

APPLICATION FOR A ZONE CHANGE/AMENDMENT

Attach a check payable to LAKE COUNTY PLANNING DEPT and send to Lake County Planning Department, 106 Fourth Avenue East, Polson, MT 59860-2175. Phone: 406-883-7235.

Fees: \$850 PLUS \$10 per address for certified mail to neighbors for Zone Map Amendment
\$650 PLUS \$10 per address for certified mail to neighbors for Zone Text Amendment
\$850 PLUS \$10 per address for certified mail to neighbors for Annexation into County zoning district

MAR 30 2011

18377 R14038 650-4

1. Name of Applicant: MIKE AND MARLO WADDY
 Address: 5030 HIGHWAY 93 SUITE 4
 City: POLSON State: MT Zip: 59860 Phone #: 885-3218
2. Local Agent (if any): DAVE DeGRANDPRE Address: 36708 LEON RD.
 City: CHARLO State: MT Zip: 59824 Phone # 644-2658
3. Legal Description: T. 25 N., R. 22 W., Sec. MULTIPLE Lot size? _____ Acres/Square Feet
 Subdivision or COS: SEE ATTACHED MAP Lot: _____ Block: _____
 Are there any restrictive Covenants on the property? Yes _____ No X
 Tax ID Number: _____ Geocode: _____

(Note: If more than 1 parcel is included, attach the address, legal description and owner signature for each involved parcel.)

4. For map amendment:
 What is the **existing** zoning district? _____ SUB-UNIT: _____
 What is the **proposed** zoning district? _____ SUB-UNIT: _____

For text amendment: Attach the proposed text amendment. SEE ATTACHED TEXT AMENDMENTS TO ENTIRE LMR ZONING DISTRICT.

5. What is the proposed use of the property? Residential / Commercial / Agricultural / Other (Other) Circle one and please explain. _____
A PRIMARILY SINGLE-FAMILY RESIDENTIAL DEVELOPMENT IS ANTICIPATED.

6. Has a preliminary subdivision drawing or development proposal been submitted with the zoning change proposal? Why or why not? NO, BECAUSE THE ZONING WILL IMPACT THE DESIGN.

7. Attach a detailed map of the area for which the amendment is requested that shows all of the following:
 - a. Scale: The preferred scale is 1 inch to 20 feet
 - b. North Arrow
 - c. Lot boundaries with dimensions noted
 - c. Approximate high water shoreline if applicable
 - d. Location of surface waters, including irrigation ditches
 - e. Portion of the lot(s) with slopes of 25 percent or greater
 - f. Location of all existing roads and the associated easement width
 - g. Size and location of all existing properties
 - h. Location of existing utilities

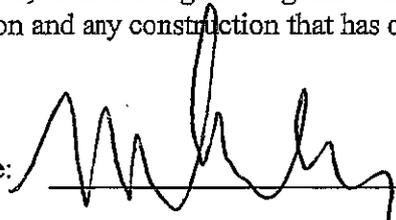
Site plans should be drawn to scale on a 36 x 24 inch sheet of paper (approximately) and on an 8 1/2 x 11 inch sheet of paper.

- 8. **Attach** a report addressing the following criteria:
 - a. What need is being met by the proposed change in zoning?
 - b. What existing zoning, if any, can meet the stated need and why are they considered inadequate?
 - c. How is the proposed zoning compatible with adjacent zoning?
 - d. What physical characteristics of the site are suitable to the proposed zoning?
 - e. Why is the current zoning classification not appropriate for the property?
 - f. What are the environmental impacts of the proposed change?
 - g. How is the proposal compatible with the goals of the *Lake County Growth Policy* or the applicable municipal growth policy?
 - h. Is the zone change designed to lessen congestion in the streets?
 - i. Will the zone change secure safety from fire, panic and other dangers?
 - j. Will the zone change promote health and the general welfare?
 - k. Will the zone change provide adequate light and air?
 - l. Will the zone change prevent the overcrowding of land?
 - m. Will the zone change avoid undue concentration of population?
 - n. Will the zone change facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements?
 - o. Does the zone change give reasonable consideration to the character of the district?
 - p. Does the zone change give reasonable consideration to the peculiar suitability of the property for particular uses?
 - q. Will the zone change conserve the value of buildings?
 - r. Will the zone change encourage the most appropriate use of land throughout the municipality?

9. **Include** a description of the current easements and infrastructure in place within and leading to the area from the closest city or town and a description of steps to be taken to improve the infrastructure so that the area under consideration for amendment may be provided service in a cost effective and equitable manner.

10. **ATTACH A LOCATION SKETCH THAT SHOWS HOW TO GET TO YOUR PROPERTY. IDENTIFY ROAD SIGNS, LAND MARKS OR OTHER FEATURES TO ASSIST US IN THE LOCATION OF THE PROJECT SITE.**

11. I, MIKE MADDOY, hereby depose and say that all of the above statements and the statements contained in the documents hereto attached are true and correct to the best of my knowledge and belief. Furthermore, I hereby grant permission to the members of the County Planning Staff, Planning Board(s), County Commissioners, or their designated agents to enter onto the subject property for the purposes of evaluating this application and any construction that has or will occur as a result of this application.

Landowner Signature:  Date: MARCH 29, 2011

Incomplete or erroneous applications will be returned to the applicant.

