



Bristol, Tennessee

Redevelopment Plan

For

Identified Districts

&

Study Areas

May 2005

**Bristol Tennessee Housing and Redevelopment Authority
Commissioners**

Julie Marion – Chairwomen
Gerald Holmes – Vice Chair
Rita Howard – Commissioner
David Wagner – Commissioner
Lorenzo Wyatt – Commissioner

Redevelopment Task Force Members

David Wagner – BTHRA Commissioner
Sue Ojanen – BTHRA Commissioner (Former)
Steve Scyphers – BTHRA Executive Director
Dr. James Messimer – Mayor, Bristol TN
Jeff Broughton – Mgr., Bristol TN
Mike Sparks – DCM, Bristol TN
Bob Wilson – DCM, Bristol TN
Jim Shaw – Sr. Planner, Bristol TN
Jan Detrick – Comm. Development, Bristol TN
Mayor Richard Venable - Sullivan County Government
Dr. Michael Browder - BTES
Mitch Walters
Alex Andersen, III
Keith Foster
Lynn Butcher
Bill Burriss, Jr.
K. D. Moore
Tracey Harmon
Russell Leonard
Jill Harrison
Roy Matthews
Bill Treadwell
Wayne Sheridan
Jaime Aguayo
Wyndon Gammon, Jr.
Tariq Zaidi
Dave Baldwin – BRHA

Prepared By

[FMC Consulting](#)

Table of Contents

Introduction	1
Redevelopment Districts	13
Greene Property Redevelopment District	13
Southside Shopping Center Redevelopment District.....	23
Downtown CBD Redevelopment District.	33
Volunteer Parkway/Cheers Redevelopment District.	47
Redevelopment Areas	57
Volunteer Parkway South/Old Thomas Bridge Road Redevelopment Area	57
West State Street Commercial Corridor Redevelop Area.....	67
Hill Side/Booher Road Redevelopment Area	79
Weed and Seed Redevelopment Area.....	89
West State/126 Redevelopment Area	115
Selection of Redeveloper and Approval of Redevelopment Plan.	123
Redevelopers Obligation	125
Land Acquisition	127
Relocation of Occupants	129
Land Disposition	131
Financing	135
Plan Amendments.	139
Separability	141
Appendices	
A. Land Acquisition Policy.	A-1
B. Relocation Policy.....	B-1
C. Land Disposition Policy.....	C-1
D. Parcel Information.	D-1



INTRODUCTION

As the City of Bristol, Tennessee, the citizens, and the merchants of the community consider initiating further redevelopment of a part or parts of the community the first question that comes to mind is why. Why spend money redeveloping or improving commercial, industrial, and/or residential areas? There are certainly other activities of the City that deserve public attention. So, why should the City focus specific interest, attention and public dollars on providing improvements to redevelopment areas?

There are several reasons that redevelopment improvements should be undertaken.

Among these are:

1. Improvements increase property values;
2. Commercial areas are the heart of the community;
3. The community needs to protect and preserve past public and private investments;
4. The image presented by the area or areas reflects the community itself;
5. Create Economic Growth;
6. Improve quality of life;
7. Enhance Bristol's tax base;
8. Prevent and/or eliminate slum and blight while affecting people's lives; and
9. Facilitate Private investment.

When obsolete land uses, decaying structures, vacant buildings, and substandard infrastructure renders conservation of a neighborhood as economically infeasible,

redevelopment may be undertaken by the City in consultation with the residents, businesses, and institutions in the area.

A redevelopment plan may consist of acquisition and clearance of all or a portion of a neighborhood, potential rezoning of the land uses and the construction and/or improvement of the streets, sidewalks, utilities and public open spaces in the area.

The Bristol Tennessee Housing and Redevelopment Authority with the advice of the Redevelopment Task Force have identified 13 areas that contain conditions which result in an ineffective use of land or contain factors that limit the areas ability to reach its fullest economic potential. (See attached map of existing Redevelopment Districts, and Study Areas.) Four (4) of these areas are identified as “Redevelopment Districts.” Seven (7) areas are identified as Study Areas, which may be designated as “Redevelopment Districts” at a later date by the BTHRA. Two (2) of the Study Areas were eliminated. These sites, the Mitchell Powers Redevelopment Study Area and American Phoenix Redevelopment Study Area, are industrial sites that could be studied by the Bristol, Tennessee Industrial Development Board for possible redevelopment activity, and may be considered for future redevelopment action as the situation and circumstances warrant. One (1) Study Area, West State/126 Redevelopment Study Area, was not considered blighted as defined by TCA 13-20-200, and is not recommended for redevelopment action.

There have been two (2) areas that have previously been identified as “Redevelopment Districts.” These two areas are discussed in WEST RIDGE PLAZA REDEVELOPMENT AND URBAN RENEWAL PLAN, MAY 2004 and SOUTHGATE PLAZA REDEVELOPMENT AND URBAN RENEWAL PLAN, SEPTEMBER 2004. Copies of these two Plans can be viewed at the Bristol Tennessee Housing and Redevelopment Authority (BTHRA) offices.

TENNESSEE CODE ANNOTATED

Title 13, Chapter 20 of the Tennessee Code Annotated, as amended (TCA) authorizes municipalities to establish and utilize housing, redevelopment and urban renewal authorities to undertake redevelopment and urban renewal projects for the elimination of blight and dilapidated or deteriorating structures within their corporate limits. To that end the Housing and Redevelopment Authority may:

1. Acquire blighted areas;
2. Acquire other real property for the purpose of removing, preventing, or reducing blight, blighting factors, or the causes of blight;
3. Acquire real property where the condition of the title, the diverse ownership of the real property to be assembled, the street or lot layouts, or other conditions, prevent a proper development of the property and where the acquisition of the area by the authority is necessary to carry out a redevelopment plan;

4. Clear any areas acquired and install, construct, or reconstruct streets, utilities, and site improvements essential to the preparation of sites for uses in accordance with the redevelopment plan;
5. Sell or lease land so acquired for uses in accordance with the redevelopment plan; and/or
6. Accomplish a combination of the foregoing to carry out a redevelopment plan.
7. Use any other powers now or hereafter authorized by applicable law.

This document serves as a Redevelopment Plan for each of the Redevelopment Districts identified herein. This Plan provides for the redevelopment of the Redevelopment Districts identified herein in order to eliminate blighted, dilapidated and deteriorated areas that are identified as Redevelopment Districts. Projects, set forth herein, will establish the objectives to be accomplished by the Plan and provide an orderly and fair process for accomplishing the Plan objectives. This Redevelopment Plan document is intended to comply with the requirements of Title 13, Chapter 20, Tennessee Code Annotated and other applicable Tennessee law and should be so construed.

PLAN OBJECTIVES

The purpose of the Redevelopment Plan for Identified Districts & Study Areas is to set forth a Plan that complies with the requirements of TCA 13-20-201, et seq. and provides for the redevelopment of areas more fully described as Redevelopment Districts Projects,

set forth herein, will establish the objectives that provide an orderly and fair process for the implementation of the plan:

1. Eliminate blighted, deteriorating and dilapidated conditions;
2. Address slum and blight influences;
3. Expansion of the property tax base and generation of tax revenue in order to maximize potential for development;
4. The design and construction of the facilities which will result in rejuvenation of commercial, retail, office and residential activity in the project areas;
5. Provision for better and/or more efficient use of land;
6. Provision for development opportunities, which create job opportunities;
7. Maximize the potential for suitable development in areas peripheral to the Redevelopment District;
8. Elimination of obsolete and substandard buildings, inappropriate uses, conditions of blight and blighting influences, inadequate lot sizes, improper design and deleterious land uses;
9. The assemblage of property into larger tracts in order to permit better and more intensive utilization of land;
10. The assemblage of property into larger tracts in order to permit better and more intensive utilization of land;

11. The promotion of architectural continuity in significant buildings and new development;
12. The promotion of a richer cultural environment through the beautification and general improvement; and
13. Promotes replacement of housing stock removed by redevelopment actions.

This Plan represents an endeavor by the City and the BTHRA to formally increase opportunities for the revitalization and redevelopment of identified areas. The City of Bristol, Tennessee will result in a more thriving community.

DEMOGRAPHIC CHARACTERISTICS

The population of the Tri-Cities Region (Johnson City-Kingsport-Bristol TN-VA MSA) increased by 10.6 percent from 1990 to 2000. Sullivan County's population increased by 6.6 percent (143,596 to 153,048) over the same time period while Bristol's population growth was increasing by 5.9 percent, from 23,421 to 24,821 people. Johnson City added approximately 6,100 residents, a 12.3 percent gain, allowing the city to grow to a total of 55,489 people over the same time period, and Kingsport's city population increased by 23.5 percent from 36,365 in 1990 to 44,905 in 2000.

The city is quite mature in age: approximately 45 percent of Bristol's population is over the age of 45, and 18 percent are over 65. Approximately 24 percent of the population is under the age of 19. The increase in the population 45-64 years of age, along with a

decrease in the age of 19 and under and an increase in the 65 and over, suggests there will be a challenge in the retention in the local labor force of high school and college graduates, and a flat trend in the labor force of experienced workers (45-64 age group).

Bristol, TN Median Age

	1970	1980	1990	2000
Total Pop	20,064	23,985	23,421	24,821
Median Age	31.5	34.7	37.7	39.9

Source: U.S. Census of Population, 1970-2000

Demographic Characteristics and Projections for the MSA 2000 & 2005

	2000	2005	% Change
Population	464,538	473,435	1.9%
Households	189,356	196,608	3.8%
Population Age <18	97,676	95,712	-2.0%
Population Age 65+	70,118	71,071	1.4%
Median Household Income	\$32,865.00	\$36,190.00	10.1%
Average Household Income	\$42,820.00	\$48,760.00	13.9%

Source: Economics Research Associates

The manufacturing sector, historically a stronghold of the Tri-City's economy, has weakened significantly over the course of the last ten years. In 1991, manufacturing was the source of more jobs in the MSA than any other sector, employing 53,600 people. By 2000, the number of employees in the sector had dropped 12.9 percent to 46,700. Over the same time period, the trade and services industries expanded significantly. By 2000, both of these industries employed more workers than the manufacturing sector. The services industry employed 48,300 people in 2000 (up 30.9 percent from 1991), and the trade industry had expanded its workforce to 47,600 (up 20.5 percent).

Annual Average Employment by Sector, 1991 – 2000 for the MSA

	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	% Change 1991-2000
Manufacturing	53,600	54,000	53,700	53,700	54,900	53,800	52,700	50,100	48,300	46,700	-12.9%
Transportation & Utilities	6,300	6,600	7,500	7,400	7,600	7,900	7,900	7,800	8,000	8,000	27.0%
Trade	39,500	40,700	41,100	42,300	43,800	44,200	45,000	45,500	46,100	47,600	20.5%
Finance, Ins., Real Estate	5,500	5,600	5,400	5,500	5,700	5,800	6,000	6,900	7,900	7,500	36.4%
Services	36,900	38,900	39,700	41,400	44,000	46,400	48,500	46,700	47,000	48,300	30.9%
State & Local Gov't	22,200	24,200	25,400	26,100	25,900	24,800	24,500	25,600	26,200	26,900	21.2%

Source: Bureau of Labor Statistics

Sullivan County experienced a decline in manufacturing employment as well, slipping 8.9 percent since 1990 to 17,561. The manufacturing sector peaked in the county in 1995, employing 22,759 workers. The effect is that the sector has lost 22.8 percent of its peak workforce in the past five years alone. The services sector has grown to 17,081 over the time period (a 35.2 percent increase), making it the second largest employer in the county as of 2000. Although smaller in absolute terms the percent increases of the transportation and utilities and the construction sectors have been impressive, 39.5 and 24.2 percent respectively.

FACTORS THAT IMPACT GROWTH

Natural features, as well as human activities, affect growth and development. Bristol's natural features include such elements as wetlands, water bodies, and woodlots. These elements, among others, provide a community and its residents a sense of place. The three physical constraints to development are flooding, slope, and soil conditions.

Environmentally sensitive areas are lands whose destruction or disturbance will immediately affect the quality of life of a community. This is exemplified by possibly creating hazards such as flooding or slope erosion, destroying important public resources such as groundwater supplies and surface water, or wasting productive land. Each of the activities effect and can be helpful or detrimental to the general welfare of the community.

THIS PAGE LEFT INTENTIONALLY BLANK

(Map # 1)

Location Map

**Districts
&
Study Areas**

THIS PAGE LEFT INTENTIONALLY BLANK



REDEVELOPMENT DISTRICTS

Greene Property Redevelopment District

DISTRICT DESCRIPTION

The Greene Property Redevelopment District fronts on Volunteer Parkway on the east, Broad Street on the south, 10th Street on the west, and Shelby Street on the north. The District is bisected by Crumley Alley. Some of these parcels are underutilized and have obsolete buildings, layout and design, and are occupied by non-conforming uses. The existing blight, vacant structures, faulty design and dilapidated buildings and grounds, and non-conforming uses would be eliminated by implementation of a Redevelopment Plan. The Greene Property contains some Environmental Protection Agency identified sensitive areas, and is vacant at present. The Redevelopment District contains 25 parcels of which six (6) are residential structures, 11 parcels are vacant and underused. The District contains approximately seven (7) acres valued at \$297,145.00, for an average value of \$42,449.29 per acre. The Greene Property area has a high priority recommendation for designation as a redevelopment district by the Redevelopment Task Force Committee.

The City Codes Enforcement Division has determined through inspections that residential structures at two (2) locations within the District have been found to have structure or

code violations. One third of all the residential structures have been found through inspections to have code violations in the last year.

Based on the foregoing circumstances and conditions, the Board of Commissioners of the Bristol Tennessee Housing and Redevelopment Authority and the City of Bristol, Tennessee City Council has determined that the District is blighted as defined by TCA 13-20-200. The District experiences the following conditions:

1. Deterioration or obsolete buildings.
2. The deterioration of site or other improvements.
3. Faulty arrangement and design and obsolete layout in connection with size, adequacy and landscaping.
4. Environmental issues on property within the District.

It is recommended that the project be redeveloped, rehabilitated and/or renovated in order to correct such blighted, deteriorated and dilapidated conditions. The City and the Authority pledge their support of redevelopment activities and offer their assistance in a public/private partnership with the developer as provided by the Plan.

ZONING AND LAND USE

The redevelopment of the Greene Property Redevelopment District has significant importance to the realization of the redevelopment of the Downtown Bristol area and represents a strategic property due to its location on the Volunteer Parkway, its relationship to the existing service and residential properties, and its visual impact to the citizens and many visitors to the community. The current vacant, dilapidated state has

limited redevelopment of adjacent properties even while located at one of the busiest intersections in the city. Redevelopment will improve the City's tax base, promote the redevelopment of adjacent properties and eliminate a blighting influence on an area of mixed use that is significantly under-developed. This property should continue to be zoned commercial by the City of Bristol and should be considered for a mixed-use development. The development of a parking area consistent with restricted land use could benefit the project and abate existing environmental conditions.

The redevelopment of the District shall comply with the Zoning Ordinance, other rules, laws, ordinances, codes and regulations of the City, including building codes and other ordinances shall apply. Further, the Authority shall review the Plan and any redevelopment plans within the District with appropriate City agencies and officials to ensure that the Plan and the proposed redevelopment activities conform with objectives relating to appropriate land uses, improved traffic flow, public utilities, community facilities and other public improvements. For a more complete description of the requirements and restrictions of the Zoning Ordinances of the City, reference should be made to the Ordinances themselves.

The City and the Authority will cooperate in the planning and construction of improvements to the streets, roadways, sidewalks, curbs and gutters, parking systems, lighting, landscaping and traffic signalization and control.

The Greene Property Redevelopment District is shown on the following maps. Other pertinent data includes the ownership of properties, the acreage, location and appraised

value are available upon request at the Bristol Tennessee Housing and Redevelopment Authority office.

(Map # 2)

Location Map

Greene Property Redevelopment District

THIS PAGE LEFT INTENTIONALLY BLANK

(Map # 3)

Zoning Map

Greene Property Redevelopment District

THIS PAGE LEFT INTENTIONALLY BLANK

(Map # 4)

Utilities Map

Greene Property Redevelopment District

THIS PAGE LEFT INTENTIONALLY BLANK



Southside Shopping Center Redevelopment District

DISTRICT DESCRIPTION

The Southside Shopping Center Redevelopment District originally contained the former Winn-Dixie Grocery Store as the primary anchor, a pharmacy, beauty shop, Tennessee Department of Motor Vehicle License Center, consignment shop, the United States Post Office, and several other small businesses. The Post Office is the only venture still in operation. The Southside Shopping Center area has a high priority for designation as a redevelopment district by the Redevelopment Task Force Committee. The area is located on the Bluff City Highway and Lavinder Lane, and lies southeast of Volunteer Parkway. The Redevelopment District contains 10 parcels of which seven (7) parcels have residential structures. The District contains approximately 22 acres valued at \$1,369,422.00, for an average value of \$62,246.00 per acre.

This area includes Southside Shopping Center and other commercial as well as residential parcels. The Southside Shopping Center Redevelopment Area has come under stress by the relocation of the Winn-Dixie anchor, other businesses, and the expected relocation of the United States Post Office. This area is recognized as having a potential economic return to the City due to the presence of adequate utilities and its location on the Bluff City Highway and proximity to Volunteer Parkway. Delay to the redevelopment of this site will have a deteriorative impact on the adjacent residential area.

The Redevelopment Plan would allow consolidation of parcels of land. Some of these parcels are underutilized, and have non-functional building design and are occupied by nonconforming uses. The existing blighted influence, vacant structures, poor maintenance of buildings and grounds, nonconforming uses would be eliminated by implementation of a Redevelopment Plan. Redevelopment of this area would also provide the opportunity to introduce a common architectural theme and other aesthetic improvements that would serve as a catalyst for adjoining property owners along the Bluff City Highway.

The City Codes Enforcement Division has determined through inspections that there have been commercial Fire Code Violations and commercial Building Code Violations within the District within the last year.

Based on the foregoing circumstances and conditions, the Board of Commissioners of the Bristol Tennessee Housing and Redevelopment Authority and the City of Bristol, Tennessee City Council has determined that the District is blighted as defined by TCA 13-20-200. The District experiences the following conditions:

1. Deterioration or obsolete buildings.
2. The deterioration of site or other improvements.
3. Faulty arrangement and design and obsolete layout in connection with size, adequacy and landscaping.

It is recommended that the project be redeveloped, rehabilitated and/or renovated in order to correct such blighted, deteriorated and dilapidated conditions.

ZONING AND LAND USE

This property should continue to be zoned commercial by the City of Bristol and should be considered for a mixed-use development, combining the needs of office and retail in the overall development of a new center. The redevelopment of this area will achieve the elimination of blight while fostering new economic growth to a retail area that has been substantially harmed with the deterioration of the shopping center. This influence has negatively impacted the adjacent properties. Improvements to the Old Bluff City Highway intersection with Lavender Lane should be incorporated with the redevelopment of this site and its relationship with the adjacent retail developments should be better established through the design of the project. The preservation of the Post Office location would help maintain the identity of the area and provide a known destination to area residents.

The redevelopment of the District shall comply with the Zoning Ordinance, other rules, laws, ordinances, codes and regulations of the City, including building codes and other ordinances shall apply. Further, the Authority shall review the Plan and any redevelopment plans within the District with appropriate City agencies and officials to ensure that the Plan and the proposed redevelopment activities conform with local objectives relating to appropriate land uses, improved traffic flow, public transportation, public utilities, recreation and community facilities and other public improvements and

needs. For a more complete description of the requirements and restrictions of the Zoning Ordinances of the City, reference should be made to the Ordinances themselves.

The City and the Authority will cooperate in the planning and construction of improvements to the streets, roadways, sidewalks, curbs and gutters, parking systems, lighting, landscaping and traffic signalization and control.

The Southside Shopping Center Redevelopment District is shown on the following maps. Other pertinent data includes the ownership of property, the acreage, location and appraised value are available upon request at the Bristol Tennessee Housing and Redevelopment Authority office.

(Map # 5)

Location Map

Southside Shopping Center Redevelopment District

THIS PAGE LEFT INTENTIONALLY BLANK

(Map # 6)

Zoning Map

Southside Shopping Center Redevelopment District

THIS PAGE LEFT INTENTIONALLY BLANK

(Map # 7)

Utilities Map

Southside Shopping Center Redevelopment District

THIS PAGE LEFT INTENTIONALLY BLANK



Downtown Central Business District Redevelopment District

DISTRICT DESCRIPTION

The Downtown Central Business District (CBD) Redevelopment District represents the heart of Bristol. A Downtown is the symbolic center of the community. It is the downtown that maintains the City's pulse. On an area-wide basis, probably more influential decisions and business transactions take place in the Downtown than any other area of the community. The Downtown is a high priority area for designation as a redevelopment district by the Redevelopment Task Force Committee.

Over the years, both public and private interests have invested in the Downtown. Private individuals have established buildings and businesses in the Downtown and the City has provided services for these buildings and businesses. The City has provided streets, sewer, water, parking and sidewalks to the commercial corridor. Even with the demise of the area the streets, sewer lines, water lines and drainage system would still need maintenance. For businesses to continue operation, efficient services must be available.

The commercial core or the CBD is highly visible and is a key to the image of Bristol. One must ask, is the Downtown clean and neat? Is it cluttered? Are buildings and lots occupied or vacant? Are there people in the Downtown? Is signage appealing and helpful? If the Downtown looks well maintained and active, the image of the city will be viewed the same. The image of the Downtown reflects upon the community as a whole.

A vital commercial core indicates a vital community; a community that is a good place to live and work. Such a community has better odds of attracting new businesses and maintaining a strong tax base.

With the many roads, public utilities and public properties in Downtown, it will always be a high maintenance area. With an economically viable commercial core, the tax dollars generated by its businesses will more than pay for the provisions of public services. Without a viable Downtown, the area becomes a tax drain, taking general fund moneys from other areas to support ailing infrastructure. Because of past investments made in the Downtown, it is imperative that the community ensure that the commercial core remains vital so that it is a contributor to the economy, not a drain upon public revenues. Bristol, TN has recognized these points as stated in the BRISTOL, TENNESSEE TRANSPORTATION & LAND USE STUDY, Draft prepared by Allen & Hoshall "...a Plan for improvements to specific locations within the central business district, in the form of the Civic Framework Plan. That plan addresses the potential for a number of important locations within the CBD, all of which are candidates for investment as contributing elements of a more viable central business district. The City might benefit from an incentive program associated with the CBD which commits to either a set value of public improvements associated with a defined level of private investment, or to specific (e.g., street furniture, landscaping, signs, investment in a "Wi-Fi" area) improvements related to defined levels of private investment."

The Downtown Redevelopment District is generally bounded by Volunteer Parkway on the west, State Street on the north, to the east is Edgemont Avenue, and Anderson Street on the south. The District contains approximately 39 acres divided into 14 city blocks. 136 parcels of property valued at \$13,865,500.00, for an average value per acre of \$355,526.00. As such, the downtown is a large and important sector of the city.

The Downtown commercial area consists of the city's central business district and is characterized by single ownership and single structures occupying one or more parcels. Many of the structures are obsolete and physically deteriorated. The City Codes Enforcement Division has determined through inspections that there have been Fire Code Violations at fourteen (14) commercial locations. In addition, there have been Building Code Violations concerning commercial structures at fourteen (14) locations within the District. The City Codes Enforcement Division noted that there has been demolition of two commercial structures, and one commercial condemnation. The Better Property Board has considered one code violation in a downtown commercial building.

