



MURRAY
CITY COUNCIL

**MURRAY CITY MUNICIPAL COUNCIL
NEIGHBORHOOD MEETING
District #4**

The Murray City Municipal Council held a neighborhood meeting to share property tax information at 7:00 p.m. on Thursday, July 19, 2018 at the Murray City Library, 166 East 5300 South, Murray, Utah.

The meeting was conducted by Diane Turner, District 4

Council Members Present:

Dave Nicponski, Council District 1
Dale Cox, Council District 2
Jim Brass, Council District 3
Diane Turner, Council District 4
Brett Hales, Council District 5

City Staff Present:

Doug Hill, Chief Administrative Officer
Jennifer Heaps, Communications & Public Relations Director
Danyce Steck, Finance Director
Jan Lopez, Council Director
Pattie Johnson, Council Office
Craig Burnett, Police Chief
Mike Dykman, Assistant Fire Chief
Danny Astill, Public Works Director
Kim Fong, Library Director
Steve Ellefsen, Firefighter
Steve Roberson, Firefighter

Other's in Attendance

Citizens

Introduction and Welcome – Diane Turner

Ms. Turner welcomed and thanked citizens for attending the neighborhood meeting. She introduced city council members, council staff, Doug Hill, Jennifer Heaps, Danyce Steck, Brent Gardner, Library Board, Kim Fong, and Danny Astill.

DRAFT

Ms. Turner said the council invited everyone to explain some of the challenges faced as the budget was prepared for the year, which would describe why a property tax increase was proposed for both the City and the Library. She commented that it was not a solution that came easily, however, the goal is to continue to provide the services citizens expect, deserve and enjoy. As the budget process began back in January, the council met with city administration to discuss their challenges and needs. During that meeting, priorities were set for the budget, balancing both department needs and essentials in the community. The council's priority is to ensure that the needs of the community are being met.

Ms. Turner explained that she would allow Danyce Steck, Finance Director, about 20 minutes for the property tax presentation. Following that she would like to listen to citizens' thoughts and answer questions. It was expected that the meeting would last until about 8:30 p.m.

Presentation – Danyce Steck, Finance Director (See Attachment #1)

Citizen Comments – Diane Turner

Ms. Steck explained that citizen comments would be taken at this time. She expressed how impressed she had been with the participation of the community at the neighborhood meetings. She noted that a booklet entitled "2019 Citizens Guide to the Budget" had been prepared and could be picked up on the way out.

Speakers would have three minutes to speak, and a citizen comment form would need to be filled out. Ms. Turner invited people to step to the microphone and state their name and address.

Reynold Willie

Mr. Willie stated that the increase the city had planned was not that difficult, although, he is retired and on a fixed income. He said any increase really impacts. He did mention, as an educator, the increase for education and said that none of the last increase went to teachers or students. He wondered where that money would go.

David Cline

Mr. Cline said his question has to do with the transfers from utilities to the General Fund (GF). He said it was described as a benefit to the city. Additionally, he noted the increase to the water rate and wondered if the transfers would continue. He pointed out that not everyone in the city has Murray utilities and for those that do, he asked if that is a subsidy to everyone when money gets transferred to the General Fund.

Ms. Steck said that all cities with utilities transfer money to the GF. Typically it is because that is the only way to subsidize the GF with money from tax exempt entities to help provide services. Government, churches and schools would be in that category. Murray is pretty conservative and transfers 8%, where many cities transfer up to 10%. This allows Murray to keep property taxes lower. About 20% of citizens are not on Murray utilities, so that may be a subsidy, however, they also do not receive the benefit of Murray utilities, which are less expensive than others. The city has been unable to provide utilities in those other areas, because they are already serviced by other entities. The water rate increase is to replace infrastructure with further investment in

DRAFT

wells that need replacing and upsizing water pipes.

Krystal Walker

Ms. Walker said that she has been a resident of Murray for 16 years and her husband is a Murray Firefighter. She said that in 2009 her household income was cut in half, as she quit her part time job to return to school and the city discontinued paying overtime for fire service. She noted that police and firefighters don't just work their jobs, they are their jobs and she is in favor of the property tax increase to help keep them here. She said the residents stay in their homes for up to 60 years and don't they want police and firefighters to stay in Murray their entire careers. It is about keeping that experience here in Murray.

Jerry Miller

Mr. Miller said he was over 90 years old and had learned that two things never change – death and taxes.

Chris Steffensen

Mr. Steffensen said they annexed into Murray, although, they have never gotten Murray power or water and don't know how that could happen. His comments have to do with the 8% tax increase. He related medical expenses and housing value increases on a fixed income. He agreed that the services were necessary, however, all the increases were devastating. He did not agree that this was the right way to finance the needs.

Ms. Steck responded that the county and school district would not be raising taxes this year. As far as power, Rocky Mountain owns the power in that part of the city, and it would cost in excess of \$40 million to acquire the utility, if it were for sale. We have no ability to provide the utilities in the area. Assessed value is something that the county assessor controls and every year, the home owner has the right to appeal if it is high. As a whole, Murray City assessments increased 8%. Those people on fixed incomes can apply for tax relief programs through the county.

Michael Robbins

He observed that he did not disagree with the need for the increase, however, he had a business and it would have been difficult to increase revenues by 47% per year. He noted that taxes had not been increased since 2006 and he would prefer see small escalations rather than a line item increase of 47% in one year, particularly for those on fixed incomes.

Ms. Steck said that she understood, although, this is a difficult process for elected officials to go through. She said she had recommended small increases to match the consumer price index - about 2.5% per year that grows as time goes by. This is a comment to be made to elected officials. It is a philosophy. Ms. Turner said they had heard that comment and possibly would consider another in five years, but it would not be an increase in 12 -13 years.

Judy Erickson

Ms. Erickson commented that apartments don't pay property taxes and she asked where the money comes from to cover the services that they use, such as fire and police.

