

RESOLUTION NO. 4494

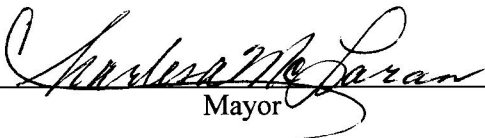
A RESOLUTION ACCEPTING THE ENGINEER'S AND FINANCIAL INVESTIGATION REPORTS FOR PROJECT ST-97-04, LEHIGH/RIDERWOOD ACCESS LOCAL IMPROVEMENT DISTRICT (LID), AND TO SET A PUBLIC HEARING.

WHEREAS construction is complete for the project ST-97-04, Lehigh/Riderwood Access LID; and

WHEREAS, the Final Engineer's Report has been received by the Albany City Council.

NOW, THEREFORE, BE IT RESOLVED that the Albany City Council hereby directs that a public hearing be scheduled for Wednesday, October 10, 2001, at 7:15 p.m. to consider the proposed final assessments for project ST-97-04, Lehigh/Riderwood Access LID, and that notices of the public hearing be in compliance with AMC Section 15.04.110.

DATED THIS 26TH DAY OF SEPTEMBER 2001.

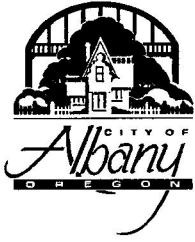


Mayor

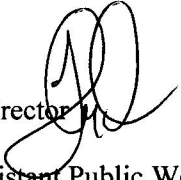
ATTEST:

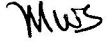



City Recorder



TO: Albany City Council

VIA: Steve Bryant, City Manager
Floyd W. Collins, Public Works Director 

FROM: Diane Taniguchi-Dennis, P.E., Assistant Public Works Director/City Engineer
Mark W. Shepard, P.E., Assistant City Engineer 
Jeff Woodward, P.E., Civil Engineer II 

DATE: September 19, 2001, for the September 26, 2001 City Council Meeting

SUBJECT: ST-97-04, Lehigh/Riderwood Access LID
Final Engineer's Report

Action Requested:

Staff requests that Council accept the Final Engineer's Report and Financial Investigation Report and adopt the attached resolution to schedule a public hearing for October 10, 2001. Final project costs and distributions of the final assessments for the Lehigh/Riderwood Access Local Improvement District (LID) will be considered.

Background:

The need to provide an alternative access for this neighborhood area was an ongoing issue for many years. Development of this area was initiated with the first phase of the Lehigh Acres Subdivision in 1951, with Highway 20 being the sole access for the entire area. As additional subdivisions were developed and the neighborhood area grew in the 1950s and 1960s, traffic volumes continued to increase so that safety of area residents negotiating turns to and from Highway 20 became a concern.

Development of the Riderwood Subdivision began in 1991, prompting area residents to again ask about an alternative access. In response, Council directed staff to investigate the connection of 14th Avenue to 16th Avenue in 1992, but it was not pursued due to lack of neighborhood support. However, with continued requests for an alternative access and concern for the safety of residents having no access other than Highway 20, Council directed staff in 1997 to reexamine the options to connect 14th Avenue to 16th Avenue.

The City Council reviewed options with staff and decided to connect 14th Avenue to 16th Avenue with a smooth, reversing curve. It was recognized that creation of the right-of-way for this alignment would severely impact two intervening parcels. The City Council shared the general neighborhood's concern for the owners of those two parcels, and offered to purchase the properties. Negotiations were conducted to purchase both parcels, which were amenable to all parties and were concluded during summer 1999.

The LID formation was finalized in January 2000 and the project design was completed. The construction contract was awarded and constructed in summer 2000, with final payment made in March 2001.

Discussion:

The construction contract was awarded to Alton E. Sullivan Construction, Inc., of Albany, Oregon. The street improvements connected 14th Avenue to 16th Avenue, and extend north on

Shortridge Street approximately 100 feet. Bike lanes and sidewalks were installed along the new street with the bike lanes being extended to Waverly Drive to provide a connection to the City's bicycle network. Storm drainage was routed to the south on 17th Avenue and connected to the existing interceptor line running through Lehigh Park.

The new water line construction greatly enhanced the area water system, connecting the previous dead-end lines on 14th and 16th Avenues and on Shortridge Street. Sanitary sewer service was stubbed out to the reconfigured properties so that all properties having frontage on the new street are now fully served by City utilities.

The LID boundary, new street alignment, and reconfigured parcels are shown on the attached map, with the individual property assessments calculated on the attached assessment computation sheet and detailed in the Financial Investigation.

Cost Summary:

The total final project costs, including property acquisition, engineering, legal, and administration fees amount to \$689,725.34. This amount is approximately 9 percent below the estimated total project cost of \$760,000 presented in the initial Engineer's Report when the LID was formed. A comparison of the initial estimated project cost and final total project cost is shown below.

It was initially planned for the City to credit proceeds from the resale of acquired property to reduce the net assessable project costs, which were assumed to be equal to the cost of acquiring the property. The result was that the estimated assessments reflected project construction costs only. At this time the City is in the process of obtaining bids to sell the two remaining City owned parcels, but the process has not yet been concluded.

As shown below, there are no land sale proceeds to offset the acquisition cost at this time. Therefore, property acquisition costs have been assessed against the parent parcels as shown on the assessment computation sheet. Using this strategy, the final assessments on the privately owned parcels adjacent to the new street will be for construction costs only. This total amount is \$372,953.16, approximately 14 percent below the estimated assessable construction cost of \$435,000.

<u>Lehigh/Riderwood Access LID</u>	<u>Estimated Project Costs</u>	<u>Final Project Costs</u>
Construction Cost	\$348,000	\$280,790.21
ELA Fees	<u>87,000</u>	<u>92,162.95</u>
Total Construction Cost	\$435,000	\$372,953.16
Property Acquisition Cost	<u>\$325,000</u>	<u>\$316,772.18</u>
Total Project Cost	\$760,000	\$689,725.34
Land Resale Proceeds	<u>- 325,000</u>	<u>- 0.00</u>
Net Assessable Cost	\$435,000	\$689,725.34

Method of Assessment:

In the early stages of this project, staff and Council held several meetings with area property owners prior to forming the LID. During this process the City Council agreed to hold the unit assessments for the large neighborhood area (non-fronting properties) to a fixed amount of \$715 per lot. This amount was the per lot assessment originally proposed in 1992 and was locked in so that it would not increase or decrease at the time of final assessments. As shown on the assessment computation sheet, this amount has been maintained for the 329 non-fronting parcels within the large LID area.

The Council was concerned with the assessment to the large lot owned by Mary and Dennis Larsell. To maintain equity in the assessment methodology it was decided to exempt the front portion of the lot that took access from Shortridge Street, and the rear portion where 14th Avenue had been previously improved. The intent was to only assess the portion of the lot that would have frontage on and take access from the new construction. Under this methodology, the estimated assessment was reduced to \$68,388.87.

The Larsell property has since been purchased by Firstmark, Inc. Firstmark also purchased a narrow ten-foot-wide strip of excess City-owned property between the Larsell parcel and the new 14th Avenue right-of-way, with those proceeds being credited back to the project. Firstmark then adjusted the lot lines to separate the original Larsell parcel into two lots. The east lot now has frontage only on Shortridge Street, and the west lot now has frontage only on 14th Avenue. While the final lot line configuration is slightly different from the City's initial attempt to identify the assessable portion of the original parcel, the result is identical to the Council's intent. Following the initial methodology, the final assessment is \$49,382.95, approximately 28 percent below the initial estimate.

After adjusting the lot lines to create new street right-of-way, the remaining parcels to be assessed for frontage improvements are most equitably assessed on an area basis. This is consistent with the methodology adopted when the LID was formed. The construction cost assessments consist of a street and storm drain component and a water line component as shown on the assessment computation sheet.

Several property owners have asked for the LID to be closed out so that they may pay off their assessment and remove the lien from their property. The City would also benefit from closing out the project because assessment payments will be collected to start paying off the project cost. However, as discussed above, the acquired property has not yet been resold and proceeds credited to the project.

To facilitate the LID close out, the property acquisition costs have been assessed against the two parent parcels as shown on the assessment computation sheet, which are still owned by the City. Staff recommends that the Street Fund assume all assessments on the two remaining City-owned parcels until the property is resold, with all proceeds then being credited back to the Street Fund. This strategy will allow the LID to be closed out promptly, maintain the original goal of assessing private property owners for construction costs only, and provides immediate cost recovery for the City's Street Fund as soon as the property is resold.

Budget Impact:

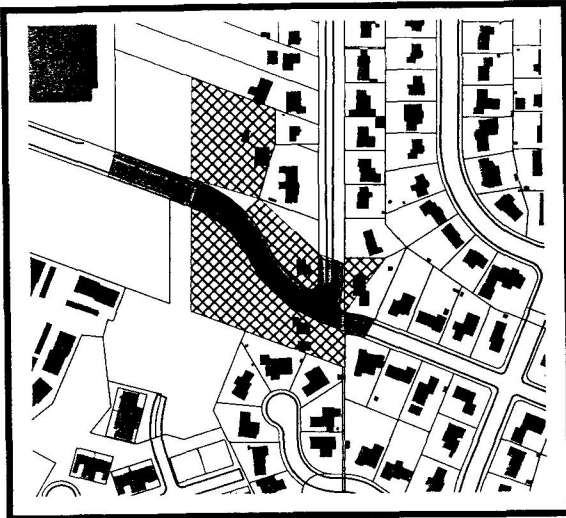
Staff recommends that this project be funded in the amount of \$689,725.34 from the Improvement Projects Fund (26-985), which will be recovered through a combination of assessments to the benefiting neighborhood area and adjacent privately-owned properties.

If approved by Council, \$401,460.85 will be assessed to the two City-owned parcels and semi-annual payments will be made from the Street Fund (03-410) until the parcels are sold. At closing, adjustments will be made to pay all remaining pending assessments and/or credit the proceeds to the Street Fund to reimburse it for assessments paid.

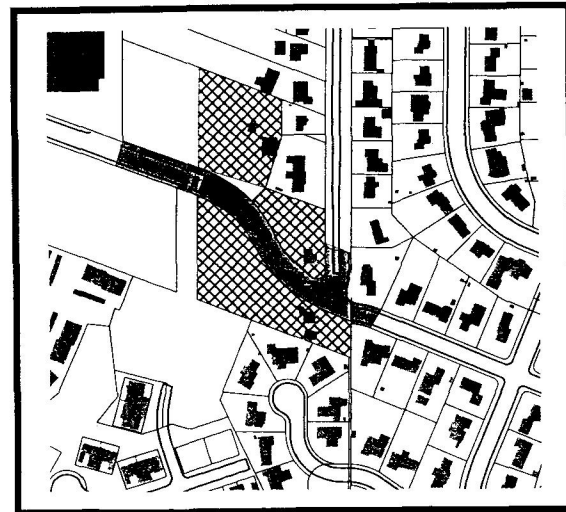
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Attachments (4)

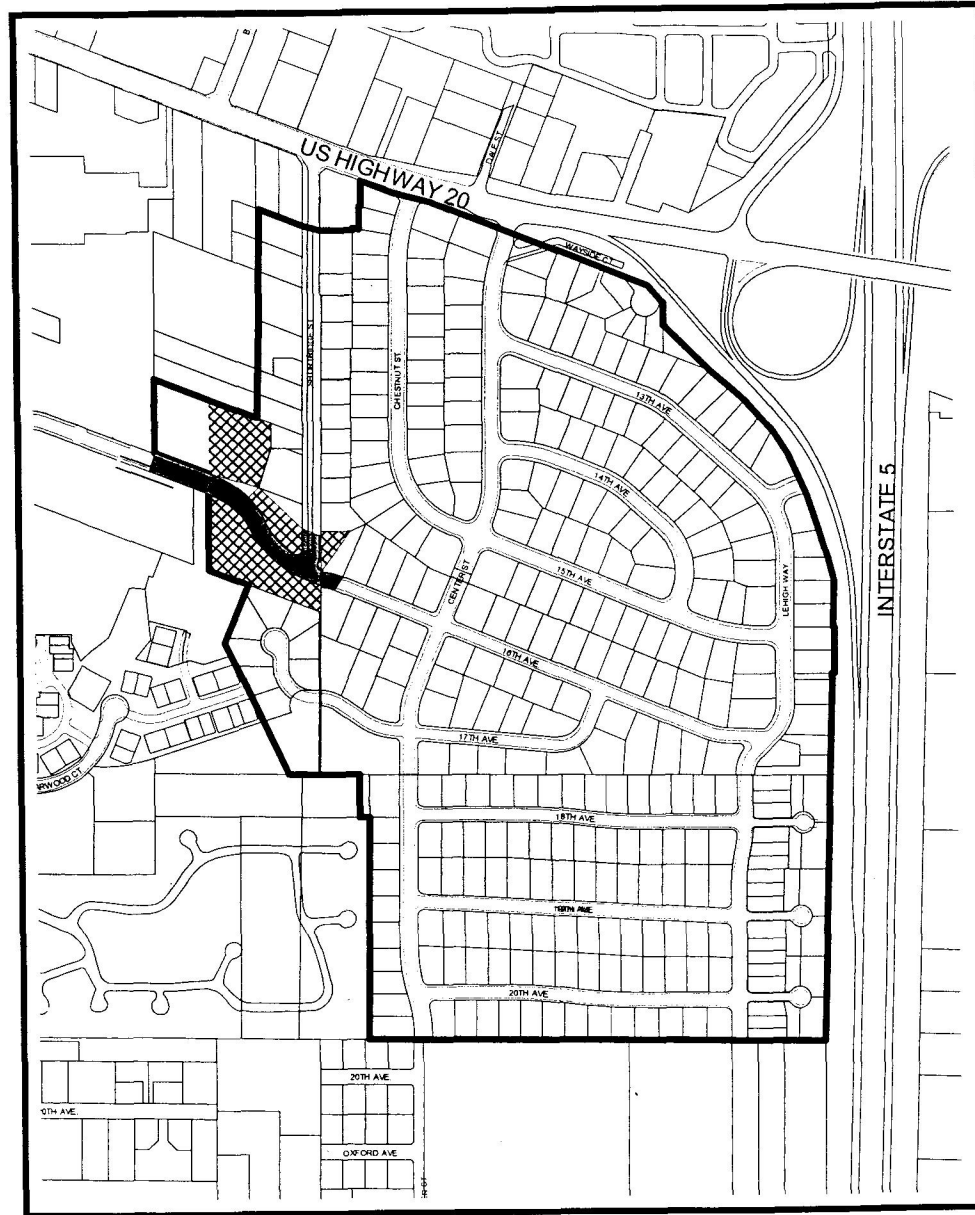
Adjacent Benefitted Areas



Street and Storm Drain



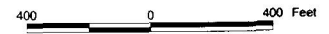
Water



LEHIGH / RIDERWOOD ACCESS LID

September 2001

BENIFFITED AREA BOUNDARIES



Scale: 1" = 400'

