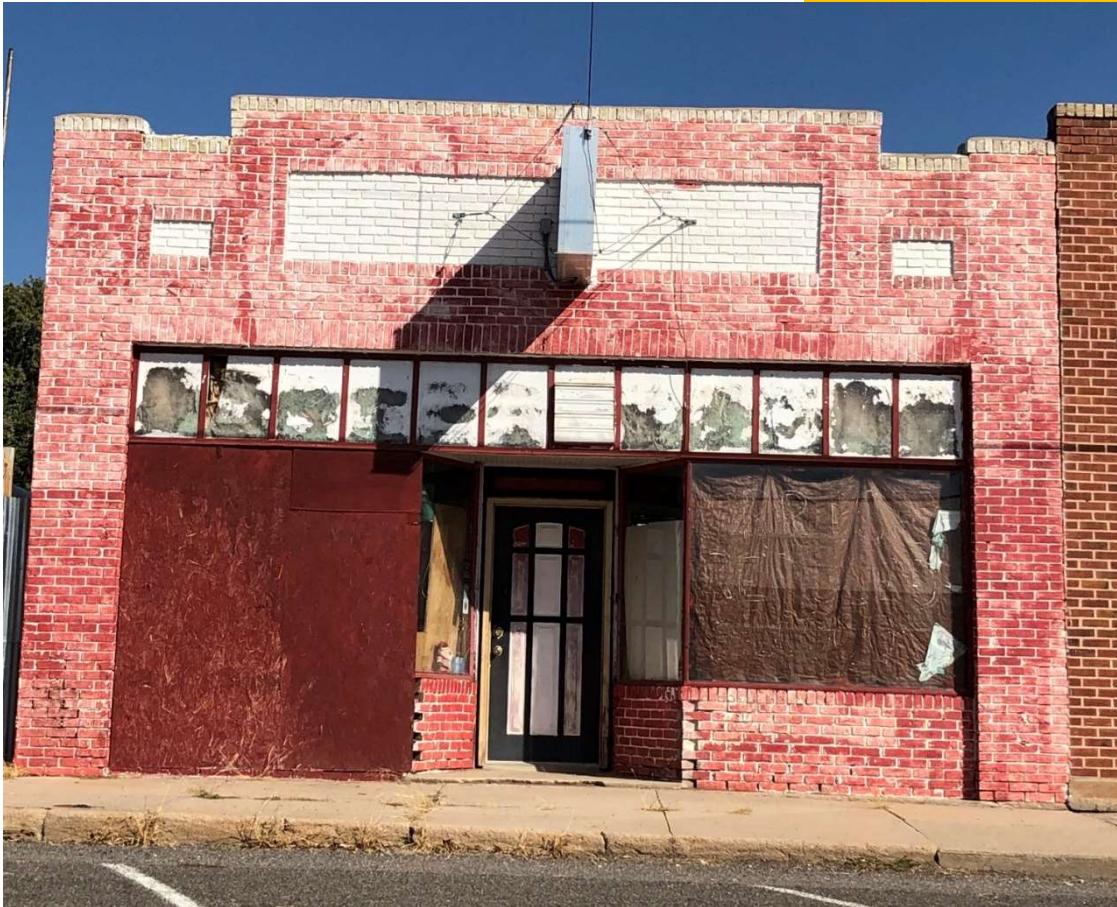


Big Springs



NE

Blight and Substandard Study



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Introduction

Panhandle Area Development District was contracted to complete a Blight and Substandard Study for an area located within the corporate limits of Big Springs, Nebraska. The Study was completed to determine whether the area defined below qualifies as blighted and substandard withing the definition set forth in the Nebraska Community Development Law.

The Blight Study Area encompasses the Parcels in Big Springs, Nebraska:

Big Springs, Nebraska Parcel ID Numbers

See Appendix B

PURPOSE OF STUDY

This Village of Big Springs blight and substandard study of the designated study area is intended to give the Community Redevelopment Authority and City Council the basis for considering the existence of blight and substandard conditions within the delineated study area. Through this process, the Village of Big Springs Community Redevelopment Authority may employ and exercise the power authorized in Nebraska Community Development Law to eliminate and prevent blighted and substandard conditions that are detrimental to the future public health, safety, morals, and general welfare of the entire community as well as the surrounding region. If the Village of Big Springs finds and determines, based on substantial evidence in the record before it, that the recommended Blight and Substandard Area (detailed below and referred to herein as "Village of Big Springs Blight Study") meets the statutory conditions for an area that is blighted, substandard, and in need of redevelopment, the designated study area will become a Redevelopment Area under the Community Development Law (Neb. Rev. Stat. §§ 18-2101 to 18-2201).

The Redevelopment Plan—the companion document to the Blight and Substandard Study—will contain local objectives regarding appropriate land uses, improved traffic circulation, economic development activities, public transportation, public utilities, and other public improvements, in accordance with the provisions of the Community Development Law.

BACKGROUND

In 1975, the Nebraska Legislature enacted legislation in response to areas in cities and villages that had become deteriorated and substandard for a variety of reasons. These areas were considered harmful to the social and economic well-being of the entire community in which they existed. Conditions in such areas were considered beyond the remedy and control of the normal regulatory process or impossible to reverse through the ordinary operations of private enterprise. The Community Development Law, as it is known, enables cities and villages to take steps to eliminate blight through the acquisition, clearance, and disposing of property for redevelopment or the conservation and rehabilitation of the property.

Prior to the enactment of the legislation, Nebraska communities were unable to carry out redevelopment programs involving assembly of land for conveyance to private developers without the creation of an urban renewal authority approved by voters. The Community Development Law permits cities of all classes and villages to establish Community Redevelopment Authorities (CRAs) by ordinance. Such authority empowers CRAs to undertake broad urban renewal and municipal growth opportunities through a variety of mechanisms. This law,

with subsequent amendments, has been the cornerstone of redevelopment and community development activities in Nebraska.

This blight and substandard study examine existing conditions of land use, buildings, and structures within the designated study area in the Village of Big Springs to determine its eligibility for redevelopment activities. Potential opportunities for redevelopment exist throughout the designated study area, which would allow the Village of Big Springs to overcome blighted and substandard conditions and avoid issues that could lead to blight and substandard conditions. When evaluating blight and substandard conditions, the Village of Big Springs must adhere to Nebraska Community Development Law.

NEBRASKA REVISED STATE STATUTES

The Community Development Law provides guidelines under which municipalities may address concerns and develop strategies for the rehabilitation and redevelopment of deteriorating area, as well as the prevention and elimination of substandard and blighted area. The Legislature has declared, in pertinent part:

It is hereby found and declared that there exist in cities of all classes and villages of this state area which have deteriorated and become substandard and blighted because of the unsafe, insanitary, inadequate, or overcrowded condition of the dwellings therein, or because of inadequate planning of the area, or excessive land coverage by the buildings thereon, or the lack of proper light and air and open space, or because of the defective design and arrangement of the buildings thereon, or faulty street or lot layout, or congested traffic conditions, or economically or socially undesirable land uses...These conditions are beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids herein provided...It is further found and declared that the prevention and elimination of blight is a matter of state policy, public interest, and statewide concern and within the powers and authority inhering in and reserved to the state, in order that the state and its municipalities shall not continue to be endangered by area which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of their revenue. §18-2102

Consistent with these findings, municipalities have been granted the power to address deterioration, substandard conditions, and blight through any number of means, including “the formulation of a workable program, the approval of community redevelopment plans consistent with the general plan for the development of the city, the exercise of its zoning powers, the enforcement of other laws, codes, and regulations, relating to the use of land and the use and occupancy of buildings and improvements, the disposition of any property acquired, and the providing of necessary public improvements.” Neb. Rev. Stat. §18-2104.

Nebraska Revised Statute §18-2104 enables a municipality to declare that blight and substandard conditions exist. The statute reads,

The governing body of a city, to the greatest extent it deems to be feasible in carrying out the provisions of the Community Development Law, shall afford maximum opportunity, consistent with the sound needs of the city as a whole, to the rehabilitation or redevelopment of the community redevelopment area by private enterprises. The governing body of a city shall give consideration to this objective in exercising its powers under the Community Development Law, including the formulation of

a workable program, the approval of community redevelopment plans consistent with the general plan for the development of the city, the exercise of its zoning powers, the enforcement of other laws, codes, and regulations, relating to the use of land and the use and occupancy of buildings and improvements, the disposition of any property acquired, and the providing of necessary public improvements.

The process of improving an area begins with the creation of a municipality-wide workable program for utilizing appropriate private and public resources to address the specific conditions to be improved. Such workable programs may include “provision for the prevention of the spread of blight into area of the municipality which are free from blight through diligent enforcement of housing, zoning, and occupancy controls and standards; the rehabilitation or conservation of substandard and blighted area or portions thereof by re-planning, removing congestion, providing parks, playgrounds, and other public improvements by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and the clearance and redevelopment of substandard and blighted area or portions thereof.” Neb. Rev. Stat. §18-2105.

The statutes provide a means for the governing body of a municipality to address and develop strategies for rehabilitation and redevelopment of the community. Nebraska Revised Statute §18- 2105 also grants authority to the governing body to formulate a redevelopment program. The statute reads,

The governing body of a city or an authority at its direction for the purposes of sections 18- 2101 to 18-2144 may formulate for the entire municipality a workable program for utilizing appropriate private and public resources to eliminate or prevent the development or spread of urban blight, to encourage needed urban rehabilitation, to provide for the redevelopment of substandard and blighted area, or to undertake such of the aforesaid activities or other feasible municipal activities as may be suitably employed to achieve the objectives of such workable program. Such workable program may include, without limitation, provision for the prevention of the spread of blight into area of the municipality which are free from blight through diligent enforcement of housing, zoning and occupancy controls and standards; the rehabilitation or conservation of substandard or blighted area or portions thereof by replanning, removing congestion, providing parks, playgrounds, and other public improvements by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and the clearance and redevelopment of substandard and blighted area or portions thereof.
§18-2105

The main substance of a workable program is an adopted general redevelopment plan for a defined area, as well as the subsequent individual redevelopment projects that identify specific projects within a redevelopment area. Prior to the adoption of a general redevelopment plan, a municipality must have an adopted comprehensive plan (§18-2110) and shall have declared the redevelopment area to be a substandard and blighted area in need of redevelopment (§18-2109). The important community development terms are defined in Nebraska Revised Statute §18-2103, several of which are shown below (organization and emphasis added):

Substandard area means an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant

mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;

Blighted area means an area, which

(a) by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use; and,

(b) in which there is at least one of the following conditions:

- i. Unemployment in the designated area is at least one hundred twenty (120) percent of the state or national average;
- ii. the average age of the residential or commercial units in the area is at least forty (40) years;
- iii. more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time;
- iv. the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or
- v. the area has had either stable or decreasing population based on the last two decennial censuses.

