

AN ORDINANCE TO DETERMINE THE ASSESSMENTS AGAINST THE PROPERTIES SPECIFICALLY BENEFITED BY STREET, STORM DRAINAGE, AND SIDEWALK IMPROVEMENTS FOR ST-99-07, MARION STREET LID – 24TH AVENUE TO 34TH AVENUE, AND DECLARING AN EMERGENCY.

RECITALS:

1. The assessments as referred to in this ordinance and previous resolutions and ordinances are for the street improvements to serve ST-99-07, Marion Street LID – 24th Avenue to 34th Avenue.
2. Preliminary resolutions and ordinances prescribing the manner and extent of the improvements are set forth in Resolutions Nos. 4208, 4260, 4270, and 4458.
3. The assessments set forth in the following ordinance are based upon the request and recommendation of the City Engineer in compliance with Albany Municipal Code, Section 15.04.110.

THE PEOPLE OF THE CITY OF ALBANY DO ORDAIN AS FOLLOWS:

Section 1: The assessable costs of the street improvements to serve ST-99-07, Marion Street LID – 24th Avenue to 34th Avenue are as follows:

<u>Project</u>	<u>Construction Cost</u>	<u>ELA</u>	<u>Total Cost</u>
ST-99-07	\$138,083.58	\$21,480.11	\$159,563.69

Section 2: Property and assessment data are listed on the attached sheets.


Section 3: The City Recorder is hereby directed to enter a statement of the assessments as above provided in the docket of the City liens and give notice thereof as provided by law.

Section 4: Inasmuch as this ordinance is necessary for the immediate preservation of the peace, safety, and health of the City of Albany, Oregon, an emergency is hereby declared to exist; and this ordinance shall be in full force and effect immediately upon passage by the Council and approval by the Mayor.

Passed by Council: July 25, 2001

Approved by the Mayor: July 25, 2001

Effective Date: July 25, 2001



 Mayor



ATTEST:

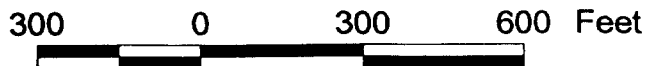


 City Recorder



ST-99-07, MARION STREET LID, 24TH AVE TO 34TH AVE

-  L.I.D. BOUNDARY
-  BENEFITED AREA



C. Cerklewski July 200

**ST-99-07, MARION STREET LID, 24TH AVE TO 34TH AVE
FINAL ENGINEER'S REPORT**

July 2001

file: final assessments2.t97

Name	Assessor's Map Tax Lot	Street Unit (Ac)	Total Street Assm't	Sidewalk Unit (ft.)	Total Sidewalk Assm't	Total Assessment
BRIGGS, MICHAEL J	11S03W18BD00419	0.21	\$1,956.33	117.00	\$501.95	\$2,458.28
CITICASTERS CO	11S03W18BD00422	1.21	\$11,469.23	209.66	\$899.47	\$12,368.70
DEWILDE, CAMILLE J	11S03W18AC00600	0.15	\$1,374.24	67.21	\$288.34	\$1,662.58
DEWILDE, CAMILLE J	11S03W18AC00700	0.07	\$691.69	67.21	\$288.34	\$980.04
DRAPER, RICHARD	11S03W18CA00906	0.00	\$0.00	22.91	\$98.29	\$98.29
EGAN, ROBERT R	11S03W18AC00500	0.07	\$687.96	67.21	\$288.34	\$976.30
GLORIETTA BAY LLC	11S03W18BA01000	0.41	\$3,865.46	25.00	\$107.25	\$3,972.71
GREATER ALBANY PUB. SCHOOL DIST	11S03W18BA00700	2.15	\$20,371.72	52.00	\$223.09	\$20,594.81
HALVORSEN, KATHRYN	11S03W18AC01900	0.08	\$780.62	75.00	\$321.76	\$1,102.38
HARVEST BAPTIST CHURCH	11S03W18BD00418	2.30	\$21,760.35	168.39	\$722.42	\$22,482.77
HEER, LARRY O	11S03W18AC04201	0.16	\$1,540.12	74.00	\$317.47	\$1,857.59
HEWARD, ANN M	11S03W18AB02201	0.05	\$489.88	45.10	\$193.49	\$683.36
HINES, GARY E	11S03W18BD00401	0.07	\$652.21	94.20	\$404.13	\$1,056.35
HOOVEN, EDWARD F	11S03W18AC04102	0.16	\$1,519.29	73.00	\$313.18	\$1,832.47
JANSEN, D FRED	11S03W18BD00400	0.89	\$8,442.31	293.00	\$1,257.02	\$9,699.33
KUNZELMANN, JOHN J	11S03W18AC04202	0.13	\$1,248.74	60.00	\$257.41	\$1,506.15
KUNZELMANN, JOHN J	11S03W18AC04203	0.07	\$624.38	60.00	\$257.41	\$881.79
MILLER, GENE P	11S03W18BA00703	0.23	\$2,183.14	0.00	\$0.00	\$2,183.14
MILLER, GENE P	11S03W18BA00900	0.18	\$1,747.83	67.00	\$287.44	\$2,035.27
MOURADIAN, CHARLES G	11S03W18AC01702	0.14	\$1,359.60	95.52	\$409.80	\$1,769.40
MURRAY-MASON, ANNETTE	11S03W18CA00914	0.00	\$0.00	91.99	\$394.65	\$394.65
POSPISIL, NORMA	11S03W18BA01001	0.15	\$1,412.55	64.95	\$278.65	\$1,691.19
REDELL, GLEN	11S03W18AC01701	0.15	\$1,389.19	90.00	\$386.11	\$1,775.31
REDELL, GLEN	11S03W18AC01700	0.05	\$447.30	14.50	\$62.21	\$509.51
RICHARDSON, DOROTHY E	11S03W18AC04104	0.16	\$1,519.30	73.00	\$313.18	\$1,832.49
ROBERTS, ORVILLE M	11S03W18BD00100	1.86	\$17,644.76	124.74	\$535.15	\$18,179.91
ROCKWELL, SUSAN	11S03W18AB02400	0.17	\$1,632.53	50.00	\$214.51	\$1,847.04
SCHULER, WILLIAM E	11S03W18AC04000	0.07	\$694.97	100.00	\$429.02	\$1,123.99
SCHUMACHER, GLENN M, TR	11S03W18CA01200	0.00	\$0.00	100.00	\$429.02	\$429.02
SHISHIDO, HOWARD K	11S03W18AC00411	0.08	\$779.92	111.02	\$476.29	\$1,256.21

