



Hastings, Nebraska
Redevelopment Area #19
Blight and Substandard Determination Study.



SEPTEMBER, 2025

TABLE OF CONTENTS

Table of Contents.....i

List of Tables and Illustrations..... i

Blight & Substandard Determination Study..... 1

1. Substandard Area 6

2. Blighted Area 6

3. The Research Approach 8

4. Determination of Redevelopment Area Eligibility 9

5. Presence & Analysis of Substandard Factors.....10

6. Presence & Analysis of Blight Factors.....12

Tables

1. Existing Land Use..... 2

2. Substandard Factors..... 9

3. Blight Factors.....11

Illustrations

1. Context Map.....3

2. Existing Land Use Map..... 4

3. Existing Zoning Map..... 5

Appendix – Structural/Site Conditions Survey Form and Associated Results... 15



BLIGHT & SUBSTANDARD DETERMINATION STUDY.

BLIGHT & SUBSTANDARD DETERMINATION STUDY.

Purpose of Study.

The purpose of this **Blight and Substandard Determination Study** is to apply the criteria set forth in the **Nebraska Community Development Law**, Section 18-2103, to **Redevelopment Area #19** in the City of Hastings, Nebraska. The results of this **Study** will assist the City in declaring the **Area** as both **blighted and substandard**.

Location.

Redevelopment Area #19 is in the east-central portion of the **City of Hastings, Nebraska**, abutting the currently more densely developed City center. The **Area** contains lands within the existing Corporate Limits and adjacent the Corporate Limits, but within the Two-Mile Planning Jurisdiction. **Illustration 1, Page 3**, shows the boundaries of the **Redevelopment Area containing the following nine parcels and associated street and public rights-of-way, as on record with the Adams County Assessor's office.**

010003635	010015309	010015327
010003636	010015310	010015328
010003640	010003637	010016959

The existing land uses in the **Redevelopment Area** are identified in **Table 1, Page 2 and Illustration 2, Page 4***. The primary classification of land use is vacant/undeveloped land with an estimated 224 acres, or 94.6 percent, followed by single family residential with an estimated 6.7 acres, or 2.8 percent. Other land uses include public streets consisting of approximately 6.1 acres, or 2.6 percent of the total land uses within the **Area**.



BLIGHT & SUBSTANDARD DETERMINATION STUDY.

**As per Section 18-2123, State Law, the Study can consider the acquisition and development of land outside the City, but within a radius of three miles thereof, necessary or convenient to the proper clearance or redevelopment of one or more substandard or blighted areas within the City or is a necessary adjunct to the general community redevelopment program of the City. After the governing body has declared that substandard and blighted conditions exist in the area under study, the governing body may, by one or more resolutions, declare such area or any portion of such area to be a substandard and blighted area without further public hearing.*

Illustration 3, Page 5 identifies the existing **Zoning Districts** in **Redevelopment Area #19**. Two Zoning Districts are present within the **Area**, “Urban Single Family Residential District (R-1), “Agricultural District” (A).

All **Illustrations** presented in this **Blight and Substandard Determination Study** identify the entire **Area** to be declared blighted and substandard and in need of planned redevelopment activities.

Table 1 identifies **existing land uses**, including total estimated acreages of each land use, in the **Redevelopment Area #19**. The **Area** comprises an estimated **236.8 acres** and contains predominantly vacant/undeveloped land, public streets and single family homes. Major land use in the **Area** is vacant/undeveloped land.

