2-13185-000	110	\$16,940	\$16,533	\$10,020	\$10,548	\$10,020	\$10,443	\$10,020	\$10,314	\$9,470	\$10,685
573	07-2-13186-000	95	\$19,110	\$18,651	\$13,220	\$13,917	\$13,220	\$13,778	\$13,220	\$13,607	\$10,960	\$12,366
574	07-2-13187-000	65	\$10,860	\$10,599	\$7,670	\$8,074	\$7,670	\$7,994	\$7,670	\$7,895	\$6,360	\$7,176
575	07-2-13188-000	57	\$12,470	\$12,171	\$9,600	\$10,106	\$9,600	\$10,005	\$9,600	\$9,881	\$7,960	\$8,981
576	07-2-13189-000	100	\$15,380	\$15,011	\$4,620	\$4,863	\$4,620	\$4,815	\$4,620	\$4,755	\$7,070	\$7,977
577	07-2-13190-000	83	\$15,430	\$15,060	\$7,930	\$8,348	\$7,930	\$8,265	\$10,870	\$11,188	\$10,870	\$12,265
578	07-2-13191-000	102	\$14,290	\$13,947	\$10,260	\$10,801	\$10,260	\$10,693	\$8,110	\$8,348	\$8,110	\$9,151
579	07-2-13192-000	79	\$16,150	\$15,762	\$13,660	\$14,380	\$13,660	\$14,236	\$13,660	\$14,060	\$11,330	\$12,784
580	07-2-13202-000		\$20,220	\$19,735	\$17,940	\$18,885	\$17,940	\$18,697	\$17,940	\$18,466	\$14,880	\$16,789
581	07-2-13203-000	85	\$23,460	\$22,897	\$14,280	\$15,033	\$14,280	\$14,883	\$14,280	\$14,698	\$11,840	\$13,359
582	07-2-13204-000	90	\$19,790	\$19,315	\$18,260	\$19,222	\$18,260	\$19,031	\$18,260	\$18,795	\$15,140	\$17,082
583	07-2-13205-000	82	\$17,160	\$16,748	\$15,460	\$16,275	\$15,460	\$16,112	\$15,460	\$15,913	\$12,820	\$14,465
584	07-2-13206-000	14	\$44,070	\$43,012	\$71,090	\$74,836	\$71,090	\$74,090	\$71,090	\$73,173	\$71,090	\$80,211
585	07-2-13208-000	48	\$9,230	\$9,008	\$9,820	\$10,338	\$9,820	\$10,234	\$9,820	\$10,108	\$9,820	\$11,080
586	07-2-13209-000	83	\$20,470	\$19,979	\$15,070	\$15,864	\$15,070	\$15,706	\$15,070	\$15,512	\$12,500	\$14,104
587	07-2-13210-000	45	\$19,030	\$18,573	\$14,860	\$15,643	\$14,860	\$15,487	\$13,330	\$13,721	\$13,330	\$15,040
588	07-2-13211-000	45	\$7,180	\$7,008	\$5,530	\$5,821	\$5,530	\$5,763	\$5,530	\$5,692	\$9,190	\$10,369
589	07-2-13212-000	45	\$10,500	\$10,248	\$4,520	\$4,758	\$4,520	\$4,711	\$4,520	\$4,652	\$3,750	\$4,231
590	07-2-13213-000	84	\$15,550	\$15,177	\$14,270	\$15,022	\$14,270	\$14,872	\$14,270	\$14,688	\$11,830	\$13,348
591	07-2-13214-000	95	\$13,430	\$13,108	\$10,040	\$10,569	\$10,040	\$10,464	\$10,040	\$10,334	\$8,330	\$9,399
592	07-2-13215-000	103	\$17,680	\$17,256	\$8,070	\$8,495	\$8,070	\$8,411	\$8,070	\$8,306	\$11,060	\$12,479
593	07-2-13216-000	70	\$13,720	\$13,391	\$10,940	\$11,517	\$10,940	\$11,402	\$8,840	\$9,099	\$7,330	\$8,270
594	07-2-13217-000	45	\$17,760	\$17,334	\$10,240	\$10,780	\$10,240	\$10,672	\$10,240	\$10,540	\$8,490	\$9,579



CITY OF MATTOON  
MIDTOWN REDEVELOPMENT PROJECT AREA NO.2  
5 YEAR EAV/AGE

#	Tax Id #	Age	Assessed 2001	Eq Value 2001	Assessed 2000	Eq Value 2000	Assessed 1999	Eq Value 1999	Assessed 1998	Eq Value 1998	Assessed 1997	Eq Value 1997
595	07-2-13227-000	101	\$19,960	\$19,481	\$13,460	\$14,169	\$13,460	\$14,028	\$13,460	\$13,854	\$13,460	\$15,187
596	07-2-13228-000		\$6,060	\$5,915	\$3,180	\$3,348	\$3,180	\$3,314	\$3,180	\$3,273	\$2,640	\$2,979
597	07-2-13229-000	95	\$15,010	\$14,650	\$15,720	\$16,548	\$15,720	\$16,383	\$15,720	\$16,181	\$13,040	\$14,713
598	07-2-13230-000	45	\$17,000	\$16,592	\$15,990	\$16,833	\$15,990	\$16,665	\$15,990	\$16,459	\$13,260	\$14,961
599	07-2-13231-000	23	\$47,750	\$46,604	\$42,700	\$44,950	\$42,700	\$44,502	\$42,700	\$43,951	\$45,660	\$51,518
600	07-2-13642-000	15	\$17,840	\$17,412	\$19,740	\$20,780	\$19,740	\$20,573	\$19,740	\$20,318	\$19,740	\$22,273
601	07-2-13643-000	39	\$17,650	\$17,226	\$12,840	\$13,517	\$12,840	\$13,382	\$12,840	\$13,216	\$12,840	\$14,487
602	07-2-13644-000	29	\$53,660	\$52,372	\$23,330	\$24,559	\$23,330	\$24,315	\$23,330	\$24,014	\$23,330	\$26,323
603	07-2-13646-000	24	\$48,340	\$47,180	\$22,550	\$23,738	\$22,550	\$23,502	\$22,550	\$23,211	\$22,550	\$25,443
604	07-2-13649-000	25	\$173,510	\$169,346	\$176,600	\$185,907	\$176,600	\$184,053	\$176,600	\$181,774	\$176,600	\$199,258
605	07-2-13650-000		\$10,530	\$10,277	\$8,960	\$9,432	\$8,960	\$9,338	\$8,960	\$9,223	\$8,960	\$10,110
606	07-2-13651-000	45	\$23,440	\$22,877	\$20,750	\$21,844	\$20,750	\$21,626	\$20,750	\$21,358	\$20,750	\$23,412
607	07-2-13656-000	56	\$18,170	\$17,734	\$8,330	\$8,769	\$8,330	\$8,682	\$8,330	\$8,574	\$6,910	\$7,797
608	07-2-13657-000		\$8,840	\$8,628	\$7,750	\$8,158	\$7,750	\$8,077	\$7,750	\$7,977	\$7,750	\$8,744
609	07-2-13658-000	62	\$13,780	\$13,449	\$2,160	\$2,274	\$2,160	\$2,251	\$2,160	\$2,223	\$1,740	\$1,963
610	07-2-13659-000	45	\$11,820	\$11,536	\$5,850	\$6,158	\$5,850	\$6,097	\$5,850	\$6,021	\$4,850	\$5,472
611	07-2-13660-000	38	\$13,610	\$13,283	\$7,630	\$8,032	\$7,630	\$7,952	\$7,630	\$7,854	\$7,630	\$8,609
612	07-2-13661-000		\$2,430	\$2,372	\$900	\$947	\$900	\$938	\$900	\$926	\$750	\$846
613	07-2-13662-000		\$2,430	\$2,372	\$1,810	\$1,905	\$1,810	\$1,886	\$1,810	\$1,863	\$1,500	\$1,692
614	07-2-13663-000		\$1,670	\$1,630	\$6,840	\$7,200	\$6,840	\$7,129	\$6,840	\$7,040	\$5,670	\$6,397
615	07-2-13664-000	50	\$6,220	\$6,071	\$2,860	\$3,011	\$2,860	\$2,981	\$1,840	\$1,894	\$3,390	\$3,825
616	07-2-13667-000		\$5,360	\$5,231	\$4,430	\$4,663	\$4,430	\$4,617	\$4,430	\$4,560	\$3,670	\$4,141
617	07-2-13668-000		\$5,990	\$5,846	\$4,230	\$4,453	\$4,230	\$4,409	\$4,230	\$4,354	\$3,510	\$3,960
618	07-2-13670-000	20	\$12,600	\$12,298	\$8,740	\$9,201	\$8,740	\$9,109	\$2,640	\$2,717	\$4,970	\$5,608
619	07-2-13671-000		\$2,430	\$2,372	\$1,230	\$1,295	\$1,230	\$1,282	\$1,230	\$1,266	\$1,020	\$1,151
620	07-2-13797-000	45	\$3,230	\$3,152	\$11,670	\$12,285	\$11,670	\$12,162	\$11,670	\$12,012	\$9,680	\$10,922
621	07-2-13798-000		\$3,230	\$3,152	\$5,670	\$5,969	\$5,670	\$5,909	\$5,670	\$5,836	\$1,840	\$2,076
622	07-2-13799-000	45	\$18,430	\$17,988	\$10,500	\$11,053	\$10,500	\$10,943	\$10,500	\$10,808	\$8,710	\$9,827
623	07-2-13800-000	45	\$22,920	\$22,370	\$13,030	\$13,717	\$13,030	\$13,580	\$13,030	\$13,412	\$10,810	\$12,197
624	07-2-13801-000	102	\$35,400	\$34,550	\$36,190	\$38,097	\$36,190	\$37,717	\$36,190	\$37,250	\$36,190	\$40,833
625	07-2-13802-000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
626	07-2-13812-000	56	\$29,850	\$29,134	\$32,290	\$33,992	\$32,290	\$33,653	\$32,290	\$33,236	\$32,290	\$36,433
627	07-2-13813-000	45	\$10,230	\$9,984	\$11,080	\$11,664	\$11,080	\$11,548	\$11,080	\$11,405	\$9,190	\$10,369
628	07-2-13814-000	45	\$11,070	\$10,804	\$12,950	\$13,632	\$12,950	\$13,496	\$12,950	\$13,329	\$10,740	\$12,118
629	07-2-13815-000	45	\$14,290	\$13,947	\$11,420	\$12,022	\$11,420	\$11,902	\$11,420	\$11,755	\$9,470	\$10,685
630	07-2-13816-000	45	\$16,570	\$16,172	\$15,150	\$15,948	\$15,150	\$15,789	\$15,150	\$15,594	\$12,560	\$14,171
631	07-2-13817-000	45	\$12,140	\$11,849	\$14,180	\$14,927	\$14,180	\$14,778	\$14,180	\$14,595	\$11,760	\$13,269



**TABLE 2**  
**MATTOON MIDTOWN**  
**REDEVELOPMENT PLAN AND PROJECT AREA**  
**PROJECTED EAV AND TAX INCREMENT**



**Midtown Mattoon Development**  
**Tax Increment Feasibility Study**  
**CITY OF MATTOON, ILLINOIS - Redevelopment TIF District**  
**Mixed-Use Commercial and Housing Development**

T.I.F. CASH FLOW ASSUMPTIONS	
<b>District</b>	<b>New Redevelopment</b>
<b>County District #</b>	
Inflation Rate - Every 1 Year	2.0000%
Pay-As-You-Go Interest Rate:	<b>7.0000%</b>
Note Issued Date (Present Value Date):	01-Feb-05
Local Tax Rate	0.0851 <b>Pay 2003</b>
Year District was certified	2003
Assumes First Tax Increment For District	2005
Assumes First Tax Increment For Dev	2006
Years of Tax Increment	23
Assumes Last Year of Tax Increment	2027
Assessor's Adjustment Factor for Fair Market Value	100%
Equalization Factor	97.6% <b>Est.</b>
Commercial Industrial Class Rate	33.3333%
Rental Class Rate	33.3333%
Residential Class Rate	33.3333%

BASE VALUE INFORMATION - BEFORE DEVELOPMENT						
PID	Property Owner	Assessed 2001 MV	Equalized 2001 MV	Class Rate	Base Tax Amount	Date Payable
		16,687,051	16,286,562	33.33%	461,957	2001
<b>Totals</b>		<b>16,687,051</b>	<b>16,286,562</b>		<b>461,957</b>	

PROJECT INFORMATION - POST DEVELOPMENT										
Phase	Use	Total Sq. Ft./Units	Market Value Sq. Ft./Units	Taxes Per Sq. Ft./Units	Est. Assessed Market Value	Est. Equal. Market Value	Class Rate	Est. Tax Amount	Year Built	Date Payable
0	Current Value				16,687,051	16,286,562	33.33%	461,957	2003	2003
0	Less Homes	22	<b>20,000.00</b>		(440,000)	(429,440)	33.33%	(12,181)	2003	2003
0	Less Homes	20	<b>7,500.00</b>		(150,000)	(50,000)	33.33%	(1,418)	2003	2003
1	Xerox Corp.				125,000	122,000	33.33%	3,460	2003	2005
1	Home Rehab.				50,000	48,800	33.33%	1,384	2003	2005
1	Façade Imp.				100,000	97,600	33.33%	2,768	2003	2005
1	Jnidentified Proj.				200,000	195,200	33.33%	5,537	2003	2005
2	Whitworth Office				500,000	488,000	33.33%	13,842	2004	2006
2	Home Rehab.				50,000	48,800	33.33%	1,384	2004	2006
2	Façade Imp.				100,000	97,600	33.33%	2,768	2004	2006
2	Jnidentified Proj.				200,000	195,200	33.33%	5,537	2004	2006
3	KC Summers				300,000	292,800	33.33%	8,305	2005	2007
3	First Mi-IL Bank				200,000	195,200	33.33%	5,537	2005	2007
3	Home Rehab.				50,000	48,800	33.33%	1,384	2005	2007
3	Façade Imp.				100,000	97,600	33.33%	2,768	2005	2007
3	Jnidentified Proj.				200,000	195,200	33.33%	5,537	2005	2007
4	Home Rehab.				50,000	48,800	33.33%	1,384	2006	2008
4	Façade Imp.				100,000	97,600	33.33%	2,768	2006	2008
4	Jnidentified Proj.				200,000	195,200	33.33%	5,537	2006	2008
5	Home Rehab.				50,000	48,800	33.33%	1,384	2007	2009
5	Façade Imp.				100,000	97,600	33.33%	2,768	2007	2009
5	Jnidentified Proj.				200,000	195,200	33.33%	5,537	2007	2009
6	Growin Food				500,000	488,000	33.33%	13,842	2008	2010
6	Consolidated Tel.				1,500,000	1,464,000	33.33%	41,525	2008	2010
6	Housing	40			4,000,000	3,904,000	33.33%	110,734	2008	2010
6	Home Rehab.				50,000	48,800	33.33%	1,384	2008	2010
6	Façade Imp.				100,000	97,600	33.33%	2,768	2008	2010
6	Jnidentified Proj.				200,000	195,200	33.33%	5,537	2008	2010
<b>TOTAL</b>					<b>9,225,000</b>	<b>9,003,600</b>		<b>703,739</b>		

**Note:**

1. Tax estimates are based upon market value, construction costs and taxes per sq/ft.
2. TIF run assumes 100% of the building is constructed by January 2, 2004 for payable 2005



**CITY OF MATTOON, ILLINOIS - Redevelopment TIF District**  
Mixed-Use Commercial and Housing Development

TAX INCREMENT CASH FLOW											
PERIOD BEGINNING			Base	Est.	Est.	Semi-Annual	Semi-Annual	PAYMENT DATE			
Yrs.	Mth.	Yr.	Equalized	Project	Captured	Gross Tax	Present	PERIOD ENDING	Yrs.	Mth.	Yr.
			2001 MV	EAV	EAV	Increment	Value				
0.0	02-01	2003	461,957	461,957				0.0	08-01		2003
0.0	08-01	2003	461,957	461,957				0.0	02-01		2004
0.0	02-01	2004	461,957	461,957				0.0	08-01		2004
0.0	08-01	2004	461,957	461,957				0.0	02-01		2005
0.0	02-01	2005	461,957	461,508	(449)	(225)	(217)	<b>0.5</b>	<b>08-01</b>		<b>2005</b>
0.5	08-01	2005	461,957	461,508	(449)	(225)	(427)	0.0	02-01		2006
1.0	02-01	2006	461,957	485,039	23,082	11,541	10,556	1.5	08-01		2006
1.5	08-01	2006	461,957	485,039	23,082	11,541	20,040	2.0	02-01		2007
2.0	02-01	2007	461,957	508,570	46,613	23,306	39,663	2.5	08-01		2007
2.5	08-01	2007	461,957	508,570	46,613	23,306	58,623	3.0	02-01		2008
3.0	02-01	2008	461,957	518,259	56,302	28,151	80,749	3.5	08-01		2008
3.5	08-01	2008	461,957	518,259	56,302	28,151	102,127	4.0	02-01		2009
4.0	02-01	2009	461,957	527,948	65,991	32,996	126,337	4.5	08-01		2009
4.5	08-01	2009	461,957	527,948	65,991	32,996	149,729	5.0	02-01		2010
5.0	02-01	2010	461,957	703,739	241,782	120,891	232,532	5.5	08-01		2010
5.5	08-01	2010	461,957	703,739	241,782	120,891	312,536	6.0	02-01		2011
6.0	02-01	2011	461,957	717,814	255,857	127,928	394,334	6.5	08-01		2011
6.5	08-01	2011	461,957	717,814	255,857	127,928	473,366	7.0	02-01		2012
7.0	02-01	2012	461,957	732,170	270,213	135,106	554,009	7.5	08-01		2012
7.5	08-01	2012	461,957	732,170	270,213	135,106	631,926	8.0	02-01		2013
8.0	02-01	2013	461,957	746,813	284,856	142,428	711,288	8.5	08-01		2013
8.5	08-01	2013	461,957	746,813	284,856	142,428	787,965	9.0	02-01		2014
9.0	02-01	2014	461,957	761,750	299,793	149,896	865,935	9.5	08-01		2014
9.5	08-01	2014	461,957	761,750	299,793	149,896	941,267	10.0	02-01		2015
10.0	02-01	2015	461,957	776,985	315,028	157,514	1,017,752	10.5	08-01		2015
10.5	08-01	2015	461,957	776,985	315,028	157,514	1,091,649	11.0	02-01		2016
11.0	02-01	2016	461,957	792,524	330,567	165,284	1,166,570	11.5	08-01		2016
11.5	08-01	2016	461,957	792,524	330,567	165,284	1,238,957	12.0	02-01		2017
12.0	02-01	2017	461,957	808,375	346,418	173,209	1,312,250	12.5	08-01		2017
12.5	08-01	2017	461,957	808,375	346,418	173,209	1,383,064	13.0	02-01		2018
13.0	02-01	2018	461,957	824,542	362,585	181,293	1,454,677	13.5	08-01		2018
13.5	08-01	2018	461,957	824,542	362,585	181,293	1,523,868	14.0	02-01		2019
14.0	02-01	2019	461,957	841,033	379,076	189,538	1,593,760	14.5	08-01		2019
14.5	08-01	2019	461,957	841,033	379,076	189,538	1,661,288	15.0	02-01		2020
15.0	02-01	2020	461,957	857,854	395,897	197,948	1,729,428	15.5	08-01		2020
15.5	08-01	2020	461,957	857,854	395,897	197,948	1,795,264	16.0	02-01		2021
16.0	02-01	2021	461,957	875,011	413,054	206,527	1,861,630	16.5	08-01		2021
16.5	08-01	2021	461,957	875,011	413,054	206,527	1,925,751	17.0	02-01		2022
17.0	02-01	2022	461,957	892,511	430,554	215,277	1,990,329	17.5	08-01		2022
17.5	08-01	2022	461,957	892,511	430,554	215,277	2,052,724	18.0	02-01		2023
18.0	02-01	2023	461,957	910,361	448,404	224,202	2,115,507	18.5	08-01		2023
18.5	08-01	2023	461,957	910,361	448,404	224,202	2,176,168	19.0	02-01		2024
19.0	02-01	2024	461,957	928,569	466,612	233,306	2,237,157	19.5	08-01		2024
19.5	08-01	2024	461,957	928,569	466,612	233,306	2,296,084	20.0	02-01		2025
20.0	02-01	2025	461,957	947,140	485,183	242,591	2,355,284	20.5	08-01		2025
20.5	08-01	2025	461,957	947,140	485,183	242,591	2,412,482	21.0	02-01		2026
21.0	02-01	2026	461,957	966,083	504,126	252,063	2,469,903	21.5	08-01		2026
21.5	08-01	2026	461,957	966,083	504,126	252,063	2,525,383	22.0	02-01		2027
22.0	02-01	2027	461,957	985,404	523,447	261,724	2,581,041	22.5	08-01		2027
22.5	08-01	2027	461,957	985,404	523,447	261,724	2,634,816	23.0	02-01		2028
<b>Totals</b>						<b>6,944,989</b>	<b>2,634,816</b>				
					<b>Total Increment</b>						

## NOTES:

- Assumes 100% of the building is completed on January 1, 2004 for first increment collected in 2005 which starts the district, & the 1st full year of increment is 2005
- Amount of increment will vary depending upon market value, tax rates, class rates, construction schedule and inflation on Market Value.

**ATTACHMENT 1  
MATTOON MIDTOWN  
REDEVELOPMENT PLAN AND PROJECT AREA**

**LEGAL DESCRIPTION**

The Redevelopment Project Area begins at the northwest corner of Richmond and 21<sup>st</sup> Street. It proceeds along the north side of Richmond going east to the northeast corner of Richmond Avenue and 12<sup>th</sup> Street. At that point it turns south to Prairie Avenue. At the northeast corner of Prairie Avenue it turns east again running on the north side of the street to the southeast corner of parcel 102-007. At that point it turns south to the northeast corner of parcel 124-007. It then proceeds east again to the southeast corner of parcel 125-006. It then turns south running across Broadway Avenue and Charleston Avenue and running through blocks 125, 132, and 156 to the northeast corner of parcel 156-007. It then runs west along this line crossing blocks 155, 154, 153, 152, 151 until the northwest corner of parcel 150-012. It runs south to the northwest corner of 169-012. It then turns west and runs to the northwest corner of 169-010. It then runs north to the northeast corner of 169-004. It runs west to the northwest corner of 169-006. It then runs south to the southwest corner of 169-006. It crosses 15<sup>th</sup> Street to the southeast corner of 170-001. It next runs south to the southeast corner of 170-012 at Lafayette Avenue. It then runs west to the southwest corner of 170-010 and turns north to the edge of the lot line. It then runs west to the southeast corner of 172-005. It then turns south along 172-008 jogging west to the southeast corner of 172-007. It then turns south and crosses LaFayette Avenue continuing south along the west lot line of 176-005 and 008. It next jogs east along this lot line and crosses the street to the eastern border of lot 201-005. It jogs east again to the eastern border of 201-009. It follows this lot line south and then west. It turns south crossing Marshall Avenue and goes south along the western lot lines of 206-004 and 009. It turns east to the southeast corner of lot line 206-012. It turns south crossing Marion Avenue and the southeast corner of 003-001. It runs west to the northeast corner of 003-011. It turns south and runs through blocks 3, 6, along the east sides of blocks 1 and 4, and then through block 8 crossing Essex Avenue to the northwest corner of 002-001. It then proceeds west to the west side of Essex Avenue. It then jogs north on a line with the south parcel line of 009-012. It then runs west to the Railroad Tracks. It runs north along the right of way of the railroad to the southwest corner of lot 204-003. It then runs west across the railroad to the southeast corner of lot 179-012. It runs north curving west to the southeast corner of 179-004. It turns west to the northeast corner of 178-002. It runs south to the southeast corner of 178-003 and follows the lot line west and north. It runs north to the northeast corner of 178-004. It then turns west and runs along the south side of Marshall Avenue to the northeast corner of 174-001. It then turns north running across Marshall Avenue along the east side of block 159 to the southeast corner of 149-001. It turns east and runs to the southeast corner of 150-012. It then runs north along 150-012 and 001 to the northeast corner of 150-001. It then turns west on the south side of Charleston Avenue and runs to 27<sup>th</sup> Street. It then runs north along the west side of to 27<sup>th</sup> Street to Commercial Avenue. It


then runs east along the north border of Commercial Avenue to 22<sup>nd</sup> Street. It then turns north along 22<sup>nd</sup> Street and runs to the north side of Prairie Avenue. It then runs east to 21<sup>st</sup> Street. At 21<sup>st</sup> street it turns north and proceeds along the west side of the street to the starting point of the boundary at Richmond Avenue.

