

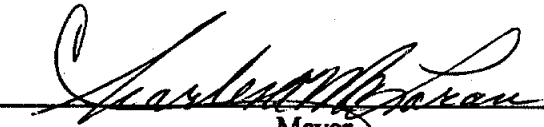
RESOLUTION NO. 3588

WHEREAS, the engineer's report and financial investigation report have been prepared for ST-95-5, Marion Street LID, as directed by the Albany City Council by Resolution No. 3574; and

WHEREAS, the engineer's report and financial investigation report have been received by and meets with the Albany City Council's approval.

NOW, THEREFORE, BE IT RESOLVED that the Albany City Council hereby directs that a public hearing be scheduled for February 14, 1996, at 7:15 p.m. to consider the proposed project, and that notices of the public hearing be in compliance with AMC Section 15.04.060.

DATED THIS 24TH DAY OF JANUARY 1996.



Mayor

ATTEST:



City Recorder

RES#2.T55



TO: Albany City Council

VIA: Steve Bryant, City Manager
Mark A. Yeager, P.E., Public Works Director *M.Y. by D.N.*

FROM: Daniel J. Grassick, P.E., Civil Engineer II *DJG*

DATE: January 18, 1996, for January 24, 1996, City Council Meeting

SUBJECT: ST-95-5, Marion Street Local Improvement District

Action Requested:

Staff recommends that the City Council accept the engineer's report and financial investigation report, and schedule a public hearing for February 14, 1996, to consider the formation of a Local Improvement District (LID) for street improvements to the section of Marion Street from the intersection with 13th Avenue and Jackson Street to 30th Avenue. The public hearing will be scheduled by adopting the attached resolution.

Discussion:

This project will improve a section of Marion Street to urban standards. Prior to July 1990 this street was a County road. At that time the City entered into an agreement with the County to assume the ownership of, and maintenance responsibilities for, 67 street segments, which included Marion Street. As part of the agreement, the County provided \$2,865,350 in street improvement funds. As of June 1996, the estimated amount remaining from that original County transfer, will be \$1,675,000 in what has been labeled the County Road Transfer Fund (CRTF).

At the April 12, 1995, City Council meeting, the Council determined the best option for using the remaining CRTF monies would be to construct street improvements on a long section of Marion Street; however, the estimated cost of improvements needed is greater than the CRTF balance. The Council, therefore, directed staff to develop a detailed cost estimate and meet with residents along Marion Street to gauge their level of interest in financing the cost of the improvements that would not be covered by the CRTF.

Information on the proposed improvements was presented at a neighborhood meeting on November 7, 1995. Following the presentation, an informal poll was conducted to determine the relative level of interest and support with proceeding to the stage of preparing an engineer's report and scheduling a public hearing on forming a LID. Approximately 65 percent of the attendees expressed positive interest with proceeding to the public hearing stage. At the November 12, 1995, City Council meeting, the Council directed staff to prepare an engineer's report and financial investigation.

The LID as presented herein consists of two assessment areas, one for sidewalk improvements only at the north end of the project area and one for street, and sidewalk improvements for the remaining project area. In addition, there is a special water assessment proposed for a waterline stub-out to a single property.

Description of Project and Proposed Improvements:

Streets. Marion Street is presently a 22-foot-wide substandard, asphalt-surfaced street with minimal ditching on either side. The existing right-of-way is 60-feet wide. The proposed street improvements will reconstruct the street to a 36-foot-wide cross section with curbs, gutter, sidewalks, storm drainage, street trees, and driveway connections. Depending on the location of existing mature trees, the street cross section will need to be reduced to 33-feet wide in some areas. For the 36-foot-wide section, the street will be marked for two 6-foot bike lanes and two 12-foot travel lanes. These would be reduced

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to 5.5 feet and 11 feet respectively for the 33-foot cross section. The new improvements would connect to existing improved streets at Jackson Street and 13th Avenue at the north end, and at 30th Avenue and Marion Street at the south end, as well as the various connecting side streets from 14th Avenue to 30th Avenue.

Significant street alignment improvements will be made to the intersection of Marion Street with Queen Avenue, along with the installation of a traffic signal. The realignment will require the acquisition of one complete property at the intersection of Marion and Howard Streets (tax lot # 11S-03W-07CA-6500), and minor parts of two other properties (tax lot #11S-03W-07CA-6400 and 11S-03W-07DC-100). The LID project estimate includes the estimated acquisition costs for these properties.

At the neighborhood meeting, several property owners expressed concerns about the type of vehicles which use Marion Street, ways to limit traffic speeds, and the alignment and sidewalk location relative to the location of the existing residences. In response, staff is proposing that during the street design phase, that traffic calming concepts, such as speed humps, raised intersections, and textured pavements, will be evaluated for their feasibility and applicability to the final design. In addition, during the design phase, staff will be working with individual property owners regarding the alignment and sidewalk location.

Sidewalks. Sidewalks will be placed along both sides of the improved street from 13th Avenue to 30th Avenue. Eight properties located at the north end of the project area, at the intersection of Marion Street with Jackson Street up to 13th Avenue, have existing street improvements in place except for sidewalks. These properties are included in the overall LID to have sidewalks constructed, and will only be assessed for their portion of the total project sidewalk costs.

Storm Drainage. A major portion of the storm drainage system installed for the LID will require a trunk line to be constructed from the Marion Street right-of-way to an existing interceptor approximately 700 feet to the west. The likely alignment is along a future public street in an approved new subdivision north of 23rd Avenue. This may eliminate the need to acquire a utility easement for the storm drain trunk line. The remaining storm drain system will be installed within the existing right-of-way and will be connected to existing lines at either end of the LID.

Water and Sewer. Water service and sanitary sewers exist within the LID boundary. No changes are expected to the existing sanitary sewer system, and no new sanitary sewers are proposed. The overall project includes installing a new 24-inch waterline from the intersection of Jackson Street and 11th Avenue to the intersection of Queen Avenue and Marion Street. The estimated cost of the waterline improvements is \$393,000. Depending on the final design grades and depth of excavation required for construction, the water services, including meters and valve boxes, may require relocation and reinstallation.

Costs for installing the waterline, as well as replacing the services in the area of Queen to 30th Avenue will not be included in the LID assessments, but will be funded from the Water Capital Projects fund. One large, unimproved property (tax lot #11S-03W-18BA-0700) on the west side of the street in the vicinity of 24th Avenue, which does not have an existing water service, will have a special assessment for installation of a waterline and valve stub out to the edge of the property line.

Summary of Estimated Costs:

The estimated project cost is based on recent projects constructed in the Albany area. After the project is completed, actual costs will be used to calculate the assessments based on the adopted method of assessment. The actual costs may vary from the estimate.

Street Improvements:	
Street construction including sidewalk, storm drain, acquisition, landscaping	\$1,913,000
15% Engineering, Legal, Administrative (ELA)	<u>287,000</u>
Total Estimated Street and Sidewalk Improvements:	\$2,200,000
Waterline Improvements (including ELA):	
24-Inch Main & Service Line Replacements	\$ 393,000
New Service Stub-out (special assessment)	<u>3,000</u>
Total Estimated Waterline Improvements:	\$ 396,000
Total Project Cost:	
Street and Sidewalk Improvements	\$2,200,000
Waterline Improvements	<u>396,000</u>
Total:	\$2,596,000
LID Assessment Calculation:	
Total Project Cost	\$2,596,000
Less City Funded Waterline Improvements	393,000
Less County Road Transfer Fund Contribution	<u>1,675,000</u>
Total to be Assessed:	\$ 528,000
Less Special Water Stub-out Assessment	<u>3,000</u>
Total Street & Sidewalk Assessment	\$ 525,000

Summary of Estimated Assessment Amounts:

Calculate sidewalk as a percentage of the total project:

$$\frac{\text{Total Sidewalk cost (including ELA)}}{\text{Total Project Cost (excluding waterline)}} = \frac{\$ 236,000}{2,200,000} = 10.7\%$$

Multiply total street & sidewalk assessment by sidewalk percentage:

$$0.107 * \$525,000 = \$56,000 \text{ Total Sidewalk Assessment}$$

Street Assessment is difference between total street and sidewalk and sidewalk only:

$$\$525,000 - \$56,000 = \$469,000 \text{ Total Street Assessment}$$

Special Water Stub-out Assessment is estimated cost of construction:

$$\text{Special Water Stub-out Assessment} = \$3,000$$

The proposed assessment methodology for the street improvements, including curbs, gutters, storm drainage, acquisition, and landscaping, is based upon the benefited area of all the properties within the district. Benefited areas of properties with double frontage (those lots that are bordered by both Marion Street and another street) have been reduced by 50 percent. The proposed assessment methodology for

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sidewalks is based upon the front footage of each property. The proposed special water assessment is totally levied against the one benefited property (tax lot #11S-03W-18BA-0700).

During the neighborhood meeting held on November 7, 1995, concerns were raised by several property owners of double frontage lots, and lots that have a narrow frontage but are relatively deep, about the area assessment methodology providing an equitable distribution of assessments. After reviewing these special cases, the area method still appears to be the most equitable. On double frontage properties, which are those that have property bordered by both Marion Street and another street, the total area of the lot is divided in half and the square foot cost is applied to calculate the estimated assessment. These properties will receive a benefit from the improvements to Marion Street to the same extent that a corner lot that has frontage on two streets, and those properties should, therefore, participate in funding a share of the improvements similar to a corner lot. The share of the benefit is discounted by half using the double frontage methodology.

For the long narrow lots with limited access to the property behind the primary residence or structure, a review of the approved and potential developments of adjacent large parcels indicates that the new developments will most likely provide a means of access to the area behind the existing residences, thereby increasing the potential for development of those narrow lots. Therefore, all lots which front this section of Marion Street appear to have the potential to contribute to the future traffic loading on the street, and individual property assessments, except double frontage lots, when applied to the total property square footage, are deemed equitable.

The attached maps and assessment summary show the LID project boundary, benefitted areas of each lot, and the estimated assessments for each property.

