

Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION* <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***		PROPERTY OWNER(S) REPRESENTATIVE** <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Property Owner Name		Representative Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Email		Email	
*All standard zone map amendment applications must be initiated by owners (or authorized representatives) of at least 51% of the total area of the zone lots subject to the rezoning. See page 4.		**Property owner shall provide a written letter authorizing the representative to act on his/her behalf. ***If contact for fee payment is other than above, please provide contact name and contact information on an attachment.	
SUBJECT PROPERTY INFORMATION			
Location (address):			
Assessor's Parcel Numbers:			
Area in Acres or Square Feet:			
Current Zone District(s):			
PROPOSAL			
Proposed Zone District:			
PRE-APPLICATION INFORMATION			
In addition to the required pre-application meeting with Planning Services, did you have a concept or a pre-application meeting with Development Services?		<input type="checkbox"/> Yes - State the contact name & meeting date _____ <input type="checkbox"/> No - Describe why not (in outreach attachment, see bottom of p. 3)	
Did you contact the City Council District Office regarding this application ?		<input type="checkbox"/> Yes - if yes, state date and method _____ <input type="checkbox"/> No - if no, describe why not (in outreach attachment, see bottom of p. 3)	

REZONING REVIEW CRITERIA (ACKNOWLEDGE EACH SECTION)

<p>General Review Criteria DZC Sec. 12.4.10.7.A</p> <p>Check box to affirm and include sections in the review criteria narrative attachment</p>	<p><input type="checkbox"/> Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan.</p> <p>Please provide a review criteria narrative attachment describing how the requested zone district is consistent with the policies and recommendations found in each of the adopted plans below. Each plan should have its' own subsection.</p> <p>1. Denver Comprehensive Plan 2040</p> <p>In this section of the attachment, describe how the proposed map amendment is consistent with <i>Denver Comprehensive Plan 2040's</i> a) equity goals, b) climate goals, and c) any other applicable goals/strategies.</p> <p>2. Blueprint Denver</p> <p>In this section of the attachment, describe how the proposed map amendment is consistent with: a) the neighborhood context, b) the future place type, c) the growth strategy, d) adjacent street types, e) plan policies and strategies, and f) equity concepts contained in <i>Blueprint Denver</i>.</p> <p>3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable):</p> <hr/>
<p>General Review Criteria: DZC Sec. 12.4.10.7. B & C</p> <p>Check boxes to the right to affirm and include a section in the review criteria for Public Health, Safety and General Welfare narrative attachment.</p>	<p><input type="checkbox"/> Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.</p> <p><input type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</p> <p>In the review criteria narrative attachment, please provide an additional section describing how the requested rezoning furthers the public health, safety and general welfare of the City.</p>
<p>Review Criteria for Non-Legislative Rezoning: DZC Sec. 12.4.10.8</p> <p>For Justifying Circumstances, check box and include a section in the review criteria narrative attachment.</p> <p>For Neighborhood Context, Purpose and Intent, check box and include a section in the review criteria narrative attachment.</p>	<p>Justifying Circumstances - One of the following circumstances exists:</p> <p><input type="checkbox"/> The existing zoning of the land was the result of an error;</p> <p><input type="checkbox"/> The existing zoning of the land was based on a mistake of fact;</p> <p><input type="checkbox"/> The existing zoning of the land failed to take into account the constraints of development created by the natural characteristics of the land, including, but not limited to , steep slopes, floodplain, unstable soils, and inadequate drainage;</p> <p><input type="checkbox"/> Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:</p> <p style="padding-left: 20px;">a. Changed or changing conditions in a particular area, or in the city generally; or,</p> <p style="padding-left: 20px;">b. A City adopted plan; or</p> <p style="padding-left: 20px;">c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.</p> <p><input type="checkbox"/> It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (overlay Zone Districts) of this Code.</p> <p>In the review criteria narrative attachment, please provide an additional section describing the selected justifying circumstance. If the changing conditions circumstance is selected, describe changes since the site was last zoned. Contact your pre-application case manager if you have questions.</p> <p><input type="checkbox"/> The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.</p> <p>In the review criteria narrative attachment, please provide a separate section describing how the rezoning aligns with a) the proposed district neighborhood context description, b) the general purpose statement, and c) the specific intent statement found in the Denver Zoning Code.</p>

REQUIRED ATTACHMENTS

Please check boxes below to affirm the following **required** attachments are submitted with this rezoning application:

- ☐ Legal Description of subject property(s). **Submit as a separate Microsoft Word document.** View guidelines at: <https://www.denvergov.org/content/denvergov/en/transportation-infrastructure/programs-services/right-of-way-survey/guidelines-for-land-descriptions.html>
- ☐ Proof of ownership document for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed, or (c) Title policy or commitment dated no earlier than 60 days prior to application date. If the owner is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City Attorney's Office.
- ☐ Review Criteria Narratives. See page 2 for details.