- Road Edges
 - ▬ Paved Road Edge
 - ▬ Gravel Road Edge
 - ▬ Dirt Road Edge
 - ▬ Road Under Construction
- ▬ Curb Line
- ▬ Bridge
- ▬ Parcel
- ▬ Street ROW
- ▨ Adjacent Improvement Benefitted Area
- ▩ Neighborhood Improvement Benefitted Area



The City of Albany's infrastructure records, drawings, and other documents have been gathered over many decades, using differing standards for quality control, documentation, and verification. All the information we provide represents the current information we have in a readily available format. While the information we provide is generally believed to be accurate, occasionally this information proves to be incorrect, and thus we do not warrant its accuracy. Prior to making any property purchases or other investments based, in full or in part, upon the information provided, we specifically advise that you independently field verify the information contained within our records.

ST-97-4, LEHIGH/RIDERWOOD ACCESS LID FINAL ENGINEER'S REPORT SEPTEMBER 2001

CITY OF ALBANY												
ST-97-4, Lehigh/Riderwood Access LID												
Final Assessments												
Name	Assessor's Map Tax Lot	Adjacent St&StDr Area(Ac)	Adjacent St&StDr Assm't	Property Acquisition Area(Ac)	Property Acquisition Assm't	Adjacent Water Area(Ac)	Adjacent Water Assm't	Neighborhood Access (Lot)	Neighborhood Access Assm't	Total Assm't	Assessment Computation Sheet	
TOTAL PROJECT COSTS												
Firstmark Inc.	11S 3W 8AD TL 2406	0.97	\$25,265.32			0.97	\$24,117.63			\$49,382.95	Street & Storm Drain	\$305,821.60
											Water	\$67,131.56
											Property Acquisition	\$316,772.18
											Total Project Cost	\$689,725.34
City of Albany	11S 3W 8D TL 0100	0.35	\$9,116.35	0.48	\$87,890.55	0.48	\$11,934.50			\$108,941.40	Property Sale Proceeds	\$0.00
											Net Assessable Cost	\$689,725.34
UNIT ASSESSMENTS												
City of Albany	11S 3W 8D TL 0200	1.25	\$32,558.39	1.25	\$228,881.63	1.25	\$31,079.43			\$292,519.45	Adjacent Street and Storm Drain	
											Final Cost	\$70,586.60
											Unit	2.71 Ac
Randy Nelson Pamela Haley	11S 3W 9CB TL 0204	0.14	\$3,646.54							\$3,646.54	Unit Cost	\$26,046.72 per Ac
											Property Acquisition	
											Final Cost	\$316,772.18
											Unit	1.73 Ac
Neighborhood Access Area	Various Maps & Tax Lots							329	\$235,235.00	\$235,235.00	Unit Cost	\$183,105.31 per Ac
											Adjacent Water	
											Final Cost	\$67,131.56
											Unit	2.70 Ac
											Unit Cost	\$24,863.54 per Ac
											Neighborhood Access Area	
											Final Cost	\$235,235.00
											Unit	329 Lot
											Unit Cost	\$715.00 per Lot
	TOTALS	2.71	\$70,586.60	1.73	\$316,772.18	2.70	\$67,131.56	329	\$235,235.00	\$689,725.34		

FINANCIAL INVESTIGATION REPORT - SECTIONS 1 & 2
 Lehigh / Riderwood Access Road LID / ST9704
 Revised August 30, 2001

OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	FINAL TOTAL ASSESSMENTS	Assessed Valuation as of Sept. 2000 *****TRUE CASH VALUE 2000/2001*****			OTHER ASMNTS	ASMNT % TO TCV	10 YEAR SEMI-ANNUAL PAYMENT AT 9%	10 YEAR MONTHLY PAYMT AT 9%
				LAND	IMPROVEMENTS	TOTAL				
Wells, Leland 304 Jefferson Scio Drive Jefferson, OR 97352	11S-03W-09BC-01600 Site: 1210 Chestnut St SE	0.10%	\$715	\$36,760	\$51,620	\$88,380	\$0	0.81%	\$54.97	\$9.06
B1 Rite Electric Plumbing/Heating 55 West Sherman Street Lebanon, OR 97355	11S-03W-08AD-03000 Site: Land only	0.10%	715	50,750	0	50,750	0	1.41%	54.97	9.06
McKnight, Ruth N 3010 Santiam Hwy SE Salem, OR 97301	11S-03W-09BC-03300 Site: 3010 Santiam Hwy SE	0.10%	715	40,960	83,050	124,010	0	0.58%	54.97	9.06
Harter, Scott A Harter, Amanda R 1220 Chestnut St SE Albany, OR 97321	11S-03W-09BC-01700 Site: 1220 Chestnut St SE	0.10%	715	48,420	58,760	107,180	0	0.67%	54.97	9.06
Collins, Arless A Richards, Edell A 1230 Center St SE Albany, OR 97321	11S-03W-09BC-03400 Site: 1230 Center St SE	0.10%	715	40,960	68,380	109,340	0	0.65%	54.97	9.06
Tauscher, Linda C 1230 Chestnut St SE Albany, OR 97321	11S-03W-09BC-01800 Site: 1230 Chestnut St SE	0.10%	715	50,230	38,040	88,270	0	0.81%	54.97	9.06
Rawstem, Lyle C Rawstem, Dorothy 1225 Chestnut St SE Albany, OR 97321	11S-03W-09BC-03500 Site: 1225 Chestnut St SE	0.10%	715	51,580	68,040	119,620	0	0.60%	54.97	9.06
Berdahl, G A Berdahl, Lavon 1240 Shortridge St SE Albany, OR 97321	11S-03W-08AD-02900 Site: 1240 Shortridge St SE	0.10%	715	53,600	80,730	134,330	0	0.53%	54.97	9.06
Pan Pacific Retail Properties Inc Attn: Roger Shirley 13635 NW Cornell Road Suite 160 Portland, OR 97229	11S-03W-08AD-02700 Site: Land only	0.10%	715	122,470	0	122,470	0	0.58%	54.97	9.06
Clark, William F Clark, Pamela F P.O. Box 664 Albany, OR 97321	11S-03W-09BC-00300 Site: 1209 Shortridge St SE	0.10%	715	33,810	128,610	162,420	0	0.44%	54.97	9.06

FINANCIAL INVESTIGATION REPORT - SECTIONS 1 & 2
 Lehigh / Riderwood Access Road LID
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				LAND	IMPROVEMENTS	TOTAL				
Fry, Robert D Fry, Sherry L 1240 Center St SE Albany, OR 97321	11S-03W-09BC-03600 Site: 1240 Center Street SE	0.10%	\$715	\$47,010	\$80,010	\$127,020	0.00%	\$0.01	\$54.97	\$9.06
Fox, Joseph R 2264 McGilchrist St SE #200 Salem, OR 97302-1147	11S-03W-09BC-08901 Site: 3110 Santiam Hwy SE	0.10%	715	12,490	0	12,490	0	5.72%	54.97	9.06
Brown, June Ann, Tr Living Trust 427 W 12th St San Pedro, CA 90731-1000	11S-03W-09BC-09200 Site: 3130 Santiam Hwy SE	0.10%	715	40,380	64,900	105,280	0	0.68%	54.97	9.06
Kunkle, George M 1240 Chestnut St SE Albany, OR 97321	11S-03W-09BC-01900 Site: 1240 Chestnut Street SE	0.10%	715	51,220	43,940	95,160	0	0.75%	54.97	9.06
Ferrante, Michael J 1235 Chestnut St SE Albany, OR 97321	11S-03W-09BC-03700 Site: 1235 Chestnut Street SE	0.10%	715	52,730	99,350	152,080	0	0.47%	54.97	9.06
Vogl, Gordon E, Jr Vogl, Karen J Mitchell, Bob P.O. Box 1002 Albany, OR 97321	11S-03W-09BC-09400 Site: 3142 Wayside Court SE Values not available by County	0.10%	715	0	0	0	0	#DIV/0!	54.97	9.06
Stenerson, Robert M Stenerson, H Sue 1235 Center St SE Albany, OR 97321	11S-03W-09BC-09000 Site: 1235 Center Street SE	0.10%	715	45,760	71,430	117,190	0	0.61%	54.97	9.06
Hanslovan, Robert L, Tr Hanslovan, Jo Lynn, Tr 765 13th Avenue SE Albany, OR 97321	11S-03W-08AD-02800 Site: 1250 Shortridge Street SE	0.10%	715	52,820	45,680	98,500	0	0.73%	54.97	9.06
Bond, Lila M 1225 Shortridge St SE Albany, OR 97321	11S-03W-09BC-00500 Site: 1225 Shortridge Street SE	0.10%	715	38,750	39,280	78,030	0	0.92%	54.97	9.06

FINANCIAL INVESTIGATION REPORT - SECTIONS 1 & 2
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				LAND	IMPROVEMENTS	TOTAL				
Roebuck, Henry Roebuck, Wanda E 1250 Center St SE Albany, OR 97321	11S-03W-09BC-03800 Site: 1250 Center Street SE	0.10%	\$715	\$45,430	\$61,040	\$106,470	\$0	0.67%	\$54.97	\$9.06
Knight, Christofer A Knight, Lisa L 1250 Chestnut St SE Albany, OR 97321	11S-03W-09BC-02000 Site: 1250 Chestnut Street SE	0.10%	715	50,410	73,340	123,750	0	0.58%	54.97	9.06
Baker, Edison I Baker, Margaret 1305 Chestnut St SE Albany, OR 97321	11S-03W-09BC-03900 Site: 1305 Chestnut Street SE	0.10%	715	52,990	77,610	130,600	0	0.55%	54.97	9.06
Atchison, Isom D Atchison, Ester 1255 Center St SE Albany, OR 97321	11S-03W-09BC-09100 Site: 1255 Center Street SE	0.10%	715	47,880	79,040	126,920	0	0.56%	54.97	9.06
Ingerson, Connie Marie Wyatt, Ralph James Larson, Helen Marlene, ETAL c/o Keith Larson, PERS REPRES 6455 SW Old Scholls Ferry Road Portland, OR 97223	11S-03W-09BC-00600 Site: 1235 Shortridge Street SE	0.10%	715	40,280	64,460	104,740	0	0.68%	54.97	9.06
Hough, Arthur H 3115 13th Avenue SE Albany, OR 97321	11S-03W-09BC-09300 Site: 3115 13th Avenue SE	0.10%	715	55,390	80,950	136,340	0	0.52%	54.97	9.06
Rich, Lucille Carmen, Tr, Revoc Lvg 1310 Chestnut St SE Albany, OR 97321	11S-03W-09BC-02100 Site: 1310 Chestnut Street SE	0.10%	715	49,410	59,230	108,640	0	0.66%	54.97	9.06
Johnson, Charles W Johnson, Sharon L 1310 Center St SE Albany, OR 97321	11S-03W-09BC-04000 Site: 1310 Center Street SE	0.10%	715	45,030	64,690	109,720	0	0.65%	54.97	9.06
Hunt, Arlene E 3125 13th Avenue SE Albany, OR 97321	11S-03W-09BC-09500 Site: 3125 13th Avenue SE	0.10%	715	53,390	68,080	121,470	0	0.59%	54.97	9.06
Robinson, Charley C, TR Robinson, Ruth T, TR 1315 Chestnut St SE Albany, OR 97321	11S-03W-09BC-04100 Site: 1315 Chestnut Street SE	0.10%	715	50,000	91,060	141,060	0	0.51%	54.97	9.06

