

RESOLUTION NO. 4210

A RESOLUTION FOR THE ADOPTION OF ENGINEERING AND FINANCIAL INVESTIGATION REPORTS, AUTHORIZATION TO SECURE EASEMENTS, TO OBTAIN BIDS, TO INCREASE APPROPRIATIONS, AND TO ISSUE WARRANTS FOR THE CONSTRUCTION OF ST-97-4, LEHIGH / RIDERWOOD ACCESS LOCAL IMPROVEMENT DISTRICT (LID).

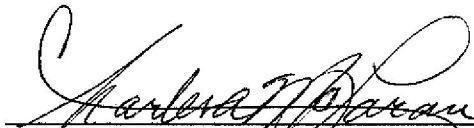
BE IT RESOLVED that the engineer's report of the Public Works Director and the financial investigation report of the Assistant City Manager filed with the City Recorder on November 10, 1999, concerning ST-97-4, Lehigh/Riderwood Access LID be and the same are hereby adopted.

BE IT FURTHER RESOLVED that the Council authorize the Mayor and City Recorder to sign agreements on behalf of the City of Albany for the purpose of obtaining easements to construct the said improvements, direct the City Manager to obtain bids for the construction of said projects as required by law, and authorize the Mayor and City Recorder to make, issue, and negotiate General Obligation Improvement Warrants for the performance of said improvements, bearing interest, and constituting general obligations of the City of Albany. The terms of conditions of such warrants shall be as provided by ORS 287.502 to 287.510.

BE IT FURTHER RESOLVED that funds budgeted within the Improvement Fund be appropriated as follows:

<u>Improvement Fund</u>	<u>Resources</u>	<u>Requirements</u>
26-985-44132 Unbonded Assessments	\$ 760,000	
26-985-88001 ST-97-4, Lehigh/Riderwood Access		\$ 760,000

DATED THIS 12TH DAY OF JANUARY 2000.

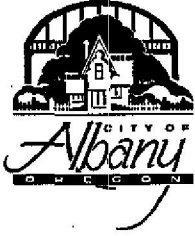


Mayor

ATTEST:



City Recorder



TO: Albany City Council

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

FROM: Jeff Woodward, P.E., Civil Engineer II

DATE: November 23, 1999, for the December 8, 1999, City Council Meeting

SUBJECT: ST-97-4, Lehigh/Riderwood Access LID

Action Requested:

Staff requests that Council adopt this Engineer's Report and Financial Investigation, and pass the attached resolution to form a Local Improvement District (LID) for street, storm drain, and water system improvements for the connection of 14th Avenue to 16th Avenue at Shortridge Street.

Discussion:

This Engineer's Report and Financial Investigation have been prepared in response to Resolution No. 4168. The LID boundary and individual property assessments are shown on the attached map and assessment role.

The need to provide an alternative to accessing the Lehigh and Riderwood area via Highway 20 has been an issue for many years. The access issue was previously investigated in 1992, but was tabled due to lack of neighborhood support for the LID. Traffic volumes continue to increase and safety of area residents negotiating turns to and from the highway is a major concern. In response to resident requests, Council again directed staff in 1997 to investigate the connection of 14th Avenue to 16th Avenue.

At the January 14, 1998, City Council meeting, a work session was held to review the project issues and give direction to staff. It was decided to connect 14th Avenue to 16th Avenue with a smooth, reversing curve. The right-of-way required for this alignment severely impacted two intervening parcels, which have recently been acquired by the City.

The street improvements would connect 14th Avenue to 16th Avenue, and extend north on Shortridge Street approximately 100 feet. This intersection is planned to be a three-way stop because existing structures and the curvature of the proposed alignment would reduce the site distance for drivers on Shortridge Street looking to the west.

Storm drainage will be provided by constructing a line to connect to the existing storm drain system, most likely on Center Street between 17th and 18th Avenues. A water line will be constructed to connect the current dead-end lines on 14th and 16th Avenues and on Shortridge Street. Completion of the water line loops with this project will greatly increase the reliability of water service to the entire area. The sanitary sewer system will be stubbed out to the adjacent properties so that future development can be served by connecting to the provided stub outs and extending the system onto the property as needed.

A neighborhood meeting was held on September 30, 1999, at South Shore Elementary School, with over 60 area residents attending. The proposed alignment and current scope of work were reviewed, and the Council's commitment to fix the area assessments at \$715 per lot was confirmed. After the meeting, staff received two letters of support for the project, which are attached.

Summary of Estimated Costs:

The estimated cost of the work is derived from the costs of similar work on other City of Albany projects. Property acquisition is virtually complete and not anticipated to exceed the \$325,000 authorized by Council. For the purposes of this report, it is assumed that the property resale will generate funds equal to the cost of acquiring the property. The final assessment amounts would be based upon the actual unit bid prices, final work quantities, and proceeds from the property transactions. The final amounts will vary from this estimate.

Estimated Total Project and Assessment Costs

Right-of-Way Acquisition	\$325,000
Estimated Construction Cost	<u>435,000</u>
Estimated Total Project Cost	\$760,000
City Participation (Land Sale Proceeds)	<u>- 325,000</u>
Estimated Total Cost to be Assessed	\$435,000

Proposed Method of Assessment:

The City Council committed to holding the assessments for the large LID area (non-fronting properties) at the fixed amount of \$715 per lot, as proposed in 1992. As a fixed amount, this figure will not increase or decrease at the time of final assessments.

The City acquired the two parcels previously owned by Leemaster and O'Connors, because right-of-way will need to be created for the proposed alignment. Due to the irregular shapes of the resulting parcels after the new right-of-way is created, staff feels the most equitable method to assess the fronting properties would be on an area basis.

Proposed Project Schedule:

If this LID is formed, the proposed project schedule is to design and prepare the bidding documents this winter and bid the project in the spring of 2000. As part of property negotiations, Carrie Leemaster was allowed on year of occupancy prior to the beginning of construction in lieu of a higher purchase price. This period runs through June 2000. Construction would begin after July 1 and be complete by the end of summer 2000. A public hearing to review the final Engineer's Report would be scheduled for winter of 2000. Assessment payments would begin in late 2000 or early 2001.

Budget Impact:

The project will be funded by assessments to the owners of the benefiting neighborhood area properties and benefiting properties having frontage on the street improvements, and the proceeds from resale of the land acquired. Should the LID not be formed, the costs incurred to date and for preparation of the Engineer's Report, Financial Investigation, and property acquisition would not be recoverable except by resale of the acquired land.

JMW:kw

Attachments 7



LEHIGH / RIDERWOOD ACCESS LID

PROPOSED BENEFITTED AREA BOUNDARIES



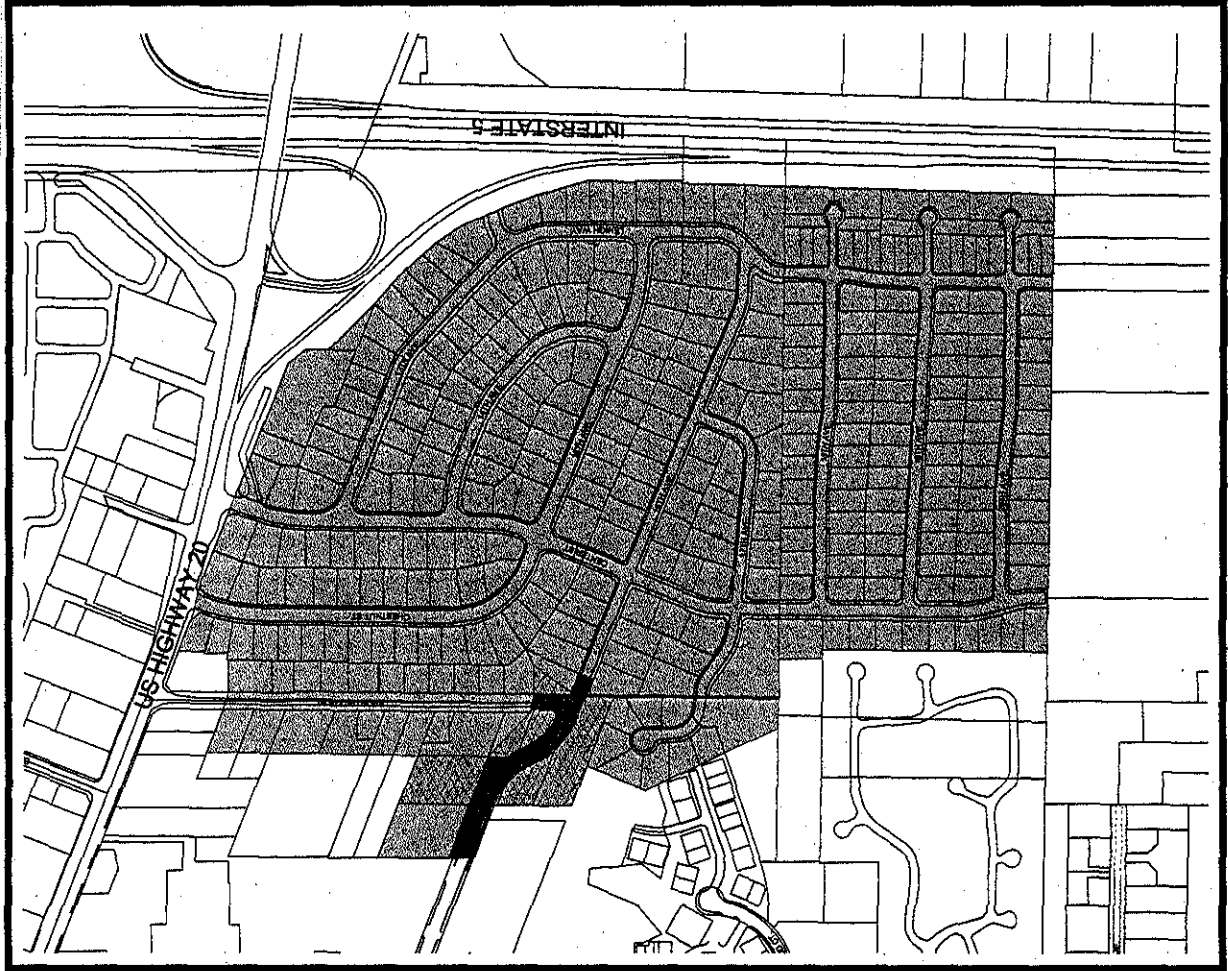
Scale: 1" = 400'

- Road Edges
- Paved Road Edge
- Gravel Road Edge
- Dirt Road Edge
- Road Under Construction
- Curb Line
- Bridge
- Parcel
- Proposed Street ROW
- Adjacent Street Benefit Area
- Neighborhood Improvement Benefit Area

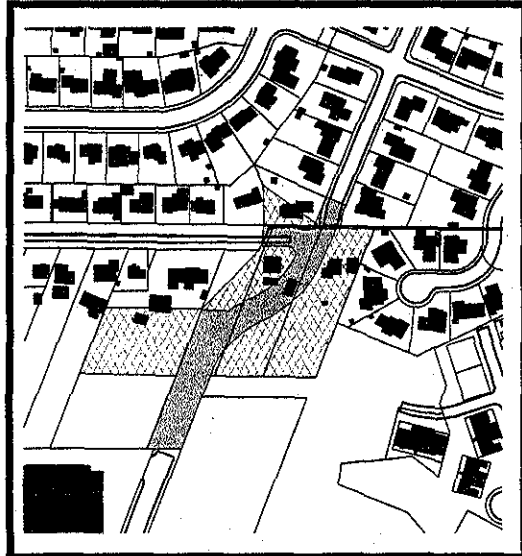


Geographic Information Systems

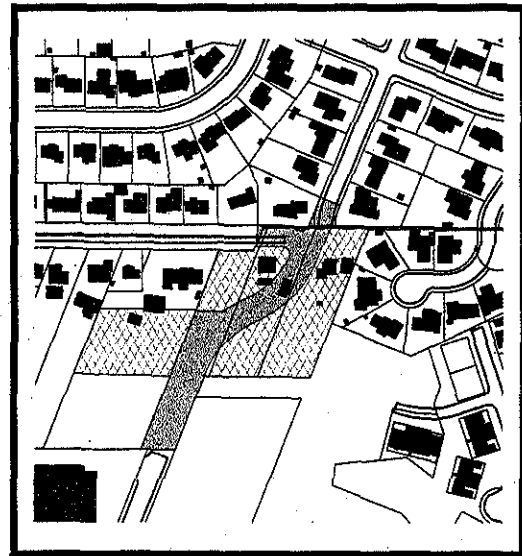
The City of Albany's Information Systems, Mapping, and other departments have been advised that the information provided is for informational purposes only. The information was provided to be generally believed to be accurate. Consequently, the information provided is not intended to be used for any legal or other purpose. The City of Albany is not responsible for any errors or omissions in this information. It is the user's responsibility to verify the information contained within our reports.