March 29, 2011

Joel Nelson
Lake County Planning Department
106 4th Avenue East
Polson, MT 59860

Re: Proposed text amendments to the Lake Mary Ronan Zoning District Regulations

Dear Mr. Nelson,

This letter is written on behalf of Mike and Marlo Maddy, the owners of approximately 1,400 acres of land within the Lake Mary Ronan Zoning District. The Maddys request the following two text amendments to the Lake Mary Ronan Zoning Regulations:

1. Eliminate the Westside sub-district by having the conditional uses, prohibited uses and density of the Eastside district apply to the entire Lake Mary Ronan Zoning District. In other words, the two sub-districts would be combined into one district with the same set of rules.
2. Modify Section V.A. as follows (proposed text is underlined): Structures shall not be located on slopes which are 25% or greater, except upon acceptance of a geotechnical soils analysis and development suitability study conducted by a licensed professional engineer prior to final plat approval (for subdivisions) or development (for existing lots). The soils analysis must demonstrate that development of the building site is feasible and would pose no significant geological hazard to the lot or to neighboring properties. Such a study shall address stormwater management and erosion control in accordance with MDEQ standards. Construction on the lot shall comply with the recommendations of the study.

The primary purpose of eliminating the Westside sub-district text is, as stated in Section I., Purpose of the regulations, "To help guide growth and development in the area, to maintain the rural character of the area and allow for development that is consistent and compatible with the existing pattern of growth..." At present development in the zoning district is largely confined to the Eastside sub-district. Having rules that are the same throughout the district would allow for development that is consistent and compatible with the existing pattern of growth. There are several other purposes for this change that are described below in the review criteria discussion.

The primary purpose of modifying the slope text is to avoid ridge top development and the associated visual impacts. Using modern engineering techniques for structural stability and erosion control, the Maddys feel the visual and rural character of the area will be better

preserved if structures can be built into slopes, with the hillsides and forest vegetation providing a backdrop. The alternative---and unintended consequence of the slope limitation--- is for structures to be built on ridge tops with the sky as background as seen from the existing Lake Mary Ronan development. The proposed text is very similar to the text in Section X.G.1.b of the Lake County Subdivision Regulations, but also requires the engineering analysis to address stormwater management and erosion control.

Before addressing the 18 criteria for a zoning amendment, the Maddys and I also request that when the Lake County Planning Board evaluates and makes a recommendation on this proposal, that they also conduct a public hearing and submit written findings to the Board of Commissioners which address the applicability of the zoning regulations to the current land use, development, social, economic and environmental situation in the district. As you know, the Planning Board is required to do this in the first and sixth year of each decade (see Section XVI). Due to your office's staffing and budgetary constraints that did not happen in 2010 so we request it take place at this time.

ZONE CHANGE CRITERIA

a. What need is being met by the proposed change in zoning?

Combining the two sub-districts into one would meet the needs of simplicity, fairness and consistency, which all zoning regulations should strive to achieve.

Additionally, the topography of the land and existing road network, combined with the subdivision requirements for lot dimensions, easements and access, do not permit the kind of development required under the current regulations in much of the Westside sub-district without one or more variance from the subdivision regulations. For the mandated average size of lakefront lots to be created where they are not divided by a road easement, new roads located up on virgin hillsides would have to be bulldozed and long, excessively steep driveways down toward the lakeshore (where people build homes) would have to be constructed. Such a scenario would typically include exceeding the required 4:1 length to width ratio for lots, exceeding the 12% driveway standard, or dividing lots with an access easement, all of which are prohibited under the subdivision regulations. Avoiding the building of new road cuts to the extent possible is an attempt to protect water quality and scenic views, and to use the existing topography in a logical and sensitive manner. In summary, the need to combine the sub-districts is to allow for the development of reasonably sized and shaped lots that can be developed without variance and that use the existing road infrastructure to the extent possible. In order to verify these statements, I invite you to try drawing lots using the existing road network under the current zoning and subdivision regulations.

The need for allowing structures to be located on slopes greater than 25% is to protect the visual quality of the area. The unintended consequence of requiring all structures to be located on slopes <25% in a mountainous area is homes end up getting built on ridge

tops. These homes tend not to blend in with the surrounding area but instead tend to stick out against the skyline.

b. What existing zoning, if any, can meet the stated need and why are they considered inadequate?

The regulations of the Eastside sub-district can meet the stated need of allowing for lots that generally comply with the lot, road and easement requirements of the subdivision regulations while not requiring the bulldozing of new roads across virgin hillsides.

The slope limitation can be considered inadequate because it results in development that does not preserve the visual environment to the extent practical.

c. How is the proposed zoning compatible with the adjacent zoning?

The proposed text amendments would make the zoning consistent throughout the district and also be more consistent with the Lake County Subdivision Regulations.

d. What physical characteristics of the site are suitable to the proposed zoning?

The existing logging roads were developed based on intelligent use of the terrain. To the extent practical these roads should be used so that impacts to soils, forest vegetation and water quality are minimized. The zoning district contains significant slopes. Allowing for development that protects the visual and rural quality of the area, so long as public health, safety and water quality are also protected, meets the intent and purpose of the zoning.

e. Why is the current zoning classification not appropriate for the property?

The zoning classification is not appropriate because its implementation would result in lots that would either require variances or would require new roads being pioneered that would expose soils to erosion and threaten water quality. The purpose of both text amendments is to allow for development that fits the landscape and preserves the natural environment (including the visual environment) to a greater extent.

f. What are the environmental impacts of the proposed zone change?

There would be no direct environmental impacts of combining the two sub-districts. This assumes that erosion, wastewater and other potential pollution sources are managed during and after development using typical best management practices and state and locally mandated water quality protections. The intent of allowing for development on greater slopes is to reduce the visual impact of ridge top development.

g. How is the proposal compatible with the goals of the Lake County Growth Policy or the applicable municipal growth policy?

The Lake County Growth Policy is a general policy document that includes specific goals. Some of the goals apply to each of the proposed text amendments, as follows.

Housing Goal#3: Encourage housing that maintains traditional development patterns and protects property values and natural resources.

Compliance Statement: The proposal to combine the two sub-districts would encourage housing that maintains the development pattern of the Eastside sub-district, and not negatively impact property values or natural resources.

