

Tax Deed Properties for Auction - Finance/Administration Committee

Meeting: October 11, 2018

	Parcel No.	Location	Land Value	Building Value	Total Value	Back Taxes and Fees	CO CLERK'S Suggested Auction Minimum	Finance/Admin Approval Price
1	07-222-13-153-056	2831 14th Lane Unit #1445	\$ 9,000.00	\$ 71,900.00	\$ 80,900.00	\$ 14,101.90	\$60,000.00	
2	09-222-36-154-013	5132 29th Ave	\$ 14,200.00	\$ 67,400.00	\$ 81,600.00	\$ 11,723.44	\$55,000.00	
3	70-4-120-184-1580	214 E Spruce St, Silver Lake	\$ 25,500.00	\$ 110,500.00	\$ 136,000.00	\$ 16,385.30	\$90,000.00	
4	70-4-120-283-0415	27627 114th St	\$ 44,300.00	\$ -	\$ 44,300.00	\$ 21,182.70	\$25,000.00	
Did not sell at auction - Re-evaluate pricing								
5	05-123-06-206-002	1413 61st St	\$ 9,100.00	\$ -	\$ 9,100.00	\$ 12,367.30	Oct Auction \$2,000	
6	07-222-25-454-015	4406 28th Ave	\$ 15,400.00	\$ -	\$ 15,400.00	\$ 3,333.87	Oct Auction \$4,000	
7	12-223-31-133-007	4718 10th Ave	\$ 11,700.00	\$ -	\$ 11,700.00	\$ 3,107.54	Oct Auction \$3,500	
8	70-4-120-281-0690*	266th Ave	\$ 26,800.00	\$ -	\$ 26,800.00	\$ 14,680.49	Oct Auction \$6,000	
9	95-4-119-112-1112	335th Ave	\$ 32,300.00	\$ -	\$ 32,300.00	\$ 4,652.90	Oct Auction \$15,000	

Parcel Number: 07-222-13-153-056 Condominium

Property Address: 2831 14th Lane #1445

Date of Tax Deed: 04/11/2018

Total Tax, Interest and Penalty
owed to Kenosha CountyTotal Delinquent Tax Total
General Tax: \$13,667.82**TOTAL DELINQUENT TAX OWED: \$13,667.82****Cost incurred by Kenosha County in the Tax Deed process**

Treasurer's cost:	Tax Deed Fee	\$75.00
County Clerk costs:	Tax Deed Recording Fee	\$30.00
	Court Eviction Fees(\$94.50)/Sheriff Fees	\$94.50
	Corporation Counsel Costs (\$61.96/hr)	\$123.92
	Water Utility	\$49.34
	Utilities	\$21.37
	Maintenance costs	
	Advertising costs	
	Personnel costs (\$39.95/hr)	\$39.95
	Other Miscellaneous costs	
	TOTAL EXPENSES:	\$434.08
	TOTAL AMOUNT DELINQUENT TAXES:	\$13,667.82
TOTAL AMOUNT DUE TO KENOSHA COUNTY:		\$14,101.90

Assessment as of:	01/01/2018
Assessed Land:	\$9,000.00
Improvement:	\$71,900.00
Assessment Total:	\$80,900.00

Total amount paid by the County:
\$14,101.90**COUNTY CLERK SUGGESTED AUCTION PRICE: \$60,000**

Auction

SPECIAL INSTRUCTIONS/NOTES:

Style:	Built 1979 Condominium
Total Area:	1276 sq ft 1st Fl 608 sq ft
Bedrooms:	3 2nd Fl 668 sq ft
Bathrooms:	1.5
Basement:	608 sq ft
Garage:	278 sq ft - attached
Patio:	48 sq ft
Heating/Air:	Warm Air/Air Conditioning

KENOSHA COUNTY TAX DEED AUCTION LIST

CITY OF KENOSHA

PARCEL #

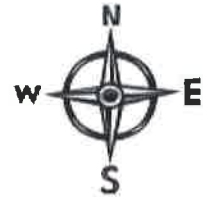
LEGAL DESCRIPTION

OPENING BID

07-222-13-153-056

Unit 1445 in Building 16 of BIRCHWOOD CONDOMINIUM, created by a "Declaration of Condominium" recorded on April 13, 1973, in the Office of Register of Deeds for Kenosha County, Wisconsin, in Volume 896 of Records, pages 128 to 170, as Document No. 558776, and by its Condominium Plat. Amendment recorded November 9, 1973 in said Register's office in Vol. 909 of Records, page 4, Doc. No. 567397, Sep. 19, 1975, Vol. 947, page 43 as Doc. 591046, and on April 26, 1976, Vol. 959, page 435, Doc. 598648, March 23, 1979, Vol. 1042, pages 587-594, Doc. 649633.

**\$00,000
SOLD AS IS**



PROPERTY ADDRESS: 2831 14TH LN #1445
LOT SIZE: CONDOMINIUM



07-222-13-153-056

2831 14th Lane #1445 - Kenosha



07-222-13-153-056

2831 14th Lane #1445 - Kenosha



07-222-13-153-056

2831 14th Lane #1445 - Kenosha



07-222-13-153-056

2831 14th Lane #1445 - Kenosha



07-222-13-153-056

2831 14th Lane #1445 - Kenosha



07-222-13-153-056

2831 14th Lane #1445 - Kenosha



Parcel Number: 09-222-36-154-013 Old Style Duplex

Property Address: 5132 29th Ave

Date of Tax Deed: 07/13/2018

Total Tax, Interest and Penalty
owed to Kenosha CountyTotal Delinquent Tax Total
General Tax: \$11,205.51**TOTAL DELINQUENT TAX OWED: \$11,205.51****Cost incurred by Kenosha County in the Tax Deed process**

