

ORDINANCE NO. 5002

AN ORDINANCE CREATING AN ECONOMIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH ORS 223.112-223.132.

WHEREAS, the City Council of the City of Albany previously adopted Resolution No. 3145 on March 11, 1992, in which it was announced that the City intended to create a voluntary Economic Improvement District in the downtown area as of July 1, 1992; and

WHEREAS, a public hearing in the matter of establishing such a district was held before the Albany City Council on April 8, 1992; and

WHEREAS, ORS 223.112-223.132 permits the creation of Economic Improvement Districts, NOW, THEREFORE,

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

Section 1. Project Description: This Economic Improvement District is hereby created to provide stable funding for the Albany Downtown Association. The funds generated shall be used to enable the Association to assist the City in the planning or management of development or improvement activities; landscaping or other maintenance of public areas; promotion of commercial activities or events; activities in support of business recruitment and development; improvements in parking systems or parking enforcement; and to fund the salary and payroll taxes for the Association's professional staff as well as the other miscellaneous expenses which will be incurred by the Association in furtherance of the above referenced activities.

Section 2. Preliminary Estimate of Cost. It is proposed that the preliminary estimate of the probable cost of the Economic improvements referred to above, will be as follows for each of the years that this district is in place:

1. 1992-1993	\$ 30,000
2. 1993-1994	\$ 31,500
3. 1994-1995	\$ 33,075
4. 1995-1996	\$ 34,725
5. 1996-1997	\$ 36,465

Section 3. Proposed Formula for Apportioning Costs. The amount of the assessment will be \$1.34 per \$1,000 assessed valuation with a 5% increase each year.

Section 4. Boundary of Economic Improvement District. The boundary of the Economic Improvement District shall be defined as an area beginning at a point at the most northwesterly corner of the Tax Lot No. 11-4W-1DD-200; thence southerly along the most westerly property line a distance of 542 feet more or less to the intersection of the north line of First Avenue; thence southerly along the centerline of Calapooia Street 1,030 feet; thence easterly along the centerline of Block 26, 181 feet; thence southerly 133 feet to the centerline of Fifth Avenue; thence easterly to the centerline of Broadalbin Street; thence southerly to the centerline of Sixth Avenue; thence easterly to the centerline of Block 49; thence southerly to the centerline of Eighth Avenue; thence easterly to the centerline of Ellsworth Street; thence southerly to the centerline of Ninth Avenue; thence easterly to the centerline of Lyon Street; thence northerly to the centerline of Seventh

Avenue; thence easterly 150 feet; thence northerly 440 feet; thence easterly 182 feet to the centerline of Baker Street; thence northerly to the centerline of Fourth Avenue; thence easterly to the centerline of Railroad Street; thence northerly to the most southerly boundary of the Willamette River; thence running upstream along said river westerly along the most southerly boundary to the point of beginning. A map showing the approximate location of the Economic Improvement District is attached hereto as Exhibit "A" and by this reference incorporated herein. Should any discrepancy exist between the map and the written description set forth above, the description shall control.

Section 5. Term. This assessment will be levied for a term of five (5) years.

Section 6. Notice of Public Hearing; Hearing. On March 11, 1992, the City Council of the City of Albany adopted Resolution No. 3145. This Resolution provided for Notices to be mailed or delivered personally to affected property owners and announced the intention of the Council to undertake this Economic Improvement District and to assess benefitted properties for the cost. The Notice set the hearing for Wednesday, May 27, 1992, at 7:15 p.m. in City Hall II Council Room, Upstairs, 250 Broadalbin S.W., Albany, Oregon. The Notice also set forth a description of the proposed project, a preliminary estimate of its costs, a description of the formula for apportioning the proposed cost to specially benefitted properties, the proposed term of the District, and further advise the recipients of their right to remonstrate against the creation of the Economic Improvement District by writing to the City on or before May 27, 1992. The Notice also informed the recipients that the City Council would consider their failure to respond to that Notice as an approval of the proposed assessment and a specific request for Economic Improvement District services. Thereafter, a hearing was held at the time, date, and place referred to above and remonstrances were received. Said remonstrances did not exceed the thirty-three percent (33%) level which would bar creation of the Improvement District pursuant to ORS 223.118(a).