Proposed Project Schedule:

The work schedule proposed for this project is as follows:

Public Hearing to Form LID	February 14, 1996
Start Design	Spring 1996
Utility Relocates, Water Line, & ROW Acquisition	Summer/Fall 1996
Street Construction	Spring/Summer 1997
Final Assessment	Fall 1997

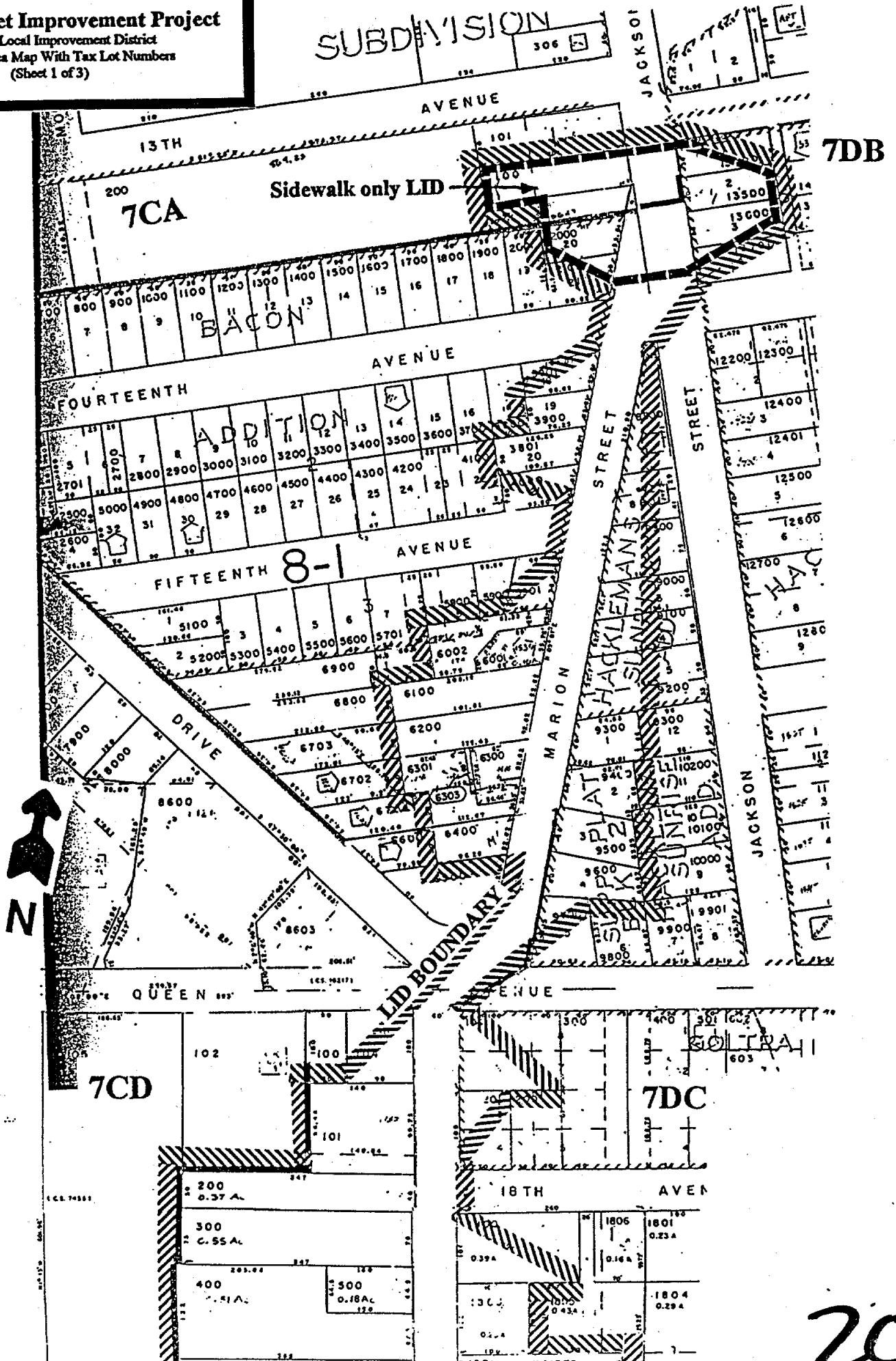
Budget Impact:

The project will be funded as follows:

Street & Sidewalk:		
County Road Transfer Fund	\$1,675,000	(76%)
Individual Assessments for Street & Sidewalk	<u>525,000</u>	(24%)
Total Street & Sidewalk	\$2,200,000	
Waterline Improvements:		
Water Capital Fund (11-941)	\$ 393,000	
Special Assessment (one property)	<u>3,000</u>	
Total Water Improvements	\$ 396,000	
TOTAL PROJECT	\$2,596,000	

Marion Street Improvement Project

Proposed Local Improvement District
Benefited Area Map With Tax Lot Numbers
(Sheet 1 of 3)



7DB

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Marion Street Improvement Project
 Proposed Local Improvement District
 Benefited Area Map With Tax Lot Numbers
 (Sheet 3 of 3)

801
0.16A
800
0.16A
119

703
0.25A
900
0.18A
1000
0.56A

100
1.87A

18BD

200
1.87A

STREET
 25th AVENUE
 LYON STREET
 DORRIS
 ADDITION
 REPLAT OF
 DORRIS ADD.
 P.P. No. 1990-4

422
3.02A
PARCEL 2
421
2.62A
PARCEL 3

1701
233A
2101
1900
5
4
6
4

24TH AVE.

HANDER SUB
 RAILROAD COURT
 2200
2300
2301
2501
2502
2503
2504

18AC

401
402
403
404
405
406
407
408
409
410

25TH

LID BOUNDARY
 600
1005
1000
1004

26TH

1701
1700
1702
1703

Map Revision to Page 22 in original Council Package
 Corrected LID Benefited Area Boundary Line for
 Tax Lot #'s:
 18BD-418
 18BD-419
 18BD-401
 18BD-300

2100
2102
2000
2203
2202
2201

28TH

ANSLY
 RAILROAD
 4100
4101
4102
4103
4104
4201
4202
4203
4204
4205
4206
4207
4208
4209
4210
2801
2802
2905
2902
2904
2901
2908
290
2907
290
2900
2903

POTENTIAL ESTIMATED ASSESSMENTS FOR MARION STREET LOCAL IMPROVEMENT DISTRICT

(Alphabetical, by last name)

18-Jan-96

OWNER NAME OWNER ADDRESS SITE ADDRESS	MAP/TAX LOT I.D. NUMBER	TAX LOT AREA (Sq Ft)	ASSMNT AREA (SqFt)	STREET & STRM DRN ASSMNT	SIDEWLK FRONT FOOT	SIDEWLK ASSMNT	WATER ASSMNT	ESTIMTD TOTAL ASSMNT	SUMMARY OF ESTIMATED PROJECT COSTS
Ailey, Warren D & Loretta M 3740 Glendale St SE Albany, OR 97321 Site: 2325 Marion St SE	11-3W-18AB-1601	21,620	21,620	\$3,700	92.00	\$520		\$4,220	TOTAL PROJECT COST \$2,596,000 LESS CITY PARTICIPATION: CRTF \$1,875,000 WATERLINE \$393,000
Anderson, Scot B & Sharon K 2290 Marion St SE Albany, OR 97321 Site: 2290 Marion St SE	11-3W-18BA-500	41,689	41,689	\$7,200	63.94	\$400		\$7,600	TOTAL PROJECT ASSESSMENT AMOUNT \$528,000 LESS SPECIAL WATERLINE ASSMNT \$3,000
Argetsinger, Elizabeth L 1520 Jackson St SE Albany, OR 97321-3349 Site: 1520 Jackson St SE	11-3W-7CA-9000	6,385	3,193	\$600	52.70	\$300		\$900	TOTAL STREET & SIDEWALK ASSMNT \$525,000
Belgarde, Julie 405 Queen Ave SE Albany, OR 97321 Site: 405 Queen Ave SE	11-3W-7CA-9700	7,095	3,548	\$600	98.15	\$600		\$1,200	STREET ASSMNT \$469,000 TOTAL AREA (SqFt) 2,722,059 STREET AREA
Bennet, Samuel C 1321 Jackson St SE Albany, OR 97321 Site: 1321 Jackson St SE	11-3W-7DB-13600 SIDEWALK ONLY	6,248	0	\$0	50	\$300		\$300	ASSMNT PER SQ FT \$0.17230
Bewley, Boyd H & Marilyn 3120 Geary St SE Albany, OR 97321 Site: 1852 Marion St SE	11-3W-7CD-400	35,160	35,160	\$6,100	67.50	\$400		\$6,500	SIDEWALK ASSMNT \$56,000 TOTAL FRONT FOOT(LF) 9,886 SIDEWALK
Black, Garry D & Ruth P 12 Marion St SE Albany, OR 97321-3958 Site: 1812 Marion St SE	11-3W-7CD-300	23,775	23,775	\$4,100	75.00	\$400		\$4,500	ASSMNT PER LINEAL F \$5.66482
Blackford, Rolla A & Erma D 1732 Marion St SE Albany, OR 97321-3956 Site: 1732 Marion St SE	11-3W-7CD-101	17,500	17,500	\$3,000	130.00	\$700		\$3,700	
Blevins, Martha J 1440 Marion St SE Albany, OR 97321-3360 Site: 1440 Marion St SE	11-3W-7CA-4000	5,084	2,542	\$400	52.61	\$300		\$700	
Bremer, Dennis L & Rita M 2218 Marion St SE Albany, OR 97321-3967 Site: 2218 Marion St SE	11-3W-18BA-300	83,378	83,378	\$14,400	127.88	\$700		\$15,100	
Briggs, Michael J 2650 Marion St SE Albany, OR 97321 Site: 2650 Marion St SE	11-3W-18BD-419	9,009	9,009	\$1,600	117.00	\$700		\$2,300	
Bruner, David L & Richard L 2345 Marion St SE, Apt 4 Albany, OR 97321-3971 Site: 2341 Marion St SE	11-3W-18AB-1700	7,173	7,173	\$1,200	10.00	\$100		\$1,300	
Bruner, Richard & Peggy 2345 Marion St SE, Apt 4 Albany, OR 97321 Site: 2345 Marion St SE, Apt 3	11-3W-18AB-1701	14,350	14,350	\$2,500	62.39	\$400		\$2,900	
Bruner, Richard L & Mary L 2345 Marion St SE, Apt 4 Albany, OR 97321 Site: 2308 Marion St SE	11-3W-18BA-800	16,320	16,320	\$2,800	96.00	\$500		\$3,300	
Circle K Corp #1397TaxDep, Urs Dietric PO Box 52085 Phoenix, AZ 85072-2085 Site: 300 Queen Ave SE (Circle K store intersection alignmt	11-3W-7DC-100 Area Incl deduct of 1090 sf for	14,170	7,085	\$1,200	109.00	\$600		\$1,800	