**ATTACHMENT 2  
MATTOON MIDTOWN  
REDEVELOPMENT PLAN AND PROJECT AREA**

**MAP**



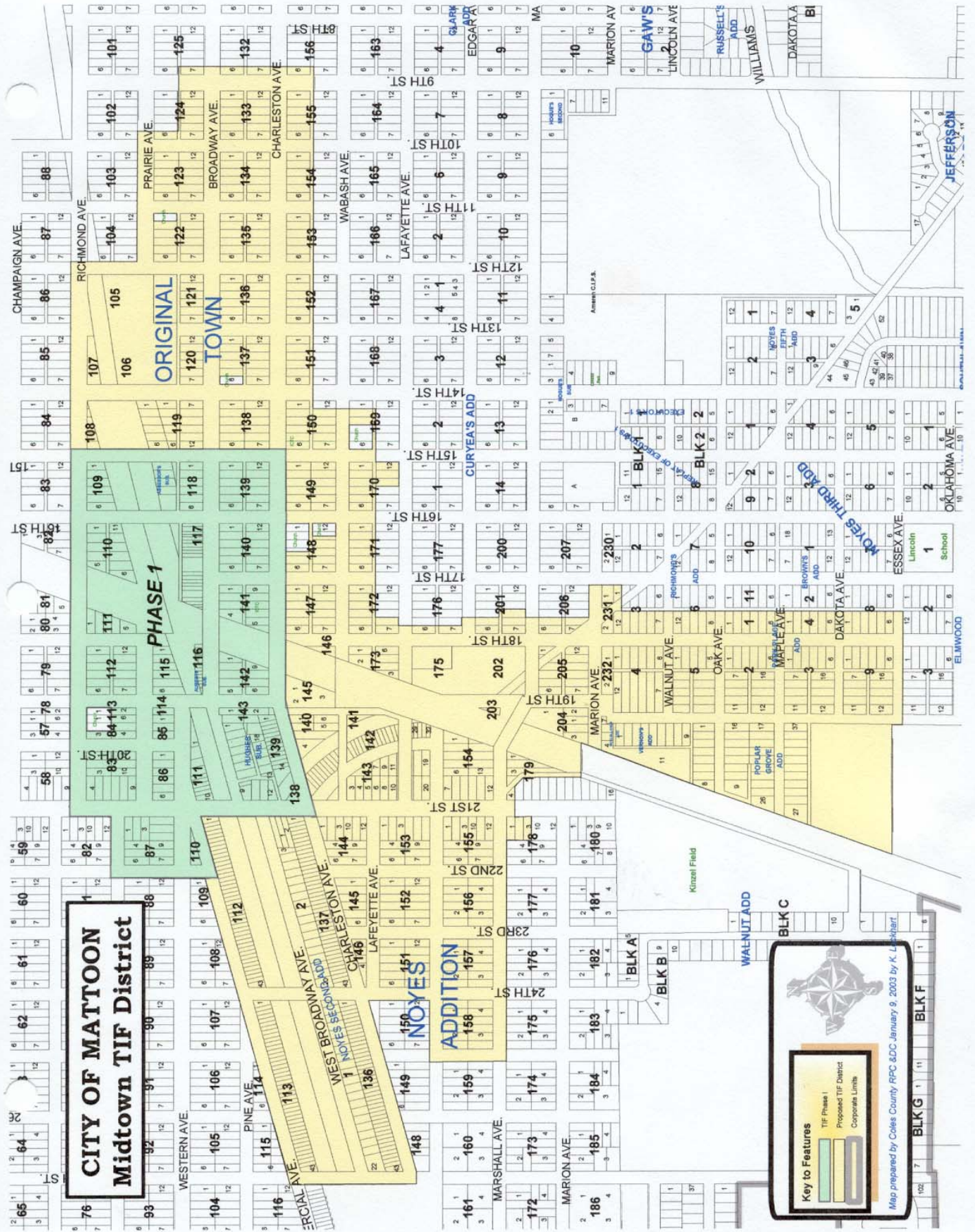
# CITY OF MATTOON Midtown TIF District



**Key to Features**

- TIF Phase I
- Proposed TIF District
- Corporate Limits

Map prepared by Coles County RPC BDC January 9, 2003 by K. Leckhart



**ATTACHMENT 3  
MATTOON MIDTOWN  
REDEVELOPMENT PLAN AND PROJECT AREA**

**HOUSING IMPACT STUDY**

**(See Eligibility Report – Attachment 4)**

**ATTACHMENT 4  
MATTOON MIDTOWN  
REDEVELOPMENT PLAN AND PROJECT AREA**

**ELIGIBILITY REPORT**

**Tax Increment Finance**

**City of Mattoon, Illinois**

**Mattoon Midtown  
Redevelopment Project Area**

**Eligibility Report**



**September 2003**



**EHLERS**  
& ASSOCIATES INC

*1001 E. Chicago Ave. Suite 135  
Naperville, IL 60540  
630.355.6100  
[www.ehlers-inc.com](http://www.ehlers-inc.com)*

# Table of Contents

<b>Executive Summary .....</b>	<b>1</b>
<b>I. Basis for Redevelopment</b>	
Findings.....	4
Eligibility of a Blighted Area.....	4
Eligibility of a Conservation Area .....	6
Investigation Analysis of Blighted/Conservation Factors .....	6
Conclusions.....	7
<b>II. The Redevelopment Project Area .....</b>	<b>9</b>
<b>III. Analysis of Conditions in the Areas</b>	
Eligibility Survey and Analysis .....	11
Presence of Blight Factors .....	12
Eligibility of a Blighted Area.....	13
Eligibility of a Conservation Area .....	20
<b>IV. Eligibility Conclusions .....</b>	<b>26</b>
<b>V. Tables</b>	
Table 1: TIF Base / Five-Year EAV	
Table 2: Rating Survey	
Table 3: EPA Sites	
<b>VI. Attachments</b>	
Attachment 1: Legal Description	
Attachment 2: Redevelopment Project Area Map	
Attachment 3: Photographs of Redevelopment Project Area	
Attachment 4: Housing Impact Study	

## EXECUTIVE SUMMARY

This Mattoon Midtown Redevelopment Project Area Eligibility Report (the “**Eligibility Report**”), among other things, documents the eligibility and qualifications of the Mattoon Midtown Redevelopment Project Area (the “**Redevelopment Project Area**”) in the City of Mattoon, Illinois (the “**City**”) for designation as a blighted area and conservation area pursuant to the definition contained in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (the “**Act**”). This **Eligibility Report** documents the conditions that exist which may be sufficient to designate the **Redevelopment Project Area** as a blighted area and conservation area and to qualify for application of tax increment finance (“**TIF**”) treatment under the Act.

The boundary of the **Redevelopment Project Area** is as follows:

The Redevelopment Project Area begins at the northwest corner of Richmond and 21<sup>st</sup> Street. It proceeds along the north side of Richmond going east to the northeast corner of Richmond Avenue and 12<sup>th</sup> Street. At that point it turns south to Prairie Avenue. At the northeast corner of Prairie Avenue it turns east again running on the north side of the street to the southeast corner of parcel 102-007. At that point it turns south to the northeast corner of parcel 124-007. It then proceeds east again to the southeast corner of parcel 125-006. It then turns south running across Broadway Avenue and Charleston Avenue and running through blocks 125, 132, and 156 to the northeast corner of parcel 156-007. It then runs west along this line crossing blocks 155, 154, 153, 152, 151 until the northwest corner of parcel 150-012. It runs south to the northwest corner of 169-012. It then turns west and runs to the northwest corner of 169-010. It then runs north to the northeast corner of 169-004. It runs west to the northwest corner of 169-006. It then runs south to the southwest corner of 169-006. It crosses 15<sup>th</sup> Street to the southeast corner of 170-001. It next runs south to the southeast corner of 170-012 at Lafayette Avenue. It then runs west to the southwest corner of 170-010 and turns north to the edge of the lot line. It then runs west to the southeast corner of 172-005. It then turns south along 172-008 jogging west to the southeast corner of 172-007. It then turns south and crosses LaFayette Avenue continuing south along the west lot line of 176-005 and 008. It next jogs east along this lot line and crosses the street to the eastern border of lot 201-005. It jogs east again to the eastern border of 201-009. It follows this lot line south and then west. It turns south crossing Marshall Avenue and goes south along the western lot lines of 206-004 and 009. It turns east to the southeast corner of lot line 206-012. It turns south crossing Marion Avenue and the southeast corner of 003-001. It runs west to the northeast corner of 003-011. It turns south and runs through blocks 3, 6, along the east sides of blocks 1 and 4, and then through block 8 crossing Essex Avenue to the northwest corner of 002-001. It then proceeds west to the west side of Essex Avenue. It then jogs north on a line with the south parcel line of 009-012. It then runs west to the Railroad Tracks. It runs north along the right of way of the railroad to the southwest corner of lot 204-003. It then runs west across the railroad to the southeast corner of lot 179-012. It runs north curving west to the southeast corner of 179-004. It turns west to the northeast corner of 178-002. It runs south to the southeast corner of 178-003 and follows the lot line west and north. It runs north to the northeast corner of 178-004. It then turns west and runs along the south side of Marshall Avenue to the northeast corner of 174-001. It then turns north running across Marshall Avenue along the east side of block 159 to the southeast corner of 149-001. It turns east and runs to the southeast corner of



150-012. It then runs north along 150-012 and 001 to the northeast corner of 150-001. It then turns west on the south side of Charleston Avenue and runs to 27<sup>th</sup> Street. It then runs north along the west side of to 27<sup>th</sup> Street to Commercial Avenue. It then runs east along the north border of Commercial Avenue to 22<sup>nd</sup> Street. It then turns north along 22<sup>nd</sup> Street and runs to the north side of Prairie Avenue. It then runs east to 21<sup>st</sup> Street. At 21<sup>st</sup> street it turns north and proceeds along the west side of the street to the starting point of the boundary at Richmond Avenue.

As set forth in the Act, “**redevelopment project area**” (**Redevelopment Project Area**) means an area designated by a municipality, which is not less in the aggregate than 1½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area or a blighted area or a conservation area, or a combination of both blighted and conservation areas. Both the “blighted” and the “conservation area ” provisions apply to this **Redevelopment Project Area**.

The **Redevelopment Project Area** within this boundary combines commercial, industrial and residential characteristics. There are many small retail facilities, a number of businesses, residences, and a number of industries. The core of the **Redevelopment Project Area** is a downtown commercial area. There are a number of commercial establishments located throughout the **Redevelopment Project Area**. There are vacancies and deterioration among the many of the buildings, especially in the housing units. Several of the homes are dilapidated. Likewise, there are large vacant industrial buildings in the district. One shows major deterioration and some demolition. Finally, there are a number of vacant lots scattered throughout the **Redevelopment Project Area**.

The **Redevelopment Project Area**, consisting of 320 acres, which exceeds the minimum acreage requirements of the **Act**.

As defined in the **Act** “...'blighted' area means any improved or vacant area within the boundaries of a **Redevelopment Project Area** located within the territorial limits of the municipality where:” industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health or welfare based on the documentation of five of thirteen specific factors that are reasonably distributed throughout the improved part of the redevelopment project area. (“**Blighted Area**”)

As defined in the **Act** “...'conservation' area means any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of a combination of 3 or more of the following factors is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area...” (“**Conservation Area**”)

The **Redevelopment Project Area**, according to the **Act**, is that area designated by the City in which findings are made that there exist conditions which cause the area to be classified as a blighted area, conservation area, combination of blighted and conservation areas, or an industrial

park conservation area. The criteria and individual factors defining each of these categories of eligibility are defined in the **Act**.

This **Eligibility Report** documents the relevant statutory requirements and how the **Redevelopment Project Area** meets the eligibility criteria. The **Redevelopment Project Area** meets the eligibility criteria for being designated as a combination of the **Blighted and Conservation Area**.



## I. BASIS FOR REDEVELOPMENT

### A. Findings

The Illinois General Assembly made two key findings in adopting the **Act**:

1. That there exist in many municipalities within the State blighted and conservation areas; and
2. That the eradication of blighted areas and the treatment and improvement of conservation areas by redevelopment projects are essential to the public interest.

These findings were made on the basis that the presence of blight, or conditions that lead to blight, is detrimental to the safety, health, welfare and morals of the public.

To ensure that the exercise of these powers is proper and in the public interest, the **Act** also specifies certain requirements, which must be met before a municipality can proceed with implementing a redevelopment project. One of these requirements is that the municipality must demonstrate that each prospective **Redevelopment Project Area** qualifies either as a **Blighted Area** or as a **Conservation Area or a Combination of Blighted and Conservation Area** within the definitions set forth in the **Act**. These definitions are paraphrased below:

### B. Eligibility of a Blighted Area

“Blighted area” means any improved or vacant area within the boundaries of a **Redevelopment Project Area** located within the territorial limits of the municipality where:

1. **If improved**, industrial commercial and residential building or improvements are detrimental to the public safety, health, or welfare because of a combination of **five or more of the following factors**, each of which is (i) present, with the presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the **Act** and (ii) reasonably distributed throughout the improved part of the **Redevelopment Project Area**:
  - Dilapidation
  - Obsolescence
  - Deterioration
  - Presence of structures below minimum code standards
  - Illegal use of individual structures
  - Excessive vacancies
  - Lack of ventilation, light, or sanitary facilities
  - Inadequate utilities
  - Excessive land coverage
  - Deleterious land use or layout
  - Lack of community planning

- EPA Remediation Finding
  - Declining EAV
2. **If vacant (Vacant Land)**, the sound growth of the Redevelopment Project Area is impaired by a combination of **two (2) or more of the following factors**, each of which is **(i)** present, with that presence documented to a meaningful extent, so that a city may reasonably find that the factor is clearly present with the intent of the **Act**, and **(ii)** reasonably distributed throughout the vacant part of the **Redevelopment Project Area** to which it pertains:
1. Obsolete platting
  2. Diversity of ownership
  3. Tax and special ownership
  4. Deterioration of structures or site improvements/subject to tax sales within last five Years.
  5. The Redevelopment Project Area has incurred Illinois Environmental Protection Agency or United States Environmental Protection remediation costs
  6. The Total EAV of the proposed area has declined for (3) of the last (5) calendar years.
3. **If vacant (Vacant Land)**, the sound growth of the **Redevelopment Project Area** is impaired by **one of the following factors** that **(i)** is present, with that presence documented to a meaningful extent, so that a city may reasonably find that the factor is clearly present within the intent of the **Act**, and **(ii)** is reasonably distributed throughout the vacant part of the area to which it pertains:
1. The area consists of one or more unused quarries, mines, or strip mine ponds.
  2. The area consists of unused rail yards, rail tracks, or railroad rights-of-way.
  3. The area, prior, to its designation, is subject to chronic flooding that adversely impacts on real property in the area, as certified by a registered professional engineer or appropriate regulatory agency.
  4. The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.
  5. Prior to the effective date of the applicable amendatory **Act** of the 91<sup>st</sup> General Assembly, the area is not less than 50, nor more than 100 acres, and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within five (5) years prior to the designation of the **Redevelopment Project Area**), and the area meets at least one of the factors itemized in paragraph (1) above, the area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.

6. The area qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.

### **C. Eligibility of a Conservation Area**

“**Conservation area**” means any improved area within the boundaries of a **Redevelopment Project Area** located within the territorial limits of a city in which **50% or more of the structures in the area have an age of 35 years or more.** Such an area is not yet a blighted area, but because of a combination of **three 3 or more of the following factors** is detrimental to the public safety, health, morals or welfare, and such an area may become a blighted area.

1. Dilapidation
2. Obsolescence
3. Deterioration
4. Presence of structures below minimum code standards
5. Illegal use of individual structures
6. Excessive vacancies
7. Lack of ventilation, light, or sanitary facilities
8. Inadequate utilities
9. Excessive land coverage and overcrowding of structures and community facilities
10. Deleterious land use or layout
11. Lack of community planning
12. The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs
13. The total equalized assessed value of the proposed **Redevelopment Project Area** has declined for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the balance of the city for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five calendar years for which information is available.

### **D. Investigation Analysis of Blighted/Conservation Factors**

In determining whether or not the proposed **Redevelopment Project Area** meets the eligibility requirements of the **Act**, various research and field surveys were undertaken including:

- Contacts with city officials, regional planning officials, county officials, and private parties knowledgeable as to area conditions and history, age of buildings and site improvements, real estate matters, and related items, as well as examination of existing information related to the **Redevelopment Project Area**.
- On site field examination of conditions within the **Redevelopment Project Area**.

- Application of definitions related to **Blighted Area, Conservation Area and Vacant Land** contained in the **Act**.

## E. Conclusions

1. There are three categories under which an area can be determined to be blighted. The area must meet the criteria under one of these categories if it is determined to be blighted. One set of the criteria for both the **Blighted** and **Conservation** designation deals with developed property. Two sets within the **Blighted** deal with vacant property. The minimum number of factors must be present in one of these categories and the presence of each must be documented;
2. Each factor to be claimed must be distributed throughout the **Redevelopment Project Area** and should be present to a meaningful extent so that a local governing body may reasonably find that the factor is clearly present within the intent of the **Act**; and
3. In the case of a **Conservation** finding, 50% or more of the structures must be thirty-five years or older.

It is also important to note that the test of eligibility is based on the conditions of the **Redevelopment Project Area** as a whole; it is not required that eligibility must be established for each and every property in the **Redevelopment Project Area**.

The **Redevelopment Project Area** exhibits the following:

- Dilapidation (These conditions are present, but will not be used to qualify the **Redevelopment Project Area** as no engineering report was completed. It should be noted that the City has boarded facilities due to dilapidation.)
- Obsolescence
- Deterioration
- Presence of structures below minimum code standards
- Excessive vacancies
- Inadequate utilities
- Lack of community planning
- EPA Remediation Finding

The Mattoon Midtown Redevelopment Project Area meets the requirements of designation as both a **Blighted** and **Conservation** based on the following:

1. The minimum of five factors (**Blighted**) and three factors (**Conservation**) are present and this presence is documented according to the methodology described in this report. Seven factors are present.

2. The factors are distributed throughout the **Redevelopment Project Area** and are present in a meaningful extent so that the City of Mattoon may reasonably find that the applicable factors are clearly present within the intent of the **Act**.
3. Fifty percent or more of the structures in the **Redevelopment Project Area** have an age of 35 years or more. (**Conservation**) (83.7% of buildings are 35 Years or Older).

## II. THE REDEVELOPMENT PROJECT AREA

The boundary of the **Redevelopment Project Area** is as follows:

The Redevelopment Project Area begins at the northwest corner of Richmond and 21<sup>st</sup> Street. It proceeds along the north side of Richmond going east to the northeast corner of Richmond Avenue and 12<sup>th</sup> Street. At that point it turns south to Prairie Avenue. At the northeast corner of Prairie Avenue it turns east again running on the north side of the street to the southeast corner of parcel 102-007. At that point it turns south to the northeast corner of parcel 124-007. It then proceeds east again to the southeast corner of parcel 125-006. It then turns south running across Broadway Avenue and Charleston Avenue and running through blocks 125, 132, and 156 to the northeast corner of parcel 156-007. It then runs west along this line crossing blocks 155, 154, 153, 152, 151 until the northwest corner of parcel 150-012. It runs south to the northwest corner of 169-012. It then turns west and runs to the northwest corner of 169-010. It then runs north to the northeast corner of 169-004. It runs west to the northwest corner of 169-006. It then runs south to the southwest corner of 169-006. It crosses 15<sup>th</sup> Street to the southeast corner of 170-001. It next runs south to the southeast corner of 170-012 at Lafayette Avenue. It then runs west to the southwest corner of 170-010 and turns north to the edge of the lot line. It then runs west to the southeast corner of 172-005. It then turns south along 172-008 jogging west to the southeast corner of 172-007. It then turns south and crosses LaFayette Avenue continuing south along the west lot line of 176-005 and 008. It next jogs east along this lot line and crosses the street to the eastern border of lot 201-005. It jogs east again to the eastern border of 201-009. It follows this lot line south and then west. It turns south crossing Marshall Avenue and goes south along the western lot lines of 206-004 and 009. It turns east to the southeast corner of lot line 206-012. It turns south crossing Marion Avenue and the southeast corner of 003-001. It runs west to the northeast corner of 003-011. It turns south and runs through blocks 3, 6, along the east sides of blocks 1 and 4, and then through block 8 crossing Essex Avenue to the northwest corner of 002-001. It then proceeds west to the west side of Essex Avenue. It then jogs north on a line with the south parcel line of 009-012. It then runs west to the Railroad Tracks. It runs north along the right of way of the railroad to the southwest corner of lot 204-003. It then runs west across the railroad to the southeast corner of lot 179-012. It runs north curving west to the southeast corner of 179-004. It turns west to the northeast corner of 178-002. It runs south to the southeast corner of 178-003 and follows the lot line west and north. It runs north to the northeast corner of 178-004. It then turns west and runs along the south side of Marshall Avenue to the northeast corner of 174-001. It then turns north running across Marshall Avenue along the east side of block 159 to the southeast corner of 149-001. It turns east and runs to the southeast corner of 150-012. It then runs north along 150-012 and 001 to the northeast corner of 150-001. It then turns west on the south side of Charleston Avenue and runs to 27<sup>th</sup> Street. It then runs north along the west side of 27<sup>th</sup> Street to Commercial Avenue. It then runs east along the north border of Commercial Avenue to 22<sup>nd</sup> Street. It then turns north along 22<sup>nd</sup> Street and runs to the north side of Prairie Avenue. It then runs east to 21<sup>st</sup> Street. At 21<sup>st</sup> street it turns north and proceeds along the west side of the street to the starting point of the boundary at Richmond Avenue.

The **Redevelopment Project Area** within this boundary combines commercial, industrial and residential characteristics. There are many small retail facilities, a number of businesses and residences, and a number of industries. The core of the **Redevelopment Project Area** is a downtown commercial area. There are vacancies and deterioration among the many of the buildings. Several of the homes are dilapidated having been found unfit for habitation and boarded by the **City**. Deterioration is prevalent throughout many of the housing units. Likewise, there are vacant industrial buildings in the **Redevelopment Project Area**. One shows major deterioration and some demolition. Finally, there are a number of vacant lots scattered throughout the **Redevelopment Project Area**.

### **III. ANALYSIS OF CONDITIONS IN THE REDEVELOPMENT PROJECT AREA**

In determining whether or not the proposed **Redevelopment Project Area** meets the eligibility requirements of the **Act**, at the City's direction, Ehlers & Associates, Inc. (the "**Consultant**") conducted various researches and undertook field surveys.

The Consultant surveyed and photographed the **Redevelopment Project Area** beginning in November and continuing in December of 2002. The property was resurveyed in August 2003. In that survey, the following tools were used to determine conditions of blight:

A survey and analysis of existing conditions within the **Redevelopment Project Area** were completed by the Consultant to document the extent to which each factor is present within the **Redevelopment Project Area**. The surveys and analyses included:

1. Exterior survey of the condition and use of each building;
2. Field survey of environmental conditions covering street, sidewalks, lighting, traffic, parking facilities, landscaping, fences and walls, and general property maintenance;
3. Analysis of existing uses and their relationships;
4. Analysis of vacant sites;
5. Review of previously prepared plats, plans and studies;
6. Analysis of water, sewer, gas utilities, etc.
7. Determination of age of property.

#### **A. Eligibility Survey and Analysis**

##### **1. Building Components Evaluated**

During the field survey, each component of a subject building was examined to determine whether it was in sound condition or had minor, major, or critical defects. Building components examined were of two types:

###### **a. Primary Structure**

These components are the basic structural elements of any building, including foundation walls, load-bearing walls and columns, roof structure, and roof.

###### **b. Secondary Structure**

These components are generally added to the primary structural components and are necessary parts of the building, including porches and steps, windows and window units, doors and door units, chimneys, gutters and down spouts.

##### **2. Final Building Rating**

After completing the review of the exterior building condition survey, each individual building was placed in one of three categories based on the combination of defects found in various primary and secondary building components. Each final rating is described below.



**a. Blank**

Sound buildings kept in a standard condition, requiring no maintenance at present. These buildings so classified have defects so minor as to not impact the area.

**b. Deteriorated (X)**

Buildings where factors were present from a major to extreme extent. Usually these buildings contain defects that are not easily correctable through normal maintenance or require contracted skills to accomplish the level of improvements as part of maintenance or correction of defects. These buildings are noted as being deteriorated on the survey.

**c. Dilapidated (D)**

Buildings appear to be so severely defective as to need demolition. These buildings appear in the category dilapidated. Structural integrity, however, was not documented. While these factors were reviewed, the City's Consultant did not conduct a documented building condition analysis, as the visual survey did not detect such levels of defects. Had these conditions been identified, such analysis would have been done.

**B. Presence of Blight Factors**

Summarized below are the conclusions of the surveys and analyses completed for each blight factor based on existing conditions within the **Redevelopment Project Area**. In order to qualify the **Redevelopment Project Area**, the **Redevelopment Project Area** must meet criteria set forth in the **Act**. The specific criteria as defined by the **Act** precede each finding. The conclusions indicate whether the factor is found to be present within the **Redevelopment Project Area**, and the relative extent to which the factor is present. The Rating Survey showing the conditions in each block is found as "**Table 2, Rating Survey.**"

These factors will be documented in the study.

- The blight factors, which are present, are reasonably distributed throughout the **Redevelopment Project Area**.
- The entire **Redevelopment Project Area** is impacted by and shows the presence of blight factors and conservation factors.

**The eligibility factors are related to both improved and vacant land. While the land in the Redevelopment Project Area is completely developed (vacant land has been subdivided), all eligibility factors for blighted designation, including those for vacant land, were screened. All eligibility factors for conservation designation were also screened.**

## 1. Eligibility of a Blighted Area

“**Blighted Area**” means any improved or vacant area within the boundaries of the **Redevelopment Project Area** located within the territorial limits of the City where:

If **improved**, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health, or welfare because of a combination of **five (5) or more of the following factors**, each of which is (i) present, with that presence documented to a meaningful extent, so that a City may reasonably find that the factor is clearly present within the intent of the **Act**, and (ii) reasonably distributed throughout the improved part of the **Redevelopment Project Area**:

- (a) **Dilapidation**. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings, or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

*There are a number of buildings that meet this criterion. There are several homes that have been boarded due to conditions of dilapidation. Likewise, an industrial facility is dilapidated and appears to be in a condition of partial demolition. However, an ascertainment of the structural state was not done as part of this study. As such, these findings will not be used for qualification. Adequate criteria for designation exist without using this criterion.*

- (b) **Obsolescence**. The condition or process of falling into disuse. Structures have become ill-suited for the original use.

*Structures throughout the **Redevelopment Project Area** meet this criterion. There are a number of available retail facilities in the **Redevelopment Project Area** that are no longer desirable because of size, access, and some are vacant. In addition, there are a number of structures that are no longer functioning and are ill suited for their original use. This is especially true of the industrial buildings. Likewise, in the central core there are a number of buildings that no longer serve the needs of modern retail establishments. These obsolescent structures are throughout the **Redevelopment Project Area**.*

- (c) **Deterioration**. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence

deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

*Deterioration, as a factor, is present to a major extent throughout the entire **Redevelopment Project Area**. Deterioration is present in a number of buildings. These are characterized by broken windows and deterioration of both the façade and structure of the building. Deterioration is evidenced by lack of paint and poor conditions of off street parking, fencing and lighting. Cracking and deterioration of pavement, appearance of weeds through pavement, potholes and lack of pavement and other deteriorating conditions exist through the **Redevelopment Project Area**. A number of buildings exhibited leaning porches or stoops. Many stairs were cracked and crumbling. Fascia was detached on many buildings. A number of roofs need repairs. Table 2, Rating Survey, indicates those blocks where buildings are found to have deterioration present.*

*It should be generally noted that serious deterioration problems exist in the housing structures within the **Redevelopment Project Area**. These are documented in the Housing Impact Study that is Attachment 4.*

- (d) **Presence of structures below minimum code standards.** All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.

*The City has documented a number of code violations in the **Redevelopment Project Area**. The presence of housing structures below minimum standards are documented in the Housing Impact Study that is Attachment 4. In addition, the City documents as examples the Illinois Central Railroad Depot, the Big Four Railroad Depot, buildings near these depots, Daniell's Produce building at 15<sup>th</sup> and Richmond, and Central School.*

- (e) **Illegal use of individual structures.** The use of structures in violation of applicable Federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

*Illegal structures are not apparent in the **Redevelopment Project Area**.*

- (f) **Excessive vacancies.** The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

*There are excessive vacancies in the **Redevelopment Project Area**. The survey revealed that there are four large vacant industrial buildings that are obviously vacant. Among these are a large vacant industrial building that is partially demolished, a large vacant trucking/ distribution facility, another large vacant industrial facility, and there is a large vacant bottling plant. In addition, there is a large vacant building next to the railroad station as well as the railroad depot itself. A number of vacant storefronts and a number of vacant offices are present. There are also a number of vacant lots. Blocks with obvious vacancies are identified on Table 2, Rating Survey.*

- (g) **Lack of ventilation, light, or sanitary facilities.** The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

*The above characteristics were not noted.*

- (h) **Inadequate utilities.** Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the **Redevelopment Project Area**, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the **Redevelopment Project Area**.

*Utilities are inadequate in the **Redevelopment Project Area** according to engineering studies. The combined sanitary storm sewer system was constructed in the early 1900's, as was the water system. Sewer back-up in homes and businesses is common, occurring during practically every ten-year storm event. Sewers that are too flat or roof drains connected to the sewer that serve as vents cause an unpleasant odor.*

- (i) **Excessive land coverage and overcrowding of structures and community facilities.** The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and

safety, and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of building, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.

*Excessive land coverage exists in some sections of the **Redevelopment Project Area**. However, it was not evident throughout the **Redevelopment Project Area**. Table 2, Rating Survey, identifies blocks where these conditions are present.*

- (j) **Deleterious land use or layout.** The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.

*Deleterious layout exists throughout the entire **Redevelopment Project Area**.*

*There are a hodge podge of non-related businesses and lots that do not support the redevelopment of the **Redevelopment Project Area**. Residential, industrial, and commercial properties exist in such a way as to be unattractive for redevelopment.*

*Demolition will need to occur and lots assembled so that redevelopment can occur.*

*Railroad overpasses and rights of way complicate access to property and also make redevelopment difficult. Access to these properties can be improved*

- (k) **Lack of community planning.** The proposed **Redevelopment Project Area** was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the city of a comprehensive or other community plan, or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

*Many parcels are of inadequate, too small or odd (for example triangular) shape. The street layout makes access difficult to certain lots throughout the **Redevelopment Project Area**. Ingress and egress are difficult to certain lots. Uses intrude into residential areas or vice versa. The*

*Redevelopment Project Area* was platted and developed prior to the development of the community's planning program and comprehensive plan.