**TABLE 1
EXISTING LAND USE
REDEVELOPMENT AREA #19
HASTINGS, NEBRASKA**

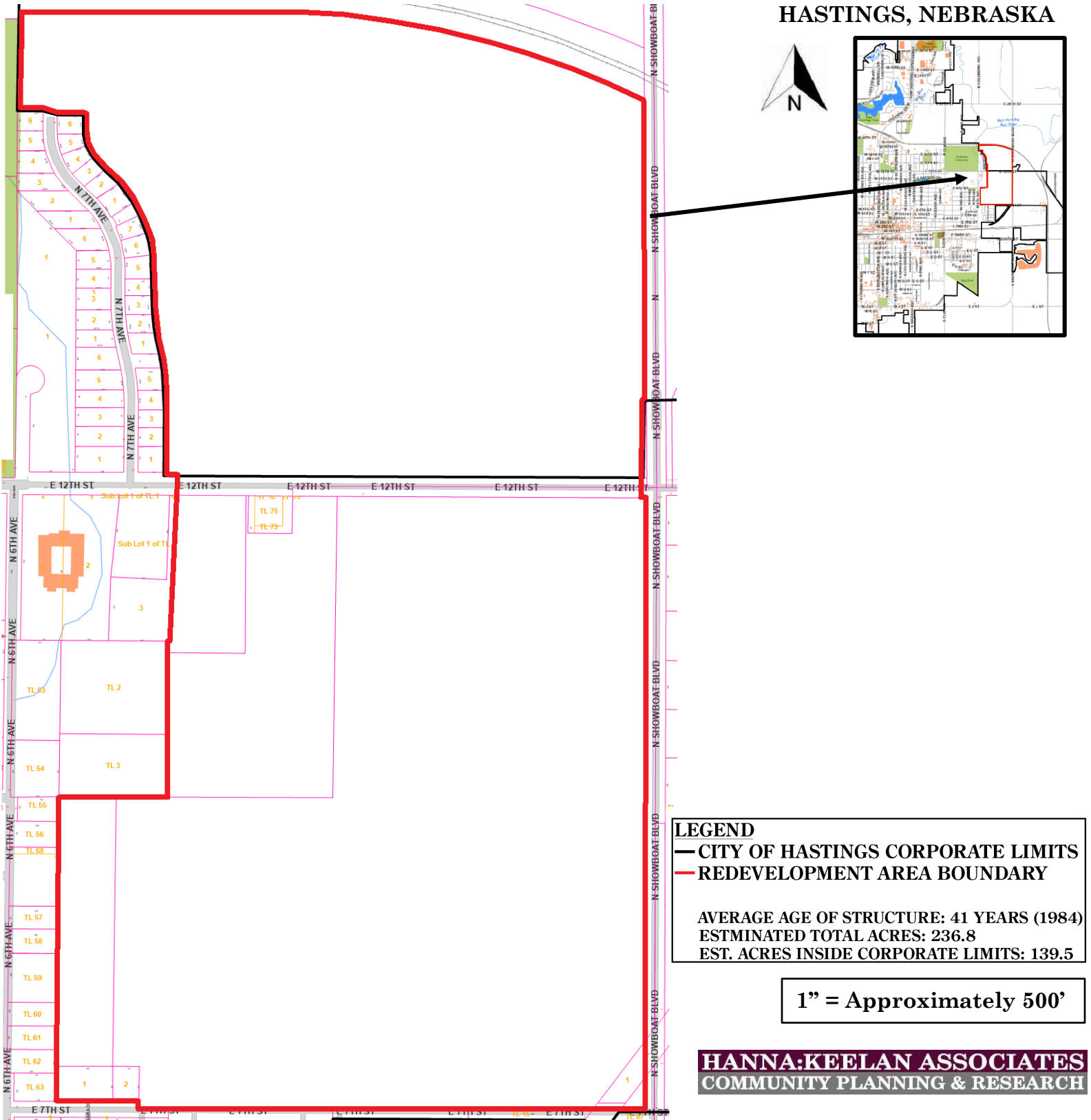
<u>Land Use</u>	<u>Acre</u> s	<u>Percent</u>
Single Family Residential	6.7	2.8%
Public Streets	6.1	2.6%
<u>Vacant/Undeveloped Land</u>	<u>224</u>	<u>94.6%</u>
Totals	236.8	100.0%

Source: Hanna:Keelan Associates, 2025.

This **blight and substandard evaluation** included a detailed **exterior structural condition survey of five structures**, a **field inventory of nine parcels** and a review of available reports and documents containing information which could substantiate the existence of **blight and substandard conditions**.