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POTENTIAL ESTIMATED ASSESSMENTS FOR MARION STREET LOCAL IMPROVEMENT DISTRICT

(Alphabetical, by last name)

17-Jan-96

OWNER NAME OWNER ADDRESS SITE ADDRESS	MAP/TAX LOT I.D. NUMBER	TAX LOT AREA (Sq Ft)	ASSMNT AREA (Sq Ft)	STREET & STRM DRN ASSMNT	SIDEWALK FRONT FOOT	SIDEWALK ASSMNT	WATER ASSMNT	ESTIMTD TOTAL ASSMNT	SUMMARY OF ESTIMATED PROJECT COSTS
Collins, Christopher B & Ginger M 1530 Marion St SE Albany, OR 97321 Site: 1530 Marion St SE	11-3W-7CA-6001	4,560	4,560	\$800	55.76	\$300		\$1,100	
Cosler, Claude F & Velma 2119 Marion St SE Albany, OR 97321 Site: 2119 Marion St SE	11-3W-7DC-2901	15,437	15,437	\$2,700	65.00	\$400		\$3,100	
Cosler, Claude F & Velma 2119 Marion St SE Albany, OR 97321 Site: 2119 Marion St SE	11-3W-18AB-400	23,750	23,750	\$4,100	100.00	\$600		\$4,700	
Dahlinger, William L Chaput & Tamia K 1605 Marion St SE Albany, OR 97321 Site: 1605 Marion St SE	11-3W-7CA-9300	6,234	6,234	\$1,100	60.00	\$300		\$1,400	
Davis, Platt A & Carol L 1947 Marion St SE Albany, OR 97321-3961 Site: 1947 Marion St SE	11-3W-7DC-2100	32,000	32,000	\$5,500	100.00	\$600		\$6,100	
Davis, William H & Nancy Jo 1977 Marion St SE Albany, OR 97321-3961 Site: 1977 Marion St SE	11-3W-7DC-2400	27,125	27,125	\$5,000	130.00	\$700		\$5,700	
DBS/TRI, VI C/O R.L. John Investors P.O. Box 515 Stayton, OR 97383-0511 Site: 2220 Jackson St SE	11-3W-18AB-900	20,663	20,663	\$3,600	87.00	\$500		\$4,100	
DBS/TRI, VI C/O R.L. John Investors P.O. Box 515 Stayton, OR 97383-0511 Site: 2220 Jackson St SE	11-3W-18AB-1000	23,038	23,038	\$4,000	97.00	\$500		\$4,500	
Derouaux, Mildred 5317 Santiam Hwy SE Albany, OR 97321-3961 Site: 1630 Marion St SE	11-3W-7CA-6400	4,724	4,724	\$800	52.62	\$300		\$1,100	
Derrickson, Donald P & Pamela A 2405 Marion St SE Albany, OR 97321-3973 Site: 2405 Marion St SE	11-3W-18AB-2101	10,000	5,000	\$900	100.00	\$600		\$1,500	
Dewilde, Camille J & Martha 2529 Marion St SE Albany, OR 97321-3974 Site: 2529 Marion St SE (Garage)	11-3W-18AC-600	6,301	6,301	\$1,100	67.21	\$400		\$1,500	
Dewilde, Camille J & Martha 2529 Marion St SE Albany, OR 97321-3974 Site: 2529 Marion St SE (Residence)	11-3W-18AC-700	6,280	3,140	\$500	67.21	\$400		\$900	
Dirrett, Edward S & Maude E 1907 Marion St SE Albany, OR 97321-3961 Site: 1907 Marion St SE	11-3W-7DC-2000	32,500	32,500	\$6,000	125.00	\$700		\$6,700	
Duckett, John E & Darlene M 3235 NW Kingston Way Albany, OR 97321-9611 Site: 1993 Marion St SE	11-3W-7DC-2502	5,220	5,220	\$900	58.00	\$300		\$1,200	
Duckett, John E & Darlene M 3235 NW Kingston Way Albany, OR 97321-9611 Site: 2007 Marion St SE	11-3W-7DC-2501	26,135	26,135	\$4,500	38.00	\$200		\$4,700	

POTENTIAL ESTIMATED ASSESSMENTS FOR MARION STREET LOCAL IMPROVEMENT DISTRICT

(alphabetical, by last name)

17-Jan-96

OWNER NAME OWNER ADDRESS SITE ADDRESS	MAP/TAX LOT I.D. NUMBER	TAX LOT AREA (Sq Ft)	ASSMNT AREA (Sq Ft)	STREET & STRM DRN ASSMNT	SIDEWALK FRONT FOOT	SIDEWALK ASSMNT	WATER ASSMNT	ESTIMTD TOTAL ASSMNT	SUMMARY OF ESTIMATED PROJECT COSTS
Duckett, John E & Darlene M 3235 NW Kingston Way Albany, OR 97321-9611 Site: 2009 Marion St SE	11-3W-7DC-2500	5,220	5,220	\$900	58.00	\$300		\$1,200	
Duckett, Michael K 140 1st Ave SE Albany, OR 97321 Site: 2010 Marion St SE	11-3W-7CD-900	123,717	123,717	\$21,300	189.62	\$1,100		\$22,400	
Dysie, Clark & Betty 3765 Rogers Drive Scio, OR 97374 Site: 1610 Marion St SE	11-3W-7CA-6300	5,387	5,387	\$900	85.25	\$500		\$1,400	
Egan, Robert R & Gloria A 1188 9th Ave SW Albany, OR 97321-2004 Site: 2507 Marion St SE	11-3W-18AC-500	6,318	3,159	\$500	67.21	\$400		\$900	
Forster, Michael C. 1319 Jackson St SE Albany, OR 97321 Site: 1319 Jackson St SE	11-3W-7DB-13500 SIDEWALK ONLY	6,248	0	\$0	50	\$300		\$300	
Gerig, Carey L & Beverly J 1948 Marion St SE Albany, OR 97321-3960 Site: 1948 Marion St SE	11-3W-7CD-703	5,880	5,880	\$1,000	60.00	\$300		\$1,300	
Gerken, Nina J & Greg E 1530 Jackson St SE Albany, OR 97321 Site: 1530 Jackson St SE	11-3W-7CA-9100	7,223	3,612	\$600	52.70	\$300		\$900	
Gilmore, Nancy C 1872 Marion St SE Albany, OR 97321 Site: 1872 Marion St SE	11-3W-7CD-600	42,702	42,702	\$7,400	132.00	\$700		\$8,100	
Gloude, Thomas E & Wanda J 2045 36th Ave SE Albany, OR 97321-6123 Site: 1404 Marion St SE	11-3W-7CA-3901	5,191	2,696	\$400	52.61	\$300		\$700	
Gookin, Ronald E & Susan C PO Box 1508 Albany, OR 97321 Site: 2840 Marion St SE	11-3W-18BD-422	132,000	66,000	\$11,400	200.33	\$1,100		\$12,500	
Gordon, Kenneth L & Jo Ann K 34333 Columbus St SE Albany, OR 97321 Site: 1802 Marion St SE	11-3W-7CD-200	15,850	15,850	\$2,700	50.00	\$300		\$3,000	
Gordon, Kenneth L & Joann K 34333 Columbus St SE Albany, OR 97321 Site: 2050 Marion St SE	11-3W-7CD-1000	83,514	83,514	\$14,400	128.00	\$700		\$15,100	
Greater Albany Public School District 718 7th Ave SW Albany, OR 97321-2320 Site: 2398 Marion St SE	11-3W-18BA-700	274,810	274,810	\$47,300	228.00	\$1,300	\$3,000	\$51,600	
Grindel, John D & Glover, Nancy J 2438 Marion St SE Albany, OR 97321 2438 Marion St SE	11-3W-18BA-900	8,040	8,040	\$1,400	67.00	\$400		\$1,800	
Grindel, John D & Glover, Nancy J 2438 Marion St SE Albany, OR 97321 Site: 2438 Marion St SE (lot behind 90)	11-3W-18BA-703 NO SIDEWALK FRONTAGE LOT BEHIND 900	10,050	10,050	\$1,700	0	\$0		\$1,700	

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POTENTIAL ESTIMATED ASSESSMENTS FOR MARION STREET LOCAL IMPROVEMENT DISTRICT

(Alphabetical, by last name)

