

AN ORDINANCE TO DETERMINE THE ASSESSMENTS AGAINST THE PROPERTIES SPECIFICALLY BENEFITED BY STREET IMPROVEMENTS FOR ST-03-05, NORTH ALBANY ROAD LOCAL IMPROVEMENT DISTRICT (LID), AND DECLARING AN EMERGENCY.

RECITALS:

1. The assessments as referred to in this ordinance and previous resolutions and ordinances are for the street improvements to serve ST-03-05, North Albany Road Local Improvement District (LID).
2. Preliminary resolutions and ordinances prescribing the manner and extent of the improvements are set forth in Resolutions Nos. 4861, 4942, 4968, and 5374.
3. The assessments set forth in the following ordinance are based on 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 street improvements to serve ST-03-05, North Albany Road Local Improvement District (LID) are as follows:

<u>Project</u>	<u>Construction Cost</u>	<u>31.4 % ELA</u>	<u>Total Cost</u>
ST-03-05	\$399,886.88	\$125,695.12	\$525,582.00

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: March 28, 2007

Approved by the Mayor: March 28, 2007

Effective Date: March 28, 2007



Mayor

ATTEST:



City Clerk

FINANCIAL INVESTIGATION REPORT (Cont.)
ST-03-05, NORTH ALBANY ROAD LID
(As of September 11, 2006)

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

The City is not holding any properties obtained through foreclosure. Fewer than ten properties are delinquent more than one year.

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

Ninety-four percent of City assessments are current. Property tax collections are about 96 percent of current taxes levied.

Section 5. Real estate value trends in the area.

Real estate values within the City remain high. Building activity is expected to remain strong during FY 2006-2007 with the pending activity associated with Henshaw Farms, Brandis Village, Benton Woods and numerous smaller new subdivisions.

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

Taxes will remain stable. A small increase should be expected from an estimated seven percent increase in property values.

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.

Costs attributable to this project will be incorporated into the final assessment roll.

Section 9. Estimated cost of financing.

The City's practice is to charge the property owners 1.50 percent more than the rate on the bonds to pay for the costs associated with billing the property owners and administering the LID. In 2002, assessment bonds sold at 5.05 percent; therefore, property owners will pay 6.55 percent interest.

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

The estimated total assessments range from \$2,335.92 to \$63,069.84. The monthly payment on the proposed assessments project to range from \$26.58 to \$717.74 for ten years.

There are two parcels in the assessment district that are encumbered by other City assessments. The principal amounts of the assessments are \$12,596 and 19,099. Both are North Albany Sewer assessments, the Petty and RBSM, LLC properties respectively. The properties within the LID area are zoned residential. The City's investment in this project will be relatively secure.

