

ORDINANCE NO. 5268

AN ORDINANCE TO DETERMINE THE ASSESSMENTS AGAINST THE PROPERTIES SPECIFICALLY BENEFITTED BY SANITARY SEWER FOR SS-95-2, ALANDALE SANITARY SEWER LOCAL IMPROVEMENT DISTRICT (LID) AND DECLARING AN EMERGENCY.

RECITALS:

1. The sanitary sewer assessments as referred to in this ordinance and previous resolutions and ordinances are for the sewer to serve SS-95-2, Alandale Sanitary Sewer LID.
2. Preliminary resolutions and ordinances prescribing the manner and extent of the improvements are set forth in Resolutions Nos. 3500, 3517, 3523, and 3725.
3. The assessments set forth in the following ordinance are based upon the request and recommendation of the City Engineer in compliance with Albany Municipal Code, Section 15.04.110.

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

Section 1: The costs of the sanitary sewer to serve SS-95-2, Alandale Sanitary Sewer LID, are as follows:

<u>Project</u>	<u>City Participation</u>	<u>Construction Cost</u>	<u>E.L.A.</u>	<u>Total Cost</u>
SS-95-2	\$ 33,400.00	\$ 290,330.81	\$ 49,219.23	\$ 339,550.04

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


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

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

Passed by Council: January 8, 1997

Approved by the Mayor: January 8, 1997

Effective Date: January 8, 1997

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Recorder



TO: Albany City Council

VIA: Steve Bryant, City Manager  
Mark A. Yeager, P.E., Public Works Director *Guy Mayer for*

FROM: Public Works Committee, Tom Nelson, Chair  
by Jeff Woodward, P.E., Civil Engineer II

DATE: December 31, 1996, for the January 8, 1997, City Council Meeting

SUBJECT: SS-95-2, Alandale Sanitary Sewer LID  
Final Engineer's Report, Public Hearing, and Adoption of Ordinance

Action Requested:

Public Works Committee recommends the City Council accept this Final Engineer's Report and Financial Investigation Report regarding distribution of the final assessments for this Local Improvement District (LID). The LID map, assessment role, and final financial investigation report are attached. It is further requested that the Council adopt the attached ordinance setting the assessments for this LID.

Discussion:

On March 20, 1995, a petition was submitted for sanitary sewer improvements in the Alandale Subdivision area. Of 28 properties, including one City-owned parcel, 20 owners signed the petition, representing approximately 71 percent of the benefitted properties. This neighborhood previously petitioned for full urban improvements in 1994, but modified the request to improve only the sanitary sewer by submitting the current petition for improvements.

The new sanitary sewer system includes approximately 2,500 lineal feet of sanitary sewer main line, and individual service laterals constructed to the property lines at locations requested by the property owners. Pavement surface restoration was included in the project, with \$33,400 of City participation approved by Council at the July 24, 1996, meeting.

Construction bid results were higher than originally estimated, so a second public hearing was held on June 12, 1996, to inform the property owners of the results. Approximately 65 percent of the property owners voiced support for continuing with the project despite the increase in estimated assessment amounts.

Staff has advised the property owners by letter of the additional permit and SDC fees which will be required to hook up to the sewer system, in addition to the LID assessment.

Summary of Project Costs

The construction contract was awarded to Dick Welker Construction in the amount of \$304,871.86, with the final contract amounting to \$290,330.81. The total project cost is \$339,550.04, including \$49,219.23 for Engineering, Legal, and Administrative (EL&A) fees. The EL&A fees include the costs related to the original engineer's report, which was prepared for full urban improvements.