Housing Goal #5: Provide options with regards to proposals to build on relatively steep slopes and for increased building heights.

Compliance Statement: The proposed text amendment regarding slopes would provide options for lot owners to build on relatively steep slopes while protecting life, property and the natural environment.

Land Use Goal #7: Find a balance between the rights of the individual and the common good. Protect the private property rights of landowners and respect their wishes to get enjoyment and economic return out of their land and investments. At the same time, ensure that the enjoyment and value of neighboring land is not unreasonably compromised by development projects.

Compliance Statement: Both of the proposed text amendments are attempts to find a balance between the rights of the individual and the common good. Neither amendment would unreasonably compromise the enjoyment and value of neighboring land. In fact, the primary purpose of the slope amendment is to maintain the visual quality of the area as development occurs.

Land Use Goal #9: Enable the public to take advantage of local recreational opportunities, particularly access to lakes and streams.

Compliance Statement: Allowing for a greater density of development (2 acres per lot instead of 5 along the lake), will enable more people to take advantage of ---and have a greater stake in--- Lake Mary Ronan through lot ownership.

Natural Resources Goal #1: Protect surface and groundwater resources before, during and after development.

Compliance Statement: The slope text amendment requires that erosion and stormwater management are addressed and implemented to protect surface water quality.

Natural Resources Goal #9: Protect the area's scenic resources, which are an integral part of our high quality of life and an economic asset.

Compliance Statement: The purpose of the slope amendment is to encourage lot owners to build into slopes as opposed to on ridge tops in order to protect visual quality throughout the Lake Mary Ronan basin.

h. Is the zone change designed to lessen congestion in the streets?

Neither proposal is designed specifically to lessen congestion in the streets. However, even if the development density is changed to a maximum of one lot per 2 acres, with the road improvements that will be required through the subdivision review process, this level of development cannot reasonably be considered "congestion."

i. Will the zone change secure safety from fire, panic and other dangers?

Indirectly the text amendment to combine sub-districts will aid in securing safety from fire, panic and other dangers in the sense that prior to development occurring, a road that circles the lake will have to be developed as per the subdivision regulations and other requirements, such as emergency water supply and other fire safety improvements, may be required.

j. Will the zone change promote health and the general welfare?

The text amendments will promote the general health and welfare because they will lead to more people having opportunities to enjoy the recreational area that is Lake Mary Ronan.

k. Will the zone change provide adequate light and air?

A maximum density of one lot per 2 acres will provide adequate light and air.

l. Will the zone change prevent the overcrowding of land?

The text amendments would allow development at a density of 2 acres per lakefront lot and 5 acres per non-lakefront lot, with development located on varying slopes. These densities cannot reasonably be considered "overcrowding," particularly when compared with Eastman's Villa (0.38 acres per lakefront lot), Mary Ronan Cove Subdivision (2.3 acres per lot), South Mary Ronan Cove Subdivision (1.5 acres per lakefront lot) and Lake Mary Ronan Lakefront Bitney Tracts (all lakefront lots less than 0.5 acres), or any of the other lakeshore zoning districts in Lake County.

m. Will the zone change avoid undue concentration of population?

Single-family residential and recreationally-oriented commercial lots averaging 2 and 5 acres in size cannot reasonably be considered 'undue concentration of population.'

n. Will the zone change facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements?

To create parcels of land will require subdivision application and review. All subdivisions must have access that meets Lake County standards, water and wastewater treatment systems that meet Lake County and Montana Department of Environmental Quality standards, and schools, parks and other public requirements in accordance with the Lake County Subdivision Regulations and the Montana Subdivision and Platting Act. In summary, the zone change will facilitate subdivision review that will ensure the adequate provision of all public requirements.

- o. Does the zone change give reasonable consideration to the character of the district?**
The text amendments are requested in order to perpetuate the existing character of the district. Of particular consideration are the topography, the existing road network, the existing land uses and development types, as well as the permitted and conditional land uses under the current zoning.
- p. Does the zone change give reasonable consideration to the peculiar suitability of the property for particular uses?**
The text amendments are were developed primarily due to the topography and the existing road network, combined with the land uses that are allowed within the district.
- q. Will the zone change conserve the value of buildings?**
The text amendments will not directly impact the value of any buildings.
- r. Will the zone change encourage the most appropriate use of land throughout the municipality?**
The Lake Mary Ronan Zoning Regulations can be considered a land use plan for the unincorporated zoning district. The land uses that have been determined to be most appropriate—residential, forestry, and recreationally-oriented commercial—will be perpetuated through the implementation of these text amendments.

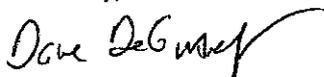
Easements and Infrastructure

Public road easements exist to the Lake Mary Ronan Zoning District from Proctor, MT along the state maintained Lake Mary Ronan Highway. Within the district are power and phone lines, publicly dedicated county roads and also private/logging roads. The existing development in the district is served by private wells and septic systems and a satellite fire station is located along Lake Mary Ronan Road. Within the existing Westside sub-district there is little development other than logging roads and a church camp.

Under local and state rules, the subdivision of land is the means to create a significant number of parcels for sale. As a part of the subdivision approval process, a developer must build roads, install utilities and ensure there are adequate resources for fire fighting, schools, mail delivery, environmental protection and other requirements. The developer, not the general public, is responsible for improving infrastructure and services that will benefit the future lot owners.