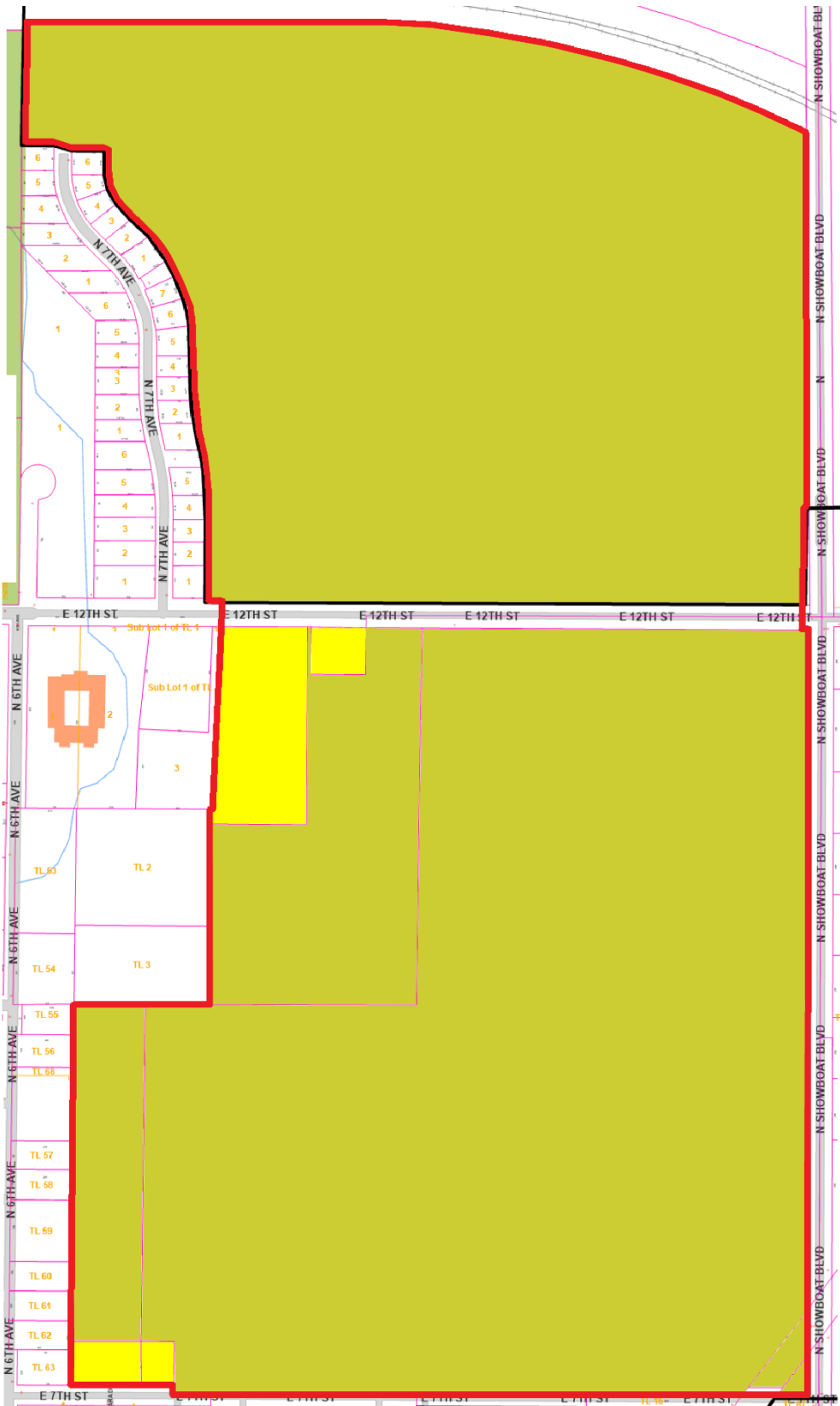
BLIGHT & SUBSTANDARD DETERMINATION STUDY.

ILLUSTRATION 1 REDEVELOPMENT AREA #19 CONTEXT MAP HASTINGS, NEBRASKA



Hastings, Nebraska
Redevelopment Area #19
Blight & Substandard Determination Study.

ILLUSTRATION 2 REDEVELOPMENT AREA #19 EXISTING LAND USE MAP



— CITY OF HASTINGS CORPORATE LIMITS
— REDEVELOPMENT AREA BOUNDARY
■ SINGLE FAMILY RESIDENTIAL
■ VACANT/UNDEVELOPED LAND

AVERAGE AGE OF STRUCTURE: 41 YEARS (1984)
ESTIMATED TOTAL ACRES: 236.8
EST. ACRES INSIDE CORPORATE LIMITS: 139.5

1" = Approximately 500'

HANNA:KEELAN ASSOCIATES
COMMUNITY PLANNING & RESEARCH

4

ILLUSTRATION 3 REDEVELOPMENT AREA #19 EXISTING ZONING MAP
HASTINGS, NEBRASKA



BLIGHT & SUBSTANDARD DETERMINATION STUDY.