In no event shall a city of the metropolitan, primary, or first class designate more than thirty five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a village shall not designate an area larger than one hundred percent of the village as blighted;

Substandard and Blight Eligibility Analysis

Designated Study Area

The designated study area is property partially within the corporate limits for evaluation pursuant to the Community Development Law. The area is a commercial and residential district. The designated study area was selected for several reasons, including:

1. The presence of blighted and substandard characteristics within the study area.
2. The potential for private development and redevelopment activities within the study area.
3. The need for improvements in infrastructure due to specific existing conditions.
4. The economical and functional obsolescence of certain properties within the study area.
5. The need for public intervention to stimulate the development and redevelopment of vital infrastructure systems and housing to support these private redevelopment efforts.

Once declared substandard and blighted, the Village of Big Springs can stimulate and manage future development in this area by creation and use of the redevelopment plan and its statutory authority to provide financial incentives for private development.

Through the redevelopment process, Big Springs can guide future development in the community and provide financial incentives for development. The use of the Nebraska Community Redevelopment Law by the Village of Big Springs is intended to improve the community and enhance the quality of life for all residents by eliminating conditions that contribute to the spread of blight and hinder private reinvestment in the area due to these factors. Using the Nebraska Community Development Law, Big Springs can eliminate negative factors and implement programs and/or projects identified to improve conditions, thereby removing, or preventing blight and substandard conditions.

Substandard and Blight Conditions

As set forth in section 18-2103(31), **substandard area** shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the following:

1. Dilapidation/deterioration*

Exterior inspection of buildings to note deficiencies (sound, minor, major, dilapidated)

Examples include structural (walls, foundation, roof), building systems (gutters, roof surface, chimney), and architectural systems (fire escapes, weatherization, steps, exterior paint, site conditions).

2. Age of obsolescence

Estimate age of structures (40+ years criteria). Data on the year residential and commercial structures were built was gathered from the Deuel County Assessor's data as reported on the County's GIS Workshop Site and compared against that on the Census.gov site.

3. Inadequate provision for ventilation, light, air, sanitation, or open spaces

Overall sight conditions

Examples include junked cars or debris, cluttered alleyways, antiquated infrastructure systems (overhead power lines), outdoor storage/sanitation facilities, unpaved parking/outdoor storage.

4. Other substandard conditions

- a. High density of population and overcrowding (census); or
- b. The existence of conditions which endanger life or property by fire and other causes as unsanitary and unsafe conditions which endanger life or property by fire and other natural causes floodplain; or
- c. Any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime; is detrimental to the public health, safety, morals, or welfare (includes sanitation concerns, inadequate infrastructure systems (sewer, water service mains, storm sewers), poor lighting, crime statistics, floodplain area, outdoor storage, site clutter).

As set forth in the Community Development Law, a blighted area shall mean an area, which by reason of the presence of:

1. A substantial number of deteriorated or deteriorating structures *

Exterior inspection of buildings to note deficiencies (sound, minor, major, dilapidated)

Examples include structural (walls, foundation, roof), building systems (gutters, roof surface, chimney), and architectural systems (fire escapes, weatherization, steps, exterior paint, site conditions).

2. Existence of defective or inadequate street layout

Condition of streets/inadequate access including sidewalks

Examples include street conditions, dead ends, railroad crossings, linear downtown, narrow alleyways, blind crossings, and sidewalk condition.

3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness

Conditions associated with accessibility/usefulness of the lots

Examples include land locked parcels, odd shaped lots, undersized lots, lots with accessibility concerns.

4. Unsanitary or unsafe conditions

Conditions which pose a threat to public health and safety

Examples include age and physical condition of structures, floodplain, lack of public infrastructure systems, unsanitary conditions, ventilation concerns.

5. Deterioration of site or other improvements

Field observation of age and condition of public utilities, debris, and inadequate public improvements

Examples include lack of off-street parking, storm drainage, junk cars, dilapidated structures, debris, on-site storage, congested overhead power lines.

6. Diversity of ownership

The total number of unduplicated owners

Examples include the necessity of to acquire numerous lots is a hindrance to redevelopment. However, land assemblage of larger proportions necessary for major developments, is more economically feasible and will attract financial support, as well as public patronage required to repay such financial support. Such assemblage is difficult without public intervention.

7. Tax or special assessment delinquency exceeding the fair value of the land

Examination of public records to determine the status of taxation of properties

Examples include delinquent taxes, real estate taxes, tax exempt.

8. Defective or unusual conditions of title

Examine public records to determine any defective or unusual title defects

Examples include improper filings, liens, defective titles, etc.

9. Improper subdivision or obsolete platting

Examine public records to determine improper subdivision and obsolete platting

Examples include undersized lots, improper zoning, lot configuration, easement concerns, never recorded vacated streets, accessibility concerns.

10. The existence of conditions which endanger life or property by fire or other causes

Examine conditions which endanger life or property

Examples include inadequate, undersized, or inoperative public infrastructure systems, floodplain, building materials, site access, on-site storage (cars), secluded area for pests and vermin to thrive, inadequate surface drainage, street/sidewalk conditions, etc.

11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, hinders the provision of housing accommodations, or constitutes an economic or social liability

Economic and/or socially undesirable land uses

Examples include incompatible land uses, economic obsolescence, functional obsolescence which relates to the property's ability to compete in the marketplace.

12. Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:

- a) Unemployment in the designated blighted area is at least one hundred twenty percent of the state or national average (Census statistics);
- b) The average age of the residential or commercial units in the area is at least 40 years (Field observations);
- c) More than half of the platted and subdivided property in the area is unimproved land that has been within the city for 40 years and has remained unimproved during that time (Public records);
- d) The per capita income of the designated blighted area is lower than the average per capita income of the city or village in which the area is designated (Census); or
- e) The area has had either stable or decreasing population based on the last two decennial censuses (Census).

RECOMMENDED BLIGHT AND SUBSTANDARD AREA

Based upon the review of the designated study area, and its context with the community, Panhandle Area Development District recommends the community of Big Springs move forward with blighting 100% of the Village. This area consists of approximately 395 acres. This would include all parcels and adjacent public right-of-way that comprise the Village of Big Springs.

Finding and Contributing Factors

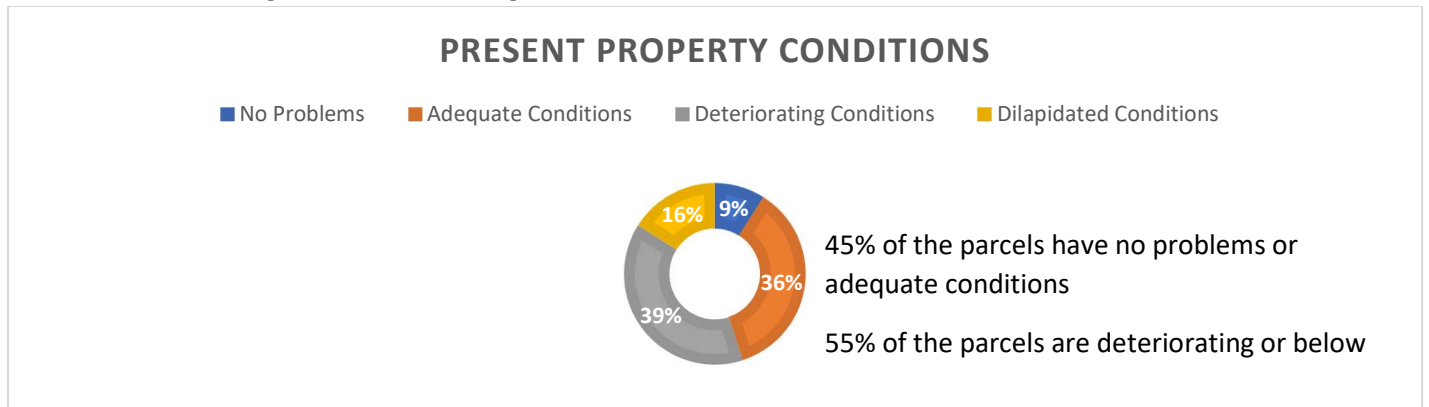
The intent of this study is to determine whether the Village of Big Springs Blight Study Area within the community has experienced structural and site deterioration or if there are other negative factors which are decreasing the development potential for the area. The field survey conducted on Thursday, September 29, 2022, indicated the community has such deterioration or lack of municipal infrastructure, and the following factors were evaluated to determine if there is a reasonable presence of blight and substandard conditions within the Village of Big Springs Blight Study Area.

This section reviews the building and structure conditions, infrastructure, site conditions and land use found within the Village of Big Springs Blight Study Area based upon the statutory definitions, planning team observations during the field survey, and explains the identified contributing factors. Appendix A provides a visual description and documents examples of the different conditions that led to each factor's determination. See Appendix A for a visual description of the erosion, vegetative overgrowth, lack of public infrastructure, deteriorating structures and other observed conditions within the Village of Big Springs Blight Study Area.

Blighted Criteria Conditions As set forth in the Nebraska legislation, a blighted area shall mean an area, which by reason of the presence of:

Substantial Number of Deteriorated or Deteriorating Structures

As a rule, the primary structure for each parcel within the Village of Big Springs Blight Study Area was examined. A total of 55% of the structures within the designated study area were graded as deteriorating or dilapidated. This is considered a significant contributing factor.