Treasurer's cost:	Tax Deed Fee	\$117.93
County Clerk costs:	Tax Deed Recording Fee	\$30.00
	Court Eviction Fees/Sheriff Fees	
	Corporation Counsel Costs	
	Locksmith Fees	
	Unpaid Utilities	
	Maintenance costs	\$370.00
	Advertising costs	
	Personnel costs	
	Other Miscellaneous costs	
	TOTAL EXPENSES:	\$517.93
	TOTAL AMOUNT DELINQUENT TAXES:	\$11,205.51
TOTAL AMOUNT DUE TO KENOSHA COUNTY:		\$11,723.44

Assessment as of:	01/01/2018
Assessed Land:	\$14,200.00
Improvement:	\$67,400.00
Assessment Total:	\$81,600.00

Total amount paid by the County:
\$11,723.44**COUNTY CLERK SUGGESTED AUCTION PRICE: \$ 55,000**

Auction

SPECIAL INSTRUCTIONS/NOTES:

Style: Built 1904 2 Story Duplex
Total Area: 1716 sq ft
1st Floor: 939 sq ft
Bedrooms: 2
Bathrooms: 1
2nd Floor: 777 sq ft
Bedrooms: 1
Bathrooms: 1
Basement: 939
Heating Type: Gas Heat/Central Air
Det Garage: 576 sq ft

Overall, in pretty good shape. Newer Furnance and Water Heater. Not much required to clean up and rent out.
Homestead Affidavit has been received by the County Clerk Office.

KENOSHA COUNTY TAX DEED AUCTION LIST

CITY OF KENOSHA

PARCEL #

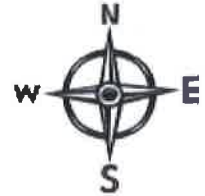
LEGAL DESCRIPTION

OPENING BID

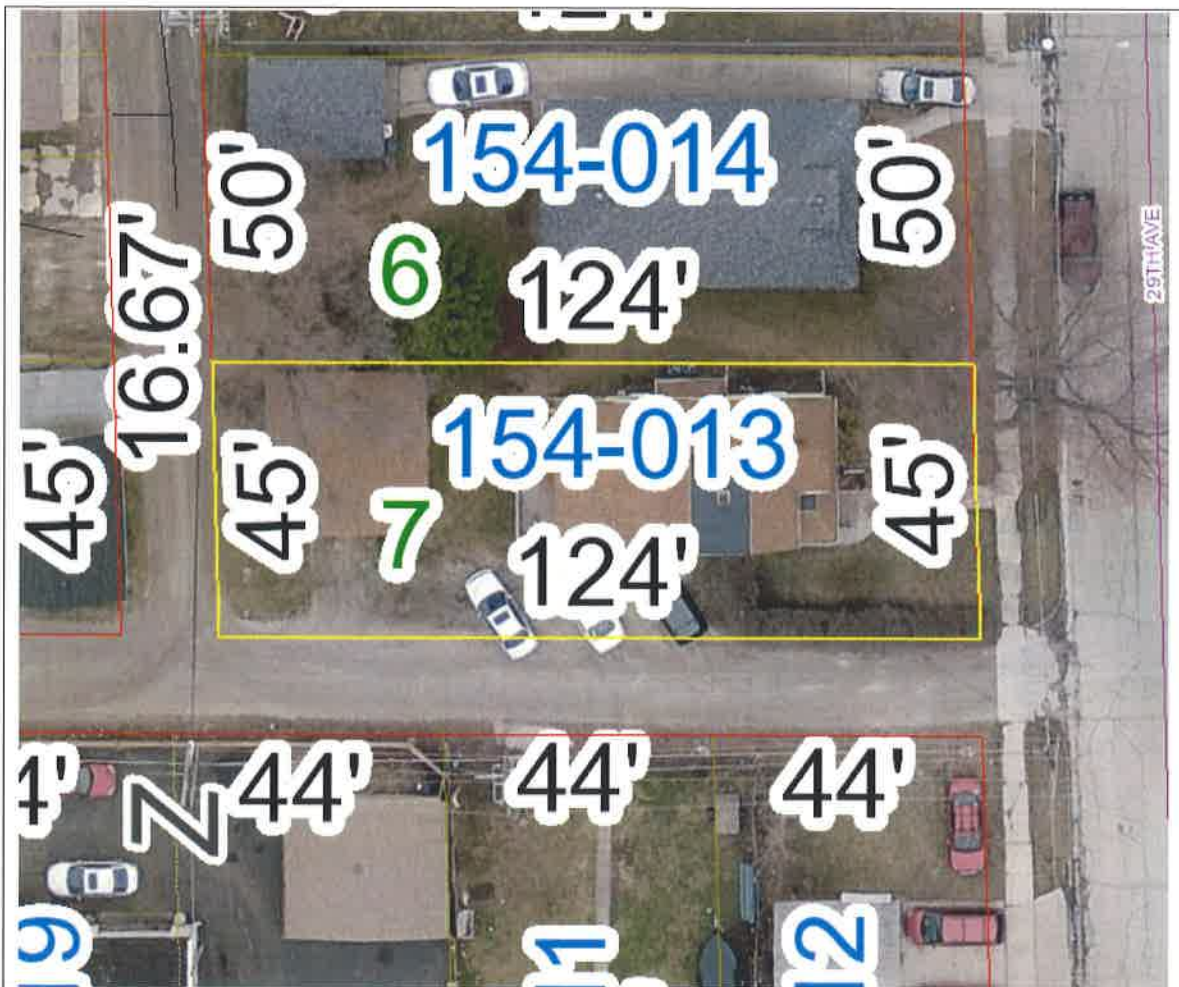
09-222-36-154-013

Lot 7, Block 21 of BONNIE HAME FIRST SUBDIVISION, of part of the Northeast 1/4 of Section 36 and part of the Southeast 1/4 of Section 25, all in Town 2 North, Range 22 East of the Fourth Principal Meridian, lying and being in the City of Kenosha, Kenosha County, Wisconsin.