- (l) **Environmental clean-up.** The proposed **Redevelopment Project Area** has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the **Redevelopment Project Area**.

*The Redevelopment Project Area has five sites that are listed by EPA as being in remediation. Table 3 identifies these sites. The City specifically notes the Young Radiator Facility site. It creates groundwater contamination.*

*In addition, there may be other businesses and factory sites that may be identified by EPA that may require clean up prior to their redevelopment.*

- (m) **The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years** prior to the year in which the **Redevelopment Project Area** is designated, or is increasing at an annual rate that is less than the balance of the city for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the **Redevelopment Project Area** is designated.

*EAV is documented in Table 1. There have not been three calendar years in the last five that experience a reduction in the EAV.*

2. **If vacant**, the sound growth of the **Redevelopment Project Area** is impaired by a combination of **two (2) or more of the following factors**, each of which is (i) present, with that presence documented to a meaningful extent, so that the City may reasonably find that the factor is clearly present with the intent of the **Act**, and (ii) reasonably distributed throughout the vacant part of the **Redevelopment Project Area** to which it pertains:

- (a) **Obsolete platting** of vacant land that results in parcels of limited or narrow size, or configurations of parcels of irregular size or shape that

would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys, or that created inadequate right-of-way widths for streets, alleys, or other, public rights-of-way, or that omitted easements for public utilities.

*The **Redevelopment Project Area** is not vacant; therefore, these criteria are not applied.*

- (b) **Diversity of ownership** of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.

*The **Redevelopment Project Area** is not vacant; therefore, these criteria are not applied.*

- (c) **Tax and special assessment delinquencies** exist, or the property has been the subject of sales tax under the Property Tax Code within the last five (5) years.

*The **Redevelopment Project Area** is not vacant; therefore, these criteria are not applied.*

- (d) **Deterioration of structures or site improvements** in neighboring areas adjacent to the vacant land.

*The **Redevelopment Project Area** is not vacant; therefore, these criteria are not applied.*

- (e) **The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs** for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the **Redevelopment Project Area**.

*Although these criteria apply to vacant land and this land is developed, the **Redevelopment Project Area** has remediation sites identified by EPA. These are listed in Table 3.*

- (f) **The total equalized assessed value of the proposed Redevelopment Project Area has declined for three (3) of the last five (5) calendar years** prior to the year in which the **Redevelopment Project Area** is designated, or is increasing at an annual rate: that is less than the balance of the city for three (3) of the last five (5) calendar years for which information is

available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the **Redevelopment Project Area** is designated.

*EAV is provided in Table I.*

3. **If vacant**, the sound growth of the **Redevelopment Project Area** is impaired by one of the following factors that (i) is present, with that presence documented to a meaningful extent, so that a city may reasonably find that the factor is clearly present within the intent of the **Act**, and (ii) is reasonably distributed throughout the vacant part of the **Redevelopment Project Area** to which it pertains:

- (a) **The area consists of one or more unused quarries, mines, or strip mine ponds.**

*The Redevelopment Project Area is not vacant; therefore, these criteria are not applied. However, there are no quarries, mines, or strip mine ponds present.*

- (b) **The area consists of unused rail yards, rail tracks, or railroad rights-of-way.**

*The Redevelopment Project Area is not vacant; therefore, these criteria are not applied. The Redevelopment Project Area is bisected by an active railroad and there are rights-of-ways associated with the railroads.*

- (c) **The area, prior to its designation, is subject to chronic flooding** that adversely impacts on real property in the area, as certified by a registered professional engineer or appropriate regulatory agency.

*The Redevelopment Project Area is not vacant; therefore these criteria are not applied.*

- (e) **The area consists of an unused or illegal disposal site** containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.

*The Redevelopment Project Area is not vacant; therefore these criteria are not applied. Some dumping was noted on vacant lots in the Redevelopment Project Area. However, this dumping, while contributing to the deterioration of the Redevelopment Project Area, was not in the form of a dumping site.*



- (e) **Prior to the effective date of the applicable amendatory Act of the 91<sup>st</sup> General Assembly, the area is not less than 50, nor more than 100 acres, and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within five (5) years prior to the designation of the Redevelopment Project Area), and the area meets at least one of the factors itemized in paragraph (1) above, the area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.**

*The Redevelopment Project Area is not vacant; therefore, these criteria are not applied.*

- (f) **The area qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.**

*The Redevelopment Project Area is not vacant; therefore, these criteria are not applied.*

## 2. Eligibility of a Conservation Area

**The Redevelopment Project Area does qualify in whole as a Conservation Area. The thirteen criteria for determination of conservation area are the same as the criteria for Blighted. However, an additional criterion of age of structure is applied. The review of the Redevelopment Project Area according to the original thirteen criteria show that it qualified. The age criterion for structures also qualifies the area as a Conservation Area. (83.7% of the buildings are 25 years of age or older. Table 1 identifies the age of the buildings)**

**“Conservation area” means any improved area within the boundaries of a Redevelopment Project Area located within the territorial limits of the city in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area, but because of a combination of three (3) or more of the following factors is detrimental to the public safety, health, morals or welfare, and such an area may become a blighted area:**

***Fifty % or more of the structures in the Redevelopment Project Area are older than 35 years. The Redevelopment Project Area is eligible to be a Conservation Area.***

- (a) **Dilapidation.** An advanced state of disrepair, or neglect of necessary repairs to the primary structural components of buildings, or improvements in such a combination that a documented building condition analysis determines that major repair is required, or the defects are so serious and so extensive that the buildings must be removed.

*There are a number of buildings that meet this criterion. There are several homes that have been boarded due to conditions of dilapidation. Likewise, an industrial facility is dilapidated and appears to be in a condition of partial demolition. However, an ascertainment of the structural state was not done as part of this study. As such, these findings will not be used for qualification. Adequate criteria for designation exist without using this criterion.*

- (b) **Obsolescence.** The condition or process of falling into disuse. Structures have become ill-suited for the original use.

*Structures throughout the **Redevelopment Project Area** meet this criterion. There are a number of available retail facilities in the **Redevelopment Project Area** that are no longer desirable because of size, access, and some are vacant. In addition, there are a number of structures that are no longer functioning and are ill suited for their original use. This is especially true of the industrial buildings. Likewise, in the central core there are a number of buildings that no longer serve the needs of modern retail establishments. These obsolescent structures are throughout the **Redevelopment Project Area**.*

- (c) **Deterioration.** With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

*Deterioration, as a factor, is present to a major extent throughout the entire **Redevelopment Project Area**. Deterioration is present in a number of buildings. These are characterized by broken windows and deterioration of both the façade and structure of the building. Deterioration is evidenced by lack of paint and poor conditions of off street parking, fencing and lighting. Cracking and deterioration of pavement, appearance of weeds through pavement, potholes and lack of pavement and other deteriorating conditions exist through the **Redevelopment Project Area**. A number of buildings exhibited leaning porches or stoops. Many stairs were cracked and crumbling. Fascia was detached on many buildings. A number of roofs need repairs. Table 2, Rating Survey, indicates those blocks where buildings are found to have deterioration present.*

*It should be generally noted that serious deterioration problems exist in the housing structures within the **Redevelopment Project Area**. These are documented in the Housing Impact Study that is Attachment 4.*

- (d) **Presence of structures below minimum code standards.** All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.

*The City has documented a number of code violations in the **Redevelopment Project Area**. The presence of housing structures below minimum standards are documented in the Housing Impact Study that is Attachment 4. In addition, the City documents as examples the Illinois Central Railroad Depot, the Big Four Railroad Depot, buildings near these depots, Daniell's Produce building at 15<sup>th</sup> and Richmond, and Central School.*

- (e) **Illegal use of individual structures.** The use of structures in violation of applicable Federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

*Illegal structures are not apparent in the **Redevelopment Project Area**.*

- (f) **Excessive vacancies.** The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

*There are excessive vacancies in the **Redevelopment Project Area**. The survey revealed that there are four large vacant industrial buildings that are obviously vacant. Among these are a large vacant industrial building that is partially demolished, a large vacant trucking / distribution facility, another large vacant industrial facility, and there is a large vacant bottling plant. In addition, there is a large vacant building next to the railroad station as well as the railroad depot itself. A number of vacant storefronts and a number of vacant offices are present. There are also a number of vacant lots. Blocks with obvious vacancies are identified on Table 2, Rating Survey.*

- (g) **Lack of ventilation, light, or sanitary facilities.** The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence or inadequacy of skylights or windows for interior spaces or

rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refer to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

*The above characteristics were not noted.*

- (h) **Inadequate utilities.** Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the **Redevelopment Project Area**, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the **Redevelopment Project Area**.

*Utilities are inadequate in the **Redevelopment Project Area** according to engineering studies. The combined sanitary storm sewer system was constructed in the early 1900's, as was the water system. Sewer back-up in homes and businesses is common, occurring during practically every ten-year storm event. Sewers that are too flat or roof drains connected to the sewer that serve as vents cause an unpleasant odor.*

- (i) **Excessive land coverage and overcrowding of structures and community facilities.** The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem condition warranting the designation of an area as one exhibiting excessive land coverage are: the presence of buildings either improperly situated on parcels, or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.

*Excessive land coverage exists in some sections of the **Redevelopment Project Area**. However, it was not evident throughout the **Redevelopment Project Area**. Table 2, Rating Survey, identifies blocks where these conditions are present.*

- (j) **Deleterious land use or layout.** The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses

considered to be noxious, offensive, or unsuitable for the surrounding area.

*Deleterious layout exists throughout the entire **Redevelopment Project Area**. There are a hodge-podge of non-related businesses and lots that do not support the redevelopment of the **Redevelopment Project Area**. Residential, industrial, and commercial properties exist in such a way as to be unattractive for redevelopment.*

*Demolition will need to occur and lots assembled so that redevelopment can occur.*

*Railroad overpasses and rights of way complicate access to property and also make redevelopment difficult.*

- (k) **Lack of community planning.** The proposed **Redevelopment Project Area** was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the city of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

*Many parcels are of inadequate, too small, or shape (for example triangular). The street layout makes access difficult to certain lots throughout the **Redevelopment Project Area**. Ingress and egress are difficult to certain lots. Uses intrude into residential areas or vice versa. The **Redevelopment Project Area** was platted and developed prior to the development of the community's planning program and comprehensive plan.*

- (l) **Environmental clean-up.** The proposed **Redevelopment Project Area** has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the **Redevelopment Project Area**.

*The **Redevelopment Project Area** has three sites that are listed by EPA as being in remediation. These sites are listed in Table 3. The City specifically notes the Young Radiator Facility site. It creates groundwater contamination.*

*In addition, there may be other businesses and factory sites not yet listed by EPA that may require clean up prior to their redevelopment.*

- (m) **The total equalized assessed value of the proposed Redevelopment Project Area has declined for three (3) of the last five (5) calendar years** for which information is available, or is increasing at an annual rate that is less than the balance of the city for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five calendar years for which information is available.

*EAV is documented in Table 1. There have not been three calendar years in the last five that experience a reduction in the EAV.*

#### IV. ELIGIBILITY CONCLUSIONS

The **Redevelopment Project Area** meets the requirements of the **Act** for designation as a **Blighted Area** and a **Conservation Area**. There is a reasonable presence and distribution of these factors included in the **Act**. These factors include:

- Dilapidation (These conditions are present, but will not be used to qualify the **Redevelopment Project Area**, as not engineering report was not completed. It should be noted that the City has boarded facilities due to dilapidation.)
- Obsolescence
- Deterioration
- Presence of structures below minimum code standards
- Excessive vacancies
- Inadequate utilities
- Lack of community planning
- EPA Remediation Finding

In addition, more than fifty percent of the structures are 35 or more years old. (83.7% of buildings are 35 years or older)

Based on these factors, the City's Consultant has recommended that the City could conclude that the **Redevelopment Project Area** qualifies as a **Blighted Area** and a **Conservation Area** as defined in the **Act** and is in need of revitalization and guided growth to ensure that it will contribute to the long-term physical, economic, and social well-being of the City. The **Redevelopment Project Area** has not been subject to sound growth and development through investment by private enterprise and the project would not reasonably be anticipated to be developed without **TIF** assistance.

**TABLE 1**

**MATTOON MIDTOWN  
REDEVELOPMENT PROJECT AREA**

**TIF BASE and FIVE-YEAR EAV**



CITY OF MATTOON  
MIDTOWN REDEVELOPMENT PROJECT AREA NO.2  
5 YEAR EAV/AGE

#	Tax Id #	Age	Assessed 2001	Eq Value 2001	Assessed 2000	Eq Value 2000	Assessed 1999	Eq Value 1999	Assessed 1998	Eq Value 1998	Assessed 1997	Eq Value 1997
				0.976		1.0527		1.0422		1.0293		1.1283
1	07-1-02019-001		\$0									
2	07-1-03651-000	31	\$9,200	\$8,979	\$16,660	\$17,538	\$16,660	\$17,363	\$16,660	\$17,148	\$16,660	\$18,797
3	07-1-03671-000	97	\$24,740	\$24,146	\$24,740	\$26,044	\$24,740	\$25,784	\$24,740	\$25,465	\$24,740	\$27,914
4	07-1-03680-000	112	\$14,800	\$14,445	\$11,170	\$11,759	\$11,170	\$11,641	\$11,170	\$11,497	\$11,170	\$12,603
5	07-1-03681-000	48	\$8,370	\$8,169	\$6,860	\$7,222	\$6,860	\$7,149	\$6,860	\$7,061	\$6,860	\$7,740
6	07-1-03692-000	97	\$5,990	\$5,846	\$7,050	\$7,422	\$7,050	\$7,348	\$7,050	\$7,257	\$7,050	\$7,955
7	07-1-03693-000	95	\$3,030	\$2,957	\$3,030	\$3,190	\$1,240	\$1,292	\$1,240	\$1,276	\$1,240	\$1,399
8	07-1-03694-000	45	\$10,490	\$10,238	\$8,980	\$9,453	\$8,980	\$9,359	\$8,980	\$9,243	\$7,450	\$8,406
9	07-1-03695-000		\$2,230	\$2,176	\$690	\$726	\$690	\$719	\$690	\$710	\$570	\$643
10	07-1-03696-000	45	\$17,970	\$17,539	\$17,210	\$18,117	\$16,700	\$17,405	\$17,530	\$18,044	\$14,540	\$16,405
11	07-1-03697-000	45	\$14,390	\$14,045	\$11,960	\$12,590	\$12,330	\$12,850	\$12,330	\$12,691	\$10,230	\$11,543
12	07-1-03698-000	45	\$28,470	\$27,787	\$29,600	\$31,160	\$29,600	\$30,849	\$29,600	\$30,467	\$24,540	\$27,688
13	07-1-03699-000	102	\$3,560	\$3,475	\$6,820	\$7,179	\$10,170	\$10,599	\$10,170	\$10,468	\$10,170	\$11,475
14	07-1-03708-000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
15	07-1-03709-000	45	\$17,330	\$16,914	\$9,740	\$10,253	\$9,740	\$10,151	\$9,740	\$10,025	\$8,080	\$9,117
16	07-1-03710-000	56	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
17	07-1-03721-000	97	\$29,240	\$28,538	\$30,030	\$31,613	\$30,030	\$31,297	\$30,030	\$30,910	\$30,030	\$33,883
18	07-1-03731-000	102	\$17,600	\$17,178	\$15,330	\$16,138	\$15,330	\$15,977	\$15,330	\$15,779	\$9,290	\$10,482
19	07-1-03732-000	45	\$15,940	\$15,557	\$13,520	\$14,233	\$13,520	\$14,091	\$13,520	\$13,916	\$11,210	\$12,648
20	07-1-03733-000	45	\$14,950	\$14,591	\$11,810	\$12,432	\$11,810	\$12,308	\$11,810	\$12,156	\$9,790	\$11,046
21	07-1-03737-000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
22	07-1-03746-000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
23	07-1-03747-000	63	\$11,310	\$11,039	\$7,510	\$7,906	\$7,510	\$7,827	\$7,510	\$7,730	\$7,510	\$8,474
24	07-1-03758-000		\$1,000	\$976	\$1,000	\$1,053	\$1,000	\$1,042	\$1,000	\$1,029	\$1,000	\$1,128
25	07-1-03759-000	112	\$13,910	\$13,576	\$9,250	\$9,737	\$9,250	\$9,640	\$9,250	\$9,521	\$9,250	\$10,437
26	07-1-03760-000		\$2,780	\$2,713	\$3,490	\$3,674	\$3,490	\$3,637	\$3,490	\$3,592	\$3,490	\$3,938
27	07-1-03761-000		\$5,950	\$5,807	\$5,240	\$5,516	\$5,240	\$5,461	\$5,240	\$5,394	\$5,240	\$5,912
28	07-1-03762-000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
29	07-1-03771-000	92	\$16,770	\$16,368	\$11,590	\$12,201	\$11,420	\$11,902	\$11,420	\$11,755	\$11,420	\$12,885
30	07-1-03772-000	92	\$3,480	\$3,396	\$5,360	\$5,642	\$5,360	\$5,586	\$5,360	\$5,517	\$5,360	\$6,048
31	07-1-03773-000	102	\$1,330	\$1,298	\$3,570	\$3,758	\$2,870	\$2,991	\$2,870	\$2,954	\$2,870	\$3,238
32	07-1-03774-000		\$1,310	\$1,279	\$1,900	\$2,000	\$930	\$969	\$930	\$957	\$930	\$1,049
33	07-1-03775-000	107	\$14,660	\$14,308	\$10,800	\$11,369	\$11,000	\$11,464	\$11,000	\$11,322	\$15,000	\$16,925
34	07-1-03776-000	107	\$3,740	\$3,650	\$2,330	\$2,453	\$2,330	\$2,428	\$2,330	\$2,398	\$2,330	\$2,629
35	07-1-03777-000	107	\$6,140	\$5,993	\$3,230	\$3,400	\$3,230	\$3,366	\$3,230	\$3,325	\$3,230	\$3,644
36	07-1-03778-000	112	\$4,160	\$4,060	\$2,520	\$2,653	\$2,520	\$2,626	\$2,520	\$2,594	\$2,520	\$2,843

CITY OF MATTOON  
MIDTOWN REDEVELOPMENT PROJECT AREA NO.2  
5 YEAR EAV/AGE

#	Tax Id #	Age	Assessed 2001	Eq Value 2001	Assessed 2000	Eq Value 2000	Assessed 1999	Eq Value 1999	Assessed 1998	Eq Value 1998	Assessed 1997	Eq Value 1997
37	07-1-03779-000	107	\$4,690	\$4,577	\$2,240	\$2,358	\$2,150	\$2,241	\$2,150	\$2,213	\$2,150	\$2,426
38	07-1-03780-000		\$8,140	\$7,945	\$4,470	\$4,706	\$5,030	\$5,242	\$5,030	\$5,177	\$5,030	\$5,675
39	07-1-03790-000		\$0	\$0		\$0		\$0		\$0		\$0
40	07-1-03791-000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
41	07-1-03792-000	97	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
42	07-1-03793-000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
43	07-1-03794-000	73	\$123,030	\$120,077	\$129,040	\$135,840	\$129,040	\$134,485	\$123,080	\$126,686	\$123,080	\$138,871
44	07-1-03795-000		\$0	\$0		\$0		\$0		\$0		\$0
45	07-1-03796-000	65	\$3,640	\$3,553	\$900	\$947	\$3,590	\$3,741	\$3,590	\$3,695	\$3,590	\$4,051
46	07-1-03797-000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
47	07-1-03798-000	122	\$24,170	\$23,590	\$17,830	\$18,770	\$17,830	\$18,582	\$17,830	\$18,352	\$17,830	\$20,118
48	07-1-03799-000	97	\$11,110	\$10,843	\$8,940	\$9,411	\$8,940	\$9,317	\$8,940	\$9,202	\$8,940	\$10,087
49	07-1-03800-000	97	\$11,160	\$10,892	\$10,020	\$10,548	\$10,020	\$10,443	\$10,020	\$10,314	\$10,020	\$11,306
50	07-1-03801-000	42	\$12,020	\$11,732	\$7,720	\$8,127	\$7,640	\$7,962	\$7,640	\$7,864	\$7,640	\$8,620
51	07-1-03802-000	92	\$12,670	\$12,366	\$10,970	\$11,548	\$10,970	\$11,433	\$10,970	\$11,291	\$10,970	\$12,377
52	07-1-03803-000	107	\$16,900	\$16,494	\$16,300	\$17,159	\$16,000	\$16,675	\$16,000	\$16,469	\$16,000	\$18,053
53	07-1-03804-000	97	\$16,700	\$16,299	\$14,590	\$15,359	\$14,590	\$15,206	\$14,590	\$15,017	\$14,590	\$16,462
54	07-1-03805-000	92	\$16,570	\$16,172	\$11,970	\$12,601	\$11,970	\$12,475	\$11,970	\$12,321	\$11,970	\$13,506
55	07-1-03806-000	92	\$16,220	\$15,831	\$17,290	\$18,201	\$17,290	\$18,020	\$17,290	\$17,797	\$17,290	\$19,508
56	07-1-03807-000	82	\$10,970	\$10,707	\$9,700	\$10,211	\$9,700	\$10,109	\$9,700	\$9,984	\$9,700	\$10,945
57	07-1-03808-000	82	\$16,540	\$16,143	\$14,300	\$15,054	\$12,430	\$12,955	\$12,430	\$12,794	\$12,430	\$14,025
58	07-1-03809-000	87	\$10,990	\$10,726	\$11,540	\$12,148	\$10,770	\$11,224	\$10,770	\$11,086	\$10,770	\$12,152
59	07-1-03810-000	87	\$17,300	\$16,885	\$13,970	\$14,706	\$13,970	\$14,560	\$13,970	\$14,379	\$13,970	\$15,762
60	07-1-03811-000	91	\$33,460	\$32,657	\$32,310	\$34,013	\$32,310	\$33,673	\$32,310	\$33,257	\$32,310	\$36,455
61	07-1-03812-000	87	\$36,540	\$35,663	\$31,660	\$33,328	\$31,660	\$32,996	\$31,660	\$32,588	\$31,660	\$35,722
62	07-1-03813-000		\$20,260	\$19,774	\$17,510	\$18,433	\$17,510	\$18,249	\$17,510	\$18,023	\$17,510	\$19,757
63	07-1-03815-000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
64	07-1-03819-000		\$6,910	\$6,744	\$11,480	\$12,085	\$11,480	\$11,964	\$11,480	\$11,816	\$11,480	\$12,953
65	07-1-03827-000	5	\$60,660	\$59,204	\$65,020	\$68,447	\$65,020	\$67,764	\$65,020	\$66,925	\$65,020	\$73,362
66	07-1-03828-000	5	\$55,270	\$53,944	\$60,890	\$64,099	\$60,890	\$63,460	\$60,890	\$62,674	\$60,890	\$68,702
67	07-1-03830-000	92	\$21,560	\$21,043	\$10,470	\$11,022	\$10,470	\$10,912	\$10,470	\$10,777	\$10,470	\$11,813
68	07-1-03832-000	97	\$10,210	\$9,965	\$11,570	\$12,180	\$11,570	\$12,058	\$11,570	\$11,909	\$11,570	\$13,054
69	07-1-03833-000	107	\$22,740	\$22,194	\$22,560	\$23,749	\$22,560	\$23,512	\$22,560	\$23,221	\$22,560	\$25,454
70	07-1-03834-000	107	\$24,830	\$24,234	\$24,830	\$26,139	\$24,830	\$25,878	\$24,830	\$25,558	\$24,830	\$28,016
71	07-1-03835-000	110	\$20,300	\$19,813	\$18,870	\$19,864	\$18,870	\$19,666	\$18,870	\$19,423	\$18,870	\$21,291
72	07-1-03836-000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
73	07-1-03837-000	97	\$28,480	\$27,796	\$19,900	\$20,949	\$19,900	\$20,740	\$19,900	\$20,483	\$19,900	\$22,453