The District also contains vacant or partially vacant structures; the overall state of repair of these buildings creates a condition that could be dangerous to the persons and property within the district and projects a negative image of the City. Improvements to the Downtown benefit both property owners and the whole community. As property values increase, so do tax revenues and resale values of property. Increasing property values creates a good investment and reinvestment atmosphere.

The Downtown area is faced with an extraordinary situation, Bristol Tennessee's State Street borders with and in fact, shares frontage on the north with Bristol, Virginia State Street. This circumstance requires uncommon cooperation, coordination, and diplomacy with Bristol's sister city. Many of the older buildings in the CBD are not compliant with the existing building codes and safety requirements, and are obsolete in design. These older buildings have physical limitations and have poor access because they do not have adequate elevators or handicap accessibility. The Downtown area has been faced with economic trends that have been affecting other urban cores across the nation – namely a flight of retail dollars from downtown offices and shopping to suburban shopping, strip centers and office parks. Capital reinvestment in Downtown properties has been below desired levels, however recent property transfers and the redevelopment of select properties have taken place and have had a positive influence on other properties. Some tenants of the downtown have departed. These underutilized structures and partially vacant buildings and various code violations have had a negative impact on the Downtown, creating a situation where it becomes ever more difficult to serve the commercial and service needs of today's market. Redevelopment is required for the elimination of blighting influences and the removing, preventing and reducing existing blight in the District.

Based on the foregoing circumstances and conditions, the Board of Commissioners of the Bristol Tennessee Housing and Redevelopment Authority and the City of Bristol, Tennessee City Council has determined that the District is blighted as defined by TCA 13-20-200. It is recommended that the project be redeveloped, rehabilitated and/or

renovated in order to correct such blighted, deteriorated and dilapidated conditions. The City and the Authority pledge their support of redevelopment activities and offer their assistance in a public/private partnership with the developer as provided by the Plan.

The District experiences the following conditions:

1. Deterioration or obsolete buildings.
2. The deterioration of site or other improvements.
3. Faulty arrangement and design and obsolete layout in connection with size, adequacy and landscaping.

It is recommended that the area be redeveloped, rehabilitated and/or renovated in order to correct such blighted, deteriorated and dilapidated conditions. The City and the Authority pledge their support of redevelopment activities and offer their assistance in a public/private partnership with the developer as provided by the Plan.

ZONING AND LAND USE

The redevelopment of the Bristol Downtown is critical for the economic revitalization of the community. A successful redevelopment plan for this area will provide significant economic benefits and improve the tax base, but will also improve the overall quality of life, influence and encourage private investment and help strengthen the identity of the community while aiding efforts to promote tourism and an appreciation of the culture of this area. Improved parking and a downtown streetscape plan should be developed and implemented.

The area should be zoned to allow a full mixture of uses, including the allowance for limited low-impact industrial uses, residential and retail uses. The current zoning pattern

should be amended to reflect the growing opportunities for redevelopment, and the current zoning ordinance amended. It is further recommended that consideration be given by the City of Bristol, Tennessee to establish Historic Zoning provisions for the downtown area. This type of zoning can be an invaluable asset of redevelopment. Though historic zoning overlay controls the City can protect and preserve the historical and architectural value of structures located with the downtown by regulating the exterior of structures. The general purpose of Historic Zoning in Tennessee is to ensure compatibility with and between structures. This will help stabilize and improve property values, and to foster civic pride through a sense of place. This makes Historic Zoning an outstanding match with redevelopment activities.

The redevelopment of the District shall comply with the Zoning Ordinance, other rules, laws, ordinances, codes and regulations of the City, including building codes and other ordinances shall apply. Further, the Authority shall review the Plan and any redevelopment plans within the District with appropriate City agencies and officials to ensure that the Plan and the proposed redevelopment activities conform with local objectives relating to appropriate land uses, improved traffic flow, public transportation, public utilities, recreation and community facilities and other public improvements and needs. For a more complete description of the requirements and restrictions of the Zoning Ordinances of the City, reference should be made to the Ordinances themselves.

The City and the Authority will cooperate in the planning and construction of improvements to the streets, roadways, sidewalks, curbs and gutters, parking systems, lighting, landscaping and traffic signalization and control.

The Downtown Central Business District Redevelopment District is shown on the following maps. Other pertinent data includes the ownership of properties, the acreage, location and appraised value are available upon request at the Bristol Tennessee Housing and Redevelopment Authority office.

THIS PAGE LEFT INTENTIONALLY BLANK

State Street
State Street
Shelby Street
et
6th Street
7th Street
8th Street
Anderson Street
Volunteer Parkway
Edgemont Avenue
5th Street
t
9th Street
Broad
Street
Locust Street
Windsor Avenue
Beecham Street
Crumley Alley
Bank Street
Olive Street
West State Street
Alab
ama Street
Liberty Alley
Ralph Peer Street
5th
Street
Ande
rson Street
Broad Street

City of Bristol Tennessee Downtown CBC Redevelopment District

Legend

Downtown CBC Scale: 1" = 300' Date: 3/30/2005

300 0 300 150

Feet

Drwn By: j.l.t.

Location Map

THIS PAGE LEFT INTENTIONALLY BLANK

(Map # 9)

Zoning Map

Downtown Central Business District Redevelopment District

THIS PAGE LEFT INTENTIONALLY BLANK

(Map # 10)

Utilities Map

Downtown Central Business District Redevelopment District

THIS PAGE LEFT INTENTIONALLY BLANK



Volunteer Parkway/Cheers Redevelopment District

DISTRICT DESCRIPTION

The Volunteer Parkway/Cheers Redevelopment District contained the former Cheers Restaurant and before that, at the same location, the old Wooden Nickel Restaurant. The District is bounded by Volunteer Parkway on the east, Vance Drive on the north, and residential property fronting on Holston Drive on the west. It is recommended that The Volunteer Parkway/Cheers area be established as a high priority area for designation as a redevelopment district due to the location's high visibility along the City's major north/south transportation route. The Redevelopment District contains no residential structures although it is adjacent to a stable residential neighborhood. The District

contains approximately 2 acres divided into 3 parcels of property valued at \$414,080.00 for an average value of \$207,040.00 per acre.

The redevelopment site is composed of two existing buildings, a nightclub and an obsolete and dilapidated structure located on a narrow and difficult to develop site. Topographical conditions currently impact the utility of the site and increase its impact to adjacent residential areas. However, these same characteristics may present unique possibilities for innovation. The site is underutilized has a non-functional building, and the current existing use does not maximize the economic value of the site and has a significant impact to adjoining properties. The Plan would allow for creation of larger high quality commercial development. The existing blighted influence, inadequate lot sizes, poor maintenance of buildings and grounds, would be eliminated by implementation of a Redevelopment Plan. Delay to the redevelopment of this site will have a deteriorative impact on a major gateway into the downtown and adjoining property.

Redevelopment would allow and promote the better utilization of the underdeveloped site and non-functional building. Redevelopment of this area would also provide the opportunity to introduce a common architectural theme and other aesthetic improvements that would serve as a catalyst for adjoining property owners, and the elimination of a very visible eyesore.

The City Codes Enforcement Division has determined through inspections that there has been a commercial Fire Code Violation during the previous year and issues related to alcohol have had to be heard before the Bristol Tennessee Beer Board.

Based on the foregoing circumstances and conditions, the Board of Commissioners of the Bristol Tennessee Housing and Redevelopment Authority and the City of Bristol, Tennessee City Council has determined that the District is blighted as defined by TCA 13-20-200. The District experiences the following conditions:

1. Deterioration or obsolete buildings.
2. The deterioration of site or other improvements.
3. Faulty arrangement and design and obsolete layout in connection with size, adequacy and landscaping.

It is recommended that the project be redeveloped, rehabilitated and/or renovated in order to correct such blighted, deteriorated and dilapidated conditions. The City and the Authority pledge their support of redevelopment activities and offer their assistance in a public/private partnership with the developer as provided by the Plan.

ZONING AND LAND USE

The Volunteer Parkway/Cheers Redevelopment District should continue as a commercial retail development. The adjacent commercial development and the proximity of Volunteer Parkway and the attendant utilities require the use of this property retain its commercial character. The redevelopment of the District will substantially affect the adjacent residential properties and, with proper design, should serve to improve property

values and eliminate current blighting activities on the site. Maintenance of limited access to Volunteer Parkway and possible topographic changes will be important to the ultimate reuse of this site.

The redevelopment of the District shall comply with the Zoning Ordinance, other rules, laws, ordinances, codes and regulations of the City, including building codes and other ordinances shall apply. Further, the Authority shall review the Plan and any redevelopment plans within the District with appropriate City agencies and officials to ensure that the Plan and the proposed redevelopment activities conform with local objectives relating to appropriate land uses, improved traffic flow, public transportation, public utilities, recreation and community facilities and other public improvements and needs. For a more complete description of the requirements and restrictions of the Zoning Ordinances of the City, reference should be made to the Ordinances themselves.

The City and the Authority will cooperate in the planning and construction of improvements to the streets, roadways, sidewalks, curbs and gutters, parking systems, lighting, landscaping and traffic signalization and control.

The Volunteer Parkway/Cheers Redevelopment District is shown on the following maps. Other pertinent data includes the ownership of properties, the acreage, location and appraised value are available upon request at the Bristol Tennessee Housing and Redevelopment Authority office.

(Map # 11)

Location Map

Volunteer Parkway/Cheers Redevelopment District

THIS PAGE LEFT INTENTIONALLY BLANK

(Map # 12)

Zoning Map

Volunteer Parkway/Cheers Redevelopment District

THIS PAGE LEFT INTENTIONALLY BLANK

(Map # 13)

Utilities Map

Volunteer Parkway/Cheers Redevelopment District

THIS PAGE LEFT INTENTIONALLY BLANK



REDEVELOPMENT STUDY AREAS

Volunteer Parkway South/Old Thomas Bridge Road Study Area

AREA DESCRIPTION

The Volunteer Parkway South/Old Thomas Bridge Road Redevelopment–Study Area contains a portion of the Tri-Cities Auto Parts operation. A large portion of the Redevelopment-Study Area was occupied with inoperable vehicles for parts, and vacant underutilization of the land. As reported in the Bristol Herald Courier “... a luxury housing development to be named Raceday Center Condominiums, a luxury housing

development will be constructed in four phases and when complete will include 120 homes.” Extensive grading has taken place on site. The area is bounded by Volunteer Parkway on the east, Old Thomas Bridge Road on the south. The Redevelopment-Study Area contains no residential structures although it is located adjacent to a stable residential neighborhood. The Area contains approximately 58 acres divided into six (6) parcels of property valued at \$373,075.00, for an average value of \$6,432.00 per acre. Note: The 2005 Sullivan County reappraisal of this area substantially increased from the values above due to the purchase and preliminary site development of a significant property within the Study Area. For continuity, the pre-2005 appraisal has been utilized.

The Redevelopment Plan would allow consolidation of multiple parcels of land if required. The Plan would provide and promote the creation of larger high quality residential and commercial developments. The existing underutilized land, and marginal controlled vehicular access and topographic conditions along Volunteer Parkway would be eliminated by implementation of a Redevelopment Plan. Redevelopment of this area would also provide the opportunity to introduce aesthetic improvements that would serve as a catalyst for adjoining property along this gateway into the community.

Based on the foregoing circumstances and conditions, the Board of Commissioners of the Bristol Tennessee Housing and Redevelopment Authority and the City Council of the City of Bristol has determined that the Area is blighted as defined by TCA 13-20-200. It is recommended that when appropriate the project be redeveloped, rehabilitated and/or renovated in order to correct such blighted, deteriorated and dilapidated conditions. The

City and the Authority pledge their support of redevelopment activities and offer their assistance in a public/private partnership with the developer as provided by the Plan.

ZONING AND LAND USE

The Volunteer Parkway South/Old Thomas Bridge Road Redevelopment Study Area represents a site that is currently in transition. The early acquisition and transformation of a major portion of the site for a mixed-use development specializing in race-related land uses has begun. However, the site continues to contain uses not in character with the surrounding new residential, commercial and entertainment related land uses. One site remains construction related and two parcels remain automotive repair and parts sales facilities. The ultimate redevelopment of this site should maintain the current mixed use commercial, office and residential use of the property. The continued investment and development of the Bristol Motor Speedway establishes the opportunity for race and entertainment related development while substantially improving the local tax base, allowing an exposure to a world audience, and continued economic growth for the surrounding properties. Substantial investments in public and private projects should be preserved by the continued zoning for general commercial development. A special zoning or overlay district should be considered to allow mixed-use commercial, residential and service uses to develop in planned interrelated developments.

The redevelopment of the Area shall comply with the Zoning Ordinance, other rules, laws, ordinances, codes and regulations of the City, including building codes and other ordinances shall apply. Further, the Authority shall review the Plan and any

redevelopment plans within the Study Area with appropriate City agencies and officials to ensure that the Plan and the proposed redevelopment activities conform with local objectives relating to appropriate land uses, improved traffic flow, public transportation, public utilities, recreation and community facilities and other public improvements and needs. For a more complete description of the requirements and restrictions of the Zoning Ordinances of the City, reference should be made to the Ordinances themselves.

The City and the Authority will cooperate in the planning and construction of improvements to the streets, roadways, sidewalks, curbs and gutters, parking systems, lighting, landscaping and traffic signalization and control.

The Volunteer Parkway South/Old Thomas Bridge Road Redevelopment–Study Area is shown on the following maps. Other pertinent data includes the ownership of properties, the acreage, location and appraised value are available upon request at the Bristol Tennessee Housing and Redevelopment Authority office.

(Map # 26)

Location Map

**Volunteer Parkway South/Old Thomas Bridge Road
Redevelopment Study Area**

THIS PAGE LEFT INTENTIONALLY BLANK

(Map # 27)

Zoning Map

**Volunteer Parkway South/Old Thomas Bridge Road
Redevelopment Study Area**

THIS PAGE LEFT INTENTIONALLY BLANK

(Map # 28)

Utilities Map

**Volunteer Parkway South/Old Thomas Bridge Road
Redevelopment Study Area**

THIS PAGE LEFT INTENTIONALLY BLANK



West State Street Commercial Corridor Redevelopment Study Area

AREA DESCRIPTION

The West State Street Commercial Corridor Redevelopment Study Area is located on approximately .7 miles on the south side of the West State Street commercial corridor and includes the adjoining residential area. The area is bounded by West State Street on the north, Volunteer Parkway on the east, Shelby Street on the south, and 17th Street on the west. The Redevelopment Study Area contains 32 residential structures and is located adjacent to two other redevelopment areas; the Weed and Seed Redevelopment

Area and the Greene Property Redevelopment District. The Area contains approximately 28 acres divided into seven (7) city blocks. There are 106 parcels of property valued at \$3,119,685.00, for an average value of \$111,417.00 per acre.

The Redevelopment Plan would allow consolidation of many small parcels of land. Some of these parcels are underutilized, have non-functional building design and are occupied by nonconforming uses. The Plan would allow for creation of larger high quality commercial developments. The existing blighted influence, inadequate lot sizes, poor maintenance of buildings and grounds, marginal vehicular access and topographic conditions, particularly along West State Street, would be eliminated by implementation of a Redevelopment Plan. Redevelopment of this area would also provide the opportunity to introduce a common architectural theme and other aesthetic improvements, which would serve as a catalyst for new investment by adjoining property owners along this gateway into the community.

West State Street divides Bristol, Tennessee with Bristol, Virginia creating an unusual situation. The city must utilize uncommon cooperation, coordination, and diplomacy with its sister city due to the dual role of traffic management, land use zoning, access control, etc. The improvement of the traffic carrying capacity of State Street should be a priority objective of both municipal governments.

The City Codes Enforcement Division has determined through inspections that residential structures at 10 locations within the Study Area are found to have structure or Code

Violations, and there have been Fire Code Violations at seven commercial locations. There has been one residential structure Demolition during the past year.

Based on the foregoing circumstances and conditions, the Board of Commissioners of the Bristol Tennessee Housing and Redevelopment Authority and the City of Bristol, Tennessee City Council has determined that the Redevelopment Area is blighted as defined by TCA 13-20-200. It is recommended that the project be redeveloped, rehabilitated and/or renovated in order to correct such blighted, deteriorated and dilapidated conditions. The City and the Authority pledge their support of redevelopment activities and offer their assistance in a public/private partnership with the developer as provided by the Plan.

The Area experiences the following conditions:

1. Deterioration or obsolete buildings.
2. The deterioration of site or other improvements.
3. Faulty arrangement and design and obsolete layout in connection with size, adequacy and landscaping.
4. The need for improved off-street parking areas.
5. Conflict of land uses.

It is recommended that the project be redeveloped, rehabilitated and/or renovated in order to correct such blighted, deteriorated and dilapidated conditions and to foster the economic growth of the area. The City and the Authority pledge their support of

redevelopment activities and offer their assistance in a public/private partnership with the developer as provided by the Plan.

ZONING AND LAND USE

The current commercial zoning of the area should be continued but consideration of establishing zoning requirements consistent with the setbacks, structure location and signage currently found in the area should be made. The impact to adjacent residential properties to the south of the commercial strip should be considered when redevelopment plans are reviewed. While initially one of the principal commercial corridors to the community, the current land use represents an underutilization of valuable commercial properties. Plans should be facilitated that combine parcels for expanded uses, the establishment of off-street parking and more modern commercial development. However, the multitude of small commercial structures could be developed into specialty stores provided improvements are made to traffic movement on State Street and greater off-street parking made available to the public. Plans by both cities should emphasize improving the traffic flow on State Street and a unified parking off-street parking plan could be the impetus for redevelopment projects.

The redevelopment of the Area shall comply with the Zoning Ordinance, other rules, laws, ordinances, codes and regulations of the City, including building codes and other ordinances shall apply. Further, the Authority shall review the Plan and any redevelopment plans within the Area with appropriate City agencies and officials to ensure that the Plan and the proposed redevelopment activities conform with local

objectives relating to appropriate land uses, improved traffic flow, public transportation, public utilities, recreation and community facilities and other public improvements and needs. For a more complete description of the requirements and restrictions of the Zoning Ordinances of the City, reference should be made to the Ordinances themselves.

The City and the Authority will cooperate in the planning and construction of improvements to the streets, roadways, sidewalks, curbs and gutters, parking systems, lighting, landscaping and traffic signalization and control.

The City and the Authority pledge their support of redevelopment activities and offer their assistance in a public/private partnership with the developer as provided by the Plan.

The West State Street Commercial Corridor Redevelopment Study Area is shown on the following maps. Other pertinent data includes the ownership of properties, the acreage, location and appraised value are available upon request at the Bristol Tennessee Housing and Redevelopment Authority office.

THIS PAGE LEFT INTENTIONALLY BLANK

(Map # 20)

Location Map

**West State Street Commercial Corridor Redevelopment Study
Area**

THIS PAGE LEFT INTENTIONALLY BLANK

(Map # 21)

Zoning Map

**West State Street Commercial Corridor Redevelopment Study
Area**

THIS PAGE LEFT INTENTIONALLY BLANK

(Map # 22)

Utilities Map

**West State Street Commercial Corridor Redevelopment Study
Area**

THIS PAGE LEFT INTENTIONALLY BLANK



Hill Side/Booher Road Redevelopment Study Area

AREA DESCRIPTION

The Hill Side/Booher Road Redevelopment Study Area contains vacant parcels and undersized lots that are non-conforming to the City's minimum standards for residential development. The Hill Side/Booher area is lacking of adequate utilities within the interior of the redevelopment area. The area's street system is substandard as established by the City's minimum standards for development. The area is bounded by the Corporate Limits on the north, (the Virginia properties are middle-class residential in nature), Booher Road on the east, Hillside Avenue on the west and south. The Redevelopment Study Area contains a few residential structures and is located adjacent King College property and other residential neighborhoods. The area contains approximately 369 acres divided into 119 parcels of property valued at \$317,100.00, or an average value of \$859.00 per acre.

The Redevelopment Plan would allow consolidation of many small parcels of land. Most of these parcels are underutilized. The Plan would allow for the better utilization of property and development. The existing inadequate lot sizes, poor maintenance of buildings and grounds, and substandard vehicular access would be eliminated by implementation of a Redevelopment Plan.

The Codes Enforcement Division, Bristol Tennessee Fire Department has determined through inspections that residential structures at two locations within the Area are found to have structure or code violations.

Based on the foregoing circumstances and conditions, the Board of Commissioners of the Bristol Tennessee Housing and Redevelopment Authority and the City of Bristol, Tennessee City Council has determined that the Redevelopment is blighted as defined by TCA 13-20-200. It is recommended that the project be redeveloped, rehabilitated and/or renovated in order to correct such blighted, deteriorated and dilapidated conditions. The City and the Authority pledge their support of redevelopment activities and offer their assistance in a public/private partnership with the developer as provided by the Plan.

The Area experiences the following conditions:

1. Deterioration or obsolete buildings.
2. The deterioration of site or other improvements.
3. Faulty arrangement and design and obsolete layout in connection with size, adequacy and landscaping.
4. Multiple substandard lots with fragmented ownership.
5. A lack of safe and efficient access.
6. Inadequate utilities and storm drainage system.

It is recommended that the project be redeveloped, rehabilitated and/or renovated in order to correct such blighted, deteriorated and dilapidated conditions. The City and the

Authority pledge their support of redevelopment activities and offer their assistance in a public/private partnership with the developer as provided by the Plan.

ZONING AND LAND USE

The zoning of the Hill Side/Booher Road Redevelopment Study Area should allow for single and multiple family units developed in a unified manner. Plans should include the provision of adequate open space and the preservation of the existing forest tree cover. Access to the Booher Road is essential for the redevelopment of the site, and with proper design would improve the residential access of the adjacent Ruth and Mary Street area. The redevelopment of this multi-parcel site could improve the quality of life of the surrounding area and foster improved residential maintenance and rehabilitation for the surrounding residential community. Community Development Block Grant funding has assisted housing in this residential area to eliminate slum and blight. Continued improvements to the public infrastructure are needed to help eliminate slum and blight from the area.

The redevelopment of the Study Area shall comply with the Zoning Ordinance, other rules, laws, ordinances, codes and regulations of the City, including building codes and other ordinances shall apply. Further, the Authority shall review the Plan and any redevelopment plans within the Area with appropriate City agencies and officials to ensure that the Plan and the proposed redevelopment activities conform with local objectives relating to appropriate land uses, improved traffic flow, public transportation, public utilities, recreation and community facilities and other public improvements and

needs. For a more complete description of the requirements and restrictions of the Zoning Ordinances of the City, reference should be made to the Ordinances themselves.

The City and the Authority will cooperate in the planning and construction of improvements to the streets, roadways, sidewalks, curbs and gutters, parking systems, lighting, landscaping and traffic signalization and control. Should the temporary relocation of persons living in this area be required, all relocations would be in conformance with the Relocation Policy of the Bristol Tennessee Housing and Redevelopment Authority.

The Hill Side/Booher Road Redevelopment Study Area is shown on the following maps. Other pertinent data includes the ownership of properties, the acreage, location and appraised value are available upon request at the Bristol Tennessee Housing and Redevelopment Authority office.