Where structural conditions are evaluated, individual structures are rated in accordance with the following rating schedule as defined by the U.S. Department of Housing and Urban Development: no problem, adequate condition, deteriorating condition, or dilapidated condition. The following descriptions define the rating schedule used to assess and evaluate building and structure conditions:

No Problem - No structural or aesthetic problems are visible.

Adequate Condition

- Slight damage to porches, steps, roofs, etc. is present on the structure,
- Slight wearing away of mortar between bricks, stones, or concrete blocks,
- Small cracks in walls or chimneys,
- Cracked windows,
- Lack of paint, and
- Slight wear on steps, doors, and door and window frames

Deteriorating Condition

- Holes, open cracks, rotted, loose, or missing materials in parts of the foundation, walls, (up to one-quarter of the wall), or roof (up to one-quarter of roof),
- Shaky, broken, or missing steps or railings,
- Numerous missing and cracked windowpanes,
- Some rotted or loose windows or doors (no longer wind- or waterproof),
- Missing bricks or other masonry of chimney, and
- Makeshift (un-insulated) chimney.

Dilapidated Condition

- Holes, open cracks, or rotted, loose or missing material (siding, shingles, brick, concrete, tiles, plaster, floorboards) over large area of foundation, on walls or on roof,

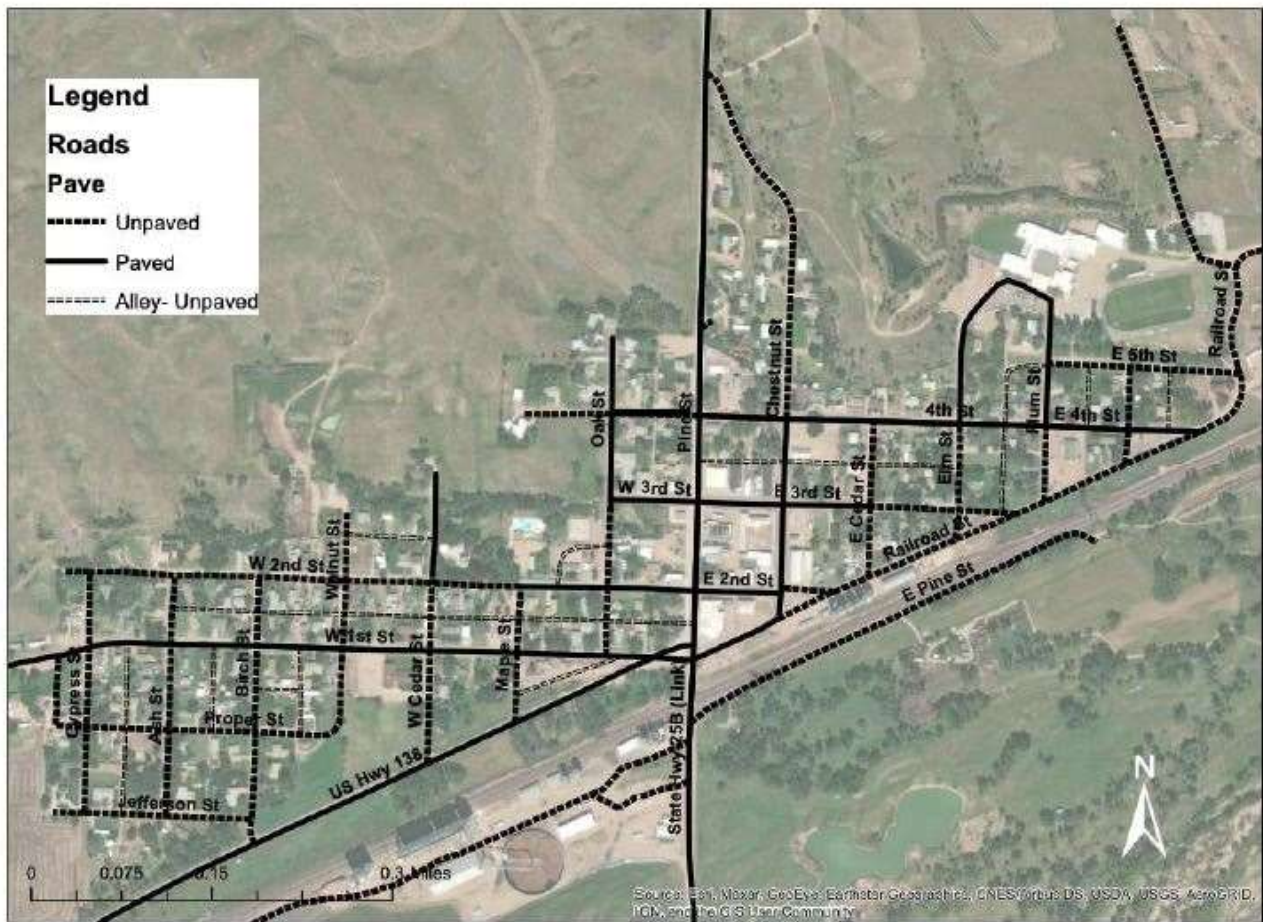
- Substantial sagging of roof, floors, or walls,
- Extensive damage by fire, flood, or storm, and
- Inadequate original construction such as makeshift walls, roofs made of scrap materials, foundations or floors lacking, or converted barns, sheds, and other structures not adequate for housing.

Defective or Inadequate Street Layout

Street Conditions and Accessibility

Street conditions and accessibility within the Village of Big Springs Blight Study Area were evaluated in relation to the provision of safe and efficient public circulation and access, and about ease of travel and appearance. The noted deficiencies are missing portions or incomplete Streets; and many of the sidewalks in the area are missing or were graded poor. The transportation infrastructure conditions are illustrated below.

Overall, the Village of Big Springs Blight Study Area has limited connectivity with the adjacent street grid. Due to the lack of connectivity and sidewalks, this is considered a contributing factor.



Faulty lot layout in relation to size, adequacy, accessibility, or usefulness

Throughout the Village of Big Springs Blight Study Area, the lot sizes and shapes vary. Some lots are too large and need additional subdivision; while some are odd shaped or have limited use due to lot depth. In addition, a

portion of the area lacked infrastructure improvements for accessibility and usefulness. Overall, this factor is contributing to the recommended blight designation.

Unsanitary or unsafe conditions

Conditions which pose a threat to public health and safety

Topography and terrain

The Village of Big Springs Blight Study Area has a variety of topography that drains to the low-lying water courses in the study area. The area lacks complete subterranean storm drainage system

Vegetation Overgrowth and Debris

There is significant tree, brush, and weed overgrowth in the vacant areas of the study area. Debris piles or junked cars were noted in the field analysis on several properties. This can contribute to harboring rodents and vermin as well as pose a potential fire danger during drought or dry spells. Please See Appendix A for samples.

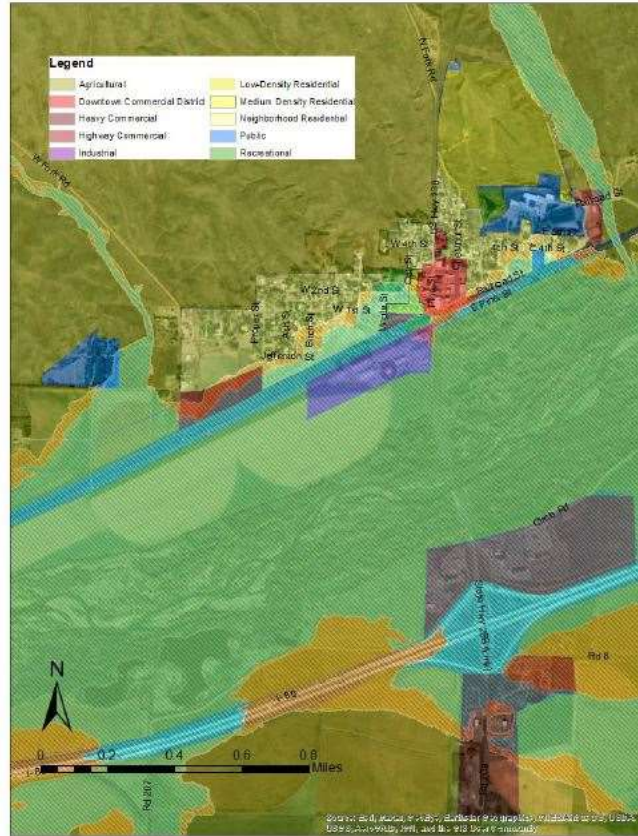
Sidewalks

The study area lacks sidewalks that safely allow for pedestrian movement through the site or connecting to adjacent uses.

Floodplain

A small portion of the study area is within the designated 100-year floodplain. As a result, this factor is contributing the recommended blight designation.

Future Land Use Map, with Flood Plain Overlay
 Blue = 1% annual risk of flooding; Orange = .02% annual risk of flooding



Deterioration of site or other improvements

Sidewalks

The lack of sidewalks, including accessible crosswalks, inhibits pedestrian movement through or on the study area.

Vehicle circulation and parking

The lack of site improvements for vehicular access and connectivity to land locked lots impedes the ability to freely travel to or from the study area. Non-hard surfaced parking and drive areas were observed throughout the study area.

As a result, this factor is considered to be contributing the recommended blight designation.

Diversity of ownership

The diversity of ownership is evident in the Village of Big Springs Blight Study Area. There are 201 unique private property owners in the Village of Big Springs Blight Study Area. Thus, this is considered a contributing factor.

As a result, this factor is considered to be contributing the recommended blight designation.

Improper subdivision or obsolete platting

Obsolete platting

Throughout the Village of Big Springs Blight Study Area, the lot sizes and shapes vary. Some lots are too large and need additional subdivision; while some are odd shaped or have limited use due to lot depth.

As a result, this factor is considered to be contributing the recommended blight designation.

The existence of conditions which endanger life or property

Conditions which pose a threat to public health and safety

Vegetation Overgrowth

There is significant tree, brush, and weed overgrowth in the vacant areas of the study area. This can contribute to harboring rodents and vermin as well as pose a potential fire danger during drought or dry spells.

Sidewalks

The lack of sidewalks, including accessible crosswalks, inhibits pedestrian movement through or on the study area.

Age of Structures

Structures constructed prior to 1982 may contain lead-based paint which can pose health and human development risks to children with chipping or peeling.