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Ms. Steck said that apartments add to the density of the community, however, they are business operations that pay property tax on the full amount of assessed value. The owner pays the property tax, which is then passed on to renters.

Ms. Erickson also mentioned that homeowner's don't take care of their homes and yards. She wondered if their assessed value was the same as others and how this can be addressed.

Mr. Hill said everybody pays taxes according to the assessed value, but he knew there was concern on condition of property. The city has a division called "Code Enforcement", which does respond to calls to enforce city code issues. Residents can call the city or fill out a form on-line to report issues and code enforcement would go out to make sure the ordinances of the city are followed. He confirmed that people do have property rights and the city does what it can, but there are some things the city cannot require.

Salt Lake County takes care of noxious weeds. The city can forward information to the county.

Pam Chaffin

Ms. Chaffin mentioned renters in her neighborhood who are a nuisance with car repairs and running a business in their yards and the city attorney not enforcing the laws. Chief Burnett said that he was aware of the situation and there are processes the city must go through. It takes time to go to court when necessary. She complained that this is a junk yard and her value is going down.

Ms. Chaffin also asked if the city could give a discount to senior citizens, as she feels Murray City is one of the wealthiest cities in Utah with Intermountain Medical Center (IMC), Costco and all the car dealerships paying property taxes.

Reynold Willie

Mr. Willie offered kudos to the police who helped with five residences in the neighborhood who had issues with failure to maintain their yards. All five had been cleaned up over a period of two years. He thanked the police for what they do.

David Willis

Mr. Willis said the property tax increase is 47% and he asked the increase to the total budget of Murray City. Also, he asked what the city council is doing to get money back from the sales tax redistribution of the state legislature.

Mr. Hill said if the property tax increase is approved by the city council the total increase to the budget is \$2.9 million, which is an 8% increase to the budget. He also noted that the city does not have control over many issues, there are other layers of government, county and state that control many tax policies and ordinances, for example the state passed a law allowing fireworks and the city cannot ban fireworks. The council and administration are at the legislature every year working with state representatives and senators; our political influence is known but we are a small entity in comparison to other growth cities who want part of our sales tax. Murray is one of a few cities that benefit from sales tax. Everyone wants a part of that. We will work to make sure they don't take more of it.

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Mr. Brass said in 2006, the city went through that redistribution that cost about \$1.5 million. There are a dozen sales tax heavy cities of the 221 cities in the state. They all want part of it. Our city has a population of about 50,000 and during the daytime, our population is about 150,000 that we provide services to. IMC has about 700,000 patients over a year and although they are tax exempt, we do benefit from their spending in the city. We talk to our legislators, but when they come knocking on your door, talk to them. Further, the property tax was raised in 2006 and then in 2008 the recession occurred so there was no way the elected officials would raise taxes at that point in time. It took until 2015 for the city to recover the sales tax dollars lost during the recession. He expressed other citizen comments about smaller regular property tax increases and that will be something considered in the future.

Mr. Cox said the power with state legislators is here with the residents. City officials talk with them constantly, but if each person were to contact their representatives that would make a difference. This is an election year and they will listen to you. Know who your legislator is and call them with problems. Votes change when they get calls from the constituents.

David Cline

Mr. Cline asked about the tax changes at the federal level with exemptions of state and local taxes and if that will affect the local level. Ms. Steck said it will have no effect on the city.

He also stated his support of spending on things that really matter and he feels the things talked about here are valuable and important. His comment about how taxes get moved around is what he doesn't understand and he hopes it will be taken into consideration.

Carol Willis

Ms. Willis said the city portion of her taxes went up 15% last year and the school taxes increased 20% because of the increase in value, which she has fought against many times and won. Last year she said an appraiser told her the value had increased that much and that she would not be able to fight it. She just had to pay it. She hears the reasons and understands and agrees with public safety. She asked if the library tax would ever come back down once the new library was built and only maintenance would be necessary. She asked if others had also experienced the value increases. Also, she noted she did not understand the balance between value and tax rate and thought she was pretty smart and could understand if there were some place she could read it.

Ms. Steck said if her value went up, someone else's had to go down for the city to receive the same amount of tax revenue.

Mr. Brass expressed that the values are balanced county wide and when a large open pit business on the west side of the valley had a land slide, the value decreased. Likewise, some other values had to increase to compensate for that loss. A certain stadium in a city south of Murray got a \$50 million reduction in value, therefore, other values had to increase to keep the property taxes level in the county. This is when it is important to talk to your legislators.

Ms. Steck said that \$250,000 of the library tax increase goes toward operations and \$550,000 will go toward debt service for a new building over a 20 year period. So it will probably not go down for many years.

The question was asked why the city would build a library on property it did not own. Unfortunately, no one was around at that time so we really can't answer that question.

David Cline

Mr. Cline thanked the council for this opportunity to discuss city affairs and asked how the city was planning to pay for the new city center. Ms. Steck said that she had put together a five year projection and much of it has to do with sales tax growth and property tax growth that we expect to receive from new construction. She said this property tax increase should get the city through the five year period of time including building the new city hall, which the city would bond for and then make debt service payments. Finally, selling the current State Street property would help with the payments.

Ms. Turner thanked everyone for their attendance and reminded people to take the brochure "2019 Citizens Guide to the Budget."

She also announced that the property tax public hearing and vote would take place on August 14, 2018 at 6:30 p.m. in the Council Chambers at City Hall.