(Map # 14)

Location Map

Hill Side/Booher Road Redevelopment Study Area

THIS PAGE LEFT INTENTIONALLY BLANK

(Map # 15)

Zoning Map

Hill Side/Booher Road Redevelopment Study Area

THIS PAGE LEFT INTENTIONALLY BLANK

(Map # 16)

Utilities Map

Hill Side/Booher Road Redevelopment Study Area

THIS PAGE LEFT INTENTIONALLY BLANK



Weed and Seed Redevelopment Study Area

AREA DESCRIPTION

The Weed and Seed Redevelopment Study Area is primarily a residential neighborhood that is currently undergoing considerable social-economic pressure, and has experienced an increase in reported crime in recent years. This area has long needed assistance in reversing the apparent deterioration and loss of investment. The area contains multi-family, single-family, and commercial development with deterioration of structures. The area is bounded by the West State Street Redevelopment Area on the north, Volunteer Parkway on the east, vacant property and additional residential property on the south, and Peters Street on the west. The Area contains approximately 141 acres divided into 36 blocks. 600 parcels of property valued at \$8,519,285.00, for an average value of \$60,420.00 per acre.

The Redevelopment Plan would allow consolidation of many small parcels of land. Some of these parcels are underutilized, have non-functional building design and are occupied by nonconforming uses. The Plan would allow for creation of larger high quality commercial and residential developments. The Weed and Seed Redevelopment Area represents eight (8) percent of the city's population, but accounts for 30 percent of reported crime in the city, the highest crime rate in the city. The Background Report Anderson Neighborhood Weed & Seed Bristol, TN, July 2004, states "...drug crimes were down by 52 percent from the 1997 -1999 yearly averages, a significant achievement especially in light of the well-founded correlation between drug crimes and other serious

offenses. However, there has been an increase in prescription drug abuse, which the site has received funding to address. Aggravated assaults were down by 61 percent and vandalism, destruction, and damage by 50 percent...there were fewer crimes.” While this is major positive progress and accomplishment in reducing crime in the Weed and Seed Redevelopment Area the crime rate is still a blighting influence. According to the Application for Year Four Funding – October 1, 2004 to September 30, 2005, “...there were 32 arrests for drug crime, a reduction from past years. Although violent crime has reduced in the Weed and Seed Redevelopment Area the data still supports the fact that most crime citywide is occurring in this Area.” The existing blighted influence, inadequate lot sizes, poor maintenance of buildings and grounds, marginal vehicular access, crime, and topographic conditions would be improved or eliminated by implementation of a Redevelopment Plan.

The City Codes Enforcement Division has determined through inspections that residential structures at 55 locations within the Area were found to have structure or code violations, and three residential structures had Fire Code Violations. There has been demolition of two residential structures, and condemnation to four residential buildings.

Based on the foregoing circumstances and conditions, the Board of Commissioners of the Bristol Tennessee Housing and Redevelopment Authority and the City of Bristol, Tennessee City Council has determined that the Redevelopment Area is blighted as defined by TCA 13-20-200. It is recommended that the project be redeveloped, rehabilitated and/or renovated in order to correct such blighted, deteriorated and

dilapidated conditions. The City and the Authority pledge their support of redevelopment activities and offer their assistance in a public/private partnership with the developer as provided by the Plan.

The District experiences the following conditions:

1. Deteriorated or obsolete buildings.
2. The deterioration of site or other improvements.
3. Faulty arrangement and design and obsolete layout in connection with size, adequacy and landscaping.
4. Intermingled single family and multiple-family residential structures with a large transient population.
5. Land use conflicts.
6. Inadequate public infrastructure.

It is recommended that the project be redeveloped, rehabilitated and/or renovated in order to correct such blighted, deteriorated and dilapidated conditions. The City and the Authority pledge their support of redevelopment activities and offer their assistance in a public/private partnership with the developer as provided by the Plan.

ZONING AND LAND USE

The Weed and Seed Redevelopment Study Area should be rezoned to accommodate the majority land use within specific portions of the Study Area. A considerable portion of the area would benefit by the application of single-family residential zoning standards designed to replicate the lot size and setbacks predominant in the sub-area. A stringent code enforcement program should be maintained to ensure compliance, and vacant

structures should meet the City Building Code prior to re-occupancy. Land use decisions should follow currently land uses rather than follow previous zoning decisions that have encouraged the division of existing large houses into rental apartments and scattered commercial uses. Redevelopment plans proposed within this area should encourage the development of new residential dwellings in the density and scale of housing found in this area. The improvement of the public infrastructure should be continued through the City's capital budget process.

The redevelopment of the District shall comply with the Zoning Ordinance, other rules, laws, ordinances, codes and regulations of the City, including building codes and other ordinances shall apply. Further, the Authority shall review the Plan and any redevelopment plans within the District with appropriate City agencies and officials to ensure that the Plan and the proposed redevelopment activities conform with local objectives relating to appropriate land uses, improved traffic flow, public transportation, public utilities, recreation and community facilities and other public improvements and needs. For a more complete description of the requirements and restrictions of the Zoning Ordinances of the City, reference should be made to the Ordinances themselves.

The City and the Authority will cooperate in the planning and construction of improvements to the streets, roadways, sidewalks, curbs and gutters, parking systems, lighting, landscaping and traffic signalization and control. Should the temporary relocation of persons living in this area be required, all relocations would be in

conformance with the Relocation Policy of the Bristol Tennessee Housing and Redevelopment Authority.

The Weed and Seed Redevelopment Study Area is shown on the following maps. Other pertinent data includes the ownership of property, the acreage, location and appraised value are available upon request at the Bristol Tennessee Housing and Redevelopment Authority office.

THIS PAGE LEFT INTENTIONALLY BLANK

(Map # 17)

Index Map

Weed and Seed Redevelopment Study Area

THIS PAGE LEFT INTENTIONALLY BLANK

(Map # 18)

Location Map Sh. 1

Weed and Seed Redevelopment Study Area

THIS PAGE LEFT INTENTIONALLY BLANK

(Map # 19)

Location Map Sh. 2

Weed and Seed Redevelopment Study Area

THIS PAGE LEFT INTENTIONALLY BLANK

(Map # 20)

Location Map Sh. 3

Weed and Seed Redevelopment Study Area

THIS PAGE LEFT INTENTIONALLY BLANK

(Map # 21)

Zoning Map Sh. 1

Weed and Seed Redevelopment Study Area

THIS PAGE LEFT INTENTIONALLY BLANK

(Map # 22)

Zoning Map Sh. 2

Weed and Seed Redevelopment Study Area

THIS PAGE LEFT INTENTIONALLY BLANK

(Map # 23)

Zoning Map Sh. 3

Weed and Seed Redevelopment Study Area

THIS PAGE LEFT INTENTIONALLY BLANK

(Map # 24)

Utilities Map Sh. 1

Weed and Seed Redevelopment Study Area

THIS PAGE LEFT INTENTIONALLY BLANK

(Map # 25)

Utilities Map Sh. 2

Weed and Seed Redevelopment Study Area

THIS PAGE LEFT INTENTIONALLY BLANK

(Map # 26)

Utilities Map Sh. 3

Weed and Seed Redevelopment Study Area

THIS PAGE LEFT INTENTIONALLY BLANK



West State/126 Redevelopment Study Area

AREA DESCRIPTION

West State/126 Redevelopment Study Area contains approximately 16 acres of commercial property. The redevelopment area is bordered on the north by US 11W, Brown Avenue on the south, with access to the Blountville Highway to the west with Stafford Street bisecting the site. The Redevelopment Area contains two (2) residential structures and is located adjacent to other residential and commercial property. Most of the site is vacant. The Redevelopment Area contains four (4) parcels of property valued at \$371,100.00, for an average value of \$92,775.00 per parcel.

The site is characterized as generally vacant prime commercial and mix-use property adjacent to existing viable commercial and office developments. The current transportation and utility availability make this a desirable and readily developable site. No blighting influences were identified.

Based on the foregoing circumstances and conditions it is not recommended that the West State/126 Redevelopment Study Area be considered by the Board of Commissioners of the Bristol Tennessee Housing and Redevelopment Authority and the City Council of the City of Bristol for Redevelopment District action. The West State/126 Redevelopment Study Area has not been determined to be blighted as defined by TCA 13-20-200.

THIS PAGE LEFT INTENTIONALLY BLANK

(Map # 27)

Location Map

West State/126 Redevelopment Study Area

THIS PAGE LEFT INTENTIONALLY BLANK

(Map # 28)

Zoning Map

West State/126 Redevelopment Study Area

THIS PAGE LEFT INTENTIONALLY BLANK

(Map # 29)

Utilities Map

West State/126 Redevelopment Study Area

THIS PAGE LEFT INTENTIONALLY BLANK



**SELECTON OF REDEVELOPER
AND
APROVAL OF REDEVELOPMENT PLAN**

The redevelopment of the Districts may be accomplished by the Bristol Tennessee Housing and Redevelopment Authority (BTHRA), the City, and private enterprise or through a public/private partnership or partnerships comprised of any of the foregoing entities. All decisions of BTHRA respecting the selection of a developer and approval of development proposal shall be confirmed and approved by resolution of the City Council. Criteria for selection of developers will include limitations on time of project start-up and consequences for a lack of action of progress. (The term “Redeveloper” as used herein shall mean the developer or developers as chosen by BTHRA and the City and the term “Development Proposal” shall mean a proposal or proposals for the development of any project approved by the BRGRA and the City.)

THIS PAGE LEFT INTENTIONALLY BLANK



REDEVELOPERS OBLIGATION

A “redeveloper” is an entity selected by the Bristol Tennessee Housing and Redevelopment Authority to enter into a development agreement for the redevelopment of the land within the District. The BTHRA will dispose of the land in the District to be developed through a contract and deed or other conveyance instruments and include such terms and conditions as in the judgment of BTHRA will be necessary and advisable to ensure redevelopment of the District and its use thereafter, in accordance with this plan and to prevent recurrence of the condition of blight or inappropriate land uses. Such provisions will be contained in such contracts, deeds, or other conveyance instruments of whether they duplicate, in whole or in part, requirements of existing or proposed zoning ordinances or other local laws, ordinances or regulations with respect to the District so that such obligations may operate independently of such zoning or other laws ordinances or regulations. In all instances, the improvements in the District must be made to conform to the local zoning codes and ordinances; building, electrical, plumbing and other local codes and ordinances; the requirements of this Redevelopment Plan; and such other requirements as may be set forth in any documents between BTHRA and the redevelopers.

Such contracts, deeds or other instruments of conveyance will obligate the purchasers of the land and their successors in interest to:

1. Not discriminate upon the basis of race, color, creed, sex, marital status, or national origin in the sale, lease, and rental or in the use of occupancy of the property or any improvements erected thereon.
2. Diligently pursue the construction of the improvements as provided in the development agreement and complete the improvements in a reasonable time period as proposed in the contract.
3. Not reassign contract rights, resell, or otherwise transfer ownership of the Project or any part thereof prior to completion of the improvements without the approval of BTHRA and not to speculate in or with respect to such land.
4. Make no changes or alterations to the plan without the approval of BRHRA.
5. Devote the land to, and only to, uses and controls specified in the Plan.



LAND ACQUISITION

Upon approval of a Development Proposal and the selection of a Redeveloper and approval by the City of any necessary funding for redevelopment activities of the Bristol Tennessee Housing and Redevelopment Authority, BTHRA may acquire property within the District which will accommodate the development of a project as expeditiously as feasible. Real property may be acquired. It is anticipated that some demolition, clearance, replatting and relocation of utilities and/or other redevelopment activities will be required in the District but such activities will be determined solely upon the requirements of the Developer Proposal submitted by the successful Redeveloper. If such activities are undertaken, BTHRA will undertake such activities in an orderly, timely fashion consistent with the objectives of the Plan.

In the acquisition of all property, the BTHRA will follow the policy and procedures established in the LAND ACQUISITION POLICY.

THIS PAGE LEFT INTENTIONALLY BLANK



RELOCATION OF OCCUPANTS

One of the most important and sensitive phases of any redevelopment project implementation is the relocation of occupants for successful execution of a Development Proposal. Occupants to be relocated will be interviewed, at which time all options will be presented and explained to the occupants. If a project or any part thereof should receive federal or state funding, any additional guidelines required by federal or state law will be followed.

For the relocation of occupants by BTHRA, BTHRA shall adhere to the procedures and guidelines established in the RELOCATION POLICY.

THIS PAGE LEFT INTENTIONALLY BLANK



LAND DISPOSITION

Bristol Tennessee Housing and Redevelopment Authority may dispose of land by sale, lease or grant to private parties or public agency in accordance with objectives of this Plan. No conveyance shall occur until BTHRA has reviewed and approved the Development Proposal and such architectural/engineering drawings as BTHRA deems necessary to insure conformity with the Plan. Such land may be conveyed to the Redeveloper at its “use value” which represents the value at which BTHRA determines such land should be made available in order that it may be developed for the purposes specified in the Plan. The “use value” may be less than the price paid for the property by BTHRA. The land may be simultaneously acquired and reconveyed to the Redeveloper, using the purchase price paid by the Developer to pay all or a portion of the purchase price to be paid by the Authority to the owner. If the Redeveloper selected by BTHRA is the owner of some or all of the property, BTHRA may acquire the property at its “fair market value” as provided herein and reconvey the property to the developer at its “use value”, as determined by the Authority, which may be more or less than the acquisition price. The Authority is authorized to enter into such arrangements with the Redeveloper or Agent (the “Development Agreement”) and such Redeveloper’s mortgagee as shall be appropriate to provide for the orderly conveyance and reconveyance of the property.

In disposing of land in the District, BTHRA and its Development Agreement, contracts, deeds and other instruments of conveyance shall include such terms and conditions as in

the judgment of BTHRA shall be necessary or advisable to insure redevelopment of the project and its use thereafter in accordance with the intent of this Plan, the requirements of TCA, and to prevent reoccurrence of the conditions of blight in the area. Any such instrument of conveyance shall contain appropriate language providing for rights of enforcement and other requirements of this Plan, including injunctive relief, and may provide for the reversion of the land to BTHRA if the Redeveloper does not fulfill its obligations as set forth in the instrument of conveyance, such reversionary interests being prior to all other legal, equitable or beneficial interests in the property, including interests of any lien holder. Specifically, the Development Agreement, and/or contracts, deeds and other instruments of conveyance, in addition to the inclusion of such terms and conditions as the Authority may find desirable in order to support the objectives of this Plan, shall obligate the Developer and its successors and interests to perform the obligations as set forth below:

1. Develop the property only in accordance with this Plan, the Development Proposal approved by the Authority and comply in all respects to the terms thereof;
2. Develop the project substantially in accordance with the architectural and engineering drawings approved by the Authority;
3. Prosecute diligently the development of the project and begin and complete such work within a reasonable time as shall be determined by the Authority;

4. Make no substantial changes, additions or alterations in the approved Development Proposal or architectural and engineering drawings without prior approval of the Authority;
5. Reassign contractual rights, or resell, or otherwise transfer any land and any interests therein, prior to completion of the improvements therein, without the prior approval of the Authority. (This revision does not apply to the granting of a lien to the mortgagee (s) or Trustee (s) under a mortgage or deed of trust or other similar security interests for the purpose of securing financing for the approved instruments.); and
6. Effect or execute no agreement, lease, conveyance, or other instrument whereby any parcel(s) so acquired under this Plan or extracted under and upon the basis of race, religion, color or national origin. This obligation applies to the sale, lease, and/or occupancy thereof, as to be effective without limitation as to time.

Upon proper completion of all commitments of the Redeveloper as evidenced by the Development Proposal and Development Agreement, BTHRA will provide a certificate to the Redeveloper which shall conclusively represent a determination that the covenants respecting the completion of improvements have been satisfied and their existence is terminated. The requirements of this Plan, together with all restrictions and covenants imposed upon District land, shall be enforceable by injunction or by other legal means, beginning with the adoption of this Plan and until all Plan requirements, restrictions and covenants have been fulfilled.

BTHRA, on behalf of the City, shall be the beneficiary of all redevelopment covenants or obligations, and (in addition to other appropriate public agencies) shall be entitled to represent the interests of and act on behalf of the City in enforcing these and other covenants and obligations as to the redevelopment and continued use of the District in conformance with this plan. It is further intended that the Authority shall be authorized to retain such rights and remedies as it shall find necessary and desirable in order to protect its interest and that of the City, including the right and power to retake or recapture by reversion of title to the project area property or any part thereof.

For all land disposition activities, the Authority shall adhere to the procedures and guidelines established in the LAND DISPOSITION POLICY.



FINANCING

The Bristol Tennessee Housing and Redevelopment Authority as agent for the City of Bristol, Tennessee have agreed to conduct activities within the project area. BRHRA and the City of Bristol, Tennessee have agreed to conduct activities within the designated redevelopment districts that may be paid for by the City, funded through bond activities related to a project and/or funded through the activities of a Tax Increment Financing agreement. It is anticipated that any land that is acquired will be purchased once a firm Development Proposal has been received and approved by the Board of Commissioners of the BTHRA and the City Council. It is anticipated that project land will be conveyed to the Redeveloper simultaneously with the purchase thereof, using Redeveloper funds to pay all or a portion of the purchase price. The City may also participate in the funding of a portion of the purchases, if warranted. In other cases as determined by BTHRA and the City, it may be beneficial for the furtherance of Redevelopment goals to purchase land within the project as it becomes available or is deemed appropriate, but before a firm Development Proposal has been received or approved. In such cases, the City may provide funding for the purchase of the project land.

The primary source of funding will be the City which will contribute most proceeds to the BTHRA. Additional funding sources which are authorized and permitted may come from such activities as interim property management leases or rents; land disposition

proceeds, including the sale of salvaged property; revenues from enterprise activities within the project such as surface parking lots or a multi-level parking garage; special assessments levied as provided by the City Charter and/or applicable provisions of Title 7, Chapter 84, Tennessee Code Annotated; increases in real and personal property taxes resulting from redevelopment activities in the project and tangential to the project site, and; from increases in other tax sources, both within and outside the Redevelopment area generated by increased economic activity in the City.

In funding project activities, the City may also appropriate funds from existing capital resources or operating funds of the City. Additionally, the City and/or the BTHRA may individually or jointly borrow funds through the issuance of notes or bonds. In such cases, bonds or notes may be secured and payable from ad valorem taxes to be levied on all taxable property within the corporate limits of the City. Bonds or notes may also be payable from sales tax revenues of the City and/or other similar revenue streams as may be allowed by law, which may or may not be formally pledged as security for payment of any bonds or notes so issued.

As set forth herein, it is expected that real, personal and sales tax revenue will increase as a direct result of improvements and developments within and outside the Redevelopment Districts. If the BTHRA should issue its notes or bonds either singularly or jointly with the City and/or the County, such bonds may be payable from tax increment revenues, as described in Title 13, Chapter 20, Part 2, Section 5, Tennessee Code Annotated, if the Authority and said City and/or County approves such funding method. The purpose of

TIF is a redevelopment tool that is intended to provide an economic stimulus for blighted property in need of redevelopment. Upon adoption of this Plan, Tax Increment Financing may be utilized to finance eligible redevelopment costs for approved Redevelopment Project within the redevelopment districts. Should the objectives of the plan is not meet due to the actions of the redeveloper then the TIF provisions will be lost and the redeveloper will be responsible to refund the BTHRA expenses to date. This Plan does not preclude the possibility or securing grants, gifts or other revenues from public or private sources.

BTHRA shall be accountable for the proper receipt and expenditure of all funds received from the City or other sources, and for the securing of a periodic independent audit of all project activities executed under the authority of this Plan. Additionally, the BTHRA shall keep the City informed of all activities within the area with the respect to the implementation of the Plan through periodic reports presented on a regular basis or as requested by the City.

THIS PAGE LEFT INTENTIONALLY BLANK



PLAN AMENDMENTS

In the course of implementing the redevelopment plan, amendments to a plan may be necessary. Any amendments to a plan will only be adopted by the City Council and Bristol Tennessee Housing and Redevelopment Authority after a public hearing is conducted in the same manner as the hearing was conducted prior to the adoption of the plan. Notice of any proposed amendments will be given to all property owners within the District pursuant to the requirement of state law.

For a Redevelopment Area to be designated a Redevelopment District the change must be reviewed and approved by the BTHRA and the City prior to implementation. Accordingly, the Board of Commissioners of the Bristol Tennessee Housing and Redevelopment Authority and City Council of the City of Bristol will review and may approve the change after a public hearing is conducted in the same manner as the hearing was conducted prior to the adoption of the plan. Tax Increment Financing shall only apply when approved by the City Council of the City of Bristol, Tennessee and the County Commissioners of Sullivan County, Tennessee, as applicable.

Should a previously unidentified redevelopment area be brought forward by the City or Sullivan County for consideration as a redevelopment district the City of Bristol, Tennessee and Sullivan County (if TIF is anticipated) shall approve and present resolution(s) to the BTHRA to undertake a study of the proposed area for consideration of the Redevelopment District designation. If a potential redeveloper initiates a request

for an unknown area for consideration as a redevelopment district it is the policy of BTHRA that the full cost of the study shall be reimbursed to the BTHRA by the redeveloper and an administrative cost shall also be applied by the BTHRA.



SEPARABILITY

The invalidation of any one or more of the forgoing provisions, sections, subsections, or paragraphs of this Redevelopment Plan as approved by the Bristol Tennessee Housing and Redevelopment Authority or any part thereof by judgment of any Court or competent jurisdiction shall in no way affect the validity of any other provision of the Plan but the same shall remain in full force and effect.



Appendix A

Land Acquisition Policy

OBJECTIVES

When the Bristol Tennessee Housing & Redevelopment Authority (the "Authority" or "BTHRA") deems it appropriate to acquire real property to further the goals and objectives of a redevelopment project as defined in Title 13, Chapter 20, Part 2, Tennessee Code Annotated, it shall be the policy of the Authority to:

- A. Make every reasonable effort to acquire real property expeditiously through negotiated agreements;
- B. Pay compensation for all property interests acquired, such property interests to include but not be limited to fee simple, easements, and right-of-ways;
- C. Conduct activities in a manner which minimizes hardship to owners and tenants;
- D. Assure consistent, fair treatment to owners and tenants;
- E. Whenever possible, minimize litigation in the acquisition of real property; and
- F. Implement all land acquisition procedures without regard to race, creed, color, sex, disability, or national origin.

PROCEDURAL GUIDELINES

Properties which the Authority has interest in acquiring will fall into one of two categories:

- A. Those offered by the Seller for sale, either privately or through the services of a Realtor, prior to an indication of interest to purchase on behalf of the Authority (property "on the market"); and
- B. Those not currently being offered for sale at the time of indication of interest to purchase on behalf of the Authority (property "off the market").

Property “off the market”

In order to realize the objectives of this policy, the Authority will adhere to the following practices and procedures when seeking to acquire properties "off the market";

- A. Provide the owner and/or tenant of property to be acquired an official written notice of its intent to acquire the real property. A notice shall be given as soon as possible after approval and funding for the acquisition of the property have been granted. The notice will be provided prior to the date on which negotiations to acquire the property is initiated. The notice shall be accompanied by an explanation of the acquisition procedures of the BTHRA, including condemnation, and shall explain the principle rights and options of the owner and/or tenant;

B. All property interests to be acquired shall be appraised independently by a professional Appraiser in private practice (the "Appraiser"). No Appraiser shall have any interest, financial or otherwise, in the real property to be acquired;

C. The Appraiser shall make an on-site inspection of the real property to be acquired, with permission of the owner. The owner or owner's designated representative shall be given an opportunity to accompany the Appraiser during the inspection of the property. Anyone who accompanies the Appraiser on the inspection of the real property shall have their name(s) denoted on each appraisal report. If the owner declines to allow an on-site inspection of the real property, the Appraiser may conclude his report using all other relevant and available information.