ATTACHMENT A

LID Boundary
and Benefited Area
North Albany Rd LID
ST-03-05

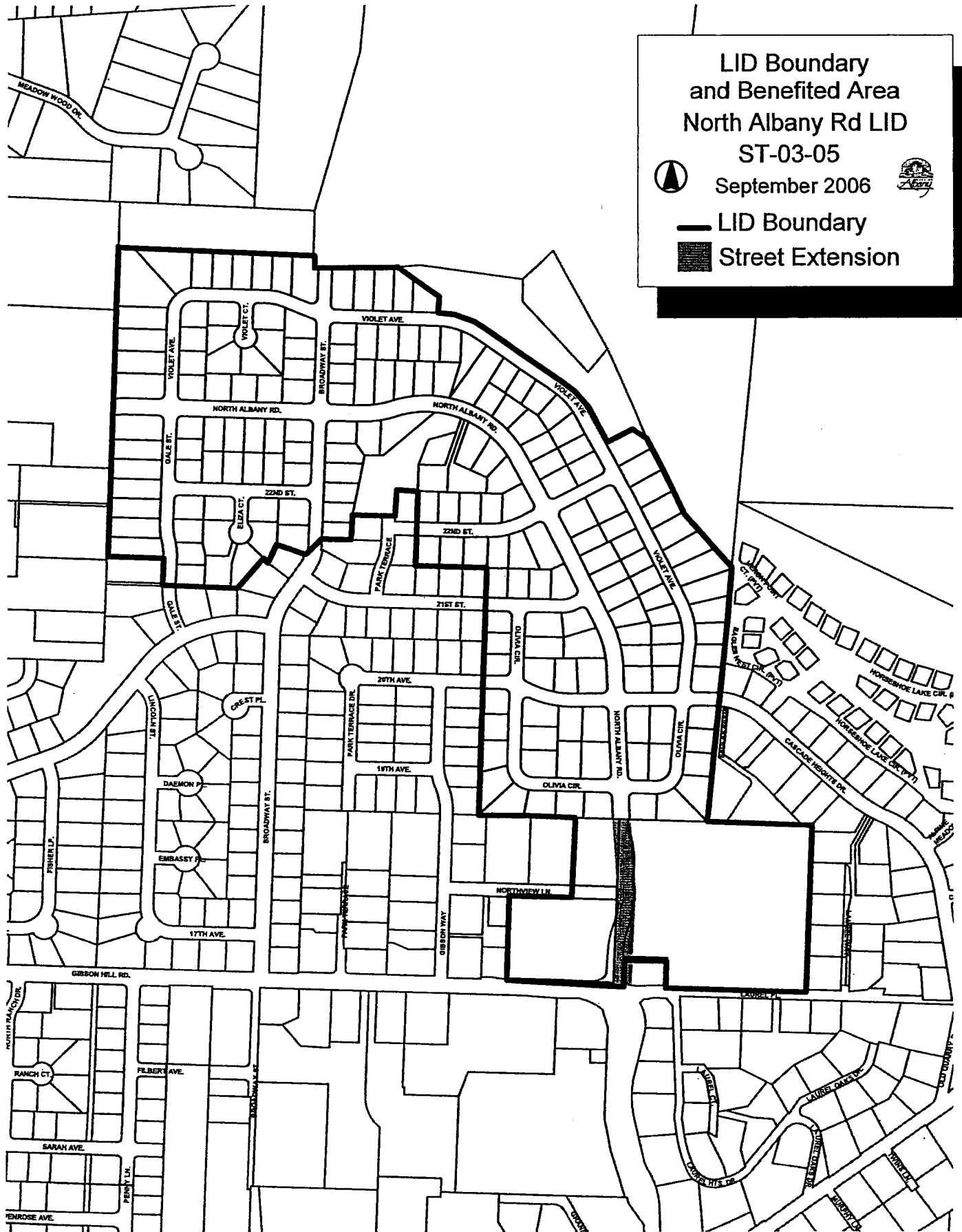


September 2006



— LID Boundary

■ Street Extension



ST-03-05, NORTH ALBANY ROAD LID				CITY OF ALBANY		
		Assessment	Total	Final Project Costs		
	Assessor's Map	Unit	Final	And Unit Assessments		
Name	Tax Lot	(Lot)	Assessment			
Lowry, Robert	10S-04W-36AD Tax Lot 800	27	\$63,069.84	September 2006		
Parker, Patricia & Ousley, Timothy	10S-04W-36AC Tax Lot 100	2	\$4,671.84	Final Assessable Costs for the North Albany Road Extension		
Petty, Oliver & Loretta	10S-04W-36AC Tax Lot 2100	8	\$18,687.36	Street, Storm Drain & Right-Of-Way		
				\$525,582.00		
Covey Run Phase 1	Various maps and Tax Lots	48	\$112,124.16			
Covey Run Phase 2	Various maps and Tax Lots	52	\$121,467.84	UNIT ASSESSMENT CALCULATION		
				Assessable Cost	\$525,582.00	
Covey Run Phase 3	Various maps and Tax Lots	37	\$86,429.04	Number of Units	225	Lots
Covey Run Phase 4	Various maps and Tax Lots	51	\$119,131.92	Unit Assessment	\$2,335.92	perLot
	TOTAL	225	\$525,582.00			

ATTACHMENT B

**FINANCIAL INVESTIGATION REPORT
ST-03-05, NORTH ALBANY ROAD LID**

(As of September 11, 2006,

OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	TOTAL ASSESSMENT	BOND MAXIMUM	TRUE CASH VALUE 2005/2006			OTHER ASMNTS	ASMNT % TO TCV	10 YEAR MONTHLY PAYMENTS AT 6.55%
					LAND	IMPROVMENTS	TOTAL			
ABBOTT TR, JAMES E & SUE R 2030 NORTH ALBANY RD NW ALBANY OR 97321	10S04W36AC07900 Site: 2030 NORTH ALBANY RD NW COVEY RUN PHASE 1, Lot 48	0.44%	2,335.92	356,000	57,500	120,500	178,000	-	1.31%	26.58
ACORD, GREGORY D & AMY E 2478 VIOLET AVE NW ALBANY OR 97321	10S04W36BA01000 Site: 2478 VIOLET AVE NW COVEY RUN PHASE 4, Lot 146	0.44%	2,335.92	322,400	65,000	96,200	161,200	-	1.45%	26.58
ADAMEC TR, SCOTT A & RACHEL D 1837 OLIVIA CIR NW ALBANY OR 97321	10S04W36AC06800 Site: 1837 OLIVIA CIR NW COVEY RUN PHASE 1, Lot 38	0.44%	2,335.92	456,600	57,500	170,800	228,300	-	1.02%	26.58
ALBIN, DOUGLAS V & PENNEY L 1197 21ST ST NW ALBANY OR 97321	10S04W36AB02200 Site: 1197 21ST ST NW COVEY RUN PHASE 1, Lot 23	0.44%	2,335.92	334,400	66,500	100,700	167,200	-	1.40%	26.58
ALBRICH, STEPHEN S & CRYSTAL R 2090 VIOLET AVE NW ALBANY OR 97321	10S04W36AA05100 Site: 2090 VIOLET AVE NW COVEY RUN PHASE 2, Lot 64	0.44%	2,335.92	400,400	57,500	142,700	200,200	-	1.17%	26.58
ALDERMAN, PHILIP J & KIRSTEN H 2471 VIOLET AVE NW ALBANY OR 97321	10S04W36BA01400 Site: 2471 VIOLET AVE NW COVEY RUN PHASE 4, Lot 181	0.44%	2,335.92	204,800	65,000	37,400	102,400	-	2.28%	26.58
ALEMANY, JUAN & LUGO MARI S 2445 VIOLET AVE NW ALBANY OR 97321	10S04W36BA00500 Site: 2445 VIOLET AVE NW COVEY RUN PHASE 4, Lot 142	0.44%	2,335.92	203,600	65,000	36,800	101,800	-	2.29%	26.58
AMES, RICHARD & JULIE 1830 OLIVIA CIR NW ALBANY OR 97321	10S04W36AC06400 Site: 1830 OLIVIA CIR NW COVEY RUN PHASE 1, Lot 31	0.44%	2,335.92	494,900	60,250	187,200	247,450	-	0.94%	26.58