Janet M. Lopez
City Council Executive Director
Murray City Council



MURRAY

District 4

Councilmember
Diane Turner

July 19, 2018



NEIGHBORHOOD MEETINGS

NEIGHBORHOOD MEETINGS

BUDGET PRIORITIES



PUBLIC SAFETY

1. SLC hiring 50 new officers, Herriman creating a new department, other cities and counties are increasing wages and benefits
2. Investment to recruit and train new officers
3. Reduced risk with an experienced force vs new recruits
4. Increase in challenged population after Operation Rio Grande

Total increase to the budget: \$2.3 million





MAINTENANCE

Taking care of the things we have:

1. Vehicle and equipment replacement schedules
2. Road maintenance
3. Parks maintenance
4. Facilities maintenance
5. Studies

Total increase to the budget: \$650,000





IMPROVEMENTS

Fire Station 81

1. Hanauer Road connection project
(Wasatch Front Regional Council Master Plan)
2. Building is over 30 years old, and was in need of further investment
3. Issued debt in the amount of \$5.8 million in 2018

Total increase to the budget: \$480,000



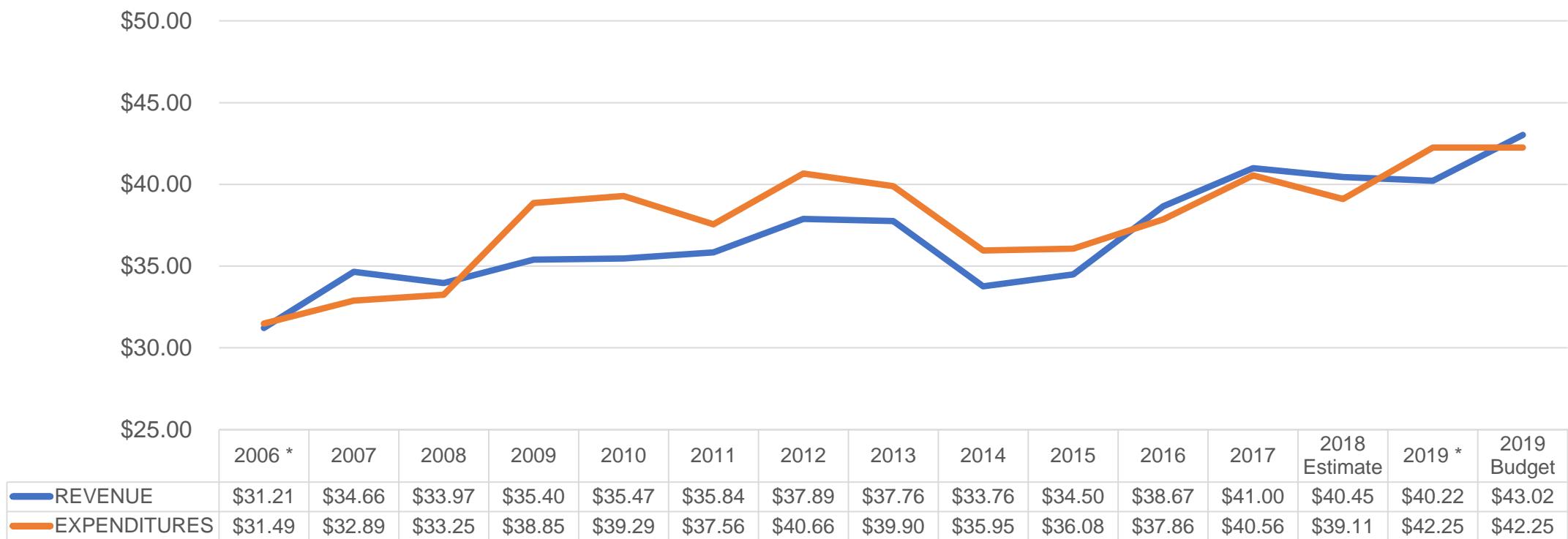
ADDITIONAL POSITIONS (SERVICE)





CHALLENGE – Revenue to Expense

10-Year History
(in millions)