D. The Appraiser's report shall be presented to the Authority indicating an opinion as to the fair market value of the property to be acquired. "Fair market value" shall be defined, in general, as what a willing Buyer is willing to pay, but is under no compulsion to do so, and what a willing Seller is willing to sell for, but is under no compulsion to sell;

E. The Authority shall review the Appraiser's recommendation, and may or may not order subsequent appraisals. The Authority at its sole discretion, will determine an offer price, such price which may be lower than, equal to, or greater than the amount in the Appraisal report.

F. Once an offer price for an owner's property interests has been established, the Authority shall initiate negotiations for the acquisition of the property.

G. The following basic negotiation procedures shall be followed:

1. A written offer to purchase to the owner of the property to be acquired shall be delivered in person or, if the owner or his representative is not available, shall be mailed by certified return receipt mail. The offer shall include an explanation of the acquisition procedures of the Authority, including condemnation, and shall explain the principle rights and options of the owner and/or tenant.
2. The written offer shall include the full purchase price, a description of the property, and the terms of purchase. The Appraisal shall be made available to the Seller for his review.
3. The owners shall be advised that all normal closing costs, including a Title Search, preparation of the Deed, Attorney's Fees, etc., will be paid for by the Authority. In addition, the owner shall be advised that he or she is not required to pay a sales commission, unless contractually obligated to do so. All loans, liens, and outstanding taxes on the property must be satisfied by the Seller prior to or at the time of settlement or closing.
4. The Authority shall make every reasonable effort to discuss the offer to purchase with the owner, to explain the procedures fully, and shall give the owner 20 calendar days to respond to the initial written offer to purchase. During the course of negotiations, each side shall have 5 (five) calendar days to respond to a counter-offer, unless a longer time frame is agreed to by both parties, with the aim of reaching a negotiated agreement.

H. In the event a negotiated agreement is not reached, before initiating condemnation proceedings as authorized by law, the Authority shall make a final written offer to acquire the property. The owner shall have 10 calendar days to accept or reject such offer. Lack of response from the owner shall be considered to be a rejection.

I. No owner-occupant or tenant lawfully occupying real property shall be required to move without notification in writing from the Authority of at least 30 calendar days prior to the date on which possession shall be taken. The owner-occupant or tenant shall further be advised of all applicable lease terms and policies which relate to its occupancy during ownership by the Authority .

J. All real property acquisition activities shall be carefully coordinated with procedures established in the Authority's Relocation Policy.

K.. In the event that federal funding is provided for all or part of any redevelopment project, the Authority will supplement, amend, or otherwise follow all applicable rules, regulations, procedures, and activities promulgated by federal funding agencies.

Property “on the market”

To accomplish the objectives of this policy, the Authority will adhere to the following practices and procedures when seeking to acquire properties "on the market";

A. The BTHRA shall review the offer to sell as presented by the Seller. At this time, the Authority may or may not order an Appraisal. The Authority, at its sole discretion, will determine an offer price and terms. The offer price may be lower than, equal to, or greater than the asking price of the Seller.

B. Once an offer price for an owner's property interests has been established, the Authority shall initiate negotiations for the acquisition of the property. The following basic negotiation procedures shall be followed:

1. A written offer to purchase to the owner of the property to be acquired shall be delivered in person or, if the owner or his representative is not available, shall be mailed by certified return receipt mail. The offer shall include an explanation of the acquisition procedures of the Authority, including condemnation, and shall explain the principle rights and options of the owner and/or tenant.

2. The written offer shall include the full purchase price, a description of the property, and the terms of purchase. The purchase offer shall include the following phrase: "The property shall appraise for an amount equal to or greater than purchase price."

- 3 .The owners shall be advised that all normal closing costs shall be paid as follows: The Seller will pay for preparation of the Deed, and any contractually obligated sales commission, and the Buyer will pay for a Title Search, Attorney's Fees, Survey if desired, Appraisal if desired, all

recording fees and taxes, and any financing charges. All loans, liens, and outstanding taxes on the property must be satisfied by the Seller prior to or at the time of settlement or closing. Taxes shall be prorated as of the date of closing.

4. The Authority shall make every reasonable effort to discuss the offer to purchase with the owner or his agent, to explain the procedures fully, and shall give the owner 20 calendar days to respond to the initial written offer to purchase. During the course of negotiations, each side shall have 5 (five) calendar days to respond to a counter-offer, unless a longer time frame is agreed to by both parties, with the aim of reaching a negotiated agreement.

C. In the event a negotiated agreement is not reached, before initiating condemnation proceedings as authorized by law, the Authority shall make a final written offer to acquire the property. The owner shall have 10 calendar days to accept or reject such offer. Lack of response from the owner shall be considered to be a rejection.

D. No owner-occupant or tenant lawfully occupying real property shall be required to move without notification in writing from the Authority of at least 30 calendar days prior to the date on which possession shall be taken. The owner-occupant or tenant shall further be advised of all applicable lease terms and policies which relate to its occupancy during ownership by the Authority.

E. All real property acquisition activities shall be carefully coordinated with procedures established in the Authority's Relocation Policy.

F. In the event that federal funding is provided for all or part of any redevelopment project, the Authority will supplement, amend, or otherwise follow all applicable rules, regulations, procedures, and activities promulgated by federal funding agencies.

By adoption of this land acquisition policy and accompanying written procedural guidelines, it is the intent of the BTHRA to make every reasonable effort to provide uniform, equitable treatment to all owners and/or tenants affected by land acquisition activities of the BTHRA relating to the implementation of redevelopment plans and/or programs.

Appendix B

Relocation Policy

OBJECTIVES

It is the objective of the Bristol Tennessee Housing And Redevelopment Authority ("Authority" or "BTHRA") that reasonable efforts will be made to assure that equal and just treatment is provided to owners and/or tenants displaced as the result of real property acquisition activities in Additional objectives of the Authority are as follows:

- (A) To provide a prompt and equitable relocation and reestablishment procedure;
and
- (B) To implement all relocation and provide relocation assistance without regard to race, creed, color, sex, national origin or disability .

PROCEDURAL GUIDELINES

When relocation services and assistance are required as a result of land acquisition activities, the Authority will adhere to following practices and procedures:

- (A) Each occupant-tenant, (the "Displacee") will be personally contacted and given a full explanation of their rights under the relocation program;
- (B) Each Displacee will be provided with information concerning the availability of locations which are at rent;
- (C) Technical advice and assistance will be provided to each Displacee in order to assist with finding a replacement location;

(D) Each Displacee shall be provided with written notification of their relocation at least 30 calendar days prior to the date of the required relocation;

(E) Relocation payments will be paid to those permanently displaced as a direct result of real property acquisition within an approved, designated redevelopment project. To be eligible for relocation payments, the Displacee must:

- 1) Have a legal interest in the real property to be acquired which extends beyond the date that full possession of the acquired property is required;
- 2) Be an owner and/or tenant of real property to be acquired six (6) months prior to initiation of negotiations for the acquisition of the real property; and
- 3) Be permanently displaced by real property acquisition activities of the Authority.

(F) An eligible Displacee shall be reimbursed for actual, reasonable moving expenses (as defined by the eminent domain statutes of the State of Tennessee): as follows:

Residential:

If the basic eligibility requirements are met, a moving expense payment may be made to a person or family who legally occupies a dwelling at the time of its acquisition by BTHRA. Payment of actual reasonable moving expenses may include:

1) Actual reasonable expenses incurred in moving with receipt of bill or statement from commercial mover. Total payment shall not exceed \$300.00.

2) A dislocation allowance in the amount of \$200.00 for Owner Occupant, and \$100.00 for Tenant.

Business:

The owner of a displaced business which meets the eligibility requirements of this policy shall be reimbursed for actual reasonable moving expenses as defined by the Eminent Domain Statutes of the State of Tennessee. Payment of actual reasonable moving expenses may include:

1) Actual reasonable expenses incurred in moving the business or other personal property, as determined by:

a) receipted bill or statement from a commercial mover if the cost does not exceed \$300.00, or,

b) if cost exceeds \$300.00, a receipted bill or statement from a commercial mover for amount not exceeding the lowest of three bids; or

c) in case of a self-move by the owner of the displaced business, an amount not to exceed the lowest of three commercial bids to be secured by the owner, less 20%.

2) For tangible, personal property that cannot be moved, the Displacee shall be entitled to the lowest compensation determined as follows:

a) An amount equal to the lowest estimated cost of moving the property determined from three (3) written, commercial bids provided for such moves; or

b) The appraised value for continued use of the property less:

(1) the amount recovered through a bona fide sale of the property; and

(2) reasonable expenses incurred in connection with the sale of the property;

3) If the Authority determines that storage is necessary in connection with the relocation of a Displacee, then the following procedures will be followed:

a) Actual storage costs will be based upon the lowest of three (3) written, commercial bids received for storage;

b) No storage costs will be incurred for a period greater than six (6) months;

(1) Reimbursement for actual storage costs will occur only if the Authority has granted prior written

approval for such storage of tangible, personal property;

The Authority shall also reimburse Displacees for other reasonable costs directly related to relocation activities when the Authority decides in its sole discretion that such reimbursement is within the objectives of this policy.

(A) Any and all claims for relocation payments and/or assistance must be fully documented and filed with the Authority not **more** than 60 days after the relocation has occurred;

(B) Each Displacee shall have the right to submit a formal written request to the Authority for review and/or appeal of any action taken regarding this policy;

(C) All relocation payments will be limited to actual, reasonable expenses incurred in relocating tangible or personal property of a Displacee.

(D) In the event that federal funding is provided for all or part of any redevelopment project, the Authority will supplement or amend these procedures or otherwise follow all applicable rules, regulations, procedures and activities promulgated by federal funding agencies.



Appendix C

Land Disposition Policy

OBJECTIVES

When the Bristol Tennessee Housing & Redevelopment Authority (the “Authority” or BTHRA) deems it appropriate to dispose of real property acquired for the intent of executing a redevelopment plan (the “Plan”) as defined in Title 13, Chapter 20, Part 2, Tennessee Code Annotated, it shall be the policy of the Authority to:

- A. Consider/review development Proposals for redevelopment activities consistent with the Plan. The BTHRA may, at its sole discretion,
 - 1. Consider proposal(s) solicited through a Request For Proposals (RFP) process;
 - 2. Consider unsolicited proposal(s);
 - 3. Take any action it deems necessary for the purpose of gathering information related to the consideration of development Proposal(s) consistent with the Plan.
 - 4. Not take any action is deems unnecessary for the purpose of gathering information related to the consideration of development Proposal(s) consistent with the Plan.

- B. Dispose of property interests by sale, lease, or grant to private enterprise (non-profit or for-profit) or a public agency in accordance with the objectives of the Plan;
- C. Implement all land disposition procedures without regard to race, creed, color, sex, disability, or national origin;

PROCEDURAL GUIDELINES

In order to accomplish the objectives of this policy; the Authority will adhere to the following practices and procedures:

- A. In order to further the goals of the Plan, the Authority may seek to close certain right-of-ways, grant new right-of-ways, eliminate easements, grant new easements, survey and replat acquired parcels of real property, clear some or all dilapidated, obsolete structure from the property prior to conveyance, and/or seek to void contractual or Deed restrictions related to the disposition of the property. Tennessee Code Annotated 13-20-204 (b)(1)(~~a~~) is hereby included by reference.
- B. No conveyance of land shall occur until the Authority has reviewed and approved a Proposal and such architectural and engineering drawings as the BTHRA deems necessary to insure compliance with the requirements of the Plan and the Proposal as submitted;
- C. Real property will be conveyed at its “use value”, which is the value that the Authority determines such land should be made available in order that it may

be developed in accordance with the requirements of the Plan. The use value may be more or less than the price paid for the property by the Authority.

- D. All contracts, deeds, or other instruments of conveyance, shall include such terms and conditions as in the sole judgment of the Authority shall be necessarily advisable to insure redevelopment consistent with the approved Plan and Proposal and the requirements of prevailing state statutes;
- E. All instruments of conveyance may include appropriate language providing for rights of enforcement of the requirements of the Plan, including injunctive relief and may provide for reversion of land to the Authority if obligations set forth in the instruments of conveyance are not met. Such reversionary interest shall be prior to all legal, equitable, or beneficial interests in the property including the interests of any lien holder.
- F. In the event that federal funding is provided for all or part of any redevelopment project, the Authority will supplement, amend, or otherwise follow all applicable rules, regulations, procedures, and activities promulgated by federal funding agencies.

By adoption of this policy it is the intent of BTHRA to provide for an equitable policy of disposing of land acquired for redevelopment purposes in a manner consistent with Title 13, Chapter 20, Part 2, Tennessee Code Annotated. In addition, it is the intention of the Authority to establish a framework whereby land in a bona fide redevelopment project can be efficiently redeveloped to carry out the full goals and objectives of a duly adopted Plan.



Appendix D

Parcel Information

GREENE PROPERTY REDEVELOPMENT DISTRICT

GISLINK		OWNER NAME 1	OWNER NAME 2	APRAISED VALUE	ASSESSED VALUE	ACRES	ZONING
082020D	D 00900	SOUTHERN RAILROAD		0	0	0.095	M-1
082020D	D 01000	M G ASSOCIATES LTD		6300	2520	0.079	M-1
082020D	D 01100	M G ASSOCIATES LTD		200700	80280	0.358	M-1
082020D	D 01200	M G ASSOCIATES LTD		33400	8350	0.195	M-1
082020D	D 01300	M G ASSOCIATES LTD		5800	1450	0.257	M-1
082020D	D 01400	M G ASSOCIATES LTD		3700	925	0.109	M-1
082020D	D 01500	M G ASSOCIATES LTD		6000	1500	0.217	M-1
082020D	D 01600	WILSON SYBIL E ESTATE OF		2800	700	0.058	M-1
082020D	D 01700	DAVIS JOHN T		14800	3700	0.827	M-1
082020D	D 01800	SOUTHERN FINANCE AND	THRIFT CORP OF KINGSPORT	153400	61360	0.337	M-1
082020D	D 01900	DAVIS JOHN T		32100	8025	0.139	M-1
082020D	D 02000	JOHNSON MAGDALENE		37400	9350	0.23	M-1
082020D	D 02100	WILSON SYBIL E ESTATE OF		3300	825	0.087	M-1
082020D	D 02200	ROBERTSON LEWIS HARRY &	NADINE ELIZABETH	17800	4450	0.121	M-1
082020D	D 02300	CHURCH BETHEL TABERNACLE	UNITED HOLY TRS	0	0	0.058	M-1
082020D	D 02400	JIREH PROPERTIES LLC		31000	7750	0.12	M-1
082020D	D 02500	GATTON C M		49500	19800	1.412	M-1
082020D	D 02600	JOHNSON ROBERT L &	ELIZABETH C	63900	15975	0.224	M-1
082020D	D 02700	TURNER BONNIE C		4400	1100	0.233	M-1
082020D	D 02800	TURNER BONNIE CLARA P T		5800	1450	0.232	M-1
082020D	D 02900	FLEENOR BETTYE W		8800	3520	0.071	M-1
082020D	D 03000	TAYLOR BONNIE PRICE		90700	22675	0.362	M-1
082020D	D 03100	M G ASSOCIATES LTD		6600	1650	0.338	M-1
082020D	D 03200	M G ASSOCIATES LTD		6200	1550	0.306	M-1
082020D	D 03300	M G ASSOCIATES LTD		95600	38240	0.925	M-1
TOTALS				880000	297145	7.39	

SOUTHSIDE SHOPPING CENTER REDEVELOPMENT DISTRICT

GISLINK	OWNER NAME 1	OWNER NAME 2	APRAISED	ASSESSED		ZONING
			VALUE	VALUE	ACRES	
082037D F 00700	HAGEY KING ALBERT JR &	ROZELLE HAGAN	128100	32025	1.144	B-3
082037D F 00800	SEVILLE PROP BRISTOL LTD		1602100	640840	6.598	B-3
082037E A 01700	EDMONDS BROS SUPPLY CO INC		205600	82240	3.910	M-1
082037E B 00800	BOWIE RICHARD R		101500	40600	0.650	B-1B
082037E B 01500	HODGE ALLEN & KELLY L		106000	42400	0.506	B-1B
082037E B 01600	HODGE ALLEN & KELLY L	% ALLEN HODGE MOTORS	58600	23440	0.175	B-1B
082037E B 01700	HODGE ALLEN & KELLY		201700	80680	1.599	B-1B
082037E B 01800	BARR PHYLLIS J		54900	13725	0.175	B-1B
082037E B 01900	SHAW JOHN CHRISTOPHER &	MISTI SHOUN SHAW	60000	15000	0.189	B-1B
TOTALS			2518500	970950	14.946	

DOWNTOWN CBD REDEVELOPMENT DISTRICT

GISLINK			OWNER NAME 1	OWNER NAME 2	APRAISED VALUE	ASSESSED VALUE	ACRES	ZONING
082020D	E	00100	FIRST EASTERN NATL BNK	% AMSOUTH BANK STE 1600	1479700	591880	1.457	B-2
082020D	E	00400	BOYD TONY & ASSOCIATES	LLC	151000	60400	0.157	B-2
082020D	E	00400	BOYD TONY & ASSOCIATES	LLC	151000	60400	0.157	B-2
082020D	E	00410	MCREE GEORGE W & VIRGINIA	F	67400	26960	0.074	B-2
082020D	E	00410	MCREE GEORGE W & VIRGINIA	F	67400	26960	0.074	B-2
082020D	E	00500	COOK WILLIAM LYNNWOOD	& TINA R	46700	18680	0.09	B-2
082020D	E	00500	COOK WILLIAM LYNNWOOD	& TINA R	46700	18680	0.09	B-2
082020D	E	00600	SHIELDS ROBERT W & IDA MAY	S	103000	41200	0.122	B-2
082020D	E	00700	SPIEGEL ROBERT & IMOGENE J		70900	28360	0.074	B-2
082020D	E	00800	BRISTOL CITY OF		24400	0	0.092	B-2
082020D	E	00801	LARK ROBERT C JR &	LOUISE C	39000	15600	0.083	B-2
082020D	E	00900	BRISTOL CITY OF		0	0	1.183	B-2
082020D	E	01000	FIRST TENNESSEE NATL BANK	% 1ST TN BANK D WAGNER	372200	148880	0.254	B-2
082020D	E	01100	FARR EVELYN KEMBLE		103900	41560	0.207	B-2
082020D	E	01200	WORLEY JAMES M & MYRA S		82500	33000	0.188	B-2
082020D	E	01300	HARLEY CHARLES A &	SHELBY J HOPKINS	66700	26680	0.103	B-2
082020D	E	01400	HARLEY CHARLES A &	SHELBY J HOPKINS	37600	15040	0.054	B-2
082020D	E	01500	APPALACHIAN EDUCATIONAL	COMMUNICATION CORP	83100	33240	0.184	B-2
082020D	E	01600	BOYDS BICYCLE SHOP		18400	7360	0.04	B-2
082020D	E	01700	KING L C MFG CO THE	% RILEY KING	20800	8320	0.133	B-2
082020D	E	01900	KING L C MFG CO		373200	149280	0.809	SPLIT B-2/M-1
082020D	E	02000	BRISTOL TN CITY OF		0	0	1.001	M-1
082020D	E	02100	GALLOWAY DONALD H &	GEORGE H	36700	14680	0.113	M-1
082020D	E	02200	BRISTOL CITY OF TENN		12100	0	0.167	B-2
082020D	E	02300	GARLAND STANLEY R &	LUCILLE H	63300	25320	0.15	B-2
082020D	E	02400	LARK ROBERT C JR ETUX	% LARK AMUSEMENT CO	132400	52960	0.513	B-2
082020D	E	02500	BKT INCORPORATED	%DOUGLAS G BASSETT	30000	12000	0.135	B-2
082020D	E	02600	BLEVINS DONALD T & EDITH		47400	18960	0.135	B-2
082020D	E	02800	BRISTOL TENN ELECTRIC	SYSTEM	0	0	0.891	B-2
082020D	E	02900	UNITED CITIES GAS CO		0	0	0.016	B-2
082020D	E	03000	UNITED CITIES GAS COMPANY		0	0	0.618	B-2
082020D	E	03100	BRISTOL CITY OF		0	0	0.406	B-2
082020D	E	03200	BRISTOL CITY OF		0	0	0.468	B-2
082020D	E	03300	HORNER & CO		386800	154720	1.244	M-1
082020D	E	03400	COYNE INTERNATIONAL	ENTERPRISES CORP	362700	145080	0.767	M-1
082020D	E	03500	COYNE INTERNATIONAL	ENTERPRISES CORP	30100	12040	0.214	M-1
082020D	E	03600	HORNER & CO		60600	24240	0.411	M-1
082020D	E	03700	HUDSON TIMOHTY W &	E LYNN DOUGHERTY	197100	78840	0.158	M-1
082020D	E	03800	BRISTOL CITY OF		0	0	1.49	B-2

DOWNTOWN CBD REDEVELOPMENT DISTRICT (CONTINUED)

GISLINK		OWNER NAME 1	OWNER NAME 2	APRAISED VALUE	ASSESSED VALUE	ACRES	ZONING
082020D	E 03810	UNITED CITIES GAS COMPANY		0	0	1.186	B-2
082020D	F 00100	LOVETT JAMES M		145900	58360	0.117	B-2
082020D	F 00200	HITT EDWARD A & TINA J		53900	21560	0.092	B-2
082020D	F 00300	NASH & POWERS INVESTMENTS		279800	111920	0.176	B-2
082020D	F 00400	OJANEN RANDALL W & SUSAN T		69400	27760	0.091	B-2
082020D	F 00500	SLAUGHTER ARTHUR P		184500	73800	0.175	B-2
082020D	F 00600	BURROUGHS CHARLES EVANS		62900	25160	0.093	B-2
082020D	F 00700	ANTIQUES UNLIMITED INC		285000	114000	0.362	B-2
082020D	F 00800	KING WILLIAM E & RUTH M		165900	66360	0.089	B-2
082020D	F 00900	BROWN CHARLES G &	CHARLOTTE A	132200	52880	0.271	B-2
082020D	F 01000	LOVETT JAMES M ETAL		102700	41080	0.224	B-2
082020D	F 01100	LOVETT JAMES M ETAL		57800	23120	0.133	B-2
082020D	F 01200	DANIEL JAMES K		245700	98280	0.193	B-2
082020D	F 01300	CENTRAL BUILDING	CORPORATION	206500	82600	0.143	B-2
082020D	F 01400	COX JOHN I		61700	24680	0.09	B-2
082020D	F 01500	COX JOHN I		42200	16880	0.047	B-2
082020D	F 01600	COMBS BRAD LEE PAUL		40700	16280	0.046	B-2
082020D	F 01700	PETERS JEFFREY D &	DEBRA ANN MILLER TRUSTEES	52100	20840	0.045	B-2
082020D	F 01800	FLEENOR CHARLES A &	PATSY W	46300	18520	0.047	B-2
082020D	F 01900	MOORE CARL R & DANA E		93100	37240	0.094	B-2
082020D	F 02000	INTER MOUNTAIN TELEPHONE	COMPANY	0	0	0.443	M-1
082020D	F 02100	UNITED INTER-MOUNTAIN	TELEPHONE CO	0	0	0.209	M-1
082020D	F 02200	UNITED INTER MOUNTAIN	TELEPHONE CO	57500	0	0.452	M-1
082020D	F 02300	COYNE INTERNATIONAL	ENTERPRISE CORP	81900	0	0.331	M-1
082020D	F 02310	HORNER & CO		35200	14080	0.255	M-1
082020D	F 02400	COYNE INTERNATIONAL ENT		35200	14080	0.244	M-1
082020D	F 02500	GREGORY JOSEPH R		237600	95040	0.348	M-1
082020D	F 02600	GREGORY JOSEPH R		35800	14320	0.252	M-1
082020D	F 02700	GREGORY JOSEPH R		301200	120480	0.455	M-1
082020D	F 02800	UNITED INTER-MOUNTAIN	TELEPHONE COMPANY	0	0	0.189	M-1
082020D	F 02900	INTER-MOUNTAIN TELEPHONE	CO	0	0	0.252	M-1
082020D	F 03000	UNITED INTERMOUNTAIN	TELEPHONE CO	0	0	0.129	M-1
082020D	F 03100	BRISTOL CITY OF		0	0	0.128	B-2
082020D	F 03200	BRISTOL CITY OF		0	0	0.113	B-2
082020D	F 03300	BRISTOL CITY OF		0	0	0.101	B-2
082020D	F 03400	BRISTOL CITY OF		0	0	0.131	B-2
082020D	F 03500	VALENTINE EARL H & SARAH		62500	25000	0.08	B-2
082020D	F 03520	VALENTINE TIMOTHY E &	ROBIN B	172700	69080	0.342	B-2
082020D	F 03600	L C KING MANUFACTURING CO		20400	8160	0.124	B-2

