

SNELL & WILMER

Zoning Group

Nick Wood, Esq
Attorney

Mike Maerowitz, Esq
Attorney

Noel J. Griemsmann, AICP
Sr. Urban Planner

Ryan McCann, AICP
Urban Planner

Maggie Dellow
Urban Planner

Simran Shah
Assistant Planner

Sarah Schiele
Planner Technician

1310 & 32420 Kenrick Drive
Conditional Use Permit Application

155 N Tegner St., Ste. C
Wickenburg, AZ 85390
Office (928) 668-0512
sboyle@wickenburgaz.org



Town of Wickenburg

Community Development Application

Revised 06-24-2021

Property Owner				Applicant/Agent			
Name: Cathleen Higgins-Peterson				Name: Michael Maerowitz			
Address: 1310 Kenrick Dr				Address: 1 E Washington Street			
City, State, Zip: Wickenburg, AZ 85390				City, State, Zip: Phoenix, AZ 85004			
Telephone:				Telephone:			
Email:				Email:			
Application Type							
☒ Use Permit	☐ Rezone/PAD	☐ Annexation	☐ Variance	☐ Text Amend			
☐ Preliminary Plat	☐ Final Plat	☐ Development Review	☐ Tech Review	☐ Code Interpret			
Request							
Conditional Use Permit to permit 1) horse boarding in connection with a residential horse training operation, and 2) up to 4 (four) RV pads for use in connection with the horse training facility.							
Parcel & Zoning Information							
APN: 505-03-023J and 505-03-023C				Zoning District: RI-35		Flood Zone: Yes	
Adjacent Zoning:				Adjacent Land Use:			
North: R1-35		South: R1-35		North: Rural Residential		South: Rural Residential	
East: R1-35		West: R1-35		East: Rural Residential		West: Rural Residential	
Property Information							
Site Dimensions:		Irregular (1400 x 760 x 1600)		Density:		1.2 du/acre	
Site Area Net:		516,395 sf		Lot Dimensions			
Site Area Gross:		N/A		Minimum: 145' Width		Maximum: N/A	
Number of Units/Lots:		1 Unit/ 2 Lots		Lot Area			
Lot Coverage:		Approx. 1.5%		Minimum: 35,000 sf		Maximum: N/A	
Utilities							
Electric:	APS	Gas:	N/A	Water:	Well	Sewer:	Septic
For Staff Use Only							
Meeting Date:				Type of Application:			
Date Received:				Application Number:			
Fees:				Receipt Number/Date:			
I hereby certify that the information submitted on this application is complete and accurate to the best of my knowledge and that I am the owner and/or authorized agent as stated in this document.							
Owner Signature: <i>Cathy Higgins - Peterson</i>				Date: 02/27/2025			
Applicant/Agent: <i>Michael Maerowitz</i>				Date: 02/27/2025			

Complete application and return to Steve Boyle, sboyle@wickenburgaz.org along with fee.

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1310 & 32420 Kenrick Drive

Request Narrative

Snell & Wilmer

ONE EAST WASHINGTON STREET
SUITE 2700
PHOENIX, AZ 85004-2556
602.382.6000 P
602.382.6070 F

Michael Maerowitz
(602) 382-6494
mmaerowitz@swlaw.com

February 27, 2025

VIA E-MAIL

Community Development & Neighborhood Services
Town of Wickenburg
155 N Tegner Street, Suite A
Wickenburg, AZ 85390

Re: Conditional Use Permit Requests for Proposed Residential Horse Training Facility
Located at 32420 and 1310 W Kenrick Drive in Wickenburg, Arizona

Community Development and Neighborhood Services Department:

On behalf of our client, Mr. Buddy Wilton ("Mr. Wilton"), I am pleased to submit this request for approval of two (2) Conditional Use Permits ("CUP") which will facilitate the operation of a residential horse training facility (the "Facility") located at 32420 and 1310 W Kenrick Drive in Wickenburg, Arizona, otherwise known as Maricopa County Assessor Parcel Numbers ("APN") 505-03-023C and 505-03-023J, respectively (collectively, the "Property") (Exhibit A).

Specifically, the requests are as follows:

- Use Permit to allow horse boarding ancillary to a permitted residential horse training Facility (Use Permit required per Section 14-4-2).
- Use Permit to allow a mobile home and travel trailer park on a site less than 10 acres in size to accommodate short-term stays for traveling clients of the Facility (Use Permit required per Section 14-4-2).

The purpose of this letter is to provide: (a) a description of the Property and operation accommodated by the requests; (b) a summary of the requests; and (c) the justification for the requests.