The actual project cost is approximately 11 percent below the revised estimated project cost presented to property owners when the contract was awarded in June 1996. The reduction in project cost was primarily realized through the opportunity to minimize the required trench patching by reshaping the failed pavement areas with base rock and slightly increasing the overlay thickness. A breakdown of the final, total project cost and assessable amount is shown below:

	Public Hearing Estimate June 14, 1995	Public Hearing Estimate June 12, 1996	Final Project Costs
Total Construction Cost E, L, & A	\$222,000 <u>49,000</u>	\$335,000 <u>49,000</u>	\$290,330.81 <u>49,219.23</u>
Total Project Cost Less City Participation	\$271,000 ( 0)	\$384,000 ( 0)	\$339,550.04 ( 33,400.00)
<b>Total Assessable Cost</b>	<b>\$271,000</b>	<b>\$384,000</b>	<b>\$306,150.04</b>

As shown on the attached assessment role, the assessment per lot is \$10,933.93. This is a reduction of approximately 20 percent from the estimated assessment amounts presented at the June 12, 1996, public hearing, resulting from construction cost savings and City participation.

Method of Assessment

As requested by the property owners in the petition for improvements, and supported by staff, the assessment methodology is to distribute assessable costs on a unit basis with each property having a value of one unit.

Budget Impact:

This project is funded in the amounts of \$33,400.00 from 02-952 (Sewer Economic Development Fund) and \$306,150.04 from the 26-985 (Improvement Projects Fund). The entire amount funded through the Improvement Projects Fund is assessed to the benefitted properties. The City of Albany owns one of the benefitted properties.

JMW:cmr:kw  
 Attachments (4)

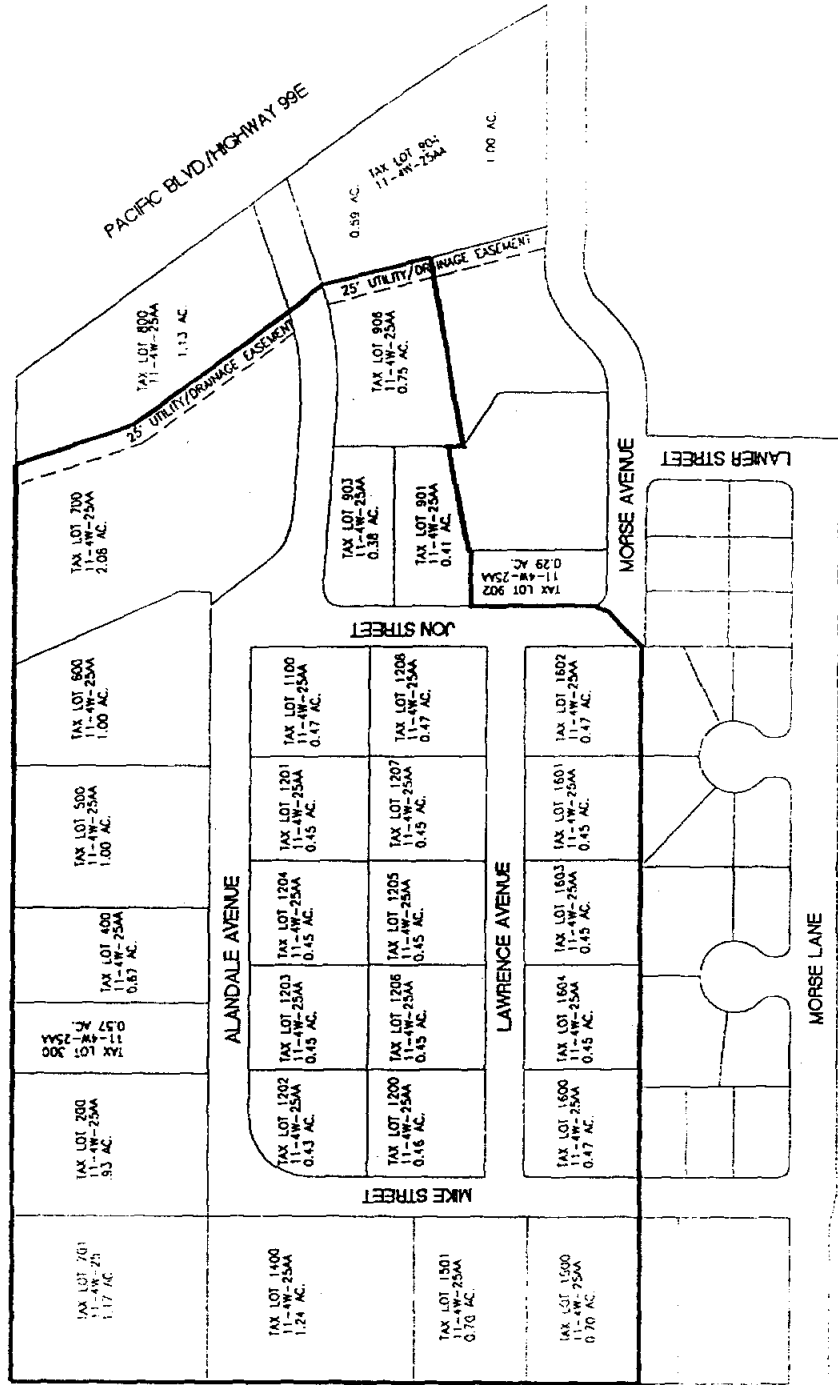
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LOCAL IMPROVEMENT DISTRICT  
ALANDALE SUBDIVISION  
SS-95-2