DOWNTOWN CBD REDEVELOPMENT DISTRICT (CONTINUED)

GISLINK	OWNER NAME 1	OWNER NAME 2	APRAISED	ASSESSED	ACRES	ZONING
			VALUE	VALUE		
082020D F 03700	L C KING MANUFACTURING CO		45000	18000	0.244	B-2
082020D F 03800	L C KING MANUFACTURING CO		11600	4640	0.067	B-2
082020D F 03900	NASH & POWERS INVESTMENTS		33200	13280	0.263	B-2
082020D F 04000	NASH & POWERS INVESTMENTS		111300	44520	0.138	B-2
082020D F 04100	HOBBS THOMAS M &	THOMAS M HOBBS JR	43200	17280	0.046	B-2
082020D G 01700	KENNEDY RANDY M & TERESA J		158700	63480	0.493	B-3
082020D G 01800	BOLLING WILLIAM B & CECILE B		24100	9640	0.139	B-3
082020D G 01900	GENTRY SARAH E		71000	17750	0.118	B-3
082020D G 01901	GENTRY SARAH L/E	NELLIE G WHITE R/M	700	175	0.021	B-3
082020D G 02000	GENTRY SARAH E &	NELLIE GENTRY WHITE	95300	38120	0.104	B-3
082020D G 02100	FEATHERS STEVE A &	BEATRICE K	57100	22840	0.112	B-3
082020D G 02300	GENTRY SARA E		27000	10800	0.12	B-3
082020D G 02400	UNITED INTER-MOUNTAIN	TELEPHONE COMPANY	0	0	0.395	B-3
082020D G 02500	UNITED INTER-MOUNTAIN	TELEPHONE COMPANY	34300	0	0.201	B-3
082020D H 00200	BRISTOL CITY OF		0	0	0.402	B-2
082020D H 00300	FLEENOR RALPH L JR &	DONNA M	136000	54400	0.332	B-3
082020D H 00400	PEOPLES J HANSEL		3900	975	0.096	B-3
082020D H 00500	CALDWELL CRAIG H JR ETAL	% WINSTON LAW BUILDING	13500	5400	0.064	B-3
082020D H 00600	WEDDINGTON LARRY S &	VIRGINIA H	86700	34680	0.105	B-3
082020D H 00700	CALDWELL CRAIG H JR ETAL	% WINSTON LAW BUILDING	43500	17400	0.344	B-3
082020D H 01100	CALDWELL CRAIG H JR ETAL	% WINSTON LAW BUILDING	155300	62120	0.249	B-3
082020D H 01200	BRISTOL CITY OF		0	0	0.072	B-2
082021A A 00100	STATE & EDGEMONT	ENTERPRISES	380200	152080	0.542	B-2
082021A A 00600	HICKIE PATRICK W JR		209600	83840	0.289	B-2
082021A A 00601	RICE JANET HATCHER		195800	78320	0.366	B-2
082021A A 00700	BRISTOL TENN HOUSING	AUTHORITY	0	0	1.25	B-3
082021A A 01000	UNITED STATES POSTAL	SERVICE	0	0	5.061	SPLIT B-2/B-3
082021A A 02200	KING LODGE NO 461		0	0	0.143	B-2
082021A A 02300	BRISTOL CITY OF		0	0	0.299	B-2
082021A A 02600	KITE SAM B JR		21100	8440	0.103	B-2
082021A A 02700	CARDWELL MARCY JO		7800	3120	0.053	B-2
082021A A 02800	BRISTOL CITY OF		26300	0	0.164	B-2
082021A A 02810	STATE & EDGEMONT	ENTERPRISES	9400	3760	0.041	B-2
082021A A 02900	KITE SAM B JR		191900	76760	0.083	B-2
082021A A 03000	MALLICOTE L J		184500	73800	0.098	B-2
082021A A 03100	MALLICOTE PRINTING 1/2 &	THEATRE BRISTOL 1/2 INT	2300	920	0.025	B-2
082021A A 03200	MALLICOTE PRINTING INC		96100	38440	0.244	B-2
082021A A 03300	SHELBY SQUARE	PARTNERSHIP	941200	376480	0.273	B-2
082021A A 03400	MALLICOTE PRINTING INC		191700	76680	0.208	B-2

DOWNTOWN CBD REDEVELOPMENT DISTRICT (CONTINUED)

GISLINK	OWNER NAME 1	OWNER NAME 2	APRAISED	ASSESSED	ACRES	ZONING
			VALUE	VALUE		
082021A A 03500	MALICOTE PRINTING INC		45800	18320	0.068	B-2
082021A A 03510	BRISTOL CITY OF		0	0	0.238	B-2
082021A A 03700	DANIEL INVESTMENT CO		66200	26480	0.277	B-2
082021A A 03900	MOORE CARL R & ELLIOTT G		88100	35240	0.074	B-2
082021A A 04000	LEONARD FRED M		59400	23760	0.127	B-2
082021A A 04100	MORRELL PAUL A &	PHYLLIS	58300	23320	0.035	B-2
082021A A 04200	SLAUGHTER ARTHUR P		92100	36840	0.069	B-2
082021A A 04300	MORRELL PAUL A & PHYLLIS		4400	1760	0.039	B-2
082021A A 04400	SLAUGHTER ARTHUR P		22200	8880	0.097	B-2
082021A A 04500	CHURCH SHARING CHRIST	WORSHIP CENTER	117800	0	0.114	B-2
082021A A 04600	FRIZZELL BEN M JR		67900	27160	0.101	B-2
082021A A 04700	SLAUGHTER ARTHUR P		98800	39520	0.236	B-2
082021A A 04800	HUNT DANNY N		81300	32520	0.084	B-2
082021A A 04810	LUNDBERG JON C & LISA		92000	36800	0.097	B-2
082021A A 04820	PARAMOUNT FOUNDATION THE		699500	0	0.346	B-2
082021A A 04900	LUSTER RUFUS Z & HARRIET R		49800	19920	0.047	B-2
082021A A 05000	THEATRE BRISTOL		113200	0	0.113	B-2
082021A A 05100	THEATRE BRISTOL		290200	0	0.298	B-2
082021A A 05200	STATZER GERALD W		76100	30440	0.059	B-2
TOTALS			13865500	4951980	38.7	

VOLUNTEER PARKWAY/CHEERS REDEVELOPMENT DISTRICT

GISLINK	OWNER NAME 1	OWNER NAME 2	APRAISED VALUE	ASSESSED VALUE	ACRES	ZONING
082020M F 02400	GIBSON SAMUEL G		652000	260800	0.941	B-1A
082020M F 02500	GIBSON SAMUEL		284800	113920	0.530	B-1A
082020M F 02600	GIBSON SAM G		98400	39362	0.323	B-1A
TOTALS			1035200	414080	1.794	

VOLUNTEER PARKWAY SOUTH/OLD THOMAS BRIDGE ROAD DEVELOPMENT DISTRICT

GISLINK		OWNER NAME 1	OWNER NAME 2	APRAISED VALUE	ASSESSED VALUE	ACRES	ZONING
082067	05420	ROGERS GEORGE H &	LYNDA C	103500	25875	11.738	B-3
082067	05500	WARDEN JAMES W TRUSTEE		341200	136480	3.644	B-3
082067	05600	PROFFITT GALE H &	DARRELL E	196100	78440	12.718	B-3
082067	05700	KING J D & SUSAN K SMITH	TRUSTEES	45200	18080	0.258	B-3
082067	05900	PROFFITT GALE H & DARRELL	E	253500	101400	22.512	B-3
082067	06000	MILHORN CLYDE W & GONZELLA	W	51200	12800	7.142	COUNTY ZONING
TOTALS				990700	373075	58.012	

WEST STATE STREET COMMERCIAL CORRIDOR REDEVELOPMENT AREA

GISLINK	OWNER NAME 1	OWNER NAME 2	APRAISED	ASSESSED	ACRES	ZONING
			VALUE	VALUE		
082020C D 00100	TRI CITY BANK & TRUST CO		924700	369880	0.860	B-3
082020C D 00200	VFW POST #6975	REBELS RETREAT INC	326400	130560	0.528	B-3
082020C D 00300	BOONE BENNIE C &	KAREN M	121000	48400	0.189	B-3
082020C D 00400	TN2000 INC		59600	23840	0.146	B-3
082020C D 00500	BARRETT WILLIAM S & MAE D		24700	9880	0.139	B-3
082020C D 00600	BARRETT WILLIAM S & MAE		59700	23880	0.131	B-3
082020C D 00700	BARRETT WILLIAM S & MAE		13000	5200	0.092	B-3
082020C D 01800	RUSH JIMMIE M JR & BAMBI M		21000	5250	0.172	B-3
082020C D 01900	HURLEY JAMES		48800	12200	0.171	B-3
082020C D 02000	CROSSWHITE PATTON POST	VFW 6975	19300	4825	0.171	B-3
082020C D 02100	VFW POST 6975	PATTON CROSSWHITE	21500	8600	0.173	B-3
082020C D 02200	BARRETT WILLIAM S & MAE D		2900	725	0.081	B-3
082020C D 02300	ALMANY BETTY P		38200	9550	0.125	B-3
082020C D 02400	ALLISON EDDIE L		14800	5920	0.123	B-3
082020C D 04100	ALLISON EDDIE L		25100	10040	0.056	B-3
082020C D 04200	STONE INVESTMENTS CORP		58200	23280	0.136	B-3
082020C E 00100	BARRETT WILLIAM &	GARY L BARRETT	64000	25600	0.266	B-3
082020C E 00200	CARRIER H CARMACK		164000	65600	0.416	B-3
082020C E 00300	GLASS CO THE		169700	67880	0.350	B-3
082020C E 00400	SIMCOX ALGER L		152500	61000	0.508	B-3
082020C E 00500	DUNLAP CHARLES ETAL		75800	30320	0.164	B-3
082020C E 00600	PEOPLES J HANSEL		108200	43280	0.284	B-3
082020C E 00700	DUNLAP WILLIAM C		39100	15640	0.316	B-3
082020C E 00800	BARKER ELIZABETH		38700	9675	0.318	B-3
082020C E 02400	CHURCH CHURCH OF GOD		0	0	0.120	B-3
082020C E 02500	SIMCOX ALGER L		48400	19360	0.158	B-3
082020C E 03300	KELLEY JOHN S &	D B KELLEY & HAZEL G	47800	19120	0.122	B-3
082020C E 03400	BOWMAN W ROSCOE		77800	31120	0.372	B-3
082020C E 03500	KITCHENS HAROLD L		80300	32120	0.545	B-3
082020D A 00100	SEXTON WARREN LEE		40300	16120	0.238	B-3
082020D A 00200	SEXTON WARREN L		7500	3000	0.069	B-3
082020D A 00300	SEXTON WARREN L		7500	3000	0.070	B-3
082020D A 00400	SEXTON WARREN LEE	% SEXTON USED CARS	27200	6800	0.071	B-3
082020D A 00500	SEXTON WARREN L ETUX	% SEXTON USED CARS	10900	4360	0.072	B-3
082020D A 00600	SEXTON WARREN L ETUX	% SEXTON USED CARS	22500	5625	0.095	B-3
082020D A 03700	SMITH DAVID & CONNIE		39800	9950	0.204	B-3
082020D A 03800	KELLY IVA VENIDA		52000	13000	0.189	B-3
082020D A 03900	BOOKER DAVID	% PAUL R JOHNSON	27500	6875	0.193	B-3
082020D A 04000	ROBINS CHARLIE E & PATSY T		58200	23280	0.183	B-3

WEST STATE STREET COMMERCIAL CORRIDOR REDEVELOPMENT AREA (CONTINUED)

GISLINK	OWNER NAME 1	OWNER NAME 2	APRAISED		ASSESSED		ZONING
			VALUE	VALUE	ACRES		
082020D A 04100	CROSS ROY H & MAVIS K		37500	9375	0.176	B-3	
082020D A 04200	CENTURY MOTORS	% J C BROWN	15200	3800	0.088	B-3	
082020D A 04300	HICKS CHARMIE H L/E &	CAROLYN HICKS R/M	18100	4525	0.094	B-3	
082020D A 04400	JONES MARGARET		21900	5475	0.098	B-3	
082020D A 04500	RATLIFF KENNETH A		19700	4925	0.092	B-3	
082020D A 04600	QUALES LARRY W & SHARON F		30600	7650	0.080	B-3	
082020D A 04700	CENTURY MOTORS		14200	5680	0.089	B-3	
082020D A 04800	MORRELL JOHN & SANDRA		74200	29680	0.122	B-3	
082020D A 04810	MARSH EDWARD D		51000	20400	0.121	B-3	
082020D A 04900	PEOPLES J HANSEL		55800	22320	0.355	B-3	
082020D A 05000	HUGHSON JERRY R & SHARON J		74000	29600	0.176	B-3	
082020D A 05100	SALVATION ARMY		197000	78800	0.779	B-3	
082020D A 05200	KINKEAD D B & EDNA H		96700	38680	0.467	B-3	
082020D A 05300	ROBERTS BOBBIE A		267300	106920	1.098	B-3	
082020D B 00100	UNIVERSAL ACCEPTANCE CORP		8900	3560	0.081	B-3	
082020D B 00200	GATTON C M		103800	41520	0.993	B-3	
082020D B 00300	GATTON C M		20700	8280	0.122	B-3	
082020D B 00500	GATTON C M		16700	6680	0.098	B-3	
082020D B 00700	HICKS EDLEY & EVELYN		27500	6875	0.108	B-3	
082020D B 00800	SEXTON WARREN LEE	% SEXTON USED CARS	4000	1600	0.089	B-3	
082020D B 00900	AKERS WILLIAM W & BETTY B		17400	4350	0.087	B-3	
082020D B 01000	MURRAY LESTER J & GENEVA	LOIS	28300	7075	0.089	B-3	
082020D B 01100	CASTEEL C W		14900	3725	0.088	B-3	
082020D B 01200	SLAGLE ROBERT E & LOIS D		52600	21040	0.173	B-3	
082020D B 01300	SLAGLE ROBERT E		2700	675	0.092	B-3	
082020D B 01400	ADAMS RAY & SHERRI		17500	4375	0.086	B-3	
082020D B 01500	STEPP HENRY C & NANCY L		27700	6925	0.084	B-3	
082020D B 01600	CARRIGER FLORA WANN		25700	6425	0.087	B-3	
082020D B 01700	SMITH TRERESA FADIAL RAGAN		77000	19250	0.124	B-3	
082020D B 01800	LESLIE FRED		18300	4575	0.099	B-3	
082020D B 01900	SELLS BETTY PAULETTE		28900	7225	0.095	B-3	
082020D B 02000	WORLEY MALCOLM G &	BERTHA A	27100	6775	0.124	B-3	
082020D B 02100	SLAGLE ROBERT E & DIANA		99500	39800	0.168	B-3	
082020D B 02200	SLAGLE ROBERT E &	LOIS DIANE	3000	750	0.096	B-3	
082020D B 02300	PUCKETT ANNA LEE		22200	5550	0.096	B-3	
082020D B 02400	BARATTA PETER A & THOMAS E		32200	12880	0.096	B-3	
082020D B 02500	HOPSON GEORGE & MARTHA	KAY WARNER	30100	7525	0.119	B-3	
082020D B 04700	SEXTON WARREN LEE	% SEXTON USED CARS	35600	14240	0.174	B-3	
082020D C 00100	GATTON C M		718500	287400	1.509	B-3	

WEST STATE STREET COMMERCIAL CORRIDOR REDEVELOPMENT AREA (CONTINUED)

GISLINK	OWNER NAME 1	OWNER NAME 2	APRAISED	ASSESSED		ZONING
			VALUE	VALUE	ACRES	
082020D C 00200	GATTON C M		30700	12280	0.216	B-3
082020D C 00300	GATTON C M		308400	123360	1.200	B-3
082020D C 00300	GATTON C M		308400	123360	1.200	B-3
082020D C 00500	PRICE JOHN W		38100	9525	0.204	B-3
082020D C 00600	QUALLS DONNA JEAN		50600	12650	0.194	B-3
082020D C 03200	GATTON C M		9100	2275	0.413	B-3
082020D C 03300	HOLSTON DISTRIBUTING CO	% STUART WOOD JR	4200	1050	0.217	B-3
082020D C 03400	WOOD STUART E JR		69400	27760	0.212	B-3
082020D C 03500	LEONARD RAYMOND R ETAL		23100	5775	0.127	B-3
082020D C 03600	BLACKBURN KAREN S	% KAREN WIDNER	43600	17440	0.121	B-3
082020D C 03700	DIXON TRULA T		36200	9050	0.113	B-3
082020D C 03800	FADIAL ELIZABETH &	THERESA FADIAL RAGAN	42100	10525	0.154	B-3
082020D C 03900	GATTON C M		6300	2520	0.157	B-3
082020D D 00100	HATCHER HENRY & LORRAINE		83200	33280	0.515	B-3
082020D D 00300	FREE SERVICE TIRE CO INC	ATTN MR CAREY	316600	126640	0.581	B-3
082020D D 00500	MORETZ ALBERT E ETUX	BOBBY W LIGHT ETUX	0	0	0.320	B-2
082020D D 00700	BRISTOL CHAMBER	FOUNDATION	308200	123280	0.862	B-2
082020D D 02500	GATTON C M		49500	19800	1.412	M-1
082020D D 03400	SLAUGHTER WALKER MYRON JR		31900	12760	0.144	M-1
082020D D 03500	SLAUGHTER ARTHUR P		107500	43000	0.489	M-1
082020D D 03600	SLAUGHTER ARTHUR P		122400	48960	0.328	M-1
082020D D 03800	RUSH JIMMY M & LORA M		27700	6925	0.157	M-1
082020D D 03900	GATTON C M		39400	9850	0.138	M-1
082020D D 04000	KINNAMAN JAMES M		26100	10440	0.162	B-3
082020D D 04100	GATTON C M & COLEMAN H		7700	3080	0.180	B-3
082020D D 04200	GATTON C M		21500	8600	0.503	B-3
082020D D 04400	GATTON C M		22900	9160	0.179	B-3
082020D B 00400	GATTON C M		511700	204680	0.000	B-3
TOTALS			8219100	3119685	27.926	

HILLSIDE/BOOHER ROAD REDEVELOPMENT AREA

GISLINK	OWNER NAME 1	OWNER NAME 2	APRAISED VALUE	ASSESSED VALUE	ACRES	ZONING
082021C B 00100	FFP LLC		2300	575	0.189	R-1A
082021C B 00200	FFP LLC		2300	575	0.172	R-1A
082021C B 00300	FFP LLC		2300	575	0.176	R-1A
082021C B 00400	FFP LLC		2300	575	0.167	R-1A
082021C B 00500	FFP LLC		2300	575	0.177	R-1A
082021C B 00600	FFP LLC		2300	575	0.173	R-1A
082021C B 00700	FFP LLC		2300	575	0.171	R-1A
082021C B 00800	FFP LLC		2300	575	0.178	R-1A
082021C B 00900	FFP LLC		2300	575	0.173	R-1A
082021C B 01000	FFP LLC		2300	575	0.176	R-1A
082021C B 01100	FFP LLC		2300	575	0.176	R-1A
082021C B 01200	FFP LLC		2300	575	0.174	R-1A
082021C B 01300	FFP LLC		2300	575	0.174	R-1A
082021C B 01400	FFP LLC		2300	575	0.175	R-1A
082021C B 01500	FFP LLC		2300	575	0.176	R-1A
082021C B 01600	FFP LLC		3300	825	0.274	R-1A
082021C B 01700	MILLARD F D TRUST		2100	525	0.219	R-1A
082021C B 01800	MILLARD F D TRUST		2300	575	0.172	R-1A
082021C B 01900	MILLARD F D TRUST		2300	575	0.177	R-1A
082021C B 02000	MILLARD F D TRUST		2300	575	0.176	R-1A
082021C B 02100	SCOTT KENNETH & MARY		2300	575	0.178	R-1A
082021C B 02200	MILLARD F D TRUST		2300	575	0.176	R-1A
082021C B 02300	MILLARD F D TRUST		2300	575	0.177	R-1A
082021C B 02400	RICHARDSON HOWARD		2300	575	0.171	R-1A
082021C B 02500	MILLARD F D TRUST		2300	575	0.178	R-1A
082021C B 02600	KESTNER JEWEL B LAMBERT	% JEWELL BUCHANAN	2300	575	0.177	R-1A
082021C B 02700	HAGLER GARY Y		2300	575	0.173	R-1A
082021C B 02800	HAGLER GARY Y		2300	575	0.175	R-1A
082021C B 02900	HAGLER GARY Y		2300	575	0.178	R-1A
082021C B 03000	HAGLER GARY Y		2300	575	0.172	R-1A
082021C B 03100	HAGLER GARY Y		2300	575	0.176	R-1A
082021C B 03200	HAGLER GARY Y		2300	575	0.178	R-1A
082021C B 03300	HAGLER GARY Y		2300	575	0.171	R-1A
082021C C 00100	BOUTON TIMOTHY D & BRANDY L		48600	12150	0.253	R-3
082021C E 00100	RHYMER ERIC		41100	10275	0.153	R-3
082021C E 00200	SHEPHERD C E & ELLAN		9200	2300	0.147	R-3
082021C E 00300	SHEPHERD C E & ELLA N		5600	1400	0.174	R-3
082021C E 00400	RASH ANGELA R		59500	14875	0.137	R-3
082021C E 00500	RASH ANGELA R		4500	1125	0.172	R-3

HILLSIDE/BOOHER ROAD REDEVELOPMENT AREA (CONTINUED)