A. Property & Project Overview

The Property is comprised of two separate tax parcels totaling approximately 11.8 acres. The larger 8.5-acre parcel to the east (APN 505-03-023J) is an existing ranch property developed with an

ALBUQUERQUE BOISE DALLAS DENVER LAS VEGAS LOS ANGELES LOS CABOS ORANGE COUNTY
PHOENIX PORTLAND RENO SALT LAKE CITY SAN DIEGO SEATTLE TUCSON WASHINGTON, D.C.

existing house with horse boarding and ranch facilities including a 25' x 50' pole barn, a 20' x 14' corral with 100 sf horse arena, a 14' x 20' shop tack shed, a goat/chicken pen, and bird aviary. The smaller 3.3-acre parcel to the west (APN 505-03-023C) is undeveloped and currently vacant.

Mr. Wilton intends to acquire the Site and make appropriate improvements for the purpose of expanding the existing ranch for future use as a horse training facility with boarding (the "Proposed Use"). In total, the Property is anticipated to accommodate a maximum of thirty (30) horses for training/boarding and thirty (30) cows which will be used for horse training. The facility will be used to train performance horses (no rodeo or team roping) under the operation and leadership of no more than three (3) horse trainers (the "Trainers"). The horses that will be trained and boarded at this facility are largely limited to the horses personally owned and/or cared for by Mr. Wilton and the Trainers. Pending available space, there may be opportunity for other horse owners who are current clients of the Trainers to transport their horses to the Property for extended training. In those instances, clients will be able to utilize one (1) of four (4) proposed gravel RV pads with electric service for a short-term stay following or preceding the transportation of any horses to and from the Site. RV pads will not be used for overnight stays unrelated to the horse training operation, nor will the Property be used for horse boarding independent of the proposed training operation.

To facilitate the Proposed Use, improvements to the larger 8.5-acre parcel to the east (APN 505-03-023J) include the construction of:

- An approximately 150' x 300' arena
- An approximately 100' x 100' cutting pen
- Horse stables to accommodate proper horse keeping, sized in accordance with Section 14-21-4.E.3.
- Two (2) new gravel surface RV pads with serviced with electricity
- An accessory dwelling unit

The 8.5-acre parcel is currently accessed from an existing private drive that extends access from Kenrick Drive, however, additional access is proposed along Cherokee Lane to enable easier entry to the horse facilities as well as the proposed RV pads.

The smaller 3.3-acre parcel to the west (APN 505-03-023C) is intended for future expansion of the horse training facility use. Future construction may include the following:

- Single-family residence
- An accessory dwelling unit
- Horse stables to accommodate proper horse keeping, sized in accordance with Section 14-21-4.E.3.
- Two (2) new gravel surface RV pads with serviced with electricity

The 3.3-acre parcel is currently accessed from Cherokee Lane, however, additional future access may also be proposed from Kenrick Drive to accommodate the construction of a new home.

B. Requests

To facilitate the establishment of the Proposed Use as described above, this application requests the following Use Permits:

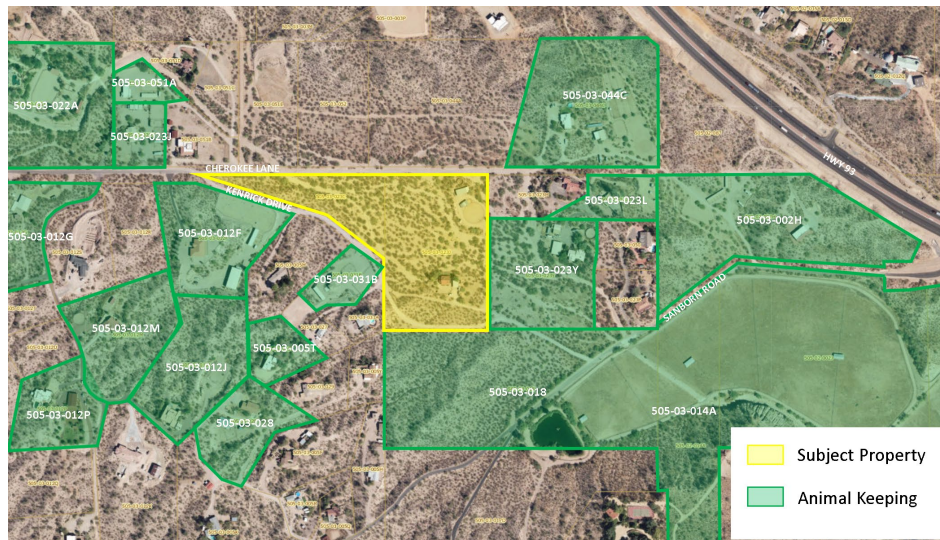
- Use Permit to allow horse boarding ancillary to a permitted residential horse training Facility (Use Permit required per Section 14-4-2).
- Use Permit to allow a mobile home and travel trailer park on a site less than 10 acres in size to accommodate short-term stays for traveling clients of the Facility (Use Permit required per Section 14-4-2).