17-Jan-86

OWNER NAME OWNER ADDRESS SITE ADDRESS	MAP/TAX LOT I.D. NUMBER	TAX LOT AREA (Sq Ft)	ASSMNT AREA (Sq Ft)	STREET & STRM DRN ASSMNT	SIDEWLK FRONT FOOT	SIDEWLK ASSMNT	WATER ASSMNT	ESTIMTD TOTAL ASSMNT	SUMMARY OF ESTIMATED PROJECT COSTS
Guyer, Glenn W & Bette L 2350 Marion St SE Albany, OR 97321-3970 Site: 2350 Marion St SE	11-3W-18BA-601	128,436	128,436	\$22,000	101.77	\$600		\$22,600	
Gwinn, Forest G PO Box 1624 Albany, OR 97321 Site: 1841 Marion St SE	11-3W-7DC-1803	10,000	10,000	\$1,700	100.00	\$600		\$2,300	
Haley, Sherry & James 2320 Jackson St SE Albany, OR 97321-4060 Site: 2305 Marion St SE	11-3W-18AB-1500	15,799	7,900	\$1,400	92.00	\$500		\$1,900	
Halvorsen, Fred H & Kathryn 1640 13th Ave SW Albany, OR 97321-1805 Site: 2815 Marion St SE	11-3W-18AC-1900	7,187	3,594	\$600	75.00	\$400		\$1,000	
Halvorson, Randy A & Wanda 1434 Jackson St SE Albany, OR 97321-3347 Site: 1434 Jackson St SE	11-3W-7CA-8800	7,225	3,613	\$600	178.50	\$1,000		\$1,600	
Harvest Baptist Church PO Box 705 Albany, OR 97321 Site: 2660 Marion St SE	11-3W-18BD-418	100,168	100,168	\$17,300	168.39	\$1,000		\$18,300	
Hawes, James E & Deanna L 17 Marion St SE Albany, OR 97321-3971 Site: 2337 Marion St SE	11-3W-18AB-1702	7,177	7,177	\$1,200	52.39	\$300		\$1,500	
Heath, Phillip J & Shirley W 925 NW Westwood Pl Corvallis, OR 97330 Site: 1610 Marion St SE	11-3W-7CA-8301	9,017	9,017	\$1,600	20.00	\$100		\$1,700	
Heer, Larry & Holman, Alfred L Jr 404 1st Ave SE Albany, OR 97321 Site: 1635 Marion St SE	11-3W-7CA-9600	6,800	6,800	\$1,200	60.00	\$300		\$1,500	
Heer, Larry O & Jacqueline A 404 1st Ave SE Albany, OR 97321 Site: 2929 Marion St SE	11-3W-18AC-4201	7,091	7,091	\$1,200	74.00	\$400		\$1,600	
Heward, Ann M & Martin, Kay L 2415 Marion St SE Albany, OR 97321 Site: 2415 Marion St SE	11-3W-18AB-2201	6,000	3,000	\$500	60.00	\$300		\$800	
Hewitt, Karen D 2175 Marion St SE Albany, OR 97321-3966 Site: 2175 Marion St SE	11-3W-18AB-800	21,850	21,850	\$4,000	92.00	\$500		\$4,500	
Hickam, Jeanette & Lee, Fred 280 Queen Ave SE Albany, OR 97321 Site: 280 Queen Ave SE	11-3W-7CD-104	9,000	4,500	\$800	100.00	\$600		\$1,400	
Hill, Randy E 1540 Jackson St SE Albany, OR 97321 Site: 1540 Jackson St SE	11-3W-7CA-9200	14,179	7,090	\$1,200	87.50	\$500		\$1,700	
Jones, Gary E & Debbie A 280 25th Ave SE Albany, OR 97321 Site: 280 25th Ave SE	11-3W-18BD-401	6,005	6,005	\$1,000	94.20	\$500		\$1,500	

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POTENTIAL ESTIMATED ASSESSMENTS FOR MARION STREET LOCAL IMPROVEMENT DISTRICT

Alphabetical, by last name)

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OWNER NAME OWNER ADDRESS SITE ADDRESS	MAP/TAX LOT I.D. NUMBER	TAX LOT AREA (Sq Ft)	ASSMNT AREA (Sq Ft)	STREET & STRM DRN ASSMNT	SIDEWLK FRONT FOOT	SIDEWLK ASSMNT	WATER ASSMNT	ESTIMTD TOTAL ASSMNT	SUMMARY OF ESTIMATED PROJECT COSTS
Hinrichs, Henrietta A 2410 Marion St SE Albany, OR 97321-3972 Site: 2410 Marion St SE	11-3W-18BA-801	6,750	6,750	\$1,200	75.00	\$400		\$1,600	
Hoffman, Marie N 2077 Marion St SE Albany, OR 97321 Site: 2077 Marion St SE	11-3W-7DC-2900	17,884	17,884	\$3,100	75.30	\$400		\$3,500	
Honer, Henry O & Cathie S 2324 Rodney Ct Springfield, OR 97477 Site: 1958 Marion St SE	11-3W-7CD-705	10,083	10,083	\$1,700	25.00	\$100		\$1,800	
Honer, Henry O & Cathie S 2324 Rodney Ct Springfield, OR 97477 Site: 1966 Marion St SE	11-3W-7CD-702	10,117	10,117	\$1,700	25.00	\$100		\$1,800	
Hoover, Edward F & Paul E 6785 NW Mtn View Dr Corvallis, OR 97330 Site: 2815 Marion St SE	11-3W-18AC-4102	6,996	6,996	\$1,200	73.00	\$400		\$1,600	
Houchin, Eva L 1540 Takena St SW Albany, OR 97321 Site: 1944 SE Marion St SE	11-3W-7CD-700	143,419	143,419	\$24,700	47.62	\$300		\$25,000	
Howard, Fay W & Mamie L 490 Marion St SE Albany, OR 97321 Site: 2490 Marion St SE	11-3W-18BD-300	6,005	3,003	\$500	94.20	\$500		\$1,000	
Hughes, Eddie M 1625 Marion St SE Albany, OR 97321-3363 Site: 1625 Marion St SE	11-3W-7CA-9500	6,577	6,577	\$1,100	60.00	\$300		\$1,400	
Irwin, Lloyd E & Wanda R 2279 Marion St SE Albany, OR 97321 Site: 2279 Marion St SE	11-3W-18AB-1100	11,263	5,632	\$1,000	115.60	\$700		\$1,700	
Keams, Charles M & Jacqueline L 2260 Marion St SE Albany, OR 97321 Site: 2260 Marion St SE	11-3W-18BA-400	41,689	41,689	\$7,200	63.94	\$400		\$7,600	
Kimbrell, Chad S 1330 Marion St SE Albany OR 97321 Site: 1330 Marion St SE	11-3W-7CA-2000 SIDEWALK ONLY	5,440	0	\$0	52.61	\$300		\$300	
Kimbrell, Chad S 1330 Marion St SE Albany OR 97321 Site: 1340 Marion St SE	11-3W-7CA-2100 SIDEWALK ONLY	5,536	0	\$0	64.29	\$400		\$400	
King, Raymond C & Della R 1600 Marion St SE Albany, OR 97321-3362 Site: 1600 Marion St SE	11-3W-7CA-6200	9,181	9,181	\$1,600	52.62	\$300		\$1,900	
Kunzelmann, John J 2931 Marion St SE Albany, OR 97321-3980 Site: 2931 Marion St SE	11-3W-18AC-4202	5,750	5,750	\$1,000	60.00	\$300		\$1,300	
Kunzelmann, John J 2931 Marion St SE Albany, OR 97321-3980 Site: 2931 Marion St SE (with 4203)	11-3W-18AC-4203	5,750	2,875	\$500	60.00	\$300		\$800	

POTENTIAL ESTIMATED ASSESSMENTS FOR MARION STREET LOCAL IMPROVEMENT DISTRICT

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OWNER NAME OWNER ADDRESS SITE ADDRESS	MAP/TAX LOT I.D. NUMBER	TAX LOT AREA (Sq Ft)	ASSMNT AREA (Sq Ft)	STREET & STRM DRN ASSMNT	SIDEWALK FRONT FOOT	SIDEWALK ASSMNT	WATER ASSMNT	ESTIMTD TOTAL ASSMNT	SUMMARY OF ESTIMATED PROJECT COSTS
Labonte-Klevesahl, Kevin & Jacqueline 1807 Marion St SE Albany, OR 97321-3959 Site: 1807 Marion St SE	11-3W-7DC-1800	16,997	8,499	\$1,500	100.00	\$600		\$2,100	
Lemons Investments 5871 NW Metge Ave Albany OR 97321-9355 Site: 214 13th Ave SE	11-3W-7CA-200 SIDEWALK ONLY	100,032	0	\$0	43.00	\$200		\$200	
Lemons, Orin E. & Vira J 5871 NW Metge Ave Albany OR 97321-9355 Site: 480 13th Ave SE	11-3W-7CA-100 SIDEWALK ONLY	11,055	0	\$0	55	\$300		\$300	
Lepman, Scott D (S One Family Trust) 815 Elm St SW Albany, OR 97321 Site: 2450 Marion St SE	11-3W-18BA-1000	24,300	24,300	\$4,000	90.00	\$500		\$4,500	
Lynn Keenan E & Antoinette 1502 Jackson St SE Albany, OR 97321-3349 Site: 1502 Jackson St SE	11-3W-7CA-8900	7,924	3,962	\$700	82.20	\$500		\$1,200	
McKee, James W & Ruth A 2159 Marion St SE Albany, OR 97321-9301 Site: 2159 Marion St SE	11-3W-18AB-501	25,175	25,175	\$4,300	106.00	\$600		\$4,900	
McKee, James W & Ruth A 2159 Marion St SE Albany, OR 97321-9301 Site: 2140 Marion St SE (vacant lot)	11-3W-18BA-200	112,104	112,104	\$19,300	62.12	\$400		\$19,700	
Mitchell, Bob G 110 9th Ave SW Albany, OR 97321 Site: 1422 Marion St SE	11-3W-7CA-3900	4,372	4,372	\$800	52.61	\$300		\$1,100	
Morffis, Blanche 308 28th Ave SE Albany, OR 97321 Site: 308 28th Ave SE	11-3W-18AC-4000	6,400	3,200	\$600	100.00	\$600		\$1,200	
Morgan, Arthur C & Jean I 25921 SW Airport Ave Corvallis, OR 97333 Site: 1832 Marion St SE	11-3W-7CD-500	7,740	7,740	\$1,300	64.50	\$400		\$1,700	
Mortgage Bancorporation *** P.O. Box 5457 Portland, OR 97228 Site: 510 13th Ave SE	11-3W-7DB-13400 SIDEWALK ONLY	6,248	0	\$0	50	\$300		\$300	
Moss, Carol M 31505 S 5th St Lebanon, OR 97355 Site: 1540 Marion St SE	11-3W-7CA-6100	10,000	10,000	\$1,700	52.62	\$300		\$2,000	
Mouradian, Charles G & Delores M 320 6th Ave SW Albany, OR 97321 Site: 311 27th Ave SE	11-3W-18AC-1702	12,515	6,258	\$1,100	95.52	\$500		\$1,600	
Ostrom, Louie S & Joan M 660 Bain St SE Albany, OR 97321-4510 Site: 1442 Jackson St SE	11-3W-7CA-8801	5,635	2,818	\$500	72.50	\$400		\$900	
Turner, Bob R D & Barbara 2422 Marion St SE Albany, OR 97321-3972 Site: 2422 Marion St SE	11-3W-18BA-800	6,300	6,300	\$1,100	70.00	\$400		\$1,500	