CITY OF ALBANY
ST-99-07 Marion Street LID, 24th Ave to 34th Ave
Final Assessments

Total Project Cost	\$1,474,878.27
Street Rehabilitation	(\$271,551.08)
Water Line	(\$193,230.95)
Sanitary Sewer	(\$108,042.69)
Total Assessable Cost	\$902,053.55
City Participation	(\$742,489.86)
Net Assessable Cost	\$159,563.69

FINAL ASSESSABLE COSTS		
	STREET	\$145,515.36
	SIDEWALK	\$14,048.33
Total Assessable Cost		\$159,563.69

UNIT ASSESSMENTS			
STREET			
Cost	\$145,515.36		
Unit	15.38	Ac	
Unit Cost	\$9,463.02	per Ac	
SIDEWALK			
Cost	\$14,048.33		
Unit	3,274.55	ft	
Unit Cost	\$4.29	per ft	

**ST-99-07, MARION STREET LID, 24TH AVE TO 34TH AVE
FINAL ENGINEER'S REPORT**

Name	Assessor's Map Tax Lot	Street Unit (Ac)	Total Street Assm't	Sidewalk Unit (ft.)	Total Sidewalk Assm't	Total Assessment
STEGEMAN, IONE ELIZABETH	11S03W18BD00200	1.86	\$17,647.01	124.74	\$535.15	\$18,182.17
STOKO, WILLIAM J	11S03W18AC01800	0.09	\$804.36	125.00	\$536.27	\$1,340.63
SWAN FARMS LLC	11S03W18AB02300	0.21	\$1,957.69	90.00	\$386.11	\$2,343.80
SWAN, CHRISTOPHER P	11S03W18AC00401	0.65	\$6,131.56	112.00	\$480.50	\$6,612.06
SYRAVONG, BOUN THANH	11S03W18BD00431	1.06	\$10,037.23	175.00	\$750.78	\$10,788.01
YOUNGER ROBERT O	11S03W18BD00300	0.07	\$651.89	94.20	\$404.13	\$1,056.02
TOTAL		15.38	\$145,515.36	3,274.55	\$14,048.33	\$159,563.69

FINANCIAL INVESTIGATION REPORT - SECTIONS 1 & 2
ST-99-07, Marion Street L.I.D. - 24th Avenue to 34th Avenue
As of 06-29-01