C. Use Permit Findings

The requested Use Permits meet the criteria for approval in Zoning Ordinance Section 14-24-4.C. 1.e., as demonstrated below.

- The proposed use, as conditioned, will not be adversely affect the use and enjoyment of neighboring property and there is sufficient separation from incompatible land uses or zones.*

The Property is an existing ranch use located in an area that is generally characterized by large residential and ranch properties. The Proposed Use, which is a modest expansion of the existing use to allow limited horse training and boarding, is largely compatible with the immediate surrounding properties, many of which possess comparable horse keeping and animal husbandry operations of their own.



While the Proposed Use includes a horse boarding component (necessary to the sustained and long-term use of the Property for horse training) the ultimate use is best described as a “small-town” operation and is therefore significantly less intense than the more large-scale commercial training and boarding operations which are generally incompatible with the rural residential land uses.

To explain this further, horse training and boarding will be limited to the horses personally owned by Mr. Wilton and personally contracted to the Trainers. Additional vacancies may be offered to clients of the Trainers from time to time, permitting facility and Trainer availability. Under no circumstances shall more than 30 horses be boarded at the facility at any given time.

Unlike the more large-scale commercial horse boarding and training operations, all horses will be boarded, trained, and fed at the Property by the facility’s Trainers. There will be no more than three (3) trainers working on the Property at a single time. When non-resident horses are transported for training on the Property, their individual owners will not be permitted to travel to and from the Property to oversee daily care, training or mealtimes, thereby significantly limiting vehicle traffic generated by the Proposed Use. Owners of non-resident horses may utilize one (1) of four (4) available RV pads for intermittent short-term stays following or preceding a horse’s transport to the Site. RV pads shall never be used for overnight stays unrelated to the horse training operation.

Additionally, and unlike large-scale commercial facilities, the extent of horse training administered on the Property will be limited to performance horse training; no rodeo or team roping competitions will be permitted or hosted on the Property. Furthermore, as a “small-town” residential-scale operation, no stadium seating will be located on the Property and no public competitions will be hosted on the Property.

Amplified sound will be limited to the Trainers’ personal use of a microphone and PA system for communication and direction during training activities. No amplified sound will occur outside of the normal business hours of 8am to 5pm. Within proximity to Highway 93, the level of noise produced on Site will certainly not exceed the existing level of ambient noise detectable in the area.

Similarly, outdoor lighting will be modest and limited to stable areas for horse security and Trainer safety. No overhead arena lighting will be permitted and all training and/or recreational activities will cease at sundown. To ensure adequate dust control, the future arena and all animal turnout areas will be improved with dust control measures such as industry accepted sprinkler systems and water trucks.

In summary, the Proposed Use is consistent with the surrounding area as well as the charm and character for which the Town of Wickenburg is renown. Due to its limited and private use, the proposed residential horse training and boarding facility supported

by approval of this request is not anticipated to result in any significant increase in vehicular or pedestrian traffic or noise beyond existing ambient conditions. Furthermore, dust control measures common to the successful operation of horse training facilities will be administered on the Property in the interest of surrounding property owners as well as the on-site Trainers and boarded horses. Finally, the Proposed use will not produce odor, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of the existing ambient conditions.

- ii. *There is sufficient transition between less intensive uses and zones and the subject property.*

The Proposed Use is consistent with the ranch and animal husbandry uses existing on surrounding properties. However, to provide an appropriate transition between the Proposed Use and surrounding property owners, new stables in which horses will be boarded will be focused internal to the Property as illustrated by the enclosed site plan.

- iii. *There will be sufficient off-street parking will be provided.*

As previously described, significant levels of vehicle traffic are not anticipated to be produced by the Proposed Use. Vehicle trips generated by the Property are limited to those personal trips conducted by the property owner, the maximum three (3) Trainers employed at the Facility and the limited occasions in which a horse is transported to and from the Property for training. In all instances, the Property's existing off-street parking capacity is more than sufficient to accommodate resulting vehicle trips, as illustrated by the enclosed site plan. Furthermore, new access points off of Cherokee Lane will be provided to ensure sufficient off-street parking and RV accommodation for out-of-town travelers transporting their horse(s) for training.