PREPARED BY DEVCO ENGINEERING, INC.  
P.O. BOX 1271  
CORVALLIS, OR 97339  
(503)757-8991



SCALE 1" = 150'



LEGEND  
 --- EXISTING LOT LINES  
 --- L.I.D. BOUNDARY

CITY OF ALBANY  
ST-94-5 ALANDALE SANITARY SEWER L.I.D.  
DATE: November 25, 1996  
TOTAL ASSESSMENTS

Owner Name and Address all reside in Albany, OR	Lot #	Lot Unit Value	% of Total Area	Total Assessment
Gangle, Edward and Betty 1167 Alandale Avenue	200	1.00	3.57%	\$10,933.93
Burright, David and Linda 1123 Alandale Avenue	300	1.00	3.57%	\$10,933.93
Powell, Edward and Rita 1095 Alandale Avenue	400	1.00	3.57%	\$10,933.93
Lewis, Dale and Cassie 1057 Alandale Avenue	500	1.00	3.57%	\$10,933.93
Ayer, Craig and Barbara 5678 Jon Street	600	1.00	3.57%	\$10,933.93
City of Albany	700	1.00	3.57%	\$10,933.93
Plaep, Lester and Caprice 1239 Alandale Avenue	701	1.00	3.57%	\$10,933.93
King, Roland 5831 Jon Street	901	1.00	3.57%	\$10,933.93
Miller, Harvey and Elizabeth 5787 Jon Street	903	1.00	3.57%	\$10,933.93
Morse, Harold and Omaira 929 Morse Avenue	906	1.00	3.57%	\$10,933.93
Saylor, Norman and Melba 1024 Alandale Avenue	1100	1.00	3.57%	\$10,933.93
Valley, Steven 1165 Lawrence Avenue	1200	1.00	3.57%	\$10,933.93
Crandall, Jacob and Kimberly 1036 Alandale Avenue	1201	1.00	3.57%	\$10,933.93
Dunnmeyer, Dennis and Karleen 1166 Alandale Avenue	1202	1.00	3.57%	\$10,933.93
Boyd, Ila Rae 1118 Alandale Avenue	1203	1.00	3.57%	\$10,933.93
Norton, Russel and Leila 1078 Alandale Avenue	1204	1.00	3.57%	\$10,933.93
Geroy, Alma M., TR Revoc. Liv. 1077 Lawrence Avenue SW	1205	1.00	3.57%	\$10,933.93
Cooley, Ronald 1119 Lawrence Avenue	1206	1.00	3.57%	\$10,933.93
Baker, Kathleen 1035 Lawrence Avenue	1207	1.00	3.57%	\$10,933.93
Overcash, Gary, Warren & Danita 1023 Lawrence Avenue	1208	1.00	3.57%	\$10,933.93
Nydigger, James and Marie 1240 Alandale Avenue	1400	1.00	3.57%	\$10,933.93
Vandepas, John and Barbara 5924 Mike Street	1500	1.00	3.57%	\$10,933.93
Cornelius, Jean E., Estate of c/o Cornelius, Ron D. - Agent 5830 Mike Street SW	1501	1.00	3.57%	\$10,933.93
Craig, David M. 1170 Lawrence Avenue	1600	1.00	3.57%	\$10,933.93
Bushnell, Lee and Terry 1038 Lawrence Avenue	1601	1.00	3.57%	\$10,933.93
Cass, Raymond A., Estate of 1026 Lawrence Avenue SW c/o Mahala Shank 903 NW Beca Avenue, Corvallis, Oregon 97330	1602	1.00	3.57%	\$10,933.93
Brown, Robert and Patricia 1080 Lawrence Avenue	1603	1.00	3.57%	\$10,933.93
Carnoy, Scott 1124 Lawrence Avenue	1604	1.00	3.57%	\$10,933.93
<b>TOTALS:</b>		28	100%	\$306,150.04