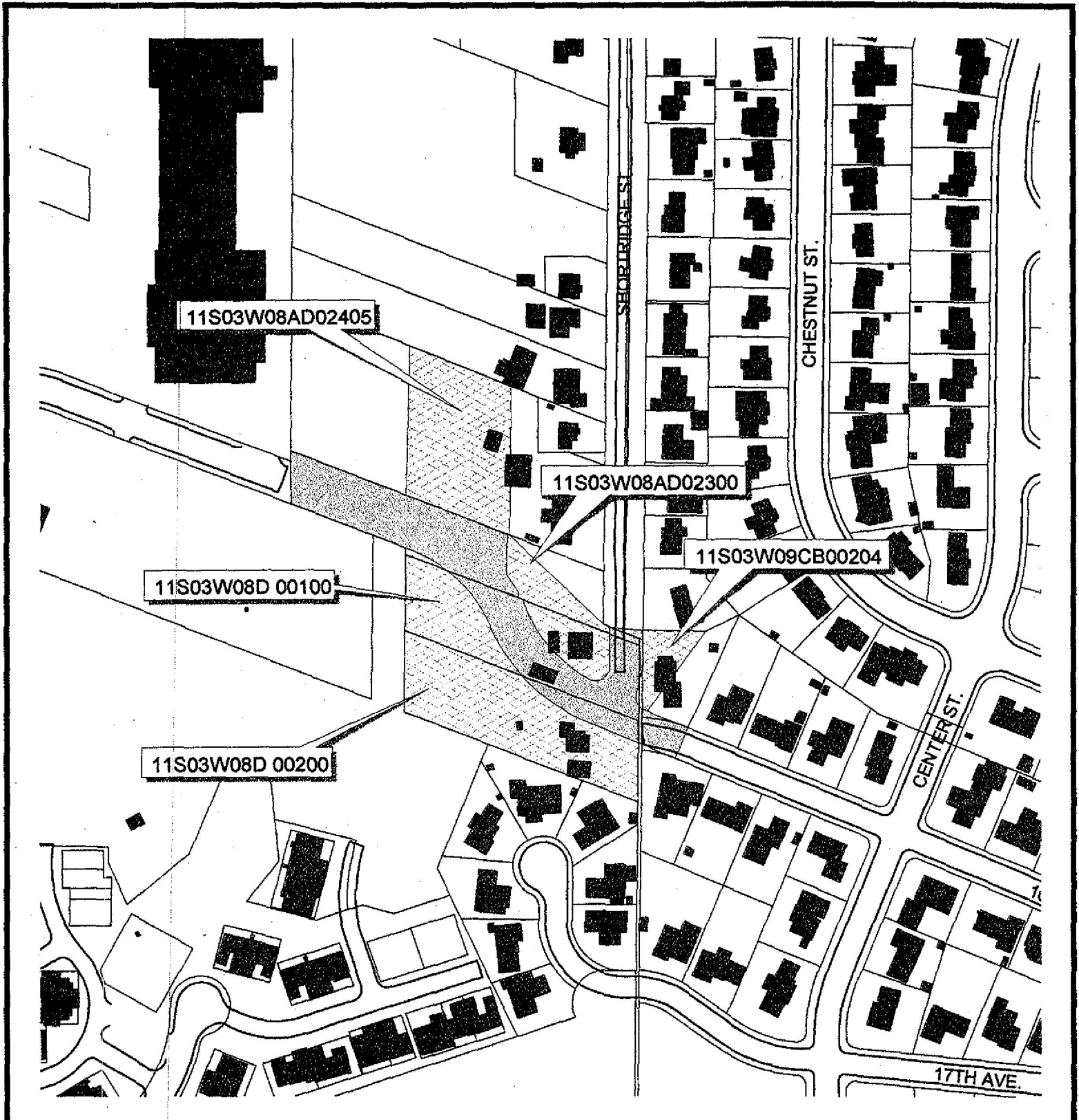
Adjacent Benefitted Areas



Street and Storm Drain



Water



Lehigh / Riderwood Access LID



GIS

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wwh

Nov 23, 1999

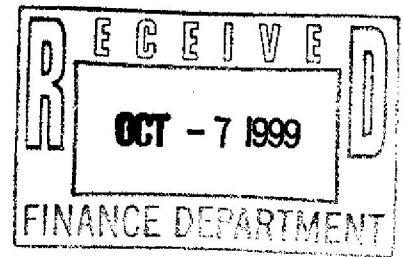
0 200 Feet

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 provided represents current information in a readily available format. While the information provided is generally believed to be accurate, occasionally this information proves to be incorrect, and thus its accuracy is not warranted. **PAID** to making any property purchases or other investments based in full or in part upon the information provided, it is specifically advised that you independently and verify the information contained within our records.



ST-97-4, LEHIGH/RIDERWOOD ACCESS LID INITIAL ENGINEER'S REPORT NOVEMBER 1999

CITY OF ALBANY									
ST-97-4, Lehigh/Riderwood Access LID									
Estimated Assessments									
November 1999									
Name	Assessor's Map Tax Lot	Adjacent St&StDr Area(Ac)	Adjacent St&StDr Assm't	Adjacent Water Area(Ac)	Adjacent Water Assm't	Neighborhood Access (Lot)	Neighborhood Access Assm't	Total Assm't	
City of Albany	11S 3W 8AD TL 2300	0.15	\$7,978.43	0.29	\$8,185.48			\$16,163.91	NET ASSESSABLE COSTS
									Street & Storm Drain
									Water
Richard Larsell	11S 3W 8AD	0.84	\$44,679.19	0.84	\$23,709.68			\$68,388.87	Property Acquisition
Mary Larsell	TL 2405								Property Sale Proceeds
									Total Project Cost
City of Albany	11S 3W 8D TL 0100	0.49	\$26,062.86	0.49	\$13,830.65			\$39,893.51	UNIT ASSESSMENTS
City of Albany	11S 3W 8D TL 0200	0.86	\$45,742.99	0.86	\$24,274.19			\$70,017.18	Adjacent Street and Storm Drain
									Est. Cost
									Unit
Randy Nelson	11S 3W 9CB	0.14	\$7,446.53					\$7,446.53	Unit Cost
Pamela Haley	TL 0204								\$53,189.52 per Ac
Gordon/Karen Vogt	11S 3W 9BC					6	\$4,290.00	\$4,290.00	Adjacent Water
Bob Mitchell	TL 9400								Est. Cost
									Unit
									Unit Cost
Neighborhood Access Area	Various Maps & Tax Lots					320	\$228,800.00	\$228,800.00	Neighborhood Access Area
									Est. Cost
									Unit
									Unit Cost
									\$233,090.00
									326 Lot
									\$715.00 per Lot
	TOTALS	2.48	\$131,910.00	2.48	\$70,000.00	326	\$233,090.00	\$435,000.00	



October 5, 1999

City of Albany
P O Box 490
Albany Oregon 97321

Att: Jeff Wood word P.E.

Jim Linhart
Sue Johnson

Dear Sirs & Madam:

I want to declare my full agreement with the very grave need for the access to our Lehigh-Rider wood area via the connection of 14th avenue to 16th at Short ridge.

Although I've recently ^{BUSW} widowed and not wealthy, I will agree to an L.I.D formation and the resulting fee of \$715.

Our lives are threatened each time we exit Center to Highway 20. I have had some very close calls just lately. I would hate to have someone killed or injured there before some before any protective action is taken.

Sincerely,

A handwritten signature in cursive script that reads "Bette g. Bragg".

Bette Bragg
1515 Lehigh Way
Albany Oregon
928-5226

October 12, 1999

City of Albany
PO Box 490
Albany, OR 97321

Floyd Collins and
Jeff Woodward, P.E.

Subject: Lehigh/Riderwood Access LID

Ever since the Sept. 30, 1999 meeting at South Shore with Lehigh/Riderwood residents, we have been mulling over what transpired.

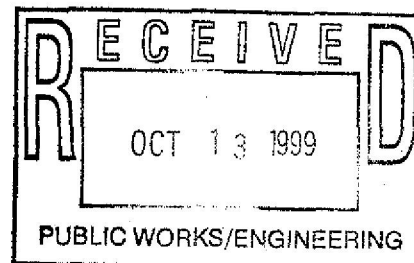
First, we commend the presentations made by Jeff and Glenda. Both graphic and oral presentations were excellent, showing much research, thought and planning for the safety of the neighborhood residents.

Second, the negative vocal remarks against the proposal do not represent or reflect our views about the project. In talks with many others, who also remained silent, there is plenty of desire for another access to this area. The silent majority do not feel comfortable speaking up against friends and neighbors. The people against the plan do not speak for us! The price is NOT prohibitive.

Thirdly, safety is the most important factor in going forth with proposed Lehigh/Riderwood Access LID as per tentative schedule. If put off for any reason, the questions remain-- if not now, when, where, and at what cost?