FINANCIAL INVESTIGATION REPORT - SECTIONS 1 & 2
 Lehigh / Riderwood Access Road LID
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				LAND	IMPROVEMENTS	TOTAL				
Truax, Casey D Lacefield, Jennifer F 3135 13th Avenue SE Albany, OR 97321	11S-03W-09BC-09600 Site: 3135 13th Avenue SE	0.10%	\$715	\$52,070	\$71,410	\$123,480	\$0	0.58%	\$54.97	\$9.06
Smith, William P, Jr Smith, Phyllis C 1305 Shortridge St SE Albany, OR 97321	11S-03W-09BC-0700 Site: 1305 Shortridge Street SE	0.10%	715	41,280	52,820	94,100	0	0.76%	54.97	9.06
Stoko, William J Stoko, Nellie C 1330 Chestnut St SE Albany, OR 97321	11S-03W-09BC-02200 Site: 1320 Chestnut Street SE	0.10%	715	49,410	41,700	91,110	0	0.78%	54.97	9.06
Lindstrom, Charles Gordon Sanchez, Joseph, AKA 1340 Shortridge St SE Albany, OR 97321	11S-03W-08AD-02600 Site: 1340 Shortridge Street SE	0.10%	715	65,220	66,450	131,670	0	0.54%	54.97	9.06
Preston, James E Preston, Peggy N M 3175 13th Ave SE Albany, OR 97321	11S-03W-09BC-13600 Site: Land only	0.10%	715	2,000	0	2,000	0	35.75%	54.97	9.06
Nelson, David A Nelson, Janet L 1330 Center St SE Albany, OR 97321	11S-03W-09BC-04200 Site: 1330 Center Street SE	0.10%	715	44,400	64,740	109,140	0	0.66%	54.97	9.06
Egan, Robert R Egan, Gloria A 1188 9th Avenue SW Albany, OR 97321	11S-03W-09BC-09700 Site: 3145 13th Avenue SE	0.10%	715	50,110	49,380	99,490	0	0.72%	54.97	9.06
Dietz, Michael D Lee, Chrissy E 1325 Chestnut St SE Albany, OR 97321	11S-03W-09BC-04300 Site: 1325 Chestnut Street SE	0.10%	715	50,000	36,220	86,220	0	0.83%	54.97	9.06
Roner, Frances E, Trust 3155 13th Avenue SE Albany, OR 97321	11S-03W-09BC-09800 Site: 3155 13th Avenue SE	0.10%	715	51,110	61,070	112,180	0	0.64%	54.97	9.06
Haston, Scott D 1325 Shortridge St SE Albany, OR 97321	11S-03W-09BC-00800 Site: 1325 Shortridge Street SE	0.10%	715	42,030	41,100	83,130	0	0.86%	54.97	9.06

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				LAND	IMPROVEMENTS	TOTAL				
Stoko, William J Stoko, Nellie C 1330 Chestnut St SE Albany, OR 97321	11S-03W-09BC-02300 Site: 1330 Chestnut Street SE	0.10%	\$715	\$50,000	\$44,590	\$94,590	\$0	0.76%	\$54.97	\$9.06
Heins, Richard P Heins, Phyllis M 3165 13th Avenue SE Albany, OR 97321	11S-03W-09BC-09900 Site: 3165 13th Avenue SE	0.10%	715	54,670	91,240	145,910	0	0.49%	54.97	9.06
Stewart, Floyd W 1410 Shortridge St SE Albany, OR 97321	11S-03W-08AD-02500 Site: 1410 Shortridge Street SE	0.10%	715	65,220	56,140	121,360	0	0.59%	54.97	9.06
Lund, Jon E Lund, Martha M 1340 Center St SE Albany, OR 97321	11S-03W-09BC-04400 Site: 1340 Center Street SE	0.10%	715	44,400	61,630	106,030	0	0.67%	54.97	9.06
Sells, Terry Sells, Diane 1325 Center St SE Albany, OR 97321	11S-03W-09BC-10600 Site: 1325 Center Street SE	0.10%	715	46,640	69,260	115,900	0	0.62%	54.97	9.06
Koontz, David T Koontz, Amalia T 1330 Shortridge St SE Albany, OR 97321	11S-03W-08AD-02701 Site: 1330 Shortridge Street SE	0.10%	715	36,140	56,860	93,000	0	0.77%	54.97	9.06
Hammack, Pauline, Tr Revoc 1335 Chestnut St SE Albany, OR 97321	11S-03W-09BC-04500 Site: 1335 Chestnut Street SE	0.10%	715	51,000	55,460	106,460	0	0.67%	54.97	9.06
Preston, James E Preston, Nellie M 3175 13th Avenue SE Albany, OR 97321	11S-03W-09BC-10000 Site: 3175 13th Avenue SE	0.10%	715	53,570	76,540	130,110	0	0.55%	54.97	9.06
Olsen, Kent A 1450 SW Fleishauer Lane McMinnville, OR 97128	11S-03W-09BC-10900 Site: 3120 13th Avenue SE	0.10%	715	51,700	69,210	120,910	0	0.59%	54.97	9.06
Graber, Ruby J Graber, Robert F 1340 Chestnut St SE Albany, OR 97321	11S-03W-09BC-02400 Site: 1340 Chestnut Street SE	0.10%	715	51,000	44,880	95,880	0	0.75%	54.97	9.06

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				LAND	IMPROVEMENT	TOTAL				
Goin Family Trust c/o Donald & Barbara Goin 3205 13th Avenue SE Albany, OR 97321	11S-03W-09BC-10100 Site: 3205 13th Avenue SE	0.10%	\$715	\$54,380	\$77,770	\$132,150	\$0	0.54%	\$54.97	\$9.06
Firstmark, Inc. 2601 25th Street SE Suite 450 Salem, OR 97301	11S-03W-08AD-02405 Site: 1440 Shortridge Street SE No values available from the County	0.10%	715	0	0	0	0	0.00%	54.97	9.06
Scheele, Debra J 1350 Center St SE Albany, OR 97321	11S-03W-09BC-04600 Site: 1350 Center Street SE	0.10%	715	44,880	64,400	109,280	0	0.65%	54.97	9.06
Pershall, Joel D Pershall, Diana K 1335 Shortridge St SE Albany, OR 97321	11S-03W-09BC-01000 Site: 1335 Shortridge Street SE	0.10%	715	40,050	43,260	83,310	0	0.86%	54.97	9.06
Shackelford, Louise 3130 13th Avenue SE Albany, OR 97321	11S-03W-09BC-11100 Site: 3130 13th Avenue SE	0.10%	715	51,680	79,770	131,450	0	0.54%	54.97	9.06
Wagar, Connie Jean 1345 Chestnut St SE Albany, OR 97321	11S-03W-09BC-04700 Site: 1345 Chestnut Street SE	0.10%	715	50,000	52,530	102,530	0	0.70%	54.97	9.06
Guggenbickler, Leon E Guggenbickler, Addie F 3140 13th Avenue SE Albany, OR 97321	11S-03W-09BC-11300 Site: 3140 13th Avenue SE	0.10%	715	50,760	70,800	121,560	0	0.59%	54.97	9.06
Burrese, Wayde A Burrese, Gina L 1335 Center St SE Albany, OR 97321	11S-03W-09BC-10700 Site: 1335 Center Street SE	0.10%	715	44,990	61,760	106,750	0	0.67%	54.97	9.06
Schulte, George F, JR Schulte, Margret L 3215 13th Avenue SE Albany, OR 97321	11S-03W-09BC-10200 Site: 3215 13th Avenue SE	0.10%	715	52,670	78,330	131,000	0	0.55%	54.97	9.06

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				LAND	IMPROVEMENTS	TOTAL				
Goates, Danny L Goates, Teresa M 1350 Chestnut St SE Albany, OR 97321	11S-03W-09BC-02500 Site: 1350 Chestnut Street SE	0.10%	\$715	\$50,000	\$49,870	\$99,870	\$0	0.72%	\$54.97	\$9.06
Green, Sandra R Rambousek, Lewis A & Nancy L, Agt c/o Sandra R Green 1324 NW Vicksburg Bend, OR 97701	11S-03W-09BC-11500 Site: 3150 13th Avenue SE	0.10%	715	50,760	49,910	100,670	0	0.71%	54.97	9.06
Keyser, Stephen E Keyser, Carmen L 1410 Center St SE Albany, OR 97321	11S-03W-09BC-04800 Site: 1410 Center Street SE	0.10%	715	44,880	66,210	111,090	0	0.64%	54.97	9.06
Welch, Roger D 1405 Shortridge St SE Albany, OR 97321	11S-03W-09BC-01100 Site: 1405 Shortridge Street SE	0.10%	715	39,050	42,010	81,060	0	0.88%	54.97	9.06
Huddleston, Troy E Huddleston, Joy D 3225 13th Avenue SE Albany, OR 97321	11S-03W-09BC-10300 Site: 3225 13th Avenue SE	0.10%	715	53,030	57,070	110,100	0	0.65%	54.97	9.06
Oday, Janet L 38925 Mountain Home Drive Lebanon, OR 97355	11S-03W-09BC-11600 Site: 3160 13th Avenue SE	0.10%	715	52,670	69,570	122,240	0	0.58%	54.97	9.06
Ker, Stephen M Ker, Carol 2575 Seven Mile Way SE Albany, OR 97321	11S-03W-09BC-11000 Site: 3115 14th Avenue SE	0.10%	715	52,990	58,390	111,380	0	0.64%	54.97	9.06
Cecil, Lawrence G Cecil, Margot A 1405 Chestnut St SE Albany, OR 97321	11S-03W-09BC-04900 Site: 1405 Chestnut Street SE	0.10%	715	50,000	65,460	115,460	0	0.62%	54.97	9.06
Yutzie, Billy R 3105 14th Avenue SE Albany, OR 97321	11S-03W-09BC-10800 Site: 3105 14th Avenue SE	0.10%	715	52,750	88,950	141,700	0	0.50%	54.97	9.06
Palmer, Alexandra B 1410 Chestnut St SE Albany, OR 97321	11S-03W-09BC-02600 Site: 1410 Chestnut Street SE	0.10%	715	50,000	73,380	123,380	0	0.58%	54.97	9.06

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				LAND	IMPROVEMENTS	TOTAL				
Miller, Jack E Miller, Diana R 3125 14th Avenue SE Albany, OR 97321	11S-03W-09BC-11200 Site: 3125 14th Avenue SE	0.10%	\$715	\$52,110	\$81,040	\$133,150	\$0	0.54%	\$54.97	\$9.06
Kirkpatrick, Edward J, TR Kirkpatrick, Velma M, TR 3235 13th Avenue SE Albany, OR 97321	11S-03W-09BC-10400 Site: 3235 13th Avenue SE	0.10%	715	52,600	80,370	132,970	0	0.54%	54.97	9.06
Larsell, Richard A Larsell, Betty L 32006 Griffith Drive Tangent, OR 97389	11S-03W-08AD-02401 Site: 1420 Shortridge Street SE	0.10%	715	37,210	34,360	71,570	0	1.00%	54.97	9.06
Austin, Kim Austin, Steve P.O. Box 613 Aromas, CA 95004	11S-03W-09BC-11800 Site: 3170 13th Avenue SE	0.10%	715	50,780	47,260	98,040	0	0.73%	54.97	9.06
Knox, Duane A Knox, Maralee K 1420 Center St SE Albany, OR 97321	11S-03W-09BC-05000 Site: 1420 Center Street SE	0.10%	715	45,980	78,080	124,060	0	0.58%	54.97	9.06
Berger, Donald A Berger, Denice L 3145 14th Avenue SE Albany, OR 97321	11S-03W-09BC-11400 Site: 3145 14th Avenue SE	0.10%	715	51,190	100,230	151,420	0	0.47%	54.97	9.06
Fairbanks, Gerald D Fairbanks, Kim M 1105 Gale St SW Albany, OR 97321	11S-03W-09BC-01200 Site: 1415 Shortridge Street SE	0.10%	715	40,050	72,640	112,690	0	0.63%	54.97	9.06
Clinton, Terry L Clinton, Barbara I 1415 Chestnut St SE Albany, OR 97321	11S-03W-09BC-05100 Site: 1415 Chestnut Street SE	0.10%	715	52,990	108,320	161,310	0	0.44%	54.97	9.06
Rodriguez, Julian R 4771 Canyon Ct NE Salem, OR 97305	11S-03W-09BC-10500 Site: 3245 13th Avenue SE	0.10%	715	41,350	67,360	108,710	0	0.66%	54.97	9.06
Pace, Lester Pace, Judy 3155 14th Avenue SE Albany, OR 97321	11S-03W-09BC-11700 Site: 3155 14th Avenue SE	0.10%	715	50,430	107,510	157,940	0	0.45%	54.97	9.06