06/29/2001 16:56
 marion st9907 0629 revised.xls

OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	TOTAL FINAL ASSESSMENT	BOND MAXIMUM	County Valuation as of Sept. 2000			OTHER ASMNTS	ASMNT % TO TCV	10 YEAR SEMI-ANNUAL PAYMENT AT 9%	10 YEAR MONTHLY PAYMENT AT 9%
					*****REAL MARKET VALUE 2000/2001*****	LAND	IMPRVMTS				
Briggs, Michael J 2650 Marion Street SE Albany, OR 97321	11S-03W-18BD-00419 Site: 2650 Marion St SE	1.54%	\$2,458.28	\$153,020	\$40,900	\$35,610	\$76,510	\$0	3.21%	\$188.98	\$31.14
Dewilde, Camille J Dewilde, Martha 2529 Marion Street SE Albany, OR 97321	11S-03W-18AC-00600 Site: Land only	1.04%	1,662.58	46,580	13,750	9,540	23,290	0	7.14%	127.81	21.06
Dewilde, Camille J Dewilde, Martha 2529 Marion Street SE Albany, OR 97321	11S-03W-18AC-00700 Site: 2529 Marion St SE	0.61%	980.04	175,600	39,100	48,700	87,800	0	1.12%	75.34	12.41
Draper, Richard 2618 Waverly Drive SE Albany, OR 97321	11S-03W-18CA-00906 Site: 3234 Marion St SE	0.06%	98.29	46,760	23,380	0	23,380	0	0.42%	7.56	1.25
Egan, Robert R, Agt Egan, Gloria A, Agt 1188 9th Avenue SW Albany, OR 97321	11S-03W-18AC-00500 Site: 2507 Marion St SE	0.61%	976.30	125,860	35,740	27,190	62,930	0	1.55%	75.05	12.37
Clicasters, Co. c/o Clear Channel Communications 200 E Basse Road San Antonio, TX 78209-8328	11S-03W-18BD-00422 Site: 2840 Marion St SE	7.75%	12,368.70	693,200	140,570	206,030	346,600	0	3.57%	950.86	156.68
Glorietta Bay LLC 100 Ferry Street NW Albany, OR 97321	11S-03W-18BA-01000 Site: 2456 Marion St SE	2.49%	3,972.71	58,920	29,460	0	29,460	0	13.49%	305.41	50.32
Greater Albany Public School District 718 7th Avenue SW Albany, OR 97321	11S-03W-18BA-00700 Site: Land only	12.91%	20,594.81	366,240	183,120	0	183,120	0	11.25%	1,583.25	260.89

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					*****REAL MARKET VALUE 2000/2001*****	LAND	IMPRVMTS				
Halvorsen, Kathryn 1640 13th Avenue SW Albany, OR 97321	11S-03W-18AC-01900 Site: 2715 Marion St SE	0.69%	\$1,102.38	\$122,820	\$37,620	\$23,790	\$61,410	\$138,410	227.18%	\$84.75	\$13.96
Harvest Baptist Church P.O. Box 705 Albany, OR 97321	11S-03W-18BD-00418 Site: 2660 Marion St SE	14.09%	22,482.77	1,092,840	123,570	422,850	546,420	0	4.11%	1,728.39	284.80
Heer, Larry O Heer, Jacqueline A 404 1st Avenue E Albany, OR 97321	11S-03W-18AC-04201 Site: 2929 Marion St SE	1.16%	1,857.59	123,220	37,520	24,090	61,610	0	3.02%	142.80	23.53
Heward, Ann M 950 Airport Road SE, Space #14 Albany, OR 97321	11S-03W-18AB-02201 Site: 2415 Marion St SE	0.43%	683.36	110,680	36,050	19,290	55,340	0	1.23%	52.53	8.66
Hines, Gary E Hines, Debbie A 280 25th Avenue SE Albany, OR 97321	11S-03W-18BD-00401 Site: 280 25th Avenue SE	0.66%	1,056.35	222,680	36,060	75,280	111,340	0	0.95%	81.21	13.38
Hooven, Edward F Hooven, Paul E 6785 NW Mountain View Drive Corvallis, OR 97330	11S-03W-18AC-04102 Site: 2815 Marion St SE	1.15%	1,832.47	185,800	37,350	55,550	92,900	0	1.97%	140.87	23.21
Jansen, D Fred Wagener, Steven M, TR, Lvg Trust c/o D Fred Jansen 110 3rd Avenue SE Albany, OR 97321	11S-03W-18BD-00400 Site: Land only	6.08%	9,699.33	9,520	4,760	0	4,760	0	203.77%	745.65	122.87
Kunzelmann, John J Kunzelmann, Judy P.O. Box 2688 Albany, OR 97321	11S-03W-18AC-04202 Site: 2931 Marion St SE	0.94%	1,506.15	152,940	24,380	52,090	76,470	0	1.97%	115.79	19.08

FINANCIAL INVESTIGATION REPORT - SECTIONS 1 & 2
ST-99-07, Marion Street L.I.D. - 24th Avenue to 34th Avenue
As of 06-29-01