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FINANCIAL INVESTIGATION REPORT (Cont.)  
Alandale Sanitary Sewer L.I.D.; SS-95-2

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

The City does not hold any similar lots and property obtained through foreclosure.

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

There are no LID assessments in this area.

*Section 5. Real estate value trends in the area.*

Real estate values in this area have out paced the rest of the City. The general opinion of the real estate community is that values will continue to increase at a faster rate.

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

Even though property values are increasing, the overall tax burden has increased at a moderate level. This LID should increase property values within the district.

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

The project does conform to the City Comprehensive Plan.

*Section 8. Status of City's debt.*

The largest LID in the City is the North Albany Sanitary Sewer Project. That debt will remain for an additional 16 years as it is being paid off. The City has no bonded improvement debt outstanding.

*Section 9. Estimated cost of financing.*

Cost of financing is estimated at 9%.

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

This LID is being constructed on an existing developed subdivision. The bonding limits are well within the Bancroft standards. Only two lots, of which one belongs to the City, does not have improvements on the property. Bonding over a 10-year period results in an estimated \$174.00 monthly payment, which should be reasonable for most property owners in the district.

Name/Address	Description	
GANGLE, EDWARD J	ACREAGE	11-04W-25AA-00200
GANGLE, BETTY J	06/14/95 0151288	RES# 3523
1167 ALANDALE AVE SW	10,933.93	07814
ALBANY OR 97321	SS95020001*	
.....		
BURRIGHT, DAVID K	ACREAGE	11-04W-25AA-00300
BURRIGHT, LINDA L	06/14/95 0151304	RES# 3523
1123 ALANDALE AVE SW	10,933.93	07815
ALBANY OR 97321	SS95020002*	
.....		
POWELL, EDWARD S	ACREAGE	11-04W-25AA-00400
POWELL, RITA K	06/14/95 0151312	RES# 3523
1095 ALANDALE AVE SW	10,933.93	07816
ALBANY OR 97321	SS95020003*	
.....		
LEWIS, DALE A	ACREAGE	11-04W-25AA-00500
LEWIS, CASSIE B	06/14/95 0151320	RES# 3523
1057 ALANDALE AVE SW	10,933.93	07817
ALBANY OR 97321	SS95020004*	
.....		
AYER, BARBARA G	ACREAGE	11-04W-25AA-00600
AYER, CRAIG H	06/14/95 0151338	RES# 3523
5678 JON STREET SW	10,933.93	07818
ALBANY OR 97321	SS95020005*	
.....		
CITY OF ALBANY	ALANDALE SUB	11-04W-25AA-00700
	06/14/95 0151346	RES# 3523
PO BOX 490	10,933.93	07819
ALBANY OR 97321	SS95020006*	
.....		
PLAEP, LESTER	ACREAGE	11-04W-25 -00701
PLAEP, CAPRICE	06/14/95 0151080	RES# 3523
1239 ALANDALE AVENUE SW	10,933.93	07820
ALBANY OR 97321	SS95020007*	
.....		
KING, ROLAND K	ALANDALE SUB	11-04W-25AA-00901
	06/14/95 0151379	RES# 3523
5831 JON STREET SW	10,933.93	07821
ALBANY OR 97321	SS95020008*	
.....		
MILLER, HARVEY J	ALANDALE SUB	11-04W-25AA-00903
MILLER, ELIZABETH S	06/14/95 0151395	RES# 3523
5787 JON STREET SW	10,933.93	07822
ALBANY OR 97321	SS95020009*	
.....		
MORSE, HAROLD C	ALANDALE SUB	11-04W-25AA-00906
MORSE, MAIRA	06/14/95 0419461	RES# 3523
929 MORSE AVENUE SW	10,933.93	07823
ALBANY OR 97321	SS95020010*	
.....		
SAYLOR, NORMAN L	ACREAGE	11-04W-25AA-01100
SAYLOR, MELBA D	06/14/95 0151429	RES# 3523
1024 ALANDALE AVE SW	10,933.93	07824
ALBANY OR 97321	SS95020011*	
.....		