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ARMSTRONG, MARK E & MELANIE A 1660 ELIZA CT NW ALBANY OR 97321	10S04W36BA04000 Site: 1660 ELIZA CT NW COVEY RUN PHASE 4, Lot 160	0.44%	2,335.92	716,600	81,500	276,800	358,300	-	0.65%	26.58
BABBITT, TROY E & RACHEL D 2454 VIOLET CT NW ALBANY OR 97321	10S04W36BA01700 Site: 2454 VIOLET CT NW COVEY RUN PHASE 4, Lot 184	0.44%	2,335.92	205,600	65,000	37,800	102,800	-	2.27%	26.58
BEATHE, JENNIFER E & RYAN M 2203 NORTH ALBANY RD NW ALBANY OR 97321	10S04W36AB05000 Site: 2203 NORTH ALBANY RD NW COVEY RUN PHASE 2, Lot 92	0.44%	2,335.92	400,200	57,500	142,600	200,100	-	1.17%	26.58
BEAVER, LAWRENCE W 2451 BROADWAY ST NW ALBANY OR 97321	10S04W36AB07300 Site: 2451 BROADWAY ST NW COVEY RUN PHASE 3, Lot 112	0.44%	2,335.92	689,100	60,250	284,300	344,550	-	0.68%	26.58
BERG, GEOFFERY ALDEN & KAYE LYNN 2043 VIOLET AVE NW ALBANY OR 97321-1274	10S04W36AA05800 Site: 2043 VIOLET AVE NW COVEY RUN PHASE 2, Lot 51	0.44%	2,335.92	609,400	57,500	247,200	304,700	-	0.77%	26.58
BEYERS, GRACE M 2238 GALE ST NW ALBANY OR 97321	10S04W36BA05200 Site: 2238 GALE ST NW COVEY RUN PHASE 4, Lot 154	0.44%	2,335.92	714,000	81,500	275,500	357,000	-	0.65%	26.58
BLANK, CHRISTINA N & JOSEPH M 1922 CASCADE HEIGHTS DR NW ALBANY OR 97321	10S04W36AC08200 Site: 1922 CASCADE HEIGHTS DR NW COVEY RUN PHASE 1, Lot 40	0.44%	2,335.92	443,200	57,500	164,100	221,600	-	1.05%	26.58
BORNHEIMER, ROBERT & JENNIFER 1840 OLIVIA CIR NW ALBANY OR 97321	10S04W36AC06900 Site: 1840 OLIVIA CIR NW COVEY RUN PHASE 1, Lot 28	0.44%	2,335.92	396,200	57,500	140,600	198,100	-	1.18%	26.58

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BOWERS, STEPHANIE A 2347 VIOLET AVE NW ALBANY OR 97321	10S04W36AB06300 Site: 2347 VIOLET AVE NW COVEY RUN PHASE 3, Lot 103	0.44%	2,335.92	665,600	57,500	275,300	332,800	-	0.70%	26.58
BRANDON, JAMES & GABRIELLA 2352 VIOLET AVE NW ALBANY OR 97321	10S04W36AB07500 Site: 2352 VIOLET AVE NW COVEY RUN PHASE 3, Lot 110	0.44%	2,335.92	659,600	57,500	272,300	329,800	-	0.71%	26.58
BREEDLOVE, CONSTANCE M & DANIELSON P P O BOX 3284 ALBANY OR 97321	10S04W36BA01500 Site: 2465 VIOLET AVE NW COVEY RUN PHASE 4, Lot 182	0.44%	2,335.92	207,000	65,000	38,500	103,500	-	2.26%	26.58
BRETTON, PAUL H & LINDA L 2340 VIOLET ST NW ALBANY OR 97321	10S04W36AB07600 Site: 2340 VIOLET ST NW COVEY RUN PHASE 3, Lot 109	0.44%	2,335.92	687,800	57,500	286,400	343,900	-	0.68%	26.58
BROADUS, MICHAEL G & TERESA R 1801 OLIVIA CIR NW ALBANY OR 97321	10S04W36AD07000 Site: 1801 OLIVIA CIR NW COVEY RUN PHASE 1, Lot 9	0.44%	2,335.92	524,300	80,250	181,900	262,150	-	0.89%	26.58
BRUNSVOLD, ANDREA B & ERIC K 2430 BROADWAY ST NW ALBANY OR 97321	10S04W36AB06900 Site: 2430 BROADWAY ST NW COVEY RUN PHASE 3, Lot 134	0.44%	2,335.92	677,900	60,250	278,700	338,950	-	0.69%	26.58
BRYAN, TYLER LEE & JESSICA ERIN 2443 NORTH ALBANY RD NW ALBANY OR 97321	10S04W36BA02300 Site: 2443 NORTH ALBANY RD NW COVEY RUN PHASE 4, Lot 177	0.44%	2,335.92	454,200	76,000	151,100	227,100	-	1.03%	26.58
BRYANT, JAMES W & MICHEL A 1223 22ND ST NW ALBANY OR 97321-1271	10S04W36AB03300 Site: 1223 22ND ST NW COVEY RUN PHASE 2, Lot 77	0.44%	2,335.92	524,100	60,250	201,800	262,050	-	0.89%	26.58