\$00,000
SOLD AS IS



PROPERTY ADDRESS: 5132 29th Ave
LOT SIZE: 45' x 124'



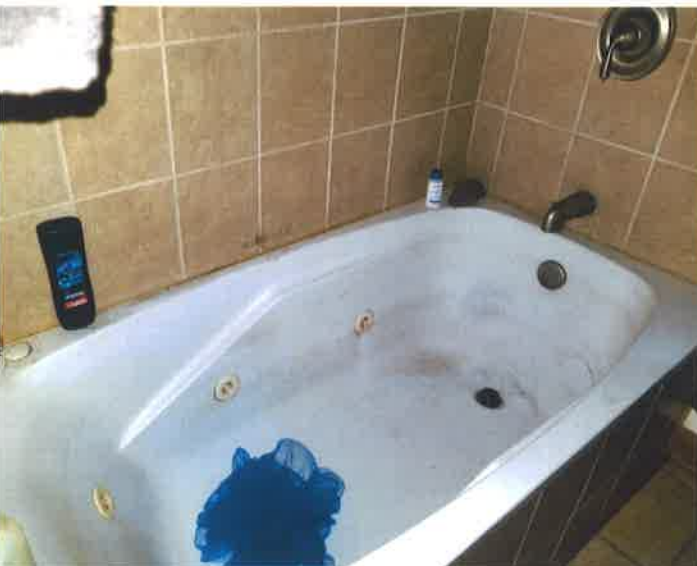
09-222-36-154-013

5132 29th Ave - Kenosha



09-222-36-154-013

5132 29th Ave - Kenosha



09-222-36-154-013

5132 29th Ave - Kenosha



09-222-36-154-013

5132 29th Ave - Kenosha



09-222-36-154-013

5132 29th Ave - Kenosha



Parcel Number: 70-4-120-184-1580 House

Property Address: 214 E Spruce St, Silver Lake

Date of Tax Deed: 07/13/2018

Total Tax, Interest and Penalty
owed to Kenosha CountyTotal Delinquent Tax Total
General Tax: \$16,087.37**TOTAL DELINQUENT TAX OWED: \$16,087.37****Cost incurred by Kenosha County in the Tax Deed process**

Treasurer's cost:	Tax Deed Fee	\$127.93
County Clerk costs:	Tax Deed Recording Fee	\$30.00
	Court Eviction Fees/Sheriff Fees	
	Corporation Counsel Costs (\$61.96/hr)	
	Locksmith Fees	\$140.00
	Unpaid Utilities	
	Maintenance costs	
	Advertising costs	
	Personnel costs (\$39.95/hr)	
	Other Miscellaneous costs	
	TOTAL EXPENSES:	\$297.93
	TOTAL AMOUNT DELINQUENT TAXES:	\$16,087.37

TOTAL AMOUNT DUE TO KENOSHA COUNTY: \$16,385.30

Assessment as of:	01/01/2018
Assessed Land:	\$25,500.00
Improvement:	\$110,500.00
Assessment Total:	\$136,000.00

Total amount paid by the County:
\$16,385.30**COUNTY CLERK SUGGESTED AUCTION PRICE: \$ 90,000**

Auction

SPECIAL INSTRUCTIONS/NOTES:

Year Built:	1953	
Style:	Ranch	Aluminum Siding
Total Area:	1904 sq ft	
Bedrooms:	3	
Bathrooms:	1.5	
Basement:	1088 sq ft	816 sq ft finished
Heating:	unknown	
Cooling:	unknown	
Septic System:	TRUE	
Has Well:	TRUE	
Det Garage:	640 sq ft	
Concrete Patio:	426 sq ft	