CITY OF MATTOON  
MIDTOWN REDEVELOPMENT PROJECT AREA NO.2  
5 YEAR EAV/AGE

#	Tax Id #	Age	Assessed 2001	Eq Value 2001	Assessed 2000	Eq Value 2000	Assessed 1999	Eq Value 1999	Assessed 1998	Eq Value 1998	Assessed 1997	Eq Value 1997
74	07-1-03838-000	97	\$9,170	\$8,950	\$5,000	\$7,514	\$5,000	\$5,211	\$5,000	\$5,147	\$5,000	\$5,642
75	07-1-03839-000	90	\$9,210	\$8,989	\$11,670	\$17,537	\$11,670	\$12,162	\$11,670	\$12,012	\$11,670	\$13,167
76	07-1-03840-000	82	\$27,630	\$26,967	\$16,700	\$25,095	\$16,700	\$17,405	\$16,700	\$17,189	\$16,700	\$18,843
77	07-1-03841-000	99	\$19,580	\$19,110	\$13,300	\$19,986	\$13,300	\$13,861	\$13,300	\$13,690	\$13,300	\$15,006
78	07-1-03842-000	92	\$4,710	\$4,597	\$8,730	\$13,119	\$8,730	\$9,098	\$8,730	\$8,986	\$8,730	\$9,850
79	07-1-03843-000	100	\$19,850	\$19,374	\$12,670	\$19,039	\$12,670	\$13,205	\$12,670	\$13,041	\$12,670	\$14,296
80	07-1-03844-000	97	\$34,380	\$33,555	\$33,160	\$49,830	\$33,160	\$34,559	\$33,160	\$34,132	\$33,160	\$37,414
81	07-1-03854-000		\$23,330	\$22,770	\$13,340	\$20,046	\$13,340	\$13,903	\$13,340	\$13,731	\$13,340	\$15,052
82	07-1-03855-000		\$11,670	\$11,390	\$5,000	\$7,514	\$5,000	\$5,211	\$5,000	\$5,147	\$5,000	\$5,642
83	07-1-03856-000	30?	\$11,670	\$11,390	\$10,000	\$15,027	\$6,670	\$6,951	\$6,670	\$6,865	\$6,670	\$7,526
84	07-1-03857-000	33	\$37,720	\$36,815	\$27,000	\$40,573	\$27,000	\$28,139	\$27,000	\$27,791	\$27,000	\$30,464
85	07-1-03867-000		\$7,000	\$6,832	\$4,950	\$7,438	\$4,950	\$5,159	\$4,950	\$5,095	\$4,950	\$5,585
86	07-1-03868-000	54	\$95,170	\$92,886	\$102,770	\$154,432	\$102,770	\$107,107	\$102,770	\$105,781	\$102,770	\$115,955
87	07-1-03880-000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
88	07-1-03881-000	46	\$69,500	\$67,832	\$48,000	\$72,130	\$48,000	\$50,026	\$48,000	\$49,406	\$48,000	\$54,158
89	07-1-03882-000	33	\$22,200	\$21,667	\$20,130	\$30,249	\$20,130	\$20,979	\$20,130	\$20,720	\$20,130	\$22,713
90	07-1-03883-000	102	\$17,340	\$16,924	\$9,610	\$14,441	\$9,610	\$10,016	\$9,610	\$9,892	\$7,970	\$8,993
91	07-1-03884-000	81	\$21,260	\$20,750	\$14,070	\$21,143	\$14,070	\$14,664	\$14,070	\$14,482	\$11,670	\$13,167
92	07-1-03885-000	45	\$15,900	\$15,518	\$10,770	\$16,184	\$10,770	\$11,224	\$10,770	\$11,086	\$8,930	\$10,076
93	07-1-03886-000	45	\$15,550	\$15,177	\$15,450	\$23,217	\$15,450	\$16,102	\$15,450	\$15,903	\$12,810	\$14,454
94	07-1-03896-000	6	\$53,400	\$52,118	\$60,000	\$90,162	\$60,000	\$62,532	\$60,000	\$61,758	\$62,540	\$70,564
95	07-1-03897-000	1	\$42,750	\$41,724	\$1,000	\$1,503	\$1,000	\$1,042	\$1,000	\$1,029	\$830	\$936
96	07-1-03898-000		\$3,230	\$3,152	\$1,820	\$2,735	\$1,820	\$1,897	\$1,820	\$1,873	\$1,510	\$1,704
97	07-1-03899-000		\$3,230	\$3,152	\$2,000	\$3,005	\$2,000	\$2,084	\$2,000	\$2,059	\$1,660	\$1,873
98	07-1-03900-000		\$3,230	\$3,152	\$2,000	\$3,005	\$2,000	\$2,084	\$2,000	\$2,059	\$1,660	\$1,873
99	07-1-03901-000	6	\$49,200	\$48,019	\$60,000	\$90,162	\$60,000	\$62,532	\$60,000	\$61,758	\$64,470	\$72,742
100	07-1-03902-000	41	\$66,990	\$65,382	\$75,090	\$112,838	\$75,090	\$78,259	\$75,090	\$77,290	\$75,090	\$84,724
101	07-1-03903-000	33	\$53,740	\$52,450	\$54,120	\$81,326	\$54,120	\$56,404	\$54,120	\$55,706	\$28,720	\$32,405
102	07-1-03904-000	36	\$45,660	\$44,564	\$39,490	\$59,342	\$39,490	\$41,156	\$39,490	\$40,647	\$39,490	\$44,557
103	07-1-03905-000		\$9,140	\$8,921	\$9,660	\$14,516	\$9,660	\$10,068	\$9,660	\$9,943	\$9,660	\$10,899
104	07-1-03906-000		\$9,140	\$8,921	\$9,660	\$14,516	\$9,660	\$10,068	\$9,660	\$9,943	\$9,660	\$10,899
105	07-1-03907-000	33	\$69,110	\$67,451	\$27,870	\$41,880	\$27,870	\$29,046	\$27,870	\$28,687	\$27,870	\$31,446
106	07-1-03922-000	82	\$13,150	\$12,834	\$9,270	\$13,930	\$9,270	\$9,661	\$9,270	\$9,542	\$7,690	\$8,677
107	07-1-03923-000	46	\$17,240	\$16,826	\$9,650	\$14,501	\$9,650	\$10,057	\$9,650	\$9,933	\$9,650	\$10,888
108	07-1-03924-000	46	\$11,890	\$11,605	\$7,720	\$11,601	\$7,720	\$8,046	\$7,720	\$7,946	\$6,400	\$7,221
109	07-1-03925-000	84	\$13,630	\$13,303	\$13,780	\$20,707	\$13,780	\$14,362	\$13,780	\$14,184	\$11,430	\$12,896
110	07-1-03926-000	96	\$12,730	\$12,424	\$12,150	\$18,258	\$12,150	\$12,663	\$12,150	\$12,506	\$10,080	\$11,373

CITY OF MATTOON  
MIDTOWN REDEVELOPMENT PROJECT AREA NO.2  
5 YEAR EAV/AGE

#	Tax Id #	Age	Assessed 2001	Eq Value 2001	Assessed 2000	Eq Value 2000	Assessed 1999	Eq Value 1999	Assessed 1998	Eq Value 1998	Assessed 1997	Eq Value 1997
111	07-1-03927-000	79	\$13,630	\$13,303	\$10,480	\$11,032	\$10,480	\$10,922	\$10,480	\$10,787	\$8,690	\$9,805
112	07-1-03928-000	46	\$12,540	\$12,239	\$10,140	\$10,674	\$10,140	\$10,568	\$10,140	\$10,437	\$8,410	\$9,489
113	07-1-03929-000	46	\$12,010	\$11,722	\$11,420	\$12,022	\$11,420	\$11,902	\$11,420	\$11,755	\$9,470	\$10,685
114	07-1-03945-000	29	\$50,290	\$49,083	\$21,320	\$22,444	\$21,320	\$22,220	\$21,320	\$21,945	\$21,320	\$24,055
115	07-1-04058-000		\$9,040	\$8,823	\$8,230	\$8,664	\$8,230	\$8,577	\$8,230	\$8,471	\$8,230	\$9,286
116	07-1-04060-000	18	\$54,710	\$53,397	\$33,000	\$34,739	\$33,000	\$34,393	\$33,000	\$33,967	\$33,000	\$37,234
117	07-1-04073-000	45	\$31,370	\$30,617	\$26,000	\$27,370	\$26,000	\$27,097	\$26,000	\$26,762	\$21,560	\$24,326
118	07-1-04074-000	45	\$28,000	\$27,328	\$24,640	\$25,939	\$20,000	\$20,844	\$20,000	\$20,586	\$17,390	\$19,621
119	07-1-04075-000	45	\$18,300	\$17,861	\$8,850	\$9,316	\$8,850	\$9,223	\$8,850	\$9,109	\$7,340	\$8,282
120	07-1-04076-000	45	\$11,030	\$10,765	\$9,500	\$10,001	\$9,500	\$9,901	\$9,500	\$9,778	\$7,880	\$8,891
121	07-1-04077-000	45	\$21,240	\$20,730	\$13,430	\$14,138	\$13,430	\$13,997	\$13,430	\$13,823	\$11,140	\$12,569
122	07-1-04078-000		\$34,650	\$33,818	\$34,020	\$35,813	\$34,020	\$35,456	\$34,020	\$35,017	\$34,020	\$38,385
123	07-1-04079-000	14	\$65,060	\$63,499	\$52,370	\$55,130	\$52,370	\$54,580	\$52,370	\$53,904	\$52,370	\$59,089
124	07-1-04080-000	45	\$21,390	\$20,877	\$19,010	\$20,012	\$19,010	\$19,812	\$19,010	\$19,567	\$15,770	\$17,793
125	07-1-04081-000	45	\$18,460	\$18,017	\$12,920	\$13,601	\$12,920	\$13,465	\$12,920	\$13,299	\$12,920	\$14,578
126	07-1-04082-000	14	\$72,590	\$70,848	\$70,690	\$74,415	\$73,350	\$76,445	\$73,350	\$75,499	\$73,350	\$82,761
127	07-1-04093-000	45	\$16,400	\$16,006	\$15,490	\$16,306	\$15,490	\$16,144	\$15,490	\$15,944	\$12,840	\$14,487
128	07-1-04094-000	45	\$21,730	\$21,208	\$13,010	\$13,696	\$13,010	\$13,559	\$13,010	\$13,391	\$13,010	\$14,679
129	07-1-04095-000	45	\$17,920	\$17,490	\$13,660	\$14,380	\$13,660	\$14,236	\$13,660	\$14,060	\$13,660	\$15,413
130	07-1-04096-000	45	\$26,210	\$25,581	\$23,310	\$24,538	\$23,310	\$24,294	\$23,310	\$23,993	\$17,010	\$19,192
131	07-1-04097-000	45	\$44,460	\$43,393	\$32,310	\$34,013	\$32,310	\$33,673	\$32,310	\$33,257	\$32,310	\$36,455
132	07-1-04098-000		\$8,170	\$7,974	\$11,170	\$11,759	\$11,170	\$11,641	\$11,170	\$11,497	\$11,170	\$12,603
133	07-1-04099-000	67	\$8,910	\$8,696	\$7,530	\$7,927	\$7,530	\$7,848	\$7,530	\$7,751	\$7,530	\$8,496
134	07-1-04100-000	102	\$15,120	\$14,757	\$14,350	\$15,106	\$14,350	\$14,956	\$14,350	\$14,770	\$14,350	\$16,191
135	07-1-04101-000	110	\$15,100	\$14,738	\$14,510	\$15,275	\$14,510	\$15,122	\$14,510	\$14,935	\$12,030	\$13,573
136	07-1-04102-000	92	\$13,660	\$13,332	\$7,640	\$8,043	\$7,640	\$7,962	\$7,640	\$7,864	\$6,330	\$7,142
137	07-1-04103-000		\$120,940	\$118,037	\$114,590	\$120,629	\$114,590	\$119,426	\$114,590	\$117,947	\$114,590	\$129,292
138	07-1-04115-000	25	\$86,580	\$84,502	\$88,030	\$92,669	\$88,030	\$91,745	\$88,030	\$90,609	\$88,030	\$99,324
139	07-1-04116-000	100	\$11,550	\$11,273	\$10,600	\$11,159	\$10,600	\$11,047	\$10,600	\$10,911	\$8,790	\$9,918
140	07-1-04117-000		\$8,630	\$8,423	\$8,190	\$8,622	\$8,190	\$8,536	\$8,190	\$8,430	\$8,190	\$9,241
141	07-1-04118-000	97	\$15,790	\$15,411	\$12,530	\$13,190	\$12,530	\$13,059	\$12,530	\$12,897	\$12,530	\$14,138
142	07-1-04119-000	45	\$26,240	\$25,610	\$29,090	\$30,623	\$29,090	\$30,318	\$29,090	\$29,942	\$29,090	\$32,822
143	07-1-04120-000	?	\$11,430	\$11,156	\$23,120	\$24,338	\$23,120	\$24,096	\$23,120	\$23,797	\$19,170	\$21,630
144	07-1-04121-000	54	\$27,620	\$26,957	\$55,520	\$58,446	\$55,520	\$57,863	\$55,520	\$57,147	\$46,040	\$51,947
145	07-1-04122-000	75	\$22,480	\$21,940	\$21,780	\$22,928	\$21,780	\$22,699	\$21,780	\$22,418	\$18,060	\$20,377
146	07-1-04123-000	76	\$19,170	\$18,710	\$14,700	\$15,475	\$14,700	\$15,320	\$14,700	\$15,131	\$14,700	\$16,586
147	07-1-04124-000		\$3,230	\$3,152	\$2,440	\$2,569	\$2,440	\$2,543	\$2,440	\$2,511	\$2,020	\$2,279



CITY OF MATTOON  
MIDTOWN REDEVELOPMENT PROJECT AREA NO.2  
5 YEAR EAV/AGE

#	Tax Id #	Age	Assessed 2001	Eq Value 2001	Assessed 2000	Eq Value 2000	Assessed 1999	Eq Value 1999	Assessed 1998	Eq Value 1998	Assessed 1997	Eq Value 1997
188	07-1-04243-000	107	\$8,660	\$8,452	\$9,510	\$10,011	\$9,510	\$9,911	\$9,510	\$9,789	\$9,510	\$10,730
189	07-1-04244-000	107	\$16,060	\$15,675	\$11,630	\$12,243	\$11,630	\$12,121	\$11,630	\$11,971	\$11,630	\$13,122
190	07-1-04245-000	112	\$17,470	\$17,051	\$11,660	\$12,274	\$11,660	\$12,152	\$11,660	\$12,002	\$11,660	\$13,156
191	07-1-04246-000	65	\$17,230	\$16,816	\$11,850	\$12,474	\$11,850	\$12,350	\$11,850	\$12,197	\$11,850	\$13,370
192	07-1-04247-000		\$6,070	\$5,924	\$4,400	\$4,632	\$4,400	\$4,586	\$4,400	\$4,529	\$4,400	\$4,965
193	07-1-04248-000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
194	07-1-04249-000		\$17,010	\$16,602	\$12,310	\$12,959	\$12,310	\$12,829	\$12,310	\$12,671	\$12,310	\$13,889
195	07-1-04250-000		\$16,670	\$16,270	\$10,480	\$11,032	\$10,480	\$10,922	\$10,480	\$10,787	\$10,480	\$11,825
196	07-1-04251-000	100	\$31,920	\$31,154	\$37,920	\$39,918	\$37,920	\$39,520	\$37,920	\$39,031	\$37,920	\$42,785
197	07-1-04252-000		\$620,450	\$605,559	\$638,530	\$672,181	\$638,530	\$665,476	\$638,530	\$657,239	\$638,530	\$720,453
198	07-1-04253-000		\$11,690	\$11,409	\$11,690	\$12,306	\$11,690	\$12,183	\$11,690	\$12,033	\$9,690	\$10,933
199	07-1-04262-000	127	\$68,190	\$66,553	\$77,950	\$82,058	\$77,950	\$81,239	\$77,950	\$80,234	\$77,950	\$87,951
200	07-1-04263-000	66	\$32,460	\$31,681	\$21,530	\$22,665	\$21,530	\$22,439	\$21,530	\$22,161	\$21,530	\$24,292
201	07-1-04264-000	112	\$9,470	\$9,243	\$9,910	\$10,432	\$9,910	\$10,328	\$9,910	\$10,200	\$9,910	\$11,181
202	07-1-04265-000	117	\$19,960	\$19,481	\$17,080	\$17,980	\$17,080	\$17,801	\$17,080	\$17,580	\$17,080	\$19,271
203	07-1-04266-000	112	\$8,170	\$7,974	\$10,260	\$10,801	\$10,260	\$10,693	\$10,260	\$10,561	\$10,260	\$11,576
204	07-1-04268-000	112	\$7,760	\$7,574	\$5,230	\$5,506	\$5,230	\$5,451	\$5,230	\$5,383	\$5,230	\$5,901
205	07-1-04269-000		\$5,830	\$5,690	\$4,150	\$4,369	\$4,150	\$4,325	\$4,150	\$4,272	\$4,150	\$4,682
206	07-1-04270-000		\$41,760	\$40,758	\$26,380	\$27,770	\$26,380	\$27,493	\$26,380	\$27,153	\$26,380	\$29,765
207	07-1-04280-000		\$8,310	\$8,111	\$3,920	\$4,127	\$3,920	\$4,085	\$3,920	\$4,035	\$3,920	\$4,423
208	07-1-04281-000	77	\$121,880	\$118,955	\$193,720	\$203,929	\$193,720	\$201,895	\$193,720	\$199,396	\$193,720	\$218,574
209	07-1-04291-000	6	\$115,280	\$112,513	\$114,160	\$120,176	\$114,160	\$118,978	\$114,160	\$117,505	\$114,160	\$128,807
210	07-1-04301-000		\$5,390	\$5,261	\$2,170	\$2,284	\$2,170	\$2,262	\$2,170	\$2,234	\$11,350	\$12,806
211	07-1-04311-000		\$0	\$0	\$65,790	\$69,257		\$0		\$0		\$0
212	07-1-04312-000		\$0	\$0	\$8,470	\$8,916	\$18,030	\$18,791	\$18,030	\$18,558	\$18,030	\$20,343
213	07-1-04313-000	87	\$20,820	\$20,320	\$16,150	\$17,001	\$16,150	\$16,832	\$16,150	\$16,623	\$16,150	\$18,222
214	07-1-04314-000	44	\$17,010	\$16,602	\$12,910	\$13,590	\$12,910	\$13,455	\$12,910	\$13,288	\$12,910	\$14,566
215	07-1-04315-000	32	\$0	\$0		\$0		\$0		\$0		\$0
216	07-1-04316-000	92	\$9,620	\$9,389		\$0		\$0		\$0		\$0
217	07-1-04318-000		\$79,520	\$77,612	\$62,670	\$65,973	\$62,670	\$65,315	\$7,910	\$8,142	\$7,910	\$8,925
218	07-1-04327-000 ?		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
219	07-1-04328-000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
220	07-1-04329-000		\$33,450	\$32,647	\$6,920	\$7,285	\$6,920	\$7,212	\$6,920	\$7,123	\$6,920	\$7,808
221	07-1-04330-000	74	\$131,280	\$128,129	\$136,100	\$143,272	\$136,100	\$141,843	\$136,100	\$140,088	\$136,100	\$153,562
222	07-1-04331-000		\$16,420	\$16,026		\$0		\$0		\$0		\$0
223	07-1-04333-000	97	\$2,670	\$2,606	\$2,670	\$2,811	\$17,830	\$18,582	\$17,830	\$18,352	\$17,830	\$20,118
224	07-1-04334-000		\$9,330	\$9,106	\$11,840	\$12,464	\$11,840	\$12,340	\$11,840	\$12,187	\$11,840	\$13,359

CITY OF MATTOON  
MIDTOWN REDEVELOPMENT PROJECT AREA NO.2  
5 YEAR EAV/AGE

#	Tax Id #	Age	Assessed 2001	Eq Value 2001	Assessed 2000	Eq Value 2000	Assessed 1999	Eq Value 1999	Assessed 1998	Eq Value 1998	Assessed 1997	Eq Value 1997
225	07-1-04335-000		\$11,670	\$11,390	\$12,520	\$13,180	\$12,520	\$13,048	\$12,520	\$12,887	\$12,520	\$14,126
226	07-1-04336-000		\$11,670	\$11,390	\$16,790	\$17,675	\$16,790	\$17,499	\$16,790	\$17,282	\$16,790	\$18,944
227	07-1-04337-000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
228	07-1-04347-000	33	\$346,200	\$337,891	\$443,360	\$466,725	\$443,360	\$462,070	\$443,360	\$456,350	\$486,370	\$548,771
229	07-1-04348-000	21	\$414,170	\$404,230	\$403,350	\$424,607	\$403,350	\$420,371	\$403,350	\$415,168	\$450,380	\$508,164
230	07-1-04350-000	55	\$12,050	\$11,761	\$17,820	\$18,759	\$17,820	\$18,572	\$17,820	\$18,342	\$17,820	\$20,106
231	07-1-04351-000		\$18,870	\$18,417	\$16,690	\$17,570	\$16,690	\$17,394	\$16,690	\$17,179	\$28,620	\$32,292
232	07-1-04352-000	33	\$58,960	\$57,545	\$46,000	\$48,424	\$60,690	\$63,251	\$60,690	\$62,468	\$73,060	\$82,434
233	07-1-04362-000	46	\$28,600	\$27,914	\$27,740	\$29,202	\$27,740	\$28,911	\$27,740	\$28,553	\$23,010	\$25,962
234	07-1-04363-000	39	\$75,260	\$73,454	\$88,480	\$93,143	\$88,480	\$92,214	\$88,480	\$91,072	\$88,480	\$99,832
235	07-1-04364-000		\$11,830	\$11,546	\$11,660	\$12,274	\$11,660	\$12,152	\$11,660	\$12,002	\$11,660	\$13,156
236	07-1-04365-000		\$13,920	\$13,586	\$9,190	\$9,674	\$9,190	\$9,578	\$9,190	\$9,459	\$9,190	\$10,369
237	07-1-04366-000		\$445,540	\$434,847	\$693,440	\$729,984	\$693,440	\$722,703	\$693,440	\$713,758	\$693,440	\$782,408
238	07-1-04367-000	23	\$94,760	\$92,486	\$101,030	\$106,354	\$101,030	\$105,293	\$101,030	\$103,990	\$101,030	\$113,992
239	07-1-04368-000		\$12,350	\$12,054	\$3,970	\$4,179	\$3,970	\$4,138	\$3,970	\$4,086	\$3,970	\$4,479
240	07-1-04369-000	92	\$40,800	\$39,821	\$40,230	\$42,350	\$40,230	\$41,928	\$40,230	\$41,409	\$35,490	\$40,043
241	07-1-04370-000	46	\$30,170	\$29,446	\$46,210	\$48,645	\$46,210	\$48,160	\$46,210	\$47,564	\$38,320	\$43,236
242	07-1-04381-000		\$61,910	\$60,424	\$70,380	\$74,089	\$70,380	\$73,350	\$70,380	\$72,442	\$70,380	\$79,410
243	07-1-04381-000	138	\$61,910	\$60,424	\$70,380	\$74,089	\$70,380	\$73,350	\$70,380	\$72,442	\$70,380	\$79,410
244	07-1-04383-000		\$17,400	\$16,982	\$14,950	\$15,738	\$14,950	\$15,581	\$14,950	\$15,388	\$14,950	\$16,868
245	07-1-04383-000	121	\$17,400	\$16,982	\$14,950	\$15,738	\$14,950	\$15,581	\$14,950	\$15,388	\$14,950	\$16,868
246												
247	07-1-04384-000		\$13,070	\$12,756	\$4,350	\$4,579	\$4,350	\$4,534	\$15,400	\$15,851	\$12,770	\$14,408
248	07-1-04385-000		\$21,360	\$20,847	\$21,360	\$22,486	\$21,360	\$22,261	\$21,360	\$21,986	\$21,360	\$24,100
249	07-1-04385-000		\$21,360	\$20,847	\$21,360	\$22,486	\$21,360	\$22,261	\$21,360	\$21,986	\$21,360	\$24,100
250	07-1-04386-000	106	\$14,790	\$14,435	\$13,350	\$14,054	\$13,350	\$13,913	\$13,350	\$13,741	\$13,350	\$15,063
251	07-1-04387-000	120	\$16,820	\$16,416	\$15,800	\$16,633	\$15,800	\$16,467	\$13,100	\$13,484	\$13,100	\$14,781
252	07-1-04388-000	121	\$14,690	\$14,337	\$13,830	\$14,559	\$13,830	\$14,414	\$13,830	\$14,235	\$11,470	\$12,942
253	07-1-04389-000	50	\$14,780	\$14,425	\$13,270	\$13,969	\$13,270	\$13,830	\$13,270	\$13,659	\$11,000	\$12,411
254	07-1-04390-000		\$26,660	\$26,020	\$12,400	\$13,053	\$12,400	\$12,923	\$12,400	\$12,763	\$12,400	\$13,991
255	07-1-04402-000	96	\$22,730	\$22,184	\$14,990	\$15,780	\$14,990	\$15,623	\$14,990	\$15,429	\$12,430	\$14,025
256	07-1-04402-000	96	\$22,730	\$22,184	\$14,990	\$15,780	\$14,990	\$15,623	\$14,990	\$15,429	\$12,430	\$14,025
257	07-1-04403-000		\$3,230	\$3,152	\$5,600	\$5,895	\$5,600	\$5,836	\$5,600	\$5,764	\$4,640	\$5,235
258	07-1-04403-000		\$3,230	\$3,152	\$5,600	\$5,895	\$5,600	\$5,836	\$5,600	\$5,764	\$4,640	\$5,235
259	07-1-04404-000		\$2,910	\$2,840	\$5,040	\$5,306	\$5,040	\$5,253	\$5,040	\$5,188	\$4,180	\$4,716
260	07-1-04404-000		\$2,910	\$2,840	\$5,040	\$5,306	\$5,040	\$5,253	\$5,040	\$5,188	\$4,180	\$4,716
261	07-1-04405-000	14	\$46,140	\$45,033	\$29,630	\$31,192	\$25,630	\$26,712	\$25,630	\$26,381	\$25,630	\$28,918

CITY OF MATTOON  
MIDTOWN REDEVELOPMENT PROJECT AREA NO.2  
5 YEAR EAV/AGE

#	Tax Id #	Age	Assessed 2001	Eq Value 2001	Assessed 2000	Eq Value 2000	Assessed 1999	Eq Value 1999	Assessed 1998	Eq Value 1998	Assessed 1997	Eq Value 1997
262	07-1-04407-000	102	\$17,530	\$17,109	\$17,990	\$18,938	\$17,990	\$18,749	\$17,990	\$18,517	\$17,990	\$20,298
263	07-1-04410-000	112	\$142,630	\$139,207	\$141,920	\$149,399	\$141,920	\$147,909	\$66,140	\$68,078	\$66,140	\$74,626
264	07-1-04420-000	4	\$285,650	\$278,794	\$285,000	\$300,020	\$285,000	\$297,027	\$285,000	\$293,351	\$10,350	\$11,678
265	07-1-04437-000	15	\$58,150	\$56,754	\$39,910	\$42,013	\$39,910	\$41,594	\$39,910	\$41,079	\$39,910	\$45,030
266	07-1-04438-000	46	\$22,970	\$22,419	\$21,790	\$22,938	\$21,790	\$22,710	\$21,790	\$22,428	\$18,070	\$20,388
267	07-1-04439-000	66	\$17,880	\$17,451	\$18,920	\$19,917	\$18,920	\$19,718	\$18,920	\$19,474	\$15,690	\$17,703
268	07-1-04440-000		\$49,000	\$47,824	\$7,970	\$8,390	\$7,970	\$8,306	\$7,970	\$8,204	\$8,720	\$9,839
269	<b>07-1-04449-000</b>		\$4,890	\$4,773		\$0		\$0		\$0		\$0
270	07-1-04458-000	30	\$84,670	\$82,638	\$90,870	\$95,659	\$86,310	\$89,952	\$86,310	\$88,839	\$86,310	\$97,384
271	07-1-04460-000	18	\$106,920	\$104,354	\$112,900	\$118,850	\$112,900	\$117,664	\$112,900	\$116,208	\$112,900	\$127,385
272	07-1-04663-000	26	\$57,570	\$56,188	\$58,330	\$61,404	\$58,330	\$60,792	\$58,330	\$60,039	\$58,330	\$65,814
273	07-1-04679-000	10	\$67,390	\$65,773	\$70,320	\$74,026	\$70,320	\$73,288	\$70,320	\$72,380	\$70,320	\$79,342
274	07-1-04681-000	14	\$117,460	\$114,641	\$129,610	\$136,440	\$129,610	\$135,080	\$129,610	\$133,408	\$129,610	\$146,239
275	07-1-04684-000		\$25,020	\$24,420	\$18,360	\$19,328	\$18,360	\$19,135	\$18,360	\$18,898	\$18,360	\$20,716
276		101										
277	07-1-04685-000	105	\$12,960	\$12,649	\$13,110	\$13,801	\$13,110	\$13,663	\$13,110	\$13,494	\$10,870	\$12,265
278	07-1-04686-000	96	\$15,280	\$14,913	\$15,960	\$16,801	\$15,960	\$16,634	\$15,960	\$16,428	\$13,240	\$14,939
279	07-1-04687-000	94	\$13,350	\$13,030	\$11,200	\$11,790	\$11,200	\$11,673	\$11,200	\$11,528	\$9,290	\$10,482
280	07-1-04688-000	96	\$11,220	\$10,951	\$11,420	\$12,022	\$11,420	\$11,902	\$11,420	\$11,755	\$9,470	\$10,685
281	07-1-04689-000	90	\$9,360	\$9,135	\$9,490	\$9,990	\$9,490	\$9,890	\$9,490	\$9,768	\$7,870	\$8,880
282	07-1-04691-000	91	\$9,990	\$9,750	\$9,180	\$9,664	\$9,180	\$9,567	\$9,180	\$9,449	\$7,610	\$8,586
283	07-1-04701-000	96	\$12,640	\$12,337	\$13,090	\$13,780	\$13,090	\$13,642	\$13,090	\$13,474	\$10,860	\$12,253
284	07-1-04702-000		\$4,810	\$4,695	\$3,410	\$3,590	\$3,410	\$3,554	\$5,200	\$5,352	\$10,350	\$11,678
285	07-1-04703-000	101	\$13,000	\$12,688	\$16,080	\$16,927	\$16,080	\$16,759	\$14,290	\$14,709	\$11,850	\$13,370
286	07-1-04704-000	121	\$13,000	\$12,688	\$16,610	\$17,485	\$16,610	\$17,311	\$6,310	\$6,495	\$9,600	\$10,832
287	07-1-04705-000	13	\$74,940	\$73,141	\$59,080	\$62,194	\$59,080	\$61,573	\$59,080	\$60,811	\$59,080	\$66,660
288	07-1-04706-000	112	\$20,610	\$20,115	\$26,210	\$27,591	\$26,210	\$27,316	\$26,210	\$26,978	\$21,730	\$24,518
289	07-1-04707-000	106	\$15,330	\$14,962	\$6,150	\$6,474	\$6,150	\$6,410	\$6,150	\$6,330	\$5,100	\$5,754
290	07-1-04708-000	101	\$11,750	\$11,468	\$10,670	\$11,232	\$10,670	\$11,120	\$10,670	\$10,983	\$8,850	\$9,985
291	07-1-04709-000	111	\$23,870	\$23,297	\$27,330	\$28,770	\$27,330	\$28,483	\$27,330	\$28,131	\$22,670	\$25,579
292	07-1-04710-000	102	\$15,010	\$14,650	\$14,990	\$15,780	\$14,990	\$15,623	\$14,990	\$15,429	\$12,430	\$14,025
293	07-1-04711-000	74	\$17,210	\$16,797	\$20,020	\$21,075	\$20,020	\$20,865	\$20,020	\$20,607	\$16,600	\$18,730
294	07-1-04721-000	21	\$70,960	\$69,257	\$51,900	\$54,635	\$51,900	\$54,090	\$51,900	\$53,421	\$61,770	\$69,695
295	07-1-04722-000		\$43,660	\$42,612	\$48,430	\$50,982	\$48,430	\$50,474	\$48,430	\$49,849	\$48,430	\$54,644
296	07-1-04723-000	96	\$13,070	\$12,756	\$11,680	\$12,296	\$11,680	\$12,173	\$8,340	\$8,584	\$8,340	\$9,410
297	07-1-04724-000	21	\$26,420	\$25,786	\$20,560	\$21,644	\$20,560	\$21,428	\$20,560	\$21,162	\$20,560	\$23,198
298	07-1-04725-000	101	\$20,410	\$19,920	\$19,760	\$20,801	\$19,760	\$20,594	\$19,760	\$20,339	\$16,390	\$18,493