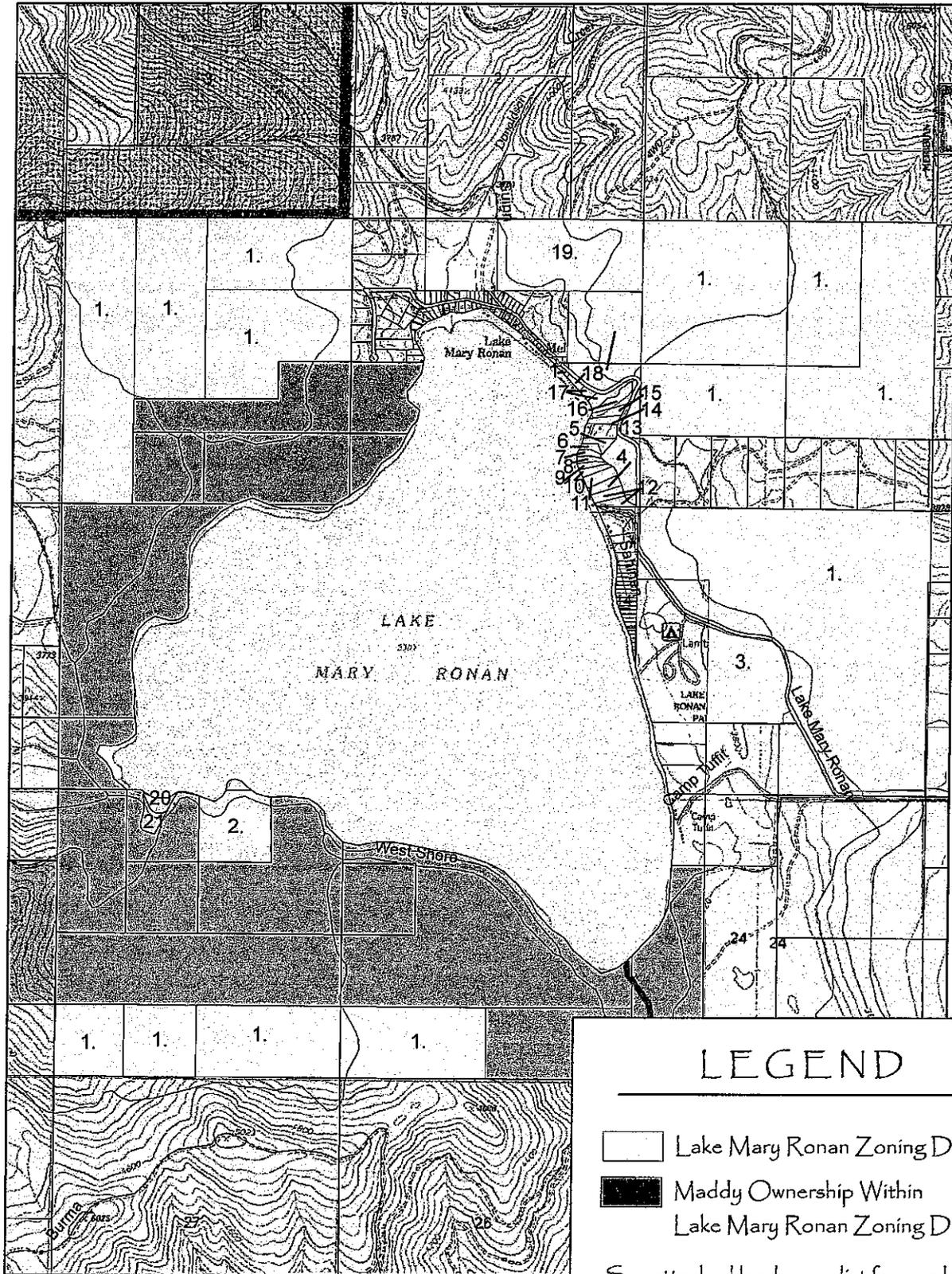
Thank you for your attention to this matter. I look forward to working with you as the review proceeds. Please contact me should you have any questions or need further information.