GISLINK	OWNER NAME 1	OWNER NAME 2	APRAISED	ASSESSED	ACRES	ZONING
			VALUE	VALUE		
082021C E 00600	RASH ANGELA		2300	575	0.169	R-3
082021C E 00700	SMITH TERRY & ANGIE		2300	575	0.169	R-3
082021C E 00800	RASH ANGELA R		2300	575	0.17	R-3
082021C E 00900	BLEVINS CALVIN JAMES &	MARY KATHERINE	2300	575	0.169	R-3
082021C E 01000	BLEVINS CALVIN JAMES &	MARY KATHERINE	2500	625	0.222	R-3
082021C E 01100	WALKER RAYMOND		2200	550	0.132	R-3
082021C E 01200	MILLARD F D TRUST		2300	575	0.167	R-3
082021C E 01300	BOLING OPLE L & RUTH	PAULINE	2300	575	0.182	R-3
082021C E 01400	SMITH TERRY		2300	575	0.173	R-3
082021C E 01500	CARTER ROBERT III		2300	575	0.175	R-3
082021C E 01600	CARTER ROBERT III		42600	10650	0.174	R-3
082021C E 01700	MCDANIEL WALTER		2000	500	0.13	R-3
082021C E 01800	BROOKS JOHN M		2100	525	0.134	R-3
082021C E 01900	MCKEE EDWARD E		2200	550	0.165	R-3
082021C E 02000	BROWN DENVER L JR		2400	600	0.187	R-3
082021C E 02100	SHIPLEY W H		1200	300	0.103	R-3
082021C E 02200	HARRISON LEWIS		1300	325	0.112	R-3
082021C E 02300	MILLARD F D TRUST		1300	325	0.123	R-3
082021C E 02400	HOLT J C	% KATHLEEN HOLT	1300	325	0.12	R-3
082021C E 02500	MILLARD F D TRUST		2300	575	0.128	R-3
082021C E 02600	MILLARD F D TRUST		2100	525	0.138	R-3
082021C E 02700	MILLARD F D TRUST		2200	550	0.158	R-3
082021C E 02800	MILLARD F D TRUST		2300	575	0.165	R-3
082021C E 02900	MILLARD F D TRUST		2300	575	0.165	R-3
082021C E 03000	MILLARD F D TRUST		2300	575	0.165	R-3
082021C E 03100	MILLARD F D TRUST		2300	575	0.169	R-3
082021C E 03200	HOLSTON HABITAT FOR	HUMANITY INC	7000	0	0.642	R-3
082021C E 03600	WOODBY JOEL L & RHONDA L		53900	13475	0.175	R-3
082021C E 03800	MARTIN RAYMOND CARL &	LILLIANNE	52500	13125	0.319	R-3
082021C E 03900	TRIVETTE EVERETT GLENN		4900	1225	0.202	R-3
082021C E 04000	HORTON W R		4600	1150	0.177	R-3
082021C E 04100	CARR VESTAL V & JULIA ANN		4300	1075	0.143	R-3
082021C E 04200	GALLIHER SAMMIE M &	SHIRLEY K	18600	4650	0.214	R-3
082021C E 04300	DEAKINS DESSA		6500	1625	0.202	R-3
082021C E 04400	MCDANIEL WALTER		82500	20625	0.283	R-3
082021C E 04500	ROSS BILLY ALLEN		39200	9800	0.177	R-3
082021C E 04600	ROSS BILLY T & PEGGY T		4000	1000	0.116	R-3
082021C E 04700	ROSS BILLY & PEGGY C		13200	3300	0.192	R-3
082021C E 04800	HOLSTON HABITAT FOR	HUMANITY INC	4800	0	0.191	R-3

HILLSIDE/BOOHER ROAD STUDY AREA (CONTINUED)

GISLINK		OWNER NAME 1	OWNER NAME 2	APRAISED VALUE	ASSESSED VALUE	ACRES	ZONING
082021C	F 00100	SMITH DAVID BRYAN		2400	600	0.195	R-3
082021C	F 00200	BROWN DENVER L JR		2200	550	0.166	R-3
082021C	F 00300	BROWN DENVER L JR		2300	575	0.143	R-3
082021C	F 00400	UNIVERSITY OF TENNESSEE		0	0	0.168	R-3
082021C	F 00500	CHURCH LIFE TABERNACLE	% REV OTIS E GREEVER	3800	950	0.298	R-3
082021C	F 00600	FFP LLC		2400	600	0.201	R-3
082021C	F 00700	FFP LLC		2400	600	0.208	R-3
082021C	F 00800	FFP LLC		2400	600	0.211	R-3
082021C	F 00900	FFP LLC		2400	600	0.205	R-3
082021C	F 01000	FFP LLC		2400	600	0.207	R-3
082021C	F 01100	RHYMER JOHN THOMAS &	BARBARA H	2400	600	0.21	R-3
082021C	F 01200	BOWERY W B & RUTH		2400	600	0.203	R-3
082021C	F 01300	THROWER MONROE B		2500	625	0.215	R-1A
082021C	F 01400	GRAHAM BIBLE INSTITUTE AND BIBLE COLLEGE INC		2500	625	0.22	R-1A
082021C	F 01500	FFP LLC		2500	625	0.234	R-1A
082021C	F 01600	FOSTER BRIDGETTE M		2600	650	0.247	R-1A
082021C	F 01700	FOSTER BRIDGETTE M		2600	650	0.251	R-1A
082021C	F 01800	FOSTER BRIDGETTE M		3500	875	0.272	R-1A
082021C	F 01900	FOSTER BRIDGETTE M		2600	650	0.301	R-1A
082021C	F 02000	MILLARD F D TRUST		2700	675	0.316	R-3
082021C	F 02100	MILLARD F D TRUST		2700	675	0.293	R-3
082021C	F 02200	MILLARD F D TRUST		2600	650	0.275	R-3
082021C	F 02300	MILLARD F D TRUST		2600	650	0.26	R-3
082021C	F 02400	MILLARD F D TRUST		2600	650	0.242	R-3
082021C	F 02500	MILLARD F D TRUST		2600	650	0.229	R-3
082021C	F 02600	MILLARD F D TRUST		2500	625	0.213	R-3
082021C	F 02700	MILLARD F D TRUST		2400	600	0.191	R-3
082021C	F 02800	ROBERTS HARRY T		2300	575	0.174	R-3
082021C	F 02900	MCCONNELL R A & JUANITA		2300	575	0.176	R-3
082021C	F 03000	BLEVINS DANNY		2300	575	0.177	R-3
082021C	F 03100	BLEVINS DANNY		2300	575	0.182	R-3
082021C	F 03200	BLEVINS DANNY		2300	575	0.175	R-3
082021C	F 03300	MERRIFIELD ANNA	% PAUL M COATS	2300	575	0.175	R-3
082021C	F 03400	HICKMAN JAMES H &	JEANNE BRITTS	2300	575	0.177	R-3
082021C	G 00100	FFP LLC		62500	15625	9.944	R-1A
082021C	G 00110	BURRIS WILLIAM C SR ETAL		32800	8200	5.333	R-1A
082021C	G 00200	DEPRIEST LEISA MARIE ODUM	% LEISA DOUGHERTY	40200	10050	2.027	R-1A
082021C	G 00300	ODUM MARIE YORK		88300	22075	5.868	R-1A
082021C	G 00320	GOAD RICHARD G &	DENISE R	103400	25850	0.368	R-1A

HILLSIDE/BOOHER ROAD STUDY AREA (CONTINUED)

GISLINK	OWNER NAME 1	OWNER NAME 2	APRAISED VALUE	ASSESSED VALUE	ACRES	ZONING
082021C G 00400	LAVINDER T MATTHEW &	HOLLIE E	116700	29175	11.932	R-1A
082021C G 00400	LAVINDER T MATTHEW &	HOLLIE E	116700	29175	11.932	SPLIT R-1A/R-3
TOTALS			1280200	317100	68.872	

WEED AND SEED REDEVELOPMENT AREA

GISLINK	OWNER NAME 1	OWNER NAME 2	APRAISED	ASSESSED	ACRES	ZONING
			VALUE	VALUE		
082020C D 00800	PAGE PHYLLIS	% PHYLLIS HOSEY	17500	4375	0.080	B-3
082020C D 00900	ADAMS TIMOTHY W		22100	5525	0.075	B-3
082020C D 01000	MCMURRAY GERTRUDE	% DOROTHY KING	62600	15650	0.133	B-3
082020C D 01100	CHURCH CALVARY BAPTIST TR		0	0	0.496	B-3
082020C D 01200	CHURCH CALVARY BAPTIST		0	0	0.082	B-3
082020C D 01300	VAUGHAN MARY		30600	7650	0.079	B-3
082020C D 01400	WALLACE JAMES F & JOYCE	ANN	28200	7050	0.169	B-3
082020C D 01500	CHURCH CALVERY BAPTIST		4500	1125	0.168	B-3
082020C D 01600	ROSENBALM R DAN &	WILLIAM F JONES	6800	1700	0.087	B-3
082020C D 01700	WAGNER M D & HELEN LOUISE		35000	8750	0.092	B-3
082020C D 01800	RUSH JIMMIE M JR & BAMBI M		21000	5250	0.172	B-3
082020C D 02500	ALLISON EDDIE L		70900	28360	0.145	B-3
082020C D 02600	ALLISON EDDIE L		73100	29240	0.140	B-3
082020C D 02700	HORNE GEORGE & SHANE FORD	& ERIC FORD	3900	975	0.136	B-3
082020C D 02800	FORD LILLIAN R		38100	9525	0.136	B-3
082020C D 02900	EGGERS TED & JAN		30200	7550	0.144	B-3
082020C D 03000	BUCKLES WALTER BENJAMIN	& BENNY W	31400	7850	0.147	B-3
082020C D 03100	LEONARD THOMAS D & RUBY D		41900	10475	0.233	B-3
082020C D 03200	OLIVER MARJORIE S		50400	12600	0.140	B-3
082020C D 03300	GOODWIN ALVIN B & FRANCES	M	42000	10500	0.140	B-3
082020C D 03400	OLIVER MARY		23600	5900	0.110	B-3
082020C D 03500	ISBELL ROY L & MATTIE C		35700	8925	0.125	B-3
082020C D 03600	PERRIGAN RAY JR & LOIS	JEAN	68500	17125	0.111	B-3
082020C D 03610	LEONARD DENNIS R &	SANDRA S	39300	15720	0.167	B-3
082020C D 03700	LAVENE JONES JR		54600	21840	0.161	B-3
082020C D 03800	FRICKER ROY N &	BRENDA GALE	35000	14000	0.136	B-3
082020C D 03900	JONES LEVENE JR		56300	22520	0.222	B-3
082020C D 04000	WILLIAMS STEVEN ETAL		84400	33760	0.281	B-3
082020C E 00900	CHURCH CHURCH OF GOD		0	0	0.152	B-3
082020C E 01000	FIELDS MYRTLE VIRGINIA		31700	7925	0.153	B-3
082020C E 01100	CHURCH BRISTOL CHURCH	OF GOD	0	0	0.140	B-3
082020C E 01200	CHURCH BRISTOL OF GOD TR		4400	0	0.157	B-3
082020C E 01300	CHURCH BRISTOL OF GOD TR		4500	0	0.159	B-3
082020C E 01400	CHURCH BRISTOL CHURCH	OF GOD	38100	9525	0.163	B-3
082020C E 01500	FRITTS CHARLES E		40600	10150	0.160	B-3
082020C E 01600	FLEENOR CHARLIE L & RUBY A		24400	6100	0.159	B-3
082020C E 01700	HICKS CHARLOTTE E &	RICHARD G DUNHAM	4500	1125	0.165	B-3
082020C E 01800	HICKS CHARLOTTE E &	RICHARD G DUNHAM	44600	11150	0.161	B-3
082020C E 01900	FAIR MONETTE VANOVER		29300	7325	0.167	B-3

WEED AND SEED REDEVELOPMENT AREA (CONTINUED)

		OWNER NAME 1	OWNER NAME 2	APRAISED VALUE	ASSESSED VALUE	ACRES	ZONING
GISLINK							
082020C	E 02000	LARGE RUTH & RALPH		32500	8125	0.167	B-3
082020C	E 02100	CHURCH BRISTOL CHURCH	OF GOD	7300	2920	0.255	B-3
082020C	E 02200	CHURCH BRISTOL OF GOD TR		3500	0	0.134	B-3
082020C	E 02300	CHURCH CHURCH OF GOD		0	0	0.507	B-3
082020C	E 02600	RATLIFF KENNETH A		37500	15000	0.086	B-3
082020C	E 02610	RATLIFF KENNETH A		51600	20640	0.145	B-3
082020C	E 02700	RUSSELL MICHAEL L		32900	8225	0.141	B-3
082020C	E 02800	CHURCH CALVARY BAPTIST		0	0	0.245	B-3
082020C	E 02900	CANNON FANNIE H L/E &	JAMES L CANNON R/M	32100	8025	0.166	B-3
082020C	E 03000	CHURCH CALVARY BAPTIST		0	0	0.827	B-3
082020C	E 03100	CHURCH CALVARY BAPTIST		0	0	0.355	B-3
082020C	E 03200	CHURCH CALVARY BAPTIST		0	0	0.396	B-3
082020C	F 00100	PRESLEY DAVID		16800	4200	0.100	R-3
082020C	F 00200	ANDERSON CARL & ERMIE		22600	5650	0.103	R-3
082020C	F 00300	OSBORNE CHARLES A &	PATRICIA K	18000	4500	0.106	R-3
082020C	F 00400	SLIKER GENE P & MARTHA D		36400	9100	0.101	R-3
082020C	F 00500	TRINKLE HOUSTON C &	DOROTHY M	21400	5350	0.104	R-3
082020C	F 00600	BRISCOE INVESTMENT CO		32400	8100	0.106	R-3
082020C	F 00700	INSCORE DEVONA G & ROGER L		25400	6350	0.101	R-3
082020C	F 00800	LEWIS CARRIE		25900	6475	0.108	R-3
082020C	F 00900	E I P INVESTMENTS INC		36100	9025	0.298	R-3
082020C	F 01000	E I P INVESTMENTS INC		4700	1175	0.137	R-3
082020C	F 01100	CASTLE CECIL WAYNE		33300	8325	0.125	R-3
082020C	F 01200	WYATT MARK DAVIS &	MARSHA MAXINE	29500	7375	0.119	R-3
082020C	F 01300	DAVIS SHELVIN A &	VIRGINIA FAYE	24000	6000	0.123	R-3
082020C	F 01400	CARRIER ROSA		21500	5375	0.118	R-3
082020C	F 01500	VOLUNTEER DEVELOPMENT CO		19000	4750	0.130	R-3
082020C	F 01600	COPENHAVER HORAK TERRY		35700	14280	0.121	R-3
082020C	F 01700	COPENHAVER-HORAK TERRY		56200	22480	0.160	R-3
082020C	F 01800	FRITTS CHARLES E		24400	6100	0.115	R-3
082020C	F 01900	RICHARDS DAYTON E & ETHEL	JOYCE	27400	6850	0.121	R-3
082020C	F 02000	MCDOWELL ROBERT THOMAS &	KASSIE	47800	19120	0.118	R-3
082020C	F 02100	MASON BETTY JEAN		41700	10425	0.104	R-3
082020C	F 02200	ROARK VANAM & RUBY		36200	9050	0.109	R-3
082020C	F 02300	CLEAR ANNA BESS MULLINS		28200	7050	0.100	R-3
082020C	F 02400	ROWLETTE GARY W & JUDY		43400	10850	0.102	R-3
082020C	F 02500	BRISTOL HISTORICAL ASSOC	INC	35000	8750	0.087	R-3
082020C	F 02600	BRISTOL HISTORICAL ASSOC		19800	0	0.085	R-3
082020C	F 02700	WILLIAMS DOUGLAS A & AMY B		38500	9625	0.094	R-3

WEED AND SEED REDEVELOPMENT AREA (CONTINUED)

		OWNER NAME 1	OWNER NAME 2	APRAISED VALUE	ASSESSED VALUE	ACRES	ZONING
GISLINK							
082020C	F 02800	WILLIAMS ANNIE ELIZABETH		25800	6450	0.092	R-3
082020C	F 02900	SMITHSON MAXINE		28000	7000	0.087	R-3
082020C	F 03000	KEGLEY WILLIAM E & JOYCE		39700	9925	0.117	R-3
082020C	F 03100	LEWIS ORVILLE E LE &	LEWIS JAMES E RM	3900	975	0.112	R-3
082020C	F 03200	HENSLEY AVERY		29000	7250	0.106	R-3
082020C	F 03300	INSCORE DEVONA G		36500	9125	0.103	R-3
082020C	F 03400	BARRETT RANDALL M		33300	8325	0.110	R-3
082020C	F 03500	VANOVER HELEN LOUISE		32800	8200	0.096	R-3
082020C	F 03600	FERRELL ROBERT L		30900	7725	0.100	R-3
082020C	F 03700	STREET JIMMIE A		24600	6150	0.099	R-3
082020C	F 03800	HILLIARD ROBERT WAYNE &	JAMIE CAROL	23600	5900	0.103	R-3
082020C	F 03900	BOYD GERTIE &	ANGELITA R MENDOZA	35400	8850	0.108	R-3
082020C	G 00100	BLEVINS LONNIE E & KIM A		47300	11825	0.157	R-3
082020C	G 00200	SAMPSON LISA JEANETTE		40400	10100	0.161	R-3
082020C	G 00300	BARR FRED T & REBA C		69400	17350	0.325	R-3
082020C	G 00400	ROARK ELLEREE DAVIDSON &	BRADLEY W ROARK II	32500	8125	0.163	R-3
082020C	G 00500	BURTON DAVID M &	LYDIA G	61300	15325	0.186	R-3
082020C	G 00600	KOEHNE THEODOR R &	ANNE F	45700	18280	0.179	R-3
082020C	G 00700	MOORE JOHN D		47200	11800	0.180	R-3
082020C	G 00800	MARION MAMIE F		52600	13150	0.184	R-3
082020C	G 00900	HAWKINS BERYL J & EVELYN R		44900	17960	0.184	R-3
082020C	G 01000	HAWKINS BERYL J &	EVELYN	4500	1125	0.170	R-3
082020C	G 01100	WOODLIEF NINA R		41800	10450	0.177	R-3
082020C	G 01200	LEWIS JAMES E & MARTHA A		33800	8450	0.167	R-3
082020C	G 01300	JOHNSON J STEVEN & LOIS C		46000	11500	0.174	R-3
082020C	G 01400	DUNHAM RICHARD G JR		28600	7150	0.172	R-3
082020C	G 01500	WOLFE GARRETT & KAREN		35000	8750	0.208	R-3
082020C	G 01600	WILLIAMS DOUGLAS A & AMY B		24900	6225	0.155	R-3
082020C	G 01700	CARRIER HASKELL S & MARIE	% J C DEVAULT	34400	8600	0.372	R-3
082020C	G 01800	JONES HENRY C & DOROTHY M		28200	7050	0.060	R-3
082020C	G 01900	BELL HERBERT H		1700	425	0.050	R-3
082020C	G 02000	BELL HERBERT H		19600	4900	0.056	R-3
082020C	G 02100	SLAGLE ROBERT E & LOIS D		46000	18400	0.111	R-3
082020C	G 02200	E I P INVESTMENTS INC		29200	7300	0.119	R-3
082020C	G 02300	FULTZ CARL & PHYLLIS D		45100	11275	0.116	R-3
082020C	G 02400	STUART AUDRY MAXINE &	EDWARD RAY STUART JR	33900	8475	0.112	R-3
082020C	G 02500	MARSHALL RICHARD D &	BEVERLY R	48900	12225	0.148	R-3
082020C	G 02600	WHITE GLENN E II &	TERESA S	63000	25200	0.167	R-3
082020C	G 02700	SMILE FAYSAL SCOTT &	BETHANY DAWN	47800	19120	0.195	R-3

WEED AND SEED REDEVELOPMENT AREA (CONTINUED)

GISLINK	OWNER NAME 1	OWNER NAME 2	APRAISED	ASSESSED	ACRES	ZONING
			VALUE	VALUE		
082020C G 02800	HUTTON DONALD B & DORIS F		35600	8900	0.168	R-3
082020C G 02900	STILTNER C REGIS JR		53000	13250	0.173	R-3
082020C G 03000	THORNSBERRY DONNIE L		48400	12100	0.163	R-3
082020C G 03100	MONTEITH DONALD W &	BRENDA D	42000	16800	0.166	R-3
082020C G 03200	BRUMMITT JOYCE ANN DEER		32400	8100	0.170	R-3
082020C G 03300	CARTER EDDY M & MARY JOYCE		38700	9675	0.167	R-3
082020C G 03400	STEVENS BRAD A & KATHY		37500	9375	0.166	R-3
082020C G 03500	SINGLETON HERBERT &	WANDA F	42200	10550	0.170	R-3
082020C G 03600	SINGLETON HERBERT H &	WANDA F	12000	3000	0.168	R-3
082020C G 03700	WAMPLER ANGELA M ETAL		54600	21840	0.169	R-3
082020C G 03800	PETERS DAVID & LULAMAE		43600	10900	0.171	R-3
082020C G 03900	TRIVETTE MARY A &	KENNETH A MARION ETUX	53400	13350	0.254	R-3
082020C G 04000	HODGE DAN C & VICKIE G		44100	11025	0.265	R-3
082020C G 04100	BURKETT NELSON R II &	GILDA A	72800	18200	0.335	R-3
082020C H 00100	BLEDSE THOMAS JR &	ANGELIA H	35900	8975	0.098	R-3
082020C H 00200	STORM JAMES & DORIS A		31500	7875	0.102	R-3
082020C H 00300	SIZEMORE DANIS M & KAREN D		23000	5750	0.103	R-3
082020C H 00400	WHITEAKER RUBY		25000	6250	0.102	R-3
082020C H 00500	BALL JOHN C & LORETTA J		38200	9550	0.104	R-3
082020C H 00600	BLAKE JEFFREY TODD &	KATHY ANN	39400	9850	0.104	R-3
082020C H 00700	GRAY REBECCA C		35900	8975	0.103	R-3
082020C H 00800	HERNANDEZ SAUL A & CLARK R		45700	11425	0.110	R-3
082020C H 00900	MORELOCK HERBERT J		48000	12000	0.216	R-3
082020C H 01000	CALHOUN NOBERT L		27200	6800	0.110	R-3
082020C H 01100	DONAHUE RALPH W & FLORETTA		29800	7450	0.102	R-3
082020C H 01200	MORRELL JOHN & BETTY		20300	8120	0.099	R-3
082020C H 01300	BLEVINS LONNIE E		43100	10775	0.105	R-3
082020C H 01400	MILLARD SHEILA DIANE &	MELODY JOY LUCAS	48900	12225	0.099	R-3
082020C H 01500	STOPHEL DENNIS L & MARY W		3900	975	0.110	R-3
082020C H 01600	RAMSEY CLAYTON & MAE	HOLBROOK RAMSEY	31600	7900	0.208	R-3
082020C H 01700	DILLARD MARC V & RHONDA		31600	7900	0.086	R-3
082020C H 01800	SIZEMORE DAVID M &	KAREN D	42400	10600	0.083	R-3
082020C H 01900	THOMPSON RICKY C & DEBRA E		39300	9825	0.071	R-3
082020C H 02000	THOMPSON BRAD & CRYSTAL		40000	10000	0.071	R-3
082020C H 02100	BELL PAUL W & RHONDA S		54400	13600	0.102	R-3
082020C H 02200	OSBORNE CECIL C	% CECIL OSBORNE JR	35500	8875	0.103	R-3
082020C H 02300	CROSS CHARLES ALLEN &	DIANE M	54200	21680	0.097	R-3
082020C H 02400	LILLEY HOWARD L &	MARGARET C	40700	10175	0.143	R-3
082020C H 02500	EDWARDS MARY LEE		36000	9000	0.168	R-3