CITY OF MATTOON  
MIDTOWN REDEVELOPMENT PROJECT AREA NO.2  
5 YEAR EAV/AGE

#	Tax Id #	Age	Assessed 2001	Eq Value 2001	Assessed 2000	Eq Value 2000	Assessed 1999	Eq Value 1999	Assessed 1998	Eq Value 1998	Assessed 1997	Eq Value 1997
299	07-1-04726-000	86	\$19,990	\$19,510	\$21,230	\$22,349	\$21,230	\$22,126	\$21,230	\$21,852	\$17,610	\$19,869
300	07-1-04727-000	116	\$10,360	\$10,111	\$11,410	\$12,011	\$11,410	\$11,892	\$11,410	\$11,744	\$9,460	\$10,674
301	07-1-04728-000	21	\$12,150	\$11,858	\$18,360	\$19,328	\$13,040	\$13,590	\$13,040	\$13,422	\$13,040	\$14,713
302	07-1-04729-000	81	\$15,890	\$15,509	\$10,350	\$10,895	\$10,350	\$10,787	\$10,350	\$10,653	\$8,580	\$9,681
303	07-1-04730-000	101	\$15,000	\$14,640	\$13,080	\$13,769	\$13,080	\$13,632	\$13,080	\$13,463	\$10,850	\$12,242
304	07-1-04924-000	101	\$22,280	\$21,745	\$20,500	\$21,580	\$20,500	\$21,365	\$20,500	\$21,101	\$17,000	\$19,181
305	07-1-04925-000	46	\$19,420	\$18,954	\$19,620	\$20,654	\$19,620	\$20,448	\$19,620	\$20,195	\$16,270	\$18,357
306	07-1-04926-000	85	\$20,240	\$19,754	\$20,420	\$21,496	\$20,420	\$21,282	\$20,420	\$21,018	\$20,420	\$23,040
307	07-1-04927-000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
308	07-1-04928-000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
309	07-1-04944-000	22	\$126,780	\$123,737	\$132,040	\$138,999	\$132,040	\$137,612	\$132,040	\$135,909	\$214,790	\$242,348
310	07-1-04946-000		\$9,110	\$8,891	\$32,590	\$34,307	\$32,590	\$33,965	\$32,590	\$33,545	\$27,020	\$30,487
311	07-1-04947-000	75	\$31,080	\$30,334	\$30,950	\$32,581	\$30,950	\$32,256	\$36,430	\$37,497	\$30,210	\$34,086
312	07-1-04948-000	39	\$119,491	\$116,623	\$110,000	\$115,797	\$163,070	\$169,952	\$163,070	\$167,848	\$163,070	\$183,992
313	07-1-04964-000		\$7,000	\$6,832	\$8,610	\$9,064	\$8,610	\$8,973	\$8,610	\$8,862	\$10,770	\$12,152
314	07-1-04965-000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
315	07-1-04968-000	66	\$19,200	\$18,739	\$16,280	\$17,138	\$16,280	\$16,967	\$16,280	\$16,757	\$13,500	\$15,232
316	07-1-04969-000	70	\$23,660	\$23,092	\$21,370	\$22,496	\$21,370	\$22,272	\$21,370	\$21,996	\$21,370	\$24,112
317	07-1-04986-000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
318	07-1-04988-000		\$0	\$0	\$0	\$0	\$16,100	\$16,779	\$16,100	\$16,572	\$8,050	\$9,083
319	07-1-04990-000		\$12,540	\$12,239	\$8,050	\$8,474	\$8,050	\$8,390	\$8,050	\$8,286	\$8,050	\$9,083
320	07-1-04991-000	45	\$21,850	\$21,326	\$23,330	\$24,559	\$23,330	\$24,315	\$23,330	\$24,014	\$23,330	\$26,323
321	07-1-05004-000	1	\$126,440	\$123,405	\$6,930	\$7,295	\$6,930	\$7,222	\$6,930	\$7,133	\$40,080	\$45,222
322	07-1-05005-000	92	\$16,090	\$15,704	\$13,990	\$14,727	\$13,990	\$14,580	\$13,990	\$14,400	\$13,990	\$15,785
323	07-1-05006-000		\$16,030	\$15,645	\$16,920	\$17,812	\$16,920	\$17,634	\$16,920	\$17,416	\$16,920	\$19,091
324	07-1-05007-000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
325	07-1-05008-000		\$10,860	\$10,599	\$4,820	\$5,074	\$4,820	\$5,023	\$4,820	\$4,961	\$5,320	\$6,003
326	07-1-05018-000	2	\$535,870	\$523,009	\$295,300	\$310,862	\$99,990	\$104,210	\$20,550	\$21,152	\$20,550	\$23,187
327	07-1-05019-000		\$92,470	\$90,251	\$54,680	\$57,562	\$54,680	\$56,987	\$54,680	\$56,282	\$54,680	\$61,695
328	07-1-05020-000		\$16,840	\$16,436	\$14,530	\$15,296	\$14,530	\$15,143	\$14,530	\$14,956	\$14,530	\$16,394
329	07-1-05021-000		\$74,600	\$72,810	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
330	07-1-05034-000	152	\$7,730	\$7,544	\$7,330	\$7,716	\$7,330	\$7,639	\$7,330	\$7,545	\$6,080	\$6,860
331	07-1-05035-000	72	\$12,970	\$12,659	\$9,450	\$9,948	\$9,450	\$9,849	\$9,450	\$9,727	\$8,640	\$9,749
332	07-1-05036-000	31	\$12,350	\$12,054	\$13,590	\$14,306	\$13,590	\$14,163	\$13,590	\$13,988	\$19,980	\$22,543
333	07-1-05117-000	53	\$9,090	\$8,872	\$7,330	\$7,716	\$7,330	\$7,639	\$7,330	\$7,545	\$7,330	\$8,270
334	07-1-05118-000		\$42,540	\$41,519	\$42,540	\$44,782	\$42,540	\$44,335	\$42,540	\$43,786	\$42,540	\$47,998
335	07-1-05119-000	2	\$89,530	\$87,381	\$85,590	\$90,101	\$39,150	\$40,802	\$39,150	\$40,297	\$39,150	\$44,173

CITY OF MATTOON  
MIDTOWN REDEVELOPMENT PROJECT AREA NO.2  
5 YEAR EAV/AGE

#	Tax Id #	Age	Assessed 2001	Eq Value 2001	Assessed 2000	Eq Value 2000	Assessed 1999	Eq Value 1999	Assessed 1998	Eq Value 1998	Assessed 1997	Eq Value 1997
336	07-1-05132-000	55	\$7,350	\$7,174	\$7,350	\$7,737	\$7,350	\$7,660	\$7,350	\$7,565	\$7,350	\$8,293
337	07-1-05134-000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
338	07-1-05143-000	97	\$13,710	\$13,381	\$16,000	\$16,843	\$16,000	\$16,675	\$16,000	\$16,469	\$16,000	\$18,053
339	07-1-05144-000		\$2,770	\$2,704	\$1,530	\$1,611	\$1,530	\$1,595	\$1,530	\$1,575	\$1,530	\$1,726
340	07-1-05154-000		\$24,290	\$23,707	\$19,080	\$20,086	\$22,080	\$23,012	\$22,080	\$22,727	\$22,080	\$24,913
341	07-1-05155-000		\$15,170	\$14,806	\$1,580	\$1,663	\$1,580	\$1,647	\$1,580	\$1,626	\$1,580	\$1,783
342	07-1-05156-000		\$15,170	\$14,806	\$1,580	\$1,663	\$1,580	\$1,647	\$1,580	\$1,626	\$1,310	\$1,478
343	07-1-05157-000	25	\$6,000	\$5,856	\$19,820	\$20,865	\$19,820	\$20,656	\$19,820	\$20,401	\$19,820	\$22,363
344	07-1-05158-000		\$13,620	\$13,293	\$12,480	\$13,138	\$12,480	\$13,007	\$7,900	\$8,131	\$5,950	\$6,713
345	07-1-05159-000	45	\$9,320	\$9,096	\$5,090	\$5,358	\$5,090	\$5,305	\$5,090	\$5,239	\$5,090	\$5,743
346	07-1-05160-000	45	\$8,330	\$8,130	\$5,650	\$5,948	\$5,650	\$5,888	\$5,650	\$5,816	\$5,650	\$6,375
347	<b>07-1-05161-000</b>		\$4,670	\$4,558	\$1,130	\$1,190	\$1,130	\$1,178	\$1,130	\$1,163	\$7,810	\$8,812
348	07-1-05162-000	45	\$9,250	\$9,028	\$6,720	\$7,074	\$6,720	\$7,004	\$6,720	\$6,917	\$5,570	\$6,285
349	07-1-05163-000	48	\$29,680	\$28,968	\$28,850	\$30,370	\$28,850	\$30,067	\$28,850	\$29,695	\$28,850	\$32,551
350	<b>07-1-05164-000</b>		\$39,000	\$38,064	\$3,000	\$3,158	\$1,130	\$1,178	\$1,130	\$1,163	\$7,810	\$8,812
351	07-1-05179-000	23	\$52,340	\$51,084	\$44,980	\$47,350	\$44,980	\$46,878	\$44,980	\$46,298	\$44,980	\$50,751
352	07-1-05180-000		\$34,090	\$33,272	\$32,670	\$34,392	\$32,670	\$34,049	\$32,670	\$33,627	\$32,670	\$36,862
353	07-1-05254-000		\$1,670	\$1,630	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
354	07-1-05905-000	82	\$8,570	\$8,364	\$5,930	\$6,243	\$5,930	\$6,180	\$5,930	\$6,104	\$5,930	\$6,691
355	07-1-06810-000	14	\$100,080	\$97,678	\$94,560	\$99,543	\$94,560	\$98,550	\$94,560	\$97,331	\$94,560	\$106,692
356	07-1-07619-000		\$12,740	\$12,434	\$5,850	\$6,158	\$5,850	\$6,097	\$5,850	\$6,021	\$5,850	\$6,601
357	07-1-07620-000	74	\$27,180	\$26,528	\$28,400	\$29,897	\$28,400	\$29,598	\$28,400	\$29,232	\$28,400	\$32,044
358	07-1-07622-000		\$11,620	\$11,341	\$8,290	\$8,727	\$8,290	\$8,640	\$8,290	\$8,533	\$8,290	\$9,354
359	07-1-07623-000	54	\$15,200	\$14,835	\$14,000	\$14,738	\$17,330	\$18,061	\$17,330	\$17,838	\$17,330	\$19,553
360	07-1-07624-000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
361	07-1-07625-000		\$5,830	\$5,690	\$3,230	\$3,400	\$3,230	\$3,366	\$3,230	\$3,325	\$3,230	\$3,644
362	07-1-07626-000		\$1,000	\$976	\$4,250	\$4,474	\$4,250	\$4,429	\$4,250	\$4,375	\$4,250	\$4,795
363	07-1-07627-000		\$5,170	\$5,046	\$2,000	\$2,105	\$2,000	\$2,084	\$2,000	\$2,059	\$2,000	\$2,257
364	07-1-07628-000		\$3,710	\$3,621	\$1,130	\$1,190	\$1,130	\$1,178	\$1,130	\$1,163	\$1,130	\$1,275
365	07-1-07629-000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
366	07-1-46890-000	106	\$20,900	\$20,398		\$0		\$0		\$0		\$0
367	07-2-08806-000		\$37,850	\$36,942	\$31,470	\$33,128	\$5,910	\$6,159	\$5,910	\$6,083	\$4,900	\$5,529
368	07-2-10509-000	1	\$916,940	\$894,933	\$47,540	\$50,045	\$21,660	\$22,574	\$29,850	\$30,725	\$29,850	\$33,680
369	07-2-10573-000	77	\$209,430	\$204,404	\$174,200	\$183,380	\$310,200	\$323,290	\$310,200	\$319,289	\$310,200	\$349,999
370	07-2-10585-000			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
371	07-2-10586-000		\$26,840	\$26,196	\$16,060	\$16,906	\$16,060	\$16,738	\$16,060	\$16,531	\$16,060	\$18,120
372	07-2-10587-000	77	\$18,970	\$18,515	\$14,010	\$14,748	\$14,010	\$14,601	\$14,010	\$14,420	\$14,010	\$15,807

CITY OF MATTOON  
MIDTOWN REDEVELOPMENT PROJECT AREA NO.2  
5 YEAR EAV/AGE

#	Tax Id #	Age	Assessed 2001	Eq Value 2001	Assessed 2000	Eq Value 2000	Assessed 1999	Eq Value 1999	Assessed 1998	Eq Value 1998	Assessed 1997	Eq Value 1997
373	07-2-10588-000	54	\$51,970	\$50,723	\$52,590	\$55,361	\$52,590	\$54,809	\$52,590	\$54,131	\$52,590	\$59,337
374	07-2-10599-000	112	\$42,350	\$41,334	\$28,260	\$29,749	\$28,260	\$29,453	\$28,260	\$29,088	\$28,260	\$31,886
375	07-2-10600-000		\$9,720	\$9,487	\$7,650	\$8,053	\$7,650	\$7,973	\$7,650	\$7,874	\$7,650	\$8,631
376	07-2-10602-000		\$8,080	\$7,886	\$8,810	\$9,274	\$17,950	\$18,707	\$17,950	\$18,476	\$17,950	\$20,253
377	07-2-10615-000		\$61,620	\$60,141	\$41,990	\$44,203	\$151,960	\$158,373	\$151,770	\$156,217	\$192,630	\$217,344
378	07-2-10630-000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
379	07-2-11075-000	92	\$6,660	\$6,500	\$8,080	\$8,506	\$8,080	\$8,421	\$8,080	\$8,317	\$8,080	\$9,117
380	07-2-11077-000	6	\$74,400	\$72,614	\$73,310	\$77,173	\$73,310	\$76,404	\$73,310	\$75,458	\$73,310	\$82,716
381	07-2-11078-000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
382	07-2-11079-000	62	\$4,320	\$4,216	\$9,640	\$10,148	\$9,640	\$10,047	\$9,640	\$9,922	\$9,640	\$10,877
383	07-2-11088-000		\$830	\$810	\$590	\$621	\$590	\$615	\$590	\$607	\$590	\$666
384		112										
385	07-2-11089-000	117	\$10,180	\$9,936	\$11,170	\$11,759	\$11,170	\$11,641	\$11,170	\$11,497	\$11,170	\$12,603
386	07-2-11090-000	107	\$10,860	\$10,599	\$12,320	\$12,969	\$12,320	\$12,840	\$12,320	\$12,681	\$12,320	\$13,901
387	07-2-11092-000	97	\$6,830	\$6,666	\$6,810	\$7,169	\$6,810	\$7,097	\$6,810	\$7,010	\$6,810	\$7,684
388	07-2-11093-000	102	\$12,140	\$11,849	\$12,690	\$13,359	\$12,690	\$13,226	\$12,690	\$13,062	\$12,690	\$14,318
389	07-2-11094-000	79	\$5,570	\$5,436	\$3,500	\$3,684	\$6,990	\$7,285	\$6,990	\$7,195	\$6,990	\$7,887
390	07-2-11096-000	82	\$7,580	\$7,398	\$8,070	\$8,495	\$8,070	\$8,411	\$8,070	\$8,306	\$8,070	\$9,105
391	07-2-11097-000		\$7,940	\$7,749	\$7,170	\$7,548	\$7,170	\$7,473	\$7,170	\$7,380	\$7,170	\$8,090
392	07-2-11098-000		\$7,990	\$7,798	\$7,170	\$7,548	\$7,170	\$7,473	\$7,170	\$7,380	\$7,170	\$8,090
393	07-2-11099-000	102	\$5,570	\$5,436	\$3,500	\$3,684	\$0	\$0	\$0	\$0	\$0	\$0
394	07-2-11108-000	8	\$59,600	\$58,170	\$56,060	\$59,014	\$56,060	\$58,426	\$56,060	\$57,703	\$56,060	\$63,252
395	07-2-11109-000	102	\$49,560	\$48,371	\$3,500	\$3,684	\$45,330	\$47,243	\$45,330	\$46,658	\$45,330	\$51,146
396	07-2-11110-000	88	\$14,500	\$14,152	\$10,020	\$10,548	\$10,020	\$10,443	\$10,020	\$10,314	\$10,020	\$11,306
397	07-2-11111-000	87	\$13,000	\$12,688	\$10,770	\$11,338	\$10,770	\$11,224	\$10,770	\$11,086	\$10,770	\$12,152
398	07-2-11112-000	82	\$9,460	\$9,233	\$6,670	\$7,022	\$6,670	\$6,951	\$6,670	\$6,865	\$6,670	\$7,526
399	07-2-11113-000		\$30,700	\$29,963	\$14,000	\$14,738	\$14,000	\$14,591	\$14,000	\$14,410	\$14,000	\$15,796
400	07-2-11124-000	91	\$21,130	\$20,623	\$3,740	\$3,937	\$3,740	\$3,898	\$3,740	\$3,850	\$3,740	\$4,220
401	07-2-11125-000	91	\$20,660	\$20,164	\$18,330	\$19,296	\$18,330	\$19,104	\$18,330	\$18,867	\$18,330	\$20,682
402	07-2-11126-000	87	\$14,080	\$13,742	\$8,970	\$9,443	\$8,970	\$9,349	\$8,970	\$9,233	\$8,970	\$10,121
403	07-2-11127-000	46	\$7,230	\$7,056	\$7,430	\$7,822	\$7,430	\$7,744	\$7,430	\$7,648	\$6,160	\$6,950
404	07-2-11128-000	46	\$5,900	\$5,758	\$5,710	\$6,011	\$5,710	\$5,951	\$5,710	\$5,877	\$4,730	\$5,337
405	07-2-11129-000	46	\$9,580	\$9,350	\$9,310	\$9,801	\$11,110	\$11,579	\$12,290	\$12,650	\$10,190	\$11,497
406	07-2-11130-000	46	\$7,840	\$7,652	\$6,910	\$7,274	\$6,910	\$7,202	\$6,910	\$7,112	\$5,730	\$6,465
407	07-2-11131-000	40	\$11,010	\$10,746	\$7,170	\$7,548	\$7,170	\$7,473	\$7,170	\$7,380	\$5,940	\$6,702
408	07-2-11132-000	46	\$9,240	\$9,018	\$12,290	\$12,938	\$12,290	\$12,809	\$12,290	\$12,650	\$10,190	\$11,497
409	07-2-11133-000	46	\$9,020	\$8,804	\$7,540	\$7,937	\$7,540	\$7,858	\$7,540	\$7,761	\$6,250	\$7,052

CITY OF MATTOON  
MIDTOWN REDEVELOPMENT PROJECT AREA NO.2  
5 YEAR EAV/AGE

#	Tax Id #	Age	Assessed 2001	Eq Value 2001	Assessed 2000	Eq Value 2000	Assessed 1999	Eq Value 1999	Assessed 1998	Eq Value 1998	Assessed 1997	Eq Value 1997
410	07-2-11134-000	46	\$14,220	\$13,879	\$10,190	\$15,313	\$10,190	\$10,620	\$10,190	\$10,489	\$8,450	\$9,534
411	07-2-11135-000	46	\$5,470	\$5,339	\$6,590	\$9,903	\$6,590	\$6,868	\$6,590	\$6,783	\$5,460	\$6,161
412	07-2-11136-000	100	\$9,890	\$9,653	\$8,000	\$12,022	\$8,000	\$8,338	\$8,000	\$8,234	\$6,630	\$7,481
413	07-2-11137-000	46	\$9,540	\$9,311	\$7,400	\$11,120	\$7,400	\$7,712	\$7,400	\$7,617	\$6,130	\$6,916
414	07-2-11138-000	45	\$7,640	\$7,457	\$4,550	\$6,837	\$4,550	\$4,742	\$4,550	\$4,683	\$3,770	\$4,254
415	07-2-11139-000	96	\$7,610	\$7,427	\$4,500	\$6,762	\$4,500	\$4,690	\$4,550	\$4,683	\$4,550	\$5,134
416	07-2-11140-000	46	\$5,650	\$5,514	\$3,860	\$5,800	\$3,860	\$4,023	\$3,860	\$3,973	\$3,200	\$3,611
417	07-2-11141-000	46	\$8,870	\$8,657	\$7,150	\$10,744	\$7,150	\$7,452	\$7,150	\$7,359	\$5,930	\$6,691
418	07-2-11415-000	46	\$13,130	\$12,815	\$11,280	\$16,950	\$11,280	\$11,756	\$11,280	\$11,611	\$11,280	\$12,727
419	07-2-11416-000	46	\$10,560	\$10,307	\$5,440	\$8,175	\$5,440	\$5,670	\$5,440	\$5,599	\$4,510	\$5,089
420	07-2-11417-000	46	\$10,730	\$10,472	\$3,150	\$4,734	\$3,150	\$3,283	\$3,150	\$3,242	\$2,610	\$2,945
421	07-2-11418-000	44	\$16,930	\$16,524	\$6,930	\$10,414	\$6,930	\$7,222	\$6,930	\$7,133		\$0
422	07-2-11419-000	46	\$9,900	\$9,662	\$4,760	\$7,153	\$4,760	\$4,961	\$4,760	\$4,899		\$0
423	07-2-11420-000		\$1,260	\$1,230	\$1,150	\$1,728	\$1,150	\$1,199	\$1,150	\$1,184	\$950	\$1,072
424	07-2-11421-000	46	\$1,950	\$1,903	\$2,970	\$4,463	\$2,970	\$3,095	\$2,970	\$3,057	\$2,460	\$2,776
425	07-2-11422-000	46	\$25,440	\$24,829	\$22,770	\$34,216	\$22,770	\$23,731	\$22,770	\$23,437	\$18,880	\$21,302
426	07-2-11423-000	46	\$13,740	\$13,410	\$12,860	\$19,325	\$12,860	\$13,403	\$12,860	\$13,237	\$10,660	\$12,028
427	07-2-11424-000	46	\$9,470	\$9,243	\$5,700	\$8,565	\$5,700	\$5,941	\$5,700	\$5,867	\$4,730	\$5,337
428	07-2-11425-000		\$27,540	\$26,879	\$21,060	\$31,647	\$21,060	\$21,949	\$21,060	\$21,677	\$17,460	\$19,700
429	07-2-11448-000		\$4,100	\$4,002	\$2,670	\$4,012	\$2,670	\$2,783	\$2,670	\$2,748	\$2,670	\$3,013
430	07-2-11449-000		\$3,330	\$3,250	\$2,670	\$4,012	\$2,670	\$2,783	\$2,670	\$2,748	\$2,670	\$3,013
431	07-2-11450-000		\$3,330	\$3,250	\$2,670	\$4,012	\$2,670	\$2,783	\$2,670	\$2,748	\$2,670	\$3,013
432	07-2-11451-000		\$4,100	\$4,002	\$2,030	\$3,050	\$2,030	\$2,116	\$2,030	\$2,089	\$2,030	\$2,290
433	07-2-11452-000	46	\$13,240	\$12,922	\$4,530	\$6,807	\$4,530	\$4,721	\$6,880	\$7,082	\$5,700	\$6,431
434	07-2-11453-000		\$8,620	\$8,413	\$6,310	\$9,482	\$6,310	\$6,576	\$6,310	\$6,495	\$5,230	\$5,901
435	07-2-11454-000	46	\$10,990	\$10,726	\$5,640	\$8,475	\$5,640	\$5,878	\$5,640	\$5,805	\$4,680	\$5,280
436	07-2-11455-000	46	\$10,470	\$10,219	\$7,760	\$11,661	\$7,390	\$7,702	\$7,390	\$7,607	\$6,130	\$6,916
437	07-2-11456-000	46	\$9,590	\$9,360	\$7,150	\$10,744	\$7,150	\$7,452	\$7,150	\$7,359	\$5,930	\$6,691
438	07-2-11457-000	46	\$9,390	\$9,165	\$5,140	\$7,724	\$5,140	\$5,357	\$5,140	\$5,291	\$4,260	\$4,807
439	07-2-11458-000		\$11,080	\$10,814	\$6,160	\$9,257	\$6,160	\$6,420	\$6,160	\$6,340	\$5,110	\$5,766
440	07-2-11483-000	13	\$36,900	\$36,014	\$37,000	\$55,600	\$37,000	\$38,561	\$37,000	\$38,084	\$37,000	\$41,747
441	07-2-11493-000		\$17,620	\$17,197	\$7,300	\$10,970	\$7,300	\$7,608	\$7,300	\$7,514	\$7,300	\$8,237
442	07-2-11494-000		\$12,780	\$12,473	\$2,690	\$4,042	\$2,690	\$2,804	\$2,690	\$2,769	\$2,690	\$3,035
443	07-2-11495-000	78	\$7,850	\$7,662	\$8,910	\$13,389	\$8,910	\$9,286	\$8,910	\$9,171	\$8,910	\$10,053
444	07-2-11496-000		\$7,110	\$6,939	\$3,820	\$5,740	\$3,820	\$3,981	\$3,820	\$3,932	\$3,170	\$3,577
445	07-2-11497-000		\$3,160	\$3,084	\$2,690	\$4,042	\$2,690	\$2,804	\$2,690	\$2,769	\$2,230	\$2,516
446	07-2-11508-000	92	\$19,010	\$18,554	\$30,470	\$45,787	\$30,470	\$31,756	\$30,470	\$31,363	\$30,470	\$34,379