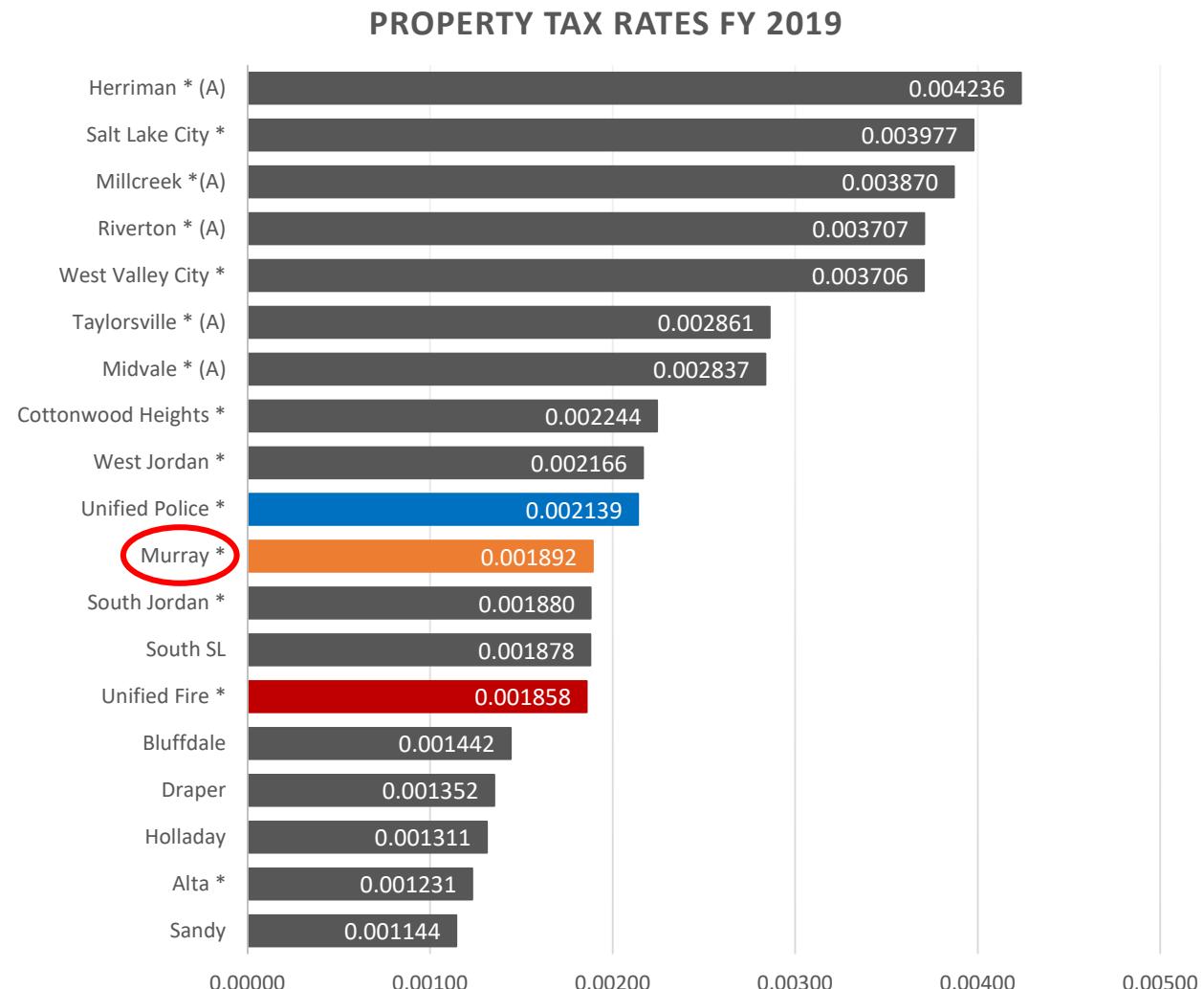


* Prior to property tax increase



CHALLENGE - PROPERTY TAX

- 35% of our city is tax-exempt
- No increase since 2006
- Fill the inflationary gap for personnel and operations
- Requesting a property tax increase



PROPERTY TAX INCREASE



An increase to the total property tax bill of

\$34.77 A YEAR PER \$100,000

of assessed market value (not taxable value)