As a result, this factor is considered to be contributing the recommended blight designation.

Age of Structures



Any combination of such factors that substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability.

Economically undesirable

Economic and functional obsolescence is present with the lack of infrastructure including streets, sidewalks, utilities, and a controlled storm drainage system. This makes it difficult for these properties to compete in the marketplace. As a result, it is considered a substantial contributor to the Village of Big Springs Blight Study Area to be considered blighted.

Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:

The average age of the residential units in the area is at least 82 years.

SUBSTANDARD CRITERIA

A **substandard area** shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the following:

Dilapidation/deterioration

As part of the Blight and Substandard Study, a Structural Conditions Survey was completed along with an analysis of the land-use patterns in the Big Springs Blight Study Area.

A total of 26 or 40% of the structures within the designated study area were graded as deteriorating. Figure 2 illustrated the structural ratings within the study area. This is considered a significant contributing factor.

Age or obsolescence

Information regarding the age of the permanent structures within the Village of Big Springs Blight Study Area was provided by the Deuel County Assessor's Office.

The average age of the residential and commercial structures is 84 years, therefore, this is considered a contributing substandard factor.

Inadequate provision for ventilation, light, air, sanitation, or open spaces

Poor Drainage and Sanitation

The Village of Big Springs Blight Study Area lacks a complete subterranean storm sewer system and has minor storm drainage issues and eroding. However, this is not considered significant to be considered a contributing factor.

Other Substandard Conditions

The existence of conditions which endanger life or property

Vegetation Overgrowth and Debris

There is significant tree, brush, and weed overgrowth in the vacant areas of the study area. Debris piles or junked cars were noted in the field analysis on a number of properties. This can contribute to harboring rodents and vermin as well as pose a potential fire danger during drought or dry spells.

Sidewalks

The study area lacks sidewalks that safely allow for pedestrian movement through the site or connecting to adjacent uses.

Floodplain

A small portion of the study area is within the designated 100-year floodplain.

Age of Structures

Structures constructed prior to 1982 may contain lead-based paint which can pose health and human development risks to children with chipping or peeling.

As a result, this factor is considered to be contributing the recommended blight designation.

Blighted and Substandard Findings

The Village of Big Springs Blight Study Area has many items contributing to the blight and substandard conditions. Based on the information collected and analyzed pursuant to Nebraska Revised Statutes, the area has various items that were considered beyond the remedy and control of the normal regulatory process of the Village of Big Springs or impossible to reverse through the ordinary operations of private enterprise. These conditions include:

Table 1: Summary Matrix

Criteria	
Structure condition	Yes
Street layout	Yes
Faulty lot layout	Yes
Unsanitary or unsafe conditions	Yes
Deterioration of Site	Yes
Diversity of owners	Yes
Tax special assessment	No
Titles conditions	No
Obsolete platting	Yes
Endanger life/property	Yes
Any combination	Yes
Age of structure	Yes
BLIGHT TOTALS	10/12
Exterior Inspection of structures	Yes
Age of structures	Yes
Inadequate provision for ventilation, sanitation	Yes
Other Substandard (conductive to ill health, floodplain, endanger life)	Yes
SUBSTANDARD TOTALS	4/4
TOTALS	14/16

Conclusion

Several conditions within the Village of Big Springs Blight Study Area were evaluated during the field survey which contributed to blighted and substandard conditions. The conditions showing evidence of blight are interspersed throughout the Village of Big Springs Blight Study Area, and as such, parcels within the boundaries of the Big Springs Blight Study Area are recommended for further action.

It is the professional opinion of the consultant, Panhandle Area Development District, based on the information collected and analyzed pursuant to Nebraska Revised Statutes, that the Village of Big Springs Blight Study Area contains the required conditions that would warrant a designation as blighted and substandard by the Village of Big Springs and the Community Redevelopment Authority. The Village of Big Springs should review this Blight and Substandard Study, and if satisfied with the findings contained in this study, may, by resolution, designate the Village of Big Springs Blight Study Area as “Blighted and Substandard” as provided for in the Community Development Law.

Appendix A
Photo Exhibit























Appendix B

PID	Property Address	Legal Desc
0000002.00	20925 RD 8	1 12 42 FRAC NW/4 SEC 1-12-42 3.34A.
0000002.05	20923 RD 8	1 12 42 FRAC NW/4 SEC 1-12-42 1.16 A.
0000004.00	681 RD 209	1 12 42 FRAC NW/4 SEC 1-12-42 1.31 A. BIG SPRINGS ANNEX
0000004.05		1 12 42 TRACT IN NW/4 SEC 1-12-42 3.85 A.
0000005.00	681 RD 209	1 12 42 FRAC NW/4 SEC 1-12-42 4.07 A. BIG SPRINGS ANNEX
0000009.10		2 12 42 FRACTION IN NE/4 SEC 2-12-42 4.54 A.
0000009.15		2 12 42 FRAC IN NE/4 SEC 2-12-42 2.15 A.
0000012.00	680 RD 209	2-12-42 FRAC NE/4 SEC 2-12-42 4.9 A. BIG SPRINGS ANNEX
0000310.00	114 FRONTAGE	31 13 41 LOT 2 WEST OF HWY ROW SEC 31-13-41 11.72 A. BIG SPRINGS ANNEX
0000310.50		31 13 41 PARCEL (METES & BOUNDS) SEC 31-13-41 1.59 A. BIG SPRINGS ANNEX
0000311.00	109 CIRCLE RD	31 13 41 LOTS 2-3 & PT SE/4SW/4 N & E OF HWY ROW SEC 31-13-41 32.15 A. BIG SPRINGS ANNEX
0000312.00	108 FRONTAGE RD	31 13 41 FRAC W/2SW/4 SEC 31-13-41 3.21 A. BIG SPRINGS ANNEX
0000313.00	111 CIRCLE RD	31 13 41 TRACT IN SE/4SW/4 S & E HWY ROW SEC 31-13-41 2.91 A. BIG SPRINGS ANNEX
0000394.05		25 13 42 FRAC SE/4 SEC 25-13-42 3.71 A.
0000420.00	104 PINE	36 13 42 PT N/2NE/4 SEC 36-13-42 1.66 A.
0000422.00		36 13 42 FRAC N/2NE/4 SEC 36-13-42 7.33 A.
0003001.00	106 W 2ND	0-0-0 S 100' LOTS 7 & 8 BLOCK 1 ORIGINAL BIG SPRINGS
0003002.00	403 OAK	0-0-0 N 40' OF LOTS 7 & 8 BLOCK 1 ORIGINAL BIG SPRINGS
0003003.00	102 W 2ND	S 44' OF LOTS 9 & 10 BLOCK 1 ORIGINAL BIG SPRINGS
0003004.00	402 PINE	N 96' EXCEPT N 5' LOTS 9 & 10 & N 100' EXCEPT N 5' LOT 11 & 12 BLOCK 1 ORIGINAL BIG SPRINGS
0003007.00	W 2ND	LOTS 7-8-9-10, W 40' OF LOT 11 & TR BEG AT NW CORN OF 7; N160',E300',S160',W300'BLOCK 2 ORIGINAL BIG SPRINGS
0003008.00	400 OAK	0-0-0 E 10' OF LOT 11 & ALL OF LOT 12 BLOCK 2 ORIGINAL BIG SPRINGS
0003009.00	308 W 2ND	0-0-0 LOTS 7-8-9 BLOCK 3 ORIGINAL BIG SPRINGS
0003010.00	208 W 2ND	LOTS 10-11-12 BLOCK 3 ORIGINAL BIG SPRINGS (SWIMMING POOL PARK)
0003012.00	305 W 2ND	0-0-0 W/2 OF LOT 3 & ALL OF LOT 4 BLOCK 8 ORIGINAL BIG SPRINGS
0003013.00	307 W 2ND	LOT 5 BLOCK 8 ORIGINAL BIG SPRINGS
0003014.00	305 W CEDAR	0-0-0 LOT 6 BLOCK 8 ORIGINAL BIG SPRINGS
0003015.00	304 W 1ST	0-0-0 LOTS 7-8-9 BLOCK 8 ORIGINAL BIG SPRINGS
0003016.00	302 W 1ST	0-0-0 LOTS 10 & 11 BLOCK 8 ORIGINAL BIG SPRINGS
0003017.00	300 W 1ST	0-0-0 LOT 12 BLOCK 8 ORIGINAL BIG SPRINGS
0003018.00		LOTS 1-2 BLOCK 9 ORIGINAL BIG SPRINGS
0003019.00	203 W 2ND	LOT 4 & E 14' LOT 5 BLOCK 9 ORIGINAL BIG SPRINGS
0003020.00	205 W 2ND	W 36' OF LOT 5 & ALL OF LOT 6 BLOCK 9 ORIGINAL BIG SPRINGS
0003021.00	206 W 1ST	0-0-0 LOTS 7-8-9 BLOCK 9 ORIGINAL BIG SPRINGS
0003023.00	202 W 1ST	LOT 10 & FRAC OF LOT 11 BLOCK 9 ORIGINAL BIG SPRINGS
0003024.00	300 OAK	0-0-0 LOT 11 EXCEPT FRAC & ALL LOT 12 BLOCK 9 ORIGINAL BIG SPRINGS
0003025.00	306 PINE	0-0-0 LOTS 1-2-3 BLOCK 10 ORIGINAL BIG SPRINGS
0003025.05	208 W 4TH	E/2 LOT 4 BLOCK 10 ORIGINAL BIG SPRINGS
0003026.00	103 W 2ND	0-0-0 W/2 OF LOT 4 & ALL OF LOT 5 BLOCK 10 ORIGINAL BIG SPRINGS