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BRYANT, WILLIAM C & PATTI L 2021 VIOLET AVE NW ALBANY OR 97321	10S04W36AA05600 Site: 2021 VIOLET AVE NW COVEY RUN PHASE 2, Lot 49	0.44%	2,335.92	467,200	57,500	176,100	233,600	-	1.00%	26.58
BUER, ANDREW L & ADRIANA Y 1832 OLIVIA CIR NW ALBANY OR 97321	10S04W36AC06600 Site: 1832 OLIVIA CIR NW COVEY RUN PHASE 1, Lot 30	0.44%	2,335.92	458,600	57,500	171,800	229,300	-	1.02%	26.58
BULLOCK, WILLIAM H & CECELIA B 2051 NORTH ALBANY RD NW ALBANY OR 97321	10S04W36AA04100 Site: 2051 NORTH ALBANY RD NW COVEY RUN PHASE 1, Lot 18	0.44%	2,335.92	459,400	57,500	172,200	229,700	-	1.02%	26.58
BUMGARNER, JERRY E & DENISE R 2170 VIOLET AVE NW ALBANY OR 97321	10S04W36AA04800 Site: 2170 VIOLET AVE NW COVEY RUN PHASE 2, Lot 67	0.44%	2,335.92	448,600	57,500	166,800	224,300	-	1.04%	26.58
BUSWELL JR, ROBERT C & DIANE K 1909 CASCADE HEIGHTS DR NW ALBANY OR 97321	10S04W36AD07200 Site: 1909 CASCADE HEIGHTS DR NW COVEY RUN PHASE 1, Lot 7	0.44%	2,335.92	537,800	77,500	191,400	268,900	-	0.87%	26.58
CHAFFINS, STERLING & MICHELLE 1624 ELIZA CT NW ALBANY OR 97321	10S04W36BA03700 Site: 1624 ELIZA CT NW COVEY RUN PHASE 4, Lot 163	0.44%	2,335.92	720,800	81,500	278,900	360,400	-	0.65%	26.58
CHANG, ALAN G & JENNIFER M 2210 VIOLET AVE NW ALBANY OR 97321	10S04W36AB05300 Site: 2210 VIOLET AVE NW COVEY RUN PHASE 2, Lot 95	0.44%	2,335.92	426,600	57,500	155,800	213,300	-	1.10%	26.58
CHISHOLM, JOSEPH M & LU YEE 2430 VIOLET CRT NW ALBANY OR 97321	10S04W36BA02100 Site: 2430 VIOLET CRT NW COVEY RUN PHASE 4, Lot 188	0.44%	2,335.92	182,600	65,000	26,300	91,300	-	2.56%	26.58