KENOSHA COUNTY TAX DEED AUCTION LIST

VILLAGE OF SALEM LAKES

PARCEL #

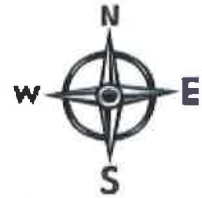
LEGAL DESCRIPTION

OPENING BID

70-4-120-184-1580

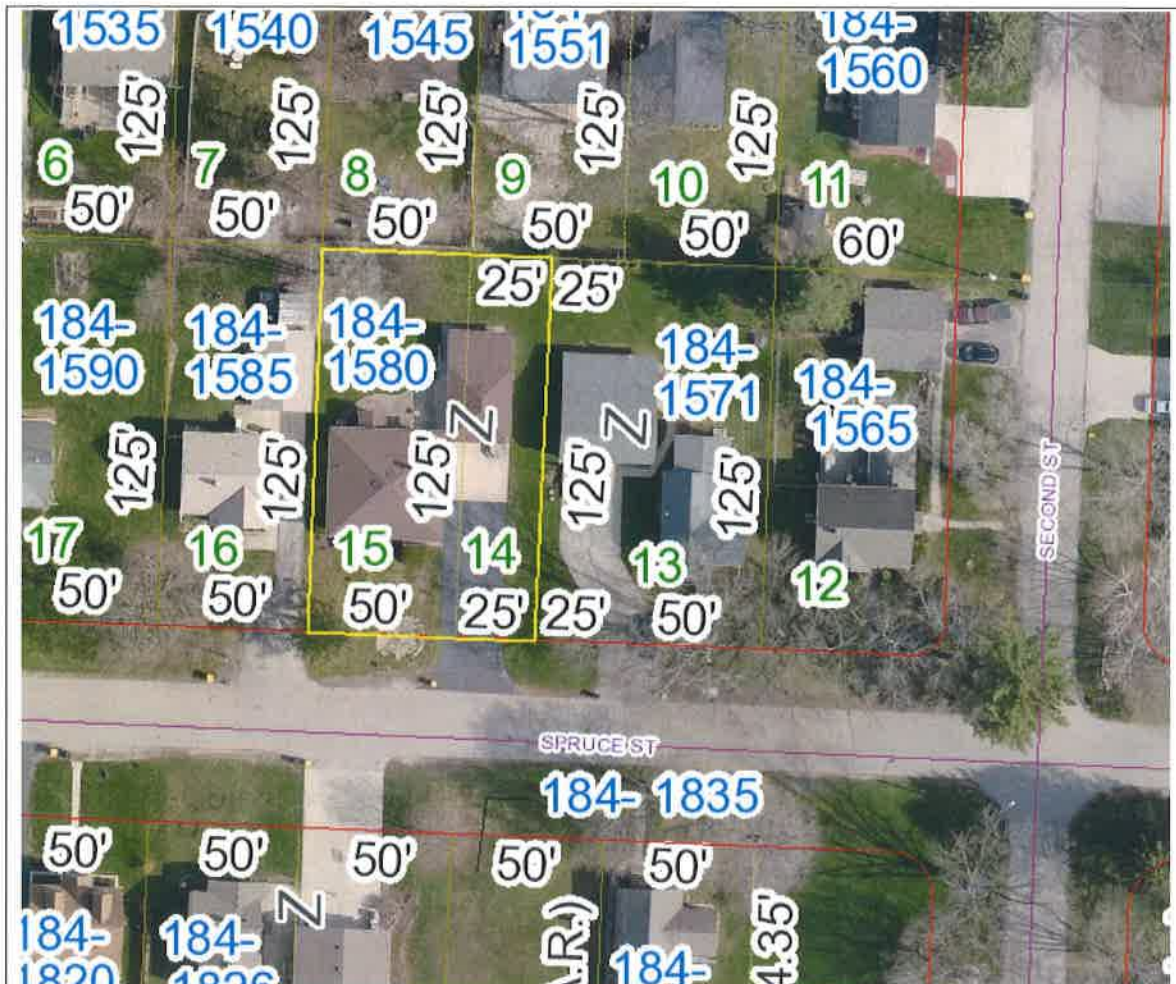
Lot 15 and the West 25 feet of Lot 14, Block 13 in South Silver Lake Estates being a subdivision of Sections 7, 8, 17, and 18, all in Township One North, Of Range 20, east of the Fourth Principal Meridian as per plat and survey of said subdivision on file and record in the Office of the Register of Deeds in and for County of Kenosha, State of Wisconsin, lying and being in the Village of Salem Lakes (formerly known as Village of Silver Lake), Kenosha County, Wisconsin.

\$00,000
SOLD AS IS



PROPERTY ADDRESS: 214 E Spruce St
Silver Lake

LOT SIZE: 75' x 125'



70-4-120-184-1580

214 E Spruce St., Silver Lake



70-4-120-184-1580

214 E Spruce St., Silver Lake



70-4-120-184-1580

214 E Spruce St., Silver Lake



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214 E Spruce St., Silver Lake



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214 E Spruce St., Silver Lake