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OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	TOTAL FINAL ASSESSMENT	BOND MAXIMUM	County Valuation as of Sept. 2000			OTHER ASMNTS	ASMNT % TO TCV	10 YEAR SEMI-ANNUAL PAYMENT AT 9%	10 YEAR MONTHLY PAYMENT AT 9%
					*****REAL MARKET VALUE 2000/2001*****	LAND	IMPRVMTS				
Kunzelmann, John J P.O. Box 2688 Albany, OR 97321	11S-03W-18AC-04203 Site: Land only	#DIV/0!	\$881.79	\$36,760	\$18,380	\$0	\$18,380	\$0	4.80%	\$67.79	\$11.17
Miller, Gene P Miller, Mary M 2555 Squire Place NW Albany, OR 97321	11S-03W-18BA-00703 Site: Land only	1.37%	2,183.14	28,300	14,150	0	14,150	0	15.43%	167.83	27.66
Miller, Gene P Miller, Mary M 2555 Squire Place NW Albany, OR 97321	11S-03W-18BA-00900 Site: 2438 Marion St SE	1.28%	2,035.27	181,140	38,450	52,120	90,570	0	2.25%	156.46	25.78
Rockwell, Susan 2445 Marion Street SE Albany, OR 97321	11S-03W-18AB-02400 Site: 2445 Marion St SE	1.16%	1,847.04	161,640	39,030	41,790	80,820	0	2.29%	141.99	23.40
Mouradian, Charles G Mouradian, Dolores M Martinez, Joe ETAL 320 6th Avenue SW Albany, OR 97321	11S-03W-18AC-01702 Site: 311 27th Avenue SE	1.11%	1,769.40	401,340	49,790	150,880	200,670	0	0.88%	136.02	22.41
Murray-Mason, Annette Mason, Harry I P.O. Box 1718 Albany, OR 97321	11S-03W-18CA-00914 Site: 3230 Marion St SE	0.25%	394.65	221,100	56,700	53,850	110,550	0	0.36%	30.34	5.00
Pospisil, Norma 2450 Marion Street SE Albany, OR 97321	11S-03W-18BA-01001 Site: 2450 Marion St SE	1.06%	1,691.19	173,580	36,290	50,500	86,790	0	1.95%	130.01	21.42
Reddell, Glen Reddell, Larquetta 2621 Marion Street SE Albany, OR 97321	11S-03W-18AC-01701 Site: 2621 Marion St SE	1.11%	1,775.31	109,740	36,490	18,380	54,870	0	3.24%	136.48	22.49

FINANCIAL INVESTIGATION REPORT - SECTIONS 1 & 2
ST-99-07, Marlon Street L.I.D. - 24th Avenue to 34th Avenue
As of 06-29-01

06/29/2001 16:56

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OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	TOTAL FINAL ASSESSMENT	BOND MAXIMUM	County Valuation as of Sept. 2000 ****REAL MARKET VALUE 2000/2001****			OTHER ASMNTS	ASMNT % TO TCV	10 YEAR SEMI-ANNUAL PAYMENT AT 9%	10 YEAR MONTHLY PAYMENT AT 9%
					LAND	IMPRVMTS	TOTAL				
Reddell, Glen Reddell, Larquetta 2621 Marion Street SE Albany, OR 97321	11S-03W-18AC-01700 Site: Land only	#REF!	\$509.51	\$13,900	\$6,950	\$0	\$6,950	\$0	7.33%	\$39.17	\$6.45
Richardson, Dorothy E 610 29th Avenue SE Albany, OR 97321	11S-03W-18AC-04104 Site: 2835 Marion St SE	1.15%	1,832.49	170,840	37,350	48,070	85,420	0	2.15%	140.87	23.21
Roberts, Orville M Roberts, Emma B 2460 Marion Street SE Albany, OR 97321	11S-03W-18BD-00100 Site: 2460 Marion St SE	11.39%	18,179.91	299,660	106,560	43,270	149,830	0	12.13%	1,397.60	230.30
Schuler, William E Schuler, Jillene M 308 28th Avenue SE Albany, OR 97321	11S-03W-18AC-04000 Site: 308 28th Avenue SE	0.70%	1,123.99	177,280	36,980	51,660	88,640	0	1.27%	86.41	14.24
Schumacher, Glenn M, TR Schumacher, Geneva A, TR 992 S Williams Street Lebanon, OR 97355	11S-03W-18CA-01200 Site: 3310 Marion St SE	0.27%	429.02	207,400	52,890	50,810	103,700	0	0.41%	32.98	5.43
Shishido, Howard K 14680 Hancock Court Los Gatos, CA 95030	11S-03W-18AC-00411 Site: 2495 Marion St SE	0.79%	1,256.21	180,440	37,620	52,600	90,220	0	1.39%	96.57	15.91
Stegeman, Ione E, TR Revoc Lvg 2488 Marion Street SE Albany, OR 97321	11S-03W-18BD-00200 Site: 2488 Marion St SE	11.39%	18,182.17	232,100	105,930	10,120	116,050	0	15.67%	1,397.77	230.32
Stoko, William J Stoko, Nellie C 1330 Chestnut Street SE Albany, OR 97321	11S-03W-18AC-01800 Site: 306 27th Avenue SE	0.84%	1,340.63	185,880	39,920	53,020	92,940	0	1.44%	103.06	16.98