Sincerely,



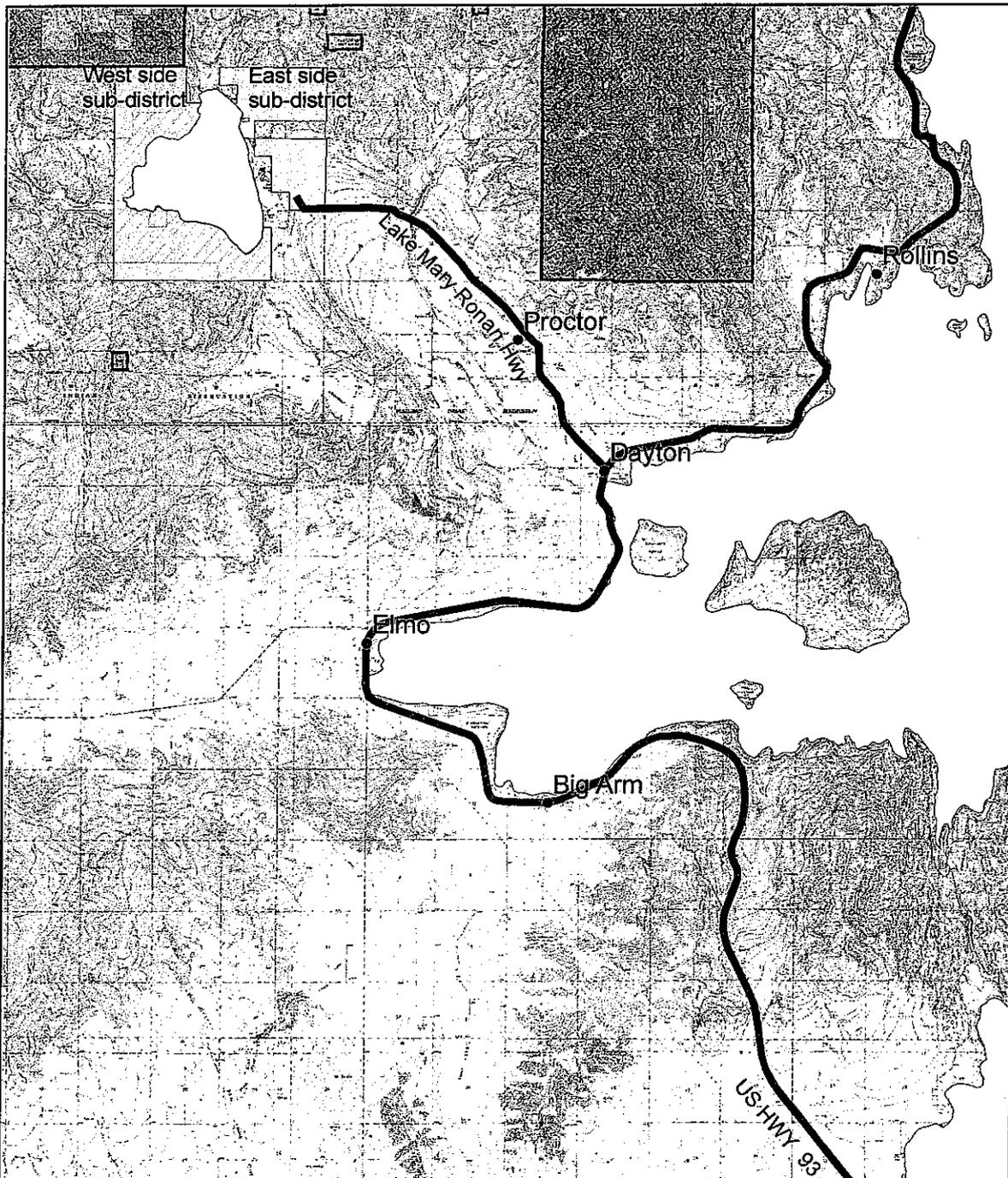
Dave DeGrandpre

LAKE MARY RONAN ZONING DISTRICT, LANDOWNERS



1. Plum Creek Timberlands LP ATTN: PROPERTY TAX COORDINATOR COLUMBIA FLS, MT 59912-1990	13. Doug Moisey PO BOX 1427 ST PAUL, ALBERTA CANADA, XX 00000-0000
2. Jack Meuli 45395 LAKE MARY RONAN RD DAYTON, MT 59914-9721	14. Gary and Kathryn Westermann 2802 S PARK RD SPOKANE, WA 99212-3063
3. Montana Fish and Game Commission 1420 E 6TH AVE HELENA, MT 59601-3871	15. Kenneth and Julie Von Eschen 3146 EASTSIDE HWY STEVENSVILLE, MT 59870-6740
4. Richard and Judith Cothorn 19071 LAKE MARY RONAN DR PROCTOR, MT 59929-9788	16. James and Ann Grant 2412 HIGHWOOD DR MISSOULA, MT 59803-2128
5. James and Heidi Foley 1145 BIG FLAT RD MISSOULA, MT 59804-9704	17. Susan Tweet 28 KNAPP LN KALISPELL, MT 59901-7518
6. Douglas and Denise Person PO BOX 222 FLORENCE, MT 59833-0222	18. Moon Family Trust 18705 LAKE VIEW LANE PROCTOR, MT 59929-9747
7. Clint Romney 26938 RIVER RUN RD HUSON, MT 59846-9655	19. Kenneth and Sharon Antonson PO BOX 504 PROCTOR, MT 59929-0504
8. Randail & Pamela Melton 2113 PLEASANT VIEW DR VICTOR, MT 59875-9618	20. First Christian Camp of St. Ignatius PO BOX A ST.IGNATIUS, MT 59865
9. Thomas and Katherine Thomas 2997 MITTOWER RD VICTOR, MT 59875-9542	21. Kootenai Christian Camp PO BOX 660 ST.IGNATIUS, MT 59865
10. Michael Wills 5606 GHARRETT AVE MISSOULA, MT 59803-3010	
11. Kelly and Shelly Wills 3032 QUEEN ST MISSOULA, MT 59801-8651	
12. David and Barbara Hafer PO BOX 300 DAYTON, MT 59914-0300	

LOCATION SKETCH



Directions from Lake County Court House:
106 4th Avenue East Polson, MT 59860

1. Head north on Main St toward US-93.
2. Turn left on US-93 and continue for for 21.8 mi.
3. Turn left at Lake Mary Ronan Hwy and go approx. 6 mi.