70-4-120-184-1580

214 E Spruce St., Silver Lake



70-4-120-184-1580

214 E Spruce St., Silver Lake



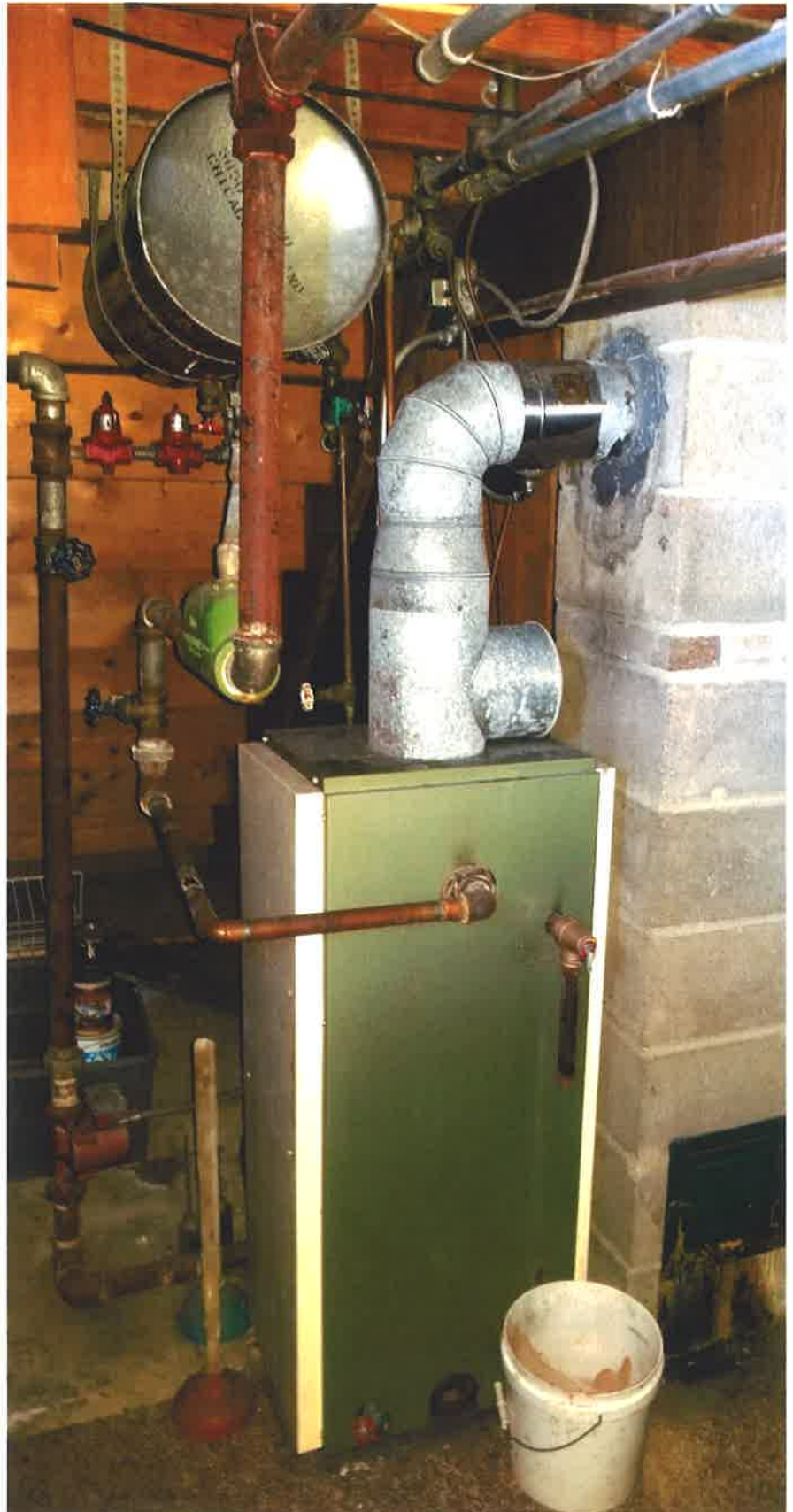
70-4-120-184-1580

214 E Spruce St., Silver Lake



70-4-120-184-1580

214 E Spruce St., Silver Lake



Parcel Number: 70-4-120-283-0415 Vacant Land

Property Address: 27627 114th St

Date of Tax Deed: 09/21/2018

Total Tax, Interest and Penalty
owed to Kenosha CountyTotal Delinquent Tax Total
General Tax: \$21,037.59**TOTAL DELINQUENT TAX OWED: \$21,037.59****Cost incurred by Kenosha County in the Tax Deed process**

Treasurer's cost:	Tax Deed Fee	\$115.11
County Clerk costs:	Tax Deed Recording Fee	\$30.00
	Court Eviction Fees/Sheriff Fees	
	Corporation Counsel Costs (\$61.96/hr)	
	Locksmith Fees	
	Unpaid Utilities	
	Maintenance costs	
	Advertising costs	
	Personnel costs (\$39.95/hr)	
	Other Miscellaneous costs	
	TOTAL EXPENSES:	\$145.11
	TOTAL AMOUNT DELINQUENT TAXES:	\$21,037.59
TOTAL AMOUNT DUE TO KENOSHA COUNTY:		\$21,182.70

Assessment as of:	01/01/2018
Assessed Land:	\$44,300.00
Improvement:	\$0.00
Assessment Total:	\$44,300.00

SPECIAL INSTRUCTIONS/NOTES:

Vacant Land
House razed 9/2017 - on 2017 tax bill
Lot size: 126' x 135'
Zoned Residential Single Family

Sell lot as buildable single-family residence

Total amount paid by the County:
\$21,182.70

COUNTY CLERK SUGGESTED AUCTION PRICE: \$25,000

Auction

KENOSHA COUNTY TAX DEED AUCTION LIST

VILLAGE OF SALEM LAKES

PARCEL #

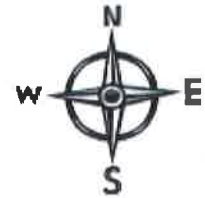
LEGAL DESCRIPTION

OPENING BID

70-4-120-283-0415

Lots 12 and 13 in Block 6 in Camp Lake Gardens, a Subdivision of part of the West 1/2 of the Southeast 1/4 and part of the Southwest fractional 1/4 of Section 28, and part of the Northwest 1/4 of the Northwest 1/4 of Section 33, all in Town 1 North, Range 20 East of the Fourth Principal Meridian and lying and being in the Village of Salem Lakes, County of Kenosha and State of Wisconsin.

**\$00,000
SOLD AS IS**



PROPERTY ADDRESS: 27627 114th St.
LOT SIZE: 126' x 135' Vacant Land



Parcel Number: 05-123-06-206-002 Vacant Land

Property Address: 1413 61st St

Date of Tax Deed: 06/11/2018

Total Tax, Interest and Penalty
owed to Kenosha CountyTotal Delinquent Tax Total
General Tax: \$11,998.77**TOTAL DELINQUENT TAX OWED: \$11,998.77****Cost incurred by Kenosha County in the Tax Deed process**

Treasurer's cost:	Tax Deed Fee	\$213.53
County Clerk costs:	Tax Deed Recording Fee	\$30.00
	Court Eviction Fees/Sheriff Fees	
	Corporation Counsel Costs (\$61.96/hr)	
	Locksmith Fees	
	Unpaid Utilities	
	Maintenance costs	\$125.00
	Advertising costs	
	Personnel costs (\$39.95/hr)	
	Other Miscellaneous costs	
	TOTAL EXPENSES:	\$368.53
	TOTAL AMOUNT DELINQUENT TAXES:	\$11,998.77
TOTAL AMOUNT DUE TO KENOSHA COUNTY:		\$12,367.30

Assessment as of:	01/01/2018
Assessed Land:	\$9,100.00
Improvement:	\$0.00
Assessment Total:	\$9,100.00

SPECIAL INSTRUCTIONS/NOTES:Vacant Land Zoned Residential
Lot Size: 49' x 55'

House razed in 2016

Total amount paid by the County:
\$12,367.30**COUNTY CLERK SUGGESTED AUCTION PRICE:**Auction Oct Auction \$2,000Did not Sell .
Re-evaluate price