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OWNER NAME OWNER ADDRESS SITE ADDRESS	MAP/TAX LOT I.D. NUMBER	TAX LOT AREA (Sq Ft)	ASSMNT AREA (SqFt)	STREET & STRM DRN ASSMNT	SIDEWLK FRONT FOOT	SIDEWLK ASSMNT	WATER ASSMNT	ESTIMTD TOTAL ASSMNT	SUMMARY OF ESTIMATED PROJECT COSTS
Plumlee, Pearl & Donna M 1615 Marion St SE Albany, OR 97321-3363 Site: 1615 Marion St SE	11-3W-7CA-8400	6,749	6,749	\$1,200	60.00	\$300		\$1,500	
Privratsky, Laurie & Dorothy 595 25th Ave SE Albany, OR 97321 Site: 1761 Marion St SE	11-3W-7DC-201	7,630	3,815	\$700	109.00	\$600		\$1,300	
Reddell, Glen & Larquetta 2621 Marion St SE Albany, OR 97321-3976 Site: 2621 Marion St SE (with lot 1700)	11-3W-18AC-1701	15,675	7,838	\$1,400	104.50	\$600		\$2,000	
Reddell, Glen & Larquetta 2621 Marion St SE Albany, OR 97321-3976 Site: 2621 Marion St SE (with lot 1701)	11-3W-18AC-1700 SQ FOOTAGE INCL W/1701								
Reif, Walter B & Tracy L 1430 Marion St SE Albany, OR 97321-3360 Site: 1430 Marion St SE	11-3W-7CA-3801	5,903	5,903	\$1,000	52.61	\$300		\$1,300	
Rex, Isabell M 2130 Marion St SE Albany, OR 97321-3965 Site: 2130 Marion St SE	11-3W-18BA-101	10,000	10,000	\$1,700	100.00	\$600		\$2,300	
Rhodes, Ruth R, June L Roles, Agt 515 14th Ave SE Albany, OR 97321 Site: 515 14th Ave SE	11-3W-7DB-13700 SIDEWALK ONLY	6,248	0	\$0	50	\$300		\$300	
Roberts, Orville M & Emma B 2460 Marion St SE Albany, OR 97321-3972 Site: 2460 Marion St SE	11-3W-18BD-100	81,340	81,340	\$14,000	124.74	\$700		\$14,700	
Ryan, Peter J & Kathleen I PO Box 431 Lake Oswego, OR 97034 Site: 2700 Marion St SE (vacant lot)	11-3W-18BD-400	208,000	104,000	\$17,900	293.00	\$1,700		\$19,600	
Ryan, Peter J & Kathleen I PO Box 431 Lake Oswego, OR 97034 Site: 2900 Marion St SE (vacant lot)	11-3W-18BD-421	114,063	57,032	\$9,800	175.00	\$1,000		\$10,800	
Sanford, Casey 4375 Santiam Hwy Albany, OR 97321 Site: 2120 Marion St SE	11-3W-18BA-100	181,036	181,036	\$31,000	185.00	\$1,000		\$32,000	
Schulze, Fred T 1510 Marion St SE Albany, OR 97321-3361 Site: 1510 Marion St SE	11-3W-7CA-5901	5,209	2,605	\$400	78.93	\$400		\$800	
Scott, David R & Adele 340 15th Ave SE Albany, OR 97321 Site: 340 15th Ave SE	11-3W-7CA-6002	7,445	7,445	\$1,300	23.15	\$100		\$1,400	
Shishido, Howard K 14680 Hancock Ct Los Gatos, CA 95030 Site: 2495 Marion St SE	11-3W-18AC-411	7,184	3,592	\$600	111.02	\$600		\$1,200	
Siegeman, Ione E 2488 Marion St SE Albany, OR 97321-3972 Site: 2488 Marion St SE	11-3W-18BD-200	81,340	81,340	\$14,000	124.74	\$700		\$14,700	

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OWNER NAME OWNER ADDRESS SITE ADDRESS	MAP/TAX LOT I.D. NUMBER	TAX LOT AREA (Sq Ft)	ASSMNT AREA (Sq Ft)	STREET & STRM DRN ASSMNT	SIDEWALK FRONT FOOT	SIDEWALK ASSMNT	WATER ASSMNT	ESTIMTD TOTAL ASSMNT	SUMMARY OF ESTIMATED PROJECT COSTS	
Stoko, William J & Nellie C 1330 Chestnut St SE Albany, OR 97321 Site: 306 27th Ave SE	11-3W-18AC-1800	7,222	3,611	\$600	125.00	\$700		\$1,300	CITY OF ALBANY ASSESSMENT COMPUTATION SHEET ST-95-5, MARION STREET LID FILE: MARNLID2.WB2 DATE: CALC BY: D. Grassick 17-Jan-96	
Swan, Cristopher P & Kristine C 2455 Marion St SE Albany, OR 97321 Site: 2425 Marion St SE	11-3W-18AB-2300	7,010	7,010	\$1,200	90.00	\$500		\$1,700		
Swan, Cristopher P & Kristine C 2455 Marion St SE Albany, OR 97321 Site: 2455 Marion St SE	11-3W-18AC-401	28,125	28,125	\$4,800	112.50	\$600		\$5,400		
Trapp, Elwood B & Moore, Virginia H 1891 Marion St SE Albany, OR 97321 Site: 1891 Marion St SE	11-3W-7DC-1900	34,500	34,500	\$5,900	150.00	\$800		\$6,700		
Weaver, Harold R 2835 Marion St SE Albany, OR 97321 Site: 2835 Marion St SE	11-3W-18AC-4104	6,996	6,996	\$1,200	73.00	\$400		\$1,600		
Weber, Donald A & Deborah J P. O. Box 2552 Albany, OR 97321 Site: 2170 Marion St SE	11-3W-18BA-202	19,600	19,600	\$3,400	140.00	\$800		\$4,200		
Westbrook, Gene & Kinkade, Richard 5 Meadowview St SE Albany, OR 97321 Site: 1974 Marion St SE	11-3W-7CD-704	5,880	5,880	\$1,000	60.00	\$300		\$1,300		
Williams, John D & Barbara A 2445 Marion St SE Albany, OR 97321-3973 Site: 2445 Marion St SE	11-3W-18AB-2400	7,500	7,500	\$1,300	50.00	\$300		\$1,600		
Wilson, Michael L & Charles P P. O. Box 118 Seal Rock, OR 97376 Site: 1904 Marion St SE	11-3W-7CD-800	32,100	32,100	\$5,500	100.00	\$600		\$6,100		
Winter, Everett R & Norma R 2057 Marion St SE Albany, OR 97321 Site: 2057 Marion St SE	11-3W-7DC-2800	21,894	21,894	\$3,800	91.80	\$500		\$4,300		
Wood, Anna/ c.o.: Julian Packard 1732 13th Ave SW Albany, OR 97321-1808 Site: 2163 Marion St SE	11-3W-18AB-500	18,525	18,525	\$3,200	78.00	\$400		\$3,600		
TOTALS		3,217,418	2,722,059	469,000	9,886	56,000	\$3,000	\$528,000		

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OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	ESTIMATED TOTAL ASSESSMENT	BOND MAXIMUM	Assessed Valuation as of Sept. 1995 *****TRUE CASH VALUE 1995/1996*****			OTHER ASMTS	% TO TCV	10 YEAR SEMI-ANNUAL PAYMENT AT 9%	10 YR MO. PAYMT AT 8%
					LAND	IMPRVMT	TOTAL				
Alley, Warren D. Alley, Loretta M. 3740 Glendale St SE Albany, OR 97321	11-3W-18AB-01601 2325 Marion St SE	0.008	\$ 4,220	270,900	30,920	104,530	135,450	0.00	0.03	324.42	53.46
Anderson, Scot B. Anderson, Sharon K. 2290 Marion St SE Albany, OR 97321	11-3W-18BA-00500	0.014	\$ 7,600	166,600	32,330	50,970	83,300	0.00	0.09	584.26	96.27
Argetsinger, Elizabeth L. 1520 Jackson St SE Albany, OR 97321	11-3W-07CA-09000	0.002	\$ 900	142,540	23,890	47,380	71,270	0.00	0.01	69.19	11.40
Belgarde, Julie 405 Queen Ave SE Albany, OR 97321	11-3W-07CA-09700	0.002	\$ 1,200	154,480	25,300	51,940	77,240	0.00	0.02	92.25	15.20
Bennet, Samuel C. 1321 Jackson St SE Albany, OR 97321	11-3W-07DB-13600	0.001	\$ 300	117,660	22,490	36,340	58,830	0.00	0.01	23.06	3.80
Bewley, Boyd H. Bewley, Marilyn 3120 Geary St SE Albany, OR 97321	11-3W-07CD-00400	0.012	\$ 6,500	148,000	33,730	40,270	74,000	0.00	0.09	499.69	82.34
Black, Garry D. Black, Ruth P. 1812 Marion St SE Albany, OR 97321	11-3W-07CD-00300	0.009	\$ 4,500	176,300	30,920	57,230	88,150	0.00	0.05	345.94	57.00