Section 7. Voluntary Nature of Assessment, Exclusion of Property. Pursuant to ORS 223.118, the Economic Improvement project described above shall be undertaken but assessments shall not be levied on any lot or parcel of property in those instances where the owner of that property submitted written objections at the aforesaid public hearing. Such properties are hereby excluded from assessment and the individual property and assessment data hereinafter set forth shall recognize such exclusion. The formula for assessment referred to in Section 3 shall be used to determine the particular assessment on each property to be assessed and as a consequence, the actual amount levied will be reduced accordingly from the preliminary estimate referred to in Section 2 above.

Section 8. Limitations. The City shall not be authorized to:

- (a) Levy assessments in an Economic Improvement District in any year to exceed one percent (1%) of the true cash value of the all the real property located within the District.
- (b) Include within the Economic Improvement District, any area of the City that is not zoned for commercial or industrial use.
- (c) Levy assessments on residential real property or any portion of a structure used for residential purposes.

Section 9. Individual Property and Assessment Data. Individual Property and assessment data is set forth in the sheets attached hereto as Exhibit "B" and by this reference incorporated herein.

Section 10. Notice of Proposed Assessment. Notice of the proposed assessment referred to above shall be mailed or personally delivered to the owner of each lot to be assessed, which notice shall state the amount of the assessment proposed on the property of the owner receiving the Notice.

Section 11. Docketing of Liens. 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.

Passed by Council: May 27, 1992

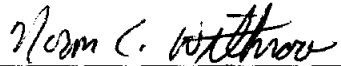
Approved by Mayor: May 27, 1992

Effective Date: June 27, 1992



Mayor

ATTEST:



Deputy City Recorder

REN92.WK1

05/27/92
02:27 PM

EID REMONSTRANCES OF VOLUNTARY ASSESSMENT PROPOSAL

Owner	Account#	Taxlot #.....	Taxdata #	1992-93
AVERY, ROBERT G	AEID000001S	11-03W-06CC-00400	0080602	60.54
AVERY, ROBERT G	AEID000002S	11-03W-06CC-00401	0414090	55.01
CENTRAL LABOR TEMPLE	AEID000116S	11-03W-06CD-03200	0082061	59.56
CENTRAL LABOR TEMPLE	AEID000117S	11-03W-06CD-03201	0082079	27.76
CHAPMAN, ROBERT F	AEID000206S	11-04W-01DD-02100	0130241	90.44
DAVIS TRUST, BURTON J	AEID000118S	11-03W-06CD-04000	0082145	53.71
DAVIS TRUST, BURTON J	AEID000119S	11-03W-06CD-04200	0082186	141.56
DAVIS TRUST, KEN & MARY	AEID000120S	11-03W-06CD-04300	0082194	32.29
DAVIS TRUST, KEN & MARY	AEID000121S	11-03W-06CD-04400	0082202	5.01
FRENCH, ALBERT F	AEID000061S	11-03W-06CC-07900	0081352	72.20
FRENCH, ALBERT F	AEID000062S	11-03W-06CC-07901	0755732	84.45
GREENOUGH, QUENTIN	AEID000073S	11-03W-06CC-09000	0081469	29.80
GREENOUGH, QUENTIN	AEID000074S	11-03W-06CC-09100	0081477	280.13
GREENOUGH, QUENTIN	AEID000075S	11-03W-06CC-09200	0081485	37.90
HEWS, DR RICHARD	AEID000180S	11-03W-07BB-06100	0091609	189.50
HEWS, RICHARD D	AEID000115S	11-03W-06CC-11202	0343976	62.71
HEWS, RICHARD	AEID000172S	11-03W-07BB-06200	0091617	12.26
HEWS, RICHARD	AEID000173S	11-03W-07BB-06201	0091625	12.26
KKKR & CO	AEID000112S	11-03W-06CD-01900	0081949	210.43
LC-F	AEID000068S	11-03W-06CC-08500	0081410	84.57
LC-F	AEID000069S	11-03W-06CC-08600	0081428	28.62
LC-F	AEID000070S	11-03W-06CC-08700	0081436	58.45
LYNN, ALLAN D & CHARLOTTE	AEID000200S	11-04W-01DD-00600	0130159	557.35
MIKKELSON, ROBERT H	AEID000156S	11-03W-07BB-02800	0091260	153.54
MIKKELSON, ROBERT H	AEID000157S	11-03W-07BB-02801	0091278	26.88
PEARCE JR TR, JACK B	AEID000181S	11-03W-07BB-09800	0091997	32.17
PHILLIPS, JACK	AEID000066S	11-03W-06CC-08300	0081394	168.56
REINERS, STELLA M	AEID000019S	11-03W-06CC-02500	0080826	90.53
RIPPEY INVESTMENT CO	AEID000176S	11-03W-07BB-05801	0091567	12.27
RIPPEY INVESTMENT CO	AEID000177S	11-03W-07BB-05900	0091575	216.61
SCOTT, ROBERT T & NORMAN	AEID000158S	11-03W-07BB-03100	0091302	234.45
SCOTT, ROBERT T & NORMAN	AEID000159S	11-03W-07BB-03200	0091310	37.33