SUBSTANDARD AREA.

As set forth in the Nebraska legislation, a **substandard area** shall mean one in which there is a predominance of buildings or improvements, whether non-residential or residential in character, which by reason of the presence of the following factors:

1. Less than twenty percent of the housing in the area is affordable housing;
2. Dilapidated/deterioration;
3. Age or obsolescence;
4. Inadequate provision for ventilation, light, air, sanitation or open spaces;
5. Any combination of factors that are detrimental to the public health, safety, morals, or welfare.
 - (a) High density of population and overcrowding; or
 - (b) The existence of conditions which endanger life or property by fire and other causes; or
 - (c) Any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, and is detrimental to the public health, safety, morals or welfare.

BLIGHTED AREA.

As set forth in the Section 18-2103 (4) Nebraska Revised Statutes a **blighted area** shall mean "an area, which by reason of the presence of the following factors:

1. A substantial number of deteriorated or deteriorating structures;
2. Existence of defective or inadequate street layout;
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
4. Insanitary or unsafe conditions;
5. Deterioration of site or other improvements;
6. Diversity of ownership;
7. Tax or special assessment delinquency exceeding the fair value of the land
8. Defective or unusual conditions of title;
9. Improper subdivision or obsolete platting;
10. The existence of conditions which endanger life or property by fire or other causes;

BLIGHT & SUBSTANDARD DETERMINATION STUDY.

11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability; and
12. Is detrimental to the public health, safety, morals or welfare in its present condition and use; and in which there is at least one or more of the following conditions exists;
 1. Unemployment in the study or designated blighted area is at least one hundred twenty percent of the state or national average;
 2. **The average age of the residential or commercial units in the area is at least 40 years;**
 3. More than half of the plotted and subdivided property in an area is unimproved land that has been within the City for 40 years and has remained unimproved during that time;
 4. The per capita income of the study or designated blighted area is lower than the average per capita income of the City or Village in which the area is designated; or
 5. The area has had either stable or decreasing population based on the last two decennial censuses.
 6. **Less than twenty percent of the housing in the area is affordable housing.**

While it may be concluded the mere presence of a majority of the stated **Factors** may be sufficient to make a finding of **blight and substandard**, this evaluation was made on the basis that existing **Blight and Substandard Factors** must be present to an extent which would lead reasonable persons to conclude public intervention is appropriate or necessary to assist with any development or redevelopment activities. A primary feature of the **Redevelopment Area** is vacant/undeveloped land that could be considered both functionally and economically obsolete.

Secondly, the distribution of **Blight and Substandard Factors** throughout **Redevelopment Area #19** must be reasonably distributed so areas are not arbitrarily found to be blighted simply because of proximity to areas which are **blighted and substandard**.

On the basis of this approach, **Redevelopment Area #19** is found to be eligible as "blighted" and "substandard" within the definition set forth in the Nebraska Legislation.

THE RESEARCH APPROACH.

The **blight and substandard determination research approach** implemented for the **Area** included an area-wide assessment of primary structures and all parcels. Except for **defective or unusual condition of title**, all **Blight and Substandard Factors**, identified in the **Nebraska Community Development Law**, were investigated on an area-wide basis.

Structural/Site Conditions Survey Process.

The rating of building conditions is a critical step in determining the eligibility of an area for redevelopment. It is important that the system for classifying buildings be based on established evaluation standards and criteria, and results in an accurate and consistent description of existing conditions.

A **Structural/Site Conditions Survey** was conducted in August 2025. A total of **five structures** received comprehensive exterior inspections. These structures were evaluated to document structural deficiencies in individual buildings and to identify related environmental deficiencies in the **Area**.

The **Structural/Site Conditions Survey** evaluated conditions of **nine legal parcels of record** identified by the Adams County Assessor's Office. Parcels were evaluated for existing and adjacent land uses, overall site conditions, existence of debris, parking condition and street, sidewalk and alley surface conditions. The **Area contains approximately 236.8 acres, 139.5 acres are contained within the Corporate Limits.**

The Structural/Site Conditions Survey Form and associated Results are provided in the Appendix.

Research on Property Ownership and Financial Assessment of Properties.