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					LAND	IMPRVMT	TOTAL				
Blackford, Rolla A. Blackford, Emma D. 1732 Marion St SE Albany, OR 97321	11-3W-07CD-00101	0.007	\$ 3,700	196,620	30,920	67,390	98,310	0.00	0.04	284.44	46.87
Blevins, Martha J. 1440 Marion St SE Albany, OR 97321	11-3W-07CA-04000	0.001	\$ 700	104,420	22,490	29,720	52,210	0.00	0.01	53.81	8.87
Bremer, Dennis L. Bremer, Rita M. 2218 Marion St SE Albany, OR 97321	11-3W-18BA-00300	0.029	\$ 15,100	195,880	50,490	47,450	97,940	0.00	0.15	1,160.83	181.28
Briggs, Michael J. 2650 Marion St SE Albany, OR 97321	11-3W-18BD-00419	0.004	\$ 2,300	124,360	18,280	43,900	62,180	0.00	0.04	176.82	29.14
Bruner, David L. Bruner, Richard L. 2345 Marion St SE, Apt 4 Albany, OR 97321	11-3W-18AB-01700	0.002	\$ 1,300	143,120	21,080	50,480	71,560	0.00	0.02	99.94	16.47
Bruner, Richard Bruner, Peggy 2345 Marion St SE, Apt 4 Albany, OR 97321	11-3W-18AB-01701	0.005	\$ 2,900	410,380	28,110	177,080	205,190	0.00	0.01	222.94	36.74
Bruner, Richard L. Bruner, Mary L. 2345 Marion St SE, Apt 4 Albany, OR 97321	11-3W-18BA-00600	0.006	\$ 3,300	373,660	32,330	154,500	186,830	0.00	0.02	253.69	41.80

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					LAND	IMPRVMT	TOTAL				
Circle K Corp. #1397 Tax Dept, Urs Dietr PO Box 52085 Phoenix, AZ 85072	11-3W-07DC-00100 300 Queen Ave SE	0.003	\$ 1,800	338,680	33,270	136,070	169,340	0.00	0.01	138.38	22.80
Collins, Christopher B. Collins, Ginger M. 1530 Marion St SE Albany, OR 97321	11-3W-07CA-06001 1530 Marion St SE	0.002	\$ 1,100	116,140	22,490	35,580	58,070	0.00	0.02	84.56	13.93
Cosler, Claude F. Cosler, Velma 2119 Marion St SE Albany, OR 97321	11-3W-07DC-02901	0.006	\$ 3,100	36,540	18,270	0	18,270	0.00	0.17	238.32	39.27
Cosler, Claude F. Cosler, Velma 2119 Marion St SE Albany, OR 97321	11-3W-18AB-00400 2119 Marion St SE	0.009	\$ 4,700	245,460	28,110	94,620	122,730	0.00	0.04	361.32	59.54
Dahlinger, Tamila K. Chaput, William L. 1605 Marion St SE Albany, OR 97321	11-3W-07CA-09300 1605 Marion St SE	0.003	\$ 1,400	138,600	25,300	44,000	69,300	0.00	0.02	107.63	17.73
Davis, Platt A. Davis, Carol L. 1947 Marion St SE Albany, OR 97321	11-3W-07DC-02100 1947 Marion St SE	0.012	\$ 6,100	311,120	30,920	124,640	155,560	0.00	0.04	468.94	77.27
Davis, William H. Davis, Nancy Jo 1977 Marion St SE Albany, OR 97321	11-3W-07DC-02400 1977 Marion St SE	0.011	\$ 5,700	165,040	28,110	54,410	82,520	0.00	0.07	438.19	72.21

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					LAND	IMPRVMT	TOTAL				
DBS/TRI, VI C/O R. L. John, Investors PO Box 515 Stayton, OR 97383	11-3W-18AB-00900 2220 Jackson St SE	0.008	\$ 4,100	1,412,920	72,500	633,960	706,460	0.00	0.01	315.19	51.94
DBS/TRI, VI C/O R. L. John, Investors PO Box 515 Stayton, OR 97383	11-3W-18AB-01000	0.009	\$ 4,500	48,340	24,170	0	24,170	0.00	0.19	345.94	57.00
Derouaux, Mildred 5317 Santiam Hwy SE Albany, OR 97321	11-3W-07CA-06400 1630 Marion St SE	0.002	\$ 1,100	51,580	22,490	3,300	25,790	0.00	0.04	84.56	13.93
Derrickson, Donald P. Derrickson, Pamela A. 2405 Marion St SE Albany, OR 97321	11-3W-18AB-02101 2405 Marion St SE	0.003	\$ 1,500	125,800	25,300	37,600	62,900	0.00	0.02	115.31	19.00
Dewilde, Camille J. Dewilde, Martha 2529 Marion St SE Albany, OR 97321	11-3W-18AC-00600	0.003	\$ 1,500	42,500	8,430	12,820	21,250	0.00	0.07	115.31	19.00
Dewilde, Camille J. Dewilde, Martha 2529 Marion St SE Albany, OR 97321	11-3W-18AC-00700 2529 Marion St SE	0.002	\$ 900	182,440	28,110	63,110	91,220	0.00	0.01	69.19	11.40
Dirrett, Edward S. Dirrett, Maude E. 1907 Marion St SE Albany, OR 97321	11-3W-07DC-02000 1907 Marion St SE	0.013	\$ 6,700	272,020	30,920	105,090	136,010	0.00	0.05	515.07	84.87

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OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	ESTIMATED TOTAL ASSESSMENT	BOND MAXIMUM	Assessed Valuation as of Sept. 1995 *****TRUE CASH VALUE 1995/1996*****			OTHER ASMTS	% TO TCV	10 YEAR SEMI-ANNUAL PAYMENT AT 9%	10 YR MO. PAYMT AT 9%
					LAND	IMPRVMT	TOTAL				
Duckett, John E. Duckett, Darlene M. 3235 NW Kingston Way Albany, OR 97321	11-3W-07DC-02502 1993 Marion St SE	0.002	\$ 1,200	151,480	16,870	58,870	75,740	0.00	0.02	92.25	15.20
Duckett, John E. Duckett, Darlene M. 3235 NW Kingston Way Albany, OR 97321	11-3W-07DC-02501 2007 Marion St SE	0.009	\$ 4,700	502,280	29,740	221,400	251,140	0.00	0.02	361.32	59.54
Duckett, John E. Duckett, Darlene M. 3235 NW Kingston Way Albany, OR 97321	11-3W-07DC-02500 2009 Marion St SE	0.002	\$ 1,200	151,480	16,870	58,870	75,740	0.00	0.02	92.25	15.20
Duckett, Michael K. 140 1st Avenue SE Albany, OR 97321	11-3W-07CD-00900 2010 Marion St SE	0.042	\$ 22,400	184,020	47,060	44,950	92,010	0.00	0.24	1,714.34	282.49
Dept of Veterans Afrs Dysle, Clark, AGT Dysle, Betty, AGT 3765 Rogers Drive Scio, OR 97374	11-3W-07CA-06300 1605 Marion St SE	0.003	\$ 1,400	123,920	22,490	39,470	61,960	0.00	0.02	107.63	17.73
Egan, Robert R., AGT Egan, Gloria A., AGT 1188 9th Avenue SW Albany, OR 97321	11-3W-18AC-00500 2507 Marion St SE	0.002	\$ 900	118,640	22,490	36,830	59,320	0.00	0.02	69.19	11.40
Forster, Michael C. 1319 Jackson St SE Albany, OR 97321	11-3W-07DB-13500 1319 Jackson St SE	0.001	\$ 300	104,120	22,490	29,570	52,060	0.00	0.01	23.06	3.80

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					LAND	IMPRVMT	TOTAL				
Gerig, Carey L. Gerig, Beverly J. 1948 Marion St SE Albany, OR 97321	11-3W-07CD-00703 1948 Marion St SE	0.002	\$ 1,300	158,140	25,300	53,770	79,070	0.00	0.02	99.94	16.47
Gerken, Nina J. Gerken, Greg E. 1530 Jackson St SE Albany, OR 97321	11-3W-07CA-09100 1530 Jackson St SE	0.002	\$ 900	153,380	23,890	52,790	76,680	0.00	0.01	69.19	11.40
Gilmore, Nancy C. 1872 Marion St SE Albany, OR 97321	11-3W-07CD-00600 1872 Marion St SE	0.015	\$ 8,100	116,900	33,730	24,720	58,450	0.00	0.14	622.70	102.61
Gloude, Thomas E. Gloude, Wanda J. Dahlfinger, Gary D. 2045 36th Avenue SE Albany, OR 97321	11-3W-07CA-03901 1404 Marion St SE	0.001	\$ 700	87,980	22,490	21,500	43,990	0.00	0.02	53.81	8.87
Gookin, Ronald E. Gookin, Susan C. PO Box 1508 Albany, OR 97321	11-3W-18BD-00422 2840 Marion St SE	0.024	\$ 12,500	589,120	116,900	177,660	294,560	0.00	0.04	953.26	157.08
Gordon, Kenneth L. Gordon, Joann K. 34333 Columbus St SE Albany, OR 97321	11-3W-07CD-00200 1802 Marion St SE	0.006	\$ 3,000	101,420	29,520	21,190	50,710	0.00	0.06	230.63	38.00
Gordon, Kenneth L. Gordon, Joann K. 34333 Columbus St SE Albany, OR 97321	11-3W-07CD-01000 2050 Marion St SE	0.029	\$ 15,100	135,560	48,180	19,600	67,780	0.00	0.22	1,160.83	191.28

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					LAND	IMPRVMT	TOTAL				
Greater Albany Pub Schl 718 7th Avenue SW Albany, OR 97321	11-3W-18BA-00700 2398 Marion St SE	0.098	\$ 51,800	0	0	0	0	0.00	0.00	3,966.81	653.65
Grindel, John D. Glover, Nancy J. 2438 Marion St SE Albany, OR 97321	11-3W-18BA-00900 2438 Marion St SE	0.003	\$ 1,800	127,900	21,080	42,870	63,950	0.00	0.03	138.38	22.80
Grindel, John D. Glover, Nancy J. 2438 Marion St SE Albany, OR 97321	11-3W-18BA-00703 2438 Marion St SE	0.003	\$ 1,700	19,680	9,840	0	9,840	0.00	0.17	130.69	21.53
Guyer, Glenn W. Guyer, Bette L. 2350 Marion St SE Albany, OR 97321	11-3W-18BA-00601 2350 Marion St SE	0.043	\$ 22,800	258,020	62,400	66,610	129,010	0.00	0.18	1,745.09	287.55
Gwinn, Forest G. PO Box 1624 Albany, OR 97321	11-3W-07DC-01803 1841 Marion St SE	0.004	\$ 2,300	265,400	23,890	108,810	132,700	0.00	0.02	176.82	29.14
Haley, Sherry Haley, James 2320 Jackson St SE Albany, OR 97321	11-3W-18AB-01500 2305 Marion St SE	0.004	\$ 1,900	165,340	28,110	54,560	82,670	0.00	0.02	146.06	24.07
Halvorsen, Fred H. Halvorsen, Kathryn 1640 13th Avenue SW Albany, OR 97321	11-3W-18AC-01900 2815 Marion St SE	0.002	\$ 1,000	89,560	22,490	22,290	44,780	0.00	0.02	76.88	12.67