Name/Address	Description	
VALLEY, STEVEN	ALANDALE SUB	11-04W-25AA-01200
	06/14/95 0151437	RES# 3523
1165 LAWRENCE AVENUE SW	10,933.93	07825
ALBANY DR 97321	SS95020012#	
CRANDALL, JACOB G	ALANDALE SUB	11-04W-25AA-01201
	06/14/95 0151445	RES# 3523
1036 ALANDALE AVENUE SW	10,933.93	07826
ALBANY DR 97321	SS95020013#	
DUNMYER, DENNIS J	ALANDALE SUB	11-04W-25AA-01202
	06/14/95 0151452	RES# 3523
1166 ALANDALE AVENUE SW	10,933.93	07827
ALBANY DR 97321	SS95020014#	
BOYD, ILA RAE	ALANDALE SUB	11-04W-25AA-01203
	06/14/95 0151460	RES# 3523
1118 ALANDALE AVENUE SW	10,933.93	07828
ALBANY DR 97321	SS95020015#	
NORTON, RUSSEL G	ALANDALE SUB	11-04W-25AA-01204
	06/14/95 0151478	RES# 3523
1078 ALANDALE AVENUE SW	10,933.93	07829
ALBANY DR 97321	SS95020016#	
GERDY, ALMA M, TR	ALANDALE SUB	11-04W-25AA-01205
	06/14/95 0151486	RES# 3523
1077 LAWRENCE AVENUE SW	10,933.93	07830
ALBANY DR 97321	SS95020017#	
COOLEY, RONALD R	ALANDALE SUB	11-04W-25AA-01206
	06/14/95 0151494	RES# 3523
1119 LAWRENCE AVENUE SW	10,933.93	07831
ALBANY DR 97321	SS95020018#	
BAKER, KATHLEEN J	ALANDALE SUB	11-04W-25AA-01207
	06/14/95 0151502	RES# 3523
1035 LAWRENCE AVENUE SW	10,933.93	07832
ALBANY DR 97321	SS95020019#	
OVERCASH, GARY L	ALANDALE SUB	11-04W-25AA-01208
	06/14/95 0151510	RES# 3523
1023 LAWRENCE AVENUE SW	10,933.93	07833
ALBANY DR 97321	SS95020020#	
NYDIGGER, JAMES D	ACREAGE	11-04W-25AA-01400
	06/14/95 0151536	RES# 3523
1240 ALANDALE AVENUE SW	10,933.93	07834
ALBANY DR 97321	SS95020021#	
VANDEPAS, N JOHN	ALANDALE SUB	11-04W-25AA-01500
	06/14/95 0151544	RES# 3523
5924 MIKE STREET SW	10,933.93	07835
ALBANY DR 97321	SS95020022#	