Gerald Elger *Angie Elger*

Gerald and Angie Elger
3185 14th Av SE
Albany, OR 97321



FINANCIAL INVESTIGATION REPORT - SECTIONS 1 & 2
 Lehigh / Riderwood Access LID

OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	ESTIMATED TOTAL ASSESSMENT	Assessed Valuation as of Sept. 1998 *****TRUE CASH VALUE 1998/1999*****			OTHER ASMNTS	ASMNT % TO TCV	10 YEAR SEMI-ANNUAL PAYMENT AT 9%	10 YEAR MONTHLY PAYMT AT 9%
				LAND	IMPRVMTS	TOTAL				
Wells, Leland 304 Jefferson Solo Drive Jefferson, OR 97352	11S-03W-09BC-01600 Site: 1210 Chestnut St SE	0.16%	715	\$34,600	\$54,340	\$89,140	\$0	0.80%	\$54.97	\$9.06
B1 Rite Electric Plumbing/Heating 2880 Santiam Hwy SE Albany, OR 97321	11S-03W-08AD-03000 Site: Land only	0.16%	715	43,150	0	43,150	0	1.66%	54.97	9.06
McKnight, Ruth N 3010 Santiam Hwy SE Salem, OR 97301	11S-03W-09BC-03300 Site: 3010 Santiam Hwy SE	0.16%	715	38,720	87,440	126,160	0	0.57%	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	0.16%	715	45,680	61,840	107,520	0	0.66%	54.97	9.06
Collins, Arless A Collins, Edell A 1230 Center St SE Albany, OR 97321	11S-03W-09BC-03400 Site: 1230 Center St SE	0.16%	715	38,720	71,960	110,700	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	0.16%	715	47,370	40,050	87,420	0	0.82%	54.97	9.06
Rawstern, Lyle C Rawstern, Dorothy 1225 Chestnut St SE Albany, OR 97321	11S-03W-09BC-03500 Site: 1225 Chestnut St SE	0.16%	715	48,640	71,840	120,280	0	0.59%	54.97	9.06
Berdehl, GA Berdehl, Lavon 1240 Shortridge St SE Albany, OR 97321	11S-03W-08AD-02900 Site: 1240 Shortridge St SE	0.16%	715	48,440	71,840	120,080	0	0.60%	54.97	9.06
PPR Albany Plaza LLC c/o Macerich Company Attn: J Fisher Asset P.O. Box 2172 Santa Monica, CA 90407	11S-03W-08AD-02700 Site: Land only	0.16%	715	104,080	0	104,080	0	0.69%	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	0.16%	715	28,750	123,970	152,720	0	0.47%	54.97	9.06

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				LAND	IMPRVMTS	TOTAL				
Fry, Robert D Fry, Sherry L 1240 Center St SE Albany, OR 97321	11S-03W-09BC-03800 Site: 1240 Center Street SE	0.16%	715	\$44,370	\$84,220	\$128,590	0.00%	\$0.01	\$54.97	\$9.06
Fox, Joseph R 2284 McOlkrist St SE #200 Salem, OR 97302-1147	11S-03W-09BC-08901 Site: 3110 Sanlam Hwy SE	0.16%	715	10,620	0	10,620	0	6.73%	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 Sanlam Hwy SE	0.16%	715	38,180	68,320	106,500	0	0.67%	54.97	9.06
Kirke, George M 1240 Chestnut St SE Albany, OR 97321	11S-03W-09BC-01900 Site: 1240 Chestnut Street SE	0.16%	715	48,300	46,280	94,580	0	0.76%	54.97	9.06
Ferrante, Michael J 1235 Chestnut St SE Albany, OR 97321	11S-03W-09BC-03700 Site: 1235 Chestnut Street SE	0.16%	715	49,710	104,580	154,290	0	0.46%	54.97	9.06
Vogt, Gordon E, JR Vogt, Karen J, Mitchell, Bob P.O. Box 1002 Albany, OR 97321	11S-03W-09BC-09400 Site: Land only	0.99%	4,290	107,460	0	107,460	0	3.99%	329.80	54.34
Stenerson, Robert M Stenerson, H Sue 1235 Center St SE Albany, OR 97321	11S-03W-09BC-09000 Site: 1235 Center Street SE	0.16%	715	43,200	75,200	118,400	0	0.60%	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	0.16%	715	49,710	48,070	97,780	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	0.16%	715	36,580	41,350	77,930	0	0.82%	54.97	9.06

FINANCIAL INVESTIGATION REPORT - SECTIONS 1 & 2
 Lehigh / Riderwood Access LID

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				LAND	IMPRVMTS	TOTAL				
Roebuck, Henry Roebuck, Wanda E 1250 Center St SE Albany, OR 97321	11S-03W-09BC-03800 Site: 1250 Center Street SE	0.16%	\$715	\$42,890	\$64,260	\$107,150	\$0	0.67%	\$54.97	\$9.06
Core, Gary L 1250 Chestnut St SE Albany, OR 97321	11S-03W-09BC-02000 Site: 1250 Chestnut Street SE	0.16%	715	47,540	77,190	124,730	0	0.57%	54.97	9.06
Baker, Edson I Baker, Margaret 1305 Chestnut St SE Albany, OR 97321	11S-03W-09BC-03900 Site: 1305 Chestnut Street SE	0.16%	715	49,950	81,890	131,840	0	0.54%	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	0.16%	715	45,180	83,200	128,380	0	0.56%	54.97	9.06
Hoag, Alta M 1235 Shortridge St SE Albany, OR 97321	11S-03W-09BC-00600 Site: 1235 Shortridge Street SE	0.16%	715	38,010	67,860	105,870	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	0.16%	715	52,330	85,220	137,550	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	0.16%	715	46,540	49,980	96,520	0	0.74%	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	0.16%	715	42,520	68,110	110,630	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	0.16%	715	50,330	71,670	122,000	0	0.59%	54.97	9.06
Staats, James D Staats, Shely R 1315 Chestnut St SE Albany, OR 97321	11S-03W-09BC-04100 Site: 1315 Chestnut Street SE	0.16%	715	47,090	95,860	142,950	0	0.50%	54.97	9.06

FINANCIAL INVESTIGATION REPORT - SECTIONS 1 & 2
 Lehigh / Riderwood Access LID

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				LAND	IMPRVMTS	TOTAL				
Truax, Casey D Lacefield, Jennifer F 3135 13th Avenue SE Abary, OR 97321	11S-03W-09BC-09800 Site: 3135 13th Avenue SE	0.16%	\$715	\$49,030	\$75,170	\$124,200	\$0	0.58%	\$54.97	\$9.06
Smith, William P, Jr Smith, Phyllis C 1305 Shortridge St SE Abary, OR 97321	11S-03W-09BC-0700 Site: 1305 Shortridge Street SE	0.16%	715	39,010	55,600	94,610	0	0.76%	54.97	9.06
Stoko, William J Stoko, Nellie C 1330 Chestnut St SE Abary, OR 97321	11S-03W-09BC-02200 Site: 1320 Chestnut Street SE	0.16%	715	46,540	43,910	90,450	0	0.79%	54.97	9.06
Lindstrom, Charles Gordon Sanchez, Joseph, AKA 1340 Shortridge St SE Abary, OR 97321	11S-03W-08AD-02600 Site: 1340 Shortridge Street SE	0.16%	715	61,290	69,950	131,240	0	0.54%	54.97	9.06
Preston, James E Preston, Peggy N M 3175 13th Ave SE Abary, OR 97321	11S-03W-09BC-13800 Site: Land only	0.16%	715	2,000	0	2,000	0	35.76%	54.97	9.06
Nelson, David A Nelson, Janet L 1330 Center St SE Abary, OR 97321	11S-03W-09BC-04200 Site: 1330 Center Street SE	0.16%	715	41,930	68,170	110,100	0	0.65%	54.97	9.06
Egan, Robert R Egan, Gloria A 1188 9th Avenue SW Abary, OR 97321	11S-03W-09BC-09700 Site: 3145 13th Avenue SE	0.16%	715	47,200	51,990	99,190	0	0.72%	54.97	9.06
Dietz, Michael D Lee, Chrissy E 1325 Chestnut St SE Abary, OR 97321	11S-03W-09BC-04300 Site: 1325 Chestnut Street SE	0.16%	715	47,090	38,140	85,230	0	0.84%	54.97	9.06
Roner, Frances E, Trust 3155 13th Avenue SE Abary, OR 97321	11S-03W-09BC-09800 Site: 3155 13th Avenue SE	0.16%	715	48,200	64,290	112,490	0	0.64%	54.97	9.06
Heston, Scott D 1325 Shortridge St SE Abary, OR 97321	11S-03W-09BC-00800 Site: 1325 Shortridge Street SE	0.16%	715	39,710	43,250	82,960	0	0.86%	54.97	9.06

FINANCIAL INVESTIGATION REPORT - SECTIONS 1 & 2
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				LAND	IMPRVMTS	TOTAL				
Stoko, William J Stoko, Nellie C 1330 Chestnut St SE Albany, OR 97321	11S-03W-09BC-02300 Site: 1330 Chestnut Street SE	0.16%	715	\$47,090	\$46,960	\$94,050	\$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	0.16%	715	51,650	96,050	147,700	0	0.48%	54.97	9.06
Stewart, Floyd W 1410 Shorridge St SE Albany, OR 97321	11S-03W-08AD-02500 Site: 1410 Shorridge Street SE	0.16%	715	61,290	59,680	120,970	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	0.16%	715	41,930	64,880	106,810	0	0.67%	54.97	9.06
Kroesing, Lawrence H Kroesing, M Lois 1325 Center St SE Albany, OR 97321	11S-03W-09BC-10600 Site: 1325 Center Street SE	0.16%	715	44,020	72,910	116,930	0	0.61%	54.97	9.06
Koortz, David T Koortz, Amelia T 1330 Shorridge St SE Albany, OR 97321	11S-03W-08AD-02701 Site: 1330 Shorridge Street SE	0.16%	715	36,140	56,860	93,000	0	0.77%	54.97	9.06
Hammeck, Pauline, Tr Revoc 1335 Chestnut St SE Albany, OR 97321	11S-03W-09BC-04500 Site: 1335 Chestnut Street SE	0.16%	715	48,090	58,340	106,430	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	0.16%	715	50,490	80,580	131,070	0	0.55%	54.97	9.06
Olsen, Kent A 3120 13th Avenue SE Albany, OR 97321	11S-03W-09BC-10900 Site: 3120 13th Avenue SE	0.16%	715	48,750	72,870	121,620	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	0.16%	715	48,090	47,250	95,340	0	0.75%	54.97	9.06

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OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	ESTIMATED TOTAL ASSESSMENT	Assessed Valuation as of Sept. 1998 *****TRUE CASH VALUE 1998/1999*****			OTHER ASMNTS	ASMNT % TO TCV	10 YEAR SEMI-ANNUAL PAYMENT AT 9%	10 YEAR MONTHLY PAYMT AT 9%
				LAND	IMPRVMTS	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	0.16%	\$715	\$51,320	\$81,890	\$133,210	\$0	0.54%	\$54.97	\$9.06
Larsell, Richard D Larsell, Mary L 1440 Shorridge St SE Albany, OR 97321	11S-03W-08AD-02405 Site: 1440 Shorridge Street SE	15.72%	68,388.87	137,750	138,190	275,940	0	24.78%	5,257.47	866.32
Scheele, Debra J 1350 Center St SE Albany, OR 97321	11S-03W-09BC-04600 Site: 1350 Center Street SE	0.16%	715	42,370	67,810	110,180	0	0.65%	54.97	9.06
Pershall, Joel D Pershall, Diana K 1335 Shorridge St SE Albany, OR 97321	11S-03W-09BC-01000 Site: 1335 Shorridge Street SE	0.16%	715	37,860	44,930	82,790	0	0.66%	54.97	9.06
Shackelford, Louise 3130 13th Avenue SE Albany, OR 97321	11S-03W-09BC-11100 Site: 3130 13th Avenue SE	0.16%	715	48,730	83,880	132,710	0	0.54%	54.97	9.06
Wager, Connie Jean 1345 Chestnut St SE Albany, OR 97321	11S-03W-09BC-04700 Site: 1345 Chestnut Street SE	0.16%	715	47,090	55,300	102,390	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	0.16%	715	47,870	74,530	122,400	0	0.56%	54.97	9.06
Burrese, Wayde A Burrese, Gine L 1335 Center St SE Albany, OR 97321	11S-03W-09BC-10700 Site: 1335 Center Street SE	0.16%	715	48,750	65,020	113,770	0	0.63%	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	0.16%	715	49,650	82,460	132,110	0	0.54%	54.97	9.06