FINANCIAL INVESTIGATION REPORT - SECTIONS 1 & 2
ST-99-07, Marlon Street L.I.D. - 24th Avenue to 34th Avenue
As of 06-29-01

06/29/2001 16:56
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OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	TOTAL FINAL ASSESSMENT	BOND MAXIMUM	County Valuation as of Sept. 2000 *****REAL MARKET VALUE 2000/2001*****			OTHER ASMNTS	ASMNT % TO TCV	10 YEAR SEMI-ANNUAL PAYMENT AT 9%	10 YEAR MONTHLY PAYMENT AT 9%
					LAND	IMPRVMTS	TOTAL				
Swan Farms LLC 2455 Marion Street SE Albany, OR 97321	11S-03W-18AB-02300 Site: 2425 Marion St SE	#DIV/0!	\$2,343.80	\$69,760	\$34,880	\$0	\$34,880	\$0	6.72%	\$180.18	\$29.69
Swan, Christopher P Swan, Kristine C 2455 Marion Street SE Albany, OR 97321	11S-03W-18AC-00401 Site: 2455 Marion St SE	4.14%	6,812.06	438,820	67,640	151,770	219,410	0	3.01%	508.31	83.76
Syravong, Boun Thanh Syravong, Chanh 3303 Madison Street SE Albany, OR 97321	11S-03W-18BD-00431 Site: 2950 Marion St SE	6.76%	10,788.01	494,700	62,440	184,910	247,350	0	4.36%	829.34	136.66
Younger, Robert O Younger, Marianne E 2490 Marion Street SE Albany, OR 97321	11S-03W-18BD-00300 Site: 2490 Marion St SE	0.66%	1,058.02	161,420	37,060	43,650	80,710	0	1.31%	81.18	13.38
TOTALS.....		100.00%	Engineer's Report totals: \$159,563.69	\$7,632,480	\$1,758,830	\$2,057,410	\$3,816,240	\$138,410	4.18%	\$12,266.61	\$2,021.27

Column total:
\$159,563.72

\$245,332.20 \$242,552.40

Project assesses for street and sidewalk improvements.

Prepared by Diane Wood

FINANCIAL INVESTIGATION REPORT (Cont.)
ST-99-7; MARION STREET L.I.D.
24th Avenue to 34th Avenue
(As of 4-27-2000)

Section 3. Number of similar lots and property held by the City through foreclosure.

The City is not holding any properties obtained through foreclosure. Less than 20 properties are delinquent more than one year.

Section 4. Delinquency rate of assessments and taxes in the area.

Ninety-seven percent of City assessments are current. Property tax collections are about 94 percent of current taxes levied.

Section 5. Real estate value trends in the area.

Real estate values within the City remain high. Building activity is expected to decrease during FY 2000-2001.

Section 6. Tax levy trends and potential financial impact on the proposed LID.

Taxes will remain stable. A small increase should be expected from the Streets General Obligation Bond and from the anticipated three percent property value increase limit.

Section 7. Does the project conform to the City Comprehensive Plan.

This project conforms to the City's Comprehensive Plan.

Section 8. Status of City's debt.

Interim financing and a bond sale will be necessary to finance this project. Costs attributable to this project will be incorporated into the final assessment roll.

Section 9. Estimated cost of financing.

The City's practice is to charge property owners two percent more than the rate on the bonds to pay for costs associated with billing property owners. If the assessment bonds sell at seven percent, property owners will pay nine percent interest.

Section 10. General credit worthiness of property owners within the LID.

Parcel #400 has a proposed assessment of almost \$18,000 and a Linn County market value of \$4,760. If this property owner fails to make his assessment payments to the city, then there may not be enough value in the property to cover the assessment.