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CLARE, SHAWN & ANNE 1918 CASCADE HEIGHTS DR NW ALBANY OR 97321	10S04W36AC08300 Site: 1918 CASCADE HEIGHTS DR NW COVEY RUN PHASE 1, Lot 41	0.44%	2,335.92	386,300	60,250	132,900	193,150	-	1.21%	26.58
CLARK, STEPHAN R & LAURA 2101 NORTH ALBANY RD NW ALBANY OR 97321	10S04W36AA04300 Site: 2101 NORTH ALBANY RD NW COVEY RUN PHASE 1, Lot 18	0.44%	2,335.92	468,000	57,500	176,500	234,000	-	1.00%	26.58
COX, QUINN E 1193 21ST ST NW ALBANY OR 97321	10S04W36AB02300 Site: 1193 21ST ST NW COVEY RUN PHASE 1, Lot 22	0.44%	2,335.92	423,400	66,500	145,200	211,700	-	1.10%	26.58
DAYTON, CHARLES W & SUSAN J 2111 VIOLET AVE NW ALBANY OR 97321-1275	10S04W36AA06200 Site: 2111 VIOLET AVE NW COVEY RUN PHASE 2, Lot 55	0.44%	2,335.92	488,600	57,500	186,800	244,300	-	0.96%	26.58
DO, HUNG M & CAMLAN N 2421 VIOLET AVE NW ALBANY OR 97321	10S04W36BA00100 Site: 2421 VIOLET AVE NW COVEY RUN PHASE 4, Lot 138	0.44%	2,335.92	203,600	65,000	36,800	101,800	-	2.29%	26.58
DONG, VIRGINIA 2226 VIOLET AVE NW ALBANY OR 97321	10S04W36AB05500 Site: 2226 VIOLET AVE NW COVEY RUN PHASE 2, Lot 97	0.44%	2,335.92	398,900	60,250	139,200	199,450	-	1.17%	26.58
DUNN, DANIEL & JESSICA 2415 VIOLET AVE NW ALBANY OR 97321	10S04W36AB06600 Site: 2415 VIOLET AVE NW COVEY RUN PHASE 3, Lot 137	0.44%	2,335.92	698,300	60,250	288,900	349,150	-	0.67%	26.58
DWYER, NEIL B & BETTY L 2059 VIOLET AVE NW ALBANY OR 97321	10S04W36AA05900 Site: 2059 VIOLET AVE NW COVEY RUN PHASE 2, Lot 52	0.44%	2,335.92	730,500	60,250	305,000	365,250	-	0.64%	26.58

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EHLERS, BARBARA P O BOX 1508 ALBANY OR 97321	10S04W36BA03400 Site: 1627 22ND ST NW COVEY RUN PHASE 4, Lot 166	0.44%	2,335.92	567,600	81,500	202,300	283,800	-	0.82%	26.58
EMMONS, ROBERT J & JANICE M 2359 VIOLET AVE NW ALBANY OR 97321	10S04W36AB06400 Site: 2359 VIOLET AVE NW COVEY RUN PHASE 3, Lot 102	0.44%	2,335.92	524,200	57,500	204,600	262,100	-	0.89%	26.58
FABRO, ROSITA & MELECIO H 4331 LYCEUM AVE LOS ANGELES CA 90066	10S04W36AB09500 Site: 2250 BROADWAY ST NW COVEY RUN PHASE 3, Lot 129	0.44%	2,335.92	691,000	57,500	288,000	345,500	-	0.68%	26.58
FIELD, RUSSELL L & EDNA B 2028 VIOLET AVE NW ALBANY OR 97321	10S04W36AA05400 Site: 2028 VIOLET AVE NW COVEY RUN PHASE 2, Lot 61	0.44%	2,335.92	416,000	57,500	150,500	208,000	-	1.12%	26.58
FRANCOEUR, STEVE R BARBA NICOLETTI 2477 VIOLET AVE NW ALBANY OR 97321	10S04W36BA01300 Site: 2477 VIOLET AVE NW COVEY RUN PHASE 4, Lot 180	0.44%	2,335.92	326,400	65,000	98,200	163,200	-	1.43%	26.58
FRICANO, STEVEN L & WAYNETTE 2337 NORTH ALBANY RD NW ALBANY OR 97321	10S04W36AB08400 Site: 2337 NORTH ALBANY RD NW COVEY RUN PHASE 3, Lot 116	0.44%	2,335.92	665,000	57,500	275,000	332,500	-	0.70%	26.58
GALKIN, ALLEN F & DIANE 2323 VIOLET AVE NW ALBANY OR 97321	10S04W36AB06100 Site: 2323 VIOLET AVE NW COVEY RUN PHASE 3, Lot 105	0.44%	2,335.92	562,200	57,500	223,600	281,100	-	0.83%	26.58
GILDER, BRYAN M 2101 VIOLET AVE NW ALBANY OR 97321-1275	10S04W36AA06100 Site: 2101 VIOLET AVE NW COVEY RUN PHASE 2, Lot 54	0.44%	2,335.92	547,800	81,500	192,400	273,900	-	0.85%	26.58