- iv. *The proposed use conforms requirements required by the Zoning Code and any other applicable local, State, or Federal requirements; and*

No aspect of the Proposed Use shall be construed to undermine applicable local, State, or Federal Requirements. The Proposed Use will uphold the provisions of the Town of Wickenburg Zoning Ordinance, unless otherwise amended by this application.

- v. *The public health, safety, and general welfare of the community will not be adversely affected.*

The Proposed use will not adversely impact public health, safety or the general welfare of the community. Furthermore, the Proposed Use will not contribute in a real or measurable way to the deterioration of the neighborhood or area. Rather, approval of this request will facilitate the establishment of a new "small-town" horse boarding and training facility, consistent with the vision for the Town of Wickenburg, preserving its authentic western spirit.

Community Development & Neighborhood Services
February 27, 2025
Page 6

The request offers a number of conditions to ensure the Proposed Use does not adversely impact the surrounding community. A full list of proposed conditions is provided in Exhibit C.

D. Conclusion

As demonstrated by the foregoing, the requested Use Permits meet the criteria for approval and are appropriate and compatible equine uses expected within the surrounding rural area. The Proposed Use will not be detrimental to the surrounding property owners, and is consistent with, and supportive of, other established ranch and animal keeping uses within proximity of the Property.

Thank you for your careful consideration of this Application. We look forward to discussing these requests with you at our upcoming hearing.