WEED AND SEED REDEVELOPMENT AREA (CONTINUED)

GISLINK	OWNER NAME 1	OWNER NAME 2	APRAISED	ASSESSED	ACRES	ZONING
			VALUE	VALUE		
082020C H 02600	CHURCH GRACE CATHEDRAL		80300	0	0.247	R-3
082020C H 02700	HURD STEVEN M & LYNN		48700	12175	0.252	R-3
082020C H 02800	EZZELL DOUGLAS &	JULIE HARLAN	56900	14225	0.170	R-3
082020C H 02900	CANTER RONALD L & DEBRA		28100	7025	0.170	R-3
082020C H 03000	DORAN LEROY L & PATRICIA A		36400	9100	0.168	R-3
082020C H 03100	FERRELL ROBERT LIVINGSTON		30700	7675	0.164	R-3
082020C H 03200	THEAD JANE O & WINSTON		17600	4400	0.172	R-3
082020C H 03300	BLAIR DENNIE A & SUSAN S		31300	7825	0.167	R-3
082020C H 03400	ROBINETTE MICHAEL ETUX		29300	7325	0.168	R-3
082020C H 03500	SMITH HERBERT H & HELEN C		29000	7250	0.161	R-3
082020C H 03600	MALLICOTE L J		94300	37720	0.335	R-3
082020C H 03700	HALL JAMES E & JANICE M		49800	12450	0.250	R-3
082020C H 03800	GILBERT OPAL DAY		55200	13800	0.258	R-3
082020C H 03900	MALLICOTE INVESTMENTS LLC		78200	31280	0.342	R-3
082020C H 04000	DENTON SAMUEL WAYNE &	MELITA S TATE	57400	14350	0.175	R-3
082020C H 04100	PERKEY RANDY LEE L/E &	PAMELA J PERKEY ETAL R/M	58800	14700	0.166	R-3
082020C H 04200	WHICKER BOBBY G & LOIS F		65500	16375	0.175	R-3
082020C H 04300	WHICKER BOBBY G & LOIS F		49700	12425	0.167	R-3
082020C H 04400	NORTON CHARLES L		47200	18880	0.319	R-3
082020C J 01200	ETTER DALE RICHARD & JANET	MARY S	79400	31760	0.676	R-M
082020C J 01300	ETTER DALE RICHARD &	JANET M	159100	63640	0.390	R-3
082020C J 01400	ETTER DALE & JANET M		84000	33600	0.668	R-3
082020C J 01500	WHITE GLENN H &	JEANETTE W	57300	14325	0.227	R-3
082020C J 01600	MALLICOTE INVESTMENTS LLC		76400	30560	2.840	SPLIT R-M/R-3
082020C J 01700	TESTER VIVIAN C		115400	46160	1.855	SPLIT R-M/R-3
082020C J 01800	MALLICOTE INVESTMENTS LLC		51900	20760	0.244	R-3
082020C J 01900	MALLICOTE INVESTMENTS	LLC	65500	26200	0.152	R-3
082020C J 02200	RYAN KENNETH FRED ETAL		60100	15025	2.048	R-M
082020C J 02500	MALLICOTE INVESTMENTS LLC		154500	61800	0.627	R-3
082020C J 02510	DATTOLO TONY & TERESA		89100	35640	0.313	R-3
082020C J 02600	CAMPER EVELYN R		46200	11550	0.462	R-3
082020C J 02700	CHILDRESS KAREN G &	TAMMY D CARRIER	40600	10150	0.481	R-3
082020C J 02800	MULLINS BOBBY EUGENE JR &	GEORGEANNE	29600	7400	0.224	R-3
082020C J 02900	WORTHINGTON WILL E &	FRANCES A	38200	9550	0.197	R-3
082020C J 03000	CROSS CHARLES ALLEN &	DIANE M	38100	9525	0.288	R-3
082020C J 03100	RUHLEN RICHARD L		47500	11875	0.139	R-3
082020C J 03200	STINES HAZEL R L/E &	LINDA WILSON R/M	26700	6675	0.135	R-3
082020C J 03300	HURON JOHN J & SANDRA JO		44900	11225	0.176	R-3
082020C J 03400	MCKENZIE SPENCER Q &	VANESSA A	44000	11000	0.328	R-3

WEED AND SEED REDEVELOPMENT AREA (CONTINUED)

			APRAISED	ASSESSED		
GISLINK	OWNER NAME 1	OWNER NAME 2	VALUE	VALUE	ACRES	ZONING
082020C J 03500	BRANSON JOHN & BESSIE		25400	6350	0.156	R-3
082020C J 03600	GREEN EDNA L		31200	7800	0.132	R-3
082020C J 03700	O DELL FRED M & IDA M	% BETTY ODELL	29400	7350	0.123	R-3
082020C J 03800	HOLDEN PHILLIP T SR &	LINDA S	56900	22760	0.146	R-3
082020C J 03900	RYAN DARRELL THOMAS &	CINDY	91400	22850	0.485	R-M
082020C J 04000	SHEPHERD SAMUEL E &	JUDITH P	43100	10775	0.179	R-3
082020C J 04100	BARNARD DANIEL K		31600	7900	0.175	R-3
082020C J 04200	COOK FREDDY M & HELLEN		44600	11150	0.172	R-3
082020D A 00700	NACHMAN KATHERINE LOUISE	% KATHERINE HILL	27000	6750	0.194	B-3
082020D A 00800	LESLIE FRANK R & DEBORAH J	ROOT	44600	11150	0.195	B-3
082020D A 00900	COWAN HATTIE LEE		32800	8200	0.174	B-3
082020D A 01000	TRIVETT JEFF RICHARD		33000	8250	0.177	B-3
082020D A 01100	WATSON WILLIAM H & ANNIE		31300	7825	0.111	B-3
082020D A 01110	RICHARDS DAYTON & JEFFREY	DBA VOLUNTEER DEVELOPMENT	22500	5625	0.112	B-3
082020D A 01200	RUSH JASON M & KATHERINE E		43300	10825	0.166	B-3
082020D A 01300	VOLUNTEER DEVELOPMENT CO		39100	9775	0.177	B-3
082020D A 01400	MORELOCK LETA		50000	20000	0.233	B-3
082020D A 01500	WOODMANCY JAMES D		47200	11800	0.235	B-3
082020D A 01600	WOODMANCY JAMES D		5000	1250	0.217	B-3
082020D A 01700	CALHOUN RAYMOND C & PEGGY	J	26800	10720	0.249	B-3
082020D A 01800	MORELOCK PHILLIP E & LETA	J	27500	6875	0.191	B-3
082020D A 01900	KIDD MARY MAYS & EFFIE	% ARTIS DAVENPORT	27300	6825	0.233	B-3
082020D A 02000	SCALES WARREN H & WILMA &	WARREN M & REBECCA SCALES	35200	8800	0.203	B-3
082020D A 02100	FRITTS CHARLES E		27600	6900	0.212	B-3
082020D A 02200	WIDNER JOHNNY RAY		42500	10625	0.219	B-3
082020D A 02300	KITCHENS HAROLD		27200	6800	0.242	B-3
082020D A 02400	STANLEY ROLLIE J &	MELISSA G	71800	28720	0.367	B-3
082020D A 02500	MORRELL R W & THELMA JANE		29600	7400	0.131	B-3
082020D A 02600	HOLT OTIS & JUDY ANN		20300	5075	0.084	B-3
082020D A 02700	SEXTON JAMES & CAROL W		16900	4225	0.047	B-3
082020D A 02800	HESS KELLY		9700	2425	0.122	B-3
082020D A 02900	ROBINSON JOE D		20400	5100	0.161	B-3
082020D A 03000	HARRISON KATHY & DAVID E	PETERS	22800	5700	0.156	B-3
082020D A 03100	BAKER WHITNEY C & HELEN S		38400	9600	0.415	B-3
082020D A 03200	HESS DAVID E		35800	8950	0.308	B-3
082020D A 03300	GARRETT WILLIAM T JR		33400	8350	0.272	B-3
082020D A 03400	CARMACK RON JAMES &	DOROTHY C	71600	28640	0.286	B-3
082020D A 03500	ERIK W CALDWELL		42700	10675	0.287	B-3
082020D A 03600	SHAFFER ALBERT & LINDA		35100	8775	0.307	B-3

WEED AND SEED REDEVELOPMENT AREA (CONTINUED)

GISLINK	OWNER NAME 1	OWNER NAME 2	APRAISED	ASSESSED		ZONING
			VALUE	VALUE	ACRES	
082020D B 02600	HOBBS ALFRED T & ELEANOR		41500	10375	0.183	B-3
082020D B 02700	MJH INC		23200	5800	0.092	B-3
082020D B 02800	CLARK CECIL & AUDREY FAY		36700	9175	0.163	B-3
082020D B 02900	BLUEMKE AMANDA OLIVER		30100	7525	0.142	B-3
082020D B 03000	BLAYLOCK RUBY K		44100	11025	0.137	B-3
082020D B 03100	OLINGER JACKIE SHANNON &	REBECCA HARRIS	60000	15000	0.154	B-3
082020D B 03200	BISE EARL S		70100	17525	0.180	B-3
082020D B 03300	SILCOX SHEILA		48400	12100	0.173	B-3
082020D B 03400	AMMONS RICHARD LEE &	SHIRLEY P	24700	6175	0.142	B-3
082020D B 03500	PATRICK RICKY M &	KATHY L CROSS	47700	11925	0.132	B-3
082020D B 03600	SMITH TIMOTHY W &	TRACYE L	48700	12175	0.139	B-3
082020D B 03700	DILLARD THOMAS E & YVONNE	M	42800	10700	0.142	B-3
082020D B 03800	WOODLIEF ROY EDWARD JR &	LYDIA	50100	12525	0.172	B-3
082020D B 03900	SLAGLE JAMES E & CINDY R		28600	7150	0.169	B-3
082020D B 04000	SIMERLY KIMBERLY	% KIMBERLY HOFFNUNA	32800	8200	0.175	B-3
082020D B 04100	PULLON JAMES HUGH		33900	8475	0.169	B-3
082020D B 04200	CLARK ALBERT J		40000	16000	0.098	B-3
082020D B 04300	GIBSON DONALD EARL		18200	4550	0.044	B-3
082020D B 04400	BREWER LENNIE MAE		16700	4175	0.048	B-3
082020D B 04500	TRIVETT JAMES H & ALICIA R		27300	6825	0.100	B-3
082020D C 00800	HICKS ROY RAYMOND &	LITHA	18700	4675	0.070	B-3
082020D C 00900	LITTRELL CLAUDE ETQL	% MARY OLIVER	4100	1025	0.115	B-3
082020D C 01000	LITTRELL MOSSIE & CLAUDE	% MARY OLIVER	4500	1125	0.123	B-3
082020D C 01100	LITTRELL MOSSIE & CLAUDE	% MARY OLIVER	2300	575	0.064	B-3
082020D C 01200	OLIVER MARY HELEN		21900	5475	0.068	B-3
082020D C 01300	LITTRELL DOUGLASS MCARTHUR	ETAL	2300	575	0.061	B-3
082020D C 01400	ROBERTSON LEWIS & MARY		11700	2925	0.050	B-3
082020D C 01500	BROWN J C & BETTY SUE &	PAUL A MORRELL & PHYLLIS	3400	850	0.124	B-3
082020D C 01600	HOFFMAN NANCY DOSS		17900	4475	0.110	B-3
082020D C 01800	T & B CONSTRUCTION LLC		9600	3840	0.222	B-3
082020D C 01900	T & B CONSTRUCTION LLC		4200	1680	0.117	B-3
082020D C 02000	T & B CONSTRUCTION LLC		62000	24800	0.096	B-3
082020D C 02100	HARRIS NELSON		22400	5600	0.088	B-3
082020D C 02200	HOLSTON HABITAT FOR	HUMANITY INC	62800	15700	0.149	B-3
082020D C 02300	HOLSTON HABITAT FOR	HUMANITY INC	9700	2425	0.165	B-3
082020D C 02400	BROWN E NATE & CARLA M		44600	11150	0.170	B-3
082020D C 02500	TURNER BONNIE C		39800	9950	0.168	B-3
082020D C 02600	WHITE EDNA	% KAY TALLMAN	39100	9775	0.187	B-3
082020D C 02700	FRITZ BRENDA S		46700	11675	0.263	B-3

WEED AND SEED REDEVELOPMENT AREA (CONTINUED)

GISLINK	OWNER NAME 1	OWNER NAME 2	APRAISED	ASSESSED	ACRES	ZONING
			VALUE	VALUE		
082020D C 03000					0.135	B-3
082020D C 03100	LOFTUS DOUGLAS H		36900	9225	0.086	B-3
082020D J 00700	WALLACE SHELBOURNE		709500	283800	2.784	SPLIT B-3/M-1
082020D J 00710	WALLACE SHELBOURNE		362100	144840	0.699	B-3
082020D J 00900	ICENHOUR LUTHER H JR &	J WESLEY & GINA Y EDENS	3300	825	0.107	B-3
082020D J 01000	RYAN DAVID NEWTON & WILMA	CROWE	29400	7350	0.103	B-3
082020D J 01100	WALLACE S W		100	25	0.086	B-3
082020D J 01200	MITCHELL ROBERT A		74500	29800	0.263	B-1A
082020D J 01300	CARTER THOMAS A & NANCY B		67100	26840	0.167	B-1A
082020D J 01400	SHUMAKER DAVID K &	ANNE W	53800	21520	0.169	B-1A
082020D J 01500	LUU MY T &	LINH T NGUYEN	44100	17640	0.173	B-1A
082020D J 01520	GRAYBEAL STEVEN L SR &	PEGGY D	59300	23720	0.170	B-1A
082020D J 01600	GRAYBEAL STEVEN L SR &	PEGGY D	84200	33680	0.204	B-1A
082020D J 01700	VINSON PHIL W		9300	2325	0.394	B-1A
082020D J 01800	LOVE BOBBY W & GLORIA D		48200	12050	0.222	B-1A
082020D J 01900	RINGLEY MARSHA &	MONTY WOOLLEY	40700	10175	0.160	B-1A
082020D J 02000	FULTZ CARL & PHYLLIS		89400	35760	0.159	B-1A
082020D J 02100	CHURCH ANDERSON STREET	UNITED METHODIST	0	0	0.646	R-3
082020D J 02200	CHURCH ANDERSON STREET	UNITED METHODIST	0	0	0.091	R-3
082020D J 02300	CHURCH ANDERSON STREET	METHODIST	0	0	0.595	R-3
082020D J 02400	CALDWELL DANIEL H &	MIRIAM CASSANDRA	50600	20240	0.232	R-3
082020D J 02500	WOLFE GARRETT L		64900	25960	0.264	R-3
082020D J 02600	PIERCE MARLA DELP		46600	18640	0.356	R-3
082020D J 02700	BRYANT PAUL D		9200	0	0.311	R-3
082020D J 02800	VANCE JAMES H & IRENE F		86000	34400	0.388	R-3
082020D J 02900	JACKSON CHARLOTTE		70500	17625	0.447	R-3
082020D J 03000	HUNTER CRAIG &	ROXANN L	108300	27075	0.726	R-3
082020D J 03100	ICENHOUR LUTHER H JR &	J WESLEY & GINA Y EDENS	216800	86720	0.449	B-3
082020D J 03200	MG ASSOCIATES LTD		1500	375	0.254	SPLIT B-3/M-1
082020D J 03210	M G ASSOCIATES LTD	% MILTON GREEN	47100	11775	0.100	B-3
082020D J 03300	TAPSCOTT ROBERT L JR		49600	12400	0.172	B-3
082020D J 03400	ELLIS DONALD H & OACLUCÉ		105400	42160	0.363	B-3
082020D J 03500	BOWIE LOIS P		71200	28480	0.358	B-3
082020D J 03600	HILLMAN SHELTON B JR		97800	39120	0.542	B-3
082020D J 03700	BOY ISABELLA		36900	9225	0.247	R-3
082020D J 03800	HARLAN RALPH L & ELEANOR		41400	10350	0.175	R-3
082020D J 03900	CHURCH ANDERSON STREET	UNITED METHODIST	13400	0	0.509	R-3
082020D J 03950	CHURCH ANDERSON STREET	UNITED METHODIST	20400	0	0.925	R-3
082020D J 04000	DAVIS EVELYN E &	GEORGE E DELP	18100	4525	0.097	R-3

WEED AND SEED REDEVELOPMENT AREA (CONTINUED)

			APRAISED	ASSESSED		
GISLINK	OWNER NAME 1	OWNER NAME 2	VALUE	VALUE	ACRES	ZONING
082020D K 00100	WALDEN LLOYD G JR &	TERESA C	42600	10650	0.135	R-3
082020D K 00200	WALDEN LLOYD G JR &	TERESA C	5200	1300	0.171	R-3
082020D K 00300	CHANG ANDREW C &	DAINI	43000	10750	0.172	R-3
082020D K 00400	STANLEY CARL & LEANN		47500	11875	0.172	R-3
082020D K 00500	RUTHERFORD BONNIE L/E &	NANCY R FISHER ETAL	52900	13225	0.359	R-3
082020D K 00600	FLEENOR DEBBIE		66200	16550	0.173	R-3
082020D K 00700	FLEENOR DEBBIE		32800	8200	0.180	R-3
082020D K 00800	HOPKINS BETTY J		49000	12250	0.180	R-3
082020D K 00900	DOAK AUDREY MAE		51600	12900	0.180	R-3
082020D K 01000	DICKSON MERRILL F & JUDY L		4500	1125	0.181	R-3
082020D K 01001	DICKSON MERRILL F & JUDY L		10100	2525	0.405	B-1A
082020D K 01100	DICKSON MERRILL & JUDY		85400	34160	0.217	B-1A
082020D K 01200	TORBETT NANCY BURROW		71200	17800	0.421	B-1A
082020D K 01400	WALLACE SHELBORNE W		215400	86160	1.257	B-3
082020D K 01600	PEERY LARRY G & ELLA M		304000	121600	0.528	B-3
082020D K 01700	GRAYSON ALMA S		38300	9575	0.277	B-3
082020D K 01800	GRAYSON ALMA		34600	13840	0.154	B-3
082020D K 01900	ODUM SHELBY JEAN		50500	12625	0.153	R-3
082020D K 02000	WICHERT PAULINE		65300	16325	0.157	R-3
082020D K 02100	MANN BARRY KEITH &	JOYCE CARTY	81800	20450	0.242	R-3
082020D K 02200	BLAYLOCK DONALD & DORCAS		50200	12550	0.216	R-3
082020D K 02300	PIERCE MARLA DELP		26000	10400	0.184	R-3
082020D K 02400	SIMPKINS WILLIAM DANIEL	& SUELLA	32100	8025	0.186	R-3
082020D K 02500	SHAFFER WARREN B &	DOROTHY	45600	11400	0.166	R-3
082020D K 02600	BERRYMAN LARRY & LESLIE		47800	11950	0.179	B-1A
082020D K 02700	WHITE GLENN E II &	TERESA S	62900	25160	0.213	B-1A
082020D K 02800	PICKLESIMER ROBERT A		40200	16080	0.169	B-1A
082020D K 02801	BERRY BRADLEY K		36100	14440	0.159	R-3
082020D K 02900	DIXON JACK S & SHIRLEY		34300	8575	0.168	R-3
082020D K 03000	NEWBY WILMETH CARRIER		40800	10200	0.232	R-3
082020D K 03100	TRAVIS EWING S JR & LINDA	% EWING TRAVIS JR	38500	15400	0.157	R-3
082020D K 03200	TAYLOR REBEKAH C		49700	12425	0.175	R-3
082020D K 03300	EMMEL DAVID R & DEBORAH V		39700	15880	0.147	R-3
082020D K 03400	TUGGLE MACK M		39500	9875	0.167	R-3
082020D K 03500	EDWARDS CLARENCE &	BETTY TROBALL	42500	10625	0.169	R-3
082020D K 03600	VICTIMS OF DOMESTIC	VIOLENCE INC	0	0	0.155	R-3
082020D K 03700	SMITH TIMOTHY W & TRACYE P		44300	17720	0.171	R-3
082020D K 03800	WATSON MITCHELL EUGENE		24200	6050	0.126	R-3
082020D K 03900	NORTON LARRY PAUL &	STELLA MAE	28500	7125	0.129	R-3

WEED AND SEED REDEVELOPMENT AREA (CONTINUED)

	OWNER NAME 1	OWNER NAME 2	APRAISED		ASSESSED		ZONING
			VALUE	VALUE	ACRES		
GISLINK							
082020D K 04000	LONG LAVERNA ALLGOOD		24800	6200	0.155		R-3
082020D L 00100	DEVAULT JAMES C &	ARBICELLA L HODGE DEVAULT	57700	23080	0.094		B-1B
082020D L 00110	DEVAULT JAMES C &	ARBICELLA L HODGE DEVAULT	8200	3280	0.150		B-1B
082020D L 00200	GROSS GARY E		87800	21950	0.411		SPLIT B-1B/R-3
082020D L 00400	NOONKESTER W B		49800	19920	0.246		R-3
082020D L 00500	TABERNACLE CHARITY	PENTECOSTAL % J EPPERSON	14500	3625	0.503		R-3
082020D L 00700	GEORGIADES MIKE		3600	900	0.107		R-3
082020D L 00701	GEORGIADES MICHALAKIS S	& GEORGE SAVA GEORGIADES	50400	12600	0.103		R-3
082020D L 00800	SULLIVAN JOHN & HEATHER		47100	11775	0.115		R-3
082020D L 00900	VANCE SAMUEL LEE		57900	14475	0.094		B-1B
082020D L 01000	ROGERS JIMMY L		20700	8280	0.175		B-1B
082020D L 01100	FLORES MARY HELEN		36300	9075	0.173		R-3
082020D L 01200	MURRAY DIANNE LOUISE		29100	7275	0.174		R-3
082020D L 01300	WOLFE GARRETT L		36300	14520	0.175		R-3
082020D L 01400	TRIVETTE JOE H		11800	2950	0.177		R-3
082020D L 01401	MEADE TIMOTHY MALCOLM &	PATTY ANN DAVENPORT	53000	13250	0.172		R-3
082020D L 01500	STALLCUP SANFORD L &	ELIZABETH W	87500	35000	0.358		R-3
082020D L 01600	HUTTON TRULA MCDAVID L/E	% REXIE BRIDGEMAN	21600	5400	0.061		R-3
082020D L 01700	VINSON PHIL		49800	12450	0.141		R-3
082020D L 01800	WORLEY FRED W & MARGARET R		33900	8475	0.173		R-3
082020D L 01900	CARTER TOM & NANCY B		45500	18200	0.171		R-3
082020D L 02000	PEREZ MARIA BLANCHE		38800	15520	0.171		R-3
082020D L 02100	FULLEN LLOYD C & SANDRA K		53000	13250	0.172		R-3
082020D L 02200	SUTHERLAND TIVIS		49100	12275	0.175		R-3
082020D L 02300	STUMP EARL B & CARRIE LOU		71700	17925	0.169		R-3
082020D L 02310	ROGERS JIMMY L		5100	1275	0.169		R-3
082020D L 02400	CHURCH WINDSOR AVENUE	PRESBYTERIAN	0	0	0.181		R-3
082020D L 02500	CHURCH WINDSOR AVE BAPTIST		4500	0	0.173		R-3
082020D L 02600	SMITH DANNY F & CHRISTINE		41100	10275	0.173		R-3
082020D L 02700	MAYO JAMES E & GEORGIA		60800	24320	0.175		R-3
082020D L 02701	CLIFTON JASON R		40700	10175	0.169		R-3
082020D L 02800	MORRELL CURTIS RAY		89100	35640	0.348		R-3
082020D L 02900	WELLIVER RITA MARIE		46500	11625	0.221		R-3
082020D L 03000	COWAN IDA MAE		58800	14700	0.200		R-3
082020D L 03100	CLARK RAYMOND A & GLADYS A		24800	6200	0.169		R-3
082020D L 03200	CLARK GLADYS		55100	13775	0.170		R-3
082020D L 03300	KINYON BETTY		18100	4525	0.161		R-3
082020D L 03400	WHITAKER EDWARD P III &	MARGARET R	56500	22600	0.163		R-3
082020D L 03500	K C PROPERTIES LLC		87700	35080	0.517		R-3