Public records and aerial photographs of all parcels in the **Redevelopment Area** were analyzed to determine the number of property owners within the **Area**.

An examination of public records was conducted to determine if tax delinquencies existed for properties in the **Area**. The valuation, tax amount and any delinquent amount was examined for each of the properties.

DETERMINATION OF REDEVELOPMENT AREA ELIGIBILITY.

An analysis was made of each of the **Blight and Substandard Factors** listed in the Nebraska Legislation to determine whether each or any were present in **Redevelopment Area** and, if so, to what extent and in what locations. The following represents an evaluation and discussion of each **Blight and Substandard Factor** presented in the order of listing in the law.

SUBSTANDARD FACTORS.

Four of the five **Substandard Factors** set forth in the **Nebraska Community Development Law** have a “**strong presence**” within the **Redevelopment Area**. **One Factor** represents “**little or no presence**” the **Substandard Factors** are described in detail, below.

TABLE 2
SUBSTANDARD FACTORS
REDEVELOPMENT AREA #19
HASTINGS, NEBRASKA

- | | | |
|----|---|---|
| 1. | Less than twenty percent of the housing in the area is affordable housing; | ☑ |
| 2. | Dilapidated/deterioration. | ○ |
| 3. | Age or obsolescence. | ☑ |
| 4. | Inadequate provision for ventilation, light, air, sanitation or open spaces. | ☑ |
| 5. | Any combination of factors that are detrimental to the public health, safety, morals, or welfare. | ☑ |

Strong Presence of Factor ☑
Reasonable Presence of Factor ▣
Little or No Presence of Factor ○

Source: Hanna:Keelan Associates, 2025.

PRESENCE & ANALYSIS OF SUBSTANDARD FACTORS.

Strong Presence of Factor –

The **Factor of Less Than 20 percent** of housing in the Area is **affordable housing** has a **strong presence** throughout **Redevelopment Area #19**. There are currently no housing units within the **Area** receiving State or Federal Funds targeted at income-eligible residents. Therefore, the percentage of affordable housing within the area is **0.0 percent**.

The **Factor of Age or Obsolescence** is a **strong presence** throughout **Redevelopment Area #19**. As per information obtained from the Adams County Assessor's Office and the results of the **Structural Survey** analysis, **four** of the total **five existing structures** are **40+ years of age** (built in or prior to 1984). The **average age** of residential or commercial structures in the **Redevelopment Area** is an estimated **41 years**.



The conditions which result in the ***Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Space*** are a **strong presence** throughout the **Area**. Water and sanitary sewer mains servicing the single-family residential properties in the **Area** are generally assumed to be in good condition.

The average year of installation for water and sewer mains in the area is 1993 and 1991 respectively. All water mains are constructed from ductile iron materials ranging from 10" to 12" in diameter. All sewer mains are constructed from either PVC or clay tile. These lines range from 8" to 36" diameter.

There are no planned open spaces or parks within the Redevelopment Area and most if not, all undeveloped lands will have improper drainage if developed in their current state.

The field analysis determined that the **Substandard Factor *Any Combination of Factors that are Detrimental to the Public Health, Safety, Morals, or Welfare*** is a **strong presence** throughout the **Redevelopment Area**. The primary contributing elements include prevalence of underdeveloped/underutilized lots and land parcels, as well as the age of the structures and lack of planned open spaces.

BLIGHT & SUBSTANDARD DETERMINATION STUDY.

Little or No Presence of Factor –

Deteriorated or Dilapidated Structures have little or no presence throughout **Redevelopment Area #19**. The results of the **Structural/Site Conditions Survey** identified **zero structures** recorded as being in a ***dilapidated*** or ***deteriorating*** condition with **minor defects or worse**.

BLIGHT FACTORS.

Of the **12 Blight Factors** set forth in the **Nebraska Community Development Law**, throughout **Redevelopment Area #19**, a **total of seven** represent a **strong presence**. **Two Factors** represent a **reasonable presence**, and **two Factors** represent **little to no presence**. The Factor, “defective or unusual condition of title,” was not reviewed. Each **Blight Factor** is reasonably distributed throughout the **Area**.