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				LAND	IMPROVEMENTS	TOTAL				
Morrill, Howard A Morrill, Luella D 3210 13th Avenue SE Albany, OR 97321	11S-03W-09BC-12000 Site: 3210 13th Avenue SE	0.10%	\$715	\$50,410	\$63,590	\$114,000	\$0	0.63%	\$54.97	\$9.06
Grossman, William G 1420 Chestnut St SE Albany, OR 97321	11S-03W-09BC-02700 Site: 1420 Chestnut Street SE	0.10%	715	50,930	50,170	101,100	0	0.71%	54.97	9.06
Firstmark, Inc. 2601 25th St, Suite 450 Salem, OR 97302	11S-03W-08AD-02406 Site: Land only No values available from the County	7.16%	49,382.95	0	0	0	0	0.00%	3,796.37	625.56
Blazier, Allan B, TR Rev Lvg 1792 Sunburst Terrace NW Salem, OR 97304	11S-03W-09BC-11900 Site: 3165 14th Avenue SE	0.10%	715	51,370	88,030	139,400	0	0.51%	54.97	9.06
Miller, James E Miller, Doris P 1425 Shortridge St SE Albany, OR 97321	11S-03W-09BC-01300 Site: 1425 Shortridge Street SE	0.10%	715	40,050	89,050	129,100	0	0.55%	54.97	9.06
Blockoff, Robert Blockoff, Christine S 1430 Center St SE Albany, OR 97321	11S-03W-09BC-05200 Site: 1430 Center Street SE	0.10%	715	48,080	67,850	115,930	0	0.62%	54.97	9.06
Swanson, Patrick Brian Swanson, Kristina L 3220 13th Avenue SE Albany, OR 97321	11S-03W-09BC-12200 Site: 3220 13th Avenue SE	0.10%	715	49,410	54,950	104,360	0	0.69%	54.97	9.06
Simonis, Jeanetta 1435 Chestnut St SE Albany, OR 97321	11S-03W-09BC-05300 Site: 1435 Chestnut Street SE	0.10%	715	52,620	79,180	131,800	0	0.54%	54.97	9.06
Sim, Murray L Sim, Marguerite R 1435 Center St SE Albany, OR 97321	11S-03W-09BC-05600 Site: 1435 Center Street SE	0.10%	715	45,060	71,260	116,320	0	0.61%	54.97	9.06

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				LAND	IMPROVEMENTS	TOTAL				
Harter, Donna M 1610 Center St SE Albany, OR 97321	11S-03W-09BC-02800 Site: 1430 Chestnut Street SE	0.10%	\$715	\$52,990	\$48,270	\$101,260	\$0	0.71%	\$54.97	\$9.06
Otto, Jeffrey D Colwell, Angie M 3110 14th Avenue SE Albany, OR 97321	11S-03W-09BC-05900 Site: 3110 14th Avenue SE	0.10%	715	51,000	55,190	106,190	0	0.67%	54.97	9.06
Lindsey, Stephen P Lindsey, Stacy R 3175 14th Avenue SE Albany, OR 97321	11S-03W-09BC-12100 Site: 3175 14th Avenue SE	0.10%	715	50,470	73,280	123,750	0	0.58%	54.97	9.06
Ambrose, Joseph G 3230 13th Avenue SE Albany, OR 97321	11S-03W-09BC-12400 Site: 3230 13th Avenue SE	0.10%	715	50,700	70,710	121,410	0	0.59%	54.97	9.06
Schallock, Russell J 2931 40th Avenue SE Albany, OR 97321	11S-03W-09BC-06000 Site: 3120 14th Avenue SE	0.10%	715	52,560	63,230	115,790	0	0.62%	54.97	9.06
Roberts, Scott J Roberts, Gilbert L 1435 Shortridge St SE Albany, OR 97321	11S-03W-09BC-01400 Site: 1435 Shortridge Street SE	0.10%	715	40,050	43,230	83,280	0	0.86%	54.97	9.06
Zumwalt, Floyd, TR, Revoc Lvg 1515 Chestnut St SE Albany, OR 97321	11S-03W-09BC-05400 Site: 1515 Chestnut Street SE	0.10%	715	43,670	82,080	125,750	0	0.57%	54.97	9.06
Wilkinson, Theodore R, TR, Revoc TR Wilkinson, Carol J, TR, Revoc TR 2181-4 Mill Machi Kurume Japan 839-0851	11S-03W-09BC-02900 Site: 1440 Chestnut Street SE	0.10%	715	53,630	53,230	106,860	0	0.67%	54.97	9.06
Eastman, Janet Lee 3130 14th Avenue SE Albany, OR 97321	11S-03W-09BC-06200 Site: 3130 14th Avenue SE	0.10%	715	52,170	103,350	155,520	0	0.46%	54.97	9.06
Gates, Kenneth G Gates, Judith W 1440 Center St SE Albany, OR 97321	11S-03W-09BC-05500 Site: 1440 Center Street SE	0.10%	715	44,130	68,410	112,540	0	0.64%	54.97	9.06

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				LAND	IMPROVEMENTS	TOTAL				
Elger, Gerald W, TR Elger, Angelina, TR 3185 14th Avenue SE Albany, OR 97321	11S-03W-09BC-12300 Site: 3185 14th Avenue SE	0.10%	\$715	\$52,610	\$66,630	\$119,240	\$0	0.60%	\$54.97	\$9.06
Flanagan, Larry D Flanagan, Kathy M 3240 13th Avenue SE Albany, OR 97321	11S-03W-09BC-12600 Site: 3240 13th Avenue SE	0.10%	715	52,560	63,340	115,900	0	0.62%	54.97	9.06
Page, Ardle E Page, J Diane 1455 Center St SE Albany, OR 97321	11S-03W-09BC-05700 Site: 1455 Center Street SE	0.10%	715	44,090	73,620	117,710	0	0.61%	54.97	9.06
Fellers, Bonita B, TR Revoc Lvg TR 3140 14th Avenue SE Albany, OR 97321	11S-03W-09BC-06400 Site: 3140 14th Avenue SE	0.10%	715	51,930	85,650	137,580	0	0.52%	54.97	9.06
City of Albany P.O. Box 490 Albany, OR 97321	11S-03W-08D -00100 Site: 1530 Shortridge Street SE	15.79%	108,941.40	54,540	35,760	90,300	0	120.64%		
Kinzer, Darin S Kinzer, Michelle R 1305 Lehigh Way SE Albany, OR 97321	11S-03W-09BC-08200 Site: 1305 Lehigh Way SE	0.10%	715	39,550	69,320	108,870	0	0.66%	54.97	9.06
Hutto, Charles 1510 Chestnut St SE Albany, OR 97321	11S-03W-09BC-03000 Site: 1510 Chestnut Street SE	0.10%	715	51,580	44,720	96,300	0	0.74%	54.97	9.06
Bradford, Thomas R Bradford, Gladys 1505 Shortridge St SE Albany, OR 97321	11S-03W-09BC-01500 Site: 1505 Shortridge Street SE	0.10%	715	43,410	34,330	77,740	0	0.92%	54.97	9.06
Haight, Raymond D Haight, Rebecca A 3205 14th Avenue SE Albany, OR 97321	11S-03W-09BC-12500 Site: 3205 14th Avenue SE	0.10%	715	51,000	57,560	108,560	0	0.66%	54.97	9.06
Rhodeback, Brian D Rhodeback, Paula E 1310 Lehigh Way SE Albany, OR 97321	11S-03W-09BC-12700 Site: 1310 Lehigh Way SE	0.10%	715	53,490	70,300	123,790	0	0.58%	54.97	9.06

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				LAND	IMPROVEMENTS	TOTAL				
Berkey, Malia G 3115 15th Avenue SE Albany, OR 97321	11S-03W-09BC-06100 Site: 3115 15th Avenue SE	0.10%	\$715	\$52,860	\$81,850	\$134,710	\$0	0.53%	\$54.97	\$9.06
Edwards, Rick Edwards, Paula 3105 15th Avenue SE Albany, OR 97321	11S-03W-09BC-05800 Site: 3105 15th Avenue SE	0.10%	715	53,880	58,470	112,350	0	0.64%	54.97	9.06
Erb, Lavina K 3150 14th Avenue SE Albany, OR 97321	11S-03W-09BC-06600 Site: 3150 14th Avenue SE	0.10%	715	51,700	79,940	131,640	0	0.54%	54.97	9.06
McKern, Thomas O McKern, Gayle A 1520 Chestnut St SE Albany, OR 97321	11S-03W-09BC-03100 Site: 1520 Chestnut Street SE	0.10%	715	50,310	69,210	119,520	0	0.60%	54.97	9.06
Bryan, Clifford P Bryan, Grace L 3125 15th Avenue SE Albany, OR 97321	11S-03W-09BC-06300 Site: 3125 15th Avenue SE	0.10%	715	52,860	52,910	105,770	0	0.68%	54.97	9.06
Nelson, Randall A Haley, Pamela A 3005 16th Avenue SE Albany, OR 97321	11S-03W-09CB-00204 Site: 3005 16th Avenue SE	0.53%	3,646.54	54,170	82,530	136,700	0	2.67%		
Pierce, Lois L 3015 16th Avenue SE Albany, OR 97321	11S-03W-09CB-00200 Site: 3015 16th Avenue SE	0.10%	715	54,920	72,880	127,800	0	0.56%	54.97	9.06
Carpenter, Rhea H 3215 14th Avenue SE Albany, OR 97321	11S-03W-09BC-12800 Site: 3215 14th Avenue SE	0.10%	715	53,980	54,060	108,040	0	0.66%	54.97	9.06
Privatsky, Andrew J Privatsky, Heather D 1540 Chestnut St SE Albany, OR 97321	11S-03W-09BC-03200 Site: 1540 Chestnut Street SE	0.10%	715	47,730	142,620	190,350	0	0.38%	54.97	9.06
Bankers Trust Company of California Bray, Byron C, Agt c/o Byron C Bray 3135 15th Avenue SE Albany, OR 97321	11S-03W-09BC-06500 Site: 3135 15th Avenue SE	0.10%	715	52,780	61,250	114,030	0	0.63%	54.97	9.06

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				LAND	IMPROVEMENTS	TOTAL				
Hromas, Wayne T Hromas, Jo Ellen M 3160 14th Avenue SE Albany, OR 97321	11S-03W-09BC-06800 Site: 3160 14th Avenue SE	0.10%	\$715	\$53,310	\$92,300	\$145,610	\$0	0.49%	\$54.97	\$9.06
City of Albany P.O. Box 490 Albany, OR 97321	11S-03W-08D -00200 Site: 1620 Shortridge Street SE	42.41%	292,519.45	96,650	43,820	140,470	0	208.24%		
Patton, Randall Montgomery, Denise 1315 Lehigh Way SE Albany, OR 97321	11S-03W-09BC-08300 Site: 1315 Lehigh Way SE	0.10%	715	37,100	59,530	96,630	0	0.74%	54.97	9.06
Wright, Persis 1320 Lehigh Way SE Albany, OR 97321	11S-03W-09BC-12900 Site: 1320 Lehigh Way SE	0.10%	715	52,470	73,780	126,250	0	0.57%	54.97	9.06
Pierce, Ana Mae, TR 3025 16th Avenue SE Albany, OR 97321	11S-03W-09CB-00201 Site: 3025 16th Avenue SE	0.10%	715	54,060	79,550	133,610	0	0.54%	54.97	9.06
Ouderkirk, Gary A Ouderkirk, Betty K 3145 15th Avenue SE Albany, OR 97321	11S-03W-09BC-06700 Site: 3145 15th Avenue SE	0.10%	715	52,440	78,350	130,790	0	0.55%	54.97	9.06
Gengler, Mark F Gengler, Deborah K 3225 14th Avenue SE Albany, OR 97321	11S-03W-09BC-13100 Site: 3225 14th Avenue SE	0.10%	715	52,560	60,750	113,310	0	0.63%	54.97	9.06
Cruzan, Gregg E Cruzan, Billie Jo 3100 15th Avenue SE Albany, OR 97321	11S-03W-09BC-07000 Site: 3100 15th Avenue SE	0.10%	715	56,230	98,480	154,710	0	0.46%	54.97	9.06
Suter, Curtis W, TR, Lvg Trust P.O. Box 1060 Lebanon, OR 97355	11S-03W-09CB-00203 Site: 3035 16th Avenue SE	0.10%	715	52,200	86,200	138,400	0	0.52%	54.97	9.06

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				LAND	IMPROVEMENT	TOTAL				
Finegan, Clyde E Finegan, Berniece 1405 Lehigh Way SE Albany, OR 97321	11S-03W-09BC-08400 Site: 1405 Lehigh Way SE	0.10%	\$715	\$38,260	\$50,920	\$89,180	\$0	0.80%	\$54.97	\$9.06
Barnes, William D Barnes, Constance A 3110 15th Avenue SE Albany, OR 97321	11S-03W-09BC-07100 Site: 3110 15th Avenue SE	0.10%	715	51,290	94,730	146,020	0	0.49%	54.97	9.06
Harrison, Randall W Harrison, Phoebe G 1410 Lehigh Way SE Albany, OR 97321	11S-03W-09BC-13000 Site: 1410 Lehigh Way SE	0.10%	715	52,840	88,970	141,810	0	0.50%	54.97	9.06
Hawkins, Mildred 3155 15th Avenue SE Albany, OR 97321	11S-03W-09BC-06900 Site: 3155 15th Avenue SE	0.10%	715	53,230	77,600	130,830	0	0.55%	54.97	9.06
Estergard, Teresa S P Estergard, Steven R 1520 Center St SE Albany, OR 97321	11S-03W-09CB-00202 Site: 1520 Center Street SE	0.10%	715	45,390	116,100	161,490	0	0.44%	54.97	9.06
Vehrs, Robert H, TR Vehrs, Louise, TR 3120 15th Avenue SE Albany, OR 97321	11S-03W-09BC-07200 Site: 3120 15th Avenue SE	0.10%	715	51,870	72,780	124,650	0	0.57%	54.97	9.06
Joy, Richard Joy, Nancy 3130 15th Avenue SE Albany, OR 97321	11S-03W-09BC-07300 Site: 3130 15th Avenue SE	0.10%	715	51,580	64,460	116,040	0	0.62%	54.97	9.06
Hart, Nancy J Preble, Janet & Christopher, AGT 3235 14th Ave SE Albany, OR 97321	11S-03W-09BC-13200 Site: 3235 14th Avenue SE	0.10%	715	53,360	103,700	157,060	0	0.46%	54.97	9.06
Bellegante, Gaylyn 2920 17th Avenue SE Albany, OR 97321	11S-03W-08DA-00103 Site: 2920 17th Avenue SE	0.10%	715	53,360	115,050	168,410	0	0.42%	54.97	9.06