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				LAND	IMPRVMTS	TOTAL				
Goates, Darryl L. Goates, Teresa M 1350 Chestnut St SE Albany, OR 97321	11S-03W-09BC-02500 Site: 1350 Chestnut Street SE	0.16%	\$715	\$47,090	\$52,510	\$99,600	\$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-11600 Site: 3150 13th Avenue SE	0.18%	715	47,870	52,540	100,410	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	0.16%	715	42,370	69,690	112,060	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	0.16%	715	36,880	44,230	81,090	0	0.88%	54.97	9.06
Huddleston, Troy E Quelhorst, Joy D 3225 13th Avenue SE Albany, OR 97321	11S-03W-09BC-10300 Site: 3225 13th Avenue SE	0.16%	715	49,990	60,070	110,060	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	0.16%	715	49,650	73,240	122,890	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	0.16%	715	49,950	61,460	111,410	0	0.64%	54.97	9.06
Bankers Trust Company of Calif, NA c/o Advanta Mortgage Corp 10790 Rancho Bernardo Road San Diego, CA 92127	11S-03W-09BC-04900 Site: 1405 Chestnut Street SE	0.16%	715	47,090	68,920	116,010	0	0.62%	54.97	9.06
Yutze, Billy R 3105 14th Avenue SE Albany, OR 97321	11S-03W-09BC-10800 Site: 3105 14th Avenue SE	0.16%	715	49,730	93,640	143,370	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	0.16%	715	47,090	77,250	124,340	0	0.58%	54.97	9.06

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				LAND	IMPRVMTS	TOTAL				
Miller, Jack E Miller, Diana R 3125 14th Avenue SE Albany, OR 97321	11S-03W-09BC-11200 Site: 3125 14th Avenue SE	0.16%	\$715	\$49,130	\$85,300	\$134,430	\$0	0.53%	\$54.97	\$9.06
Kirkpatrick, Edward J, TR Kirkpatrick, Veina M, TR 3235 13th Avenue SE Albany, OR 97321	11S-03W-09BC-10400 Site: 3235 13th Avenue SE	0.16%	715	49,590	84,610	134,200	0	0.53%	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	0.16%	715	35,140	36,170	71,310	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	0.16%	715	47,820	49,740	97,560	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	0.16%	715	43,410	70,810	114,220	0	0.63%	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	0.16%	715	48,270	76,820	125,090	0	0.57%	54.97	9.06
Wesson, Robert L Dunnette, Alex D 1415 Shortridge St SE Albany, OR 97321	11S-03W-09BC-01200 Site: 1415 Shortridge Street SE	0.16%	715	37,860	76,470	114,330	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	0.16%	715	49,950	114,040	163,990	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	0.16%	715	39,080	70,910	109,990	0	0.65%	54.97	9.06
Pace, Lester Pace, Judy 3155 14th Avenue SE Albany, OR 97321	11S-03W-09BC-11700 Site: 3155 14th Avenue SE	0.16%	715	47,570	113,200	160,770	0	0.44%	54.97	9.06

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				LAND	IMPRVMTS	TOTAL				
Morril, Howard A Morril, Luella D 3210 13th Avenue SE Albany, OR 97321	11S-03W-09BC-12000 Site: 3210 13th Avenue SE	0.16%	\$715	\$47,540	\$66,950	\$114,490	\$0	0.62%	\$54.97	\$9.06
Grossman, William G 1420 Chestnut St SE Albany, OR 97321	11S-03W-09BC-02700 Site: 1420 Chestnut Street SE	0.16%	715	47,970	52,820	100,790	0	0.71%	54.97	9.06
City of Albany P.O. Box 490 Albany, OR 97321	11S-03W-08AD-02300 Site: Land only	3.72%	18,163.91	59,550	0	59,550	0	27.14%	1,242.62	204.76
Biazler, Allen B, TR Rev Lvg 1792 Sunburst Terrace NW Salem, OR 97304	11S-03W-09BC-11900 Site: 3165 14th Avenue SE	0.16%	715	48,440	92,680	141,120	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	0.16%	715	37,860	93,750	131,610	0	0.54%	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	0.16%	715	45,500	71,430	116,930	0	0.61%	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	0.16%	715	46,540	57,840	104,380	0	0.68%	54.97	9.06
Simonis, Jeanett 1436 Chestnut St SE Albany, OR 97321	11S-03W-09BC-05300 Site: 1435 Chestnut Street SE	0.16%	715	49,610	86,040	135,650	0	0.53%	54.97	9.06
Sim, Murray L Sim, Marguerite R 1436 Center St SE Albany, OR 97321	11S-03W-09BC-05600 Site: 1435 Center Street SE	0.16%	715	42,550	75,020	117,570	0	0.61%	54.97	9.06

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				LAND	IMPRVMTS	TOTAL				
Harter, Donna M 1810 Center St SE Abany, OR 97321	11S-03W-09BC-02800 Site: 1430 Chestnut Street SE	0.16%	\$715	\$49,950	\$50,810	\$100,760	\$0	0.71%	\$54.97	\$9.06
Otto, Jeffrey D Cowell, Angle M 3110 14th Avenue SE Abany, OR 97321	11S-03W-09BC-05900 Site: 3110 14th Avenue SE	0.16%	715	48,090	58,090	106,180	0	0.67%	54.97	9.06
Lindsey, Stephen P Lindsey, Stacy R 3175 14th Avenue SE Abany, OR 97321	11S-03W-09BC-12100 Site: 3175 14th Avenue SE	0.16%	715	47,590	77,150	124,740	0	0.57%	54.97	9.06
Ambrose, Joseph G 3230 13th Avenue SE Abany, OR 97321	11S-03W-09BC-12400 Site: 3230 13th Avenue SE	0.16%	715	47,810	74,450	122,260	0	0.56%	54.97	9.06
Schallock, Russell J 2931 40th Avenue SE Abany, OR 97321	11S-03W-09BC-06000 Site: 3120 14th Avenue SE	0.16%	715	49,550	66,570	116,120	0	0.62%	54.97	9.06
Osborne, Linda L 1435 Shorridge St SE Abany, OR 97321	11S-03W-09BC-01400 Site: 1435 Shorridge Street SE	0.16%	715	37,880	45,490	83,360	0	0.86%	54.97	9.06
Zumwalt, Floyd, TR, Revoc Lvg 1515 Chestnut St SE Abany, OR 97321	11S-03W-09BC-05400 Site: 1515 Chestnut Street SE	0.16%	715	41,260	86,410	127,660	0	0.56%	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	0.16%	715	50,550	56,040	106,590	0	0.67%	54.97	9.06
Eastman, Janet Lee 3130 14th Avenue SE Abany, OR 97321	11S-03W-09BC-06200 Site: 3130 14th Avenue SE	0.16%	715	49,190	108,800	157,990	0	0.45%	54.97	9.06
Gates, Kenneth G Gates, Judith W 1440 Center St SE Abany, OR 97321	11S-03W-09BC-05500 Site: 1440 Center Street SE	0.16%	715	41,680	72,030	113,710	0	0.63%	54.97	9.06

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				LAND	IMPRVMTS	TOTAL				
Eiger, Gerald W, TR Eiger, Angelina, TR 3185 14th Avenue SE Albany, OR 97321	11S-03W-09BC-12300 Site: 3185 14th Avenue SE	0.16%	\$715	\$41,680	\$72,030	\$113,710	\$0	0.63%	\$54.97	\$9.06
Flanagan, Larry D Flanagan, Kathy M 3240 13th Avenue SE Albany, OR 97321	11S-03W-09BC-12800 Site: 3240 13th Avenue SE	0.16%	715	49,550	66,890	116,240	0	0.62%	54.97	9.06
Page, Ardie E Page, J Diane 1455 Center St SE Albany, OR 97321	11S-03W-09BC-05700 Site: 1455 Center Street SE	0.16%	715	41,640	77,510	119,150	0	0.60%	54.97	9.06
Fellers, Bonita B, TR Revoc Lvg TR 303 N Lindsay Road SP L-13 Mesa, AZ 85213	11S-03W-09BC-08400 Site: 3140 14th Avenue SE	0.16%	715	48,970	90,160	139,130	0	0.61%	54.97	9.06
City of Albany P.O. Box 490 Albany, OR 97321	11S-03W-08D-00100 Site: 1530 Shortridge Street SE	9.17%	39,893.51	54,540	35,760	90,300	0	44.18%	3,066.86	505.35
Kruger, Darin S Kruger, Michelle R 1306 Lehigh Way SE Albany, OR 97321	11S-03W-09BC-08200 Site: 1305 Lehigh Way SE	0.16%	715	37,400	72,960	110,360	0	0.65%	54.97	9.06
Campbell, Mary H Campbell, Randall K 1510 Chestnut St SE Albany, OR 97321	11S-03W-09BC-03000 Site: 1510 Chestnut Street SE	0.16%	715	48,640	58,470	107,110	0	0.67%	54.97	9.06
Bradford, Thomas R Bradford, Gledys 1505 Shortridge St SE Albany, OR 97321	11S-03W-09BC-01500 Site: 1505 Shortridge Street SE	0.16%	715	40,990	36,150	77,140	0	0.93%	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	0.16%	715	48,090	60,590	108,680	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	0.16%	715	50,420	74,020	124,440	0	0.57%	54.97	9.06

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				LAND	IMPRVMTS	TOTAL				
Williams, Maurice N 3115 15th Avenue SE Abary, OR 97321	11S-03W-09BC-06100 Site: 3115 15th Avenue SE	0.16%	\$715	\$49,830	\$86,180	\$136,010	\$0	0.53%	\$54.97	\$9.06
Edwards, Rick Edwards, Paula 3105 15th Avenue SE Abary, OR 97321	11S-03W-09BC-05800 Site: 3105 15th Avenue SE	0.16%	715	50,850	61,540	112,390	0	0.64%	54.97	9.06
Erb, Lavina K 3150 14th Avenue SE Abary, OR 97321	11S-03W-09BC-06800 Site: 3150 14th Avenue SE	0.16%	715	48,750	84,150	132,900	0	0.54%	54.97	9.06
McKern, Thomas O McKern, Gayle A 1520 Chestnut St SE Abary, OR 97321	11S-03W-09BC-03100 Site: 1520 Chestnut Street SE	0.16%	715	47,380	72,860	120,260	0	0.69%	54.97	9.06
Bryan, Clifford P Bryan, Grace L 3125 15th Avenue SE Abary, OR 97321	11S-03W-09BC-06300 Site: 3125 15th Avenue SE	0.16%	715	49,830	55,700	105,530	0	0.68%	54.97	9.06
Nelson, Rendell A Haley, Pamela A 3005 16th Avenue SE Abary, OR 97321	11S-03W-09CB-00204 Site: 3005 16th Avenue SE	1.71%	7,446.53	51,050	86,880	137,930	0	6.40%	572.46	94.33
Pierce, Lois L 3015 16th Avenue SE Abary, OR 97321	11S-03W-09CB-00200 Site: 3015 16th Avenue SE	0.16%	715	51,750	76,710	128,460	0	0.56%	54.97	9.06
Carpenter, Rhea H 3215 14th Avenue SE Abary, OR 97321	11S-03W-09BC-12800 Site: 3215 14th Avenue SE	0.16%	715	50,940	56,900	107,840	0	0.66%	54.97	9.06
Privatsky, Andrew J Privatsky, Heather D 1540 Chestnut St SE Abary, OR 97321	11S-03W-09BC-03200 Site: 1540 Chestnut Street SE	0.16%	715	45,040	150,130	195,170	0	0.37%	54.97	9.06
Bankers Trust Company of California Bray, Byron C, Agt c/o Byron C Bray 3135 15th Avenue SE Abary, OR 97321	11S-03W-09BC-06500 Site: 3135 15th Avenue SE	0.16%	715	49,740	64,490	114,230	0	0.63%	54.97	9.06