TABLE 3
BLIGHT FACTORS
REDEVELOPMENT AREA #19
HASTINGS, NEBRASKA

1.	A substantial number of deteriorated or dilapidated structures.	○
2.	Existence of defective or inadequate street layout.	■
3.	Faulty lot layout in relation to size, adequacy, accessibility or usefulness.	■
4.	Insanitary or unsafe conditions.	■
5.	Deterioration of site or other improvements.	■
6.	Diversity of Ownership.	■
7.	Tax or special assessment delinquency exceeding the fair value of land.	○
8.	Defective or unusual condition of title.	NR
9.	Improper subdivision or obsolete platting.	■
10.	The existence of conditions which endanger life or property by fire or other causes.	■
11.	Other environmental and blighting factors.	■
12.	One of the other six conditions.	■

Strong Presence of Factor ■
Reasonable Presence of Factor ■
Little or No Presence of Factor ○
NR = Not Reviewed NR

Source: Hanna:Keelan Associates, 2025.

PRESENCE & ANALYSIS OF BLIGHT FACTORS.

Strong Presence of Factor –

Existence of Defective or Inadequate Street Layout has a **strong presence** throughout **Redevelopment Area #19**. Currently, much of the land within **Area** is contained within two larger vacant/undeveloped parcels. These parcels would require all forms of modern infrastructure (including streets) to effectively develop the land.

Faulty Lot Layout has a **strong presence** throughout the **Area**. Currently, much of the land within the **Area** is platted in a manner that is functionally and economically obsolete for development and would need appropriate subdivision and substantial infrastructure development.

Insanitary or Unsafe Conditions have a **strong presence** throughout the **Area**. Conditions contributing to this **Factor** include four of the five structures being **40+ years of age**. Additionally, there is little pedestrian infrastructure and a lack of planned open spaces.

Improper Subdivision or Obsolete Platting has a **strong presence** throughout the **Area**. The large tracts of vacant/undeveloped land prevent the **Area** from being redeveloped in a manner conducive to urban development.

The *Existence of Conditions Which Endanger Life or Property by Fire or Other Causes* has a **strong presence** throughout the **Area**. Conditions associated with this factor include age of structures and prevalence of both underdeveloped and underutilized lots and land parcels.

Other Environmental and Blighting Factors with a **strong presence** throughout the **Area** include both underdeveloped and underutilized lots and land parcels. Vacant/undeveloped parcels account for 94.6 percent of the **Area**.



BLIGHT & SUBSTANDARD DETERMINATION STUDY.

Two of the six Additional Blight Factors have a **strong presence** throughout the **Area**. Based on the **Survey** analysis and records of the Adams County Assessor's Office, the estimated age of structures in the **Area** is **41 years**, thus exceeding the blight criteria of 40+ years of age. Also, it was determined that **less than 20 percent of housing within the Redevelopment Area is affordable housing**. No housing containing rent restrictions has been designated in the **Area** for low- to moderate-income persons or families as required by associated funding sources and or rental assistance.

Reasonable Presence of Factor

Deterioration of Site or Other Improvements have a **reasonable presence** throughout the **Area**. The **Area** lacks proper and modern infrastructure development, for the little development that has occurred, this includes, primarily, roads and storm sewer (surface) development.

Diversity of Ownership has a **reasonable presence** throughout the **Area**. Research of public records from the Adams County Assessor's Office indicates that at total of **seven individuals or distinct ownership groups** own the nine parcels within the **Area**.

Little or No Presence of Factor –

Deteriorated or Dilapidated Structures have **little or no presence** throughout **Redevelopment Area #19**. The results of the **Structural/Site Conditions Survey** identified that none of the five **structures** in the area were in a **deteriorating** or **dilapidated** condition.

Tax or Special Assessment Delinquency Exceeding the Fair Value of Land has **little or no presence** throughout the **Redevelopment Area**. Research of public records from the Adams County Assessor's Office concluded **one of the nine parcels** within the **Area** were recorded as property tax delinquent.

The total valuation for Redevelopment Area #19, as per the Adams County Assessor Office, in 2025 is **\$2,632,038**.

The Factor ***Defective or Unusual Condition of Title*** was not reviewed.



BLIGHT & SUBSTANDARD DETERMINATION STUDY.