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				LAND	IMPROVEMENT	TOTAL				
Jacobson, Robert E Jacobson, Eunice 1515 Center Street SE Albany, OR 97321	11S-03W-09CB-01106 Site: 1515 Center Street SE	0.10%	\$715	\$47,850	\$102,410	\$150,260	\$0	0.48%	\$54.97	\$9.06
Anderson, Erle O Anderson, Harryette J 3245 15th Avenue SE Albany, OR 97321	11S-03W-09BC-13300 Site: 3245 15th Avenue SE	0.10%	715	51,000	82,360	133,360	0	0.54%	54.97	9.06
Daniels, Timothy Daniels, Karen I 1415 Lehigh Way SE Albany, OR 97321	11S-03W-09BC-08500 Site: 1415 Lehigh Way SE	0.10%	715	39,350	62,300	101,650	0	0.70%	54.97	9.06
Specialized Housing Inc 5319 SW Westgate Dr, Suite 124 Portland, OR 97006	11S-03W-09CB-00305 Site: 3010 16th Avenue SE	0.10%	715	49,000	101,350	150,350	0	0.48%	54.97	9.06
Gray, Jerry J Gray, Cecelia A 1420 Lehigh Way SE Albany, OR 97321	11S-03W-09BC-13400 Site: 1420 Lehigh Way SE	0.10%	715	55,760	84,900	140,660	0	0.51%	54.97	9.06
Thompson, Michael J 3140 15th Avenue SE Albany, OR 97321	11S-03W-09BC-07400 Site: 3140 15th Avenue SE	0.10%	715	51,580	81,690	133,270	0	0.54%	54.97	9.06
Moore, Robert L Moore, Rebecca M 2938 17th Avenue SE Albany, OR 97321	11S-03W-08DA-00104 Site: 2938 17th Avenue SE	0.10%	715	52,990	88,360	141,350	0	0.51%	54.97	9.06
Peterson, Vernon E Peterson, Erika M 3115 16th Avenue SE Albany, OR 97321	11S-03W-09CB-01100 Site: 3115 16th Avenue SE	0.10%	715	52,910	72,120	125,030	0	0.57%	54.97	9.06
Winston, Gary A Winston, Virginia 3020 16th Avenue SE Albany, OR 97321	11S-03W-09CB-00304 Site: 3020 16th Avenue SE	0.10%	715	53,630	78,480	132,110	0	0.54%	54.97	9.06
Bemetz, Mark A Bemetz, Kimberly G 3150 15th Avenue SE Albany, OR 97321	11S-03W-09BC-07500 Site: 3150 15th Avenue SE	0.10%	715	51,580	75,350	126,930	0	0.56%	54.97	9.06

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				LAND	IMPROVEMENT	TOTAL				
Brinar, Billie H, TR, Lvg Trust Brinar, Ruby C, TR, Lvg Trust 2941 17th Avenue SE Albany, OR 97321	11S-03W-08DA-00102 Site: 2941 17th Avenue SE	0.10%	\$715	\$51,000	\$94,300	\$145,300	\$0	0.49%	\$54.97	\$9.06
Fawver, David A Fawver, Sharon D 3125 16th Avenue SE Albany, OR 97321	11S-03W-09CB-01101 Site: 3125 16th Avenue SE	0.10%	715	52,770	76,760	129,530	0	0.55%	54.97	9.06
Frunk, Winford W Frunk, Edna L 3030 16th Avenue SE Albany, OR 97321	11S-03W-09CB-00301 Site: 3030 16th Avenue SE	0.10%	715	53,630	96,980	150,610	0	0.47%	54.97	9.06
Ward, Gary W Ward, Pamela S 3160 15th Avenue SE Albany, OR 97321	11S-03W-09BC-07600 Site: 3160 15th Avenue SE	0.10%	715	51,580	67,830	119,410	0	0.60%	54.97	9.06
Eldredge, George L Eldredge, Shirley C 1425 Lehigh Way SE Albany, OR 97321	11S-03W-09BC-08600 Site: 1425 Lehigh Way SE	0.10%	715	39,440	79,630	119,070	0	0.60%	54.97	9.06
Lemerande, George L Lemerande, Carolyn R 3135 16th Avenue SE Albany, OR 97321	11S-03W-09CB-01103 Site: 3135 16th Avenue SE	0.10%	715	52,770	74,390	127,160	0	0.56%	54.97	9.06
Ferguson, Larry R Ferguson, Evelyn M 3040 16th Avenue SE Albany, OR 97321	11S-03W-09CB-00303 Site: 3040 16th Avenue SE	0.10%	715	45,730	82,290	128,020	0	0.56%	54.97	9.06
Shiffer, Danny J Shiffer, Dianne C 3170 15th Avenue SE Albany, OR 97321	11S-03W-09BC-07700 Site: 3170 15th Avenue SE	0.10%	715	51,580	57,140	108,720	0	0.66%	54.97	9.06
Fryman, Dennis D 2963 17th Avenue SE Albany, OR 97321	11S-03W-08DA-00101 Site: 2963 17th Avenue SE	0.10%	715	49,120	87,470	136,590	0	0.52%	54.97	9.06
Mills, Gregory D Mills, Beverly Lynn 3145 16th Avenue SE Albany, OR 97321	11S-03W-09CB-01104 Site: 3145 16th Avenue SE	0.10%	715	52,770	73,780	126,550	0	0.56%	54.97	9.06

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				LAND	IMPROVEMENT	TOTAL				
Nowell, Johnathan D Nowell, Danielle A 3210 15th Avenue SE Albany, OR 97321	11S-03W-09BC-07800 Site: 3210 15th Avenue SE	0.10%	\$715	\$52,560	\$52,990	\$105,550	\$0	0.68%	\$54.97	\$9.06
Veterans Affairs, Dept of Turcott, Kevin L & Evelyn, AGT 1505 Lehigh Way SE Albany, OR 97321	11S-03W-09BC-08700 Site: 1505 Lehigh Way SE	0.10%	715	39,440	67,090	106,530	0	0.67%	54.97	9.06
Jones, Darrell S Jones, Leberta 3027 17th Avenue SE Albany, OR 97321	11S-03W-09CB-00306 Site: 3027 17th Avenue SE	0.10%	715	54,920	90,670	145,590	0	0.49%	54.97	9.06
Veterans Affairs, Dept of Briggs, Harley J & Sharon J, AGT 3155 16th Avenue SE Albany, OR 97321	11S-03W-09CB-01105 Site: 3155 16th Avenue SE	0.10%	715	51,770	52,160	103,930	0	0.69%	54.97	9.06
Boylan, Margaret J 3220 15th Avenue SE Albany, OR 97321	11S-03W-09BC-07900 Site: 3220 15th Avenue SE	0.10%	715	52,770	76,240	129,010	0	0.55%	54.97	9.06
Treloggen, Gina A 2962 17th Avenue SE Albany, OR 97321	11S-03W-08DA-00105 Site: 2962 17th Avenue SE	0.10%	715	52,770	94,540	147,310	0	0.49%	54.97	9.06
Bremer, Donald G Bremer, Beverly L 3100 16th Avenue SE Albany, OR 97321	11S-03W-09CB-00402 Site: 3100 16th Avenue SE	0.10%	715	45,590	110,520	156,110	0	0.46%	54.97	9.06
Hobbs, Margaret L, TR Revoc Lvg TR 3230 15th Avenue SE Albany, OR 97321	11S-03W-09BC-08000 Site: 3230 15th Avenue SE	0.10%	715	52,910	76,670	129,580	0	0.55%	54.97	9.06
Boucher, Robert O Boucher, Virginia E 3165 16th Avenue SE Albany, OR 97321	11S-03W-09CB-00100 Site: 3165 16th Avenue SE	0.10%	715	52,770	77,730	130,500	0	0.55%	54.97	9.06
Harter, Ronald E 1610 Center Street SE Albany, OR 97321	11S-03W-09CB-00302 Site: 1610 Center Street SE	0.10%	715	46,000	84,660	130,660	0	0.55%	54.97	9.06

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				LAND	IMPROVEMENT	TOTAL				
Burger, Jerry E Bartels, Betty J 3240 15th Avenue SE Albany, OR 97321	11S-03W-09BC-08100 Site: 3240 15th Avenue SE	0.10%	\$715	\$53,310	\$80,960	\$134,270	\$0	0.53%	\$54.97	\$9.06
Leemaster, Carrie H 3110 16th Avenue SE Albany, OR 97321	11S-03W-09CB-00401 Site: 3110 16th Avenue SE	0.10%	715	52,560	81,240	133,800	0	0.53%	54.97	9.06
Wills, Steve D Wills, Heidi L 3059 17th Avenue SE Albany, OR 97321	11S-03W-09CB-00300 Site: 3059 17th Avenue SE	0.10%	715	54,060	81,890	135,950	0	0.53%	54.97	9.06
Hahn, Barbara L 3205 16th Avenue SE Albany, OR 97321	11S-03W-09CB-00103 Site: 3205 16th Avenue SE	0.10%	715	52,750	72,770	125,520	0	0.57%	54.97	9.06
Bragg, Eldon L Bragg, Bette J 1515 Lehigh Way SE Albany, OR 97321	11S-03W-09BC-08800 Site: 1515 Lehigh Way SE	0.10%	715	39,520	114,380	153,900	0	0.46%	54.97	9.06
Hunt, Warren E Hunt, Joyce B 2985 17th Avenue SE Albany, OR 97321	11S-03W-08DA-00100 Site: 2985 17th Avenue SE	0.10%	715	49,120	93,680	142,800	0	0.50%	54.97	9.06
Jackson, Gene R Jackson, Connie E 3120 16th Avenue SE Albany, OR 97321	11S-03W-09CB-00405 Site: 3120 16th Avenue SE	0.10%	715	52,560	105,930	158,490	0	0.45%	54.97	9.06
Delarosa, Margaret A 3215 16th Avenue SE Albany, OR 97321	11S-03W-09CB-00105 Site: 3215 16th Avenue SE	0.10%	715	52,770	82,960	135,730	0	0.53%	54.97	9.06
Utley, Steven E Utley, Rae L 1615 Center St SE Albany, OR 97321	11S-03W-09CB-00408 Site: 1615 Center Street SE	0.10%	715	43,870	82,120	125,990	0	0.57%	54.97	9.06
Eilers, Randall H Eilers, Jean L 2988 17th Avenue SE Albany, OR 97321	11S-03W-08DA-00106 Site: 2988 17th Avenue SE	0.10%	715	49,590	88,430	138,020	0	0.52%	54.97	9.06

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Johnson, Donny Johnson, Cheryl 3225 16th Avenue SE Albany, OR 97321	11S-03W-09CB-00104 Site: 3225 16th Avenue SE	0.10%	\$715	\$53,820	\$96,240	\$150,060	\$0	0.48%	\$54.97	\$9.06
Reger, Thomas L Reger, Bonnie L 3130 16th Avenue SE Albany, OR 97321	11S-03W-09CB-00403 Site: 3130 16th Avenue SE	0.10%	715	52,560	72,410	124,970	0	0.57%	54.97	9.06
Leeson, Marshall C Leeson, Eva C 1620 Center Street SE Albany, OR 97321	11S-03W-09CB-00307 Site: 1662 Center Street SE	0.10%	715	48,010	89,100	137,110	0	0.52%	54.97	9.06
Hynes, Michael R Hynes, Pamela D 3117 17th Avenue SE Albany, OR 97321	11S-03W-09CB-00400 Site: 3117 17th Avenue SE	0.10%	715	54,280	78,510	132,790	0	0.54%	54.97	9.06
Kruse, Ronald L Kruse, Nancy C 1510 Lehigh Way SE Albany, OR 97321	11S-03W-09CB-00106 Site: 1510 Lehigh Way SE	0.10%	715	53,200	87,050	140,250	0	0.51%	54.97	9.06
Cordle, Cayce Cordle, Kane 1537 Lehigh Way SE Albany, OR 97321	11S-03W-09CB-00601 Site: 1537 Lehigh Way SE	0.10%	715	40,610	69,640	110,250	0	0.65%	54.97	9.06
Dolan, Lynn C Dolan, Annette M 3235 16th Avenue SE Albany, OR 97321	11S-03W-09CB-00101 Site: 3235 16th Avenue SE	0.10%	715	54,330	74,790	129,120	0	0.55%	54.97	9.06
Helms, Merl G Helms, Phyllis A 3140 16th Avenue SE Albany, OR 97321	11S-03W-09CB-00404 Site: 3140 16th Avenue SE	0.10%	715	52,400	86,540	138,940	0	0.51%	54.97	9.06
Campbell, Rick A Wink, Tami L c/o Rick A Campbell 2994 17th Avenue SE Albany, OR 97321	11S-03W-08DA-00107 Site: 2994 17th Avenue SE	0.10%	715	51,000	78,880	129,880	0	0.55%	54.97	9.06
Rowson, Larry E Rowson, Patsy C 3127 17th Avenue SE Albany, OR 97321	11S-03W-09CB-00410 Site: 3127 17th Avenue SE	0.10%	715	53,200	77,180	130,380	0	0.55%	54.97	9.06