ADDITIONAL ATTACHMENTS (IF APPLICABLE)

Additional information may be needed and/or required. Please check boxes below identifying additional attachments provided with this application.

- ☐ **Written narrative explaining reason for the request** (optional)
- ☐ **Outreach documentation attachment(s).** Please describe any community outreach to City Council district office(s), Registered Neighborhood Organizations (RNOs) and surrounding neighbors. If outreach was via email- please include email chain. If the outreach was conducted by telephone or meeting, please include contact date(s), names and a description of feedback received. If you have not reached out to the City Council district office, please explain why not. (optional - encouraged)
- ☐ **Letters of Support.** If surrounding neighbors or community members have provided letters in support of the rezoning request, please include them with the application as an attachment (optional).
- ☐ **Written Authorization to Represent Property Owner(s)** (if applicable)
- ☐ **Individual Authorization to Sign on Behalf of a Corporate Entity** (e.g. if the deed of the subject property lists a corporate entity such as an LLC as the owner, this document is required.)
- ☐ **Other Attachments.** Please describe below.

REZONING GUIDE

Rezoning Application Page 4 of 4

PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION						
We, the undersigned represent that we are the owner(s) of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. I understand that without such owner consent, the requested official map amendment action cannot lawfully be accomplished.						
Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
EXAMPLE John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/12/20	(A)	YES
						
						

List of Exhibits

- Exhibit A:** Property Legal Description
- Exhibit B:** Description of Consistency with Adopted City Plans (DRMC 12.4.10.7 (A, B & C))
- Exhibit C:** Description of Justifying Circumstances and Neighborhood Context (DRMC 12.4.10.8 (A&B))
- Exhibit D:** Letter of Authorization for STARBOARD Realty Group, LLC to act as Representative
- Exhibit E:** Proof of Ownership, Assessors Record
- Exhibit F:** Letters of Support & Neighborhood Outreach

EXHIBIT A

Property Legal Description

LEGAL DESCRIPTION

3051 LAWRENCE STREET

LOTS 30 TO 32 INCLUSIVE BLOCK 34 CASE AND EBERTS ADDITION, CITY OF AND COUNTY OF DENVER,
STATE OF COLORADO.

EXHIBIT B

Description of Consistency with Adopted City Plans

Exhibit B

Statement of Compliance with General Review Criteria (DZC § 12.4.10.7)

This application proposes to rezone the approximately .215-acre property located at 3051 Lawrence Street from G-RH-3 UO-3 to G-RX-3 (the “Property”) to facilitate use of the Property that is consistent with the recommendations in the City’s adopted Plans.

The Property is located in the Five Points Neighborhood on the corner of 31st Street and Lawrence Street. Today the Property includes a two-story single family home in a largely vacant lot. Existing context surrounding the Property include G-RH-3, UO-3, I-MX-3, G-MU-3, R-MU-30, OS-A, and PUD 131. Located within ½ mile of the 30th and Downing Transit Station, ¾ mile from the 38th and Blake Transit Station and within ¼ mile of major RTD transit routes via Larimer Street, Downing Street, and 31st Avenue. There are Bicycle lanes nearby on Larimer Street, Blake Street, MLK Blvd, and 31st Street.

The map amendment requests to rezone the Property to the G-RX-3 Zone District. The successful rezoning will allow for a mix of uses which will blend in with, support, and sustain the existing historic character of the neighborhood. Denver as a city has been experiencing exponential growth, especially in areas close to downtown. These changes have resulted in the need to rezone the Property to implement adopted Plans recommendations and meet community wants and needs.

REVIEW CRITERION DZC § 12.4.10.7. A – Consistency with Adopted Plans: The proposed official map amendment is consistent with the City’s adopted plans.

This proposed map amendment is consistent with the Denver Comprehensive Plan 2040, Blueprint Denver (2019), and Northeast Downtown Neighborhood Plan (2011).

The proposed map amendment is consistent with many objectives of Denver Comprehensive Plan 2040 including:

VISION ELEMENTS: EQUITABLE, AFFORDABLE AND INCLUSIVE

- Diverse, Friendly and Open
- Affordable Housing and Transportation Choices
- Access to Amenities and Services

GOAL 1: Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities.

STRATEGIES:

- Increase development of housing units close to transit and mixed-use developments.
- Create a greater mix of housing options in every neighborhood for all individuals and families.