32 PROPERTIES

3,218.85

= 10.752

Owner	Account#	Taxlot #.....	Taxdata #	1992-93	1993-94	1994-95	1995-96	1996-97
1ST & ELLSWORTH LIMITED	AEID000022S	11-03W-06CC-03100	0080883	128.16	134.57	141.30	148.37	155.79
500 LYON STREET CORP	AEID000145S	11-03W-07BA-01000	0089843	160.76	168.80	177.24	186.10	195.41
500 LYON STREET CORP	AEID000144S	11-03W-07BA-01800	0089926	31.74	33.33	35.00	36.75	38.59
500 LYON STREET CORP	AEID000146S	11-03W-07BA-01900	0089934	25.47	26.74	28.08	29.48	30.95
AASUN FUNERAL HOME	AEID000197S	11-03W-07BC-02100	0092672	329.99	346.49	363.81	382.00	401.10
AASUN FUNERAL HOME	AEID000196S	11-03W-07BC-02101	0092680	73.85	77.54	81.42	85.49	89.76
ALBANY MULTIPLE LISTING	AEID000093S	11-03W-06CC-11300	0081691	77.83	81.72	85.81	90.10	94.61
ALBANY OPTOMETRIC CENTER	AEID000044S	11-03W-06CC-05700	0081154	69.37	72.84	76.48	80.30	84.32
ALBANY PROPERTIES INC	AEID000162S	11-03W-07BB-04200	0091401	97.69	102.57	107.70	113.09	118.74
ALBANY PROPERTIES INC	AEID000164S	11-03W-07BB-04400	0091435	57.49	60.36	63.38	66.55	69.88
ALBANY PROPERTIES INC	AEID000163S	11-03W-07BB-04500	0091443	30.83	32.37	33.99	35.69	37.47
ALBANY PROPERTIES INC	AEID000165S	11-03W-07BB-05000	0091492	584.70	613.94	644.64	676.87	710.71
ALBANY PROPERTIES INC	AEID000166S	11-03W-07BB-05100	0091500	250.08	262.58	275.71	289.50	303.98
ALBANY PROPERTIES INC	AEID000167S	11-03W-07BB-05400	0091518	17.65	18.53	19.46	20.43	21.45
ALBANY PROPERTIES INC	AEID000168S	11-03W-07BB-05500	0091526	11.30	11.87	12.46	13.08	13.73
ALBANY PROPERTIES INC	AEID000169S	11-03W-07BB-05600	0091534	28.72	30.16	31.67	33.25	34.91
ALBANY PROPERTIES INC	AEID000161S	11-03W-07BB-04200	0091419	16.08	16.88	17.72	18.61	19.54
AYLWARD, PATRICK H	AEID000141S	11-03W-06CB-08400	0082632	8.48	8.90	9.35	9.82	10.31
BAIRD, ROBERT S & MARIA	AEID000012S	11-03W-06CC-01400	0080701	113.32	118.99	124.94	131.19	137.75
BOECK JR, JOHN A	AEID000030S	11-03W-06CC-04500	0081030	85.69	89.97	94.47	99.19	104.15
BOECK JR, JOHN A	AEID000056S	11-03W-06CC-07600	0081329	103.05	108.20	113.61	119.29	125.25
BOECK JR, JOHN A	AEID000057S	11-03W-06CD-06301	0082434	50.13	52.64	55.27	58.03	60.93
BOECK, JOHN A & MARGARET	AEID000058S	11-03W-07BB-12100	0092250	133.83	140.52	147.55	154.93	162.68
BOTTI, RICHARD L	AEID000016S	11-03W-06CC-02100	0080784	249.72	262.21	275.32	289.09	303.54