0003027.00	105 W 2ND	0-0-0 LOT 6 BLOCK 10 ORIGINAL BIG SPRINGS
0003028.00	106 W 1ST	LOTS 7-8-9 BLOCK 10 ORIGINAL BIG SPRINGS
0003029.00	104 W 1ST ST	LOT 10 BLOCK 10 ORIGINAL BIG SPRINGS
0003030.00	102 W 1ST	0-0-0 LOT 11 & W 15' OF LOT 12 BLOCK 10 ORIGINAL BIG SPRINGS
0003031.00	100 W 1ST	0-0-0 E 10' OF LOT 12 & ALL OF LOTS 13 & 14 BLOCK 10 ORIGINAL BIG SPRINGS
0003032.00		0-0-0 LOTS 15-16-17 (EX FRAC TO STATE FOR RD) & LOT 18 BLOCK 10 ORIGINAL BIG SPRINGS
0003034.00	408 W 2ND	0-0-0 LOT 7 & W/2 OF LOT 8 BLOCK 4 U P ADDITION TO BIG SPRINGS
0003035.00	406 W 2ND	0-0-0 E/2 OF LOT 8 & ALL OF LOT 9 BLOCK 4 U P ADDITION TO BIG SPRINGS
0003036.00	400 W 2ND	LOTS 10-11-12 BLOCK 4 U P ADDITION TO BIG SPRINGS
0003037.00	506 W 2ND	0-0-0 LOTS 7 & 8; BLK 5; U P ADDITION TO BIG SPRINGS & ADJ FRAC IN SE/4; SEC 25-13-42; .096 AC.
0003038.00	504 W 2ND	LOT 9 BLOCK 5 U P ADDITION TO BIG SPRINGS
0003039.00	502 W 2ND	LOTS 10 & 11 BLOCK 5 U P ADDITION TO BIG SPRINGS
0003040.00	500 W 2ND	LOT 12 BLOCK 5 U P ADDITION TO BIG SPRINGS
0003041.00	306 WALNUT	LOT 1 BLOCK 6 U P ADDITION TO BIG SPRINGS
0003042.00	503 W 2ND	LOTS 2 & 3 BLOCK 6 U P ADDITION TO BIG SPRINGS
0003043.00	505 W 2ND	0-0-0 LOTS 4 & E 8' OF LOT 5 BLOCK 6 U P ADDITION TO BIG SPRINGS
0003044.00	305 BIRCH	W 42' OF LOT 5 & ALL OF LOT 6 BLOCK 6 U P ADDITION TO BIG SPRINGS
0003045.00	301 BIRCH	0-0-0 LOT 7 BLOCK 6 U P ADDITION TO BIG SPRINGS
0003047.00	504 W 1ST	0-0-0 LOTS 8 & 9 BLOCK 6 U P ADDITION TO BIG SPRINGS
0003048.00	502 W 1ST	0-0-0 LOT 10 BLOCK 6 U P ADDITION TO BIG SPRINGS
0003049.00	500 W 1ST	LOTS 11 & 12 BLOCK 6 U P ADDITION TO BIG SPRINGS
0003050.00	306 W CEDAR	0-0-0 LOT 1 & E/2 LOT 2 BLOCK 7 U P ADDITION TO BIG SPRINGS
0003051.00	403 W 2ND	0-0-0 W/2 LOT 2 & LOT 3 BLOCK 7 U P ADDITION TO BIG SPRINGS
0003052.00	405 W 2ND	0-0-0 LOT 4 BLOCK 7 U P ADDITION TO BIG SPRINGS
0003053.00	407 W 2ND	LOT 5 BLOCK 7 U P ADDITION TO BIG SPRINGS
0003054.00	409 W 2ND	LOT 6 BLOCK 7 U P ADDITION TO BIG SPRINGS
0003055.00	408 W 1ST	LOT 7 & W/2 OF LOT 8 BLOCK 7 U P ADD TO BIG SPRINGS
0003056.00	400 W 1ST	E/2 OF LOT 8 & ALL OF LOTS 9 & 10 BLOCK 7 U P ADDITION TO BIG SPRINGS (VACANT LOT)
0003057.00	400 W 1ST	LOTS 11 & 12 BLOCK 7 U P ADDITION TO BIG SPRINGS (PARSONAGE)
0003058.00	302 E 4TH	0-0-0 E/2 OF LOT 7 & W/2 OF LOT 8 BLOCK 1 THOMPSON ADDITION TO BIG SPRINGS
0003059.00	300 E 4TH	W/2 OF LOT 7; BLOCK 1 & E 60' BETWEEN BLOCKS 1 & 2 THOMPSON ADDITION TO BIG SPRINGS
0003060.00	304 E 4TH	0-0-0 E/2 LOT 8; ALL LOT 9 & W/2 LOT 10 BLOCK 1 THOMPSON ADDITION TO BIG SPRINGS
0003061.00	308 E 4TH	E 15' OF S 90' OF LOT 11 & S 90' OF LOT 12 BLOCK 1 THOMPSON ADDITION TO BIG SPRINGS
0003062.00	306 E 4TH	E/2 LOT 10; ALL LOTS 11 & 12 EXCEPT S 90' OF LOT 12 & E 15' OF S 90' LOT 11 BLOCK 1 THOMPSON ADDITION TO BIG SPRINGS
0003064.00	204 E 4TH	0-0-0 E' 15 OF LOT 9; ALL OF LOT 10 & W 35' OF LOT 11 BLOCK 2 THOMPSON ADDITION TO BIG SPRINGS
0003065.00	200 E 4TH	0-0-0 LOT 7 & W 10' OF LOT 8 BLOCK 2 THOMPSON ADDITION TO BIG SPRINGS
0003066.00	202 E 4TH	E 40' OF LOT 8 & W 35' OF LOT 9 BLOCK 2 THOMPSON ADDITION TO BIG SPRINGS
0003067.00	206 E 4TH	E 15' OF LOT 11 & ALL OF LOT 12 BLOCK 2 THOMPSON ADDITION TO BIG SPRINGS
0003068.00	100 E 4TH	LOT 7 BLOCK 3 THOMPSON ADDITION TO BIG SPRINGS
0003069.00	102 E 4TH	0-0-0 LOTS 8 & 9 BLOCK 3 THOMPSON ADDITION TO BIG SPRINGS
0003072.00	106 E 4TH	0-0-0 LOTS 11 & 12 BLOCK 3 THOMPSON ADDITION TO BIG SPRINGS
0003073.00	508 CHESTNUT	N 55' OF LOTS 1 & 2 BLOCK 4 THOMPSON ADDITION TO BIG SPRINGS
0003074.00	504 CHESTNUT	S 85' OF LOTS 1 & 2 BLOCK 4 THOMPSON ADDITION OF BIG SPRINGS

0003075.00	107 E 4TH	0-0-0 LOT 3 & E 5' OF LOT 4 BLOCK 4 THOMPSON ADDITION TO BIG SPRINGS
0003076.00	105 E 4TH	W 45' OF LOT 4 BLOCK 4 THOMPSON ADDITION TO BIG SPRINGS
0003077.00	503 PINE	0-0-0 S 57' OF LOT 5 & S 57' OF LOT 6 BLOCK 4 THOMPSON ADDITION TO BIG SPRINGS
0003078.00	103 E 4TH	0-0-0 E 36' OF THE N 83' OF LOT 5 BLOCK 4 THOMPSON ADDITION TO BIG SPRINGS
0003079.00	507 PINE	N 42' OF LOT 6 & N 83' OF THE W 14' OF LOT 5 BLOCK 4 THOMPSON ADDITION TO BIG SPRINGS
0003080.00	505 PINE	S 41' OF THE N 83' OF LOT 6 BLOCK 4 THOMPSON ADDITION TO BIG SPRINGS
0003081.00	100 E 3RD	LOTS 7 & 8 BLOCK 4 THOMPSON ADDITION TO BIG SPRINGS
0003082.00	102 E 3RD	LOT 9 & W 25' OF LOT 10 BLOCK 4 THOMPSON ADDITION TO BIG SPRINGS
0003083.00	104 E 3RD	E 25' OF LOT 10 BLOCK 4 THOMPSON ADDITION TO BIG SPRINGS
0003084.00	106 E 3RD	LOT 11 BLOCK 4 THOMPSON ADDITION TO BIG SPRINGS
0003085.00	500 CHESTNUT	LOT 12 BLOCK 4 THOMPSON ADD TO BIG SPRINGS
0003086.00	506 E CEDAR	N 65' OF LOTS 1 & 2 BLOCK 5 THOMPSON ADDITION TO BIG SPRINGS
0003087.00	504 E CEDAR	0-0-0 S 75' OF LOTS 1 & 2 BLOCK 5 THOMPSON ADDITION TO BIG SPRINGS
0003089.00	503 CHESTNUT	0-0-0 LOTS 3, 4, 5 & 6 BLOCK 5 THOMPSON ADD TO BIG SPRINGS
0003090.00	200 E 3RD	0-0-0 LOT 7 & W 12 1/2' OF LOT 8 BLOCK 5 THOMPSON ADDITION TO BIG SPRINGS
0003091.00	202 E 3RD	E 37 1/2' OF LOT 8 BLOCK 5 THOMPSON ADDITION TO BIG SPRINGS
0003092.00	206 E 3RD	0-0-0 LOTS 9 & 10 BLOCK 5 THOMPSON ADDITION TO BIG SPRINGS (PARSONAGE)
0003093.00	206 E 3RD	LOTS 11 & 12 BLOCK 5 THOMPSON ADDITION TO BIG SPRINGS (CHURCH & STORAGE GARAGE)
0003094.00	506 ELM	N 92' OF LOTS 1 & 2 BLOCK 6 THOMPSON ADDITION TO BIG SPRINGS
0003095.00	504 ELM	0-0-0 S 48' OF LOTS 1 & 2 BLOCK 6 THOMPSON ADDITION TO BIG SPRINGS
0003096.00	307 E 4TH	0-0-0 LOT 3 & E 10' OF LOT 4 BLOCK 6 THOMPSON ADDITION TO BIG SPRINGS
0003097.00	305 E 4TH	W 40' OF LOT 4 BLOCK 6 THOMPSON ADDITION TO BIG SPRINGS
0003098.00	303 E 4TH	LOT 5 BLOCK 6 THOMPSON ADDITION TO BIG SPRINGS
0003099.00		N 59' OF LOT 6 BLOCK 6 THOMPSON ADDITION TO BIG SPRINGS
0003100.00		0-0-0 S 81' OF LOT 6 BLOCK 6 THOMPSON ADDITION TO BIG SPRINGS
0003101.00	300 E 3RD	LOTS 7 & 8 BLOCK 6 THOMPSON ADD TO BIG SPRINGS (VACANT LOT)
0003102.00	302 E 3RD	LOTS 9 & 10 BLOCK 6 THOMPSON ADDITION TO BIG SPRINGS
0003103.00	500 ELM	LOTS 11 & 12 BLOCK 6 THOMPSON ADDITION TO BIG SPRINGS
0003105.00	303 E 3RD	ALL LOTS 1-2-3-4 BLOCK 7 THOMPSON ADD TO BIG SPRINGS
0003106.00	405 E CEDAR	0-0-0 LOTS 5, 6 & 7 BLOCK 7 THOMPSON ADDITION TO BIG SPRINGS
0003107.00	404 E CEDAR	0-0-0 S/2 OF LOTS 1 & 2 BLOCK 8 THOMPSON ADDITION TO BIG SPRINGS
0003108.00	406 E CEDAR	N/2 OF LOTS 1 & 2 & ALL LOTS 3 & 4 BLOCK 8 THOMPSON ADDITION TO BIG SPRINGS
0003109.00	CHESTNUT	S/2 LOTS 5 & 6 BLOCK 8 THOMPSON ADDITION TO BIG SPRINGS (ACROSS FROM HARDWARE STORE)
0003110.00	200 E 2ND	0-0-0 LOTS 7 & 8 BLOCK 8 THOMPSON ADDITION TO BIG SPRINGS (JUNCTION W/ RAILROAD ST)
0003111.00	202 E 2ND	0-0-0 LOT 9 BLOCK 8 THOMPSON ADDITION TO BIG SPRINGS
0003112.00	204 E 2ND	0-0-0 LOT 10 BLOCK 8 THOMPSON ADDITION TO BIG SPRINGS
0003113.00	402 E CEDAR	LOTS 11 & 12 BLOCK 8 THOMPSON ADDITION TO BIG SPRINGS
0003114.00	2ND & CHESTNUT	W36' OF LOT 1 & N3.8' OF W36' OF LOT 2 BLOCK 9 THOMPSON ADD TO BIG SPRINGS
0003115.00	406 CHESTNUT	LOT 1 EXCEPT W 36' & LOT 2 EXCEPT N 3.8' OF W 36' LOTS 3 & 4 & N/2 LOT 5 BLOCK 9 THOMPSON ADDITION TO BIG SPRINGS
0003115.05	404 CHESTNUT	0-0-0 S/2 LOT 5 BLOCK 9 THOMPSON'S ADDITION TO BIG SPRINGS
0003117.00	402 CHESTNUT	0-0-0 FRAC OF LOT 6 BLOCK 9 THOMPSON ADDITION TO BIG SPRINGS
0003118.00	400 CHESTNUT	S 25' OF E 55' OF LOT 6 LOT 9 THOMPSON ADDITION TO BIG SPRINGS
0003119.00	106 & 108 E 2ND	W 60' OF LOT 6 BLOCK 9 THOMPSON ADDITION TO BIG SPRINGS