WEED AND SEED REDEVELOPMENT AREA (CONTINUED)

	OWNER NAME 1	OWNER NAME 2	APRAISED	ASSESSED	ACRES	ZONING
			VALUE	VALUE		
GISLINK						
082020D M 00100	SHEETS RICK		68100	27240	0.117	R-3
082020D M 00200	MUHAMMAD CEDRIC		32700	8175	0.119	R-3
082020D M 00300	FORD JESSE L&	DORIS L	40600	10150	0.099	R-3
082020D M 00400	KEENE PHILLIP WADE		42200	10550	0.108	R-3
082020D M 00500	KITCHENS HAROLD		58100	23240	0.107	R-3
082020D M 00600	FINE C KENNETH & LELIA T		36200	9050	0.113	R-3
082020D M 00700	LEONARD FRED M		44500	17800	0.216	B-1B
082020D M 00800	LEONARD FRED M		3600	900	0.119	B-1B
082020D M 00900	LEONARD FRED M		5900	2360	0.110	R-3
082020D M 01000	MORRELL CURTIS R		30000	7500	0.097	R-3
082020D M 01100	DAVIS LILLIE		3900	975	0.122	R-3
082020D M 01200	WILLIAMS FRED L III &	SANDRA P	42100	16840	0.118	R-3
082020D M 01300	LITTRELL DOUGLASS MCARTHUR ETAL		48600	12150	0.122	R-3
082020D M 01400	MAYO JAMES E & GEORGIA I		49900	19960	0.126	R-3
082020D M 01500	ROSENBALM R DAN & PAMELA M		52700	13175	0.109	R-3
082020D M 01600	FELICE PHILIP J JR & LINDA & SANDRA R KALENICH		46700	11675	0.183	R-3
082020D M 01700	E I P INVESTMENTS INC		33500	8375	0.166	R-3
082020D M 01800	E I P INVESTMENTS INC		60400	24160	0.163	R-3
082020D M 01810	MITCHELL ROBERT A		23500	5875	0.168	R-3
082020D M 01900	ABULHUSSON DAVID		28400	7100	0.175	R-3
082020D M 02000	MONROE D MARK		10700	2675	0.381	R-3
082020D M 02100	WOLFE GARRETT L		50600	20240	0.179	R-3
082020D M 02200	LONG LAVERNA ALLGOOD		47900	19160	0.350	R-3
082020D M 02300	CHATMAN MARY E		40900	10225	0.354	R-3
082020D M 02400	BROWN CHARLES S & ANNA D		75800	30320	0.212	R-3
082020D M 02500	BEELEER JAKE D & MINNIE LEE		72200	28880	0.263	R-3
082020D M 02600	E I P INVESTMENTS		5900	1475	0.174	R-3
082020D M 02700	E I P INVESTMENTS INC		86300	34520	0.143	R-3
082020D M 02800	SWANN L E & DORTHULLA		53300	13325	0.236	R-3
082020D M 02900	JONES JACK H & VICTOR	HAMILTON	45200	11300	0.171	R-3
082020D M 03000	JONES JACK HOWARD		74900	18725	0.176	R-3
082020D M 03100	JONES JACK H &	VICTOR HAMILTON	70300	17575	0.169	R-3
082020D M 03200	HAGY ROBERT G ETAL		43400	17360	0.177	R-3
082020D M 03300	CHURCH WINDSOR AVE	PRESBYTERIAN	0	0	0.522	R-3
082020D M 03400	CHURCH WINDSOR AVE	PRESBYTERIAN	0	0	0.156	R-3
082020D M 03500	DAVIS EDGAR M &	HELEN SPRINKLE	33000	8250	0.160	R-3
082020D M 03600	GOUGE JOHN DOUGLAS		52000	13000	0.170	R-3
082020D M 03700	SHIPLEY PHYLLIS D &	KENNETH C VESTAL	37500	9375	0.196	R-3
082020D M 03800	HOLSTON HABITAT FOR	HUMANITY INC	7300	1825	0.179	R-3

WEED AND SEED REDEVELOPMENT AREA (CONTINUED)

	OWNER NAME 1	OWNER NAME 2	APRAISED	ASSESSED	ACRES	ZONING
			VALUE	VALUE		
082020D M 03900	ROBERTS JULIE A		19900	4975	0.158	R-3
082020D M 04000	RHYMER WILLIAM F & JOYCE		32900	8225	0.165	R-3
082020D M 04100	JECH LEONARD & BERNICE		28200	7050	0.182	R-3
082020E A 00200	HAMPTON KENNETH L		89200	22300	0.451	SPLIT R-M/R-3
082020E A 00300	WILLIS LINDA F		82300	20575	0.400	R-M
082020E A 00800	MARION GEORGE D & LILA A		72500	18125	0.485	R-3
082020E A 00900	PETERS CHARLES B JR & RUBY		91000	22750	0.574	R-3
082020E A 01000	WHITE HUGH A & LOU WEBB		76300	19075	0.572	SPLIT R-M/R-3
082020E A 01100	SYKES GEORGE D & HELEN L		76700	19175	0.382	R-3
082020E A 01200	ARNOLD SAMUEL A ETUX LE &	ARNOLD ELIZABETH & ERMA RM	56200	14050	0.163	R-3
082020E A 01300	FELTY GLENN R & DIANE W		40500	10125	0.154	R-3
082020E A 01400	GREENWALD LILLIAN		45200	11300	0.103	R-3
082020E A 01500	GREENWALD LILLIAN L		53300	13325	1.930	SPLIT R-M/R-3
082020E A 01600	GRAYBILL ALBERT W		57600	23040	0.256	R-3
082020E A 01700	REYNOLDS NANCY WILLIS &	PAUL WILLIS	64300	16075	0.255	R-3
082020E A 01800	PICKEL DENNIS L & HELEN		47200	11800	0.163	R-3
082020E A 01900	COMBS THOMAS D & JAN D		86100	21525	0.343	R-3
082020E A 02000	GREENE BARBARA N		59700	14925	0.327	R-3
082020E A 02100	BENTON C WAYNE & KATHERINE C		64500	16125	0.379	R-3
082020E A 02500	HILL KENNETH C & JANET R		12400	3100	0.377	R-M
082020E A 02600	HILL KENNETH C & JANET R		35200	8800	0.312	R-3
082020E A 02700	DOBBS HANK &	GARY R CARRIER	56200	14050	0.336	R-3
082020E A 02800	LESLIE FRED A		41500	10375	0.322	R-3
082020E A 02900	DOYLE JOHN F & JUDY P		35000	14000	0.164	R-3
082020E A 03000	E I P INVESTMENT INC		53000	21200	0.211	R-3
082020E A 03100	HOLSTON HABITAT FOR	HUMANITY INC	7800	1950	0.873	R-M
082020E B 00100	RHYMER ROBERT L & MARY M		36000	9000	0.165	R-3
082020E B 00200	E I P INVESTMENTS INC		49800	19920	0.147	R-3
082020E B 00300	BOWERS HUGH DAVID & KAREN	O	35600	8900	0.148	R-3
082020E B 00400	CHAMBERS RAYMOND C &	BARBARA E	34000	13600	0.148	R-3
082020E B 00500	STALLARD MALCOLM WAYNE &	BETTY ONEAL	36200	9050	0.149	R-3
082020E B 00600	ROOP VERNON L & MIN ROSE		37800	9450	0.149	R-3
082020E B 00700	NORTON JERRY W & EDNA K		44100	11025	0.150	R-3
082020E B 00800	WILLIAMS FRED L III &	SANDRA P	18200	4550	0.151	R-3
082020E B 00900	EMMEL DAVID R & DEBORAH V		35300	14120	0.151	R-3
082020E B 01000	CHAMBERS RAYMOND C &	BARBARA E	49200	12300	0.152	R-3
082020E B 01100	REEDY JOE H		34700	13880	0.152	R-3
082020E B 01200	REASOR J DAN		71400	28560	0.153	R-3
082020E B 01300	PICKLESIMER ROBERT A		41600	16640	0.153	R-3

WEED AND SEED REDEVELOPMENT AREA (CONTINUED)

GISLINK	OWNER NAME 1	OWNER NAME 2	APRAISED	ASSESSED	ACRES	ZONING
			VALUE	VALUE		
082020E B 01400	PICKLESIMER ROBERT		25000	6250	0.154	B-1A
082020E B 01500	PHILEMON PATSY T & EWING	SHELBY TRAVIS JR	25500	6375	0.155	B-1A
082020E B 01600	CARRIER LEO & CLEO		4300	1075	0.159	B-1A
082020E B 01700	STEWART JACK	% JEAN MILLER	4100	1025	0.025	R-3
082020E B 01800	HUDSON BILL R & NELL J		22400	5600	0.057	R-3
082020E B 01900	VOLUNTEER DEVELOPMENT CO		24000	6000	0.040	R-3
082020E B 02000	LOVELACE MICHAEL T	ALLYSON L	41500	10375	0.060	R-3
082020E B 02100	SHIPLETT EUGENE F &	BLANCHE	38800	9700	0.318	R-3
082020E B 02200	BURCHETT WILLIAM K &	TERESA D	34900	8725	0.154	R-3
082020E B 02300	NGUYEN LINH T		54000	13500	0.312	R-3
082020E B 02400	CARTER NANCY B		31800	7950	0.160	R-3
082020E B 02500	MITCHELL ROBERT A		21000	5250	0.155	R-3
082020E B 02600	MITCHELL ROBERT		34100	8525	0.245	R-3
082020E B 02700	DEFRIECE BRENDA KAY		41400	10350	0.221	R-3
082020E B 02800	FELTY WENDY M		40300	10075	0.157	R-3
082020E B 02900	WALDEN BILLY GLEN &	RITA LYNN	36400	9100	0.154	R-3
082020E B 03000	EVERHART NELL L/E &	JAMES W & JOE W R/M	35500	8875	0.368	R-3
082020E B 03100	CARRIER LEO & CLEO		16600	4150	2.115	R-3
082020E B 03200	THOMPSON JAMES D &	BETHANY A	35900	8975	0.210	R-3
082020E B 03300	RIGSBY LONNIE R & PATRICIA		25300	6325	0.273	R-3
082020E B 03310	JONES BILLY W		25000	6250	0.271	R-3
082020E B 03400	FRITTS CHARLES E		37800	9450	0.152	R-3
082020E B 03500	CARRIER LEO E & CLEO V		40200	10050	0.171	R-3
082020E B 03600	CARRIER LEO & CLEO		27300	6825	0.174	R-3
082020E C 00100	FITZGERALD DENNIS &	LINDA	43400	10850	0.236	R-3
082020E C 00200	BREWER MICHAEL C & LISA		46000	11500	0.190	R-3
082020E C 00300	E I P INVESTMENTS INC		44400	11100	0.209	R-3
082020E C 00400	CARR CLIFFORD W & TERESA		38000	9500	0.197	R-3
082020E C 00500	FRITTS CHARLES E		32300	8075	0.196	R-3
082020E C 00600	BOWIE LOIS P	D/B/A BOWIE INVESTMENT CO	13100	3275	0.448	B-3
082020E C 00700	SCHUMACHER STEVEN W		103500	41400	0.284	B-3
082020E C 00700	SCHUMACHER STEVEN W		103500	41400	0.284	B-3
082020E C 00710	BOWIE RICHARD ETAL		273000	109200	0.470	B-3
082020E C 01100	MCCALL SUSAN		34500	13800	0.121	B-3
082020E C 01200	HAYNES ALETHIA P		59600	23840	0.119	B-3
082020E C 01300	BOWIE LOIS P	D/B/A BOWIE INVESTMENT CO	9300	2325	0.372	B-3
082020E C 01400	DOAN W W & CORA MAE		32000	8000	0.182	B-3
082020E C 01500	HALE WILLIAM E & BOBBIE T		40500	10125	0.195	R-3
082020E C 01600	MOODY AUSTIN P & RACHEL R		39300	9825	0.186	R-3

WEED AND SEED REDEVELOPMENT AREA (CONTINUED)

		OWNER NAME 1	OWNER NAME 2	APRAISED VALUE	ASSESSED VALUE	ACRES	ZONING
GISLINK							
082020E	C 01700	MOODY AUSTIN P & RACHEL R		4700	1175	0.187	R-3
082020E	C 01800	BOYD GERTIE &	ANGELITA R MENDOZA	54100	13525	0.169	R-3
082020E	C 01900	GALLIMORE KATHY	% KATHY GALLIMORE ESTES	31400	7850	0.182	R-3
082020E	C 01910	VESTAL DONALD R & HILDA		30300	7575	0.120	R-3
082020E	C 02000	SNOW CLARENCE & MILDRED		23100	5775	0.117	R-3
082020E	C 02100	SLAGLE WILLIAM S & T JEAN		77200	30880	0.255	R-3
082020E	C 02200	SLAGLE WILLIAM S T JEAN		4500	1125	0.178	R-3
082020E	C 02300	SLAGLE WILLIAM S & T JEAN		64800	16200	0.183	R-3
082020E	C 02400	ABULHUSSON DAVID		32900	8225	0.180	R-3
082020E	C 02500	DAVIDSON MARTHA R L/E &	JOHN DAVIDSON ETAL R/M	45500	11375	0.206	R-3
082020E	C 02600	NABORS LAURA J		22600	5650	0.157	R-3
082020E	C 02700	PHILLIPS TEDDY		26000	6500	0.143	R-3
082020E	C 02800	KEITH JAMES D & MY T LUU		15300	3825	0.377	R-3
082020E	C 02900	HENARD CO		25100	10040	0.038	B-3
082020E	C 03000	COX JOHN R & NANCY A		36500	9125	0.110	B-3
082020E	C 03100	ASHFORD DAVID L & MARY		43300	10825	0.137	R-3
082020E	C 03200	TUGGLE MACK M		94400	37760	0.132	R-3
082020E	C 03300	LOWE KAREN L		41700	10425	0.174	R-3
082020E	C 03400	HUMPHREYS PEGGY T		54400	13600	0.203	R-3
082020E	C 03500	WYSOR DAN C & FAYE		30700	7675	0.117	R-3
082020E	C 03600	WYSOR DAN C & FAYE B		45700	18280	0.144	R-3
082020E	C 03700	WYSOR DAN C & ALICE F		49300	12325	0.167	R-3
082020E	C 03800	SLAGLE FRED T & BARBARA	ANN	64400	16100	0.218	R-3
082020E	C 03900	MILLER WANDA K		24600	6150	0.154	R-3
082020E	C 04000	KILGORE GLENN D &	SHIRLEY J	50800	12700	0.150	R-3
082020E	C 04100	SLAGLE FRED T & BARBARA A		39300	9825	0.165	R-3
082020E	C 04200	PICKEL HELEN S		59500	14875	0.325	R-3
082020E	E 00100	BRISTOL CITY OF		0	0	0.443	R-3
082020E	E 00200	NICHOLS ROBERT E & CLARICE M		48200	12050	0.204	R-3
082020E	E 00300	BREEDING JACKSON BURROW		41500	10375	0.553	R-3
082020E	E 00500	HARTLEY PHILIP G & NEDRA T TRUSTEES		239300	59825	0.464	R-3
082020E	E 00600	HERR WILLIAM & JIMMIE ANN		91900	36760	0.337	R-3
082020E	E 00700	NORTON CHARLES W		47300	11825	0.119	R-3
082020E	E 00800	BOLLING PATRICIA W &	WALTER E	211000	52750	0.699	R-3
082020E	E 00900	REEDY JOE H		55500	13875	0.266	R-3
082020E	E 01000	DESPARD JOHN & BOBBI M		38300	9575	0.153	R-3
082020E	E 01100	GODSEY IVAN I & DARRELL M		45200	11300	0.152	R-3
082020E	E 01200	PEAK DOUGLAS SCOTT &	MELISSA GAIL JONES	43900	10975	0.150	R-3
082020E	E 01500	MCCREADY RONALD W &	NITA M	245400	98160	0.338	B-3

WEED AND SEED REDEVELOPMENT AREA (CONTINUED)

GISLINK	OWNER NAME 1	OWNER NAME 2	APRAISED	ASSESSED	ACRES	ZONING
			VALUE	VALUE		
082020E E 01600	COLE JOHN E		42900	17160	0.117	B-3
082020E E 01700	WEBB HENRY E & EMERALD M &	MARK H & BETH W WEBB	345900	138360	0.310	B-3
082020E E 01800	CHEROKEE OIL CO INC		84700	33880	0.286	B-3
082020E E 01900	LEONARD C R & NORA A	%GARRY D LEONARD	12600	5040	0.092	B-3
082020E E 02000	GRAYSON PROPERTIES	% ALMA GRAYSON	200500	80200	0.168	B-3
082020E E 02001	GRAYSON PROPERTIES LP	% ALMA GRAYSON	228500	91400	0.923	B-3
082020E E 02002	GRAYSON PROPERTIES LP	% DAYS INN	1038200	415280	1.717	B-3
082020E E 02100	BOWIE LOIS P		105900	42360	0.182	B-3
082020E E 02200	HARRISON THOMAS J &	EMMA W TAYLOR	62600	15650	0.102	B-3
082020E E 02300	HITE JOHN T & DRUCILLA A		82000	20500	0.370	B-3
082020E E 02400	KING THOMAS FIELDING &	LEIGH M	103800	25950	0.388	R-3
082020E E 02500	WILLIAMS DOUGLAS A & AMY B		140400	56160	0.489	R-3
082020E E 02600	TALBERT LINDA G		65600	16400	0.429	R-3
082020E F 00100	BRISTOL CITY OF		0	0	3.744	R-3
082020E F 00200	DEMPSEY JACK H & KATHLEEN	% KATHLEEN GOINS	92500	37000	0.359	R-3
082020E F 00300	KEGLEY SUSAN		33000	8250	0.179	R-3
082020E F 00400	AGUIRRE SANDRA N	% SANDRA NOELL	158200	39550	0.496	R-3
082020E F 01700	FORD WILLIAM E & ANDREA L		152200	38050	0.294	R-3
082020E F 01800	DYE DONALD A & SHIRLEY A		60800	15200	0.098	R-3
082020E F 01900	BLACKBURN JOE		114300	45720	0.359	R-3
082020E F 03700	ROYSTER RICHARD B &	LINDA P	66100	16525	0.259	B-3
082020E G 00100	BLEVINS ROBERT GENE L/E &	ROBERT GENE JR & ANNA LEE	25300	6325	0.122	R-3
082020E G 00200	STOPHEL CLARENCE J &	BURCHA M	18500	4625	0.143	R-3
082020E G 00300	BOWIE LOIS P		16700	4175	0.518	R-3
082020E G 00400	BOWIE LOIS P		3500	875	0.111	R-3
082020E G 00500	STUFFLESTREET JOHN	WESLEY & MARY LOUISE	23000	5750	0.140	R-3
082020E G 00600	SHAFFER WARREN B &	DOROTHY F	30500	7625	0.139	R-3
082020E G 00700	MEADOWS ALLEN T		25800	6450	0.138	R-3
082020E G 00800	JONES JACK W & MARY	% SANDRA WRIGHT	22900	5725	0.141	R-3
082020E G 00900	OLIVER RICHARD HARMON JR		49100	12275	0.109	R-3
082020E G 01000	DAUGHERTY JOSEPH GLEN &	CATHY LUCILLE	23900	5975	0.172	R-3
082020E G 01100	MEADOWS WALTER & HELEN L		20800	5200	0.116	R-3
082020E G 01200	BOWIE LOIS P		12800	3200	0.487	R-3
082020E G 01300	BOWIE LOIS P		4400	1100	0.166	R-3
082020E G 01400	BOWIE LOIS P		4400	1100	0.164	R-3
082020E G 01500	BOWIE LOIS P		15500	3875	0.159	R-3
082020E G 01600	STUFFLESTREET MARY L ETAL	% JOHN STUFFLESTREET	21700	5425	0.126	R-3
082020E G 01700	BOWIE LOIS P		700	175	0.125	R-3
082020E G 01800	BOWIE INVESTMENT CO		24900	6225	0.154	R-3

WEED AND SEED REDEVELOPMENT AREA (CONTINUED)

GISLINK		OWNER NAME 1	OWNER NAME 2	APRAISED VALUE	ASSESSED VALUE	ACRES	ZONING
082020E	G 01900	BOWIE LOIS P		24500	6125	0.449	R-3
082020E	G 02000	BOWIE LOIS P		24100	6025	0.493	R-M
082020E	G 02100	BOWIE LOIS P		15600	3900	0.157	R-M
082020E	G 02300	BOWIE LOIS P		19700	4925	0.250	R-M
082020E	G 02400	BOOHER RITA K		17300	4325	0.167	R-M
082020E	G 02500	BOWIE LOIS P		4100	1025	0.158	R-M
082020E	G 02600	HENLEY JAMES E & PEGGY S		32800	8200	0.211	R-M
082020E	G 02700	BOWIE LOIS P		2500	625	0.070	R-M
082020E	G 02800	BOWIE LOIS P		3600	900	0.094	R-M
082020E	G 02900	BOWIE LOIS P		3000	750	0.090	R-M
082020E	G 03000	BOWIE LOIS P		3900	975	0.134	R-M
082020E	H 02900	BOWIE LOIS P		9800	2450	0.326	R-M
082020E	H 03000	CHURCH MARTHINA MEMORIAL	CHAPEL	0	0	0.787	R-3
082020L	C 03500	BRISTOL CITY OF	COURTHOUSE	0	0	1.062	R-3
082020D	C 02800	WILSON SYBIL E ESTATE OF		2200	550	0.051	B-3
TOTALS				27587400	8519285	141.107	

WEST STATE STREET/HIGHWAY 126 REDEVELOPMENT AREA

GISLINK	OWNER NAME 1	OWNER NAME 2	APRAISED VALUE	ASSESSED VALUE	ACRES	ZONING
082020G A 00100	KING L C	% RILEY KING	87200	21800	8.382	B-3
082020G A 00200	KING L C	% RILEY KING	44700	11175	3.491	B-3
082020G A 02900	KING LOUISE H		103300	25825	1.872	B-3
082020G A 03000	KING JACK RILEY		135900	33975	3.090	B-3
TOTALS			371100	92775	16.835	