Respectfully Submitted,

Snell & Wilmer

Michael Maerowitz

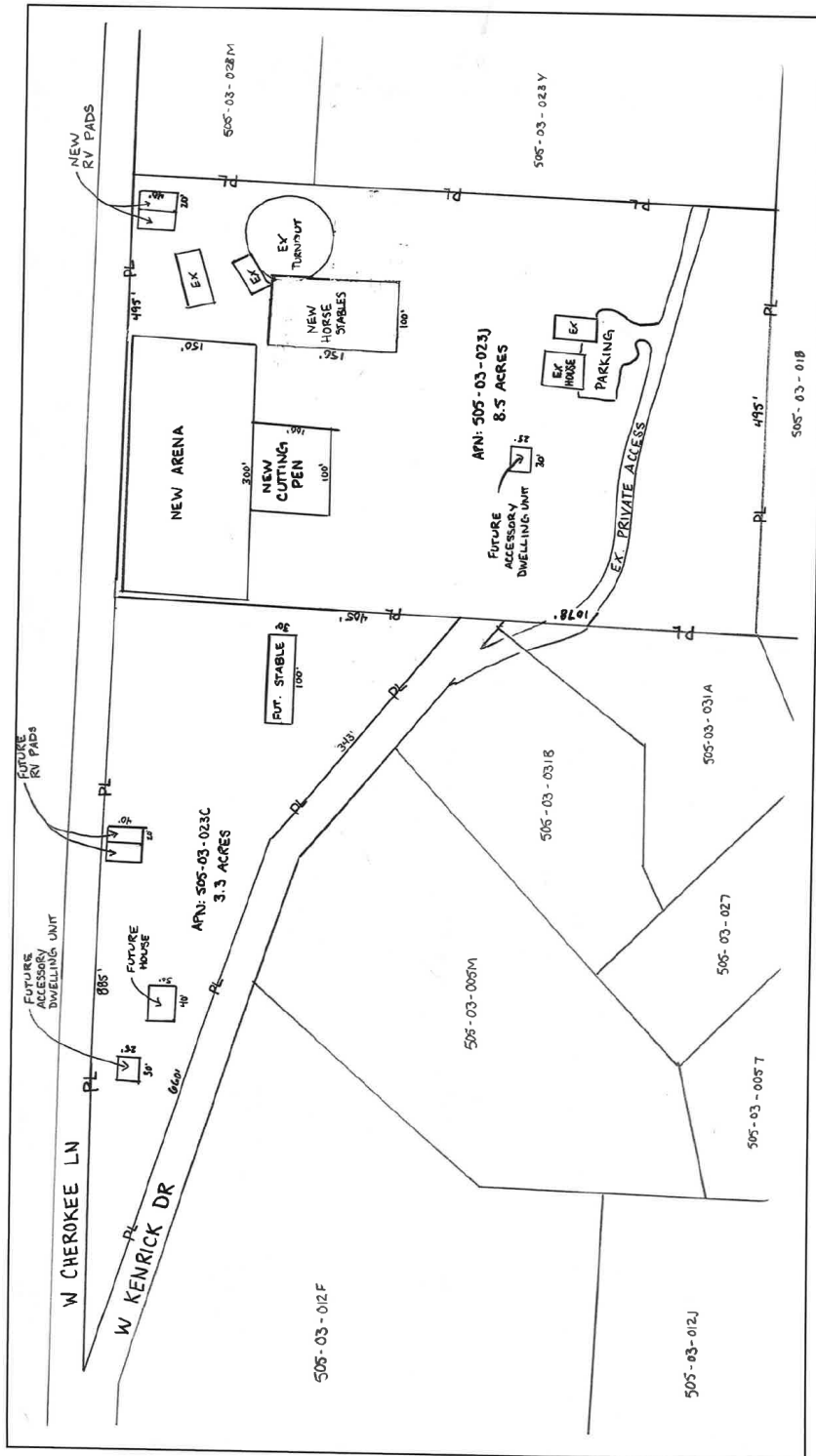
Michael Maerowitz

Exhibit A – The Site



Community Development & Neighborhood Services
February 27, 2025
Page 8

Exhibit B – Conceptual Site Plan



PROPERTY ADDRESS: 1310 + 32420 KENRICK DRIVE

APNS: 505-03-023J & 505-03-023C

LOT AREA: 516, 395 sf / 11.8 acres

EXISTING USE: RURAL RESIDENTIAL / RANCH

PROPOSED USE : RURAL RESIDENTIAL / HORSE BOARDING & TRAINING

ZONING: R1-35

Exhibit C – Proposed Conditions of Approval

1. Horses will be boarded, trained, and fed at the Property and there shall be no more than three trainers on the Property at a single time.
2. Training operations will be limited to performance horse training. No rodeo or team roping competitions will be permitted or hosted on the Property.
3. A total of four RV pads are proposed to accommodate limited overnight stays for individuals transporting their horses to this Property.
4. RV pads will be used in connection with the horse training and boarding facility.
5. No stadium seating will be located on the Property and there will be no public events hosted on the Property.
6. No amplified sound will occur on the Property outside of the hours of 8am to 5pm.
7. Training activities will cease at sundown.
8. Outdoor lighting will be modest and limited to the stable areas for horse security and trainer safety.
9. A sprinkler system and/or water truck will be used to control dust.
10. No more than 30 horses will be located on site at a single time.
11. No more than 30 cattle will be located on the Property at a single time.

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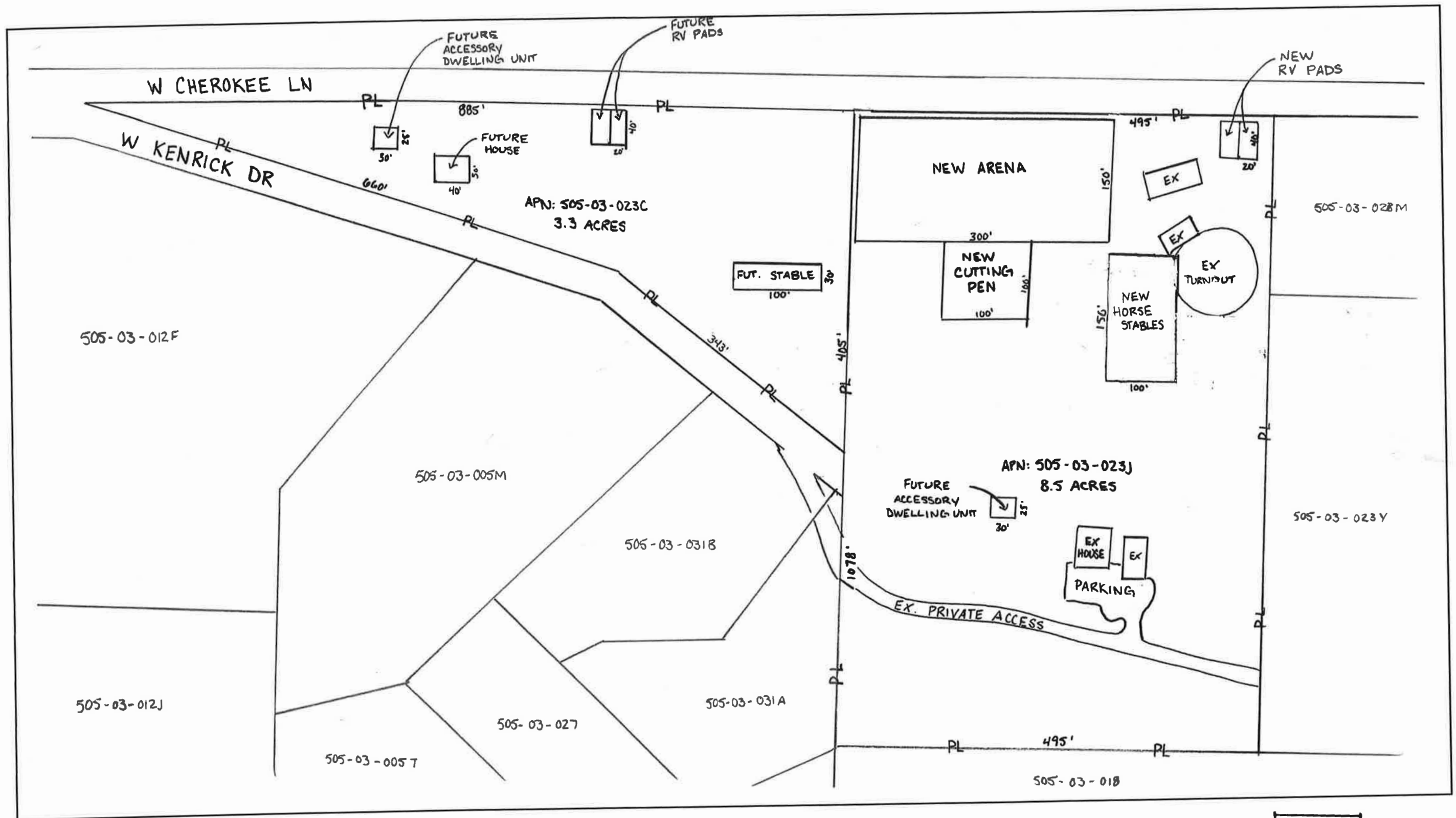
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Urban Planner