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Mundt, William L Mundt, Carla A 1625 Center Street SE Albany, OR 97321	11S-03W-09CB-00406 Site: 1625 Center Street SE	0.10%	\$715	\$48,680	\$94,910	\$143,590	\$0	0.50%	\$54.97	\$9.06
City of Albany P.O. Box 490 Albany, OR 97321	11S-03W-08D-00401 Site: Land only	0.10%	715	105,050	0	105,050	0	0.68%	54.97	9.06
Hedy, C Duane Hedy, Ardys I 3137 17th Avenue SE Albany, OR 97321	11S-03W-09CB-00409 Site: 3137 17th Avenue SE	0.10%	715	50,430	87,750	138,180	0	0.52%	54.97	9.06
Mitchell, David L Mitchell, Tresa M 3277 16th Avenue SE Albany, OR 97321	11S-03W-09CB-00102 Site: 3277 16th Avenue SE	0.10%	715	54,000	98,060	152,060	0	0.47%	54.97	9.06
Hams, Gene E, Co TR Hams, Bernice, Co TR 3202 16th Avenue SE Albany, OR 97321	11S-03W-09CB-00509 Site: 3202 16th Avenue SE	0.10%	715	53,040	89,110	142,150	0	0.50%	54.97	9.06
Howarth, Connie G 3157 17th Avenue SE Albany, OR 97321	11S-03W-09CB-00407 Site: 3157 17th Avenue SE	0.10%	715	54,250	103,490	157,740	0	0.45%	54.97	9.06
City of Albany P.O. Box 490 Albany, OR 97321	11S-03W-09CB-00700 Site: Lehigh Park	0.10%	715	58,360	0	58,360	0	1.23%	54.97	9.06
Federal Home Loan Mortgage Corp c/o Chase Manhattan Mortgage-B Smit 3415 Vision Drive Columbus, OH 43219	11S-03W-09CB-00602 Site: 1599 Lehigh Way SE	0.10%	715	40,960	69,840	110,800	0	0.65%	54.97	9.06
Young, Gene E Young, Sandra H 2710 Pacific Blvd SE Albany, OR 97321	11S-03W-09CB-00501 Site: 3210 16th Avenue SE	0.10%	715	51,010	0	51,010	0	1.40%	54.97	9.06
Henrickson, David D Henrickson, Jill M 3220 16th Avenue SE Albany, OR 97321	11S-03W-09CB-00503 Site: 3220 16th Avenue SE	0.10%	715	54,490	97,300	151,790	0	0.47%	54.97	9.06

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McDermott, B Norman McDermott, Charlotte M 3176 17th Avenue SE Albany, OR 97321	11S-03W-09CB-00505 Site: 3176 17th Avenue SE	0.10%	\$715	\$56,340	\$110,780	\$167,120	\$0	0.43%	\$54.97	\$9.06
Turner, David Robert Turner, Denise De Britto 3232 16th Avenue SE Albany, OR 97321	11S-03W-09CB-00502 Site: 3232 16th Avenue SE	0.10%	715	51,770	73,550	125,320	0	0.57%	54.97	9.06
Tripp, Rodney W Tripp, Martha G P.O. Box 747 Albany, OR 97321	11S-03W-09CB-00600 Site: 1601 Lehigh Way SE	0.10%	715	20,650	45,660	66,310	0	1.08%	54.97	9.06
Kutsch, Elaine W 3106 17th Avenue SE Albany, OR 97321	11S-03W-09CB-00500 Site: 3106 17th Avenue SE	0.10%	715	46,940	80,950	127,890	0	0.56%	54.97	9.06
Nyquist, Roger D 3264 16th Avenue SE Albany, OR 97321	11S-03W-09CB-00510 Site: 3264 16th Avenue SE	0.10%	715	53,390	95,830	149,220	0	0.48%	54.97	9.06
Donckers, Francis E Donckers, Coleen M 3118 17th Avenue SE Albany, OR 97321	11S-03W-09CB-00508 Site: 3118 17th Avenue SE	0.10%	715	50,720	104,540	155,260	0	0.46%	54.97	9.06
Nicholson, Kevin Nicholson, Patti 3130 17th Avenue SE Albany, OR 97321	11S-03W-09CB-00506 Site: 3130 17th Avenue SE	0.10%	715	49,590	77,770	127,360	0	0.56%	54.97	9.06
Michael, Neil C 3154 17th Avenue SE Albany, OR 97321	11S-03W-09CB-00507 Site: 3154 17th Avenue SE	0.10%	715	52,170	86,710	138,880	0	0.51%	54.97	9.06
Proctor, Wilma M, TR 3132 17th Avenue SE Albany, OR 97321	11S-03W-09CB-00504 Site: 3132 17th Avenue SE	0.10%	715	52,770	87,090	139,860	0	0.51%	54.97	9.06
City of Albany P.O. Box 490 Albany, OR 97321	11S-03W-09CC-15400 Site: Land only	0.10%	715	15,390	0	15,390	0	4.65%	54.97	9.06

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Eastburn, Carlton G, TR Revoc Lvg Eastburn, Joanne M, TR Revoc Lvg 3109 18th Avenue SE Albany, OR 97321	11S-03W-09CC-00200 Site: 3109 18th Avenue SE	0.10%	715	49,590	117,060	166,650	0	0.43%	54.97	9.06
Miller, Thomas H Miller, Annette 3115 18th Avenue SE Albany, OR 97321	11S-03W-09CC-00300 Site: 3115 18th Avenue SE	0.10%	715	49,400	95,220	144,620	0	0.49%	54.97	9.06
Mora, Olga Mora, Rafael 2010 Sarah Avenue NW Albany, OR 97321	11S-03W-09CC-00400 Site: 3121 18th Avenue SE	0.10%	715	49,560	95,470	145,030	0	0.49%	54.97	9.06
Herd, David E Herd, Amy J 3137 18th Avenue SE Albany, OR 97321	11S-03W-09CC-00500 Site: 3137 18th Avenue SE	0.10%	715	49,560	97,140	146,700	0	0.49%	54.97	9.06
Hurst, Marion Estelle, TR 3149 18th Avenue SE Albany, OR 97321	11S-03W-09CC-00600 Site: 3149 18th Avenue SE	0.10%	715	49,620	104,260	153,880	0	0.46%	54.97	9.06
Sims, Patrick J Sims, Katherine R 3153 18th Avenue SE Albany, OR 97321	11S-03W-09CC-00700 Site: 3153 18th Avenue SE	0.10%	715	49,150	120,550	169,700	0	0.42%	54.97	9.06
Dryden, Mary F Dryden, Larry W 3165 18th Avenue SE Albany, OR 97321	11S-03W-09CC-00800 Site: 3165 18th Avenue SE	0.10%	715	49,700	117,080	166,780	0	0.43%	54.97	9.06
Keller, Colleen S 3201 18th Avenue SE Albany, OR 97321	11S-03W-09CC-00900 Site: 3201 18th Avenue SE	0.10%	715	50,250	103,170	153,420	0	0.47%	54.97	9.06
Yeh, Henry F Yeh, Mai Sue 3213 18th Avenue SE Albany, OR 97321	11S-03W-09CC-01000 Site: 3213 18th Avenue SE	0.10%	715	50,720	106,540	157,260	0	0.45%	54.97	9.06

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Brown, Vernon C 3225 18th Avenue SE Albany, OR 97321	11S-03W-09CC-01100 Site: 3225 18th Avenue SE	0.10%	\$715	\$50,930	\$106,740	\$157,670	\$0	0.45%	\$54.97	\$9.06
Leffler, Gary R Bradford, Kati C 3237 18th Avenue SE Albany, OR 97321	11S-03W-09CC-01200 Site: 3237 18th Avenue SE	0.10%	715	50,930	100,880	151,810	0	0.47%	54.97	9.06
Pham, Tuan M Le, Tam T 3249 18th Avenue SE Albany, OR 97321	11S-03W-09CC-01300 Site: 3249 18th Avenue SE	0.10%	715	50,930	97,230	148,160	0	0.48%	54.97	9.06
Serra, Joaquin J Serra, Renee K 3259 18th Avenue SE Albany, OR 97321	11S-03W-09CC-01400 Site: 3259 18th Avenue SE	0.10%	715	50,930	111,650	162,580	0	0.44%	54.97	9.06
Springer, John David, TR Springer, Margie, TR 3265 18th Avenue SE Albany, OR 97321	11S-03W-09CC-01500 Site: 3265 18th Avenue SE	0.10%	715	50,930	113,480	164,410	0	0.43%	54.97	9.06
Howell, Craig D Howell, Lauri M 1775 Lehigh Way SE Albany, OR 97321	11S-03W-09CC-08300 Site: Land only	0.10%	715	33,600	76,590	110,190	0	0.65%	54.97	9.06
Christofferson, Chris A Christofferson, Sherri M 3325 18th Place SE Albany, OR 97321	11S-03W-09CC-08200 Site: 3325 18th Place SE	0.10%	715	29,720	84,650	114,370	0	0.63%	54.97	9.06
Warren, David P 3345 18th Place SE Albany, OR 97321	11S-03W-09CC-08100 Site: Land only	0.10%	715	29,650	83,810	113,460	0	0.63%	54.97	9.06
Hedding, Jason C Hedding, Jena M 1785 Lehigh Way SE Albany, OR 97321	11S-03W-09CC-08400 Site: Land only	0.10%	715	30,190	77,650	107,840	0	0.66%	54.97	9.06

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				LAND	IMPROVEMENT	TOTAL				
Lambert, David Bruce 1795 Lehigh Way SE Albany, OR 97321	11S-03W-09CC-08500 Site: 1795 Lehigh Way SE	0.10%	\$715	\$32,290	\$77,750	\$110,040	\$0	0.65%	\$54.97	\$9.06
Covall, Isabel J 229 4th Avenue SE Albany, OR 97321	11S-03W-09CC-00100 Site: 1800 Center Street SE	0.10%	715	51,550	170,900	222,450	0	0.32%	54.97	9.06
Hering, Glenn A Hering, Debra G 3102 18th Avenue SE Albany, OR 97321	11S-03W-09CC-01600 Site: 3102 18th Avenue SE	0.10%	715	50,290	114,810	165,100	0	0.43%	54.97	9.06
Grimps, Glen Grimps, Nancy 3114 18th Avenue SE Albany, OR 97321	11S-03W-09CC-01700 Site: 3114 18th Avenue SE	0.10%	715	49,510	91,490	141,000	0	0.51%	54.97	9.06
Chan, Jesse Sing-Ip Chan, Sheau-Hong 3122 18th Avenue SE Albany, OR 97321	11S-03W-09CC-01800 Site: 3122 18th Avenue SE	0.10%	715	49,510	100,060	149,570	0	0.48%	54.97	9.06
Baker, Gilbert F Baker, Donna L 3136 18th Avenue SE Albany, OR 97321	11S-03W-09CC-01900 Site: 3136 18th Avenue SE	0.10%	715	49,510	105,840	155,350	0	0.46%	54.97	9.06
Hall, Stanley B Hall, Maureen R 3148 18th Avenue SE Albany, OR 97321	11S-03W-09CC-02000 Site: 3148 18th Avenue SE	0.10%	715	50,140	99,100	149,240	0	0.48%	54.97	9.06
Bivens, William D Bivens, Winifred A 3152 18th Avenue SE Albany, OR 97321	11S-03W-09CC-02100 Site: 3152 18th Avenue SE	0.10%	715	50,140	99,320	149,460	0	0.48%	54.97	9.06
Ritchie, Steffany 3164 18th Avenue SE Albany, OR 97321	11S-03W-09CC-02200 Site: 3164 18th Avenue SE	0.10%	715	50,140	103,690	153,830	0	0.46%	54.97	9.06
Desalle, Paul A Desalle, Peggy D 3204 18th Avenue SE Albany, OR 97321	11S-03W-09CC-02300 Site: 3204 18th Avenue SE	0.10%	715	49,810	94,620	144,430	0	0.50%	54.97	9.06