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				LAND	IMPRVMTS	TOTAL				
Hromas, Wayne T Hromas, Jo Ellen M 3160 14th Avenue SE Albany, OR 97321	11S-03W-09BC-06800 Site: 3160 14th Avenue SE	0.16%	\$715	\$50,250	\$97,180	\$147,430	\$0	0.48%	\$54.97	\$9.06
City of Albany P.O. Box 490 Albany, OR 97321	11S-03W-08D -00200 Site: 1620 Shorridge Street SE	16.10%	70,017.18	90,630	46,130	136,760	0	51.20%	5,382.65	886.95
Patton, Randell Montgomery, Denise 1315 Lehigh Way SE Albany, OR 97321	11S-03W-09BC-08300 Site: 1315 Lehigh Way SE	0.16%	715	35,110	62,670	97,780	0	0.73%	54.97	9.06
Wright, Perels 1320 Lehigh Way SE Albany, OR 97321	11S-03W-09BC-12900 Site: 1320 Lehigh Way SE	0.16%	715	49,460	77,680	127,140	0	0.56%	54.97	9.06
Pierce, Ana Mae, TR 3025 16th Avenue SE Albany, OR 97321	11S-03W-09CB-00201 Site: 3025 16th Avenue SE	0.16%	715	50,950	83,740	134,690	0	0.53%	54.97	9.06
Ouderlark, Gary A Ouderlark, Betty K 1666 Del Rio Avenue SE, Apt D Albany, OR 97321	11S-03W-09BC-06700 Site: 3145 15th Avenue SE	0.16%	715	49,440	82,500	131,940	0	0.54%	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	0.16%	715	49,550	64,960	114,510	0	0.62%	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	0.16%	715	53,040	103,690	156,730	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	0.16%	715	49,150	90,690	139,840	0	0.51%	54.97	9.06

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				LAND	IMPRVMTS	TOTAL				
Finegan, Clyde E Finegan, Berniece 1405 Lehigh Way SE Abany, OR 97321	11S-03W-09BC-08400 Site: 1405 Lehigh Way SE	0.16%	\$715	\$36,190	\$53,620	\$89,810	\$0	0.80%	\$54.97	\$9.06
Barnes, William D Barnes, Constance A 3110 15th Avenue SE Abany, OR 97321	11S-03W-09BC-07100 Site: 3110 15th Avenue SE	0.16%	715	48,370	99,730	148,100	0	0.48%	54.97	9.06
Harrison, Rendel W Harrison, Phoebe G 1410 Lehigh Way SE Abany, OR 97321	11S-03W-09BC-13000 Site: 1410 Lehigh Way SE	0.16%	715	49,820	93,670	143,490	0	0.50%	54.97	9.06
Hawkins, Mildred 3155 15th Avenue SE Abany, OR 97321	11S-03W-09BC-06900 Site: 3155 15th Avenue SE	0.16%	715	50,180	81,680	131,860	0	0.54%	54.97	9.06
Estergerd, Teresa S P Estergerd, Steven R 1520 Center St SE Abany, OR 97321	11S-03W-09CB-00202 Site: 1520 Center Street SE	0.16%	715	42,860	122,240	165,100	0	0.43%	54.97	9.06
Vehrs, Robert H, TR Vehrs, Louise, TR 3120 15th Avenue SE Abany, OR 97321	11S-03W-09BC-07200 Site: 3120 15th Avenue SE	0.16%	715	48,910	76,620	125,530	0	0.57%	54.97	9.06
Joy, Richard Joy, Nancy 3130 15th Avenue SE Abany, OR 97321	11S-03W-09BC-07300 Site: 3130 15th Avenue SE	0.16%	715	48,840	67,850	116,490	0	0.61%	54.97	9.06
Washington Mutual Bank c/o REO Dept P.O. Box 91006 (SAS0763) Seattle, WA 98111	11S-03W-09BC-13200 Site: 3235 14th Avenue SE	0.16%	715	50,300	109,160	159,460	0	0.45%	54.97	9.06
Bellegante, Gaylyn 2920 17th Avenue SE Abany, OR 97321	11S-03W-08DA-00103 Site: 2920 17th Avenue SE	0.16%	715	50,300	121,110	171,410	0	0.42%	54.97	9.06

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OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	ESTIMATED TOTAL ASSESSMENT	Assessed Valuation as of Sept. 1998 *****TRUE CASH VALUE 1998/1999*****			OTHER ASMNTS	ASMNT % TO TCV	10 YEAR SEMI-ANNUAL PAYMENT AT 9%	10 YEAR MONTHLY PAYMT AT 9%
				LAND	IMPRVMTS	TOTAL				
Jacobson, Robert E Jacobson, Eunice 1515 Center Street SE Abany, OR 97321	11S-03W-09CB-01106 Site: 1515 Center Street SE	0.16%	\$715	\$45,210	\$107,830	\$153,040	\$0	0.47%	\$54.97	\$9.06
Anderson, Eric O Anderson, Harryette J 3245 15th Avenue SE Abany, OR 97321	11S-03W-09BC-13300 Site: 3245 15th Avenue SE	0.16%	715	48,090	86,690	134,780	0	0.53%	54.97	9.06
Daniels, Timothy Daniels, Karen I 1415 Lehigh Way SE Abany, OR 97321	11S-03W-09BC-08500 Site: 1415 Lehigh Way SE	0.16%	715	37,220	65,590	102,810	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	0.16%	715	49,000	101,350	150,350	0	0.48%	54.97	9.06
Gray, Jerry J Gray, Cecelia A 1420 Lehigh Way SE Abany, OR 97321	11S-03W-09BC-13400 Site: 1420 Lehigh Way SE	0.16%	715	52,670	89,370	142,040	0	0.50%	54.97	9.06
Thompson, Michael J 3140 15th Avenue SE Abany, OR 97321	11S-03W-09BC-07400 Site: 3140 15th Avenue SE	0.16%	715	48,640	85,990	134,630	0	0.53%	54.97	9.06
Niles, June O, TR 2938 17th Avenue SE Abany, OR 97321	11S-03W-08DA-00104 Site: 2938 17th Avenue SE	0.16%	715	49,950	93,030	142,980	0	0.50%	54.97	9.06
Peterson, Vernon E Peterson, Erika M 3115 16th Avenue SE Abany, OR 97321	11S-03W-09CB-01100 Site: 3115 16th Avenue SE	0.16%	715	49,880	75,920	125,800	0	0.57%	54.97	9.06
Winston, Gary A Winston, Virginia 3020 16th Avenue SE Abany, OR 97321	11S-03W-09CB-00304 Site: 3020 16th Avenue SE	0.16%	715	50,550	82,630	133,180	0	0.54%	54.97	9.06
Bemetz, Mark A Bemetz, Kimberly G 3150 15th Avenue SE Abany, OR 97321	11S-03W-09BC-07500 Site: 3150 15th Avenue SE	0.16%	715	48,640	79,320	127,960	0	0.56%	54.97	9.06

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				LAND	IMPRVMTS	TOTAL				
Briner, Billie H, TR, Lvg Trust Briner, Ruby C, TR, Lvg Trust 2941 17th Avenue SE Albany, OR 97321	11S-03W-08DA-00102 Site: 2941 17th Avenue SE	0.16%	\$715	\$48,090	\$99,270	\$147,360	\$0	0.49%	\$54.97	\$9.06
Fawcett, David A Fawcett, Sharon D 3125 16th Avenue SE Albany, OR 97321	11S-03W-09CB-01101 Site: 3125 16th Avenue SE	0.16%	715	49,750	78,790	128,540	0	0.56%	54.97	9.06
Frank, Winford W Frank, Edna L 3030 16th Avenue SE Albany, OR 97321	11S-03W-09CB-00301 Site: 3030 16th Avenue SE	0.16%	715	50,550	102,140	152,690	0	0.47%	54.97	9.06
Ward, Gary W Ward, Pamela S 3180 15th Avenue SE Albany, OR 97321	11S-03W-09BC-07600 Site: 3180 15th Avenue SE	0.16%	715	48,640	71,410	120,050	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	0.16%	715	37,300	83,830	121,130	0	0.59%	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	0.16%	715	49,750	78,290	128,040	0	0.56%	54.97	9.06
Ferguson, Larry R 3040 16th Avenue SE Albany, OR 97321	11S-03W-09CB-00303 Site: 3040 16th Avenue SE	0.16%	715	43,170	86,620	129,790	0	0.55%	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	0.16%	715	48,640	60,160	108,790	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	0.16%	715	46,340	92,080	138,420	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	0.16%	715	49,750	77,670	127,420	0	0.56%	54.97	9.06

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				LAND	IMPRVMTS	TOTAL				
Howell, Johnathan O Howell, Danielle A 3210 15th Avenue SE Albany, OR 97321	11S-03W-09BC-07800 Site: 3210 15th Avenue SE	0.16%	\$715	\$49,550	\$55,790	\$105,340	\$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	0.16%	715	37,300	70,630	107,930	0	0.66%	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	0.16%	715	51,750	95,460	147,210	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	0.16%	715	48,750	54,910	103,660	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	0.16%	715	49,750	80,250	130,000	0	0.55%	54.97	9.06
Blankenship, N Fern 2962 17th Avenue SE Albany, OR 97321	11S-03W-08DA-00105 Site: 2962 17th Avenue SE	0.16%	715	49,750	99,520	149,270	0	0.48%	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	0.16%	715	43,040	116,360	159,400	0	0.45%	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	0.16%	715	49,880	80,730	130,610	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	0.16%	715	49,750	81,830	131,580	0	0.54%	54.97	9.06
Harter, Ronald E 1610 Center Street SE Albany, OR 97321	11S-03W-09CB-00302 Site: 1610 Center Street SE	0.16%	715	43,420	89,110	132,530	0	0.54%	54.97	9.06