** unable to obtain a land and improvement value.

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					LAND	IMPRVMT	TOTAL				
Halvorson, Randy A. Halvorson, Wanda 1434 Jackson St SE Albany, OR 97321	11-3W-07CA-08800 1434 Jackson St SE	0.003	\$ 1,800	139,660	19,680	50,150	69,830	0.00	0.02	123.00	20.27
Harvest Baptist Church** PO Box 705 Albany, OR 97321	11-3W-18BD-00418 2660 Marion St SE	0.035	\$ 18,300	0	0	0	0	0.00	0.00	1,406.83	231.82
Hawes, James E. Hawes, Deanna L. 2337 Marion St SE Albany, OR 97321	11-3W-18AB-01702 2337 Marion St SE	0.003	\$ 1,500	166,280	22,490	60,650	83,140	0.00	0.02	115.31	19.00
Heath, Phillip J. Heath, Shirley W. 925 NW Westwood Place Corvallis, OR 97330	11-3W-07CA-06301 1610 Marion St SE	0.003	\$ 1,700	244,140	28,110	93,960	122,070	0.00	0.01	130.69	21.53
Heer, Larry and Jacquelin Holman, Alfred L., Jr 404 1st Avenue SE Albany, OR 97321	11-3W-07CA-09600 1635 Marion St SE	0.003	\$ 1,500	144,760	25,300	47,080	72,380	0.00	0.02	115.31	19.00
Heer, Larry O. Heer, Jacqueline A. 404 1st Avenue SE Albany, OR 97321	11-3W-18AC-04201 2929 Marion St SE	0.003	\$ 1,800	98,020	22,490	26,520	49,010	0.00	0.03	123.00	20.27
Heward, Ann M. Martin, Kay L. 2415 Marion St SE Albany, OR 97321	11-3W-18AB-02201 2415 Marion St SE	0.002	\$ 800	96,740	22,490	25,880	48,370	0.00	0.02	61.50	10.13

** unable to obtain a land and improvement value.

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					LAND	IMPRVMT	TOTAL				
Hewitt, Karen D. 2175 Marion St SE Albany, OR 97321	11-3W-18AB-00800 2175 Marion St SE	0.009	\$ 4,500	229,980	28,110	86,880	114,990	0.00	0.04	345.94	57.00
Hickam, Jeanette Lee, Fred, AGT 280 Queen Avenue SE Albany, OR 97321	11-3W-07CD-00104 280 Queen Avenue SE	0.003	\$ 1,400	152,800	25,300	51,100	76,400	0.00	0.02	107.63	17.73
Hill, Randy E. 1540 Jackson St SE Albany, OR 97321	11-3W-07CA-09200 1540 Jackson St SE	0.003	\$ 1,700	160,880	25,300	55,140	80,440	0.00	0.02	130.69	21.53
Hines, Gary E. Hines, Debbie A. 280 25th Avenue SE Albany, OR 97321	11-3W-18BD-00401 280 25th Avenue SE	0.003	\$ 1,500	197,280	15,460	83,180	98,640	0.00	0.02	115.31	19.00
Hinrichs, Henrietta A. 2410 Marion St SE Albany, OR 97321	11-3W-18BA-00801 2410 Marion St SE	0.003	\$ 1,600	140,660	19,680	50,650	70,330	0.00	0.02	123.00	20.27
Hoffman, Marie N. 2077 Marion St SE Albany, OR 97321	11-3W-07DC-02900 2077 Marion St SE	0.007	\$ 3,500	120,280	22,490	37,650	60,140	0.00	0.06	269.07	44.34
Honer, Henry O. Honer, Cathie S. 2324 Rodney Ct Springfield, OR 97477	11-3W-07CD-00705 1958 Marion St SE	0.003	\$ 1,800	324,920	33,730	128,730	162,460	0.00	0.01	138.38	22.80

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					LAND	IMPRVMT	TOTAL				
Honer, Henry O. Honer, Cathie S. 2324 Rodney Ct Springfield, OR 97477	11-3W-07CD-00702 1966 Marion St SE	0.003	\$ 1,800	148,280	26,710	47,430	74,140	0.00	0.02	138.38	22.80
Hooven, Edward F. Hooven, Paul E. 6785 NW Mtn View Drive Corvallis, OR 97330	11-3W-18AC-04102 2815 Marion St SE	0.003	\$ 1,800	147,120	22,490	51,070	73,560	0.00	0.02	123.00	20.27
Houchin, Eva L. 1540 Takena St SW Albany, OR 97321	11-3W-07CD-00700 1944 Marion St SE	0.047	\$ 25,000	103,160	34,960	16,620	51,580	0.00	0.48	1,921.90	316.69
Howard, Fay W. Howard, Mamie L. 2490 Marion St SE Albany, OR 97321	11-3W-18BD-00300 2490 Marion St SE	0.002	\$ 1,000	52,580	15,460	10,830	26,290	0.00	0.04	76.88	12.67
Hughes, Eddie M. 1625 Marlon St SE Albany, OR 97321	11-3W-18AB-01100 1625 Marion St SE	0.003	\$ 1,400	134,140	25,300	41,770	67,070	0.00	0.02	107.63	17.73
Irwin, Lloyd E. Irwin, Wanda R. 2279 Marion St SE Albany, OR 97321	11-3W-18AB-01100 2279 Marion St SE	0.003	\$ 1,700	183,140	28,110	63,460	91,570	0.00	0.02	130.69	21.53
Keams, Charles M. Keams, Jacqueline L. 2260 Marion St SE Albany, OR 97321	11-3W-18BA-00400 2260 Marion St SE	0.014	\$ 7,800	180,920	32,330	58,130	90,460	0.00	0.08	584.26	96.27

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					LAND	IMPRVMT	TOTAL				
Kimbrell, Chad S. 1330 Marion St SE Albany, OR 97321	11-3W-07CA-02000 1330 Marion St SE	0.001	\$ 300	76,160	22,490	15,590	38,080	0.00	0.01	23.06	3.80
Kimbrell, Chad S. 1330 Marion St SE Albany, OR 97321	11-3W-07CA-02100 1340 Marion St SE	0.001	\$ 400	80,780	22,490	17,900	40,390	0.00	0.01	30.75	5.07
King, Raymond C. King, Della R. 1600 Marion St SE Albany, OR 97321	11-3W-07CA-06200 1600 Marion St SE	0.004	\$ 1,900	78,540	25,300	13,970	39,270	0.00	0.05	146.06	24.07
Kunzelmann, John J. 2931 Marion St SE Albany, OR 97321	11-3W-18AC-04202 2931 Marion St SE	0.002	\$ 1,300	135,360	22,490	45,190	67,680	0.00	0.02	99.94	16.47
Kunzelmann, John J. 2931 Marion St SE Albany, OR 97321	11-3W-18AC-04203	0.002	\$ 800	8,400	4,200	0	4,200	0.00	0.19	61.50	10.13
Labonte-Klevesahl, Kevin Labonte-Klevesahl, Jacqu 1807 Marion St SE Albany, OR 97321	11-3W-07DC-01800 1807 Marion St SE	0.004	\$ 2,100	218,560	22,490	86,790	109,280	0.00	0.02	161.44	26.60
Lemons Investments 5871 NW Metge Ave Albany, OR 97321	11-3W-07CA-00200 214 13th Ave SE	0.000	\$ 200	1,560,920	105,440	675,020	780,460	0.00	0.00	15.38	2.53

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					LAND	IMPRVMT	TOTAL				
Lemons, Orin Lemons, Vira 5871 NW Meige Ave Albany, OR 97321	11-3W-07CA-00100 480 13th Ave SE	0.001	\$ 300	28,320	13,960	200	14,160	0.00	0.02	23.06	3.80
Lepman, Scott D. S One Family Trust 815 Elm St SW Albany, OR 97321	11-3W-18BA-01000 2450 Marion St SE	0.009	\$ 4,500	39,360	19,680	0	19,680	0.00	0.23	381.32	59.54
Lynn, Keavan E. Lynn, Antoinette 1502 Jackson St SE Albany, OR 97321	11-3W-07CA-08900 1502 Jackson St SE	0.002	\$ 1,200	126,200	25,300	37,800	63,100	0.00	0.02	92.25	15.20
McKee, James W. McKee, Ruth A. 2159 Marion St SE Albany, OR 97321	11-3W-18AB-00501 2159 Marion St SE	0.009	\$ 4,900	208,680	28,110	76,230	104,340	0.00	0.05	376.69	62.07
McKee, James W. McKee, Ruth A. 2159 Marion St SE Albany, OR 97321	11-3W-18BA-00200	0.037	\$ 19,700	104,800	52,400	0	52,400	0.00	0.38	1,514.46	249.55
Mitchell, Bob G. 110 9th Ave SW Albany, OR 97321	11-3W-07CA-03900 1422 Marion St SE	0.002	\$ 1,100	149,640	19,680	55,140	74,820	0.00	0.01	84.56	13.93
Monfils, Blanche 308 28th Ave SE Albany, OR 97321	11-3W-18AC-04000 308 28th Ave SE	0.002	\$ 1,200	145,380	25,300	47,390	72,690	0.00	0.02	92.25	15.20