BRITTAIN, J PHILLIP	AEID000209S	11-04W-12AA-00400	0130860	110.01	115.51	121.29	127.35	133.72
BROEDERS, OLIVE	AEID000081S	11-03W-06CC-10400	0081592	59.25	62.21	65.32	68.59	72.02
BROWN, GARY D & LYNDA	AEID000042S	11-03W-06CC-05401	0607735	153.05	160.70	168.74	177.18	186.04
BURROUGHS, JULIAN H	AEID000126S	11-03W-06CD-04900	0082251	66.71	70.05	73.55	77.23	81.09
CENTENNIAL LINCOLN	AEID000102S	11-03W-06CD-00500	0081824	239.91	251.91	264.51	277.74	291.63
CENTENNIAL LINCOLN	AEID000133S	11-03W-06CD-05800	0082368	75.95	79.75	83.74	87.93	92.33
CENTENNIAL LINCOLN	AEID000103S	11-03W-06CD-05900	0082376	41.37	43.44	45.61	47.89	50.28
CENTENNIAL LINCOLN	AEID000104S	11-03W-06CD-06000	0082384	130.94	137.49	144.36	151.58	159.16
CHAMBER OF COMMERCE	AEID000003S	11-03W-06CC-00900	0080669	56.56	59.39	62.36	65.48	68.75
CHAMBER OF COMMERCE	AEID000004S	11-03W-06CC-01600	0080735	65.54	68.82	72.26	75.87	79.66
CULVER, ALBERT L	AEID000037S	11-03W-06CC-04900	0081071	80.65	84.68	88.91	93.36	98.03
DAVENPORT, GARY G (AGT)	AEID000149S	11-03W-07BA-02701	0090023	80.08	84.08	88.28	92.69	97.32
DAVENPORT, GARY G AGT	AEID000148S	11-03W-07BA-02700	0090015	83.76	87.95	92.35	96.97	101.82
DEFILIPPIS, MEREDITH A	AEID000136S	11-03W-06CD-07200	0082533	5.33	5.60	5.88	6.17	6.48
DEMOCRAT-HERALD PUB CO	AEID000185S	11-03W-07BB-10400	0092052	599.88	629.87	661.36	694.43	729.15
DEMOCRAT-HERALD PUB CO	AEID000186S	11-03W-07BB-10401	0092060	20.98	22.03	23.13	24.29	25.50
DEMOCRAT-HERALD PUB CO	AEID000187S	11-03W-07BB-10402	0092078	23.49	24.66	25.89	27.18	28.54
DEMOCRAT-HERALD PUB CO	AEID000188S	11-03W-07BB-10403	0721114	39.44	41.41	43.48	45.65	47.93
DEMOCRAT-HERALD PUB CO	AEID000189S	11-03W-07BB-10500	0092086	44.60	46.83	49.17	51.63	54.21
DEMOCRAT-HERALD PUB CO	AEID000192S	11-03W-07BB-10600	0092094	232.10	243.71	255.90	268.70	282.14
DEMOCRAT-HERALD PUB CO	AEID000193S	11-03W-07BB-10601	0092102	29.13	30.59	32.12	33.73	35.42
DEMOCRAT-HERALD PUB CO	AEID000190S	11-03W-07BB-10700	0092110	19.20	20.16	21.17	22.23	23.34
DEMOCRAT-HERALD PUB CO	AEID000191S	11-03W-07BB-10800	0092128	20.10	21.11	22.17	23.28	24.44
DOWNTOWN ALBANY ASSOC	AEID000111S	11-03W-06CD-01200	0081881	2,877.54	3,021.42	3,172.49	3,331.11	3,497.67
DOWNTOWN ALBANY ASSOC	AEID000110S	11-03W-06CD-02200	0081972	136.72	143.56	150.74	158.28	166.19