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				LAND	IMPRVMTS	TOTAL				
Burger, Jerry E Bartels, Betty J 3240 15th Avenue SE Albany, OR 97321	11S-03W-09BC-08100 Site: 3240 15th Avenue SE	0.16%	\$715	\$50,250	\$87,950	\$138,200	\$0	0.52%	\$54.97	\$9.06
Reede, Lena M 3110 16th Avenue SE Albany, OR 97321	11S-03W-09CB-00401 Site: 3110 16th Avenue SE	0.16%	715	49,550	85,470	135,020	0	0.53%	54.97	9.06
Wils, Steve D Wils, Heidi L 3059 17th Avenue SE Albany, OR 97321	11S-03W-09CB-00300 Site: 3059 17th Avenue SE	0.16%	715	50,950	86,100	137,050	0	0.52%	54.97	9.06
Hahn, Barbara L 3205 16th Avenue SE Albany, OR 97321	11S-03W-09CB-00103 Site: 3205 16th Avenue SE	0.16%	715	49,730	76,600	126,330	0	0.57%	54.97	9.06
Bragg, Eidon L Bragg, Bette J 1515 Lehigh Way SE Albany, OR 97321	11S-03W-09BC-08800 Site: 1515 Lehigh Way SE	0.16%	715	37,370	120,420	157,790	0	0.45%	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	0.16%	715	46,340	98,620	144,960	0	0.49%	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	0.16%	715	49,550	111,520	161,070	0	0.44%	54.97	9.06
Delarosa, Margaret A 3215 16th Avenue SE Albany, OR 97321	11S-03W-09CB-00105 Site: 3215 16th Avenue SE	0.16%	715	49,750	87,330	137,080	0	0.52%	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	0.16%	715	41,430	86,450	127,880	0	0.56%	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	0.16%	715	46,780	93,110	139,890	0	0.51%	54.97	9.06

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				LAND	IMPRVMTS	TOTAL				
Johnson, Denny Johnson, Cheryl 3225 16th Avenue SE Abary, OR 97321	11S-03W-09CB-00104 Site: 3225 16th Avenue SE	0.16%	\$715	\$50,730	\$101,500	\$152,230	\$0	0.47%	\$54.97	\$9.06
Reger, Thomas L Reger, Bonnie L 3130 16th Avenue SE Abary, OR 97321	11S-03W-09CB-00403 Site: 3130 16th Avenue SE	0.16%	715	49,550	68,690	118,240	0	0.60%	54.97	9.06
Leeson, Marshall C Leeson, Eva C 1620 Center Street SE Abary, OR 97321	11S-03W-09CB-00307 Site: 1662 Center Street SE	0.16%	715	45,300	93,790	139,090	0	0.51%	54.97	9.06
Hynes, Michael R Hynes, Pamela D 3117 17th Avenue SE Abary, OR 97321	11S-03W-09CB-00400 Site: 3117 17th Avenue SE	0.16%	715	51,150	82,660	133,810	0	0.53%	54.97	9.06
Kruse, Ronald L Kruse, Nancy C 1510 Lehigh Way SE Abary, OR 97321	11S-03W-09CB-00106 Site: 1510 Lehigh Way SE	0.16%	715	50,150	91,660	141,810	0	0.50%	54.97	9.06
Cordle, Diane D 1637 Lehigh Way SE Abary, OR 97321	11S-03W-09CB-00601 Site: 1637 Lehigh Way SE	0.16%	715	38,390	73,320	111,710	0	0.64%	54.97	9.06
Dolan, Lynn C Dolan, Annette M 3235 16th Avenue SE Abary, OR 97321	11S-03W-09CB-00101 Site: 3235 16th Avenue SE	0.16%	715	51,200	78,740	129,940	0	0.55%	54.97	9.06
Helms, Meri G Helms, Phyllis A 3140 16th Avenue SE Abary, OR 97321	11S-03W-09CB-00404 Site: 3140 16th Avenue SE	0.16%	715	49,400	91,110	140,510	0	0.51%	54.97	9.06
Campbell, Rick A Wink, Tam L c/o Rick A Campbell 2994 17th Avenue SE Abary, OR 97321	11S-03W-08DA-00107 Site: 2994 17th Avenue SE	0.16%	715	48,090	82,980	131,070	0	0.55%	54.97	9.06
Rowson, Larry E Rowson, Patsy C 3127 17th Avenue SE Abary, OR 97321	11S-03W-09CB-00410 Site: 3127 17th Avenue SE	0.16%	715	50,150	81,250	131,400	0	0.54%	54.97	9.06

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				LAND	IMPRVMTS	TOTAL				
Mundt, William L Mundt, Carla A 1625 Center Street SE Albany, OR 97321	11S-03W-09CB-00408 Site: 1625 Center Street SE	0.16%	\$715	\$46,060	\$99,910	\$145,970	\$0	0.49%	\$54.97	\$9.06
City of Albany P.O. Box 490 Albany, OR 97321	11S-03W-08D-00401 Site: Land only	0.16%	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	0.16%	715	47,570	92,370	139,940	0	0.51%	54.97	9.06
Mitchel, David L Mitchel, Tresa M 3277 16th Avenue SE Albany, OR 97321	11S-03W-09CB-00102 Site: 3277 16th Avenue SE	0.16%	715	50,890	103,220	154,110	0	0.46%	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	0.16%	715	50,000	93,800	143,800	0	0.50%	54.97	9.06
Howerth, Connie G 3157 17th Avenue SE Albany, OR 97321	11S-03W-09CB-00407 Site: 3157 17th Avenue SE	0.16%	715	51,130	108,950	160,080	0	0.45%	54.97	9.06
City of Albany P.O. Box 490 Albany, OR 97321	11S-03W-09CB-00700 Site: Land only	0.16%	715	58,380	0	58,380	0	1.23%	54.97	9.06
McGovern, Stephen R McGovern, Shelly L 1599 Lehigh Way SE Albany, OR 97321	11S-03W-09CB-00602 Site: 1599 Lehigh Way SE	0.16%	715	38,720	73,510	112,230	0	0.64%	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	0.16%	715	47,850	0	47,850	0	1.49%	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	0.16%	715	51,350	102,440	153,790	0	0.46%	54.97	9.06

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McDemott, B Norman McDemott, Charlotte M 3176 17th Avenue SE Albany, OR 97321	11S-03W-09CB-00505 Site: 3176 17th Avenue SE	0.16%	\$715	\$53,080	\$116,620	\$169,700	\$0	0.42%	\$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	0.16%	715	48,750	77,440	126,190	0	0.57%	54.97	9.06
Tripp, Rodney W Tripp, Martha G c/o Tripp & Tripp Realty P.O. Box 747 Albany, OR 97321	11S-03W-09CB-00600 Site: 1601 Lehigh Way SE	0.16%	715	50,780	48,070	98,850	0	0.72%	54.97	9.06
Kutsch, Elaine W 3106 17th Avenue SE Albany, OR 97321	11S-03W-09CB-00500 Site: 3106 17th Avenue SE	0.16%	715	44,370	85,210	129,580	0	0.56%	54.97	9.06
Nyquist, Roger D Boyd, Lisa Ann 3264 16th Avenue SE Albany, OR 97321	11S-03W-09CB-00510 Site: 3264 16th Avenue SE	0.16%	715	50,330	100,920	151,250	0	0.47%	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	0.16%	715	47,830	110,050	157,880	0	0.45%	54.97	9.06
Nicholson, Kevin Nicholson, Patti 3130 17th Avenue SE Albany, OR 97321	11S-03W-09CB-00506 Site: 3130 17th Avenue SE	0.16%	715	46,780	81,880	128,660	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	0.16%	715	49,190	91,290	140,480	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	0.16%	715	49,750	91,930	141,680	0	0.50%	54.97	9.06
City of Albany P.O. Box 490 Albany, OR 97321	11S-03W-09C-00811 Site: Land only	0.16%	715	15,390	0	15,390	0	4.65%	54.97	9.06

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				LAND	IMPRVMTS	TOTAL				
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	0.16%	715	46,780	123,230	170,010	0	0.42%	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	0.16%	715	46,600	100,240	146,840	0	0.49%	54.97	9.06
Mora, Olga Mora, Rafael 3121 18th Avenue SE Albany, OR 97321	11S-03W-09CC-00400 Site: 3121 18th Avenue SE	0.16%	715	46,750	100,500	147,250	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	0.16%	715	46,750	102,270	149,020	0	0.48%	54.97	9.06
Hurst, Melvin Stephen, TR Hurst, Marion Estelle, TR 3149 18th Avenue SE Albany, OR 97321	11S-03W-09CC-00600 Site: 3149 18th Avenue SE	0.16%	715	46,810	109,750	156,560	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	0.16%	715	46,370	126,900	173,270	0	0.41%	54.97	9.06
Winters, Mary F 3165 18th Avenue SE Albany, OR 97321	11S-03W-09CC-00800 Site: 3165 18th Avenue SE	0.16%	715	46,090	82,980	131,070	0	0.55%	54.97	9.06
Keter, Colleen S 3201 18th Avenue SE Albany, OR 97321	11S-03W-09CC-00900 Site: 3201 18th Avenue SE	0.16%	715	47,390	108,630	156,020	0	0.46%	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	0.16%	715	47,830	112,150	159,980	0	0.45%	54.97	9.06

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				LAND	IMPRVMTS	TOTAL				
Brown, Vernon C 3225 18th Avenue SE Aberny, OR 97321	11S-03W-09CC-01100 Site: 3225 18th Avenue SE	0.16%	\$715	\$48,030	\$112,380	\$160,410	\$0	0.45%	\$54.97	\$9.06
Leffler, Gary R Bradford, Kelli C 3237 18th Avenue SE Aberny, OR 97321	11S-03W-09CC-01200 Site: 3237 18th Avenue SE	0.16%	715	48,030	106,200	154,230	0	0.46%	54.97	9.06
Pham, Tuan M Le, Tam T 3249 18th Avenue SE Aberny, OR 97321	11S-03W-09CC-01300 Site: 3249 18th Avenue SE	0.16%	715	48,030	102,360	150,390	0	0.48%	54.97	9.06
Serra, Joaquin J Serra, Renee K 3259 18th Avenue SE Aberny, OR 97321	11S-03W-09CC-01400 Site: 3259 18th Avenue SE	0.16%	715	48,030	117,530	165,560	0	0.43%	54.97	9.06
Springer, John David, TR Springer, Margie, TR 3265 18th Avenue SE Aberny, OR 97321	11S-03W-09CC-01500 Site: 3265 18th Avenue SE	0.16%	715	48,030	119,450	167,480	0	0.43%	54.97	9.06
Howell, Craig D Howell, Lauri M 1775 Lehigh Way SE Aberny, OR 97321	11S-03W-09CC-08300 Site: Land only	0.16%	715	31,780	80,550	112,330	0	0.64%	54.97	9.06
Christofferson, Chris A Christofferson, Sherri M 3325 18th Place SE Aberny, OR 97321	11S-03W-09CC-08200 Site: 3325 18th Place SE	0.16%	715	28,090	89,020	117,110	0	0.61%	54.97	9.06
Warren, David P 3345 18th Place SE Aberny, OR 97321	11S-03W-09CC-08100 Site: Land only	0.16%	715	27,950	88,150	116,100	0	0.62%	54.97	9.06
Hedding, Jason C Hedding, Jena M 1785 Lehigh Way SE Aberny, OR 97321	11S-03W-09CC-08400 Site: Land only	0.16%	715	28,530	81,670	110,200	0	0.65%	54.97	9.06