Name/Address	Description	
CORNELIUS, RON D 5830 MIKE STREET SW ALBANY OR 97321	ALANDALE SUB 06/14/95 0151551 10,933.93 SS95020023*	11-04W-25AA-01501 RES# 3523 07836
CRAIG, DAVID M 1170 LAWRENCE AVENUE SW ALBANY OR 97321	ALANDALE SUB 06/14/95 0151569 10,933.93 SS95020024*	11-04W-25AA-01600 RES# 3523 07837
BUSHMELL, LEE A BUSHMELL, TERRY A 1038 LAWRENCE AVENUE SW ALBANY OR 97321	ALANDALE SUB 06/14/95 0151577 10,933.93 SS95020025*	11-04W-25AA-01601 RES# 3523 07838
CASS, RAYMOND A, ESTATE 2 MAHALA SHANK 903 NW BECA AVENUE CORVALLIS OR 97330	ALANDALE SUB 06/14/95 0151585 10,933.93 SS95020026*	11-04W-25AA-01602 RES# 3523, NOTES, DECD 07839
BROWN, ROBERT S BROWN, PATRICIA A 1080 LAWRENCE AVENUE SW ALBANY OR 97321	ALANDALE SUB 06/14/95 0151593 10,933.93 SS95020027*	11-04W-25AA-01603 RES# 3523 07840
CANNON, SCOTT 1124 LAWRENCE AVENUE SW ALBANY OR 97321	ALANDALE SUB 06/14/95 0151601 10,933.93 SS95020028*	11-04W-25AA-01604 RES# 3523 07841
Report total...	306,150.04	

FINANCIAL INVESTIGATION REPORT - SECTIONS 1 & 2  
 ALANDALE SANITARY SEWER L.I.D. - SS-05-2

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\*\*ALANDALE.WQ2\*\*

OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	TOTAL ASSESSMENT	BOND MAXIMUM	Assessed Valuation as of Sept. 1996 ***TRUE CASH VALUE 1996/1997***			OTHER ASMNTS	ASMNT % TO TCV	10 YEAR SEMI-ANNUAL PAYMENT AT 9%	10 YEAR MONTHLY PAYMT AT 9%
					LAND	IMPRVMTS	TOTAL				
Gangle, Edward J. Gangle, Betty J. 1167 Alandale Avenue SW Albany, OR 97321	11-4W-25AA-00200 Site: 1167 Alandale Ave SW	3.57%	\$10,933.93	\$283,300	\$41,900	\$89,750	\$131,650	\$0	8.31%	\$840.56	\$138.51
Burrigh, David K. Burrigh, Linda L. 1123 Alandale Avenue SW Albany, OR 97321	11-4W-25AA-00300 Site: 1123 Alandale Ave SW	3.57%	10,933.93	284,300	40,350	101,800	142,150	0	7.89%	840.56	138.51
Powell, Edward S. Powell, Rita K. 1095 Alandale Avenue SW Albany, OR 97321	11-4W-25AA-00400 Site: 1095 Alandale Ave SW	3.57%	10,933.93	305,000	43,460	109,040	152,500	0	7.17%	840.56	138.51
Lewis, Dale A. Lewis, Cassie B. 1057 Alandale Avenue SW Albany, OR 97321	11-4W-25AA-00500 Site: 1057 Alandale Ave SW	3.57%	10,933.93	348,920	43,460	130,000	173,460	0	6.30%	840.56	138.51
Ayer, Barbara G. Ayer, Craig H. 5678 Jon Street SW Albany, OR 97321	11-4W-25AA-00600 Site: 5678 Jon St SW	3.57%	10,933.93	275,280	41,900	95,730	137,630	0	7.94%	840.56	138.51
City of Albany PO Box 490 Albany, OR 97321	11-4W-25AA-00700	3.57%	10,933.93	69,900	34,950	0	34,950	0	31.28%	840.56	138.51
Plaep, Lester Plaep, Caprice 1239 Alandale Avenue SW Albany, OR 97321	11-4W-25 -00701 Site: 1239 Alandale Ave SW	3.57%	10,933.93	377,780	79,680	109,210	188,890	0	5.79%	840.56	138.51