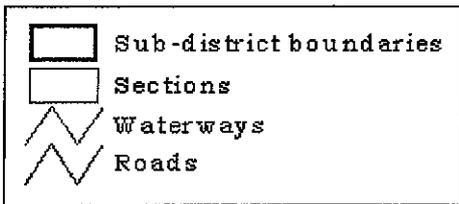
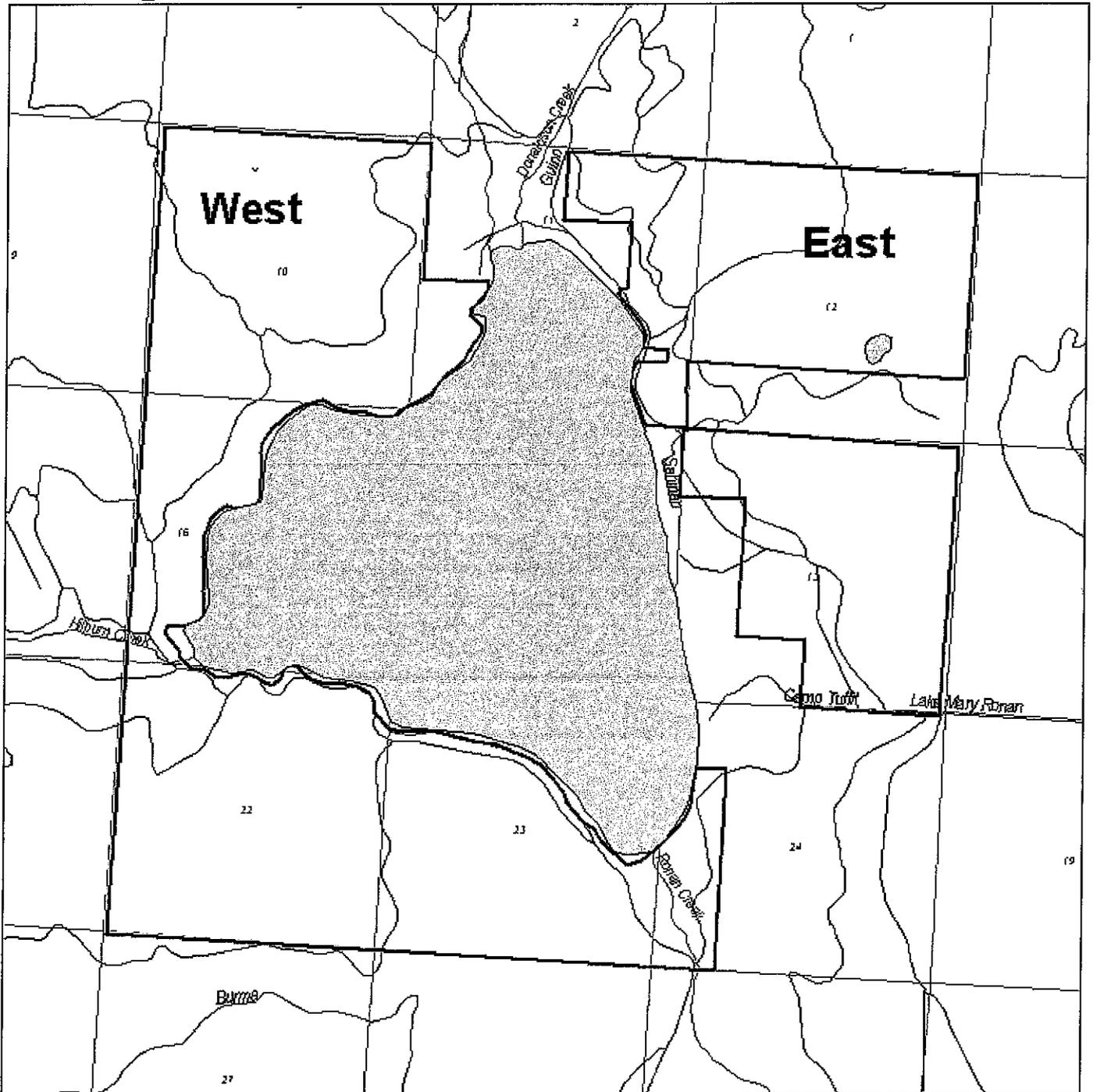
Travel time is approx. 45 min.

LEGEND

-  Hwy 93 to Lake Mary Ronan
-  Lake Mary Ronan Zoning District
-  Maddy ownership

Lake Mary Ronan Zoning District

Located in
Township 25 North
Range 22 West

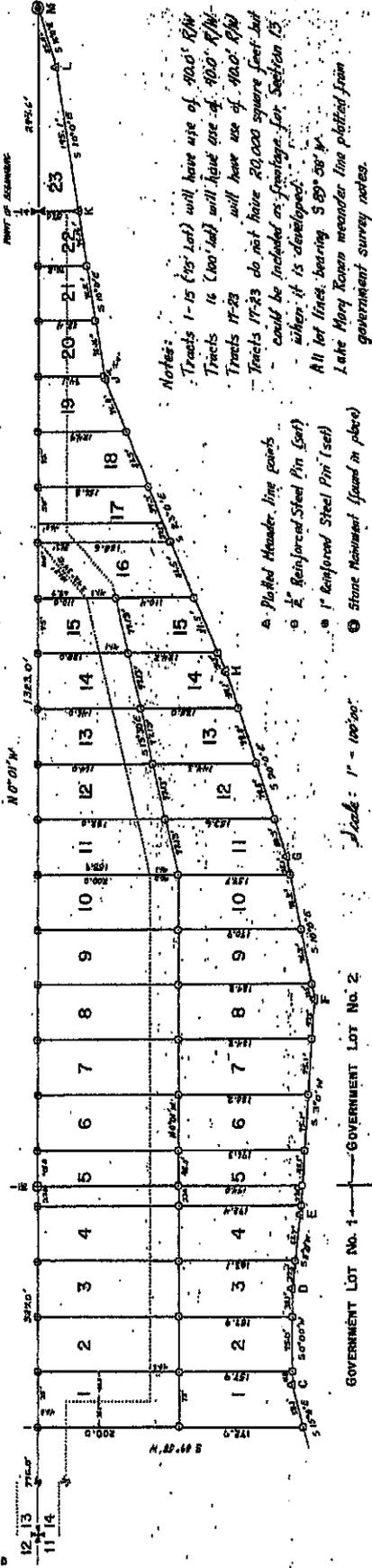


Scale 1:35,000
Lambert Projection

LAKE MARY RONAN LAKEFRONT TRACTS

H-915

Showing survey of a Tract of Land in Section 14, Township 25 North, Range 22 West of the Montana Principal Meridian. This Survey was made to obtain the outside boundaries of Section 14 and to act as a guide for future development of this lakeshore tract.