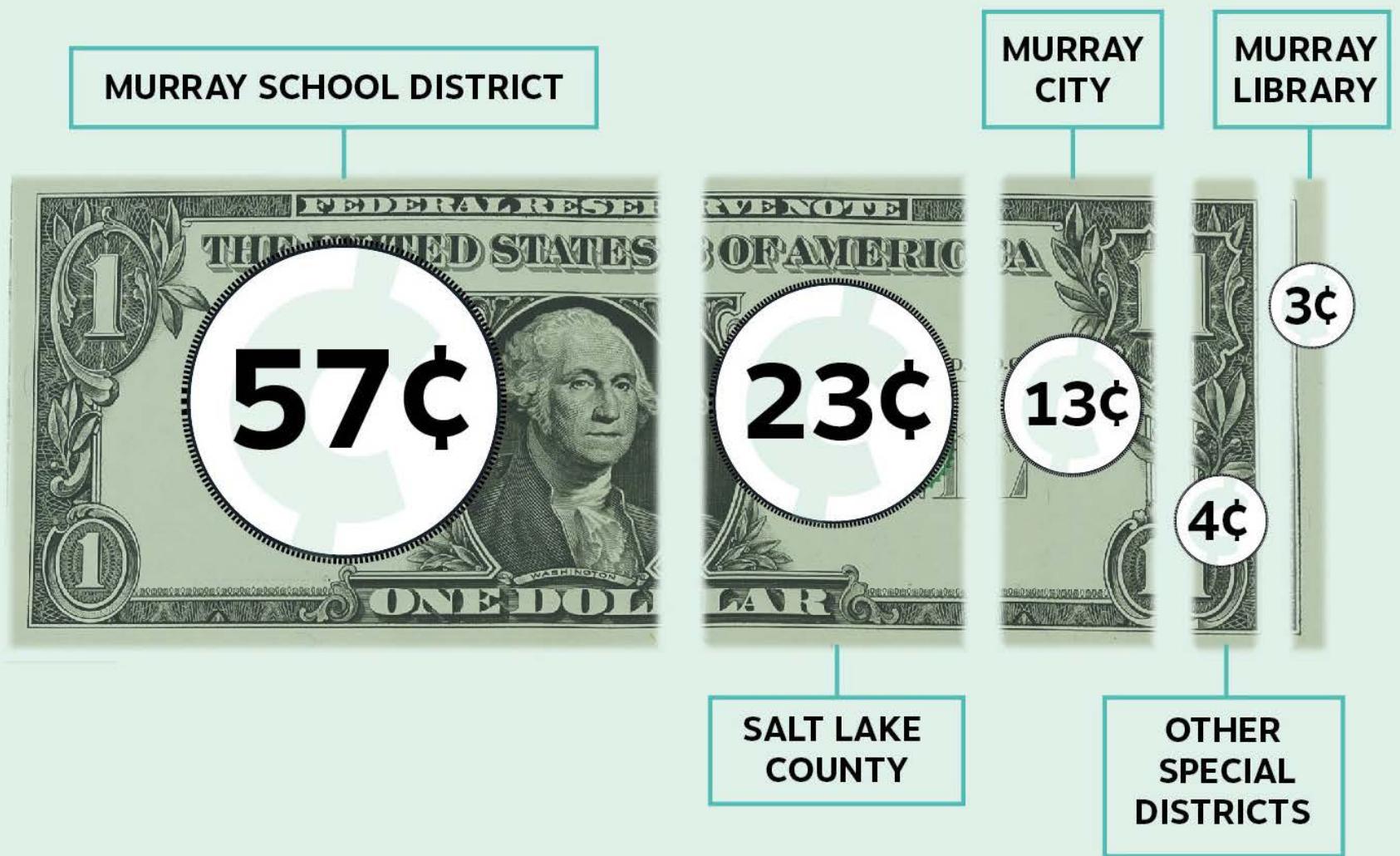
An increase of

4.8% -5.9%

of resident's property tax bill

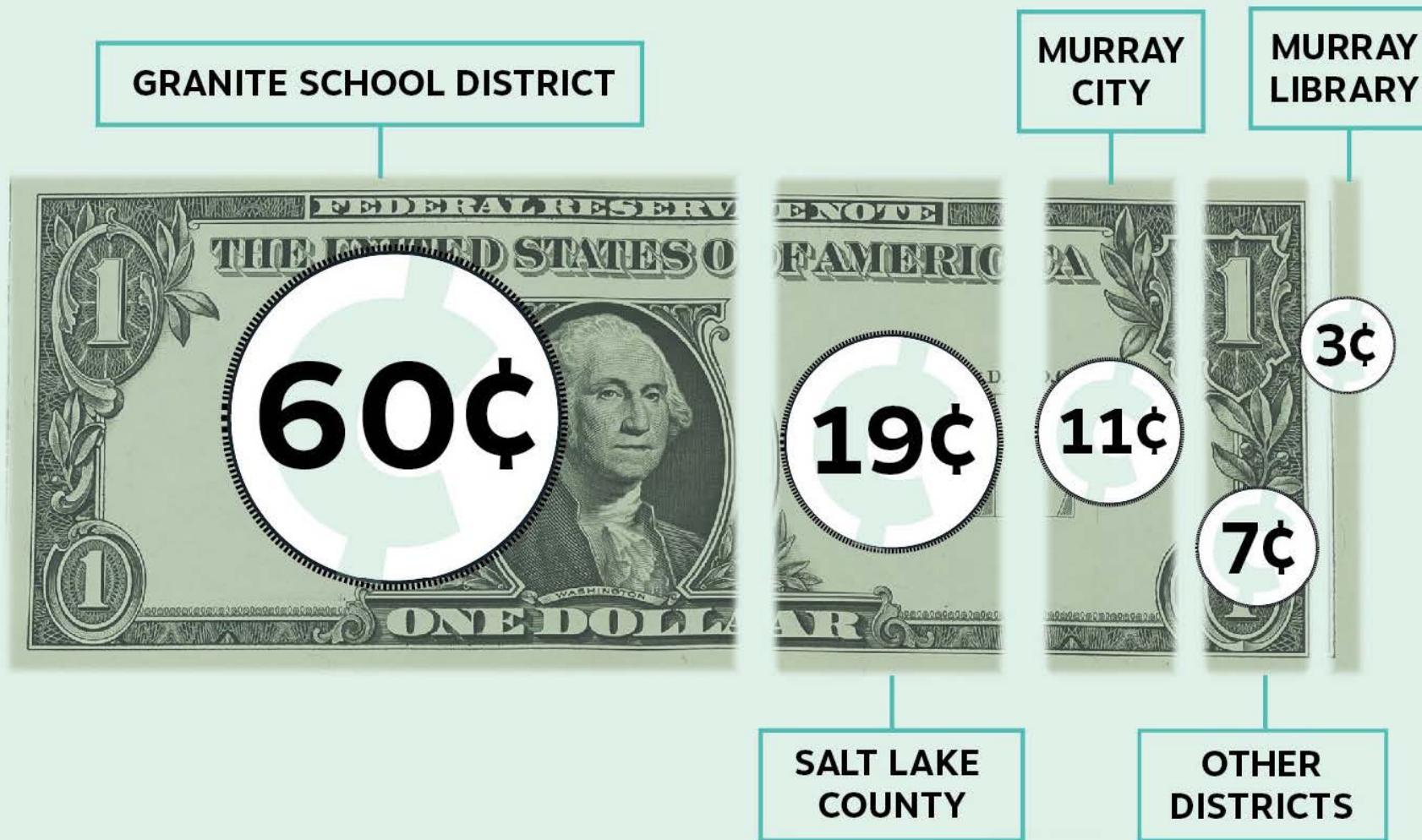
PROPERTY TAX DOLLAR

2017 PROPERTY TAX DOLLAR



PROPERTY TAX DOLLAR

2017 PROPERTY TAX DOLLAR



2018 Market Value \$107,700

2018 Proposed Property Tax \$679.83

Appeal to County Board of Equalization By _____

NOTICE OF TAX CHANGES

TAXING ENTITIES	2018 Proposed				2017				2018		If 2018 Increase		BE HEARD		
	Rate	Tax Value (\$)	Tax (\$)	Rate	Tax (\$)	Rate	Tax (\$)	\$	%	Date	Time	Place			
MURRAY SCHOOL DISTRICT	0.0045620	59,235	270.23	0.0045620	250.91	0.0045620	270.23								
STATE BASIC SCHOOL LEVY	0.0015680	59,235	92.88	0.0015680	86.24	0.0015680	92.88								
UT CHARTER SCHOOL - MURRAY	0.0000550	59,235	3.26	0.0000550	3.03	0.0000550	3.26								
SALT LAKE COUNTY	0.0022190	59,235	131.44	0.0022190	122.05	0.0022190	131.44								
SALT LAKE COUNTY JDG	0.0000190	59,235	1.13	0.0000190	1.05	0.0000190	1.13								
MURRAY CITY	0.0018920	59,235	112.07	0.0014150	77.83	0.0013050	77.30	34.77	45%	AUG 14	6:30 PM	5025 S STATE STREET			
MURRAY CITY LIBRARY	0.0004910	59,235	29.08	0.0003440	18.92	0.0003170	18.78	10.30	55%	AUG 14	6:30 PM	5025 S STATE STREET			
SO SL VALLEY MOSQUITO	0.0000170	59,235	1.01	0.0000170	0.94	0.0000170	1.01								
CENTRAL UT WATER CONSERV	0.0004000	59,235	23.69	0.0004000	22.00	0.0004000	23.69								
MULT-COUNTY ASSESS/COLL	0.0000100	59,235	0.59	0.0000100	0.55	0.0000100	0.59								
COUNTY ASSESS/COLL LEVY	0.0002420	59,235	14.33	0.0002420	13.31	0.0002420	14.33								
COUNTY ASSESS/COLL JDG	0.0000020	59,235	0.12	0.0000020	0.11	0.0000020	0.12								
MURRAY EQUAL CAP OUTLAY		59,235	0.00		0.00		0.00								
TOTAL	0.0114770	59,235	679.83	0.0108530	596.94	0.0107160	634.76								