Owner	Account#	Taxlot #.....	Taxdata #	1992-93	1993-94	1994-95	1995-96	1996-97
DUCKETT, JOHN & DARLENE	AEID000010S	11-03W-06CC-01201	0684247	48.86	51.30	53.87	56.56	59.39
DUEDALL-POTTS INC	AEID000017S	11-03W-06CC-02200	0080792	52.01	54.61	57.34	60.21	63.22
DUEDALL-POTTS INC	AEID000018S	11-03W-06CC-02300	0080800	57.59	60.47	63.49	66.66	69.99
ED-CO INDUSTRIES INC	AEID000098S	11-03W-06CD-00200	0081774	42.50	44.63	46.86	49.20	51.66
ED-CO INDUSTRIES INC	AEID000099S	11-03W-06CD-00201	0081782	49.33	51.80	54.39	57.11	59.97
ED-CO INDUSTRIES INC	AEID000100S	11-03W-06CD-00300	0081808	201.32	211.39	221.96	233.06	244.71
FADENRECHT, RONALD H	AEID000045S	11-03W-06CC-05800	0081162	77.93	81.83	85.92	90.22	94.73
FIRST AVENUE PROPERTIES	AEID000027S	11-03W-06CC-04400	0081014	81.83	85.92	90.22	94.73	99.47
FIRST AVENUE PROPERTIES	AEID000028S	11-03W-06CC-04401	0081022	142.15	149.26	156.72	164.56	172.79
FIRST INTERSTATE BANK	AEID000053S	11-03W-06CC-06900	0081253	913.09	958.74	1,006.68	1,057.01	1,109.86
FRAGER, LARRY N	AEID000046S	11-03W-06CC-05900	0081170	55.68	58.46	61.38	64.45	67.67
FRAGER, LARRY N	AEID000214S	11-03W-06CC-06600	0081188	231.23	242.79	254.93	267.68	281.06
FRAGER, LARRY N	AEID000047S	11-03W-06CC-07000	0081261	162.29	170.40	178.92	187.87	197.26
FRAGER, LARRY N	AEID000048S	11-03W-06CC-07100	0081279	153.50	161.18	169.24	177.70	186.59
FRAGER, LARRY N	AEID000049S	11-03W-06CC-07200	0081287	53.59	56.27	59.08	62.03	65.13
FRAGER, LARRY N	AEID000050S	11-03W-06CC-07300	0081295	76.34	80.16	84.17	88.38	92.80
FRAGER, LARRY N	AEID000051S	11-03W-06CC-07400	0081303	76.57	80.40	84.42	88.64	93.07
FRAGER, LARRY N	AEID000052S	11-03W-06CC-07500	0081311	31.57	33.15	34.81	36.55	38.38
FRAGER, LARRY N	AEID000054S	11-03W-06CD-05500	0082327	84.97	89.22	93.68	98.36	103.28
FRAGER, LARRY N	AEID000053S	11-03W-06CD-00800	0081857	117.80	123.69	129.87	136.36	143.18
FREEDOM FEDERAL S & L	AEID000152S	11-03W-07BB-01000	0091088	51.98	54.58	57.31	60.18	63.19
FREEDOM FEDERAL S & L	AEID000153S	11-03W-07BB-01100	0091104	916.83	962.67	1,010.80	1,061.34	1,114.41
FREEDOM FEDERAL S & L	AEID000154S	11-03W-07BB-01200	0091112	26.00	27.30	28.67	30.10	31.61
GRAY JR, PRESTON & JEAN	AEID000036S	11-03W-06CC-04800	0081063	233.86	245.55	257.83	270.72	284.26
H & W RESTAURANTS INC	AEID000182S	11-03W-07BB-09900	0092003	50.45	52.97	55.62	58.40	61.32
H & W RESTAURANTS INC	AEID000183S	11-03W-07BB-10000	0092011	45.76	48.05	50.45	52.97	55.62
H & W RESTAURANTS INC	AEID000184S	11-03W-07BB-10100	0092029	161.31	169.38	177.85	186.74	196.08
HANSEN, DOUGLAS R	AEID000014S	11-03W-06CC-02000	0080776	64.05	67.25	70.61	74.14	77.85
HEATH'S LAUNDRY	AEID000219S	11-04W-01DD-02400	0130274	248.29	260.70	273.74	287.43	301.80
HEATH'S LAUNDRY	AEID000204S	11-04W-12AA-05400	0131355	72.49	76.11	79.92	83.92	88.12
HEER, LARRY D	AEID000135S	11-03W-06CD-06800	0082491	40.91	42.96	45.11	47.37	49.74
HOLBEN, HELEN	AEID000020S	11-03W-06CC-02600	0080834	67.54	70.92	74.47	78.19	82.10
HOME FEDERAL S&L	AEID000095S	11-03W-06CC-11700	0081733	48.31	50.73	53.27	55.93	58.73
HOME FEDERAL S&L	AEID000097S	11-03W-06CC-11900	0081758	567.14	595.50	625.28	656.54	689.37
HOME FEDERAL S&L	AEID000096S	11-03W-06CC-11800	0081741	311.63	327.21	343.57	360.75	378.79
HOYT CORP 2 U S NAT'L	AEID000094S	11-03W-06CC-11400	0081709	810.94	851.49	894.06	938.76	985.70
JOHNSON, HOWARD E	AEID000041S	11-03W-06CC-05300	0081113	49.98	52.48	55.10	57.86	60.75
JOHNSON, HOWARD E	AEID000032S	11-03W-06CC-05400	0081121	48.80	51.24	53.80	56.49	59.31
KARLBAUM, PAUL	AEID000101S	11-03W-06CD-00400	0081816	239.58	251.56	264.14	277.35	291.22
KENAGY, EARL D & EVELYN	AEID000011S	11-03W-06CC-01300	0080693	53.22	55.88	58.67	61.60	64.68
KEY BANK	AEID000210S	11-03W-07BB-00100	0091013	815.11	855.87	898.66	943.59	990.77
KEY BANK	AEID000211S	11-03W-07BB-00300	0091021	55.37	58.14	61.05	64.10	67.31
KEY BANK OF OREGON	AEID000076S	11-03W-06CC-09400	0081501	674.44	708.16	743.57	780.75	819.79
KEY TRUST CO OF NW	AEID000031S	11-03W-06CC-04600	0081048	43.17	45.33	47.60	49.98	52.48
KEY TRUST CO OF NW	AEID000033S	11-03W-06CC-05500	0081139	229.38	240.85	252.89	265.53	278.81
KROPP, WALTER A	AEID000207S	11-04W-12AA-00100	0130837	33.82	35.51	37.29	39.15	41.11
KROPP, WALTER A	AEID000208S	11-04W-12AA-00200	0130845	429.38	450.85	473.39	497.06	521.91
LE, ELMER & JO ANN	AEID000038S	11-03W-06CC-05000	0081089	111.22	116.78	122.62	128.75	135.19
LARSELL, RICHARD & BETTY	AEID000060S	11-03W-06CC-07800	0081345	34.79	36.53	38.36	40.28	42.29