Simran Shah
Assistant Planner

Sarah Schiele
Planner Technician

1310 & 32420 Kenrick Drive

Conceptual Site Plan



PROPERTY ADDRESS: 1310 + 32420 KENRICK DRIVE

APNS: 505-03-023J + 505-03-023C

LOT AREA: 516,395 sf / 11.8 acres

EXISTING USE: RURAL RESIDENTIAL / RANCH

PROPOSED USE: RURAL RESIDENTIAL / HORSE BOARDING + TRAINING

ZONING: R1-35

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1310 & 32420 Kenrick Drive
Legal Description

Legal Description

Lot 1

W 495.33F OF N 748F OF NE4 SE4

Lot 2

TH PT N2 NW4 SE4 LY N OF SW R/W LN OF A 40F RD P/DKT 118/492

Unofficial Document

This document prepared by:

20

00

Ga.

After recording return to:

CATHY HIGGINS - PETERSON
PO BOX 20519
WICKENBURG, AZ 85358

-----Above This Line Reserved For Official Use Only-----

BENEFICIARY DEED EXEMPT: A.R.S. § 11-1134 B12

GRANTOR: Cathleen Higgins - Peterson
BENEFICIARIES: JEFFREY PETERSON followed by daughter, Joseph Wood
I (we) Cathleen Higgins Peterson (owner) do hereby convey to JEFFREY PETERSON / Joseph Wood
(grantee beneficiary) (in equal shares, etc.) effective on my (our) death the herein described real property
in MARICOPA County, Arizona.

If a grantee beneficiary predeceases the owner, the conveyance to that grantee beneficiary shall either
(choose one):

- ☒ Become null and void.
☐ Become part of the estate of the grantee beneficiary.

The subject real property is as follows:

Real Property Address: 56006 N 4589 WICKENBURG 85390 / 1310 KENDRICK
TPN:
Real Property Legal Description: W 495.33 F OF N 748 F OF N E 1/4 SEC 5 E 4
505-03-023T

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

Cathleen Higgins - Peterson
Signature of Grantor

STATE OF ARIZONA)

COUNTY OF MARICOPA) ss

The foregoing instrument was acknowledged before me this 24th day of
November 2015 by CATHLEEN HIGGINS PETERSON

Eva M. Smith
NOTARY PUBLIC:

My Commission Expires:

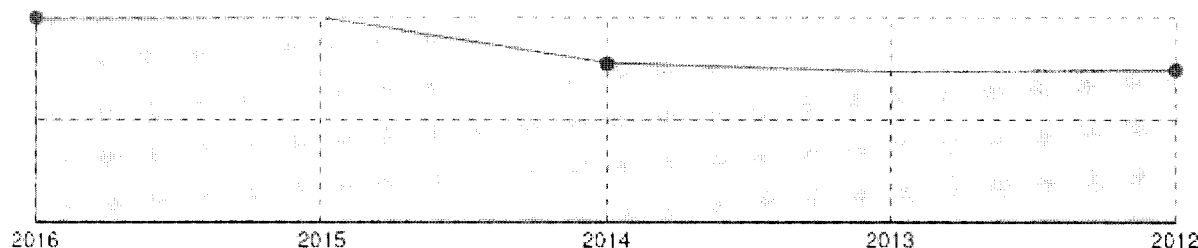


EVA M SMITH
Notary Public - Arizona
Maricopa County
Expires 10/17/2019

505-03-023-JHIGGINS-PETERSON CATHLEEN L**Parcel Type: Residential**56006 N US 89 WICKENBURG 853901310 KENRICK DR.**Property Information**