NOTICE OF PROPERTY VALUATION

Owner of Record:	MURRAY CITY TAXPAYER 123 ANYWHERE STREET MURRAY, UT 84107	Assessment Type	2018 Market Value	2018 Taxable Value	2017 Market Value	COMPARE	BE HEARD
Property Location:	123 ANYWHERE STREET	PRIMARY RESIDENTIAL LAND	\$20,000		\$20,000		If you believe the assessed value of your property is incorrect, you may begin the appeal process by filing an Appeal Form with the County Auditor before _____ Visit: slco.org/property-tax
Parcel No.:	12-12-123-123-0000	PRMIARY RESIDENTIAL BLDG	\$87,700		\$80,000		
Acres:	0.49						
Above ground sq ft:	2,000						
Tax District:	21	TOTAL	\$107,700	\$59,235	\$100,000		
Type:	111 SINGLE FAMILY RESIDENCE	For detailed property valuation information visit slco.org/assessor/					
Last Review:	2015						



Scott Tingley, COA, CGAP
Salt Lake County Auditor

View real property valuation and tax information online at
<http://slco.org/property-tax/>

THIS IS NOT A BILL.
DO NOT PAY.

Truth in Taxation Process

	Last Year	This Year	Proposed
City Value	\$ 4,363,185,689	\$ 4,807,610,994	10%
Tax Rate	<u>0.001415</u>	<u>0.001305</u>	<u>- 8%</u>
City Revenue	\$ 6,173,908	\$ 6,273,932	1%
Home Value	\$ 100,000	\$ 107,700	8%
Discount	<u>-45%</u>	<u>-45%</u>	<u>-45%</u>
Taxable Value	\$ 55,000	\$ 59,235	\$ 59,235
Tax Rate	<u>0.001415</u>	<u>0.001305</u>	<u>0.001892</u>
Property Tax	\$ 77.83	\$ 77.30	- 1%
Per month	\$ 6.49	\$ 6.44	- 1%
Increase per year			\$34.77
Increase per month			\$ 2.90



NOTICE OF PROPOSED TAX INCREASE

Murray City

Murray City is proposing to increase its property tax revenue.

- Murray City tax on a \$323,500 residence would increase from \$288.59 to \$424.14 which is \$135.55 per year.
- Murray City tax on a \$323,500 business would increase from \$524.72 to \$771.16 which is \$246.44 per year.
- If the proposed budget is approved Murray City would increase its property tax budgeted revenue by 46.93% above last year's property tax budgeted revenue excluding new growth.

All concerned citizens are invited to a public hearing on the tax increase.

PUBLIC HEARING

Date and Time: August 14, 2018 at 6:30 P.M.
Location: Murray City Council Chambers
5025 S. State Street
Murray, UT 84107

REMEMBER:

This combines the City and Library's tax rates, and is 47% of 16% (or 7.5%) of your total property tax bill.

To obtain more information regarding the tax increase, citizens may contact Murray City at (801) 264-2662.

SUMMARY

2019 REVENUE BUDGET



2019 EXPENSE BUDGET



**MURRAY**

	2018 Budget *	2019 Budget	% Change	Change
Revenue				
Sales tax	\$ 19,208,702	\$ 20,325,000	6%	\$ 1,116,298
Other revenue	13,806,779	13,599,899	-1%	(206.880)
Property tax	6,173,908	9,096,000	47%	2,922,092
Transfers in	4,137,389	4,161,725	1%	24,336
Use of reserves	<u>680,741</u>	<u>576,282</u>	-15%	<u>(104,459)</u>
	44,007,519	47,758,906		3,751,387
Expense				
Public safety	20,671,825	22,994,895	11%	2,323,070
Capital projects	4,857,103	5,510,000	13%	652,897
Parks & recreation	6,001,694	6,372,050	6%	370,356
General government	5,688,176	5,715,834	0%	27,658
Public works	4,773,076	4,672,119	-2%	(100,957)
Debt payments	<u>2,015,645</u>	<u>2,494,008</u>	24%	<u>478,363</u>
	\$ 44,007,519	\$ 47,758,906		\$ 3,751,387