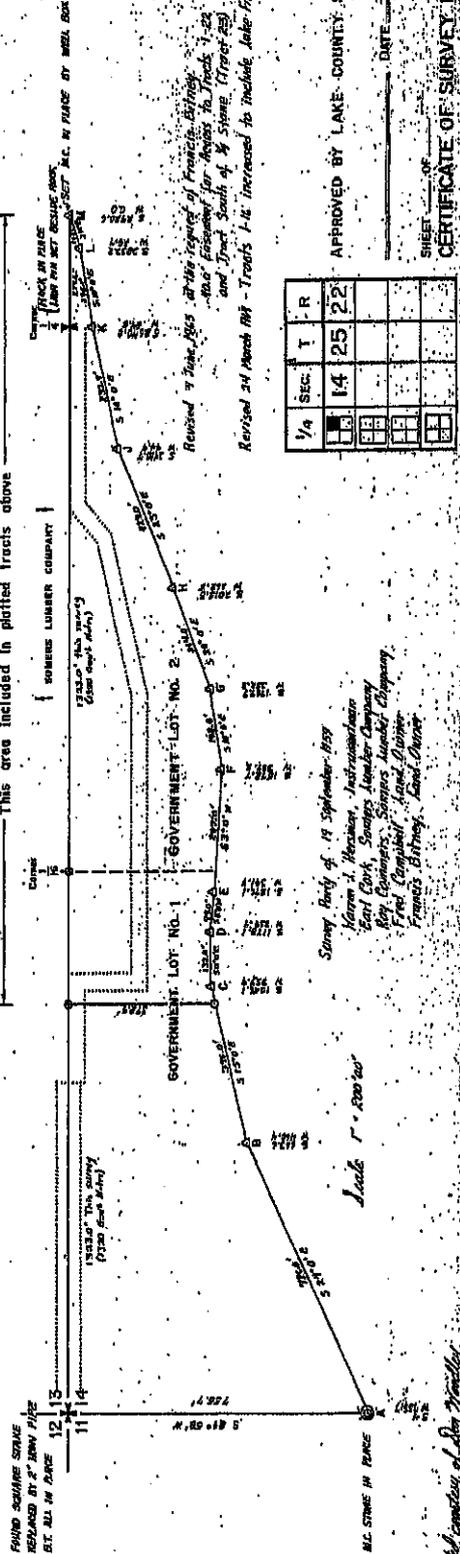


Notes:
 Tracts 1-15 (15' Lat) will have use of 90.0' R/W
 Tracts 16 (100' lat) will have use of 90.0' R/W
 Tracts 17-23 will have use of 90.0' R/W
 Tracts 17-23 do not have 20,000 square feet but could be included as fringe for Section 15 when it is developed.
 All lot lines bearing S 89° 58' W
 Lake Mary Ronan meander line platted from government survey notes.

Scale: 1" = 100.0'

Surveyor's Certification
 I, Warren I. Hanson, a competent and qualified Surveyor do hereby certify that I made a careful and accurate survey of the tract of land shown on the annexed plat. That the plat was made in strict conformity to said survey and that the courses and distances thereon are true and correct to the best of my knowledge.
 4 June 1953
 24 March 1964

Surveyor's Certification
 I, Donald D. Dahl, a competent and qualified Surveyor do hereby certify that Warren I. Hanson, Project Engineer, on 19 September 1953 under my supervision made a careful and accurate survey of the tract of land shown on the annexed plat. That the plat was made in strict conformity to said survey and that the courses and distances thereon are true and correct to the best of my knowledge.
 19 Sept. 1953 at Donald D. Dahl, Reg. No. 1788 S



FUND SQUARE STAKE
 REPLACED BY 2" IRON PIPE
 SET ALL IN PLACE

This area included in platted tracts above

TRACK IN FENCE
 (FROM PIN SET BEHIND BOX)

REMOVED 7 June 1953 at the request of Francis Britney
 also necessary for access to Tracts 1-25
 and Tract South of 34 Street (Tract 25)

Revised 24 March 1964 - Tracts 1-16 increased to include Lake Fringe

Survey Party of 19 September 1953
 Warren I. Hanson, Instrumentman
 Earl Cook, Sinker
 Roy Gommers, Sinker
 Fred Campbell, and Driver
 Francis Britney, Land Owner

1/4	SEC.	T.	R.
14	25	22	

APPROVED BY LAKE COUNTY SURVEYOR:

DATE

SHEET OF CERTIFICATE OF SURVEY NO. 14

213

Donald D. Dahl, Surveyor of Don Walker

April 4, 2011

Joel Nelson
Lake County Planning Department
106 4th Avenue East
Polson, MT 59860

APR - 6 2011

\$200 + 14702 dk 257

Re: Proposed map amendment to the Lake Mary Ronan Zoning District Regulations

Dear Mr. Nelson,

This letter can be considered an addendum to my letter to you dated March 29, 2011 requesting text amendments to the Lake Mary Ronan Zoning District Regulations. Mike and Marlo Maddy would also like to annex the SE ¼, NE ¼ and the NE ¼, SE ¼ of Section 21, T25N R22W (80 acres) into the zoning district and applying the zoning regulations. Enclosed is a map and print out from the Montana Cadastral Mapping System identifying the property. I have also enclosed \$200 to make up for the additional cost of reviewing a map amendment.

Should you have questions or require additional information please contact me.

Thank you.