Owner	Account#	Taxlot #.....	Taxdata #	1992-93	1993-94	1994-95	1995-96	1996-97
LAYMAN, MICHAEL B	AEID000059S	11-03W-06CC-07700	0081337	52.21	54.82	57.56	60.44	63.46
LILJA, WILNER	AEID000039S	11-03W-06CC-05100	0081097	160.28	168.29	176.70	185.54	194.82
LILJA, WILNER	AEID000040S	11-03W-06CC-05200	0081105	134.47	141.19	148.25	155.66	163.44
LINN-BENTON BANK	AEID000212S	11-03W-07BB-00500	0091054	55.60	58.38	61.30	64.37	67.59
LINN-BENTON BANK	AEID000213S	11-03W-07BB-00600	0091062	340.11	357.12	374.98	393.73	413.42
LUCHT, LEROY C AGT	AEID000142S	11-03W-07BA-00100	0089751	82.46	86.58	90.91	95.46	100.23
MACKAY, LARRY	AEID000199S	11-04W-01DD-00500	0130142	79.54	83.52	87.70	92.09	96.69
MC DANIEL, MELVIN L	AEID000080S	11-03W-06CC-10300	0081584	202.42	212.54	223.17	234.33	246.05
METRO FUELING INC	AEID000128S	11-03W-06CD-05100	0082285	78.94	82.89	87.03	91.38	95.95
MORSE, MATTHEW & MARCIA	AEID000198S	11-03W-07BC-02300	0092706	126.01	132.31	138.93	145.88	153.17
MULLICAN AUTO CENTER INC	AEID000195S	11-03W-07BB-11200	0092169	67.60	70.98	74.53	78.26	82.17
MULLICAN, RICHARD AGT	AEID000138S	11-03W-06CD-07600	0082558	29.48	30.95	32.50	34.13	35.84
MULLICAN, RICHARD AGT	AEID000139S	11-03W-06CD-07700	0082566	29.48	30.95	32.50	34.13	35.84
MULLICAN, RICHARD E	AEID000137S	11-03W-06CD-07400	0082541	232.78	244.42	256.64	269.47	282.94
MULLICAN, RICHARD E	AEID000140S	11-03W-06CD-08200	0082616	9.90	10.40	10.92	11.47	12.04
NIELAND, GARY C	AEID000025S	11-03W-06CC-04100	0080982	126.84	133.18	139.84	146.83	154.17
NISSEN MOTOR CO	AEID000107S	11-03W-06CD-00901	0081865	14.86	15.60	16.38	17.20	18.06
NISSEN MOTOR CO	AEID000108S	11-03W-06CD-01000	0081873	313.45	329.12	345.58	362.86	381.00
NISSEN MOTOR CO	AEID000122S	11-03W-06CD-04800	0082244	49.07	51.52	54.10	56.81	59.65
NISSEN MOTOR CO	AEID000123S	11-03W-06CD-06300	0082418	114.36	120.08	126.08	132.38	139.00
NISSEN MOTOR CO	AEID000109S	11-03W-06CD-06300	0082426	23.48	24.65	25.88	27.17	28.53
NISSEN MOTOR CO	AEID000124S	11-03W-06CD-06400	0082442	79.89	83.88	88.07	92.47	97.09
NISSEN MOTOR CO	AEID000125S	11-03W-06CD-06500	0082459	11.10	11.66	12.24	12.85	13.49
NORTHWOOD PROPERTIES, LT	AEID000084S	11-03W-06CC-10601	0081626	40.68	42.71	44.85	47.09	49.44