CITY OF MATTOON  
MIDTOWN REDEVELOPMENT PROJECT AREA NO.2  
5 YEAR EAV/AGE

#	Tax Id #	Age	Assessed 2001	Eq Value 2001	Assessed 2000	Eq Value 2000	Assessed 1999	Eq Value 1999	Assessed 1998	Eq Value 1998	Assessed 1997	Eq Value 1997
447	07-2-11510-000		\$37,930	\$37,020	\$23,600	\$24,844	\$23,600	\$24,596	\$23,600	\$24,291	\$23,600	\$26,628
448	07-2-11524-000		\$5,830	\$5,690	\$4,980	\$5,242	\$4,980	\$5,190	\$4,980	\$5,126	\$4,980	\$5,619
449	07-2-11525-000		\$51,140	\$49,913	\$32,150	\$33,844	\$32,150	\$33,507	\$32,150	\$33,092	\$32,150	\$36,275
450	07-2-11526-000		\$9,250	\$9,028	\$10,170	\$10,706	\$10,170	\$10,599	\$10,170	\$10,468	\$10,170	\$11,475
451	07-2-11527-000		\$19,690	\$19,217	\$22,340	\$23,517	\$22,340	\$23,283	\$22,340	\$22,995	\$22,340	\$25,206
452	07-2-11528-000		\$5,020	\$4,900	\$1,630	\$1,716	\$1,630	\$1,699	\$1,630	\$1,678	\$1,630	\$1,839
453	07-2-11529-000	14	\$52,510	\$51,250	\$35,730	\$37,613	\$35,730	\$37,238	\$35,730	\$36,777	\$35,730	\$40,314
454	07-2-11538-000		\$5,670	\$5,534	\$3,230	\$3,400	\$3,230	\$3,366	\$3,230	\$3,325	\$3,230	\$3,644
455	07-2-11539-000	45	\$17,020	\$16,612	\$7,230	\$7,611	\$7,230	\$7,535	\$7,230	\$7,442	\$5,990	\$6,759
456	07-2-11540-000		\$1,750	\$1,708	\$1,390	\$1,463	\$1,390	\$1,449	\$1,390	\$1,431	\$1,390	\$1,568
457	07-2-11542-000		\$45,690	\$44,593	\$34,140	\$35,939	\$34,140	\$35,581	\$34,140	\$35,140	\$34,140	\$38,520
458	07-2-11550-000	10	\$29,510	\$28,802	\$13,890	\$14,622	\$13,890	\$14,476	\$13,890	\$14,297	\$13,890	\$15,672
459	07-2-11551-000		\$29,720	\$29,007	\$22,510	\$23,696	\$22,510	\$23,460	\$22,510	\$23,170	\$22,510	\$25,398
460	07-2-11553-000	110	\$9,240	\$9,018	\$7,960	\$8,379	\$7,960	\$8,296	\$6,600	\$6,793	\$6,600	\$7,447
461	07-2-11554-000	119	\$10,280	\$10,033	\$9,530	\$10,032	\$9,530	\$9,932	\$9,530	\$9,809	\$7,900	\$8,914
462	07-2-11555-000	111	\$12,380	\$12,083	\$6,860	\$7,222	\$6,860	\$7,149	\$6,860	\$7,061	\$5,690	\$6,420
463	07-2-11556-000	96	\$12,310	\$12,015	\$13,320	\$14,022	\$13,320	\$13,882	\$13,320	\$13,710	\$11,440	\$12,908
464	07-2-11557-000	101	\$10,280	\$10,033	\$4,470	\$4,706	\$4,470	\$4,659	\$4,470	\$4,601	\$3,700	\$4,175
465	07-2-11558-000		\$14,560	\$14,211	\$14,600	\$15,369	\$14,600	\$15,216	\$14,600	\$15,028	\$12,100	\$13,652
466	07-2-11559-000	45	\$13,600	\$13,274	\$6,500	\$6,843	\$6,500	\$6,774	\$6,500	\$6,690	\$5,390	\$6,082
467	07-2-11560-000	46	\$15,880	\$15,499	\$11,820	\$12,443	\$11,820	\$12,319	\$11,820	\$12,166	\$9,800	\$11,057
468	07-2-11561-000	46	\$10,790	\$10,531	\$2,320	\$2,442	\$2,320	\$2,418	\$2,320	\$2,388	\$1,920	\$2,166
469	07-2-11571-000	95	\$8,000	\$7,808	\$2,550	\$2,684	\$2,550	\$2,658	\$2,550	\$2,625	\$2,110	\$2,381
470	07-2-11572-000	74	\$19,670	\$19,198	\$16,730	\$17,612	\$16,730	\$17,436	\$16,730	\$17,220	\$13,870	\$15,650
471	07-2-11573-000	111	\$8,380	\$8,179	\$4,270	\$4,495	\$4,270	\$4,450	\$4,270	\$4,395	\$3,220	\$3,633
472	07-2-11575-000		\$2,350	\$2,294	\$1,560	\$1,642	\$1,560	\$1,626	\$1,560	\$1,606	\$1,290	\$1,456
473	07-2-11576-000	119	\$15,050	\$14,689	\$13,660	\$14,380	\$13,660	\$14,236	\$13,660	\$14,060	\$11,330	\$12,784
474	07-2-11577-000	82	\$13,030	\$12,717	\$11,550	\$12,159	\$11,550	\$12,037	\$11,550	\$11,888	\$9,580	\$10,809
475	07-2-11578-000	99	\$7,270	\$7,096	\$4,770	\$5,021	\$4,770	\$4,971	\$4,770	\$4,910	\$3,960	\$4,468
476	07-2-11588-000	96	\$14,910	\$14,552	\$14,390	\$15,148	\$14,390	\$14,997	\$14,390	\$14,812	\$11,930	\$13,461
477	07-2-11589-000	101	\$19,620	\$19,149	\$10,080	\$10,611	\$10,080	\$10,505	\$10,080	\$10,375	\$8,360	\$9,433
478	07-2-11590-000	102	\$15,180	\$14,816	\$5,990	\$6,306	\$5,990	\$6,243	\$5,990	\$6,166	\$4,970	\$5,608
479	07-2-11591-000	106	\$10,050	\$9,809	\$3,220	\$3,390	\$3,220	\$3,356	\$3,220	\$3,314	\$2,670	\$3,013
480	07-2-11662-000	45	\$31,740	\$30,978	\$12,630	\$13,296	\$12,630	\$13,163	\$12,630	\$13,000	\$10,470	\$11,813
481	07-2-11663-000	45	\$17,130	\$16,719		\$0		\$0		\$0		\$0
482	07-2-11664-000		\$5,240	\$5,114	\$3,130	\$3,295	\$3,130	\$3,262	\$3,130	\$3,222	\$3,130	\$3,532
483	07-2-11666-000		\$53,270	\$51,992	\$64,080	\$67,457	\$64,080	\$66,784	\$64,080	\$65,958	\$64,080	\$72,301

CITY OF MATTOON  
MIDTOWN REDEVELOPMENT PROJECT AREA NO.2  
5 YEAR EAV/AGE

#	Tax Id #	Age	Assessed 2001	Eq Value 2001	Assessed 2000	Eq Value 2000	Assessed 1999	Eq Value 1999	Assessed 1998	Eq Value 1998	Assessed 1997	Eq Value 1997
484	07-2-11676-000			\$0	\$0	\$0	\$0		\$0		\$0	
485	07-2-11677-000	62	\$5,510	\$5,378	\$7,890	\$8,306	\$7,890	\$8,223	\$7,890	\$8,121	\$7,890	\$8,902
486	07-2-11677-001		\$2,660	\$2,596	\$650	\$684	\$650	\$677	\$650	\$669	\$650	\$733
487	07-2-11678-000	51	\$22,390	\$21,853	\$9,570	\$10,074	\$9,570	\$9,974	\$9,570	\$9,850	\$9,570	\$10,798
488	07-2-11679-000	79	\$7,260	\$7,086	\$5,380	\$5,664	\$5,380	\$5,607	\$5,380	\$5,538	\$5,380	\$6,070
489	07-2-11680-000	55	\$14,650	\$14,298	\$11,350	\$11,948	\$11,350	\$11,829	\$11,350	\$11,683	\$11,350	\$12,806
490	07-2-11681-000		\$12,050	\$11,761	\$2,570	\$2,705	\$2,570	\$2,678	\$2,570	\$2,645	\$2,570	\$2,900
491	07-2-11689-000			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
492	07-2-11690-000	46	\$5,630	\$5,495	\$8,880	\$9,348	\$8,880	\$9,255	\$8,880	\$9,140	\$7,370	\$8,316
493	07-2-11691-000		\$56,700	\$55,339	\$53,150	\$55,951	\$53,150	\$55,393	\$53,150	\$54,707	\$53,150	\$59,969
494	07-2-11692-000		\$6,250	\$6,100	\$2,970	\$3,127	\$2,970	\$3,095	\$2,970	\$3,057	\$2,460	\$2,776
495	07-2-11693-000	9	\$68,580	\$66,934	\$75,900	\$79,900	\$75,900	\$79,103	\$75,900	\$78,124	\$75,900	\$85,638
496	07-2-12123-000	106	\$19,230	\$18,768	\$15,600	\$16,422	\$15,600	\$16,258	\$15,600	\$16,057	\$20,750	\$23,412
497	07-2-12124-000	102	\$13,910	\$13,576	\$13,910	\$14,643	\$13,910	\$14,497	\$13,910	\$14,318	\$1,154	\$1,302
498	07-2-12125-000		\$10,570	\$10,316	\$10,570	\$11,127	\$10,570	\$11,016	\$10,570	\$10,880	\$8,750	\$9,873
499	07-2-12145-000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
500	07-2-12146-000		\$2,500	\$2,440	\$4,410	\$4,642	\$4,410	\$4,596	\$4,410	\$4,539	\$3,660	\$4,130
501	07-2-12398-000	74	\$29,070	\$28,372	\$15,320	\$16,127	\$15,320	\$15,967	\$15,320	\$15,769	\$15,320	\$17,286
502	07-2-12401-000	45	\$9,590	\$9,360	\$4,590	\$4,832	\$4,590	\$4,784	\$4,590	\$4,724	\$4,590	\$5,179
503	07-2-12402-000		\$12,180	\$11,888	\$11,240	\$11,832	\$11,240	\$11,714	\$11,240	\$11,569	\$9,320	\$10,516
504	07-2-12404-000	45	\$11,500	\$11,224	\$3,650	\$3,842	\$3,650	\$3,804	\$3,650	\$3,757	\$3,020	\$3,407
505	07-2-12405-000		\$1,860	\$1,815	\$1,560	\$1,642	\$1,560	\$1,626	\$2,050	\$2,110	\$1,700	\$1,918
506	07-2-12406-000	45	\$9,840	\$9,604	\$4,290	\$4,516	\$4,290	\$4,471	\$4,290	\$4,416	\$3,550	\$4,005
507	07-2-12407-000	45	\$9,940	\$9,701	\$9,350	\$9,843	\$9,350	\$9,745	\$11,270	\$11,600	\$9,350	\$10,550
508	07-2-12408-000	45	\$9,480	\$9,252	\$5,710	\$6,011	\$5,710	\$5,951	\$5,710	\$5,877	\$4,730	\$5,337
509	07-2-12409-000	45	\$5,970	\$5,827	\$3,370	\$3,548	\$3,370	\$3,512	\$3,370	\$3,469	\$2,790	\$3,148
510	07-2-12414-000		\$3,100	\$3,026	\$1,560	\$1,642	\$1,560	\$1,626	\$2,720	\$2,800	\$2,250	\$2,539
511	07-2-12415-000	60	\$19,000	\$18,544	\$17,430	\$18,349	\$17,430	\$18,166	\$17,430	\$17,941	\$17,430	\$19,666
512	07-2-12416-000	12	\$91,450	\$89,255	\$85,120	\$89,606	\$85,120	\$88,712	\$85,120	\$87,614	\$85,120	\$96,041
513	07-2-12417-000	2	\$9,490	\$9,262	\$9,970	\$10,495	\$2,410	\$2,512	\$2,410	\$2,481	\$2,000	\$2,257
514	07-2-12418-000		\$8,800	\$8,589	\$5,730	\$6,032	\$5,730	\$5,972	\$5,730	\$5,898	\$5,730	\$6,465
515	07-2-12423-000	45	\$11,580	\$11,302	\$3,380	\$3,558	\$3,380	\$3,523	\$3,380	\$3,479	\$2,800	\$3,159
516	07-2-12424-000	47	\$12,700	\$12,395	\$13,440	\$14,148	\$13,440	\$14,007	\$11,150	\$11,477	\$11,150	\$12,581
517	07-2-12425-000	45	\$9,110	\$8,891	\$4,770	\$5,021	\$4,770	\$4,971	\$4,770	\$4,910	\$3,960	\$4,468
518	07-2-12426-000	45	\$10,560	\$10,307	\$9,700	\$10,211	\$9,700	\$10,109	\$9,700	\$9,984	\$5,920	\$6,680
519	07-2-12427-000	55	\$12,060	\$11,771	\$11,150	\$11,738	\$11,150	\$11,621	\$11,150	\$11,477	\$6,410	\$7,232
520	07-2-12428-000	45	\$12,900	\$12,590	\$11,420	\$12,022	\$11,420	\$11,902	\$11,420	\$11,755	\$9,470	\$10,685

CITY OF MATTOON  
MIDTOWN REDEVELOPMENT PROJECT AREA NO.2  
5 YEAR EAV/AGE

#	Tax Id #	Age	Assessed 2001	Eq Value 2001	Assessed 2000	Eq Value 2000	Assessed 1999	Eq Value 1999	Assessed 1998	Eq Value 1998	Assessed 1997	Eq Value 1997
521	07-2-12429-000	45	\$8,710	\$8,501	\$4,270	\$4,495	\$4,270	\$4,450	\$4,270	\$4,395	\$3,540	\$3,994
522	07-2-12430-000	102	\$9,680	\$9,448	\$11,470	\$12,074	\$11,470	\$11,954	\$11,470	\$11,806	\$9,510	\$10,730
523	07-2-12431-000	7	\$7,340	\$7,164	\$7,130	\$7,506	\$7,130	\$7,431	\$7,420	\$7,637	\$6,150	\$6,939
524	07-2-12432-000	45	\$7,020	\$6,852	\$2,570	\$2,705	\$2,570	\$2,678	\$2,570	\$2,645	\$2,130	\$2,403
525	07-2-12433-000	45	\$11,580	\$11,302	\$3,280	\$3,453	\$3,280	\$3,418	\$3,280	\$3,376	\$2,720	\$3,069
526	07-2-12434-000	45	\$5,220	\$5,095	\$3,690	\$3,884	\$3,690	\$3,846	\$3,690	\$3,798	\$3,060	\$3,453
527	07-2-12435-000		\$10,640	\$10,385	\$7,140	\$7,516	\$7,140	\$7,441	\$7,140	\$7,349	\$5,920	\$6,680
528	07-2-12436-000	45	\$13,570	\$13,244	\$12,280	\$12,927	\$25,930	\$27,024	\$12,090	\$12,444	\$3,000	\$3,385
529	07-2-12437-000		\$1,600	\$1,562	\$1,170	\$1,232	\$1,170	\$1,219	\$1,170	\$1,204	\$1,170	\$1,320
530	07-2-12438-000	45	\$17,370	\$16,953	\$11,940	\$12,569	\$11,940	\$12,444	\$11,940	\$12,290	\$9,900	\$11,170
531	07-2-12439-000		\$1,400	\$1,366	\$1,050	\$1,105	\$1,050	\$1,094	\$1,050	\$1,081	\$870	\$982
532	07-2-12440-000		\$2,330	\$2,274	\$2,330	\$2,453	\$3,120	\$3,252	\$2,130	\$2,192	\$2,590	\$2,922
533	07-2-12441-000		\$2,330	\$2,274	\$1,560	\$1,642	\$1,560	\$1,626	\$1,560	\$1,606	\$1,290	\$1,456
534	07-2-12442-000		\$13,310	\$12,991	\$7,680	\$8,085	\$7,680	\$8,004	\$7,680	\$7,905	\$6,370	\$7,187
535	07-2-12444-000		\$27,010	\$26,362	\$24,230	\$25,507	\$24,230	\$25,253	\$24,230	\$24,940	\$24,230	\$27,339
536	07-2-12445-000		\$780	\$761	\$500	\$526	\$500	\$521	\$500	\$515	\$500	\$564
537	<b>07-2-12447-000</b>		\$13,830	\$13,498	\$12,230	\$12,875	\$12,230	\$12,746	\$12,230	\$12,588	\$12,230	\$13,799
538	07-2-12448-000	33	\$13,170	\$12,854	\$11,480	\$12,085	\$11,480	\$11,964	\$11,480	\$11,816	\$11,480	\$12,953
539	07-2-12449-000	3	\$30,370	\$29,641	\$16,400	\$17,264	\$16,400	\$17,092	\$5,870	\$6,042	\$5,870	\$6,623
540	07-2-12450-000	5	\$44,130	\$43,071	\$43,740	\$46,045	\$43,740	\$45,586	\$43,740	\$45,022	\$43,740	\$49,352
541	07-2-12451-000		\$10,120	\$9,877	\$13,650	\$14,369		\$0		\$0	\$0	\$0
542	07-2-12609-000	105	\$20,870	\$20,369	\$19,750	\$20,791	\$19,750	\$20,583	\$19,750	\$20,329	\$16,380	\$18,482
543	07-2-12610-000	110	\$17,300	\$16,885	\$17,100	\$18,001	\$17,100	\$17,822	\$17,100	\$17,601	\$14,180	\$15,999
544	07-2-12611-000	111	\$19,030	\$18,573	\$17,960	\$18,906	\$17,960	\$18,718	\$17,960	\$18,486	\$14,890	\$16,800
545	07-2-12612-000	61	\$18,750	\$18,300	\$8,030	\$8,453	\$8,030	\$8,369	\$8,030	\$8,265	\$6,660	\$7,514
546	07-2-12613-000	45	\$22,640	\$22,097	\$24,630	\$25,928	\$24,630	\$25,669	\$24,630	\$25,352	\$20,420	\$23,040
547	07-2-12614-000	95	\$23,080	\$22,526	\$12,620	\$13,285	\$12,620	\$13,153	\$12,620	\$12,990	\$10,460	\$11,802
548	07-2-12630-000	95	\$22,250	\$21,716	\$22,960	\$24,170	\$22,960	\$23,929	\$17,140	\$17,642	\$14,220	\$16,044
549	07-2-12631-000	77	\$22,830	\$22,282	\$22,900	\$24,107	\$22,900	\$23,866	\$22,900	\$23,571	\$22,900	\$25,838
550	07-2-12632-000	33	\$83,620	\$81,613	\$96,040	\$101,101	\$79,980	\$83,355	\$79,980	\$82,323	\$79,980	\$90,241
551	07-2-12633-000	45	\$19,090	\$18,632	\$18,150	\$19,107	\$18,150	\$18,916	\$12,360	\$12,722	\$10,250	\$11,565
552	07-2-12634-000	75	\$12,440	\$12,141	\$8,850	\$9,316	\$8,850	\$9,223	\$8,850	\$9,109	\$7,340	\$8,282
553	07-2-12635-000	45	\$20,070	\$19,588	\$19,680	\$20,717	\$19,680	\$20,510	\$19,680	\$20,257	\$18,080	\$20,400
554	07-2-12636-000	105	\$9,770	\$9,536	\$11,100	\$11,685	\$11,100	\$11,568	\$11,100	\$11,425	\$9,200	\$10,380
555	07-2-12637-000	45	\$14,650	\$14,298	\$10,190	\$10,727	\$10,190	\$10,620	\$10,190	\$10,489	\$8,450	\$9,534
556	07-2-12638-000	45	\$13,690	\$13,361	\$12,640	\$13,306	\$12,640	\$13,173	\$12,640	\$13,010	\$10,500	\$11,847
557	07-2-12639-000	45	\$11,500	\$11,224	\$14,300	\$15,054	\$14,300	\$14,903	\$14,300	\$14,719	\$11,860	\$13,382

CITY OF MATTOON  
MIDTOWN REDEVELOPMENT PROJECT AREA NO.2  
5 YEAR EAV/AGE

#	Tax Id #	Age	Assessed 2001	Eq Value 2001	Assessed 2000	Eq Value 2000	Assessed 1999	Eq Value 1999	Assessed 1998	Eq Value 1998	Assessed 1997	Eq Value 1997
558	07-2-12640-000	45	\$18,540	\$18,095	\$13,700	\$14,422	\$13,700	\$14,278	\$13,700	\$14,101	\$11,360	\$12,817
559	07-2-12641-000	45	\$13,670	\$13,342	\$13,480	\$14,190	\$13,480	\$14,049	\$13,480	\$13,875	\$11,180	\$12,614
560	07-2-13162-000	4	\$58,070	\$56,676	\$58,470	\$61,551	\$58,470	\$60,937	\$4,630	\$4,766	\$11,840	\$13,359
561	07-2-13163-000	93	\$16,470	\$16,075	\$15,710	\$16,538	\$15,710	\$16,373	\$15,710	\$16,170	\$13,030	\$14,702
562	07-2-13164-000	91	\$14,860	\$14,503	\$12,990	\$13,675	\$12,990	\$13,538	\$12,990	\$13,371	\$10,770	\$12,152
563	07-2-13165-000	95	\$17,500	\$17,080	\$14,420	\$15,180	\$14,420	\$15,029	\$14,420	\$14,843	\$11,960	\$13,494
564	07-2-13166-000	85	\$20,760	\$20,262	\$13,980	\$14,717	\$13,980	\$14,570	\$13,980	\$14,390	\$11,600	\$13,088
565	07-2-13176-000	103	\$4,720	\$4,607	\$3,170	\$3,337	\$3,170	\$3,304	\$6,310	\$6,495	\$12,270	\$13,844
566	07-2-13177-000		\$3,230	\$3,152	\$2,460	\$2,590	\$2,460	\$2,564	\$4,150	\$4,272	\$4,150	\$4,682
567	07-2-13178-000		\$3,230	\$3,152	\$2,470	\$2,600	\$2,470	\$2,574	\$4,630	\$4,766	\$11,100	\$12,524
568	07-2-13181-000	2	\$153,710	\$150,021	\$18,330	\$19,296	\$12,220	\$12,736	\$12,220	\$12,578	\$12,220	\$13,788
569	07-2-13182-000	95	\$16,670	\$16,270	\$7,660	\$8,064	\$7,660	\$7,983	\$7,660	\$7,884	\$6,350	\$7,165
570	07-2-13183-000	45	\$13,110	\$12,795	\$6,490	\$6,832	\$6,490	\$6,764	\$6,490	\$6,680	\$5,380	\$6,070
571	07-2-13184-000	85	\$15,040	\$14,679	\$10,420	\$10,969	\$10,420	\$10,860	\$10,420	\$10,725	\$8,640	\$9,749
572	07-2-13185-000	110	\$16,940	\$16,533	\$10,020	\$10,548	\$10,020	\$10,443	\$10,020	\$10,314	\$9,470	\$10,685
573	07-2-13186-000	95	\$19,110	\$18,651	\$13,220	\$13,917	\$13,220	\$13,778	\$13,220	\$13,607	\$10,960	\$12,366
574	07-2-13187-000	65	\$10,860	\$10,599	\$7,670	\$8,074	\$7,670	\$7,994	\$7,670	\$7,895	\$6,360	\$7,176
575	07-2-13188-000	57	\$12,470	\$12,171	\$9,600	\$10,106	\$9,600	\$10,005	\$9,600	\$9,881	\$7,960	\$8,981
576	07-2-13189-000	100	\$15,380	\$15,011	\$4,620	\$4,863	\$4,620	\$4,815	\$4,620	\$4,755	\$7,070	\$7,977
577	07-2-13190-000	83	\$15,430	\$15,060	\$7,930	\$8,348	\$7,930	\$8,265	\$10,870	\$11,188	\$10,870	\$12,265
578	07-2-13191-000	102	\$14,290	\$13,947	\$10,260	\$10,801	\$10,260	\$10,693	\$8,110	\$8,348	\$8,110	\$9,151
579	07-2-13192-000	79	\$16,150	\$15,762	\$13,660	\$14,380	\$13,660	\$14,236	\$13,660	\$14,060	\$11,330	\$12,784
580	07-2-13202-000		\$20,220	\$19,735	\$17,940	\$18,885	\$17,940	\$18,697	\$17,940	\$18,466	\$14,880	\$16,789
581	07-2-13203-000	85	\$23,460	\$22,897	\$14,280	\$15,033	\$14,280	\$14,883	\$14,280	\$14,698	\$11,840	\$13,359
582	07-2-13204-000	90	\$19,790	\$19,315	\$18,260	\$19,222	\$18,260	\$19,031	\$18,260	\$18,795	\$15,140	\$17,082
583	07-2-13205-000	82	\$17,160	\$16,748	\$15,460	\$16,275	\$15,460	\$16,112	\$15,460	\$15,913	\$12,820	\$14,465
584	07-2-13206-000	14	\$44,070	\$43,012	\$71,090	\$74,836	\$71,090	\$74,090	\$71,090	\$73,173	\$71,090	\$80,211
585	07-2-13208-000	48	\$9,230	\$9,008	\$9,820	\$10,338	\$9,820	\$10,234	\$9,820	\$10,108	\$9,820	\$11,080
586	07-2-13209-000	83	\$20,470	\$19,979	\$15,070	\$15,864	\$15,070	\$15,706	\$15,070	\$15,512	\$12,500	\$14,104
587	07-2-13210-000	45	\$19,030	\$18,573	\$14,860	\$15,643	\$14,860	\$15,487	\$13,330	\$13,721	\$13,330	\$15,040
588	07-2-13211-000	45	\$7,180	\$7,008	\$5,530	\$5,821	\$5,530	\$5,763	\$5,530	\$5,692	\$9,190	\$10,369
589	07-2-13212-000	45	\$10,500	\$10,248	\$4,520	\$4,758	\$4,520	\$4,711	\$4,520	\$4,652	\$3,750	\$4,231
590	07-2-13213-000	84	\$15,550	\$15,177	\$14,270	\$15,022	\$14,270	\$14,872	\$14,270	\$14,688	\$11,830	\$13,348
591	07-2-13214-000	95	\$13,430	\$13,108	\$10,040	\$10,569	\$10,040	\$10,464	\$10,040	\$10,334	\$8,330	\$9,399
592	07-2-13215-000	103	\$17,680	\$17,256	\$8,070	\$8,495	\$8,070	\$8,411	\$8,070	\$8,306	\$11,060	\$12,479
593	07-2-13216-000	70	\$13,720	\$13,391	\$10,940	\$11,517	\$10,940	\$11,402	\$8,840	\$9,099	\$7,330	\$8,270
594	07-2-13217-000	45	\$17,760	\$17,334	\$10,240	\$10,780	\$10,240	\$10,672	\$10,240	\$10,540	\$8,490	\$9,579