0003120.00	411 PINE	LOTS 7-8-9-10 BLOCK 9 THOMPSON ADDITION TO BIG SPRINGS
0003121.00	409 PINE	0-0-0 LOT 11 & N 5' OF LOT 12 BLOCK 9 THOMPSON ADDITION TO BIG SPRINGS
0003122.00	407 PINE	0-0-0 S 20' OF LOT 12 BLOCK 9 THOMPSON ADDITION TO BIG SPRINGS
0003123.00	405 PINE 405 PINE	LOT 13 & N 10' OF LOT 14 BLOCK 9 THOMPSON ADDITION TO BIG SPRINGS
0003125.05	104 E 2ND	S15' OF E40' OF LOT 17 & E 40' OF LOT 18 BLOCK 9 THOMPSON ADDITION TO BIG SPRINGS
0003126.00	105 E 2ND	LOTS 1 & 2 BLOCK 10 THOMPSON'S ADD TO BIG SPRINGS
0003127.00	103 E 2ND	0-0-0 E 50' OF LOT 3 BLOCK 10 THOMPSON ADDITION TO BIG SPRINGS
0003128.00	307 PINE 307 PINE	W 90' OF LOT 3 & ALL OF LOT 4 BLOCK 10 THOMPSON ADDITION TO BIG SPRINGS
0003129.00	301 PINE	0-0-0 LOTS 7-8-9 BLOCK 10 THOMPSON ADDITION TO BIG SPRINGS
0003129.05		LOTS 5 AND 6 BLOCK 10 THOMPSON ADDITION TO BIG SPRINGS
0003130.00	E 4TH	LOTS 1 & 2 & W 30' POPLAR ST (VACATED) BLOCK 1 COCHRAN ADD TO BIG SPRINGS SEE BK 70 PG 173B (4-29-16) BS ORD #240
0003131.00	603 MULBERRY	LOTS 3 & 4 BLOCK 1 COCHRAN ADD TO BIG SPRINGS
0003132.00	602 E 4TH	0-0-0 E 1/2 OF LOTS 5 & 6 BLOCK 1 COCHRAN ADDITION TO BIG SPRINGS
0003133.00	600 E 4TH	W 1/2 OF LOTS 5 & 6 BLOCK 1 COCHRAN ADDITION TO BIG SPRINGS
0003134.00	504 E 4TH	E 70' OF LOTS 1 & 2 BLOCK 2 COCHRAN ADDITION TO BIG SPRINGS
0003135.00	502 E 4TH	0-0-0 W 70' OF LOTS 1 & 2 BLOCK 2 COCHRAN ADDITION TO BIG SPRINGS
0003136.00	602 MULBERRY	0-0-0 LOTS 3 & 4 BLOCK 2 COCHRAN ADDITION TO BIG SPRINGS
0003137.00	603 PLUM	0-0-0 N 45' OF THE W 56' OF LOT 6 & W 56' OF LOT 5 BLOCK 2 COCHRAN ADD TO BIG SPRINGS
0003138.00	500 E 4TH	THE E 84' OF LOTS 5 & 6; THE S 5' OF THE W 56' OF LOT 6; ALL OF LOTS 7 & 8 BLOCK 2 COCHRAN ADDITION TO BIG SPRINGS
0003139.00	600 PLUM	E 1/2 OF LOTS 1 & 2 BLOCK 3 COCHRAN ADDITION TO BIG SPRINGS
0003140.00	404 E 4TH	W 1/2 OF LOTS 1 & 2 BLOCK 3 COCHRAN ADDITION TO BIG SPRINGS
0003141.00	602 PLUM	0-0-0 LOT 3 & S 30' OF LOT 4 BLOCK 3 COCHRAN ADDITION TO BIG SPRINGS
0003142.00	402 E 4TH	E 42.93' OF LOTS 5-6-7-8 BLOCK 3 COCHRAN ADDITION TO BIG SPRINGS
0003143.00	400 E 4TH	W 108' OF LOTS 5-6-7-8 BLOCK 3 COCHRAN ADDITION TO BIG SPRINGS
0003144.00	500 PLUM	LOT 1 & S 15' OF LOT 2 BLOCK 4 COCHRAN ADDITION TO BIG SPRINGS
0003145.00	405 E 4TH	0-0-0 N 35' OF LOT 2 & ALL OF LOTS 3-4-5 BLOCK 4 COCHRAN ADDITION TO BIG SPRINGS
0003146.00	507 ELM	0-0-0 LOTS 6-7-8 BLOCK 4 COCHRAN ADDITION TO BIG SPRINGS
0003147.00	505 ELM	0-0-0 LOTS 9-10-11 BLOCK 4 COCHRAN ADDITION TO BIG SPRINGS
0003148.00	505 E 4TH	E 1/2 OF LOT 1 BLOCK 5 COCHRAN ADDITION TO BIG SPRINGS
0003149.00	502 RAILROAD	0-0-0 LOT 1 BLOCK 5 COCHRAN ADDITION TO BIG SPRINGS
0003152.00	604 PINE	0-0-0 LOTS 1-2-3 BLOCK 1 PHELPS ADDITION TO BIG SPRINGS
0003153.00	100 W 4TH	E/2 LOTS 4-5-6 BLOCK 1 PHELPS ADDITION TO BIG SPRINGS (CHURCH)
0003153.10	102 W 4TH	0-0-0 W/2 LOTS 4-5-6PO BLOCK 1 PHELPS ADDITION TO BIG SPRINGS (PARSONAGE)
0003153.10	102 W 4TH	W/2 LOTS 4-5-6PO BLOCK 1 PHELPS ADDITION TO BIG SPRINGS (PARSONAGE)
0003154.00	106 W 4TH	W 70' OF LOTS 7-8-9 BLOCK 1 PHELPS ADDITION TO BIG SPRINGS
0003155.00	104 W 4TH	E 70' OF LOTS 7-8-9 BLOCK 1 PHELPS ADDITION TO BIG SPRINGS
0003156.00	603 OAK	0-0-0 LOT 10 & S 1/2 OF LOT 11 BLOCK 1 PHELPS ADDITION TO BIG SPRINGS
0003157.00	605 OAK	0-0-0 N 1/2 OF LOT 11 & ALL OF LOT 12 BLOCK 1 PHELPS ADDITION TO BIG SPRINGS
0003158.00	506 PINE	0-0-0 LOTS 1 & 2 BLOCK 2 PHELPS ADDITION TO BIG SPRINGS
0003159.00	504 PINE	LOT 3 & N 1/2 OF LOT 4 BLOCK 2 PHELPS ADDITION TO BIG SPRINGS
0003160.00	502 PINE	0-0-0 S 1/2 OF LOT 4 & ALL OF LOT 5 BLOCK 2 PHELPS ADDITION TO BIG SPRINGS
0003161.00	100 W 3RD	LOT 6 BLOCK 2 PHELPS ADDITION TO BIG SPRINGS
0003162.00	501 OAK	0-0-0 ALL LOTS 7-8-9-10 BLOCK 2 PHELPS ADDITION TO BIG SPRINGS