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GOERTZEN, TIMOTHY & TONI 1198 22ND AVE NW ALBANY OR 97321	10S04W36AB02900 Site: 1198 22ND AVE NW COVEY RUN PHASE 2, Lot 73	0.44%	2,335.92	442,200	57,500	163,600	221,100	-	1.06%	26.58
GOFF, SAM & KORI 2011 NORTH ALBANY RD NW ALBANY OR 97321	10S04W36AA03900 Site: 2011 NORTH ALBANY RD NW COVEY RUN PHASE 1, Lot 14	0.44%	2,335.92	456,600	57,500	170,800	228,300	-	1.02%	26.58
GOULD, RICHARD G & JANINE L 1202 22ND AVE NW ALBANY OR 97321	10S04W36AB03000 Site: 1202 22ND AVE NW COVEY RUN PHASE 2, Lot 74	0.44%	2,335.92	398,500	60,250	139,000	199,250	-	1.17%	26.58
GRAVES, RYAN E & KARLI A 2301 NORTH ALBANY RD NW ALBANY OR 97321	10S04W36AB08100 Site: 2301 NORTH ALBANY RD NW COVEY RUN PHASE 3, Lot 119	0.44%	2,335.92	677,600	57,500	281,300	338,800	-	0.69%	26.58
GRAY, CHRISTOPHER TRAVIS 2335 VIOLET AVE NW ALBANY OR 97321	10S04W36AB06200 Site: 2335 VIOLET AVE NW COVEY RUN PHASE 3, Lot 104	0.44%	2,335.92	686,400	57,500	285,700	343,200	-	0.68%	26.58
GROSHONG, SPENCER L & ROBIN L 2410 BROADWAY ST NW ALBANY OR 97321	10S04W36AB07000 Site: 2410 BROADWAY ST NW COVEY RUN PHASE 3, Lot 133	0.44%	2,335.92	527,400	57,500	206,200	263,700	-	0.89%	26.58
HAMANN, MARK A & JOANNE E 1192 22ND AVE NW ALBANY OR 97321	10S04W36AB02800 Site: 1192 22ND AVE NW COVEY RUN PHASE 2, Lot 72	0.44%	2,335.92	499,800	57,500	192,400	249,900	-	0.93%	26.58
HANSEN, WILLIAM R & DANA P 2231 NORTH ALBANY RD NW ALBANY OR 97321	10S04W36AB04700 Site: 2231 NORTH ALBANY RD NW COVEY RUN PHASE 2, Lot 89	0.44%	2,335.92	389,200	57,500	137,100	194,600	-	1.20%	26.58

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HARMON, BRANDON S & MICHELLE A MICHELLE A HARMON, AG 2242 VIOLET AVE NW ALBANY OR 97321	10S04W36AB05700 Site: 2242 VIOLET AVE NW COVEY RUN PHASE 2, Lot 99	0.44%	2,335.92	396,600	57,500	140,800	198,300	-	1.18%	26.58
HAST, DEVIN & LISA A 2071 NORTH ALBANY RD NW ALBANY OR 97321	10S04W36AA04200 Site: 2071 NORTH ALBANY RD NW COVEY RUN PHASE 1, Lot 17	0.44%	2,335.92	469,500	60,250	174,500	234,750	-	1.00%	26.58
HATFIELD, GENE M & MARY E 2313 NORTH ALBANY RD NW ALBANY OR 97321	10S04W36AB08200 Site: 2313 NORTH ALBANY RD NW COVEY RUN PHASE 3, Lot 118	0.44%	2,335.92	516,600	57,500	200,800	258,300	-	0.90%	26.58
HAUGEN, ERIC S & JOANNA L 2120 VIOLET AVE NW ALBANY OR 97321-1275	10S04W36AA04900 Site: 2120 VIOLET AVE NW COVEY RUN PHASE 2, Lot 66	0.44%	2,335.92	472,700	60,250	176,100	236,350	-	0.99%	26.58
HEIDER, ANDREW M & DIANE D 2265 GALE ST NW ALBANY OR 97321	10S04W36BA04200 Site: 2265 GALE ST NW COVEY RUN PHASE 4, Lot 158	0.44%	2,335.92	130,000	65,000		65,000	-	3.59%	26.58
HENDERSON, BRIAN H & KELLI R 2422 NORTH ALBANY RD NW ALBANY OR 97321	10S04W36BA02500 Site: 2422 NORTH ALBANY RD NW COVEY RUN PHASE 4, Lot 175	0.44%	2,335.92	490,200	76,000	169,100	245,100	-	0.95%	26.58
HERRING, REGINALD & LINDA E 2228 NORTH ALBANY RD NW ALBANY OR 97321	10S04W36AB03900 Site: 2228 NORTH ALBANY RD NW COVEY RUN PHASE 2, Lot 83	0.44%	2,335.92	452,000	57,500	168,500	226,000	-	1.03%	26.58
HINRICHS, DARRELL R & JANE A 1199 22ND AVE NW ALBANY OR 97321	10S04W36AB03600 Site: 1199 22ND AVE NW COVEY RUN PHASE 2, Lot 80	0.44%	2,335.92	378,400	57,500	131,700	189,200	-	1.23%	26.58