VISION ELEMENTS: STRONG AND AUTHENTIC NEIGHBORHOODS

- Diverse, Friendly and Open
- Affordable Housing and Transportation Choices
- Access to Amenities and Services
- Walkable, Bikeable, Accessible and Transit-friendly
- Equity
- Access to Opportunity
- Sense of History and Cultural Heritage

GOAL 1: Create a city of complete neighborhoods.

STRATEGIES:

- Ensure neighborhoods offer a mix of housing types and services for a diverse population.
- Ensure neighborhoods are safe, accessible and well-connected for all modes.
- Encourage quality infill development that is consistent with the surrounding neighborhood and offers opportunities for increased amenities.

GOAL 4: Ensure every neighborhood is economically strong and dynamic.

VISION ELEMENTS: CONNECTED, SAFE AND ACCESSIBLE PLACES

- Walkable, Bikeable, Accessible and Transit-Friendly
- Access to Opportunity
- Safe and Inviting
- Mobility Choices

VISION ELEMENTS: ENVIRONMENTALLY RESILIENT

GOAL 8: Clean our soils, conserve land and grow responsibly.

STRATEGIES

- Encourage mixed-use communities where residents can live, work and play in their own neighborhoods.
- Promote infill development where infrastructure and services are already in place.

SUMMARY:

The proposed G-RX-3 zone district would allow a mix of uses in an area that has yet to achieve its full potential. The Property is close to multiple RTD transit routes and multiple transit stations allowing it to be accessible by various forms of transportation. This zone district offers increased opportunities for amenities and services that contribute to and enhance the vibrant neighborhood character. By promoting a compact, mixed-use, pedestrian-oriented development in an appropriate location, the proposed rezoning is consistent with Denver Comprehensive Plan 2040's visions, goals, and strategies.

The proposed map amendment is consistent with the objectives of Blueprint Denver 2019 including:

The **Blueprint Denver Place** designation for the subject property is **High-Medium Residential** in a **General Urban** neighborhood context.

General Urban neighborhoods are described as:

- “General urban neighborhoods are vibrant places with proximity to Denver’s major centers like Downtown and Cherry Creek. Homes in this context vary from apartment/condo complexes to compact single-unit homes. Development should be sensitive to the existing neighborhood character and offer residents a mix of uses, with good street activation and connectivity. Residents living in this context are well served by transit and enjoy access to abundant amenities and entertainment options. (BPD pg. 213)

Residential areas are described as:

- “Areas where the predominate use is residential. Although they are primarily residential, they are supported by a variety of embedded uses needed for a complete neighborhood such as schools, parks, and commercial/retail uses.” (BPD pg. 229)

The G-RX-3 district is primarily a residential district, commercial uses are secondary and are meant to provide neighborhood-scaled shops and offices for residents to conveniently access goods and services within walking distance.

High-Medium Residential Land use and Built Form:

- “There is a mix of low- to medium-scale multi-unit residential uses with some neighborhood-serving mixed-use distributed throughout. Buildings are generally up to 8 stories in height. Block patterns are consistent and pedestrian-scaled building forms clearly define and activate the street.” (BPD pg. 246)

G-RX-3 allows three story buildings, satisfying the High-Medium criteria.

High-Medium Residential Mobility:

- “A consistent pedestrian network with detached sidewalks. Bicycle network can be protected on key arterials and often integrated into on street facilities. Vehicular access is often taken from an alley but also from street. (BPD pg. 246)

Bicycle Modal Priority

- Lawrence Street
- Larimer Street
- Blake Street
- Champa Street
- Stout Street
- 30th & 31st Avenue
- MLK Blvd

Growth Strategy for this area is designated as:

- All other areas of the city: 10% of new jobs and 20% of new households.

Street Type for this area is designated as:

Residential Collector - Land use and Built form:

- “Primarily residential uses, but may also include schools, civic uses, parks, small retail nodes and other similar uses. Buildings on residential streets usually have a modest setback. The depth of the setback varies by neighborhood context.” (BPD pg. 160)

SUMMARY:

The G-RX-3 zoning, by introducing a mix of uses, is an appropriate district that compliments the characteristics of General Urban neighborhoods and complies with the vision of a High-Medium Residential areas in both Land use, Built form, and Mobility. It will appeal to the desired uses of multi-unit residential and community serving commercial uses through modest density. With the multiple Transit Stations and RTD bus routes nearby along with bike friendly routes, this makes it an excellent multi modal accessible location for both residents and those visiting. The RX zoning will contribute to the overall goal of a “complete neighborhood” for this area.