0003164.00	105 W 4TH	0-0-0 E 70' OF LOTS 11 & 12 BLOCK 2 PHELPS ADDITION TO BIG SPRINGS
0003165.00	107 W 4TH	W 70' OF LOTS 11 & 12 BLOCK 2 PHELPS ADDITION TO BIG SPRINGS
0003166.00	404 W CEDAR	0-0-0 LOTS 1-2-3-4 BLOCK 6 PHELPS 2ND ADDITION TO BIG SPRINGS
0003167.00	403 WALNUT	0-0-0 LOTS 5 & 6 BLOCK 6 PHELPS 2ND ADDITION TO BIG SPRINGS
0003168.00	306 ASH	0-0-0 LOTS 1-2-3 BLOCK 10 PHELPS 2ND ADD TO BIG SPRINGS
0003169.00	305 CYPRESS	0-0-0 LOTS 4-5-6 BLOCK 10 PHELPS 2ND ADDITION TO BIG SPRINGS
0003171.00	704 & 706 W 1ST	LOT 7-8- 9 BLOCK 10 PHELPS 2ND ADDITION TO BIG SPRINGS
0003172.00	702 W 1ST	LOT 10 BLOCK 10 PHELPS 2ND ADDITION TO BIG SPRINGS
0003173.00	700 W 1ST	LOTS 11 & 12 BLOCK 10 PHELPS 2ND ADDITION TO BIG SPRINGS
0003174.00	304 BIRCH	S 1/2 OF LOTS 1 & 2 & E 33' OF S/2 LOT 3 BLOCK 11 PHELPS 2ND ADD TO BIG SPRINGS
0003175.00	306 BIRCH	0-0-0 N 1/2 OF LOTS 1 & 2, W 17' OF LOT 3 & ALL OF LOT 4 BLOCK 11 PHELPS 2ND ADDITION TO BIG SPRINGS
0003176.00	305 ASH	0-0-0 LOTS 5 & 6 BLOCK 11 PHELPS 2ND ADDITION TO BIG SPRINGS
0003177.00	606 W 1ST	0-0-0 LOTS 7 & 8 & ALL LOT 9 EXCEPT EAST 5' BLOCK 11 PHELPS 2ND ADDITION TO BIG SPRINGS
0003179.00	602 W 1ST	0-0-0 E 5' OF LOT 9, ALL OF LOT 10 & W 25' OF LOT 11 BLOCK 11 PHELPS 2ND ADDITION TO BIG SPRINGS
0003180.00	600 W 1ST	E 25' OF LOT 11 & ALL OF LOT 12 BLOCK 11 PHELPS 2ND ADDITION TO BIG SPRINGS
0003181.00	207 W 1ST	0-0-0 FRAC N OF HIGHWAY BLOCK 1 WARREN ADDITION TO BIG SPRINGS
0003182.00	301 W 1ST	LOTS 1-2-3-4 & FRAC LOTS 5 & 6 N OF HWY BLOCK 2 WARREN ADDITION TO BIG SPRINGS
0003183.00	201 W CEDAR	0-0-0 ALL OF LOTS 7 & 8; S 20' & THE E 56 1/2' OF THE N 30' OF LOT 9 BLOCK 2 WARREN ADDITION TO BIG SPRINGS
0003184.00	203 W CEDAR	W 83 1/2' OF N 30' LOT 9; W 83 1/2' LOT 10; W 83 1/2' OF S 20' OF LOT 11 BLOCK 2 WARREN ADDITION TO BIG SPRINGS
0003185.00	205 W CEDAR	N 30' OF W 70' OF LOT 11 & W 70' LOT 12 BLOCK 2 WARREN ADDITION TO BIG SPRINGS
0003186.00	303 W 1ST	0-0-0 E 56 1/2' OF THE E 1/2 OF LOT 10 & E 56 1/2 OF THE S 20' & N 30' OF LOT 11 & THEE 1/2 OF LOT 12; BLOCK 2 WARREN ADDITION TO BIG SPRINGS
0003187.00	501 W 1ST	E 40' OF LOTS 1-2-3-4-5-6 BLOCK 3 WARREN ADDITION TO BIG SPRINGS
0003188.00	503 W 1ST	0-0-0 W 100' OF LOTS 1-2-3 & N 30' OF W 100' OF LOT 4 BLOCK 3 WARREN ADDITION TO BIG SPRINGS
0003189.00	504 PROPER	0-0-0 S 20' OF W 100' OF LOT 4 & W 100' OF LOTS 5 & 6 BLOCK 3 WARRENS ADD TO BIG SPRINGS
0003190.00	201 BIRCH	0-0-0 LOT 7 & S 27' OF LOT 8 BLOCK 3 WARREN ADDITION TO BIG SPRINGS
0003191.00	203 BIRCH	N 23' OF LOT 8 & ALL OF LOT 9 BLOCK 3 WARREN ADDITION TO BIG SPRINGS
0003192.00	205 BIRCH	LOT 10 BLOCK 3 WARREN ADDITION TO BIG SPRINGS
0003193.00	507 W 1ST	LOTS 11 & 12 BLOCK 3 WARREN ADDITION TO BIG SPRINGS
0003194.00	206 BIRCH	0-0-0 E 70' OF LOTS 1-2-3 BLOCK 4 WARREN ADDITION TO BIG SPRINGS
0003195.00	603 W 1ST	0-0-0 W 70' OF LOTS 1-2 & N 10' OF THE W 70' OF LOT 3 BLOCK 4 WARREN ADDITION TO BIG SPRINGS
0003196.00	202 BIRCH	0-0-0 S 40' OF THE W 70' OF LOT 3 & ALL LOT 4 BLOCK 4 WARREN ADDITION TO BIG SPRINGS
0003197.00	606 PROPER	0-0-0 LOTS 5 & 6 BLOCK 4 WARREN ADDITION TO BIG SPRINGS
0003198.00	608 PROPER	0-0-0 LOTS 7 & 8 BLOCK 4 WARREN ADDITION TO BIG SPRINGS
0003199.00	203 ASH	W 70' OF LOT 9 BLOCK 4 WARREN ADDITION TO BIG SPRINGS
0003199.05	205 ASH	0-0-0 EAST 70' OF LOT 9 BLOCK 4 WARREN ADDITION TO BIG SPRINGS
0003200.00	605 W 1ST	0-0-0 E 70' OF LOTS 10-11-12 BLOCK 4 WARREN ADDITION TO BIG SPRINGS
0003201.00	502 4TH CHAPPELL 607 W 1ST	W 70' OF LOTS 11 & 12 BLOCK 4 WARREN ADDITION TO BIG SPRINGS
0003201.50	205 ASH	0-0-0 W 70' OF LOT 10 BLOCK 4 WARREN ADDITION TO BIG SPRINGS
0003202.00	701 W 1ST	0-0-0 LOT 1 BLOCK 5 WARREN ADDITION TO BIG SPRINGS
0003203.00	204 ASH ST	LOT 2 BLOCK 5 WARREN ADDITION TO BIG SPRINGS
0003204.00	202 ASH	LOTS 3 & 4 & W 60' OF LOTS 5 & 6 BLOCK 5 WARREN ADDITION TO BIG SPRINGS
0003205.00	200 ASH	0-0-0 E 80' OF LOTS 5 & 6 BLOCK 5 WARREN ADDITION TO BIG SPRINGS