The prevailing substandard and blighted conditions, evident in sites, buildings and the public infrastructure, as determined by the field survey, in the Redevelopment Area include:

1. **Advanced age of structures** in the Area, including an **average age** of **41 years** for all structures. **Affordable housing** is lacking in the **Redevelopment Area**.
2. Lack of modern public utility system in the Area.
3. **No planned/dedicated park or open space in the Area.**
4. Both **vacant/undeveloped and developed land** in the **Redevelopment Area** that is **functionally and economically obsolete.**

Conclusion.

It is the conclusion of the Consultant that the number, degree and distribution of **Blight and Substandard Factors** are beyond remedy and control solely by regulatory processes in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aid provided in the **Nebraska Community Development Law**. It is also the opinion of the Consultant that findings in this **Blight and Substandard Determination Study** warrant designating **Redevelopment Area #19** as "substandard" and "blighted."

The conclusions presented in this **Study** are those of the Consultant engaged to examine whether conditions of **blight and substandard** exist. The Hastings Community Redevelopment Authority, Planning Commission and City Council should review this **Study** and, if satisfied with the summary of findings contained herein, may adopt a resolution making a **finding of blight and substandard** and this **Study** a part of the public record.



**Appendix – Structural/Site Conditions
Survey Form and Associated Results.**

Hastings, Nebraska Redevelopment Area #19 Site and Structural Conditions.

Overall Site Conditions	Total	Percent	Residential	Secondary Structures	Vacant
Excellent	0	0.0%	0	0	0
Good	8	88.9%	4	0	4
Fair	1	11.1%	0	0	1
Poor	0	0.0%	0	0	0
Total	9	100.0%	4	0	5

Street Type	Total	Percent	Residential	Secondary Structures	Vacant
None	1	11.2%	0	0	1
Concrete	4	44.4%	2	0	2
Asphalt	4	44.4%	2	0	2
Gravel	0	0.0%	0	0	0
Brick	0	0.0%	0	0	0
Total	9	100.0%	4	0	5

Street Condition	Total	Percent	Residential	Secondary Structures	Vacant
None	1	11.1%	0	0	1
Excellent	2	22.3%	2	0	0
Good	3	33.3%	2	0	1
Fair	3	33.3%	0	0	3
Poor	0	0.0%	0	0	0
Total	9	100.0%	4	0	5

Sidewalk Condition	Total	Percent	Residential	Secondary Structures	Vacant
None	9	100.0%	4	0	5
Excellent	0	0.0%	0	0	0
Good	0	0.0%	0	0	0
Fair	0	0.0%	0	0	0
Poor	0	0.0%	0	0	0
Total	9	100.0%	4	0	5

Debris	Total	Percent	Residential	Secondary Structures	Vacant
None	9	100.0%	4	0	5
Minor	0	0.0%	0	0	0
Major	0	0.0%	0	0	0
Total	9	100.0%	4	0	5

Age of Structures	Total	Percent	Residential	Secondary Structures	Vacant
1-5 Years	0	0.0%	0	0	N/A
5-10 Years	0	0.0%	0	0	N/A
10-20 Years	0	0.0%	0	0	N/A
20-40 Years	1	20.0%	1	0	N/A
40-100 Years	4	80.0%	3	1	N/A
100+ Years	0	0.0%	0	0	N/A
Total	5	100.0%	4	1	N/A

NOTE: The Secondary Structure in **Redevelopment Area #19** is located on a residential parcel.

Final Structure Rating	Total	Percent	Residential	Secondary Structures	Vacant
Sound	5	100.0%	4	1	N/A
Deteriorating - Minor	0	0.0%	0	0	N/A
Deteriorating - Major	0	0.0%	0	0	N/A
Dilapidated	0	0.0%	0	0	N/A
Total	5	100.0%	4	1	N/A

Doors	Total	Percent	Residential	Secondary Structures	Vacant
None	0	80.0%	0	0	N/A
Sound	5	20.0%	4	1	N/A
Minor	0	0.0%	0	0	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
Total	5	100.0%	4	1	N/A

Windows	Total	Percent	Residential	Secondary Structures	Vacant
None	1	20.0%	0	1	N/A
Sound	4	80.0%	4	0	N/A
Minor	0	0.0%	0	0	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
Total	5	100.0%	4	1	N/A

Porches and Steps	Total	Percent	Residential	Secondary Structures	Vacant
None	0	0.0%	0	0	N/A
Sound	4	80.0%	4	0	N/A
Minor	1	20.0%	0	1	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
Total	5	100.0%	4	1	N/A