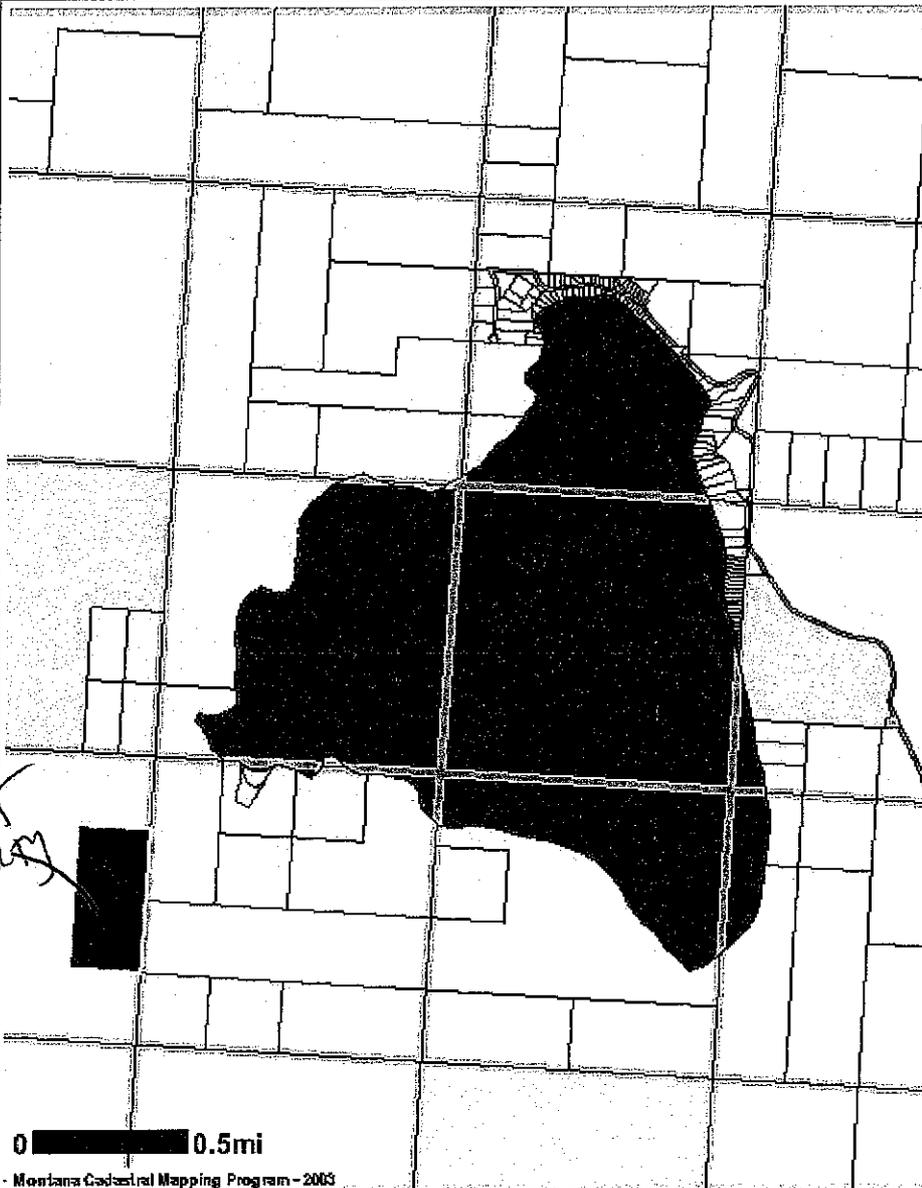


Dave DeGrandpre

mt.gov
 Montana's Official State Website

MONTANA CADASTRAL MAPPING

Home Maps Parcel Search Download Information Help



Layers Legend

- Layers**
- Parcels
 - Roads
 - Township
 - Section
 - 100K Township
 - Streams
 - Conservation Easements
 - City
 - County
 - Ownership
 - 1:24,000 Topographic Map
 - Aerial Photography

Quick Zoom

Township · Direction ·

Range · Direction ·

Zoom To A County ·

Zoom To City ·

INFORMATION UPDATED DECEMBER 2, 2010

General Parcel Information definitions

GEOCODE	15358121102050000
COUNTY ASSESSOR CODE	0000019346
SECTION	21
TOWNSHIP	T25NR22W
LEGAL DESCRIPTION	S21, T25 N, R22 W, SE4NE4; NE4SE4
PROPERTY ADDRESS	
ADDITION-SUBDIVISION	
LEVY DISTRICT	150C11
COUNTY LEVY DISTRICT	33
LEVY DISTRICT NAME	UPPER WEST SHORE
TOTAL FINAL LAND VALUE	\$63,864.00
TOTAL FINAL BUILDING VALUE	\$0.00 <u>Explanation</u>
2009 FULL REAPPRAISAL VALUE	\$63,864.00
2009 TAXABLE MARKET VALUE	\$57,595.00
DEED 1: BOOK, PAGE, DATE (mmddyy)	0472, 00967, 9/20/06
OWNER NAME 1	MADDY MICHAEL R & MARLO GV
TAXPAYER	28253 FIDDLENECK LN
MAILING ADDRESS	POLSON, MT 59860-8262

SITE INFORMATION definitions

Characteristic

**CAMA Code,
(Description)**

GEOCODE	15358121102050000
NEIGHBORHOOD	4006
NEIGHBORHOOD TREND	2, (stable)
RESIDENTIAL INDICATOR	vacant lot
ACCESS	0, (landlocked/none) 0, (landlocked/none)
FRONTING	1, (major strip or CBD)
LOCATION	0, (rural land)
TOPOGRAPHY	8, (ag/timber land)
UTILITIES	1, (all public) 4, (public sewer) 0, (none)

ACREAGE TYPE CLASSIFICATION & VALUATION definitions

**IRRIGATION
INFORMATION**

Property Type	Agricultural Type	Land Classification	Acres	Grade & Description	Rotation	Water Class (Cost/Acre)	Type	Assessed Value
agricultural rural	timber	forest land	2.156		-	-	other	\$2,009.00

Details For Parcel 15358121102050000

agricultural rural	timber	forest land	11.362	-	-	other	\$10,528.00
agricultural rural	timber	forest land	9.910	-	-	other	\$9,153.00
agricultural rural	timber	forest land	56.572	-	-	other	\$42,174.00
TOTALS			80.000				\$63,864.00