MARION ST LID - ST9907
06/29/01 17:03:55

Name/Address	Description	
BRIGGS, MICHAEL 2650 MARION ST SE ALBANY OR 97321	DORRIS ADD Lot-014 Blk-003 07/25/01 0683124 ST99070001*	11-03W-18BD-00419 2650 MARION ST SE 09639 2,458.28
DEWILDE, CAMILLE J DEWILDE, MARTHA 2529 MARION ST SE ALBANY, OR 97321	CASCADE VIEW Lot-002 Blk-001 07/25/01 0121836 ST99070002*	11-03W-18AC-00600 LAND ONLY 09640 1,662.58
DEWILDE, CAMILLE J DEWILDE, MARTHA 2529 MARION ST SE ALBANY, OR 97321	CASCADE VIEW Lot-000 Blk-001 07/25/01 0121844 ST99070003*	11-03W-18AC-00700 2529 MARION ST SE 09641 980.04
DRAPER, RICHARD 2618 WAVERLY DR SE ALBANY, OR 97321	WOODY'S WOODS Lot-002 Blk-003 07/25/01 0682860 ST99070004*	11-03W-18CA-00906 3234 MARION ST SE 09642 98.29
EGAN, ROBERT R, AGT EGAN, GLORIA A, AGT 1188 9TH AVE SW ALBANY, OR 97321	CASCADE VIEW Lot-001 Blk-001 07/25/01 0121828 ST99070005*	11-03W-18AC-00500 2507 MARION ST SE 09643 976.30
CITICASTERS CO C/O CLEAR CHANNEL COMMUN 200 E BASSE RD SAN ANTONIO, TX 78209-8328	PART PLAT 90-04 07/25/01 0774185 ST99070006*	11-03W-18BD-00422 2840 MARION ST SE 09644 12,368.70
GLORIETTA BAY LLC 100 FERRY ST NW ALBANY OR 97321	PART PLAT 94-81 07/25/01 0124343 ST99070007*	11-03W-18BA-01000 2456 MARION ST SE 09645 3,972.71
GREATER ALBANY PUB SCHL 718 7TH AVE SW ALBANY, OR 97321	ACREAGE 07/25/01 0124301 ST99070008*	11-03W-18BA-00700 LAND ONLY 09646 20,594.81
HALVORSEN, KATHRYN 1640 13TH AVE SW ALBANY, OR 97321	ACREAGE 07/25/01 0121943 ST99070009*	11-03W-18AC-01900 2715 MARION ST SE 09647 1,102.38
HARVEST BAPTIST CHURCH PO BOX 705 ALBANY, OR 97321	DORRIS ADD Lot-013 Blk-003 07/25/01 0683108 ST99070010*	11-03W-18BD-00418 2660 MARION ST SE 09648 22,482.77
HEER, LARRY O HEER, JACQUELINE A 404 1ST AVE SE ALBANY, OR 97321	ANSLEY PARK 2ND Lot-006 Blk-009 07/25/01 0122818 ST99070011*	11-03W-18AC-04201 2929 MARION ST SE 09649 1,857.59
HEWARD, ANN M 950 AIRPORT RD SE SPACE #14 ALBANY, OR 97321	HARDER Lot-009 Blk-000 07/25/01 0432894 ST99070012*	11-03W-18AB-02201 2415 MARION ST SE 09650 683.36
HINES, GARY E HINES, DEBBIE A 280 25TH AVE SE ALBANY, OR 97321	DORRIS ADD Lot-001 Blk-003 07/25/01 0124400 ST99070013*	11-03W-18BD-00401 280 25TH AVE SE 09651 1,056.35
HOOVEN, EDWARD F HOOVEN, PAUL E 6785 NW MTN VIEW DR CORVALLIS, OR 97330	ANSLEY PARK 2ND Lot-004 Blk-009 07/25/01 0122776 ST99070014*	11-03W-18AC-04102 2815 MARION ST SE 09652 1,832.47