CITY OF MATTOON  
MIDTOWN REDEVELOPMENT PROJECT AREA NO.2  
5 YEAR EAV/AGE

#	Tax Id #	Age	Assessed 2001	Eq Value 2001	Assessed 2000	Eq Value 2000	Assessed 1999	Eq Value 1999	Assessed 1998	Eq Value 1998	Assessed 1997	Eq Value 1997
595	07-2-13227-000	101	\$19,960	\$19,481	\$13,460	\$14,169	\$13,460	\$14,028	\$13,460	\$13,854	\$13,460	\$15,187
596	07-2-13228-000		\$6,060	\$5,915	\$3,180	\$3,348	\$3,180	\$3,314	\$3,180	\$3,273	\$2,640	\$2,979
597	07-2-13229-000	95	\$15,010	\$14,650	\$15,720	\$16,548	\$15,720	\$16,383	\$15,720	\$16,181	\$13,040	\$14,713
598	07-2-13230-000	45	\$17,000	\$16,592	\$15,990	\$16,833	\$15,990	\$16,665	\$15,990	\$16,459	\$13,260	\$14,961
599	07-2-13231-000	23	\$47,750	\$46,604	\$42,700	\$44,950	\$42,700	\$44,502	\$42,700	\$43,951	\$45,660	\$51,518
600	07-2-13642-000	15	\$17,840	\$17,412	\$19,740	\$20,780	\$19,740	\$20,573	\$19,740	\$20,318	\$19,740	\$22,273
601	07-2-13643-000	39	\$17,650	\$17,226	\$12,840	\$13,517	\$12,840	\$13,382	\$12,840	\$13,216	\$12,840	\$14,487
602	07-2-13644-000	29	\$53,660	\$52,372	\$23,330	\$24,559	\$23,330	\$24,315	\$23,330	\$24,014	\$23,330	\$26,323
603	07-2-13646-000	24	\$48,340	\$47,180	\$22,550	\$23,738	\$22,550	\$23,502	\$22,550	\$23,211	\$22,550	\$25,443
604	07-2-13649-000	25	\$173,510	\$169,346	\$176,600	\$185,907	\$176,600	\$184,053	\$176,600	\$181,774	\$176,600	\$199,258
605	07-2-13650-000		\$10,530	\$10,277	\$8,960	\$9,432	\$8,960	\$9,338	\$8,960	\$9,223	\$8,960	\$10,110
606	07-2-13651-000	45	\$23,440	\$22,877	\$20,750	\$21,844	\$20,750	\$21,626	\$20,750	\$21,358	\$20,750	\$23,412
607	07-2-13656-000	56	\$18,170	\$17,734	\$8,330	\$8,769	\$8,330	\$8,682	\$8,330	\$8,574	\$6,910	\$7,797
608	07-2-13657-000		\$8,840	\$8,628	\$7,750	\$8,158	\$7,750	\$8,077	\$7,750	\$7,977	\$7,750	\$8,744
609	07-2-13658-000	62	\$13,780	\$13,449	\$2,160	\$2,274	\$2,160	\$2,251	\$2,160	\$2,223	\$1,740	\$1,963
610	07-2-13659-000	45	\$11,820	\$11,536	\$5,850	\$6,158	\$5,850	\$6,097	\$5,850	\$6,021	\$4,850	\$5,472
611	07-2-13660-000	38	\$13,610	\$13,283	\$7,630	\$8,032	\$7,630	\$7,952	\$7,630	\$7,854	\$7,630	\$8,609
612	07-2-13661-000		\$2,430	\$2,372	\$900	\$947	\$900	\$938	\$900	\$926	\$750	\$846
613	07-2-13662-000		\$2,430	\$2,372	\$1,810	\$1,905	\$1,810	\$1,886	\$1,810	\$1,863	\$1,500	\$1,692
614	07-2-13663-000		\$1,670	\$1,630	\$6,840	\$7,200	\$6,840	\$7,129	\$6,840	\$7,040	\$5,670	\$6,397
615	07-2-13664-000	50	\$6,220	\$6,071	\$2,860	\$3,011	\$2,860	\$2,981	\$1,840	\$1,894	\$3,390	\$3,825
616	07-2-13667-000		\$5,360	\$5,231	\$4,430	\$4,663	\$4,430	\$4,617	\$4,430	\$4,560	\$3,670	\$4,141
617	07-2-13668-000		\$5,990	\$5,846	\$4,230	\$4,453	\$4,230	\$4,409	\$4,230	\$4,354	\$3,510	\$3,960
618	07-2-13670-000	20	\$12,600	\$12,298	\$8,740	\$9,201	\$8,740	\$9,109	\$2,640	\$2,717	\$4,970	\$5,608
619	07-2-13671-000		\$2,430	\$2,372	\$1,230	\$1,295	\$1,230	\$1,282	\$1,230	\$1,266	\$1,020	\$1,151
620	07-2-13797-000	45	\$3,230	\$3,152	\$11,670	\$12,285	\$11,670	\$12,162	\$11,670	\$12,012	\$9,680	\$10,922
621	07-2-13798-000		\$3,230	\$3,152	\$5,670	\$5,969	\$5,670	\$5,909	\$5,670	\$5,836	\$1,840	\$2,076
622	07-2-13799-000	45	\$18,430	\$17,988	\$10,500	\$11,053	\$10,500	\$10,943	\$10,500	\$10,808	\$8,710	\$9,827
623	07-2-13800-000	45	\$22,920	\$22,370	\$13,030	\$13,717	\$13,030	\$13,580	\$13,030	\$13,412	\$10,810	\$12,197
624	07-2-13801-000	102	\$35,400	\$34,550	\$36,190	\$38,097	\$36,190	\$37,717	\$36,190	\$37,250	\$36,190	\$40,833
625	07-2-13802-000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
626	07-2-13812-000	56	\$29,850	\$29,134	\$32,290	\$33,992	\$32,290	\$33,653	\$32,290	\$33,236	\$32,290	\$36,433
627	07-2-13813-000	45	\$10,230	\$9,984	\$11,080	\$11,664	\$11,080	\$11,548	\$11,080	\$11,405	\$9,190	\$10,369
628	07-2-13814-000	45	\$11,070	\$10,804	\$12,950	\$13,632	\$12,950	\$13,496	\$12,950	\$13,329	\$10,740	\$12,118
629	07-2-13815-000	45	\$14,290	\$13,947	\$11,420	\$12,022	\$11,420	\$11,902	\$11,420	\$11,755	\$9,470	\$10,685
630	07-2-13816-000	45	\$16,570	\$16,172	\$15,150	\$15,948	\$15,150	\$15,789	\$15,150	\$15,594	\$12,560	\$14,171
631	07-2-13817-000	45	\$12,140	\$11,849	\$14,180	\$14,927	\$14,180	\$14,778	\$14,180	\$14,595	\$11,760	\$13,269



**TABLE 2**

**MATTOON MIDTOWN  
REDEVELOPMENT PROJECT AREA**

**RATING SURVEY**

**Survey Results By Block**

Block #	Dilapidated	Obsolete	Deteriorated	Illegal Structure	Vacant	Lack Ventilation	Inadequate Utility	Land Coverage	Landuse Layout -	Lack Plan	EPA
105							x			x	
106	x	x	x		x				x	x	x
107		x	x		x		x		x	x	x
108					x		x			x	x
109			x		x		x			x	
110			x				x		x	x	
111		x	x		x		x		x	x	
112							x		x	x	
113							x		x	x	
114							x			x	
115		x	x		x		x		x	x	
116		x	x				x		x	x	
117					x		x		x	x	
n. 118		x	x		x		x		x	x	
118							x		x	x	
119							x			x	
120					x		x			x	
121			x				x			x	
122			x				x			x	
123			x		x		x	x		x	
124			x		x		x			x	
133			x				x			x	
134		x	x		x		x			x	
135		x	x				x			x	
136			x		x		x			x	
137			x				x			x	
138							x			x	
139							x			x	
140					x		x			x	
141		x	x		x		x			x	
142							x		x	x	
145							x			x	
145							x			x	
146							x			x	
147							x			x	
148		x	x		x		x			x	
149							x			x	
150			x				x			x	
151							x			x	
152			x				x			x	
153							x			x	
154			x		x		x			x	
155							x			x	
158	x					x	x		x	x	
169			x		x		x			x	
170							x			x	
171							x			x	
172			x		x		x			x	
173							x			x	
175					x		x		x	x	
176	x	x	x		x		x			x	
201							x			x	

**Survey Results By Block**

Block #	Dilapidated	Obsolete	Deteriorated	Illegal Structure	Vacant	Lack Ventilation	Inadequate Utility	Land Coverage	Landuse Layout -	Lack Plan	EPA
202					x		x		x	x	
203							x		x	x	
204		x	x				x		x	x	
205							x		x	x	
206							x		x	x	
231							x			x	
232							x			x	
3			x				x			x	
4							x			x	
5							x			x	
6							x			x	
1			x				x		x	x	
2					x		x		x	x	
3	x		x		x		x			x	
4							x			x	
8			x				x			x	
9							x			x	
no #		x	x		x		x		x	x	
83		x			x		x			x	
84							x			x	
85							x			x	
86							x			x	
87							x			x	
row1			x		x		x			x	
row2			x		x		x			x	
110		x	x				x			x	
111					x		x		x	x	
112					x		x			x	
113	x	x	x		x		x			x	
136			x		x		x		x	x	
137			x				x		x	x	
138							x		x	x	
139							x		x	x	
140					x		x		x	x	
141		x	x		x		x		x	x	
142							x		x	x	
143		x					x			x	
144	x	x			x		x			x	
145	x						x			x	
146							x			x	
151			x		x		x			x	
154					x		x		x	x	
152							x			x	
153					x		x			x	
154							x		x	x	
155							x			x	
156							x			x	
157							x			x	
158							x			x	
178			x				x		x	x	
179							x		x	x	

**TABLE 3**

**MATTOON MIDTOWN  
REDEVELOPMENT PROJECT AREA**

**EPA REMEDIATION SITES**

State Code	Site Name	Street
0290255006	ANAMET Electrical	1000 Broadway Avenue East
0290255035	Borden, Inc	1312 Broadway Avenue
0290255113	Hamilton Cleaners Drop Facility	14 <sup>th</sup> Street & Richmond Avenue
0290255010	Young Radiator	120 North 14 <sup>th</sup> Street

## **ATTACHMENT 1**

### **MATTOON MIDTOWN REDEVELOPMENT PROJECT AREA**

#### **LEGAL DESCRIPTION**

The Redevelopment Project Area begins at the northwest corner of Richmond and 21<sup>st</sup> Street. It proceeds along the north side of Richmond going east to the northeast corner of Richmond Avenue and 12<sup>th</sup> Street. At that point it turns south to Prairie Avenue. At the northeast corner of Prairie Avenue it turns east again running on the north side of the street to the southeast corner of parcel 102-007. At that point it turns south to the northeast corner of parcel 124-007. It then proceeds east again to the southeast corner of parcel 125-006. It then turns south running across Broadway Avenue and Charleston Avenue and running through blocks 125, 132, and 156 to the northeast corner of parcel 156-007. It then runs west along this line crossing blocks 155, 154, 153, 152, 151 until the northwest corner of parcel 150-012. It runs south to the northwest corner of 169-012. It then turns west and runs to the northwest corner of 169-010. It then runs north to the northeast corner of 169-004. It runs west to the northwest corner of 169-006. It then runs south to the southwest corner of 169-006. It crosses 15<sup>th</sup> Street to the southeast corner of 170-001. It next runs south to the southeast corner of 170-012 at Lafayette Avenue. It then runs west to the southwest corner of 170-010 and turns north to the edge of the lot line. It then runs west to the southeast corner of 172-005. It then turns south along 172-008 jogging west to the southeast corner of 172-007. It then turns south and crosses LaFayette Avenue continuing south along the west lot line of 176-005 and 008. It next jogs east along this lot line and crosses the street to the eastern border of lot 201-005. It jogs east again to the eastern border of 201-009. It follows this lot line south and then west. It turns south crossing Marshall Avenue and goes south along the western lot lines of 206-004 and 009. It turns east to the southeast corner of lot line 206-012. It turns south crossing Marion Avenue and the southeast corner of 003-001. It runs west to the northeast corner of 003-011. It turns south and runs through blocks 3, 6, along the east sides of blocks 1 and 4, and then through block 8 crossing Essex Avenue to the northwest corner of 002-001. It then proceeds west to the west side of Essex Avenue. It then jogs north on a line with the south parcel line of 009-012. It then runs west to the Railroad Tracks. It runs north along the right of way of the railroad to the southwest corner of lot 204-003. It then runs west across the railroad to the southeast corner of lot 179-012. It runs north curving west to the southeast corner of 179-004. It turns west to the northeast corner of 178-002. It runs south to the southeast corner of 178-003 and follows the lot line west and north. It runs north to the northeast corner of 178-004. It then turns west and runs along the south side of Marshall Avenue to the northeast corner of 174-001. It then turns north running across Marshall Avenue along the east side of block 159 to the southeast corner of 149-001. It turns east and runs to the southeast corner of 150-012. It then runs north along 150-012 and 001 to the northeast corner of 150-001. It then turns west on the south side of Charleston Avenue and runs to 27<sup>th</sup> Street. It then runs north along the west side of 27<sup>th</sup> Street to Commercial Avenue. It

then runs east along the north border of Commercial Avenue to 22<sup>nd</sup> Street. It then turns north along 22<sup>nd</sup> Street and runs to the north side of Prairie Avenue. It then runs east to 21<sup>st</sup> Street. At 21<sup>st</sup> street it turns north and proceeds along the west side of the street to the starting point of the boundary at Richmond Avenue.



**ATTACHMENT 2**

**MATTOON MIDTOWN  
REDEVELOPMENT PROJECT AREA**

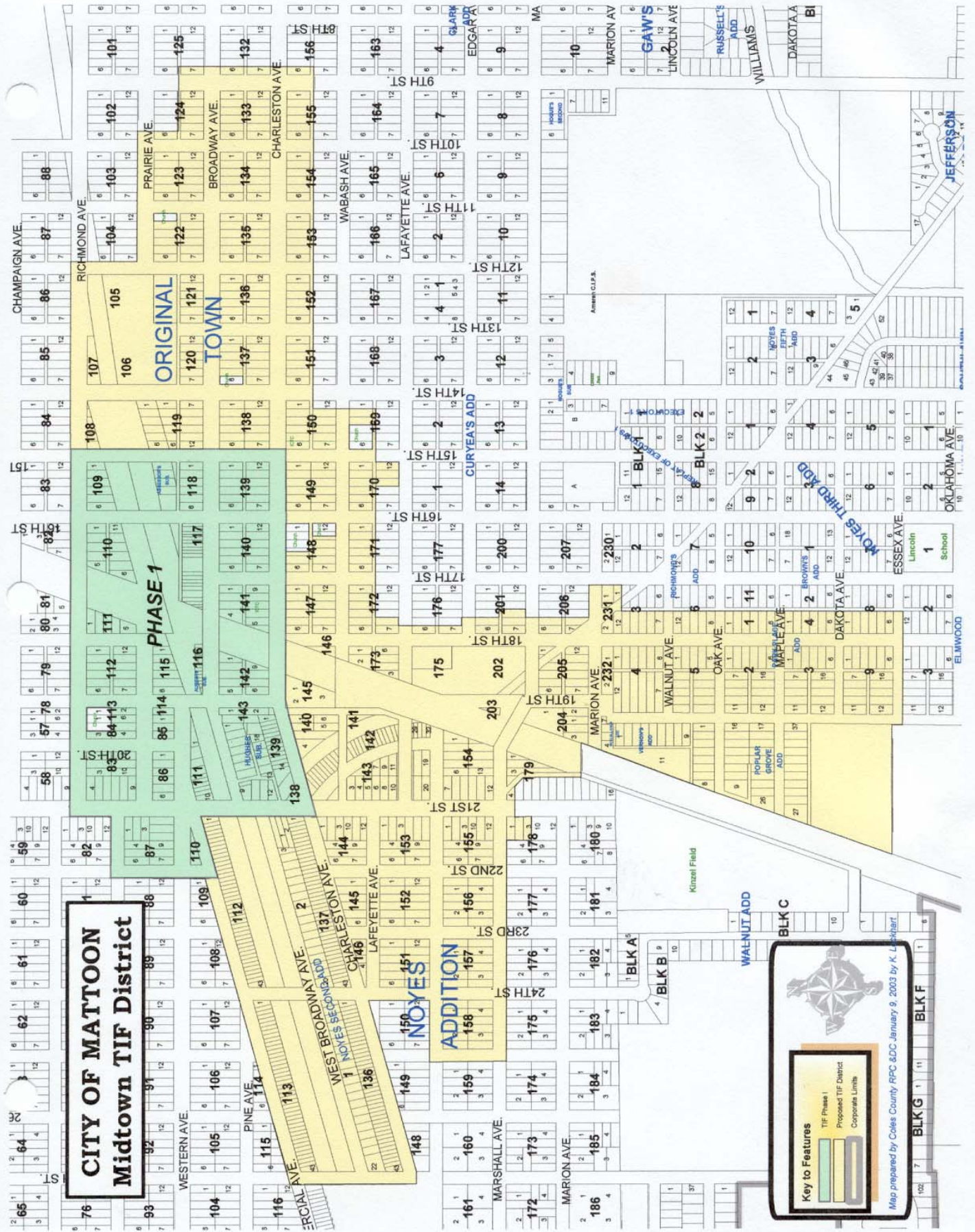
**MAP**

# CITY OF MATTOON Midtown TIF District

**Key to Features**

- TIF Phase I
- Proposed TIF District
- Corporate Limits

Map prepared by Coles County RPC BDC January 9, 2003 by K. Leckhart



**ATTACHMENT 3**  
**MATTOON MIDTOWN**  
**REDEVELOPMENT PROJECT AREA**  
**PHOTOGRAPHS**



**Deteriorated, Dilapidated, Vacant Apartment Building**



**Vacant, Deteriorated Distribution Center**





**Dilapidated, Vacant House**



**Vacant Land**



**Vacant, Obsolescent, Deteriorated Commercial/Residential**



**Vacant, Obsolescent, Deteriorated Commercial/Residential**

**ATTACHMENT 4**

**MATTOON MIDTOWN  
REDEVELOPMENT PROJECT AREA**

**HOUSING IMPACT STUDY**

**MIDTOWN TAX INCREMENT FINANCING (TIF) DISTRICT**

***HOUSING IMPACT STUDY***

City of Mattoon, Illinois

Prepared by: The Coles County Regional Planning & Development Commission  
January 20, 2003

## TABLE OF CONTENTS

<b>INTRODUCTION</b>	<b>1</b>
<b>PART I</b>	<b>4</b>
A. Number and Type of Residential Units	4
B. Number and Type of Rooms within Units	5
C. Number Inhabited Units	5
D. Race and Ethnicity of Residents	5
E. Land Use	6
F. Structure Condition	6
<b>PART II</b>	<b>10</b>
A. Number and Location <sup>1</sup> of Units that Potentially Could be Removed	10
B. Relocation Plan	13
C. Replacement Housing	13
D. Type and Extent of Relocation Assistance	13
<b>LIST OF MAPS AND TABLES</b>	
TIF District Boundary Map	3
TIF Land Use Map	8
TIF Housing Unit Condition Map	9
Properties with Inhabited Residential Units that Potentially Could Be Subject to Displacement Map	11
Table 1: TIF District Residential Units, by Building Type	4
Table 2: TIF District Residential Units, Number of Bedrooms	5
Table 3: TIF District Inhabited Residential Units	5
Table 4: Estimate of TIF District Population, by Building Type	6
Table 5: Race and Ethnic Composition, TIF District	6
Table 6: Structure Condition	7
Table 7: Properties with Inhabited Residential Units that Potentially Could be Subject to Displacement	12
Table 8: Location, Type, Cost and Availability of Replacement Housing Units – Rental	15
Table 9: Location, Size, and Cost of Replacement Housing Units – For Sale	16



## INTRODUCTION

This report is a housing impact study for the City of Mattoon, IL Midtown Tax Increment Financing (TIF) District (the "Project Area") as set forth in the Tax Increment Allocation Redevelopment Act (the "Act"). The Act is found in Illinois Compiled Statutes, Chapter 65, Act 5, Section 11-74.4-1 *et. seq.*, as amended.

The City of Mattoon, IL is located in Coles County in East Central Illinois. The City's 2000 U.S. Census population is 18,291. The TIF District is located in the central and south central sections of the City. More specifically, the TIF District is a 320 acre area bounded by Richmond Avenue to the north, Essex Avenue to the south, 9th Street to the east and 27th street to the west (see TIF Boundary Map on page 3). The area is characterized primarily by commercial development but contains other uses as well (see TIF Land Use Map on page 8).

As set forth in the Act, if the redevelopment plan for the TIF District results in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment TIF District contains 75 or more inhabited residential units and the City is unable to certify that no displacement of residents will occur, the municipality shall prepare a housing impact study and incorporate the study in the separate feasibility report.

As of January 20, 2003, the TIF District contained 381 residential units of which 348 are inhabited and 33 are vacant. Most residential units are located in the south and west portions of the TIF District (see TIF Land Use Map on page 8). The Midtown Tax Increment Financing (TIF) Redevelopment Plan, which incorporates this document by reference, provides for new development and redevelopment. One of the goals of the Plan is to maintain existing housing where appropriate. However, new development and redevelopment may result in the displacement of residents from 10 or more inhabited residential units. Therefore, a housing impact study is required as set forth in the Act.

Part I of the housing impact study shall include:

1. data as to whether the residential units are single family or multi-family units;
2. the number and type of rooms within the units, if that information is available;
3. whether the units are inhabited or uninhabited, as determined not less than 45 days before the date that the ordinance or resolution required by subsection (a) of Section 11-74.4-5 of the Act is passed; and
4. data as to the racial and ethnic composition of the residents in the inhabited residential units, which data requirement shall be deemed to be fully satisfied if based on data from the most recent federal census.

Part II of the housing impact study identifies the inhabited residential units in the proposed redevelopment TIF District that are to be or may be removed. If inhabited residential units are to be removed, then the housing impact study shall identify:

1. the number and location of those units that will or may be removed;
2. the municipality's plans for relocation assistance for those residents in the proposed redevelopment project area whose residences are to be removed;


*Part II of the housing impact study (continued)*

3. the availability of replacement housing for those residents whose residences are to be removed, and identify the type, location, and cost of the replacement housing; and
4. the type and extent of relocation assistance to be provided.

# **TIF BOUNDARY MAP**

*(See Following Page)*

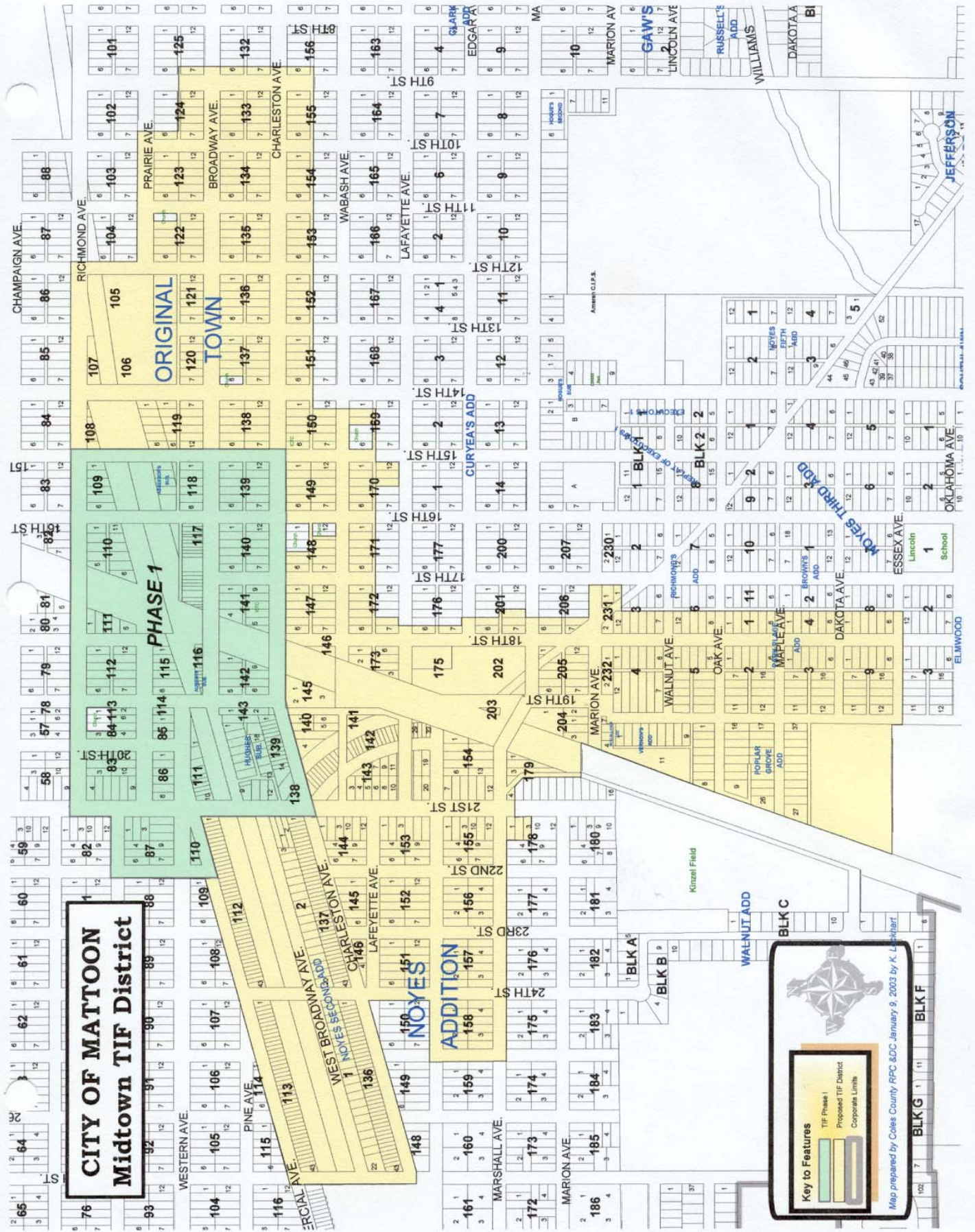
# CITY OF MATTOON Midtown TIF District



**Key to Features**

- TIF Phase I
- Proposed TIF District
- Corporate Limits

Map prepared by Coles County RPC BDC January 9, 2003 by K. Leckhart



**PART I**

As required by the Act, Part I of this Housing Impact Study includes data as to the 1) whether the residential units are single-family or multi-family units; 2) type of rooms within residential units; 3) number of inhabited units; and 4) race and ethnicity composition for all residential units within the TIF District. For purposes of this study, the following sources were used:

1. *2000 United States Census data.*
2. *Aerial Photos of the TIF District.*
3. *Field surveys of TIF District residential units.*

Starting in mid-October 2002, Staff from the Coles County Regional Planning & Development Commission (CCRP&DC) conducted detailed research of 2000 Census Tract Maps and Census Block Group Data covering the TIF District. This task, in and of itself, posed a difficult challenge in that the TIF District is partially covered by four Census Tracts containing six block groups. In late November 2002, CCRP&DC Staff along with the City of Mattoon Building Inspector examined aerial photos of the TIF Area produced in April of 2001 to identify, on a preliminary basis, the location of the various types of housing as well as vacant units. Finally, a field survey of housing units was conducted by CCRP&DC Staff in late December of 2002 and early January of 2003. The purpose of the field survey was to get a more precise reading of the residential character of the TIF District than was initially obtained from the aerial photo examination.

**A. Number and type of Residential Units**

The TIF District contains a variety of residential structures including single family, multi-family, and mixed-use buildings. A total of 256 structures containing 381 residential units were identified. Units by housing types were as follows: 214 single-family homes, 145 multi-family units (including 26 “duplex” or “two-flat” units) and 22 mixed-use units. The distribution of the aforementioned units by building type is shown below in Table 1

<b>Table 1; TIF District Residential Units, by Building Type</b>		
<b>Building Type</b>	<b>Total Units</b>	<b>% Of Total</b>
Single-Family	214	56.2%
Multi-Family*	145	38.0%
Mixed Use**	22	5.8%
<b>TOTAL</b>	<b>381</b>	<b>100.0%</b>
* Includes 26 “duplex” or “two-flat” units		
**15 are multi-family units and 7 are single family units		

Source: Field survey conducted by the Coles County Regional Planning & Development Commission in December 2002 and January 2003.