KENOSHA COUNTY TAX DEED AUCTION LIST

CITY OF KENOSHA

PARCEL #

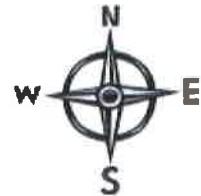
LEGAL DESCRIPTION

OPENING BID

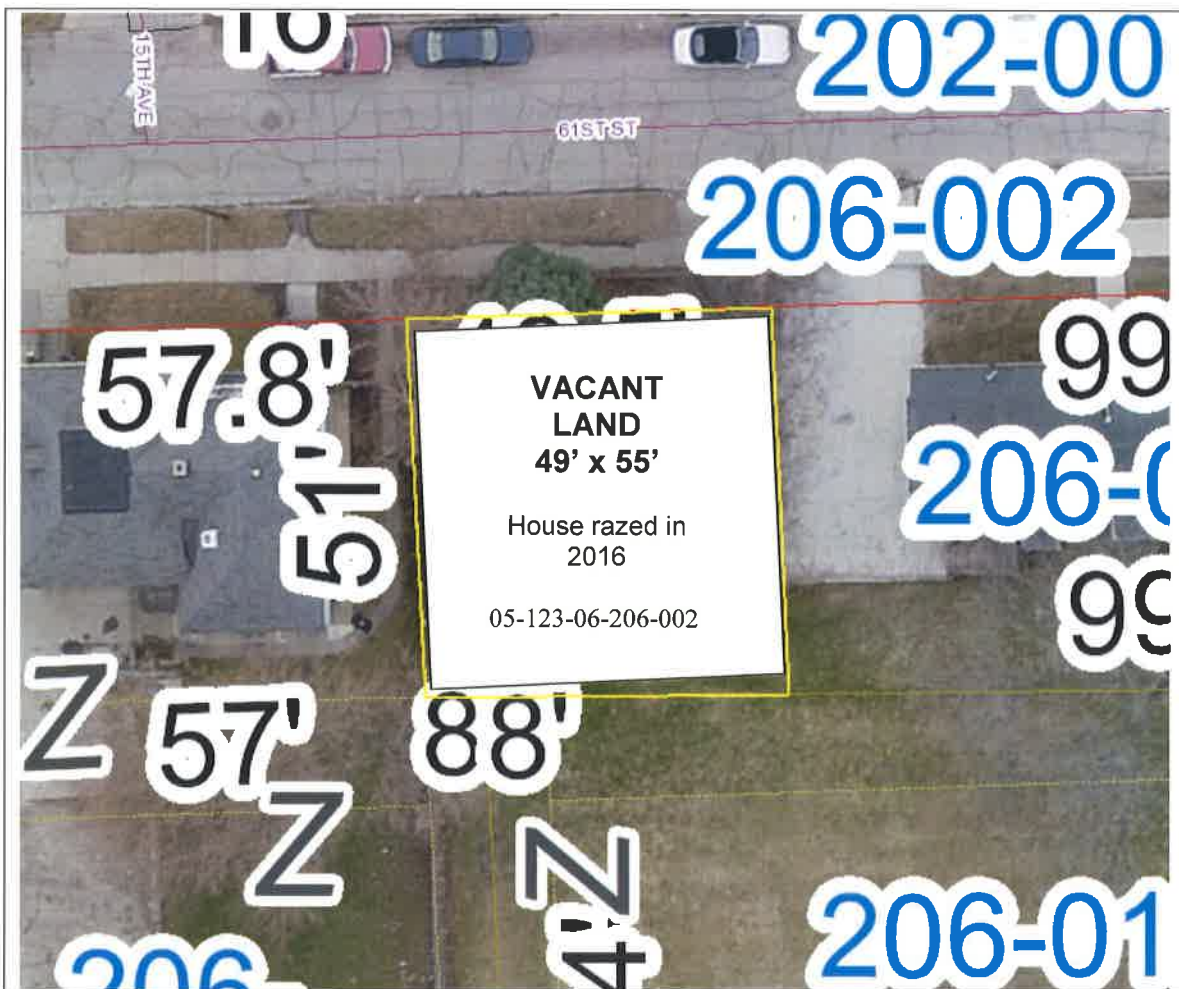
05-123-06-206-002

The West 49 ½ feet of Lot 12 of Quarles Addition, of part of the Northwest ¼ of Section 6, Township 1 North, Range 23 East. Together with that part of the vacated alley as contained in Resolution No. 147-16, recorded on March 17, 2017, as Document No. 1792414. Said land being in the City of Kenosha, County of Kenosha, State of Wisconsin.

\$2,000
SOLD AS IS



PROPERTY ADDRESS: 1413 61st St
LOT SIZE: 49' x 55' Vacant Land



Parcel Number: 07-222-25-454-015 Vacant Land

Property Address: 4406 28th Ave

Date of Tax Deed: 08/01/2018

Total Tax, Interest and Penalty
owed to Kenosha CountyTotal Delinquent Tax Total
General Tax: \$3,227.10**TOTAL DELINQUENT TAX OWED: \$3,227.10****Cost incurred by Kenosha County in the Tax Deed process**

Treasurer's cost:	Tax Deed Fee	\$76.77
County Clerk costs:	Tax Deed Recording Fee	\$30.00
	Court Eviction Fees/Sheriff Fees	
	Corporation Counsel Costs (\$61.96/hr)	
	Locksmith Fees	
	Unpaid Utilities	
	Maintenance costs	
	Advertising costs	
	Personnel costs (\$39.95/hr)	
	Other Miscellaneous costs	
	TOTAL EXPENSES:	\$106.77
	TOTAL AMOUNT DELINQUENT TAXES:	\$3,227.10

TOTAL AMOUNT DUE TO KENOSHA COUNTY: \$3,333.87

Assessment as of: 01/01/2018

Assessed Land:	\$15,400.00
Improvement:	\$0.00
Assessment Total:	\$15,400.00

SPECIAL INSTRUCTIONS/NOTES:Vacant Land Zoned residential
Lot size: 50' x 124'

House was razed - between 2015 & 2016.