OCEAN FRESH SEAFOODS INC	AEID000015S	11-03W-06CC-02400	0080818	50.02	52.52	55.15	57.91	60.81
OLSEN, CAROLYN A	AEID000065S	11-03W-06CC-08200	0081386	221.81	232.90	244.55	256.78	269.62
OREGON FIR SUPPLY CO	AEID000077S	11-03W-06CC-09901	0758173	224.61	235.84	247.63	260.01	273.01
OREGON FIR SUPPLY CO	AEID000078S	11-03W-06CC-09902	0759858	531.36	557.93	585.83	615.12	645.88
OREGON FIR SUPPLY CO	AEID000079S	11-03W-06CC-10000	0081550	338.08	354.98	372.73	391.37	410.94
OREGON SEN-VAC	AEID000009S	11-03W-06CC-01200	0080685	48.86	51.30	53.87	56.56	59.39
PACIFIC POWER & LIGHT CO	AEID000071S	11-03W-06CC-08800	0081444	38.75	40.69	42.72	44.86	47.10
PACIFIC POWER & LIGHT CO	AEID000072S	11-03W-06CC-08900	0081451	253.82	266.51	279.84	293.83	308.52
PERLENFEIN, STEVEN	AEID000134S	11-03W-06CD-06600	0082467	120.00	126.00	132.30	138.92	145.87
PORIS, MELVIN I	AEID000013S	11-03W-06CC-01900	0080768	139.75	146.74	154.08	161.78	169.87
PRIDE PRINTING CO INC	AEID000064S	11-03W-06CC-08100	0081378	114.84	120.58	126.61	132.94	139.59
REID, R FORREST	AEID000178S	11-03W-07BB-06000	0091583	78.42	82.34	86.46	90.78	95.32
REID, R FORREST	AEID000179S	11-03W-07BB-06001	0757027	15.76	16.55	17.38	18.25	19.16
REID, ROGER	AEID000170S	11-03W-07BB-04900	0091484	140.83	147.87	155.26	163.02	171.17
REILING, DONALD P	AEID000194S	11-03W-07BB-10900	0092136	112.41	118.03	123.93	130.13	136.64
RICHARDS, JAMES	AEID000067S	11-03W-06CC-08400	0081402	513.81	539.50	566.48	594.80	624.54
RICHARDS, ROLAND	AEID000147S	11-03W-07BA-02600	0090007	11.47	12.04	12.64	13.27	13.93
RITCHIE, MAURIE & JANE L	AEID000043S	11-03W-06CC-05600	0081147	82.69	86.82	91.16	95.72	100.51
ROHRBOUGH, KATHARINE	AEID000063S	11-03W-06CC-08000	0081360	66.02	69.32	72.79	76.43	80.25
SADRI, ASGHAR R	AEID000088S	11-03W-06CC-11100	0081675	44.22	46.43	48.75	51.19	53.75
SAMTEE, PARVIZ & MAUDIE	AEID000086S	11-03W-06CC-10800	0081642	92.03	96.63	101.46	106.53	111.86
SAMTEE, PARVIZ & MAUDIE	AEID000087S	11-03W-06CC-10900	0081659	14.66	15.39	16.16	16.97	17.82
SCHMIDT, ROBERT W	AEID000006S	11-03W-06CC-01100	0080677	109.89	115.38	121.15	127.21	133.57
SCHMIDT, ROBERT W	AEID000007S	11-03W-06CC-11500	0081717	16.52	17.35	18.22	19.13	20.09
SCHMIDT, ROBERT W	AEID000008S	11-03W-06CC-11600	0081725	31.66	33.24	34.90	36.65	38.48