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OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	ESTIMATED TOTAL ASSESSMENT	Assessed Valuation as of Sept. 1998 *****TRUE CASH VALUE 1998/1999*****			OTHER ASMNTS	ASMNT % TO TCV	10 YEAR SEMI-ANNUAL PAYMENT AT 9%	10 YEAR MONTHLY PAYMT AT 9%
				LAND	IMPRVMTS	TOTAL				
Lambert, David Bruce 1795 Lehigh Way SE Albany, OR 97321	11S-03W-09CC-08500 Site: 1795 Lehigh Way SE	0.16%	\$715	\$30,490	\$81,770	\$112,260	\$0	0.64%	\$54.97	\$9.06
Covall, Isabel J 229 4th Avenue SE Albany, OR 97321	11S-03W-09CC-00100 Site: 1800 Center Street SE	0.16%	715	48,740	179,930	228,670	0	0.31%	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	0.16%	715	47,430	107,280	154,710	0	0.46%	54.97	9.06
Grimps, Glen Grimps, Nancy 3114 18th Avenue SE Albany, OR 97321	11S-03W-09CC-01700 Site: 3114 18th Avenue SE	0.16%	715	46,700	96,320	143,020	0	0.50%	54.97	9.06
Chen, Jesse Sing-ip Chen, Sheau-Hong 3122 18th Avenue SE Albany, OR 97321	11S-03W-09CC-01800 Site: 3122 18th Avenue SE	0.16%	715	46,700	105,350	152,050	0	0.47%	54.97	9.06
Bronson, Diana L 3136 18th Avenue SE Albany, OR 97321	11S-03W-09CC-01900 Site: 3136 18th Avenue SE	0.16%	715	46,700	111,410	158,110	0	0.45%	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	0.16%	715	47,290	104,330	151,620	0	0.47%	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	0.16%	715	47,290	104,550	151,840	0	0.47%	54.97	9.06
Buchert, Jeffery L Buchert, Julie 3164 18th Avenue SE Albany, OR 97321	11S-03W-09CC-02200 Site: 3164 18th Avenue SE	0.16%	715	47,290	109,150	156,440	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	0.16%	715	46,980	99,610	146,590	0	0.49%	54.97	9.06

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OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	ESTIMATED TOTAL ASSESSMENT	Assessed Valuation as of Sept. 1998 *****TRUE CASH VALUE 1998/1999*****			OTHER ASMNTS	ASMNT % TO TCV	10 YEAR SEMI-ANNUAL PAYMENT AT 9%	10 YEAR MONTHLY PAYMT AT 9%
				LAND	IMPRVMTS	TOTAL				
Gustafson, Angela M 3340 18th Place SE Albany, OR 97321	11S-03W-09CC-07201 Site: 3340 18th Place SE	0.16%	715	\$28,020	\$108,140	\$136,160	\$0	0.53%	\$54.97	\$9.06
Kriebuehler, Gregory A Kriebuehler, Tracy C 3212 18th Avenue SE Albany, OR 97321	11S-03W-09CC-02400 Site: 3212 18th Avenue SE	0.16%	715	46,660	110,430	157,090	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	0.16%	715	30,290	74,560	104,850	0	0.68%	54.97	9.06
Mauser, Karl D Mauser, Catherine M 203 Stearns Pl Apt B-4 Hot Springs, AR 71913	11S-03W-09CC-02500 Site: 3224 18th Avenue SE	0.16%	715	46,920	105,410	152,330	0	0.47%	54.97	9.06
Barton, Donald L Barton, Nancy C 895 NW Panorama Drive Corvallis, OR 97330	11S-03W-09CC-08900 Site: Land only	0.16%	715	27,920	88,250	116,170	0	0.62%	54.97	9.06
Marinak, Paul M Marinak, Kathleen E 3236 18th Avenue SE Albany, OR 97321	11S-03W-09CC-02800 Site: 3236 18th Avenue SE	0.16%	715	47,210	99,080	146,290	0	0.49%	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	0.16%	715	47,210	102,100	149,310	0	0.48%	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	0.16%	715	47,540	111,070	158,610	0	0.45%	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	0.16%	715	47,710	118,850	166,560	0	0.43%	54.97	9.06
Metzger, Brian Metzger, Angie 1810 Center Street SE Albany, OR 97321	11S-03W-09CC-07300 Site: 1810 Center Street SE	0.16%	715	46,740	112,650	159,290	0	0.45%	54.97	9.06

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				LAND	IMPRVMTS	TOTAL				
Matta, Richard A Matta, Michelle L 1825 Lehigh Way SE Abary, OR 97321	11S-03W-09CC-08700 Site: Land only	0.16%	715	\$29,020	\$94,410	\$123,430	\$0	0.58%	\$54.97	\$9.06
Marquis, James L Marquis, Barbara J 3101 19th Avenue SE Abary, OR 97321	11S-03W-09CC-09000 Site: 3101 19th Avenue SE	0.16%	715	48,090	122,590	170,680	0	0.42%	54.97	9.06
Schiller, Manfred Schiller, Claudine M J 3113 19th Avenue SE Abary, OR 97321	11S-03W-09CC-09100 Site: 3113 19th Avenue SE	0.16%	715	47,510	107,460	154,970	0	0.46%	54.97	9.06
Herring, Shirley W, TR 3125 19th Avenue SE Abary, OR 97321	11S-03W-09CC-09200 Site: 3125 19th Avenue SE	0.16%	715	47,600	102,920	150,720	0	0.47%	54.97	9.06
Nicholson, Darren Nicholson, Amy 3133 19th Avenue SE Abary, OR 97321	11S-03W-09CC-09300 Site: 3133 19th Avenue SE	0.16%	715	48,090	104,290	152,380	0	0.47%	54.97	9.06
Owen, Dale A Owen, Cyndee M 3155 19th Avenue SE Abary, OR 97321	11S-03W-09CC-09400 Site: 3155 19th Avenue SE	0.16%	715	49,250	138,090	185,340	0	0.39%	54.97	9.06
Reece, Brien D Reece, Shelley R 1835 Lehigh Way SE Abary, OR 97321	11S-03W-09CC-08800 Site: 1835 Lehigh Way SE	0.16%	715	30,600	84,660	115,260	0	0.62%	54.97	9.06
Nelson, Dennis R Nelson, Connie J 3169 19th Avenue SE Abary, OR 97321	11S-03W-09CC-09500 Site: 3169 19th Avenue SE	0.16%	715	48,240	100,500	148,740	0	0.48%	54.97	9.06
Halma, Alan D Halma, Dawn E 3171 19th Avenue SE Abary, OR 97321	11S-03W-09CC-09600 Site: 3171 19th Avenue SE	0.16%	715	48,240	136,560	184,800	0	0.39%	54.97	9.06
Dey, Royl P Dey, Janis E 3203 19th Avenue SE Abary, OR 97321	11S-03W-09CC-09700 Site: 3203 19th Avenue SE	0.16%	715	50,090	106,030	156,120	0	0.46%	54.97	9.06

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				LAND	IMPRVMTS	TOTAL				
Loewen, Alexa 3215 19th Avenue SE Albany, OR 97321	11S-03W-09CC-09800 Site: 3215 19th Avenue SE	0.16%	\$715	\$48,090	\$100,080	\$148,170	\$0	0.48%	\$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	0.16%	715	48,380	109,820	158,200	0	0.45%	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	0.16%	715	48,820	128,550	177,370	0	0.40%	54.97	9.06
Voegele, Oscar Voegele, Margaret 3245 19th Avenue SE Albany, OR 97321	11S-03W-09CC-10100 Site: 3245 19th Avenue SE	0.16%	715	48,110	131,440	179,550	0	0.40%	54.97	9.06
Lack, Randy S Lack, Darl K 1084 Steven Street Brawley, CA 92227	11S-03W-09CC-10200 Site: 3253 19th Avenue SE	0.16%	715	46,670	113,880	160,550	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	0.16%	715	49,110	104,440	153,550	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	0.16%	715	46,740	124,990	171,730	0	0.42%	54.97	9.06
Morse, Douglas H Morse, Jennifer 1845 Lehigh Way SE Albany, OR 97321	11S-03W-09CC-07200 Site: 1845 Lehigh Way SE	0.16%	715	28,940	95,050	123,990	0	0.58%	54.97	9.06
Dowell, Daniel Fisher, Erin 3323 19th Place SE Albany, OR 97321	11S-03W-09CC-11900 Site: 3323 19th Place SE	0.16%	715	31,470	99,190	130,660	0	0.55%	54.97	9.06
Robinson, Timothy W Robinson, Sage D 3347 19th Place SE Albany, OR 97321	11S-03W-09CC-12000 Site: 3347 19th Place SE	0.16%	715	31,170	80,880	112,050	0	0.64%	54.97	9.06

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OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	ESTIMATED TOTAL ASSESSMENT	Assessed Valuation as of Sept. 1998 *****TRUE CASH VALUE 1998/1999*****			OTHER ASMNTS	ASMNT % TO TCV	10 YEAR SEMI-ANNUAL PAYMENT AT 9%	10 YEAR MONTHLY PAYMT AT 9%
				LAND	IMPRVMTS	TOTAL				
Cooley, Sonia R 230 Raphael Avenue 23 Ames, IA 50014	11S-03W-09CC-11700 Site: 1855 Lehigh Way SE	0.16%	\$715	\$28,940	\$74,690	\$103,630	\$0	0.69%	\$54.97	\$9.06
Johnson, Bonnie S 1840 Center Street SE Abany, OR 97321	11S-03W-09CC-07500 Site: 1840 Center Street SE	0.16%	715	46,740	102,830	149,570	0	0.48%	54.97	9.06
Aldns, James M Aldns, Katrina M 1865 Lehigh Way SE Abany, OR 97321	11S-03W-09CC-11800 Site: 1865 Lehigh Way SE	0.16%	715	30,100	105,770	135,870	0	0.53%	54.97	9.06
McCrary, Donald R McCrary, Linda M 3106 19th Avenue SE Abany, OR 97321	11S-03W-09CC-05800 Site: 3106 19th Avenue SE	0.16%	715	48,750	128,220	176,970	0	0.40%	54.97	9.06
Gardner, Ian Gardner, Robin 3118 19th Avenue SE Abany, OR 97321	11S-03W-09CC-11600 Site: 3118 19th Avenue SE	0.16%	715	47,070	102,850	149,920	0	0.48%	54.97	9.06
Olson, Kathryn E 3126 19th Avenue SE Abany, OR 97321	11S-03W-09CC-11500 Site: 3126 19th Avenue SE	0.16%	715	47,000	115,300	162,300	0	0.44%	54.97	9.06
Landis, Cheryl Anne 3138 19th Avenue SE Abany, OR 97321	11S-03W-09CC-11400 Site: 3138 19th Avenue SE	0.16%	715	47,000	113,420	160,420	0	0.45%	54.97	9.06
Desalvo, Joseph N Desalvo, Evelyn E 3154 19th Avenue SE Abany, OR 97321	11S-03W-09CC-11300 Site: Land only	0.16%	715	47,140	113,700	160,840	0	0.44%	54.97	9.06
Smith, David Bonner Smith, Patricia Ann 3168 19th Avenue SE Abany, OR 97321	11S-03W-09CC-11200 Site: 3168 19th Avenue SE	0.16%	715	47,070	120,780	167,850	0	0.43%	54.97	9.06
Handy, Kevin Handy, Jennifer 3174 19th Avenue SE Abany, OR 97321	11S-03W-09CC-11100 Site: 3174 19th Avenue SE	0.16%	715	47,290	111,810	159,100	0	0.45%	54.97	9.06