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				LAND	IMPROVEMENT	TOTAL				
Gustafson, Angella M 3340 18th Place SE Albany, OR 97321	11S-03W-09CC-07201 Site: 3340 18th Place SE	0.10%	\$715	\$29,720	\$102,820	\$132,540	\$0	0.54%	\$54.97	\$9.06
Kniebuehler, Gregory A Kniebuehler, Tracy C 3212 18th Avenue SE Albany, OR 97321	11S-03W-09CC-02400 Site: 3212 18th Avenue SE	0.10%	715	49,470	104,890	154,360	0	0.46%	54.97	9.06
Volbeda, Darren R Volbeda, Winnie E 3310 18th Place SE Albany, OR 97321	11S-03W-09CC-08600 Site: 3310 18th Place SE	0.10%	715	32,080	70,910	102,990	0	0.69%	54.97	9.06
Hawkins, Mildred A 3224 18th Avenue SE Albany, OR 97321	11S-03W-09CC-02500 Site: 3224 18th Avenue SE	0.10%	715	49,750	100,130	149,880	0	0.48%	54.97	9.06
Geomans, George Geomans, Shannon 3320 18th Place Albany, OR 97321	11S-03W-09CC-08900 Site: 3320 18th Place	0.10%	715	29,610	83,900	113,510	0	0.63%	54.97	9.06
Martinak, Paul M Martinak, Kathleen E 3236 18th Avenue SE Albany, OR 97321	11S-03W-09CC-02600 Site: 3236 18th Avenue SE	0.10%	715	50,050	94,110	144,160	0	0.50%	54.97	9.06
Jansen, Chris M Jansen, Kimra D 3248 18th Avenue SE Albany, OR 97321	11S-03W-09CC-02700 Site: 3248 18th Avenue SE	0.10%	715	50,050	96,980	147,030	0	0.49%	54.97	9.06
Stone, Michael A Stone, Tammy S 3256 18th Avenue SE Albany, OR 97321	11S-03W-09CC-02800 Site: 3256 18th Avenue SE	0.10%	715	50,410	105,510	155,920	0	0.46%	54.97	9.06
Graham, Ralph L Graham, Debra R 3268 18th Avenue SE Albany, OR 97321	11S-03W-09CC-02900 Site: 3268 18th Avenue SE	0.10%	715	50,590	112,880	163,470	0	0.44%	54.97	9.06
Metzger, Brian Metzger, Angie 1810 Center Street SE Albany, OR 97321	11S-03W-09CC-07300 Site: 1810 Center Street SE	0.10%	715	49,550	106,910	156,460	0	0.46%	54.97	9.06

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				LAND	IMPROVEMENT	TOTAL				
Matta, Richard A Matta, Michelle L 1825 Lehigh Way SE Albany, OR 97321	11S-03W-09CC-08700 Site: Land only	0.10%	\$715	\$30,720	\$89,760	\$120,480	\$0	0.59%	\$54.97	\$9.06
Marquis, James L Marquis, Barbara J 3101 19th Avenue SE Albany, OR 97321	11S-03W-09CC-09000 Site: 3101 19th Avenue SE	0.10%	715	51,000	116,450	167,450	0	0.43%	54.97	9.06
Schiller, Manfred Schiller, Claudine M J 3113 19th Avenue SE Albany, OR 97321	11S-03W-09CC-09100 Site: 3113 19th Avenue SE	0.10%	715	50,370	102,080	152,450	0	0.47%	54.97	9.06
Herring, Shirley W, TR 3125 19th Avenue SE Albany, OR 97321	11S-03W-09CC-09200 Site: 3125 19th Avenue SE	0.10%	715	50,680	97,760	148,440	0	0.48%	54.97	9.06
Nicholson, Darren 3133 19th Avenue SE Albany, OR 97321	11S-03W-09CC-09300 Site: 3133 19th Avenue SE	0.10%	715	51,000	99,060	150,060	0	0.48%	54.97	9.06
Owen, Dale A Owen, Cyndee M 3155 19th Avenue SE Albany, OR 97321	11S-03W-09CC-09400 Site: 3155 19th Avenue SE	0.10%	715	52,230	129,260	181,490	0	0.39%	54.97	9.06
Reece, Brian D Reece, Shelley R 1835 Lehigh Way SE Albany, OR 97321	11S-03W-09CC-08800 Site: 1835 Lehigh Way SE	0.10%	715	32,340	80,500	112,840	0	0.63%	54.97	9.06
Nelson, Dennis R Nelson, Connie J 3169 19th Avenue SE Albany, OR 97321	11S-03W-09CC-09500 Site: 3169 19th Avenue SE	0.10%	715	51,150	95,470	146,620	0	0.49%	54.97	9.06
Haima, Alan D Haima, Dawn E 3171 19th Avenue SE Albany, OR 97321	11S-03W-09CC-09600 Site: 3171 19th Avenue SE	0.10%	715	51,150	129,730	180,880	0	0.40%	54.97	9.06
Dey, Rolyn P Dey, Janis E 3203 19th Avenue SE Albany, OR 97321	11S-03W-09CC-09700 Site: 3203 19th Avenue SE	0.10%	715	53,000	100,710	153,710	0	0.47%	54.97	9.06

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Loewen, Alexia 3215 19th Avenue SE Albany, OR 97321	11S-03W-09CC-09800 Site: 3215 19th Avenue SE	0.10%	715	\$51,000	\$95,060	\$146,060	\$0	0.49%	\$54.97	\$9.06
Webster, E H Webster, Eunice 3229 19th Avenue SE Albany, OR 97321	11S-03W-09CC-09900 Site: 3229 19th Avenue SE	0.10%	715	51,310	104,330	155,640	0	0.46%	54.97	9.06
Middlestadt, Ronald P Middlestadt, Michiko 3237 19th Avenue SE Albany, OR 97321	11S-03W-09CC-10000 Site: 3237 19th Avenue SE	0.10%	715	51,780	122,100	173,880	0	0.41%	54.97	9.06
Voegele, Oscar Voegele, Margaret 3245 19th Avenue SE Albany, OR 97321	11S-03W-09CC-10100 Site: 3245 19th Avenue SE	0.10%	715	51,090	124,840	175,930	0	0.41%	54.97	9.06
Lack, Randy S Lack, Dani K 3253 19th Avenue SE Albany, OR 97321	11S-03W-09CC-10200 Site: 3253 19th Avenue SE	0.10%	715	49,690	108,190	157,880	0	0.45%	54.97	9.06
Combs, Richelle M 3269 19th Avenue SE Albany, OR 97321	11S-03W-09CC-10300 Site: 3269 19th Avenue SE	0.10%	715	52,090	99,270	151,360	0	0.47%	54.97	9.06
Rediger, Todd E 1820 Center Street SE Albany, OR 97321	11S-03W-09CC-07400 Site: 1820 Center Street SE	0.10%	715	49,550	118,730	168,280	0	0.42%	54.97	9.06
Heintzman, Staci L Yutzie, Jason 1845 Lehigh Way SE Albany, OR 97321	11S-03W-09CC-07200 Site: 1845 Lehigh Way SE	0.10%	715	30,630	90,370	121,000	0	0.59%	54.97	9.06
Dowell, Daniel Fisher, Erin 3323 19th Place SE Albany, OR 97321	11S-03W-09CC-11900 Site: 3323 19th Place SE	0.10%	715	33,340	94,310	127,650	0	0.56%	54.97	9.06
PMI Mortgage Co 601 Montgomery Street San Francisco, CA 94111	11S-03W-09CC-12000 Site: 3347 19th Place SE	0.10%	715	32,880	76,900	109,780	0	0.65%	54.97	9.06

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Cooley, Sonia R 1230 NW Pulver Lane Albany, OR 97321	11S-03W-09CC-11700 Site: 1855 Lehigh Way SE	0.10%	\$715	\$30,630	\$71,030	\$101,660	\$0	0.70%	\$54.97	\$9.06
Johnson, Bonnie S 1840 Center Street SE Albany, OR 97321	11S-03W-09CC-07500 Site: 1840 Center Street SE	0.10%	715	49,550	97,750	147,300	0	0.49%	54.97	9.06
Atkins, James M Atkins, Katrina M 1865 Lehigh Way SE Albany, OR 97321	11S-03W-09CC-11800 Site: 1865 Lehigh Way SE	0.10%	715	31,870	100,560	132,430	0	0.54%	54.97	9.06
McCrary, Donald R McCrary, Linda M 3106 19th Avenue SE Albany, OR 97321	11S-03W-09CC-05800 Site: 3106 19th Avenue SE	0.10%	715	51,700	121,800	173,500	0	0.41%	54.97	9.06
Gardner, Ian Gardner, Robin 3118 19th Avenue SE Albany, OR 97321	11S-03W-09CC-11600 Site: 3118 19th Avenue SE	0.10%	715	49,900	97,700	147,600	0	0.48%	54.97	9.06
Olson, Kathryn E 3126 19th Avenue SE Albany, OR 97321	11S-03W-09CC-11500 Site: 3126 19th Avenue SE	0.10%	715	49,820	109,520	159,340	0	0.45%	54.97	9.06
Landis, Cheryl Anne 3138 19th Avenue SE Albany, OR 97321	11S-03W-09CC-11400 Site: 3138 19th Avenue SE	0.10%	715	49,820	107,730	157,550	0	0.45%	54.97	9.06
Desalvo, Joseph N Desalvo, Evelyn E 3154 19th Avenue SE Albany, OR 97321	11S-03W-09CC-11300 Site: Land only	0.10%	715	49,980	107,990	157,970	0	0.45%	54.97	9.06
Smith, David Bonner Smith, Patricia Ann 3168 19th Avenue SE Albany, OR 97321	11S-03W-09CC-11200 Site: 3168 19th Avenue SE	0.10%	715	49,900	114,730	164,630	0	0.43%	54.97	9.06
Handy, Kevin Handy, Jennifer 3174 19th Avenue SE Albany, OR 97321	11S-03W-09CC-11100 Site: 3174 19th Avenue SE	0.10%	715	50,140	106,190	156,330	0	0.46%	54.97	9.06

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Nathman, Donald E Nathman, Christy A 3202 19th Avenue SE Albany, OR 97321	11S-03W-09CC-11000 Site: 3202 19th Avenue SE	0.10%	\$715	\$50,140	\$117,710	\$167,850	\$0	0.43%	\$54.97	\$9.06
Sullivan, John M Sullivan, Susan E 3214 19th Avenue SE Albany, OR 97321	11S-03W-09CC-10900 Site: 3214 19th Avenue SE	0.10%	715	49,140	106,410	155,550	0	0.46%	54.97	9.06
Rhoades, Jeanette L 3344 19th Place SE Albany, OR 97321	11S-03W-09CC-12100 Site: 3344 19th Place SE	0.10%	715	31,090	75,210	106,300	0	0.67%	54.97	9.06
Zoon, Harvey H Zoon, Elizabeth B 3226 19th Avenue SE Albany, OR 97321	11S-03W-09CC-10800 Site: 3226 19th Avenue SE	0.10%	715	50,140	110,980	161,120	0	0.44%	54.97	9.06
Wright, Edward B Wright, Marjorie B 1850 Center Street SE Albany, OR 97321	11S-03W-09CC-07600 Site: 1850 Center Street SE	0.10%	715	49,550	106,320	155,870	0	0.46%	54.97	9.06
Nofziger, Aaron C Nofziger, Wendy 3234 19th Avenue SE Albany, OR 97321	11S-03W-09CC-10700 Site: 3234 19th Avenue SE	0.10%	715	49,780	96,140	145,920	0	0.49%	54.97	9.06
Spaulding, Glen E & Carolyn J Draper, Barbara 3242 19th Avenue SE Albany, OR 97321	11S-03W-09CC-10600 Site: 3242 19th Avenue SE	0.10%	715	46,900	109,550	156,450	0	0.46%	54.97	9.06
Boyer, Pete N Boyer, Jennifer M 1955 Lehigh Way SE Albany, OR 97321	11S-03W-09CC-12300 Site: 1955 Lehigh Way	0.10%	715	35,550	94,570	130,120	0	0.55%	54.97	9.06
McCown, James A 3250 19th Avenue SE Albany, OR 97321	11S-03W-09CC-10500 Site: 3250 19th Avenue SE	0.10%	715	48,820	113,010	161,830	0	0.44%	54.97	9.06
Matthews, Dorothy 3326 19th Place SE Albany, OR 97321	11S-03W-09CC-12200 Site: 3326 19th Place SE	0.10%	715	30,100	73,490	103,590	0	0.69%	54.97	9.06

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Lawrence, Robert W Lawrence, Carrie R 3266 19th Avenue SE Albany, OR 97321	11S-03W-09CC-10400 Site: 3266 19th Avenue SE	0.10%	\$715	\$49,820	\$106,560	\$156,380	\$0	0.46%	\$54.97	\$9.06
Leebeck, Christopher E Leebeck, Anna N 1959 Lehigh Way SE Albany, OR 97321	11S-03W-09CC-12400 Site: 1959 Lehigh Way	0.10%	715	32,350	71,200	103,550	0	0.69%	54.97	9.06
Holt, Larry L Holt, Lynda K 3105 20th Avenue SE Albany, OR 97321	11S-03W-09CC-05700 Site: 3105 20th Avenue SE	0.10%	715	51,780	132,430	184,210	0	0.39%	54.97	9.06
Whitney, Mark A Whitney, Tanya L 3117 20th Avenue SE Albany, OR 97321	11S-03W-09CC-05600 Site: 3117 20th Avenue SE	0.10%	715	50,470	109,440	159,910	0	0.45%	54.97	9.06
Tress, Craig A Tress, Lisa S 3123 20th Avenue SE Albany, OR 97321	11S-03W-09CC-05500 Site: 3123 20th Avenue SE	0.10%	715	50,140	117,030	167,170	0	0.43%	54.97	9.06
Cole, Karen V 1860 Center Street SE Albany, OR 97321	11S-03W-09CC-07700 Site: 1860 Center Street SE	0.10%	715	48,400	109,590	157,990	0	0.45%	54.97	9.06
Jansen, Vernon E Jansen, Diana J 3135 20th Avenue SE Albany, OR 97321	11S-03W-09CC-05400 Site: 3135 20th Avenue SE	0.10%	715	49,790	115,090	164,880	0	0.43%	54.97	9.06
Jansen, Dean F Jansen, Michelle 3147 20th Avenue SE Albany, OR 97321	11S-03W-09CC-05300 Site: 3147 20th Avenue SE	0.10%	715	49,640	119,810	169,450	0	0.42%	54.97	9.06
Wheaton, Melvin L, II Wheaton, Martha J 3151 20th Avenue SE Albany, OR 97321	11S-03W-09CC-05200 Site: 3151 20th Avenue SE	0.10%	715	49,640	103,870	153,510	0	0.47%	54.97	9.06
Ray, Alan L, TR Ray, Ola Mae, TR 3163 20th Avenue SE Albany, OR 97321	11S-03W-09CC-05100 Site: 3163 20th Avenue SE	0.10%	715	49,680	118,580	168,260	0	0.42%	54.97	9.06