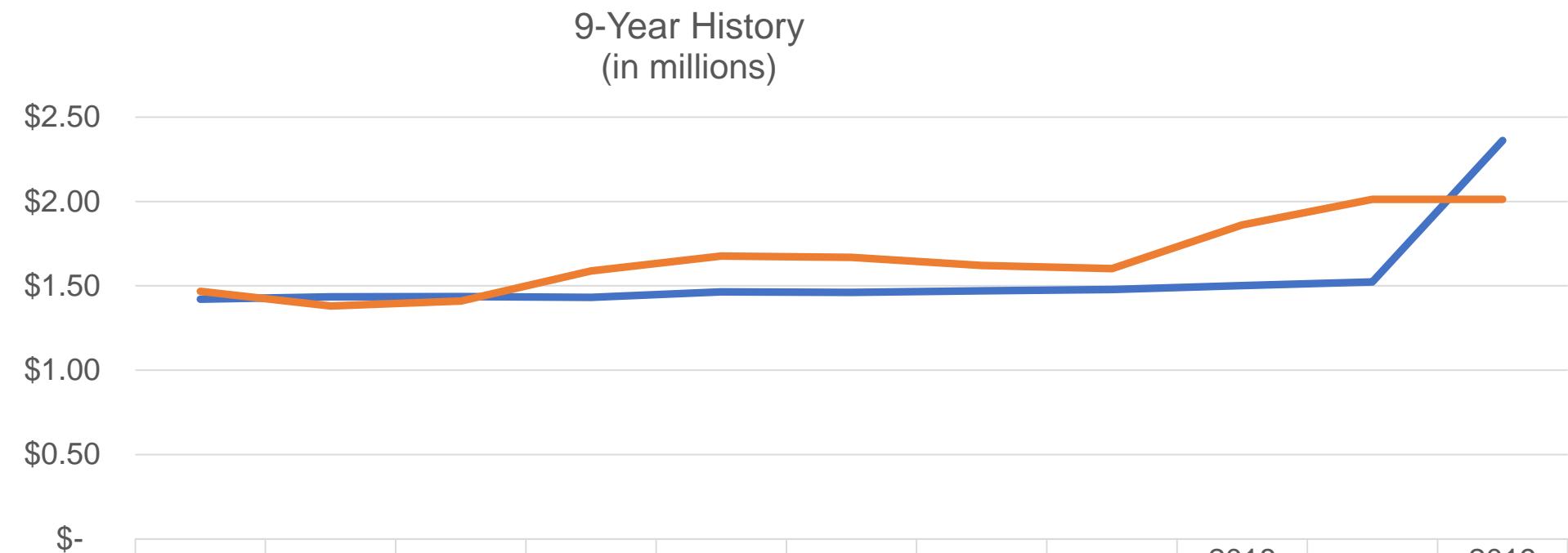
* For comparison purposes, excludes \$5.8 million of debt issued for the construction of the Fire Station 81.

ONE OF THE PRIORITIES IS YOUR
LIBRARY





CHALLENGE – Revenue to Expense



	2010	2011	2012	2013	2014	2015	2016	2017	2018 Budget	2019 * 2019 Budget
PROPERTY TAX	\$1.42	\$1.43	\$1.44	\$1.43	\$1.46	\$1.46	\$1.47	\$1.48	\$1.50	\$1.52
EXPENSE	\$1.47	\$1.38	\$1.41	\$1.59	\$1.68	\$1.67	\$1.62	\$1.60	\$1.86	\$2.01

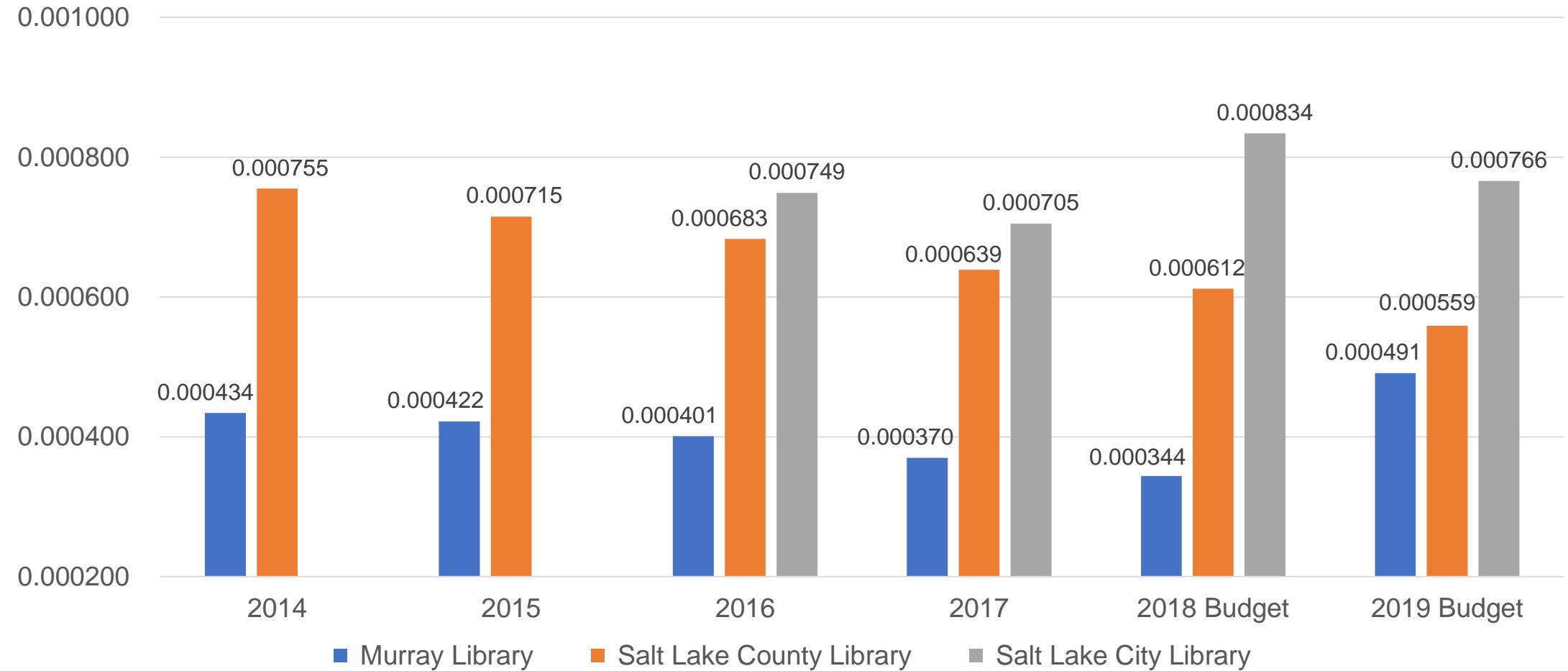
PROPERTY TAX INCREASE

- No increase since 2006
- Operational deficit since 2013
- Building fund for growth and maintenance