MCR #: N/A
 Address: 56006 N US 89 WICKENBURG 85390
 Latitude/Longitude: 33.99521983 | -112.75491010
 Description: W 495.33F OF N 748F OF NE4 SE4
 Lot Size (Sq Ft): 370,521
 Zoning: R1-35
 Section, Township, Range: 34 8N 5W
 Market Area/Neighborhood: 11/002
 Subdivision: Not Available
 Lot #: Not Available
 High School District: WICKENBURG UNIFIED #9
 Elementary School District: WICKENBURG UNIFIED SCHOOL DISTRICT
 Local Jurisdiction: WICKENBURG
 Owner: HIGGINS-PETERSON CATHLEEN L
 Mailing Address: 1310 KENRICK DR , WICKENBURG, AZ 85390
 Deed #: 000627803
 Deed Date: August 16, 2000
 Sale Date: None
 Sale Price: \$0

Unofficial Document

Assessor full cash valuation over time**Valuation Data**

Tax Year:	2016	2015	2014	2013	2012
Full Cash Value:	\$170,300	\$170,700	\$133,000	\$125,700	\$127,000
Limited Property Value:	\$146,633	\$139,650	\$133,000	\$125,700	\$127,000
Legal Class:	3	3	3	3	3
Description:	PRIMARY RESIDENCE	PRIMARY RESIDENCE	PRIMARY RESIDENCE	PRIMARY RESIDENCE	OWNER-OCCUPIED RESIDENTIAL
Assessment Ratio:	10%	10%	10%	10%	10%
Assessed FCV:	\$0	\$0	\$13,300	\$12,570	\$12,700
Assessed LPV:	\$14,663	\$13,965	\$13,300	\$12,570	\$12,700
Property Use Code:	8714	8714	8714	8714	8714
PU Description:	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Tax Area Code:	091800	091800	091800	091800	091800

Property Characteristics**Various characteristics about this property**

Construction Year:	1986	Market Area/Neighborhood:	11/002
Pool:	No		
Main Living Area:	1,320		
Detached Living Area:	0		

Improvement Characteristics

Improvement Quality Grade:	Average (0)
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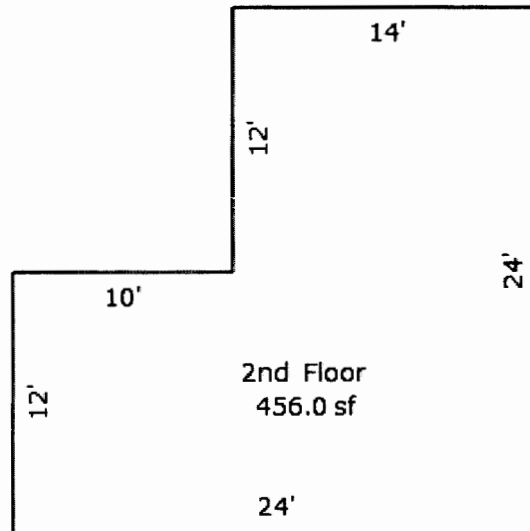
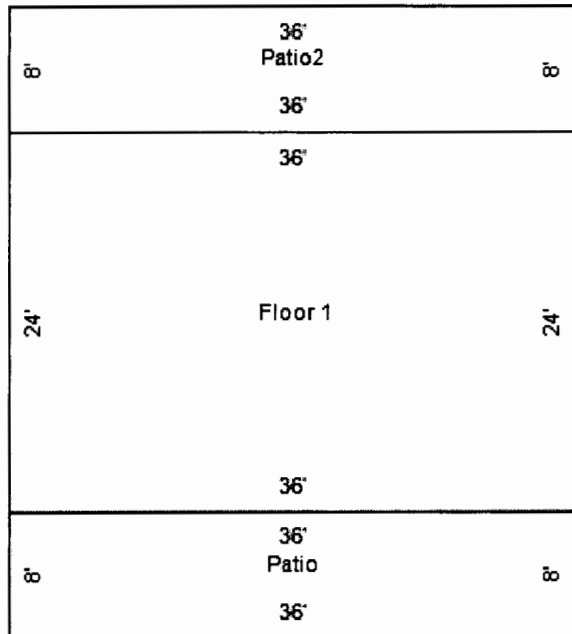
External Property Characteristics

Number of Patios:	2	Number Of Bath Fixtures:	6
Patio Type:	Covered	Number of Garage Stalls:	
Exterior Wall Type:	Frame Wood	Number of Carport Stalls:	
Roof Type:	Concrete Tile	Number of Covered Patios:	2
		Number of Uncovered Patios:	0
Other Structures:	None		

Notice: The values displayed on this page may not reflect constitutional or statutory adjustments.