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					LAND	IMPRVMT	TOTAL				
Morgan, Arthur C. Morgan, Jean I. 25921 SW Airport Ave Corvallis, OR 97333	11-3W-07CD-00500 1832 Marion St SE	0.003	\$ 1,700	96,780	25,300	23,090	48,390	0.00	0.04	130.69	21.53
Mortgage Bancorporation PO Box 5457 Portland, OR 97228	11-3W-07CD-00500 510 13th Ave SE	0.001	\$ 300	46,380	22,490	700	23,190	0.00	0.01	23.06	3.80
Moss, Carol M. 31505 S 5th St Lebanon, OR 97355	11-3W-07CA-06100 1540 Marion St SE	0.004	\$ 2,000	19,380	9,690	0	9,690	0.00	0.21	153.75	25.34
Mouradian, Charles G. Mouradian, Delores M. 320 6th Ave SW Albany, OR 97321	11-3W-18AC-01702 311 27th Ave SE	0.003	\$ 1,600	373,680	32,330	154,500	186,830	0.00	0.01	123.00	20.27
Ostrom, Louis S. Ostrom, Joan M. 660 Bain St SE Albany, OR 97321	11-3W-07CA-08801 1442 Jackson St SE	0.002	\$ 900	139,600	21,080	48,720	69,800	0.00	0.01	69.19	11.40
Plumlee, Bob R. D. Plumlee, Barbara 2422 Marion St SE Albany, OR 97321	11-3W-18BA-00800 2422 Marion St SE	0.003	\$ 1,500	183,060	19,680	71,850	91,530	0.00	0.02	115.31	19.00
Plumlee, Pearl Plumlee, Donna M. 1615 Marion St SE Albany, OR 97321	11-3W-07CA-09400 1615 Marion St SE	0.003	\$ 1,500	140,000	25,300	44,700	70,000	0.00	0.02	115.31	19.00

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					LAND	IMPRVMT	TOTAL				
Privratsky, Laudie Privratsky, Dorothy 595 25th Ave SE Albany, OR 97321	11-3W-07DC-00201 1761 Marion St SE	0.002	\$ 1,300	146,080	12,350	60,690	73,040	0.00	0.02	99.94	16.47
Reddell, Glen Reddell, Larquetta 2621 Marion St SE Albany, OR 97321	11-3W-18AC-01701 2621 Marion St SE	0.004	\$ 2,000	133,680	30,920	35,920	66,840	0.00	0.03	153.75	25.34
Reddell, Glen Reddell, Larquetta 2621 Marion St SE Albany, OR 97321	11-3W-18AC-01700	0.000	\$ 0	1,120	560	0	560	0.00	0.00	0.00	0.00
Reif, Walter B. Reif, Tracy L. 1430 Marion St SE Albany, OR 97321	11-3W-07CA-03801 1430 Marion St SE	0.002	\$ 1,300	117,180	22,490	36,100	58,590	0.00	0.02	99.94	16.47
Rex, Isabell M. 2130 Marion St SE Albany, OR 97321	11-3W-18BA-00101 2130 Marion St SE	0.004	\$ 2,300	133,980	25,300	41,690	66,990	0.00	0.03	176.82	29.14
Reynolds, Ruth R. Roles, June L., Agt 515 14th Ave SE Albany, OR 97321	11-3W-07DB-13700 515 14th Ave SE	0.001	\$ 300	108,480	22,490	31,750	54,240	0.00	0.01	23.06	3.80
Roberts, Orville M. Roberts, Emma B. 2460 Marion St SE Albany, OR 97321	11-3W-18BD-00100 2460 Marion St SE	0.028	\$ 14,700	186,120	52,260	40,800	93,060	0.00	0.16	1,130.08	186.21

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					LAND	IMPRVMT	TOTAL				
Ryan, Peter J. Ryan, Kathleen I. PO Box 431 Lake Oswego, OR 97034	11-3W-18BD-00400 2700 Marion St SE	0.037	\$ 19,600	9,520	4,760	0	4,760	0.00	4.12	1,506.77	248.28
Ryan, Peter J. Ryan, Kathleen I. PO Box 431 Lake Oswego, OR 97034	11-3W-18BD-00421 2900 Marion St SE	0.020	\$ 10,800	5,240	2,620	0	2,620	0.00	4.12	830.26	136.81
Sanford, Casey 4375 Santiam Hwy Albany, OR 97321	11-3W-18BA-00100 2120 Marion St SE	0.061	\$ 32,000	136,140	68,070	0	68,070	0.00	0.47	2,475.41	407.90
Schulze, Fred T. 1510 Marion St SE Albany, OR 97321	11-3W-07CA-05901 1510 Marion St SE	0.002	\$ 800	141,140	22,490	48,080	70,570	0.00	0.01	61.50	10.13
Scott, David R. Scott, Adele 340 15th Ave SE Albany, OR 97321	11-3W-07CA-06002 340 15th Ave SE	0.003	\$ 1,400	62,060	31,030	0	31,030	0.00	0.05	107.63	17.73
Shishido, Howard K. 14660 Hancock Ct Los Gatos, CA 95030	11-3W-18AC-00411 2495 Marion St SE	0.002	\$ 1,200	164,640	22,490	59,830	82,320	0.00	0.01	92.25	15.20
Stegeman, Ione E. 2488 Marion St SE Albany, OR 97321	11-3W-18BD-00200 2488 Marion St SE	0.028	\$ 14,700	124,200	34,460	27,640	62,100	0.00	0.24	1,130.08	186.21

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					LAND	IMPRVMT	TOTAL				
Stoko, William J. Stoko, Nellie C. 1330 Chestnut St SE Albany, OR 97321	11-3W-18AC-01800 306 27th Ave SE	0.002	\$ 1,300	163,020	23,890	57,620	81,510	0.00	0.02	99.94	16.47
Swan, Christopher P. Swan, Kristine C. 2455 Marion St SE Albany, OR 97321	11-3W-18AB-02300 2425 Marion St SE	0.003	\$ 1,700	47,780	23,890	0	23,890	0.00	0.07	130.69	21.53
Swan, Christopher P. Swan, Kristine C. 2455 Marion St SE Albany, OR 97321	11-3W-18AC-00401 2455 Marion St SE	0.010	\$ 5,400	386,720	33,730	159,630	193,360	0.00	0.03	415.13	68.40
Trapp, Elwood B. Moore, Virginia H. 1891 Marion St SE Albany, OR 97321	11-3W-07DC-01900 1891 Marion St SE	0.013	\$ 6,700	204,040	30,920	71,100	102,020	0.00	0.07	515.07	84.87
Weaver, Harold R. 2835 Marion St SE Albany, OR 97321	11-3W-18AC-04104 2835 Marion St SE	0.003	\$ 1,600	124,940	22,490	39,980	62,470	0.00	0.03	123.00	20.27
Weber, Donald A. Weber, Deborah J. PO Box 2552 Albany, OR 97321	11-3W-18BA-00202 2170 Marion St SE	0.008	\$ 4,200	172,720	28,110	58,250	86,360	0.00	0.05	322.88	53.20
Westbrook, Gene Kinkade, Richard 3715 Meadowview St SE Albany, OR 97321	11-3W-07CD-00704 1974 Marion St SE	0.002	\$ 1,300	168,200	25,300	58,800	84,100	0.00	0.02	100.71	16.59
Williams, John D. Williams, Barbara A. 2445 Marion St SE Albany, OR 97321	11-3W-18AB-02400 2445 Marion St SE	0.003	\$ 1,600	159,980	22,490	57,500	79,990	0.00	0.02	123.00	20.27

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FINANCIAL INVESTIGATION REPORT - SECTIONS 1 & 2
Marion Street LID -- ST-96-1

MARION.WQ2

OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	ESTIMATED TOTAL ASSESSMENT	BOND MAXIMUM	Assessed Valuation as of Sept. 1995 *****TRUE CASH VALUE 1995/1996*****			OTHER ASMTS	% TO TCV	10 YEAR SEMI-ANNUAL PAYMENT AT 9%	10 YR MO. PAYMT AT 8%
					LAND	IMPRVMTS	TOTAL				
Wilson, Michael L. Wilson, Charles P. PO Box 118 Seal Rock, OR 97376	11-3W-07CD-00800 1904 Marion St SE	0.012	\$ 6,100	189,920	30,920	64,040	94,960	0.00	0.06	468.94	77.27
Winter, Everett R. Winter, Norma R. 708 Faith Ave Ashland, OR 97520	11-3W-07DC-02800 2057 Marion St SE	0.008	\$ 4,300	107,760	32,330	21,550	53,880	0.00	0.08	330.57	54.47
Wood, Anna C/O Julian Packard 1732 13th Ave SW	11-3W-18AB-00500 2163 Marion St SE	0.007	\$ 3,600	102,700	28,110	23,240	51,350	0.00	0.07	276.75	45.60
TOTALS.....		1.000	\$ 528,000	20,239,480	3,163,160	6,956,580	10,119,740	0.00	14.75	40,616	6,693
			\$ 528,020							812,318.40	803,110.80

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FINANCIAL INVESTIGATION REPORT (Cont.)
Marion Street LID; ST-96-1

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

The City has no residential lots that were obtained through foreclosure. Notice of foreclosure have been issued to three properties in North Albany. All three of these property owners have been in contact with the City and we anticipate all delinquent assessments will be paid current.

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

Property taxes with the City have been received at a record high (current) level. The percentage of current taxes collected have increased from 87.64% in 1986 to 94.87% (a record high) in 1995. The City has not foreclosed on any delinquent assessment in the three years.

Section 5. Real estate value trends in the area.

Real estate values in the area, as well as the rest of the City, have increased significantly within the past five years. The City on a whole has seen annual increases of 15%, 18% and 12%.

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

We anticipate property values in the City and their neighborhood to continue to increase, although at a somewhat lesser annual amount.

However, even though the assessed valuation may increase the "tax burden" should increase only slightly if at all. The City's tax base will increase at 6%. The Parks millage levy will increase slightly with the properties values. The schools tax levy will remain at \$5.00 per \$1,000 value.

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

This project does conform to the City's Comprehensive Plan.

Section 8. Status of City's debt.

The City has no "Bancroft Debt" (special assessment.) The bonded debt per capita is \$240.50 primarily because of the \$8.7 G.O. debt on the Water Plant.

Section 9. Estimated cost of financing.

The City has never issued any special assessment (limited general obligation) debt. This project will need to be bonded. The cost is estimated to be 6%.

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

This project area is in a well developed neighborhood. The assessments are relatively small and should not pose an undue hardship on the property owners. We do not anticipate any foreclosures.