Paint	Total	Percent	Residential	Secondary Structures	Vacant
None	5	100.0%	4	1	N/A
Sound	0	0.0%	0	0	N/A
Minor	0	0.0%	0	0	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
Total	5	100.0%	4	1	N/A

Driveway and Site	Total	Percent	Residential	Secondary Structures	Vacant
None	0	0.0%	0	0	N/A
Sound	1	20.0%	1	0	N/A
Minor	4	80.0%	3	1	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
Total	5	100.0%	4	1	N/A

Roof Structure	Total	Percent	Residential	Secondary Structures	Vacant
None	0	0.0%	0	0	N/A
Sound	5	100.0%	4	1	N/A
Minor	0	0.0%	0	0	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
Total	5	100.0%	4	1	N/A

Wall Foundation	Total	Percent	Residential	Secondary Structures	Vacant
None	0	0.0%	0	0	N/A
Sound	5	100.0%	4	1	N/A
Minor	0	0.0%	0	0	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
Total	5	100.0%	4	1	N/A

Foundation	Total	Percent	Residential	Secondary Structures	Vacant
None	1	20.0%	0	1	N/A
Sound	4	80.0%	4	0	N/A
Minor	0	0.0%	0	0	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
Total	5	100.0%	4	1	N/A

Foundation Type	Total	Percent	Residential	Secondary Structures	Vacant
Other/None	1	20.0%	0	1	N/A
Concrete	4	80.0%	4	0	N/A
Stone	0	0.0%	0	0	N/A
Rolled Asphalt	0	0.0%	0	0	N/A
Brick	0	0.0%	0	0	N/A
Total	5	100.0%	4	1	N/A

Roof Surface	Total	Percent	Residential	Secondary Structures	Vacant
None	0	0.0%	0	0	N/A
Sound	3	60.0%	2	1	N/A
Minor	2	40.0%	2	0	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
Total	5	100.0%	4	1	N/A

Roof Type	Total	Percent	Residential	Secondary Structures	Vacant
None	0	0.0%	0	0	N/A
Asphalt Shingles	4	80.0%	4	0	N/A
Rolled Asphalt	0	0.0%	0	0	N/A
Cedar	0	0.0%	0	0	N/A
Combination	0	0.0%	0	0	N/A
Other	1	20.0%	0	1	N/A
Total	5	100.0%	4	1	N/A

Chimney	Total	Percent	Residential	Secondary Structures	Vacant
None	4	80.0%	3	1	N/A
Sound	1	20.0%	1	0	N/A
Minor	0	0.0%	0	0	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
Total	5	100.0%	4	1	N/A

Gutters, Downspouts	Total	Percent	Residential	Secondary Structures	Vacant
None	0	0.0%	0	0	N/A
Sound	5	100.0%	4	1	N/A
Minor	0	0.0%	0	0	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
Total	5	100.0%	4	1	N/A

Wall Surface	Total	Percent	Residential	Secondary Structures	Vacant
None	0	0.0%	0	0	N/A
Sound	3	60.0%	2	1	N/A
Minor	2	40.0%	2	0	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
Total	5	100.0%	4	1	N/A

Wall Surface Type	Total	Percent	Residential	Secondary Structures	Vacant
Wood	1	20.0%	1	0	N/A
Masonry	3	60.0%	3	0	N/A
Siding	0	0.0%	0	0	N/A
Combination	0	0.0%	0	0	N/A
Stucco	0	0.0%	0	0	N/A
Other/None	1	20.0%	0	1	N/A
Total	5	100.0%	4	1	N/A

Parking Surface	Total	Percent	Residential	Secondary Structures	Vacant
None	5	55.6%	0	0	5
Concrete	2	22.2%	2	0	0
Asphalt	0	0.0%	0	0	0
Gravel	2	22.2%	2	0	0
Dirt	0	0.0%	0	0	0
Brick	0	0.0%	0	0	0
Total	9	100.0%	4	0	5

Parking Spaces	Total	Percent	Residential	Secondary Structures	Vacant
None	5	55.6%	0	0	5
1 to 2	4	44.4%	4	0	0
3 to 5	0	0.0%	0	0	0
6 to 10	0	0.0%	0	0	0
11 to 20	0	0.0%	0	0	0
21 or more	0	0.0%	0	0	0
Total	8	100.0%	4	0	5