MARION ST LID - ST9907
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Name/Address	Description	
JANSEN, D FRED WAGENER, STEVEN, LVG TR 110 3RD AVE SE ALBANY, OR 97321	PART PLAT 90-04 07/25/01 0124392 ST99070015*	11-03W-18BD-00400 LAND ONLY 09653 9,699.33
KUNZELMANN, JOHN J KUNZELMANN, JUDY PO BOX 2688 ALBANY OR 97321	ANSLEY PARK 2ND Lot-007 Blk-009 07/25/01 0122826 ST99070016*	11-03W-18AC-04202 2931 MARION ST SE 09654 1,506.15
KUNZELMANN, JOHN J PO BOX 2688 ALBANY OR 97321	ANSLEY PARK 2ND Lot-008 Blk-009 07/25/01 0122834 ST99070017*	11-03W-18AC-04203 LAND ONLY 09655 881.79
MILLER, GENE P MILLER, MARY M 2555 NW SQUIRE PLACE ALBANY, OR 97321	ACREAGE 07/25/01 0124319 ST99070018*	11-03W-18BA-00703 LAND ONLY 09656 2,183.14
MILLER, GENE P MILLER, MARY M 2555 SQUIRE PL NW ALBANY, OR 97321	ACREAGE 07/25/01 0124335 ST99070019*	11-03W-18BA-00900 2438 MARION ST SE 09657 2,035.27
ROCKWELL, SUSAN 2445 MARION ST SE ALBANY, OR 97321	ACREAGE 07/25/01 0121646 ST99070020*	11-03W-18AB-02400 2445 MARION ST SE 09658 1,847.04
MOURADIAN, CHARLES G MOURADIAN, DELORES M 320 6TH AVE SW ALBANY, OR 97321	GOLTRA PARK Lot-000 Blk-062 07/25/01 0423604 ST99070021*	11-03W-18AC-01702 311 27TH AVE SE 09659 1,769.40
MURRAY-MASON, ANNETTE MASON, HARRY I PO BOX 1718 ALBANY OR 97321	WOODY'S WOODS Lot-003 Blk-003 07/25/01 0724837 ST99070022*	11-03W-18CA-00914 3230 MARION ST SE 09660 394.65
POSPISIL, NORMA 2450 MARION ST SE ALBANY OR 97321	PART PLAT 94-81 07/25/01 0823389 ST99070023*	11-03W-18BA-01001 2450 MARION ST SE 09661 1,691.19
REDDELL, GLEN REDDELL, LARQUETTA 2621 MARION ST SE ALBANY, OR 97321	GOLTRA PARK Lot-000 Blk-062 07/25/01 0358990 ST99070024*	11-03W-18AC-01701 2621 MARION ST SE 09662 1,775.31
REDDELL, GLEN REDDELL, LARQUETTA 2621 MARION ST SE ALBANY, OR 97321	GOLTRA PARK Lot-000 Blk-062 07/25/01 0121927 ST99070025*	11-03W-18AC-01700 LAND ONLY 09663 509.51
RICHARDSON, DOROTHY E 610 29TH AVE SE ALBANY, OR 97321	ANSLEY PARK 2ND Lot-005 Blk-009 07/25/01 0122792 ST99070026*	11-03W-18AC-04104 2835 MARION ST SE 09664 1,832.49
ROBERTS, ORVILLE M ROBERTS, EMMA B 2460 MARION ST SE ALBANY, OR 97321	ACREAGE 07/25/01 0124368 ST99070027*	11-03W-18BD-00100 2460 MARION ST SE 09665 18,179.91
SCHULER, WILLIAM E SCHULER, JILLENE M 308 28TH AVE SE ALBANY OR 97321	ANSLEY PARK 2ND Lot-001 Blk-009 07/25/01 0122743 ST99070028*	11-03W-18AC-04000 308 28TH AVE SE 09666 1,123.99

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Name/Address	Description	
SCHUMACHER, GLENN M, TR SCHUMACHER, GENEVRA A, TR 992 S WILLIAMS ST LEBANON, OR 97355	ACREAGE 07/25/01 0124673 ST99070029*	11-03W-18CA-01200 3310 MARION ST SE 09667 429.02
SHISHIDO, HOWARD K 14680 HANCOCK CT LOS GATOS, CA 95030	KLUTKE Lot-011 Blk-001 07/25/01 0408811 ST99070030*	11-03W-18AC-00411 2495 MARION ST SE 09668 1,256.21
STEGEMAN, IONE E, REV TR 2488 MARION ST SE ALBANY, OR 97321	ACREAGE 07/25/01 0124376 ST99070031*	11-03W-18BD-00200 2488 MARION ST SE 09669 18,182.17
STOKO, WILLIAM J STOKO, NELLIE C 1330 CHESTNUT ST SE ALBANY, OR 97321	ACREAGE 07/25/01 0121935 ST99070032*	11-03W-18AC-01800 306 27TH AVE SE 09670 1,340.63
SWAN FARMS LLC 2455 MARION ST SE ALBANY, OR 97321	HARDER Lot-010 Blk-000 07/25/01 0121638 ST99070033*	11-03W-18AB-02300 2425 MARION ST SE 09671 2,343.80
SWAN, CHRISTOPHER P SWAN, KRISTINE C 2455 MARION ST SE ALBANY, OR 97321	ACREAGE 07/25/01 0121810 ST99070034*	11-03W-18AC-00401 2455 MARION ST SE 09672 6,612.06
SYRAVONG, BOUN THANH SYRAVONG, CHANH 3303 MADISON ST SE ALBANY OR 97321	PART PLAT 95-89 07/25/01 0831109 ST99070035*	11-03W-18BD-00431 2950 MARION ST SE 09673 10,788.01
YOUNGER, ROBERT O YOUNGER, MARIANNE E 2490 MARION ST SE ALBANY OR 97321	DORRIS ADD Lot-001 Blk-001 07/25/01 0124384 ST99070036*	11-03W-18BD-00300 2490 MARION ST SE 09674 1,056.02