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FINANCIAL INVESTIGATION REPORT - SECTIONS 1 & 2  
ALANDALE SANITARY SEWER L.I.D. - SS-95-2

OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	TOTAL ASSESSMENT	BOND MAXIMUM	Assessed Valuation as of Sept. 1996 *****TRUE CASH VALUE 1996/1997*****			OTHER ASMNTS	ASMNT % TO TCV	10 YEAR SEMI-ANNUAL PAYMENT AT 9%	10 YEAR MONTHLY PAYMT AT 9%
					LAND	IMPRVMTS	TOTAL				
King, Roland K. 5831 Jon Street SW Albany, OR 97321	11-4W-25AA-00901 Site: 5831 Jon St SW	3.57%	\$10,933.93	\$284,840	\$38,800	\$93,520	\$132,320	\$0	8.26%	\$840.56	\$138.51
Miller, Harvey J. Miller, Elizabeth S. 5787 Jon Street SW Albany, OR 97321	11-4W-25AA-00903 Site: 5787 Jon St SW	3.57%	10,933.93	255,420	38,800	88,910	127,710	0	8.56%	840.56	138.51
Morse, Harold C. Morse, Omaira 929 Morse Avenue SW Albany, OR 97321	11-4W-25AA-00908	3.57%	10,933.93	88,280	34,140	0	34,140	0	32.03%	840.56	138.51
Saylor, Norman L. Saylor, Melba D. 1024 Alandale Avenue SW Albany, OR 97321	11-4W-25AA-01100 Site: 1024 Alandale Ave SW	3.57%	10,933.93	219,480	38,800	70,930	109,730	0	9.96%	840.56	138.51
Valley, Steven 1185 Lawrence Avenue SW Albany, OR 97321	11-4W-25AA-01200 Site: 1185 Lawrence Ave SW	3.57%	10,933.93	214,900	37,250	70,200	107,450	0	10.18%	840.56	138.51
Crandall, Jacob G. Crandall, Kimberly A. 1036 Alandale Avenue SW Albany, OR 97321	11-4W-25AA-01201 Site: 1036 Alandale Ave SW	3.57%	10,933.93	229,180	38,800	75,790	114,590	0	9.54%	840.56	138.51
Dunmyer, Dennis J. Dunmyer, Karlee M. 1186 Alandale Avenue SW Albany, OR 97321	11-4W-25AA-01202 Site: 1186 Alandale Ave SW	3.57%	10,933.93	272,120	38,800	97,260	136,060	0	8.04%	840.56	138.51
Boyd, Ila Rae 1118 Alandale Avenue SW Albany, OR 97321	11-4W-25AA-01203 Site: 1118 Alandale Ave SW	3.57%	10,933.93	199,900	38,800	61,150	99,950	0	10.84%	840.56	138.51