**Total amount paid by the County:
\$3,333.87****COUNTY CLERK SUGGESTED AUCTION PRICE:**Auction Oct Auction \$4,000Did not Sell
Re-evaluate Price

KENOSHA COUNTY TAX DEED AUCTION LIST

CITY OF KENOSHA

PARCEL #

LEGAL DESCRIPTION

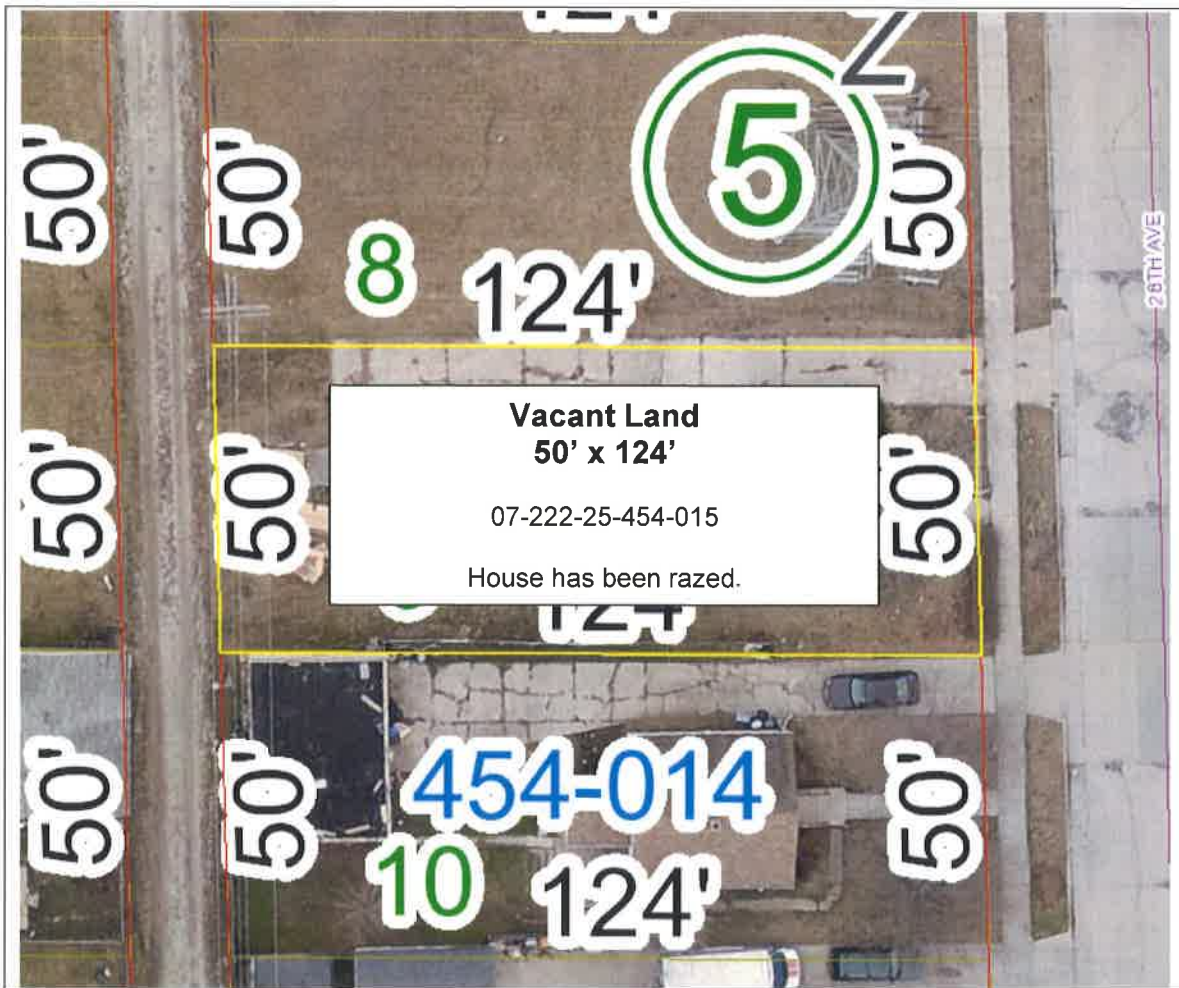
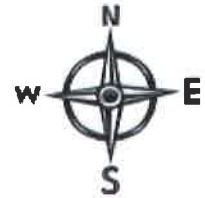
OPENING BID

07-222-25-454-015

Lot 9, Block 5, Bonnie Hame First Subdivision, being a subdivision of a part of the Northeast 1/4 of Section 36 and a part of the Southeast 1/4 of Section 25, all in Township 2 North, Range 22 East of the Fourth Principal Meridian. Said land being in the City of Kenosha, County of Kenosha, and State of Wisconsin.

PROPERTY ADDRESS: 4406 28th Ave
LOT SIZE: 50' x 124' Vacant Land

\$4,000
SOLD AS IS



Parcel Number: 12-223-31-133-007 Vacant Land

Property Address: 4718 10th Ave

Date of Tax Deed: 07/13/2018

Total Tax, Interest and Penalty
owed to Kenosha CountyTotal Delinquent Tax Total
General Tax: \$2,922.84**TOTAL DELINQUENT TAX OWED: \$2,922.84****Cost incurred by Kenosha County in the Tax Deed process**

Treasurer's cost:	Tax Deed Fee	\$154.70
County Clerk costs:	Tax Deed Recording Fee	\$30.00
	Court Eviction Fees/Sheriff Fees	
	Corporation Counsel Costs (\$61.96/hr)	
	Locksmith Fees	
	Unpaid Utilities	
	Maintenance costs	
	Advertising costs	
	Personnel costs (\$39.95/hr)	
	Other Miscellaneous costs	
	TOTAL EXPENSES:	\$184.70
	TOTAL AMOUNT DELINQUENT TAXES:	\$2,922.84

TOTAL AMOUNT DUE TO KENOSHA COUNTY: \$3,107.54

Assessment as of:	01/01/2018
Assessed Land:	\$11,700.00
Improvement:	\$0.00
Assessment Total:	\$11,700.00

SPECIAL INSTRUCTIONS/NOTES:

Vacant Land	Zoned Residential
Lot size:	44.2' x 74'