Report total... 159,563.72



**CITY OF ALBANY
PUBLIC IMPROVEMENT
ASSESSMENT PROCEDURE**

Oregon Revised Statutes (O.R.S.) Chapter 223.210, provides for the installment method of payment for assessments made against properties for local improvement. Assessments can be paid in equal payments on a monthly or semi-annual basis, over 5 or 10 years, at 9 percent simple interest. Interest is paid only on the outstanding principal balance and there are no penalties for prepayment or early payoffs.

After the Albany City Council approves the assessing ordinance, the Administrative Services Department will mail a "Notice of Assessment - Installment Application". The property owner will have ten days from the date the property is assessed to notify the City of their payment intentions by returning these two pages. Interest will not be charged if the assessment is paid in full within ten days from the assessment date. After the Notice of Assessment - Installment Application is returned to the Administrative Services Department, a 12-month payment coupon supply will be sent to the property owner. Additional coupons will be sent annually each December.

The first payment becomes due one month, monthly payment option, or six months, semi-annual payment option, from the date Council approved the assessment. If the Notice of Assessment - Installment Application is not returned within 10 days, the assessment will become due in full within 30 days. Oregon Revised Statutes 223.510 empowers cities to foreclose their liens and sell the property of owners who do not pay their assessments.

PAYMENT OPTIONS AVAILABLE:

1. **Payment in Full** - Interest will not be charged if paid in full within 10 days.
2. **Installment Payment** - Monthly or semi-annual payments, over 5 or 10 years, at 9 percent interest.
3. **City of Albany Deferred Assessment Program** - Based on the property owners' household income. Partial payments can be deferred for 10 years at 6 - 8 percent interest, dependent on income level. To qualify you must: (1) reside on the assessed property, (2) have a recorded deed to the assessed property, and (3) have an annual income that meets the income guideline definitions of low, moderate, or median income. There are three program alternatives dependent upon the level of your annual income. They are: (1) defer the assessment for 10 years at 6 percent interest, (2) make interest only payments for 10 years at 6 percent, or (3) pay interest-only payments for 10 years at 8 percent. If you are interested in this program, please request an application and the income guidelines from the Administrative Services Department, Assessments at (541) 917-7522.
4. **State Senior Citizen Deferred Assessment Program** - Homeowners who qualify for the Oregon Department of Revenue Senior Citizen Deferral Program can defer their special assessment payments and the State will make the installment payments until the lien is satisfied. To qualify for this program, (1) you must be age 62 or older, (2) your annual income cannot exceed \$17,500, (3) you must reside on the assessed property, and (4) you must have a recorded deed to the property. The annual interest rate for the program is 6 percent. However, if you move, sell, or otherwise change title to the property, the assessment, plus interest, becomes due in full to the State, and the outstanding balance will be due to the City (O.R.S. 311.702-311.735). Information and applications are available in the Administrative Services Department - Assessments, at (541) 917-7522.

City of Albany P.O. Box 490 Albany, OR 97321 (541) 917-7522

ASSESSMENT PAYMENTS

The following payments are based on a \$1,000 assessment at 9 percent interest.

	<u>5 YEARS</u>	<u>10 YEARS</u>
Monthly Payments	\$20.76	\$12.67
Semi-annual Payments	\$126.38	\$76.88
Total Paid (Monthly)	\$1,245.50	\$1,519.82
Total Paid (Semi-annually)	\$1,263.78	\$1,537.48

HOW TO CALCULATE YOUR ASSESSMENT PAYMENTS

EXAMPLE: If your assessment was \$3,500, your payments would be calculated as follows: Use the table above for payment amounts for \$1,000.

$$\text{\$3,500 assessment divided by \$1,000} = 3.5$$

$$3.5 \times \$20.76 \text{ (monthly payments, five-year plan)} = \$72.66 \text{ (monthly payments over five years)}$$

The above payments include principal and interest. Interest is calculated from the last day payment was received and credited to the assessment account. If payments are received after the payment due date, additional interest will be calculated and collected with the next payment. Assessments cannot be paid in an increment of time greater than the selected installment time period of five or ten years. Additional payments will be applied to the outstanding principal balance. There will be no penalties for retiring an assessment prior to the selected installment time period.