Of the TIF District residential units, 42% were multi-family and 58% of were single family.

**B. Number and Type of Rooms within Units**

Data obtained from the field study was used to estimate the distribution of residential units by number of bedrooms within the TIF District. Table 2 reflects the estimated distribution of residential units by number of bedrooms for the TIF District.

<b>Table 2: TIF District Residential Units, Number of Bedrooms</b>		
<b>Number of Bedrooms</b>	<b>TIF District %</b>	<b>TIF District Current Units (Est.)</b>
1 Bedroom	44.4%	169
2 Bedrooms	36.5%	139
3 Bedrooms	16.5%	63
4 Bedrooms	2.6%	10
5+ Bedrooms	0%	0
<b>TOTAL</b>	<b>100%</b>	<b>381</b>

Source: Field survey conducted by the Coles County Regional Planning & Development Commission in December 2002 and January 2003

**C. Number of Inhabited Units**

The TIF District contains 381 residential units, which, as of January 20, 2003, included 348 inhabited units and 33 vacant units. This represents a vacancy rate of 8.7%. The distribution of inhabited residential units by unit type is shown below in Table 3. January 20, 2003 is a date not less than 45 days prior to the date that the resolution setting the public hearing and Joint Review Board meeting dates.

<b>Table 3: TIF District Inhabited Residential Units</b>			
<b>Building Type</b>	<b>Total Units</b>	<b>Inhabited</b>	<b>Vacant</b>
Single-Family	214	207	7
Multi-Family	145	120	25
Mixed Use	22	21	1
<b>TOTAL</b>	<b>381</b>	<b>348</b>	<b>33</b>

Source: Field survey conducted by the Coles County Regional Planning & Development Commission in December 2002 and January 2003

**D. Race and Ethnicity of Residents**

As required, an estimate has been made of the racial and ethnic composition of the TIF District population using 2000 Census data. In particular, estimates were derived from four census tracts containing six block groups block groups that fall within the TIF District. Through use of this data the average household size was estimated at 2.3 persons.

The average household size (2.3 people/household) for the block groups was multiplied by the number of inhabited residential units (348) in the TIF District, to provide an estimate of the total TIF District population, 800 persons. The estimated population by building type is shown in Table 4.

<b>Unit Type</b>	<b># Of Inhabited Units</b>	<b>Persons/Unit</b>	<b>Estimated # of Residents</b>
Single-Family	207	2.3	476
Multi-Family	120	2.3	276
Mixed Use	21	2.3	48
<b>TOTAL</b>	<b>348</b>	<b>N/A</b>	<b>800</b>

Next, the estimated distribution of population by race and ethnicity (Hispanic or Non-Hispanic origin) for the TIF District block groups was applied to the estimated TIF District Population (800). This yielded the estimates of TIF District residents by race and ethnicity shown below in Table 5.

<b>Race</b>	<b>Estimated Population</b>	<b>Estimated %</b>
White	783	97.9%
Black	3	0.38%
Asian/Pacific Islander	6	0.75%
2 or More Races	8	0.97%
<b>Total</b>	<b>800</b>	<b>100.00%</b>
<b>Ethnicity</b>	<b>Estimated Population</b>	<b>Estimated %</b>
Non-Hispanic Origin	793	99.1%
Hispanic Origin	7	0.9%
<b>Total</b>	<b>800</b>	<b>100.00%</b>

Source: 2000 U.S. Census

In addition to the housing and population data as detailed above, there were two (2) other characteristics of the Midtown TIF, which were taken into account as important factors in the Housing Impact Study. These characteristics are land use and structure condition.

#### ***E. Land Use***

The TIF District is characterized primarily by commercial development along with considerable residential development. The remainder consists of public institutional and tax-exempt improvements (see TIF Land Use Map on page 8).

#### ***F. Structure Condition***

Included in the field study conducted by CCRP&DC was an examination of the condition of the housing units. Determination of the unit's condition were made based upon the four tier rating system outlined in the 2002 IL Community Development Assistance Program (CDAP) Grants Management Handbook. The four CDAP condition ratings and their descriptions include:

1. Satisfactory - the structure needs no repairs
2. Fair - the structure needs minor repairs, suitable for rehabilitation
3. Deteriorating - the structure needs many minor and cosmetic repairs, suitable for rehab
4. Dilapidated - the structure needs many major repairs, rehab questionable

*F. Structure Condition (continued)*

Table 6 reflects the rating breakdown for the condition of the housing units within the Midtown TIF:

<b>Table 6: Structure Condition</b>	
<b>Condition Rating</b>	<b>Number of TIF District Housing Units</b>
1. Satisfactory	48
2. Fair	189
3. Deteriorated	89
4. Dilapidated	55
<b>Recap Total</b>	<b>381</b>

Also, see the housing unit condition map on page 9.

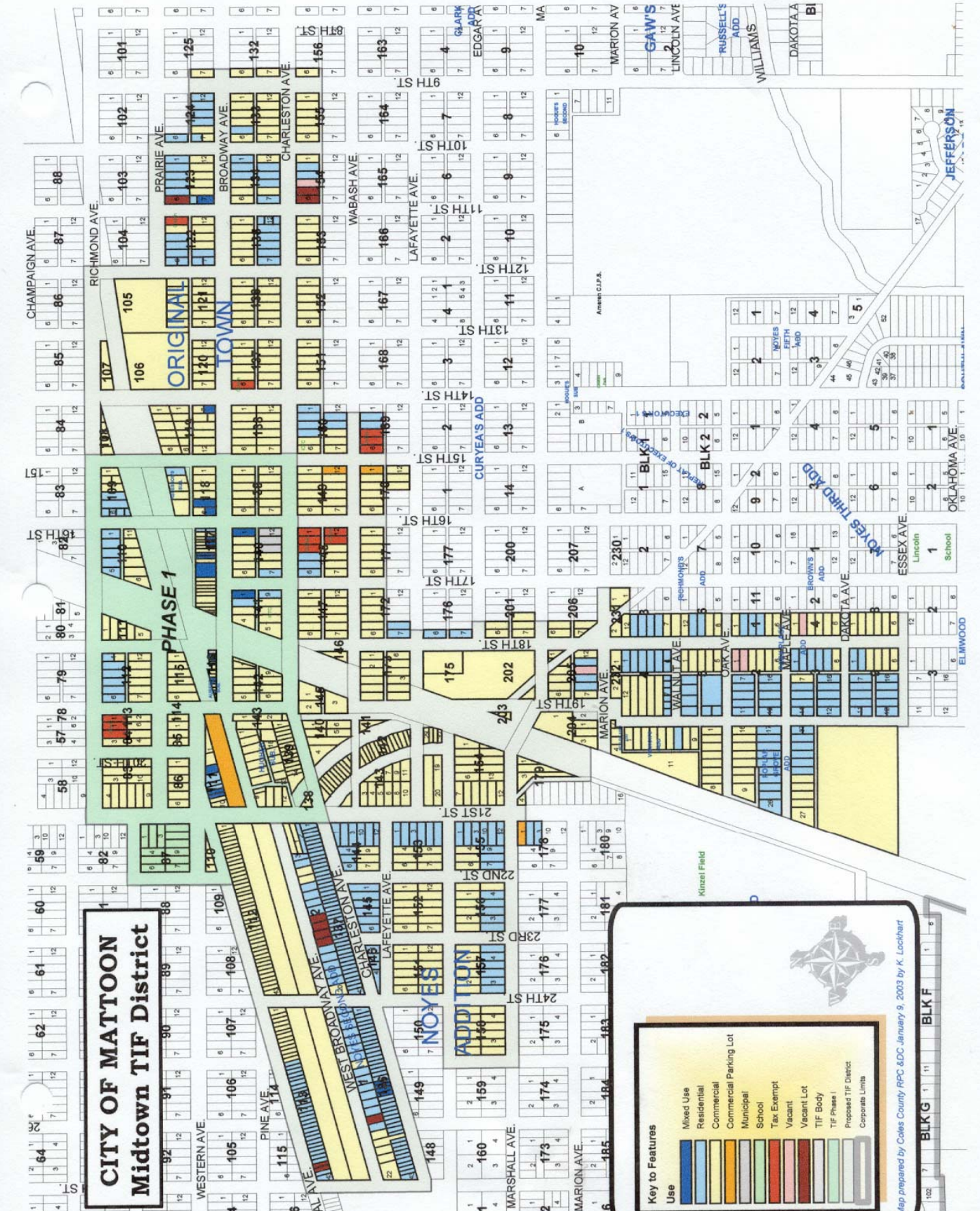
*It should be noted that dilapidated housing structures may be capable of rehabilitation if adequate housing rehabilitation "per unit" grant or low interest loan dollars are available.*



# **TIF LAND USE MAP**

*(See Following Page)*

# CITY OF MATTOON Midtown TIF District



Use	Key to Features
Mixed Use	[Blue/White Swatch]
Residential	[Light Blue Swatch]
Commercial	[Yellow Swatch]
Commercial Parking Lot	[Light Yellow Swatch]
Municipal	[Light Green Swatch]
School	[Light Green Swatch]
Tax Exempt	[Light Green Swatch]
Vacant Lot	[Light Green Swatch]
TIF Body	[Light Green Swatch]
TIF Phase I	[Light Green Swatch]
Proposed TIF District	[Light Green Swatch]
Corporate Limits	[Light Green Swatch]




Map prepared by Coles County RPC & DC January 9, 2003 by K. Lockhart

# **TIF HOUSING UNIT CONDITION MAP**

*(See Following Page)*



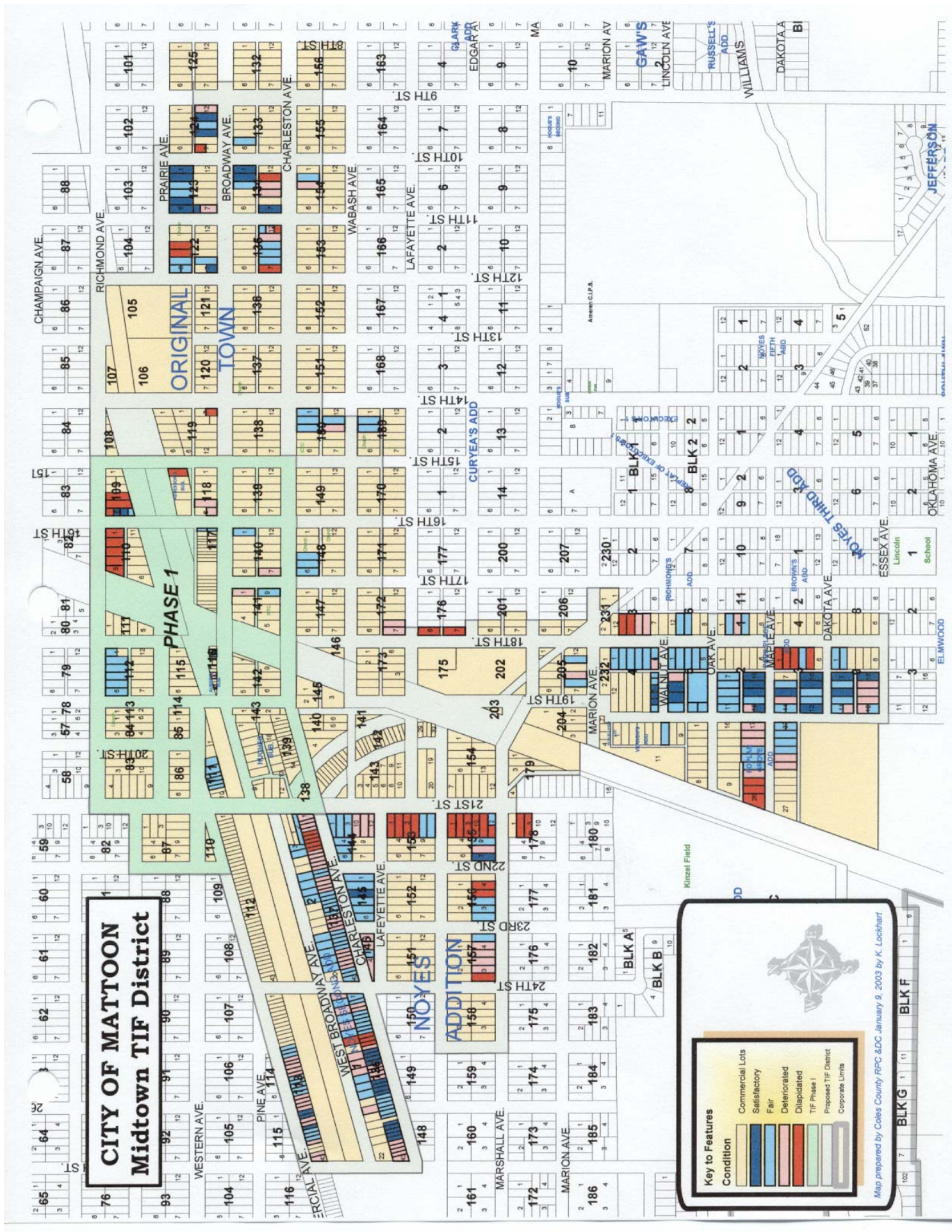
# CITY OF MATTOON Midtown TIF District



**Key to Features**

Condition	Color
Commercial Lots	Yellow
Satisfactory	Light Blue
Fair	Medium Blue
Deteriorated	Dark Blue
Disapidated	Red
TIF Phase I	Light Green
Proposed TIF District	Light Yellow
Corporate Limits	White

Map prepared by Coles County RPC & DC January 9, 2003 by K. Lockhart



## **Part II**

### ***A. Number and Location of Units that Potentially Could Be Removed***

As of January 20, 2003, the TIF District contained 381 residential units including 214 units in single-family homes, 145 units in multi-family buildings, and 22 units in "mixed use" structures. Because the TIF District includes a number of inhabited residential units that may be impacted by implementation of TIF driven developments, information is provided regarding these developments' potential impact on housing. Implementation of TIF development activities may result in the displacement of 42 inhabited residential units (20 single family and 22 multi-family units).

The following factors were used to identify occupied residential units within the Midtown TIF District that potentially could be displaced:

- area zoning classification
- type of structures adjacent to the housing unit surveyed
- the degree of concentration of housing units in a given area
- the likelihood of commercial development in areas where occupied housing is located
- condition of the surveyed structure itself
- whether the surveyed unit was occupied or vacant
- if the unit was vacant, the prospects of future occupancy
- opportunities for redevelopment activities outside those which impact area occupied housing.

Based on the field survey as well as the foregoing factors, it was found that 42 occupied housing units that could possibly be displaced were characterized by the following:

- housing units were typically dilapidated.
- housing units were adjacent to or surrounded by commercial areas, including commercial parcels suitable for development or redevelopment.
- housing units were, for the most part, isolated from concentrations of similar housing.
- housing units were located in non-residential zoning districts.

Based on this information, it is estimated that a total of 42 units may be displaced over the 23-year life of the TIF. The map on page 11 identifies the location of inhabited residential units that may be displaced. A database in Table 7 identifies the potential units to be displaced by address.

# **POSSIBLE DISPLACEMENT CANDIDATES MAP**

*(Shows locations of occupied housing units which may be displaced; please see following page)*





Table 7: Inhabited Residential Units That Possibly Could Be Subject To Displacement

#	Tax Id #	Address	Dir	Street	Use	Num. of Units	Condition	Number of Rooms	Number of Bedrooms
1	07-2-12398-000	213	S	21st Street	R	2	Deteriorated	4	2
2	07-2-11558-000	313	S	21st Street	R	4	Dilapidated	3	1
3	07-2-11559-000	317	S	21st Street	R	2	Dilapidated	4	2
4	07-2-11560-000	321	S	21st Street	R	2	Fair	4	2
5	07-2-11662-000	401	S	21st Street	R	4	Dilapidated	3	1
6	07-2-11690-000	509	S	21st Street	R	1	Dilapidated	4	2
7	07-2-12146-000	600	S	21st Street	R	1	Dilapidated	5	2
8	07-2-11663-000	405,407	S	21st Street	R	4	Dilapidated	3	1
9	07-1-03844-000	1400		Broadway	M	1	Dilapidated	3	1
10	07-1-05035-000	408		Lakeland Blvd	R	1	Dilapidated	6	3
11	07-1-05036-000	416		Lakeland Blvd	R	1	Dilapidated	5	3
12	07-2-13800-000	716		Lakeland Blvd	R	1	Dilapidated	4	2
13	07-2-13799-000	718		Lakeland Blvd	R	1	Deteriorated	5	3
14	07-2-13857-000	804		Lakeland Blvd	R	1	Fair	4	2
15	07-2-13163-000	904		Lakeland Blvd	R	1	Fair	4	2
16	07-2-13164-000	908		Lakeland Blvd	R	1	Deteriorated	4	2
17	07-2-13165-000	916		Lakeland Blvd	R	1	Fair	4	2
18	07-2-13202-000	1001		Lakeland Blvd	R	1	Dilapidated	6	3
19	07-2-13203-000	1005		Lakeland Blvd	R	1	Dilapidated	4	2
20	07-2-13204-000	1009		Lakeland Blvd	R	1	Fair	7	4
21	07-2-13205-000	1013		Lakeland Blvd	R	1	Dilapidated	4	2
22	07-2-13660-000	1937		Maple	R	1	Deteriorated	6	3
23	07-2-13658-000	2016		Maple	R	1	Dilapidated	4	2
24	07-2-13659-000	2020		Maple	R	1	Dilapidated	4	2
25		2208		Marshall	R	1	Dilapidated	4	2
26	07-1-03694-000	1509		Richmond	R	1	Dilapidated	4	2
27	07-1-03709-000	1621		Richmond	R	4	Dilapidated	3	1

**TOTAL UNITS = 42**



## **B. Relocation Plan**

The City's Plan for relocation assistance for those qualified residents in the TIF District whose residences are to be removed shall be consistent with the requirements set forth in Section 11-74.4-3(n)(7) of the Act. The terms and conditions of such assistance are described in Subpart D below. Actual relocation plan implementation is dependent upon a TIF development project that will likely result in the displacement of one or more occupied housing residences.

## **C. Replacement Housing**

In accordance with Section 11- 74.4-3(n)(7) of the Act, the City shall make a good faith effort to insure that affordable replacement housing for any qualified residents that are displaced as a result of the implementation of TIF development in the City of Mattoon, preferably within the TIF District itself. *Under the potential redevelopment scenarios involving the redevelopment or rehabilitation of the existing residential uses within the TIF, it is very possible that rehabilitation could be undertaken to limit or prevent displacement of households and the need to provide for affordable replacement units in the City.*

In order to gauge the availability of replacement rental and single family home owned replacement housing for those who may be displaced, Coles County Regional Planning & Development Commission reviewed the data collected from the aforementioned field survey conducted in late December 2002 and early January 2003, contacted area realtors and apartment complexes and collected information from the area's Multiple Listing Service (MLS). The latter two activities were undertaken in mid-January 2003. It was found that the monthly rent range on replacement rental units was from \$125 - \$650 a month with the average rent equaling \$470/month. In addition, many of the available rental units included all utilities with the rent. Information on 45 available replacement rentals including the address, unit type, number of bedrooms, rent rates and availability, can be found on Table 8. In addition, it was found that the price range for replacement single-family homes was from \$17,500 - \$79,900 with the average purchase price equaling \$57,000. Information on 54 replacement single-family homes available for purchase including the address, number of bedrooms, number of bathrooms, price and location, can be found on Table 9.

## **D. Type and Extent of Relocation Assistance**

In the event that the implementation of TIF development activities result in the removal of TIF area residential housing occupied by low-income households or permanent displacement of low-income residential housing units, such households shall be provided affordable housing and relocation assistance not less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended. Affordable housing may be either existing or newly constructed housing. The City shall make a good faith effort to insure that affordable replacement housing for the aforementioned households is located in the City of Mattoon, preferably within or near the TIF District.

The category of low-income is further broken down into the subcategories of "low-income households" and "very low-income households" that are defined in Section 3 of the Illinois Affordable Housing Act, 310 ILCS 65/3 along with the term "affordable housing". These statutory terms currently have the following meanings:

*Illinois Affordable Housing Act Statutory Terms - continued*

1. "Low-income household" means a single person, family or unrelated persons living together whose adjusted income is more than 50 percent but less than 80 percent of the median income of the area of residence, adjusted for family size, as such adjusted income and median income are determined from time to time by the United States Department of Housing & Urban Development ("HUD") for purposes of Section. 8 of the United States Housing Act of 1937:
2. "Very low-income household" means a single person, family or unrelated persons living together whose adjusted income is not more than 50 percent of the median income of the area of residence adjusted for family size, as determined by HUD; and
3. "Affordable housing" means residential housing that so long as the same is occupied by low-income households or very low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than 30 percent of the maximum allowable income for such households, as applicable.

For the purposes of this study, the "low and moderate income" category has also been included. This category covers all "moderate" income households and includes a single person, family or unrelated persons living together whose adjusted income is not less than 80% but not more than 120 percent of the median income of the area of residence adjusted for family size, as determined by HUD.

Using TIF district area median income data from the 2000 U.S. Census combined with the HUD definitions of low and moderate, low and very low income reveals that 62% or 216 of all 348 occupied households within the TIF are low and moderate income. The figure for low income households in the TIF is 48% or 167 occupied housing units. The figure for very low income households is 36% or 125 occupied housing units. The City therefore will implement the Midtown TIF District, including TIF Joint Review Board composition requirements, to maximize TIF development benefits for low and moderate, low income and very low income households.

<b>Table 8. Location, Type Cost and Availability of Replacement Rental Units</b>								
#	Apartment Address	Unit Type	Number Bedrooms	Available Units	Utilities	Rent	Availability	Community
1	916 S. 13th St.	Single	2	1	N/A	\$500	Immediate	Mattoon
2	112 N. 26th St.	Single	2	1	N/A	\$475	Immediate	Mattoon
3	117 S. 26th St.	Single	4	1	N/A	\$575	Immediate	Mattoon
4	905 N. 11th St.	Single	3	1	N/A	\$800	Immediate	Mattoon
5	117 Arbor Lane	Duplex	2	1	N/A	\$695	Immediate	Mattoon
6	816 1/2 Broadway	Single	2	1	N/A	\$300	Immediate	Mattoon
7	1517 Lafayette Apt. 1	Multi	1	3	N/A	\$350	Immediate	Mattoon
8	605 N. 15th St.	Single	3	1	N/A	\$475	Immediate	Mattoon
9	1412 Marshall Ave. Apt. 1	Multi	3	1	N/A	\$425	Immediate	Mattoon
10	1008 N. 13th	Single	3	1	N/A	\$425	Immediate	Mattoon
11	1309 Marshall Ave.	Single	2	1	N/A	\$475	Immediate	Mattoon
12	1613 Charleston Ave.	Multi	1	12	All	\$495	Immediate	Mattoon
13	1613 Charleston Ave.	Multi	2	8	All	\$650	Immediate	Mattoon
14	1701 Walnut	Single	2	1	All	\$600	Immediate	Mattoon
15	3232 1/2 Dewitt	Multi	2	1	W/T	\$350	Immediate	Mattoon
16	510 N. 22nd St.	Single	1	1	All	\$300	Immediate	Mattoon
17	R. White Properties	Multi	1	7	Electric	\$300	Immediate	Mattoon
18	1400 Edgar	Multi	1	1	W/T	\$300	Immediate	Mattoon
19	1312 Wabash	Single	1	1	All	\$125	Immediate	Mattoon
<b>45 Available Units</b>				<b>Average Rent = \$470</b>				

Source: The Mattoon, IL Journal Gazette, Area Apartment Complexes, and Area Realtors.

Table 9. Location, Size and Cost of Replacement Housing Units for Sale.

#	Address	Number of Bedrooms	Number of Bathrooms	Price	Location
1	808 Moultrie	3	1	\$17,500	Mattoon
2	#24 Mattoon Mobile Village	2	1	\$25,500	Mattoon
3	508 1/2 Moultrie	2	1	\$25,900	Mattoon
4	2316 Moultrie	3	1	\$28,000	Mattoon
5	305 Woodlawn	2	1	\$28,500	Mattoon
6	3333 Shelby	3	1.5	\$30,000	Mattoon
7	712 N. 19th St.	2	1.5	\$31,000	Mattoon
8	3178 E. Lake Paradise Rd.	2	1	\$31,500	Rural Mattoon
9	1716 Dewitt	2	1	\$34,900	Mattoon
10	901 Richmond	3	1	\$35,000	Mattoon
11	520 Wabash	2	1	\$36,900	Mattoon
12	628 Woodlawn	3	1	\$39,900	Mattoon
13	3856 E. Cty Rd. 450 N.	2	1	\$42,900	Rural Mattoon
14	429 Woodlawn	3	1	\$42,900	Mattoon
15	1316 S. 2nd	3	1	\$44,900	Mattoon
16	520 Woodlawn	2	1	\$45,000	Mattoon
17	905 S. 16th St.	5	1	\$48,000	Mattoon
18	2008 Dewitt	2	1	\$49,900	Mattoon
19	2800 Moultrie	3	1	\$52,000	Mattoon
20	1113 Champaign	5	1	\$52,000	Mattoon
21	2920 Dewitt	2	1	\$53,900	Mattoon
22	3221 Shelby	4	1	\$55,000	Mattoon
23	3327 Moultrie	2	1	\$55,900	Mattoon
24	3321 Shelby	2	1	\$57,900	Mattoon
25	820 Oklahoma	2	2	\$57,900	Mattoon
26	717 Dewitt	3	1	\$58,900	Mattoon
27	2616 Prairie	2	1	\$58,900	Mattoon
28	616 S. 16th St.	3	1.5	\$59,500	Mattoon
29	2901 Garfield	3	1	\$62,000	Mattoon
30	1516 Lafayette	5	3.5	\$64,900	Mattoon
31	816 N. 22nd	2	1	\$67,900	Mattoon
32	2517 Champaign	3	1	\$67,900	Mattoon
33	1208 N. 10th	3	1.5	\$68,000	Mattoon
34	409 N. 27th	2	1	\$69,000	Mattoon
35	2700 Champaign	3	1	\$69,000	Mattoon
36	1204 S. 6th	3	1	\$69,000	Mattoon
37	1525 Rudy	3	1	\$69,500	Mattoon
38	1712 Champaign	3	1	\$69,900	Mattoon
39	2020 Douglas	2	1	\$69,900	Mattoon
40	2004 Shelby	3	1	\$69,900	Mattoon
41	1104 Dewitt	4	1	\$69,900	Mattoon
42	10100 N. Co. Rd. 000E	3	1	\$73,000	Rural Mattoon
43	901 S. 23rd St.	3	1	\$73,500	Mattoon
44	421 Parkview	3	1	\$74,500	Mattoon
45	2817 Western	3	2	\$75,000	Mattoon
46	1607 Rudy	2	1	\$75,900	Mattoon
47	2308 Washington	3	1	\$76,000	Mattoon
48	3159 N. CR 650E	3	1	\$76,900	Rural Mattoon
49	900 Edgar	3	1	\$77,000	Mattoon
50	2304 Washington	3	1.75	\$79,000	Mattoon
51	3512 Willow	4	1.5	\$79,900	Mattoon
52	808 E. Lafayette	5	2	\$79,900	Mattoon
53	733 S. 24th St.	3	1	\$79,900	Mattoon
54	1518 Bell	3	1	\$79,900	Mattoon
<b>Average Sale Price = 57,000</b>					

Source: The Mattoon, IL Journal Gazette, Area Apartment Complexes, and Area Realtors.

**ATTACHMENT 5  
MATTOON MIDTOWN  
REDEVELOPMENT PLAN AND PROJECT AREA**

**ARIEL MAP**