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OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	TOTAL ASSESSMENT	BOND MAXIMUM	Assessed Valuation as of Sept. 1996 *****TRUE CASH VALUE 1996/1997*****			OTHER ASMNTS	ASMNT % TO TCV	10 YEAR SEMI-ANNUAL PAYMENT AT 8%	10 YEAR MONTHLY PAYMT AT 8%
					LAND	IMPRVMTS	TOTAL				
Norton, Russel G. Norton, Lella C. 1078 Alandale Avenue SW Albany, OR 97321	11-4W-25AA-01204 Site: 1078 Alandale Ave SW	3.57%	\$10,933.93	\$211,740	\$38,800	\$67,070	\$105,870	\$0	10.33%	\$840.56	\$138.51
Gercy, Alma M. TR 1077 Lawrence Avenue SW Albany, OR 97321	11-4W-25AA-01205 Site: 1077 Lawrence Ave SW	3.57%	10,933.93	248,160	38,800	85,280	124,080	0	8.81%	840.56	138.51
Cooley, Ronald R. 1119 Lawrence Avenue SW Albany, OR 97321	11-4W-25AA-01206 Site: 1119 Lawrence Ave SW	3.57%	10,933.93	241,060	38,800	81,730	120,530	0	9.07%	840.56	138.51
Baker, Kathleen J. 1035 Lawrence Avenue SW Albany, OR 97321	11-4W-25AA-01207 Site: 1035 Lawrence Ave SW	3.57%	10,933.93	228,420	38,800	75,410	114,210	0	9.57%	840.56	138.51
Overcash, Gary L. Warren, Danita 1023 Lawrence Avenue SW Albany, OR 97321	11-4W-25AA-01208 Site: 1023 Lawrence Ave SW	3.57%	10,933.93	225,220	38,800	73,810	112,610	0	9.71%	840.56	138.51
Nydigger, James D. Nydigger, Marie 1240 Alandale Avenue SW Albany, OR 97321	11-4W-25AA-01400 Site: 1240 Alandale Ave SW	3.57%	10,933.93	412,900	43,460	162,990	206,450	0	5.30%	840.56	138.51
Vandepas, N. John Vandepas, Barbara A. 5824 Mike Street SW Albany, OR 97321	11-4W-25AA-01500 Site: 5824 Mike St SW	3.57%	10,933.93	286,440	41,900	101,320	143,220	0	7.83%	840.56	138.51
Estate of Cornelius, Jean E. Cornelius, Ron D. AGT 5830 Mike Street SW Albany, OR 97321	11-4W-25AA-01501 Site: 5830 Mike St SW	3.57%	10,933.93	228,300	40,350	72,800	113,150	0	9.66%	840.56	138.51

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OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	TOTAL ASSESSMENT	BOND MAXIMUM	Assessed Valuation as of Sept. 1996 *****TRUE CASH VALUE 1998/1997*****			OTHER ASMNTS	ASMNT % TO TCV	10 YEAR SEMI-ANNUAL PAYMENT AT 9%	10 YEAR MONTHLY PAYMT AT 9%
					LAND	IMPRVMTS	TOTAL				
Craig, David M. 1170 Lawrence Avenue SW Albany, OR 97321	11-4W-25AA-01600 Site: 1170 Lawrence Ave SW	3.57%	\$10,933.93	\$221,180	\$38,800	\$71,790	\$110,590	\$0	9.89%	\$840.56	\$138.51
Bushnell, Lee A. Bushnell, Terry A. 1038 Lawrence Avenue SW Albany, OR 97321	11-4W-25AA-01601 Site: 1038 Lawrence Ave SW	3.57%	10,933.93	207,580	38,800	64,990	103,790	0	10.53%	840.56	138.51
Estate of Raymond Cass % Mahala Shank 903 NW Beca Avenue Corvallis, OR 97330	11-4W-25AA-01602 Site: 1026 Lawrence Ave SW	3.57%	10,933.93	283,240	37,250	94,370	131,620	0	8.31%	840.56	138.51
Brown, Robert S. Brown, Patricia A. 1080 Lawrence Avenue SW Albany, OR 97321	11-4W-25AA-01603 Site: 1080 Lawrence Ave SW	3.57%	10,933.93	185,760	37,250	55,630	92,880	0	11.77%	840.56	138.51
Canoy, Scott 1124 Lawrence Avenue SW Albany, OR 97321	11-4W-25AA-01604 Site: 1124 Lawrence Ave SW	3.57%	10,933.93	198,020	38,800	60,210	99,010	0	11.04%	840.56	138.51
TOTALS.....		100.00%	\$306,150.04	\$6,802,380	\$1,140,500	\$2,280,690	\$3,401,190	\$0	293.63%	\$23,536	\$3,878

306,150.04

6,802,380

\$470,714

\$465,394

25