0003206.00	704 PROPER	W 75' OF LOTS 7-8-9 BLOCK 5 WARREN ADDITION TO BIG SPRINGS
0003206.00	704 PROPER	W 75' OF LOTS 7-8-9 BLOCK 5 WARREN ADDITION TO BIG SPRINGS
0003207.00	702 PROPER	E 65' OF LOTS 7-8-9 & S 25' OF E 65' OF LOT 10 BLOCK 5 WARREN ADDITION TO BIG SPRINGS
0003208.00	707 W 1ST	0-0-0 W 75' OF LOTS 10-11-12 BLOCK 5 WARREN ADDITION TO BIG SPRINGS
0003209.00	705 W 1ST	0-0-0 N 25' OF E 65' OF LOT 10 & E 65' OF LOTS 11 & 12 BLOCK 5 WARREN ADDITION TO BIG SPRINGS
0003210.00	106 ASH	LOTS 1 & 2 BLOCK 6 WARREN ADDITION TO BIG SPRINGS
0003211.00	104 ASH	LOTS 3 & 4 BLOCK 6 WARREN ADDITION TO BIG SPRINGS
0003212.00	700 JEFFERSON	LOTS 5 & 6 BLOCK 6 WARREN ADD TO BIG SPRINGS
0003213.00	708 JEFFERSON	0-0-0 LOTS 7 & 8 BLOCK 6 WARREN ADDITION TO BIG SPRINGS
0003214.00	103 CYPRESS	LOTS 9 & 10 BLOCK 6 WARREN ADDITION TO BIG SPRINGS
0003215.00	105 CYPRESS	0-0-0 LOTS 11 & 12 BLOCK 6 WARREN ADDITION TO BIG SPRINGS
0003216.00	106 BIRCH	0-0-0 LOTS 1-2-3 BLOCK 7 WARREN ADDITION TO BIG SPRINGS
0003217.00	100 BIRCH	0-0-0 LOTS 4-5-6 BLOCK 7 WARREN ADDITION TO BIG SPRINGS
0003218.00	608 JEFFERSON	0-0-0 LOTS 7 & 8 BLOCK 7 WARREN ADDITION TO BIG SPRINGS
0003219.00	103 ASH	0-0-0 LOTS 9 & 10 BLOCK 7 WARREN ADDITION TO BIG SPRINGS
0003220.00	105 ASH	0-0-0 LOTS 11 & 12 BLOCK 7 WARREN ADDITION TO BIG SPRINGS
0003221.00	105 BIRCH	0-0-0 LOTS 1-2-3-4 & FRAC LOTS 5 & 6 & N 25' OF LOT 11 & ALL OF LOT 12 BLOCK 8 WARREN ADDITION TO BIG SPRINGS
0003222.00	103 BIRCH	0-0-0 LOTS 7-8-9-10 & S 25' OF LOT 11 BLOCK 8 WARREN ADDITION TO BIG SPRINGS
0003223.00	206 W CEDAR	LOT 1, FRAC OF LOTS 2, 3 & 7 & ALL OF LOTS 8 & 9 BLOCK 9 WARREN ADDITION TO BIG SPRINGS
0003226.00	306 CYPRESS	N 1/2 OF LOTS 1 & 2 BLOCK 1 EIKER ADDITION TO BIG SPRINGS
0003227.00	CYPRESS	0-0-0 S 1/2 OF LOTS 1 & 2 BLOCK 1 EIKER ADDITION TO BIG SPRINGS
0003228.00	802 W 1ST	0-0-0 LOT 3 BLOCK 1 EIKER ADDITION TO BIG SPRINGS
0003229.00	800 W 1ST	LOT 4 BLOCK 1 EIKER ADDITION TO BIG SPRINGS
0003230.00	206 CYPRESS	0-0-0 LOT 1 BLOCK 1 CLEAR SPRINGS ADD TO BIG SPRINGS
0003231.00	803 W 1ST	0-0-0 LOTS 2 & 3 BLOCK 1 CLEAR SPRINGS ADDITION TO BIG SPRINGS
0003232.00	106 CYPRESS	0-0-0 LOTS 1 & 2 BLOCK 2 CLEAR SPRINGS ADDITION TO BIG SPRINGS
0003233.00	104 CYPRESS	0-0-0 LOTS 3 & 4 BLOCK 2 CLEAR SPRINGS ADDITION TO BIG SPRINGS
0003234.00	800 JEFFERSON	0-0-0 LOTS 5 & 6 BLOCK 2 CLEAR SPRINGS ADDITION TO BIG SPRINGS
0003235.00	804 & 808 W 1ST	FRAC NW/4 N OF UPRR SEC 36-13-42 LOCATED NO OF CLEAR SPRINGS ADDITION TO BIG SPRINGS .49 A.
0003236.00	805 W 1ST	0-0-0 FRAC E/2NW/4 SEC 36-13-42 CLEAR SPRINGS ADDITION TO BIG SPRINGS .73 A.
0003237.00	707 JEFFERSON	LOT 1 & 2 BLOCK 1 BAGBY ADDITION TO BIG SPRINGS
0003239.00	JEFFERSON	LOT 4 BLOCK 1 BAGBY 1ST ADDITION TO BIG SPRINGS
0003239.50	JEFFERSON	FRAC LOT 4 BLOCK 1 BAGBY 1ST ADDITION TO BIG SPRINGS
0003240.00	703 JEFFERSON E RAILROAD E	LOT B (AUFDENKAMP REPLAT OF LOT 4, BLOCK 1, & LOT 1, BLOCK 2) & LOT 2 BLOCK 2 BAGBY 1ST ADDITION TO BIG SPRINGS
0003241.00	RAILROAD	LOT 1 & FRAC SW 1/4 SEC 30-13-41 MAUSER ADDITION TO BIG SPRINGS
0003242.00	610 PLUM	PARCEL IN GOVERNMENT LOT 2 MAUSER ADDITION TO BIG SPRINGS 20.68 A.
0003242.05		PARCEL IN GOVERNMENT LOT 2 MAUSER ADDITION TO BIG SPRINGS 4.3 A.
0003243.00	608 PLUM	0-0-0 LOT 3 MAUSER ADDITION TO BIG SPRINGS
0003244.00	606 PLUM	FRAC SW/4 SEC 30-13-41 OUTLOT 4 MAUSER ADDITION TO BIG SPRINGS .258 A
0003245.00	604 PLUM	FRAC SW 1/4 SEC 30-13-41 OUTLOT 5 MAUSER ADDITION TO BIG SPRINGS
0003246.05		0-0-0 FRAC OF OUTLOT 6 MAUSER ADDITION TO BIG SPRINGS
0003248.00	CHESTNUT	TRACT IN GOV LOT 3 SEC 30-13-41 MAUSER ADDITION TO BIG SPRINGS

0003249.00	606 CHESTNUT	0-0-0 LOT 12 & 13 MAUSER ADDITION TO BIG SPRINGS
0003250.00	600 CHESTNUT	0-0-0 ALL OF LOT 14 EXCEPT N 45' MAUSER ADD TO BIG SPRINGS
0003251.00	601 PINE	0-0-0 LOTS 15 & 17 MAUSER ADDITION TO BIG SPRINGS
0003252.00	701 PINE	LOT 18 MAUSER ADDITION TO BIG SPRINGS
0003253.00	703 PINE	0-0-0 LOT 19 MAUSER ADDITION TO BIG SPRINGS
0003254.00	601 CHESTNUT	A PARCEL OF LAND LOCATED IN GOV LOTS 3 & 4 & OUTLOT 20 MAUSER ADD TO BIG SPRINGS SEC 30-13-41 CONSISTING OF 2.54 A
0003256.00	CHESTNUT	0-0-0 TRACT IN GOV LOT 3 SEC 30-13-41 MAUSER ADDITION TO BIG SPRINGS
0003257.00		0-0-0 LOT 1-2-3-4 MAUSER SUBDIVISION #1 TO BIG SPRINGS
0003258.00		0-0-0 LOT 5 MAUSER SUBDIVISION #1 TO BIG SPRINGS
0003259.00		0-0-0 LOTS 6-7-8-9 MAUSER SUBDIVISION #1 TO BIG SPRINGS
0003260.00	CHESTNUT	0-0-0 LOTS 10 & 11 MAUSER SUBDIVISION #1 TO BIG SPRINGS
0003261.00		0-0-0 LOTS 12 & 13 MAUSER SUBDIVISION #1 TO BIG SPRINGS
0003262.00	705 PINE	LOTS 1-2-3-4 MAUSER SUBDIVISION #2 TO BIG SPRINGS
0003263.00		0-0-0 LOTS 5 & 7 MAUSER SUBDIVISION #2 TO BIG SPRINGS
0003264.00	608 CHESTNUT	LOT 6 MAUSER SUBDIVISION #2 TO BIG SPRINGS
0003266.00		0-0-0 LOT 8 MAUSER SUBDIVISION #2 TO BIG SPRINGS
0003267.00	604 CHESTNUT	LOTS 9 & 12 MAUSER SUBDIVISION #2 TO BIG SPRINGS
0003268.00	607 PINE	0-0-0 LOTS 10 & 11 MAUSER SUBDIVISION #2 TO BIG SPRINGS
0003270.00	602 CHESTNUT	LOT 13 & N 45' OF LOT 14 MAUSER SUBDIVISION #2 TO BIG SPRINGS
0003271.00	605 PINE	0-0-0 LOT 14 MAUSER SUBDIVISION #2 TO BIG SPRINGS
0003272.00	603 PINE	0-0-0 LOT 15 MAUSER SUBDIVISION #2 TO BIG SPRINGS
0003273.00	600 W 2ND	FRAC SE/4 SEC 25-13-42 BIG SPRINGS FRACTIONS .90 A
0003274.00	405 OAK	0-0-0 FRAC SE/4 SEC 25-13-42 BIG SPRINGS FRACTIONS .367 A.
0003276.00	PINE	FRAC SE/4 SEC 25-13-42 BIG SPRINGS FRACTIONS .114 A
0003278.00	405 W CEDAR	0-0-0 FRAC SE/4 SEC 25-13-42 BIG SPRINGS FRACTIONS 1.17 A.
0003279.00	408 W CEDAR	FRAC SE/4 SEC 25-13-42 BIG SPRINGS FRACTIONS .24 A.
0003280.00	404 PINE	FRAC SE/4 SEC 25-13-42 BIG SPRINGS FRACTIONS .248 A. & N 5' OF LOTS 9-10-11-12; BLOCK 1 ORIGINAL BIG SPRINGS
0003281.00	PINE PINE	FRAC SE/4 SEC 25-13-42 BIG SPRINGS FRACTIONS .316 A.
0003282.00	708 W 2ND	FRAC SE/4 SEC 25-13-42 BIG SPRINGS FRACTIONS .34 A.
0003283.00	600 OAK	FRAC SE/4 SEC 25-13-42 BIG SPRINGS FRACTIONS .32 A.
0003284.00	602 OAK	FRAC SE/4 SEC 25-13-42 BIG SPRINGS FRACTIONS .401 A.
0003285.00	700 W 2ND	0-0-0 FRAC SE/4 SEC 25-13-42 BIG SPRINGS FRACTIONS .723 A.
0003286.00	604 OAK	FRAC SE/4 SEC 25-13-42 BIG SPRINGS FRACTIONS .321 A.
0003288.00	608 W 2ND	FRAC SE/4 SEC 25-13-42 BIG SPRINGS FRACTIONS .55 A.
0003289.00	208 W 4TH	FRAC SE/4 SEC 25-13-42 BIG SPRINGS FRACTIONS .65 A.
0003290.00	606 OAK	0-0-0 FRAC SE/4 SEC 25-13-42 BIG SPRINGS FRACTIONS .24 A.
0003291.00	404 WALNUT	0-0-0 FRAC SE/4 SEC 25-13-42 BIG SPRINGS FRACTIONS .114 A.
0003292.00	209 W 4TH	FRAC SE/4 SEC 25-13-42 BIG SPRINGS FRACTIONS
0003293.00		0-0-0 FRAC N/2NE/4 SEC 36-13-42 BIG SPRINGS FRACTIONS 7.28 A.
0004001.00	103 CYPRESS	0-0-0 IOLL LOTS 9 & 10 BLOCK 6 WARREN ADDITION TO BIG SPRINGS
0004003.00	102 E 4TH ST	0-0-0 IOLL LOCATED ON S/2 OF LOTS 8 & 9 BLOCK 3 THOMPSON ADDITION TO BIG SPRINGS
0004024.00		0-0-0 STORAGE BUILDINGS UPRR ROW (IMPROVEMENTS ON LEASED LAND)
0004025.00	101 RAILROAD	0-0-0 WEST FACILITY - STORAGE BUILDINGS UPRR ROW (IMPROVEMENTS ON LEASED LAND)

0004026.00 101 RAILROAD
0004028.00

0-0-0 EAST FACILITY - ELEVATOR & GRAIN STORAGE UPRR ROW (IMPROVEMENTS ON LEASED LAND)
0-0-0 CABLE TV BUILDING (IMPROVEMENTS ON LEASED LAND)

APPENDIX C