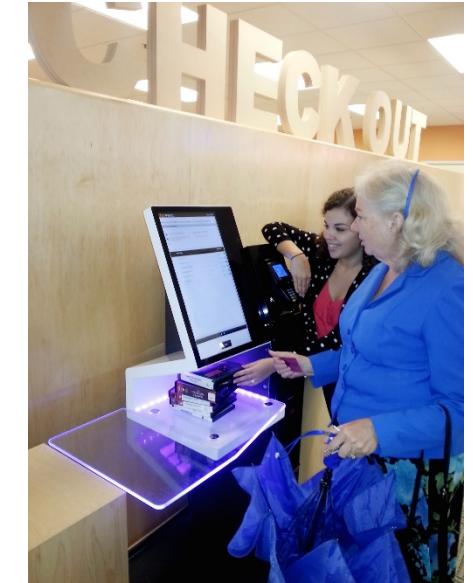


TAX RATE COMPARISON



NEW LIBRARY

- City does not own the land where the library is built
- School district may not renew the lease
- Building improvements are required
- No room available for growth or changing services
- Locating the Library near City Hall brings value and synergy to the area
- Timeline: 3-5 years



LIBRARY PROPERTY TAX INCREASE



IMPACT ON PROPERTY OWNERS

An increase to the total property tax bill of
\$10.30 A YEAR PER \$100,000
of assessed market value (not taxable value)

An increase of approximately
1.5%
of resident's property tax bill

PUBLIC PROCESS

Neighborhood Meetings

JUNE 21, 2018

6:30pm
Viewmont Elementary School
745 West 5720 South
District 2
Councilmember, Dale Cox

JULY 19, 2018

7:00pm
Murray City Library
166 East 5300 South
District 4
Councilmember, Diane Turner

JUNE 28, 2018

6:30pm
Murray City Hall
5025 South State Street
District 1
Councilmember, Dave Nicponski

AUGUST 2, 2018

6:30pm
McMillan Elementary School
315 East 5900 South
District 5
Councilmember, Brett Hales

JULY 12, 2018

6:30pm
Murray City Hall
5025 South State Street
District 3
Councilmember, Jim Brass

Auto-calls

Website – Questions and Answers

Citizen's Guide to the Budget

Public Notices

Public Hearing on August 14th at 6:30 P.M. in
Murray City Council Chambers

OUR PRIORITY IS YOU



www.murray.utah.gov

2017 Market Value \$ 225,700

2017 Proposed Pro

MIDVALE CITY PROPERTY

PROPERTY TAX

TAXING ENTITIES	2017 Proposed		
	Rate	Tax Value (\$)	Tax (\$)
CANYONS SCHOOL DISTRICT	.0047680	124,135	591.88
STATE BASIC SCHOOL LEVY	.0015680	124,135	194.64
UT CHARTER SCHOOL-CANYONS	.0001030	124,135	12.79
SALT LAKE COUNTY	.0022190	124,135	275.46
SALT LAKE COUNTY JDG	.0000190	124,135	2.36
JORDAN SCH OLD DEBT SVCE	.0006780	124,135	84.16
MIDVALE CITY	.0013090	124,135	162.49
SL COUNTY LIBRARY	.0006050	124,135	75.10
SL COUNTY LIBRARY JDG	.0000070	124,135	.87
SO SL VALLEY MOSQUITO	.0000170	124,135	2.11
JORDAN VALLEY WATER CONS	.0004000	124,135	49.65
CENTRAL UT WATER CONSERV	.0004000	124,135	49.65
MULTI COUNTY ASSESS/COLL	.0000100	124,135	1.24
COUNTY ASSESS/COLL LEVY	.0002420	124,135	30.05
COUNTY ASSESS/COLL JDG	.0000020	124,135	.25
UNIFIED FIRE SVCE AREA	.0018090	124,135	224.56
UNIFIED FIRE SVCE JDG	.0000030	124,135	.37
CANYON EQUAL CAP OUTLAY		124,135	.00
TOTAL	.0141590	124,135	1,757.63

Owner of Record: REMOVED FOR PRIVACY

Property Location: 7471 S SPRUCE ST
 Parcel No.: 21-25-328-023-000
 Acres: .20
 Above ground sqft: 1,210
 Tax District: 30
 Type: 111 SINGLE FAMILY RESIDENCE
 Last Review: 2016

Assessment Type
PRIMARY RESIDENTIAL LAND
PRIMARY RESIDENTIAL BLDG
TOTAL

For detailed p

2017 Market Value \$ 486,800

2017 Proposed Pro

MURRAY CITY PROPERTY

PROPERTY TAX

TAXING ENTITIES	2017 Proposed		
	Rate	Tax Value (\$)	Tax (\$)
MURRAY SCHOOL DISTRICT	.0045620	267,740	1,221.43
STATE BASIC SCHOOL LEVY	.0015680	267,740	419.82
UT CHARTER SCHOOL-MURRAY	.0000550	267,740	14.73
SALT LAKE COUNTY	.0022190	267,740	594.12
SALT LAKE COUNTY JDG	.0000190	267,740	5.09
MURRAY CITY	.0014150	267,740	378.85
MURRAY CITY LIBRARY	.0003440	267,740	92.10
SO SL VALLEY MOSQUITO	.0000170	267,740	4.55
CENTRAL UT WATER CONSERV	.0004000	267,740	107.10
MULTI COUNTY ASSESS/COLL	.0000100	267,740	2.68
COUNTY ASSESS/COLL LEVY	.0002420	267,740	64.77
COUNTY ASSESS/COLL JDG	.0000020	267,740	.54
MURRAY EQUAL CAP OUTLAY		267,740	.00
TOTAL	.0108530	267,740	2,905.78

Owner of Record: REMOVED FOR PRIVACY

Assessment Type
PRIMARY RESIDENTIAL LAND
PRIMARY RESIDENTIAL BLDG
TOTAL

Property Location: 410 E MEADOW RD
 Parcel No.: 22-06-456-003-0000
 Acres: .49
 Above ground sqft: 2,988
 Tax District: 21
 Type: 111 SINGLE FAMILY RESIDENCE
 Last Review: 2015

For detailed i