The RX zoning appeals to the City’s growth strategy for this area by modestly increasing density for residential uses. While High-Medium residential designations allow up to 8 stories, the proposed zone district is only asking for 3 stories to better fit the existing character of the neighborhood. While the proposed district is intended to accommodate residential uses, commercial uses are secondary. The allowance for commercial uses increases the potential for new jobs. The Property is located on 31st Avenue a Residential Collector and the RX zoning presents residential and mixed uses which are appropriate and comply with the characteristics for this street type.

The proposed map amendment is consistent with the objectives of Northeast Downtown Neighborhood Plan (2011) including:

Vision, Guiding Principles (NEDNP pg. 10-11):

VISION STATEMENT: The Northeast Downtown area will remain a diverse collection of urban neighborhoods with unique and distinct character. Transitions between neighborhoods will be seamless and promote the unique character of each area. Excellent street connectivity, an enhanced public realm, and good access to transit will make this an area of choice for residents, businesses, and services.

Economic and Development Opportunity:

- Encouraging new investment by attracting new businesses
- Attracting new development
- Increasing employment opportunities
- Housing development opportunities should expand the range of housing types and price ranges

A. Neighborhood Connections and Character: Concepts and Recommendations:

A.3 Low Intensity Development in Residential

Neighborhoods In areas with established residential neighborhood character, including Curtis Park, San Rafael, and the neighborhood edge east of Downing Street (Cole and Whittier):

- Allow a mix of land uses consisting primarily of residential uses with limited neighborhood-serving commercial.

C. Economic and Development Opportunity: Concepts and Recommendations:

C.2 Promote Economic and Housing Diversity

- Future zoning should support varied residential forms and remove barriers to promote products that serve households at different socioeconomic levels.

The Property is in an area designated as **Urban Residential**.

Urban Residential: Urban residential neighborhoods are higher density and primarily residential but may include a noteworthy number of complementary commercial uses.

Height recommendations for **Urban Residential** is 3 stories.

The G-RX-3 zoning, by offering a mix of uses, is an appropriate district that complies with the recommendations of the Northeast Downtown Neighborhood Plan by supporting primarily residential and neighborhood serving commercial uses. The G-RX-3 zone district would promote increased housing and employment opportunities. This zoning contributes to maintaining the residential character of the Curtis Park neighborhood through low scale building heights and mixed-use projects that embraces and enhances its historic charm. The max height for G-RX-3 is 3 stories which directly complies with the height recommendation for this area.

Today, the Curtis Park Neighborhood area is predominantly residential. The Property being located between commercially active Downing Corridor and RiNo makes it an appropriate location for a low scale mixed- use zone district. The Property's is a block away from the Mestizo-Curtis Park and community pool, this makes it an ideal location for a mixed-use zone district with neighborhood-serving commercial as the plan recommends. This district will contribute to the plan's vision and uses of encouraging inviting, pedestrian-friendly, and transit accessible mixed-use developments.

REVIEW CRITERION DZC § 12.4.10.7.B – Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts

Future development of the Property will result in uniformity of G-RX-3 district regulations and restrictions.

REVIEW CRITERION DZC § 12.4.10.7.C – Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.

The proposed map amendment will further the public health, safety, and general welfare of the City by facilitating the improvement and development of the Property as desired by the City's adopted plans

EXHIBIT C

Description of Justifying Circumstances and Neighborhood Context

Exhibit C

Statement of Compliance of Additional Review Criteria for Non-Legislative Rezoning (DZC § 12.10.8)

CRITERION DZC § 12.4.10.8.A - Justifying Circumstances - One of the following circumstances exists:

“Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:

- a) Changed or changing conditions in a particular area, or in the city generally*
- b) A City adopted plan – Blueprint Denver 2019*

This rezoning is necessary for the following reasons:

1. Redevelopment and reinvestment in a rapidly growing area of Denver.
2. Infill development of a largely underutilized lot.
3. Further implementation of the Northeast Downtown Neighborhood Plan (2011).
4. Further implementation of Blueprint Denver (2019).

The approximately .215-acre Property is in an area of Denver that has experienced and is continuing to experience substantial change, this area continues to be a desirable neighborhood to work, live, and play in. This density is supporting a growing population that can walk, bike, or use public transit to neighborhood amenities, entertainment, retail, and services. Curtis Park’s historic character is supported by its residential charm and local retail, restaurants, parks, and amenities.

With the tremendous growth in Denver in recent years, this part of Denver continues to be a desirable neighborhood to live in, this warrants the need for higher density and introduction of mixed uses which are not allowed in its current zoning. Rezoning to G-RX-3 would allow for reinvestment and redevelopment of the existing property to increase the number of housing units as well as incorporate community serving commercial uses that this neighborhood wants and could benefit from.