**Total amount paid by the County:
\$3,107.54****COUNTY CLERK SUGGESTED AUCTION PRICE:**Auction Oct Auction \$3,500*Did not Sell
Re-evaluate Price*

Parcel Number: 70-4-120-281-0690* Vacant Land

Property Address: 266th Ave, Village of Salem Lakes

Date of Tax Deed: 04/04/2018

Total Tax, Interest and Penalty
owed to Kenosha County

Total Tax, Interest and Penalty

General Tax: \$14,550.38

\$14,550.38

Interest: \$7,892.57

Penalty: \$3,946.28

Current Year Unpaid General Tax:

Interest:

Penalty:

TOTAL Tax, Interest & Penalty Owed:

\$26,389.23

Total Special Assessment, Interest
and Penalty owed to Kenosha County

Total Specials, Interest & Penalty

Special Assessments: \$22,479.84

Interest: \$4,054.72

Penalty: \$2,027.36

Current Year Unpaid Special Assessments:

Interest:

Penalty:

TOTAL Specials, Interest & Penalty Owed:

\$28,561.92

TOTAL TAX, SPECIALS, INTEREST & PENALTY OWED:

\$54,951.15

Cost incurred by Kenosha County in the Tax Deed process

Treasurer's cost:

Tax Deed Fee \$75.00

County Clerk costs:

Tax Deed Recording Fee \$30.00

Court Eviction Fees

Corporation Counsel Costs (\$59.36/hr)

Locksmith Fees

Unpaid Utilities

Maintenance costs

Advertising costs \$25.11

Personnel costs

Other Miscellaneous costs

TOTAL EXPENSES: \$130.11

TOTAL AMOUNT TAXES, INTEREST & PENALTY: \$54,951.15

TOTAL AMOUNT DUE TO KENOSHA COUNTY:

\$55,081.26

Assessment as of:

01/01/2018

Assessed Land:

\$26,800.00

Improvement:

\$0.00

Assessment Total:

\$26,800.00

The total amount paid by the County:

\$14,680.49

SPECIAL INSTRUCTIONS/NOTES:

P&D recommendation:

Due to neighborhood drainage issues

Offer to abutting parcels -0685 or -0701

and combine with their current parcel
through the transfer.**SUGGESTED AUCTION PRICE:**

Auction

July 30 Auction \$15,000

Oct Auction \$6,000

Re-evaluate price - did not sell at auction

KENOSHA COUNTY TAX DEED AUCTION LIST

VILLAGE OF SALEM LAKES

PARCEL #

LEGAL DESCRIPTION

OPENING BID

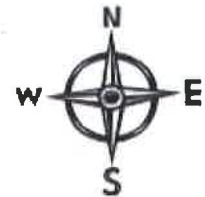
70-4-120-281-0690*

Lot 125 in Sunset Oaks Manor, being a subdivision in the Southeast ¼ of Section 21 and in the East ½ of Section 28, in Township 1 North, Range 20 East of the Fourth Principal Meridian. Said land being in the Village of Salem Lakes, County of Kenosha and State of Wisconsin.

**\$6,000
SOLD AS IS**

***To be sold to
abutting parcel only
(281-0685 or 281-0701)
and combined.**

**PROPERTY LOCATED AT: 266th Ave
LOT SIZE: 50' x 133'**



Parcel Number: 95-4-119-112-1112 Vacant Land

Property Address: 337th Ave, Wheatland

Date of Tax Deed: 07/06/2018

Total Tax, Interest and Penalty
owed to Kenosha CountyTotal Delinquent Tax Total
General Tax: \$4,409.14**TOTAL DELINQUENT TAX OWED: \$4,409.14****Cost incurred by Kenosha County in the Tax Deed process**

Treasurer's cost:	Tax Deed Fee	\$213.76
County Clerk costs:	Tax Deed Recording Fee	\$30.00
	Court Eviction Fees/Sheriff Fees	
	Corporation Counsel Costs (\$61.96/hr)	
	Locksmith Fees	
	Unpaid Utilities	
	Maintenance costs	
	Advertising costs	
	Personnel costs (\$39.95/hr)	
	Other Miscellaneous costs	
	TOTAL EXPENSES:	\$243.76
	TOTAL AMOUNT DELINQUENT TAXES:	\$4,409.14
TOTAL AMOUNT DUE TO KENOSHA COUNTY:		\$4,652.90

01/01/2018 Individual Assessment prior to combining

95-4-119-112-1095	\$10,600.00
95-4-119-112-1100	\$11,200.00
95-4-119-112-1105	\$9,500.00
95-4-119-112-1111	\$11,600.00
Assessment Total:	\$32,300.00

Total amount paid by the County:
\$4,652.90**COUNTY CLERK SUGGESTED AUCTION PRICE:**Auction Oct Auction \$15,000**SPECIAL INSTRUCTIONS/NOTES:**Vacant Land Zoned residential
Partial wetland**P&D recommendation:**

Combine & sell as one large parcel.
Combined there is enough buildable area
outside of wetlands to build a residence
and a detached garage. Parcel will never
be subdivided because it would not meet
minimum requirements.

Re-evaluate Price
Did not sell at Auction

KENOSHA COUNTY TAX DEED AUCTION LIST TOWN OF WHEATLAND

PARCEL #

LEGAL DESCRIPTION

OPENING BID

95-4-119-112-1112

Lot 163, 164, 165, 166, Summer Haven on Lily Lake, a Subdivision in Sections 2 and 11, Township 1 North, Range 19 East of the Fourth Principal Meridian. Said land being in the Town of Wheatland, County of Kenosha and State of Wisconsin.

**\$15,000
SOLD AS IS**

Parcels 95-4-119-112-1095, 95-4-119-112-1100, 95-4-119-112-1105 and 95-4-119-112-1111 were combined in July 2018

**PROPERTY ADDRESS: 335th Ave
LOT SIZE: .62 acre Vacant Land**