Property Sketches

Unofficial Document



Unofficial Document

This document prepared by:

20

00

Ga

After recording return to:

CATHY HIGGINS-PETERSON
PO BOX 20519
WICKENBURG, AZ 85358

-----Above This Line Reserved For Official Use Only-----

BENEFICIARY DEED EXEMPT: A.R.S. § 11-1134 B12

GRANTOR:

Cathleen Higgins Peterson

BENEFICIARIES:

JEFFREY PETERSON Followed by DAUGHTER SHAWN KLIMP & SON JOSEPH WOOD

I (we) CATHLEEN HIGGINS PETERSON (owner) do hereby convey to JEFFREY PETERSON / SHAWN KLIMP (grantee beneficiary) (in equal shares, etc.) effective on my (our) death the herein described real property in MARICOPA County, Arizona.

If a grantee beneficiary predeceases the owner, the conveyance to that grantee beneficiary shall either (choose one):

☒ Become null and void.

☐ Become part of the estate of the grantee beneficiary.

The subject real property is as follows:

Real Property Address:

1430 KEDRICK DR WICKENBURG AZ 85390

TPN:

Real Property Legal Description:

TH PT N2 NW4 SE4 LY N OF SW R/W LN OF 505-03-023C A 40F RD P/OKT 118/492

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

Cathleen Higgins Peterson
Signature of Grantor:

STATE OF ARIZONA)

)ss

COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 24th day of November 2015 by CATHLEEN HIGGINS-PETERSON

Eva M. Smith
NOTARY PUBLIC:

My Commission Expires:



EVA M SMITH
Notary Public - Arizona
Maricopa County
Expires 10/17/2019

505-03-023-C**Parcel Type: Land**HIGGINS-PETERSON CATHLEEN L1430 KENRICK DR WICKENBURG 85390**Property Information**

MCR #: N/A
 Address: 1430 KENRICK DR WICKENBURG 85390
 Latitude/Longitude: 33.99201757 | -112.75986198
 Description: TH PT N2 NW4 SE4 LY N OF SW R/W LN OF A 40F RD P/
 DKT 118/492
 Lot Size (Sq Ft): 145,874
 Zoning: R1-35
 Section, Township, Range: 34 8N 5W
 Market Area/Neighborhood: 11/002
 Subdivision: Not Available
 Lot #: Not Available
 High School District: WICKENBURG UNIFIED #9
 Elementary School District: WICKENBURG UNIFIED SCHOOL DISTRICT
 Local Jurisdiction: WICKENBURG
 Owner: HIGGINS-PETERSON CATHLEEN L
 Mailing Address: PO BOX 20519 , WICKENBURG, AZ 85358
 Deed #: 000627803
 Deed Date: August 16, 2000
 Sale Date: None Unofficial Document
 Sale Price: \$0

Valuation Data

Tax Year:	2016	2015	2014	2013	2012
Full Cash Value:	\$70,300	\$45,800	\$50,900	\$46,500	\$46,500
Limited Property Value:	\$48,090	\$45,800	\$50,900	\$46,500	\$46,500
Legal Class:	2	2	2	2	2
Description:	AG / VACANT LAND / NON- PROFIT R/P	AG / VACANT LAND / NON- PROFIT R/P	AG / VACANT LAND / NON- PROFIT R/P	AG / VACANT LAND / NON- PROFIT R/P	AG / VACANT LAND / NON- PROFIT R/P
Assessment Ratio:	15%	16%	16%	16%	16%
Assessed FCV:	\$0	\$0	\$8144	\$7440	\$7440
Assessed LPV:	\$7214	\$7328	\$8144	\$7440	\$7440
Property Use Code:	0011	0011	0011	0011	0011
PU Description:	Vacant Residential Land	Vacant Residential Land	Vacant Residential Land	Vacant Residential Land	Vacant Residential Land
Tax Area Code:	091800	091800	091800	091800	091800

Commercial Characteristics/Improvements

No improvements on record

Notice: The values displayed on this page may not reflect constitutional or statutory adjustments.

Property Sketches

Unofficial Document