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Ma, Yong Bo Ma, Qui Xia 1963 Lehigh Way SE Albany, OR 97321	11S-03W-09CC-12500 Site: 1963 Lehigh Way SE	0.10%	\$715	\$31,230	\$77,810	\$109,040	\$0	0.66%	\$54.97	\$9.06
Gibson, Forrest K Gibson, Dawn R 3207 20th Avenue SE Albany, OR 97321	11S-03W-09CC-05001 Site: 3207 20th Avenue SE	0.10%	715	49,840	103,320	153,160	0	0.47%	54.97	9.06
Glenn, Dana L Glenn, Janet M 3211 20th Avenue SE Albany, OR 97321	11S-03W-09CC-04900 Site: 3211 20th Avenue SE	0.10%	715	50,140	100,090	150,230	0	0.48%	54.97	9.06
Morton, David Wayne Morton, Sandy Jo 3223 20th Avenue SE Albany, OR 97321	11S-03W-09CC-04800 Site: 3223 20th Avenue SE	0.10%	715	49,810	103,390	153,200	0	0.47%	54.97	9.06
Haroldson, John M 3235 20th Avenue SE Albany, OR 97321	11S-03W-09CC-04700 Site: 3235 20th Avenue SE	0.10%	715	49,510	103,570	153,080	0	0.47%	54.97	9.06
VanHandel, Helen J, TR, Revocable 3247 20th Avenue SE Albany, OR 97321	11S-03W-09CC-04600 Site: 3247 20th Avenue SE	0.10%	715	49,510	109,360	158,870	0	0.45%	54.97	9.06
King, Lance King, Stephanie J 3255 20th Avenue SE Albany, OR 97321	11S-03W-09CC-04500 Site: 3255 20th Avenue SE	0.10%	715	49,510	90,970	140,480	0	0.51%	54.97	9.06
Atkins, James V Atkins, Madelyn K 3267 20th Avenue SE Albany, OR 97321	11S-03W-09CC-04400 Site: 3267 20th Avenue SE	0.10%	715	46,940	103,020	149,960	0	0.48%	54.97	9.06
Scofield, James C 3327 20th Place SE Albany, OR 97321	11S-03W-09CC-12800 Site: 3327 20th Place SE	0.10%	715	31,610	102,770	134,380	0	0.53%	54.97	9.06
Welker, Richard C Welker, Joann P.O. Box 1032 Albany, OR 97321	11S-03W-09CC-12900 Site: 3343 20th Place SE	0.10%	715	25,120	0	25,120	0	2.85%	54.97	9.06

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Brothen, Robert A Brothen, Sheila M 1967 Lehigh Way SE Albany, OR 97321	11S-03W-09CC-12600 Site: 1967 Lehigh Way SE	0.10%	\$715	\$31,400	\$102,820	\$134,220	\$0	0.53%	\$54.97	\$9.06
Martin, Donald L Martin, Mary K 1880 Center Street SE Albany, OR 97321	11S-03W-09CC-07800 Site: 1880 Center Street SE	0.10%	715	49,430	117,440	166,870	0	0.43%	54.97	9.06
Merton, Trent D Merton, Danielle R 1977 Lehigh Way SE Albany, OR 97321	11S-03W-09CC-12700 Site: 1977 Lehigh Way SE	0.10%	715	34,710	94,340	129,050	0	0.55%	54.97	9.06
Pilkenton, Craig S Pilkenton, Sharon D 1900 Center Street SE Albany, OR 97321	11S-03W-09CC-07900 Site: 1900 Center Street SE	0.10%	715	51,370	115,940	167,310	0	0.43%	54.97	9.06
Swander, Wilfred Swander, Lorene 3104 20th Avenue SE Albany, OR 97321	11S-03W-09CC-05900 Site: 3104 20th Avenue SE	0.10%	715	51,220	138,730	189,950	0	0.38%	54.97	9.06
Quesenberry, Tara L Quesenberry, Jeffrey S 3116 20th Avenue SE Albany, OR 97321	11S-03W-09CC-06000 Site: 3116 20th Avenue SE	0.10%	715	50,820	111,230	162,050	0	0.44%	54.97	9.06
Leahy, Dennis M Leahy, Deborah S 3124 20th Avenue SE Albany, OR 97321	11S-03W-09CC-06100 Site: 3124 20th Avenue SE	0.10%	715	50,820	110,820	161,640	0	0.44%	54.97	9.06
Loron, Wayne O Loron, Mary E 3134 20th Avenue SE Albany, OR 97321	11S-03W-09CC-06200 Site: 3134 20th Avenue SE	0.10%	715	49,820	113,170	162,990	0	0.44%	54.97	9.06
Schmidt, Jack A Schmidt, Lori G 3146 20th Avenue SE Albany, OR 97321	11S-03W-09CC-06300 Site: 3146 20th Avenue SE	0.10%	715	50,650	112,690	163,340	0	0.44%	54.97	9.06
Welker, Richard C Welker, Joann P.O. Box 1032 Albany, OR 97321	11S-03W-09CC-13000 Site: 3346 20th Avenue SE	0.10%	715	25,320	0	25,320	0	2.82%	54.97	9.06

FINANCIAL INVESTIGATION REPORT - SECTIONS 1 & 2
 Lehigh / Riderwood Access Road LID
 Revised August 30, 2001

OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	FINAL TOTAL ASSESSMENTS	Assessed Valuation as of Sept. 2000 *****TRUE CASH VALUE 2000/2001*****			OTHER ASMNTS	ASMNT % TO TCV	10 YEAR SEMI-ANNUAL PAYMENT AT 9%	10 YEAR MONTHLY PAYMT AT 9%
				LAND	IMPROVEMENT	TOTAL				
Maceria, Luis O Maceria, Thelma M 3150 20th Avenue SE Albany, OR 97321	11S-03W-09CC-06400 Site: 3150 20th Avenue SE	0.10%	\$715	\$50,200	\$117,790	\$167,990	\$0	0.43%	\$54.97	\$9.06
Schable, Janice K 3162 20th Avenue SE Albany, OR 97321	11S-03W-09CC-06500 Site: 3162 20th Avenue SE	0.10%	715	50,110	115,010	165,120	0	0.43%	54.97	9.06
Jiminez, Anthony M Jiminez, Rhonda E 2003 Lehigh Way SE Albany, OR 97321	11S-03W-09CC-13200 Site: 2003 Lehigh Way SE	0.10%	715	31,720	116,500	148,220	0	0.48%	54.97	9.06
Welker, Richard C Welker, Joann P.O. Box 1032 Albany, OR 97321	11S-03W-09CC-13100 Site: 3824 20th Place SE	0.10%	715	24,010	0	24,010	0	2.98%	54.97	9.06
Romancier, Robert A Romancier, Babette X 3206 20th Avenue SE Albany, OR 97321	11S-03W-09CC-06600 Site: 3206 20th Avenue SE	0.10%	715	49,810	117,980	167,790	0	0.43%	54.97	9.06
Fenwick, James P, Jr. Fenwick, Tahna 3218 20th Avenue SE Albany, OR 97321	11S-03W-09CC-06700 Site: 3218 20th Avenue SE	0.10%	715	49,570	119,360	168,930	0	0.42%	54.97	9.06
Mckee, Robert W 3238 20th Avenue SE Albany, OR 97321	11S-03W-09CC-06800 Site: 3238 20th Avenue SE	0.10%	715	49,480	121,060	170,540	0	0.42%	54.97	9.06
Cramer, Paul B Cramer, Mendel R 3246 20th Avenue SE Albany, OR 97321	11S-03W-09CC-06900 Site: 3246 20th Avenue SE	0.10%	715	49,500	97,600	147,100	0	0.49%	54.97	9.06
Jiminez, Arnold Jiminez, Molly A 3252 20th Avenue SE Albany, OR 97321	11S-03W-09CC-07000 Site: 3252 20th Avenue SE	0.10%	715	49,510	118,610	168,120	0	0.43%	54.97	9.06
Marek, Richard A Marek, Charity J 3264 20th Avenue SE Albany, OR 97321	11S-03W-09CC-07100 Site: 3264 20th Avenue SE	0.10%	715	48,510	94,930	143,440	0	0.50%	54.97	9.06

FINANCIAL INVESTIGATION REPORT - SECTIONS 1 & 2
 Lehigh / Riderwood Access Road LID
 Revised August 30, 2001

OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	FINAL TOTAL ASSESSMENTS	Assessed Valuation as of Sept. 2001 *****TRUE CASH VALUE 2000/2001*****			OTHER ASMNTS	ASMNT % TO TCV	10 YEAR SEMI-ANNUAL PAYMENT AT 9%	10 YEAR MONTHLY PAYMT AT 9%
				LAND	IMPROVEMENT	TOTAL				
Pollard, Donald R Pollard, Shannon J 15868 W Meadow Lane Sisters, OR 97759	11S-03W-09CC-08000 Site: 1910 Center Street SE	0.10%	\$715	\$52,750	\$121,050	\$173,800	\$0	0.41%	\$54.97	\$9.06
McCormick, Michael L McCormick, Doreen Y 2007 Lehigh Way SE Albany, OR 97321	11S-03W-09CC-13300 Site: 2007 Lehigh Way SE	0.10%	715	29,190	83,610	112,800	0	0.63%	54.97	9.06
Scavone, Joe J Workman, Jean A 2011 Lehigh Way SE Albany, OR 97321	11S-03W-09CC-13400 Site: 2011 Lehigh Way SE	0.10%	715	29,190	83,630	112,820	0	0.63%	54.97	9.06
Vogt, Gordon E, Jr Vogt, Karen J Mitchell, Bob G P.O. Box 1002 Albany, OR 97321	11S-03W-09BC-13700 Site: 3152 Wayside Court SE No values available from the County	0.10%	715	0	0	0	0	0.00%	54.97	9.06
Vogt, Gordon E, Jr Vogt, Karen J Mitchell, Bob G P.O. Box 1002 Albany, OR 97321	11S-03W-09BC-13800 Site: 3162 Wayside Court SE No values available from the County	0.10%	715	0	0	0	0	0.00%	54.97	9.06
Vogt, Gordon E, Jr Vogt, Karen J Mitchell, Bob G P.O. Box 1002 Albany, OR 97321	11S-03W-09BC-13900 Site: 3172 Wayside Court SE No values available from the County	0.10%	715	0	0	0	0	0.00%	54.97	9.06
Vogt, Gordon E, Jr Vogt, Karen J Mitchell, Bob G P.O. Box 1002 Albany, OR 97321	11S-03W-09BC-14000 Site: 3182 Wayside Court SE No values available from the County	0.10%	715	0	0	0	0	0.00%	54.97	9.06
Vogt, Gordon E, Jr Vogt, Karen J Mitchell, Bob G P.O. Box 1002 Albany, OR 97321	11S-03W-09BC-14100 Site: 3192 Wayside Court SE No values available from the County	0.10%	715	0	0	0	0	0.00%	54.97	9.06
Tripp, Rodney W Tripp, Martha G P.O. Box 747 Albany, OR 97321	11S-03W-09CB-00603 Site: Land only	0.10%	715	13,760	0	13,760	0	5.20%	54.97	9.06
Tripp, Rodney W Tripp, Martha G P.O. Box 747 Albany, OR 97321	11S-03W-09CB-00604 Site: Land only	0.10%	715	17,690	0	17,690	0	4.04%	54.97	9.06
TOTALS.....		100.00%	\$689,725.34	\$15,608,160	\$26,600,180	\$42,208,340	\$0	1.63%	\$21,881.50	\$3,606.30

\$689,725.34

\$437,630.00

\$432,756.00

Project assesses for street access only.

FINANCIAL INVESTIGATION REPORT (Cont.)
Lehigh / Riderwood Access L.I.D.
(Original Report from October 19, 1999)

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 remain constant at 95 percent of current taxes levied.

Section 5. Real estate value trends in the area.

Real estate values within the City remain high. Building activity remains strong, however this is expected to decrease during FY 1999-2000.

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.

If the proposed local improvement districts (LID) are approved, there is a potential for several LID borrowings in 1999-2000. LIDs for 53rd Avenue, Grand Prairie, and several smaller consolidated projects are being considered.

Section 9. Estimated cost of financing.

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

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

This is a well-established neighborhood with houses on most lots. The lots are owned by many individuals. These assessments represent about one-half of one percent of the value of the property.