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HOLBERT, DENNIS & PAMELA A 1273 W THORNTON LAKE DR NW ALBANY OR 97321	10S04W36AA06600 Site: 2201 VIOLET AVE NW COVEY RUN PHASE 2, Lot 59	0.44%	2,335.92	388,000	52,000	142,000	194,000	-	-1.20%	26.58
HOLDER, THURMAN G 2351 NORTH ALBANY RD NW ALBANY OR 97321	10S04W36AB08500 Site: 2351 NORTH ALBANY RD NW COVEY RUN PHASE 3, Lot 115	0.44%	2,335.92	672,800	57,500	278,900	336,400	-	0.69%	26.58
HOLLAND, DALE R & DONNA M 1914 CASCADE HEIGHTS DR NW ALBANY OR 97321	10S04W36AD06200 Site: 1914 CASCADE HEIGHTS DR NW COVEY RUN PHASE 1, Lot 12	0.44%	2,335.92	122,000	61,000		61,000	-	3.83%	26.58
HOLLEMAN, KENDRICK A & BETTY L P O BOX 1567 CORVALLIS OR 97339	10S04W36AB07200 Site: 2433 BROADWAY ST NW COVEY RUN PHASE 3, Lot 113	0.44%	2,335.92	697,100	60,250	288,300	348,550	-	0.67%	26.58
HOLMES, STEVE C HOLLY L RIGDON 2425 NORTH ALBANY RD NW ALBANY OR 97321	10S04W36BA02200 Site: 2425 NORTH ALBANY RD NW COVEY RUN PHASE 4, Lot 176	0.44%	2,335.92	433,800	76,000	140,900	216,900	-	1.08%	26.58
HOPFER, TIMOTHY J & KATHRYN Y 1672 ELIZA CRT NW ALBANY OR 97321	10S04W36BA04100 Site: 1672 ELIZA CRT NW COVEY RUN PHASE 4, Lot 159	0.44%	2,335.92	528,800	81,500	182,900	264,400	-	0.88%	26.58
HOSTERMAN, CRAIG 2204 VIOLET AVE NW ALBANY OR 97321	10S04W36AB05200 Site: 2204 VIOLET AVE NW COVEY RUN PHASE 2, Lot 94	0.44%	2,335.92	417,600	57,500	151,300	208,800	-	1.12%	26.58
HOWE JR, JOHN S & ESTHER H 2212 NORTH ALBANY RD NW ALBANY OR 97321	10S04W36AB03800 Site: 2212 NORTH ALBANY RD NW COVEY RUN PHASE 2, Lot 82	0.44%	2,335.92	429,200	57,500	157,100	214,600	-	1.09%	26.58

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HOYOS, JUDITH L & RUDOLPH 2187 VIOLET AVE NW ALBANY OR 97321	10S04W36AA06500 Site: 2187 VIOLET AVE NW COVEY RUN PHASE 2, Lot 58	0.44%	2,335.92	416,800	57,500	150,900	208,400	-	1.12%	26.58
HUGHES, JEANNE L 2439 VIOLET AVE NW ALBANY OR 97321	10S04W36BA00400 Site: 2439 VIOLET AVE NW COVEY RUN PHASE 4, Lot 141	0.44%	2,335.92	207,000	65,000	38,500	103,500	-	2.26%	26.58
HUMPHREYS, JACOB L & SHELLIE L 2280 GALE ST NW ALBANY OR 97321	10S04W36BA04900 Site: 2280 GALE ST NW COVEY RUN PHASE 4, Lot 151	0.44%	2,335.92	603,400	76,000	225,700	301,700	-	0.77%	26.58
JOHNS, MARY ANNE & JACEN T 1636 ELIZA CRT NW ALBANY OR 97321	10S04W36BA03800 Site: 1636 NW ELIZA CT NW COVEY RUN PHASE 4, Lot 162	0.44%	2,335.92	706,000	81,500	271,500	353,000	-	0.66%	26.58
JONES, JOHN A & VICKIE M 1187 21ST ST NW ALBANY OR 97321	10S04W36AB02500 Site: 1187 21ST ST NW COVEY RUN PHASE 1, Lot 20	0.44%	2,335.92	498,400	66,500	182,700	249,200	-	0.94%	26.58
JUDD JR, JEROME M & NANCY A 2165 VIOLET AVE NW ALBANY OR 97321-1275	10S04W36AA06300 Site: 2165 VIOLET AVE NW COVEY RUN PHASE 2, Lot 56	0.44%	2,335.92	485,000	57,500	185,000	242,500	-	0.96%	26.58
KAPLAN, HOWARD B & LAURA D 1648 ELIZA CT NW ALBANY OR 97321	10S04W36BA03900 Site: 1648 ELIZA CT NW COVEY RUN PHASE 4, Lot 161	0.44%	2,335.92	779,800	81,500	308,400	389,900	-	0.60%	26.58
KARAMI, NILGOON 2361 BROADWAY ST NW ALBANY OR 97321	10S04W36AB08800 Site: 2361 BROADWAY ST NW COVEY RUN PHASE 3, Lot 122	0.44%	2,335.92	518,800	57,500	201,900	259,400	-	0.90%	26.58