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				LAND	IMPRVMTS	TOTAL				
Nathman, Donald E Nathman, Christy A 3202 19th Avenue SE Albany, OR 97321	11S-03W-09CC-11000 Site: 3202 19th Avenue SE	0.16%	\$715	\$47,290	\$123,910	\$171,200	\$0	0.42%	\$54.97	\$9.06
Stutzman, Rodney Ray Stutzman, Jennifer Lynn 3214 19th Avenue SE Albany, OR 97321	11S-03W-09CC-10900 Site: 3214 19th Avenue SE	0.16%	715	46,290	112,030	158,320	0	0.45%	54.97	9.06
Rhodes, Jeanette L 3344 19th Place SE Albany, OR 97321	11S-03W-09CC-12100 Site: 3344 19th Place SE	0.16%	715	29,430	79,100	108,530	0	0.66%	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	0.16%	715	47,290	116,840	164,130	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	0.16%	715	46,740	111,850	158,590	0	0.45%	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	0.16%	715	46,950	101,210	148,160	0	0.48%	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	0.16%	715	44,070	115,320	159,390	0	0.45%	54.97	9.06
Alger, Georgina 1955 Lehigh Way SE Albany, OR 97321	11S-03W-09CC-12300 Site: 1955 Lehigh Way	0.16%	715	33,660	99,460	133,120	0	0.54%	54.97	9.06
McCown, James A 3250 19th Avenue SE Albany, OR 97321	11S-03W-09CC-10500 Site: 3250 19th Avenue SE	0.16%	715	46,000	118,970	164,970	0	0.43%	54.97	9.06
Matthews, Dorothy 3326 19th Place SE Albany, OR 97321	11S-03W-09CC-12200 Site: 3326 19th Place SE	0.16%	715	28,440	77,280	105,720	0	0.68%	54.97	9.06

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				LAND	IMPRVMTS	TOTAL				
Lawrence, Robert W Lawrence, Camie R 3266 19th Avenue SE Albany, OR 97321	11S-03W-09CC-10400 Site: 3266 19th Avenue SE	0.16%	715	\$47,000	\$112,110	\$169,110	\$0	0.45%	\$54.97	\$9.06
Shae, Cindy L 1959 Lehigh Way SE Albany, OR 97321	11S-03W-09CC-12400 Site: 1959 Lehigh Way	0.16%	715	30,670	74,880	105,550	0	0.68%	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	0.16%	715	48,820	139,410	188,230	0	0.38%	54.97	9.06
Keever, Gary W 3117 20th Avenue SE Albany, OR 97321	11S-03W-09CC-05600 Site: 3117 20th Avenue SE	0.16%	715	47,590	115,200	162,790	0	0.44%	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	0.16%	715	47,290	123,190	170,480	0	0.42%	54.97	9.06
Cole, Karen V 1860 Center Street SE Albany, OR 97321	11S-03W-09CC-07700 Site: 1860 Center Street SE	0.16%	715	45,670	115,370	161,040	0	0.44%	54.97	9.06
Jensen, Vernon E Jensen, Diane J 3135 20th Avenue SE Albany, OR 97321	11S-03W-09CC-05400 Site: 3135 20th Avenue SE	0.16%	715	46,970	121,140	168,110	0	0.43%	54.97	9.06
Jensen, Dean F 3147 20th Avenue SE Albany, OR 97321	11S-03W-09CC-05300 Site: 3147 20th Avenue SE	0.16%	715	46,820	126,140	172,960	0	0.41%	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	0.16%	715	46,820	109,350	156,170	0	0.46%	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	0.16%	715	46,860	124,840	171,700	0	0.42%	54.97	9.06

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				LAND	IMPRVMTS	TOTAL				
Ma, Yong Bo Lei, Michelle Qiu-Xia 1963 Lehigh Way SE Albany, OR 97321	11S-03W-09CC-12500 Site: 1963 Lehigh Way SE	0.16%	\$715	\$29,570	\$81,830	\$111,400	\$0	0.64%	\$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	0.16%	715	47,010	108,760	155,770	0	0.46%	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	0.16%	715	47,290	105,360	152,650	0	0.47%	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	0.16%	715	46,980	108,850	155,830	0	0.46%	54.97	9.06
Haroldson, John M 3235 20th Avenue SE Albany, OR 97321	11S-03W-09CC-04700 Site: 3235 20th Avenue SE	0.16%	715	46,700	109,020	155,720	0	0.46%	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	0.16%	715	46,700	115,110	161,810	0	0.44%	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	0.16%	715	46,700	95,770	142,470	0	0.50%	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	0.16%	715	44,300	108,440	162,740	0	0.47%	54.97	9.06
Scotfield, James C 3327 20th Place SE Albany, OR 97321	11S-03W-09CC-12800 Site: 3327 20th Place SE	0.16%	715	29,920	108,090	138,010	0	0.52%	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	0.16%	715	23,460	0	23,460	0	3.05%	54.97	9.06

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				LAND	IMPRVMTS	TOTAL				
Kimura, Peter T Kimura, Michele 1967 Lehigh Way SE Aberny, OR 97321	11S-03W-09CC-12600 Site: 1967 Lehigh Way SE	0.16%	\$715	\$29,720	\$108,140	\$137,860	\$0	0.52%	\$54.97	\$9.06
Jensen, David M Jensen, Pamela J 1880 Center Street SE Aberny, OR 97321	11S-03W-09CC-07800 Site: 1880 Center Street SE	0.16%	715	46,630	123,660	170,290	0	0.42%	54.97	9.06
Zielinski, James F 1977 Lehigh Way SE Aberny, OR 97321	11S-03W-09CC-12700 Site: 1977 Lehigh Way SE	0.16%	715	32,880	99,220	132,100	0	0.54%	54.97	9.06
Pikenton, Craig S Pikenton, Sharon D 1900 Center Street SE Aberny, OR 97321	11S-03W-09CC-07900 Site: 1900 Center Street SE	0.16%	715	48,440	122,050	170,490	0	0.42%	54.97	9.06
Swander, Wilfred Swander, Lorene 3104 20th Avenue SE Aberny, OR 97321	11S-03W-09CC-05900 Site: 3104 20th Avenue SE	0.16%	715	48,300	146,040	194,340	0	0.37%	54.97	9.06
Quisenberry, Tara L Quisenberry, Jeffrey S 3116 20th Avenue SE Aberny, OR 97321	11S-03W-09CC-06000 Site: 3116 20th Avenue SE	0.16%	715	47,930	117,090	165,020	0	0.43%	54.97	9.06
Leahy, Dennis M Leahy, Deborah S 3124 20th Avenue SE Aberny, OR 97321	11S-03W-09CC-06100 Site: 3124 20th Avenue SE	0.16%	715	47,930	116,660	164,590	0	0.43%	54.97	9.06
Elman, Craig R Elman, Catherine J 3134 20th Avenue SE Aberny, OR 97321	11S-03W-09CC-06200 Site: 3134 20th Avenue SE	0.16%	715	46,930	119,050	165,980	0	0.43%	54.97	9.06
Schmidt, Jack A Schmidt, Lori G 3146 20th Avenue SE Aberny, OR 97321	11S-03W-09CC-06300 Site: 3146 20th Avenue SE	0.16%	715	47,770	118,630	166,400	0	0.43%	54.97	9.06
Welker, Richard C Welker, Joann P.O. Box 1032 Aberny, OR 97321	11S-03W-09CC-13000 Site: 3346 20th Avenue SE	0.16%	715	23,650	0	23,650	0	3.02%	54.97	9.06

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 Lehigh / Riderwood Access LID

OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	ESTIMATED TOTAL ASSESSMENT	Assessed Valuation as of Sept. 1998 *****TRUE CASH VALUE 1998/1999*****			OTHER ASMNTS	ASMNT % TO TCV	10 YEAR SEMI-ANNUAL PAYMENT AT 9%	10 YEAR MONTHLY PAYMT AT 9%
				LAND	IMPRVMTS	TOTAL				
Maceria, Luis O Maceria, Thelma M 3160 20th Avenue SE Albany, OR 97321	11S-03W-09CC-06400 Site: 3160 20th Avenue SE	0.16%	\$715	\$47,350	\$124,010	\$171,360	\$0	0.42%	\$54.97	\$9.06
Schable, Janice K 3162 20th Avenue SE Albany, OR 97321	11S-03W-09CC-06500 Site: 3162 20th Avenue SE	0.16%	715	47,260	121,090	168,350	0	0.42%	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	0.16%	715	30,020	112,210	142,230	0	0.50%	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	0.16%	715	22,430	0	22,430	0	3.19%	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	0.16%	715	46,980	124,200	171,180	0	0.42%	54.97	9.06
Ferwick, James P, Jr. Ferwick, Tehna 3218 20th Avenue SE Albany, OR 97321	11S-03W-09CC-06700 Site: 3218 20th Avenue SE	0.16%	715	46,760	125,660	172,420	0	0.41%	54.97	9.06
Mckee, Robert W 3238 20th Avenue SE Albany, OR 97321	11S-03W-09CC-06800 Site: 3238 20th Avenue SE	0.16%	715	46,680	127,450	174,130	0	0.41%	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	0.16%	715	46,690	102,760	149,450	0	0.48%	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	0.16%	715	46,700	124,850	171,550	0	0.42%	54.97	9.06
Marek, Richard A Marek, Charly J 3264 20th Avenue SE Albany, OR 97321	11S-03W-09CC-07100 Site: 3264 20th Avenue SE	0.16%	715	45,700	99,850	145,550	0	0.49%	54.97	9.06

FINANCIAL INVESTIGATION REPORT - SECTIONS 1 & 2
 Lehigh / Riderwood Access LID

OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	ESTIMATED TOTAL ASSESSMENT	Assessed Valuation as of Sept. 1998 *****TRUE CASH VALUE 1998/1999*****			OTHER ASMNTS	ASMNT % TO TCV	10 YEAR SEMI-ANNUAL PAYMENT AT 9%	10 YEAR MONTHLY PAYMT AT 9%
				LAND	IMPRVMTS	TOTAL				
Polard, Donald R Polard, Shannon J 1910 Center Street SE Albany, OR 97321	11S-03W-09CC-08000 Site: 1910 Center Street SE	0.16%	\$715	\$49,730	\$127,450	\$177,180	\$0	0.40%	\$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	0.16%	715	27,530	87,950	115,480	0	0.62%	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	0.16%	715	27,530	87,970	115,500	0	0.62%	54.97	9.06
TOTALS.....		100.00%	\$435,000	\$15,022,490	\$27,997,270	\$43,019,760	\$0	1.01%	\$33,442.26	\$5,511.25

\$435,000

\$668,845.20

\$661,350.00

Project assesses for street access only.

FINANCIAL INVESTIGATION REPORT (Cont.)
Lehigh / Riderwood Access L.I.D.

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.