Owner	Account#	Taxlot #.....	Taxdata #	1992-93	1993-94	1994-95	1995-96	1996-97
SCHROCK, HARVIN L	AEID000130S	11-03W-06CD-05200	0082293	89.45	93.92	98.62	103.55	108.73
SCHROCK, HARVIN L	AEID000131S	11-03W-06CD-05300	0082301	79.25	83.21	87.37	91.74	96.33
SCHROCK, HARVIN L	AEID000132S	11-03W-06CD-05400	0082319	20.26	21.27	22.33	23.45	24.62
SENDERS INC, A G	AEID000089S	11-03W-06CC-11200	0081683	74.61	78.34	82.26	86.37	90.69
SENDERS INC, A G	AEID000114S	11-03W-06CC-11201	0343968	89.08	93.53	98.21	103.12	108.28
SENDERS INC, A G	AEID000090S	11-03W-06CD-02000	0081956	167.26	175.62	184.40	193.62	203.30
SENDERS INC, A G	AEID000091S	11-03W-06CD-02100	0081964	199.26	209.22	219.68	230.66	242.19
SETTLEMIER'S INTERIORS	AEID000205S	11-04W-01DD-02000	0130233	97.11	101.97	107.07	112.42	118.04
SID STEVENS INC AGT	AEID000026S	11-03W-06CC-04300	0081006	218.85	229.79	241.28	253.34	266.01
SOSSIE, FRANK L	AEID000023S	11-03W-06CC-03500	0080925	37.52	39.40	41.37	43.44	45.61
SPRANG III, PHILIP J	AEID000085S	11-03W-06CC-10700	0081634	26.80	28.14	29.55	31.03	32.58
TAKE-A-TICKET	AEID000092S	11-03W-06CD-05700	0082350	119.61	125.59	131.87	138.46	145.38
THOMPSON, ELIZABETH J	AEID000105S	11-03W-06CD-00600	0081832	524.88	551.12	578.68	607.61	637.99
TODOROVICH, DON R	AEID000021S	11-03W-06CC-03000	0080875	138.31	145.23	152.49	160.11	168.12
TRIPP & TRIPP	AEID000143S	11-03W-07BA-00400	0089785	38.94	40.89	42.93	45.08	47.33
TRIPP, RODNEY W	AEID000082S	11-03W-06CC-10500	0081600	75.43	79.20	83.16	87.32	91.69
TRIPP, RODNEY W	AEID000083S	11-03W-06CC-10600	0081618	63.29	66.45	69.77	73.26	76.92
TRIPP, RODNEY W & RANDAL	AEID000171S	11-03W-07BB-05700	0091542	410.38	430.90	452.45	475.07	498.82
TRIPP, RODNEY W & RANDAL	AEID000174S	11-03W-07BB-06300	0091633	12.97	13.62	14.30	15.02	15.77
TRIPP, RODNEY W & RANDAL	AEID000175S	11-03W-07BB-06301	0091641	12.97	13.62	14.30	15.02	15.77
WEATHERFORD, J K TR	AEID000029S	11-03W-06CC-04600	0081048	129.52	136.00	142.80	149.94	157.44
WHITE, GLEN	AEID000150S	11-03W-07BB-00400	0091047	52.02	54.62	57.35	60.22	63.23
HITE, GLEN	AEID000151S	11-03W-07BB-00400	0091039	17.85	18.74	19.68	20.66	21.69
WIEBE, RONALD W	AEID000106S	11-03W-06CD-00700	0081840	139.04	145.99	153.29	160.95	169.00
WIEBE, RONALD W	AEID000113S	11-03W-06CD-02900	0082038	136.79	143.63	150.81	158.35	166.27
WIEBE, RONALD W	AEID000215S	11-03W-07BA-00300	0089777	118.05	123.95	130.15	136.66	143.49
WILSON, LEONARD	AEID000034S	11-03W-06CC-04700	0081055	203.48	213.65	224.33	235.55	247.33
WILSON, LEONARD	AEID000035S	11-03W-06CC-11000	0081667	194.88	204.62	214.85	225.59	236.87
YUTZIE, BILLY R	AEID000155S	11-03W-07BB-02600	0091245	57.51	60.39	63.41	66.58	69.91

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 PROPERTIES W/IN DIST.

26,686.79 28,021.11 29,422.26 30,893.40 32,438.10