CRITERION DZC § 12.4.10.8.B – The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.

G-RX-3 is in the General Urban Neighborhood Context, which is characterized in the Denver Zoning Code as multi-unit residential uses in a variety of building forms. Commercial uses occur in a variety of building forms that may contain a mixture of uses within the same structure. Commercial uses are primarily located along mixed-use arterial and main streets but may be located at or between intersections of local streets (DZC 6.1.1).

The Denver Zoning Code’s intent for G-RX-3 is states as “applies to residentially-dominated areas served primarily by local or collector streets where a building scale of 2 to 5 stories is desired.” (DZC 6.2.4.2).

This General Purpose of Residential Mixed Use districts is to promote safe, active, and pedestrian-scaled commercial streets through the use of building forms that clearly define and activate the public realm. The Residential Mixed Use zone districts are intended to enhance the convenience, ease and

enjoyment of transit, walking, shopping and public gathering along the city's residential neighborhoods. The Residential Mixed Use zone districts are intended to ensure new development contributes positively to established residential neighborhoods and character, and improves the transition between commercial development and adjacent residential neighborhoods. Compared to the Mixed Use districts, the Residential Mixed Use districts are primarily intended to accommodate residential uses. Commercial uses are secondary to the primary residential use of the district, and provide neighborhood-scaled shops and offices for residents to conveniently access goods and services within walking distance. Buildings in a Residential Mixed Use district can have commercial uses, but upper stories are reserved exclusively for housing or lodging accommodation uses (DZC 6.2.4). Building forms allowed in G-RX-3 include townhome and shopfront as its primary permitted uses (DZC 6.3.3.3)

Today, the neighborhood context around the Property is a mix of Mixed-Use and Multi Unit zoning. The proposed G-RX-3 Zone District of the Property will allow the Curtis Park neighborhood area to continue to grow into the Urban Residential that the city plans are envisioning. It will also allow for moderately scaled residential-focused mixed-use developments in an appropriate, transit-served location. It will promote a safe, active, pedestrian-scaled residential area while improving access to jobs, housing and services. Rezoning to G-RX-3 on the Property meets the intent and purpose of the zone district.

The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.

EXHIBIT D

Letter of Authorization for STARBOARD Realty Group, LLC to act as Representative

**CHRISTINE KRUZICK
DANIEL NEWMAN
3051 LAWRENCE STREET
DENVER, CO 80205**

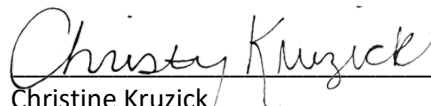
July 11, 2023

Mr. Bruce O'Donnell
STARBOARD Realty Group, LLC
825 Speer Blvd, Suite 312
Denver, CO 80218
bodonnell@starboardrealtygroup.com
720-441-3310

Dear Bruce,

This letter serves as authorization for STARBOARD Realty Group, LLC to act on behalf of and represent Christine Kruzick and Daniel Newman, the property owners, for the purpose of submitting and processing the rezoning application for the property located at 3051 Lawrence Street in Denver, CO.

Sincerely,


Christine Kruzick

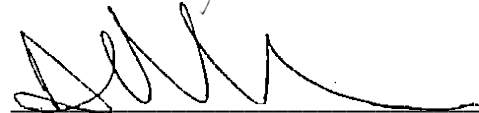

Daniel Newman

EXHIBIT E

Proof of Ownership, Assessors Record

3051 LAWRENCE ST

Owner	KRUZICK,CHRISTINE NEWMAN,DANIEL 3051 LAWRENCE ST DENVER, CO 80205-2317
Schedule Number	02276-07-024-000
Legal Description	L 30 TO 32 INC BLK 34 CASE & EBERTS ADD
Property Type	SFR Grade C
Tax District	DENVER

Print Summary

Property Description			
Style:	15: 2 STORY	Building Sqr. Foot:	1362
Bedrooms:	2	Baths Full/Half:	1/0
Effective Year Built:	1904	Basement/Finish:	681/0
Lot Size:	9,370	Zoned As:	G-RH-3
<div>Note: Valuation zoning may be different from City's new zoning code.</div>			

Current Year			
Actual	Assessed	Exempt	
Land	\$1,086,300	\$72,470	\$0
Improvements	\$1,000	\$70	
Total	\$1,087,300	\$72,540	

Prior Year			
Actual	Assessed	Exempt	
Land	\$931,100	\$64,710	\$0
Improvements	\$1,000	\$70	
Total	\$932,100	\$64,780	