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KATKO, CARON L 2248 VIOLET AVE NW ALBANY OR 97321	10S04W36AB05800 Site: 2248 VIOLET AVE NW COVEY RUN PHASE 2, Lot 100	0.44%	2,335.92	434,200	57,500	159,600	217,100	-	1.08%	26.58
KEELING, DEAN A 2109 NORTH ALBANY RD NW ALBANY OR 97321	10S04W36AA04400 Site: 2109 NORTH ALBANY RD NW COVEY RUN PHASE 1, Lot 19	0.44%	2,335.92	506,400	57,500	195,700	253,200	-	0.92%	26.58
KENT, MARY A & SCOTT M 2245 BROADWAY ST NW ALBANY OR 97321	10S04W36AB09200 Site: 2245 BROADWAY ST NW COVEY RUN PHASE 3, Lot 126	0.44%	2,335.92	664,200	57,500	274,600	332,100	-	0.70%	26.58
KHAN, MOHAMMAD 1813 OLIVIA CIR NW ALBANY OR 97321	10S04W36AD06300 Site: 1813 OLIVIA CIR NW COVEY RUN PHASE 1, Lot 11	0.44%	2,335.92	474,800	77,500	159,900	237,400	-	0.98%	26.58
KIRKHART, CHERYL L & JAMES W 2427 VIOLET AVE NW ALBANY OR 97321	10S04W36BA00200 Site: 2427 VIOLET AVE NW COVEY RUN PHASE 4, Lot 139	0.44%	2,335.92	206,200	65,000	38,100	103,100	-	2.27%	26.58
KITTLESON, GLENN T 2066 VIOLET AVE NW ALBANY OR 97321	10S04W36AA05200 Site: 2066 VIOLET AVE NW COVEY RUN PHASE 2, Lot 63	0.44%	2,335.92	371,400	57,500	128,200	185,700	-	1.26%	26.58
KNIEBUEHLER, GREGORY A & TRACY C 2327 BROADWAY ST NW ALBANY OR 97321	10S04W36AB09000 Site: 2327 BROADWAY ST NW COVEY RUN PHASE 3, Lot 124	0.44%	2,335.92	681,400	57,500	283,200	340,700	-	0.69%	26.58
KNIGHT, DOUGLAS GEORGE P O BOX 1436 CORVALLIS OR 97339-1436	10S04W36AA06000 Site: 2075 VIOLET AVE NW COVEY RUN PHASE 2, Lot 53	0.44%	2,335.92	502,200	55,300	195,800	251,100	-	0.93%	26.58

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KOLLER, HARVEY A & CONSTANCE M 2483 VIOLET AVE NW ALBANY OR 97321	10S04W36BA01200 Site: 2483 VIOLET AVE NW COVEY RUN PHASE 4, Lot 179	0.44%	2,335.92	183,800	65,000	26,900	91,900	-	2.54%	26.58
LAJOIE, LAWRENCE M & ERICA D 2243 GALE ST NW ALBANY OR 97321	10S04W36BA04300 Site: 2243 GALE ST NW COVEY RUN PHASE 4, Lot 157	0.44%	2,335.92	702,800	81,500	269,900	351,400	-	0.66%	26.58
LAKE, L MICHAEL 1823 OLIVIA CIR NW ALBANY OR 97321	10S04W36AC06100 Site: 1823 OLIVIA CIR NW COVEY RUN PHASE 1, Lot 36	0.44%	2,335.92	438,600	57,500	161,800	219,300	-	1.07%	26.58
LALLEY, SHARON M 1836 OLIVIA CIR NW ALBANY OR 97321	10S04W36AC06700 Site: 1836 OLIVIA CIR NW COVEY RUN PHASE 1, Lot 29	0.44%	2,335.92	410,600	57,500	147,800	205,300	-	1.14%	26.58
LEE, JACKIE G & JANE S 2472 VIOLET AVE NW ALBANY OR 97321	10S04W36BA00900 Site: 2472 VIOLET AVE NW COVEY RUN PHASE 4, Lot 145	0.44%	2,335.92	207,000	65,000	38,500	103,500	-	2.26%	26.58
LEE, MATTHEW D 2316 VIOLET ST NW ALBANY OR 97321	10S04W36AB07800 Site: 2316 VIOLET ST NW COVEY RUN PHASE 3, Lot 107	0.44%	2,335.92	505,400	57,500	195,200	252,700	-	0.92%	26.58
LEIJA, FLAVIO F ANGEL GARCIA LEIJA 2310 GALE ST NW ALBANY OR 97321	10S04W36BA04800 Site: 2310 GALE ST NW COVEY RUN PHASE 4, Lot 150	0.44%	2,335.92	610,800	76,000	229,400	305,400	-	0.76%	26.58
LEVIT, GERALD 2035 VIOLET AVE NW ALBANY OR 97321-1274	10S04W36AA05700 Site: 2035 VIOLET AVE NW COVEY RUN PHASE 2, Lot 50	0.44%	2,335.92	540,600	57,500	212,800	270,300	-	0.86%	26.58

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LEWIS, BRADLEY 2018 VIOLET AVE NW ALBANY OR 97321-1274	10S04W36AA05500 Site: 2018 VIOLET AVE NW COVEY RUN PHASE 2, Lot 60	0.44%	2,335.92	489,700	60,250	184,600	244,850	-	0.95%	26.58
LIEN, DONALD R & ANGELA J 1208 22ND ST NW ALBANY OR 97321	10S04W36AB03100 Site: 1208 22ND ST NW COVEY RUN PHASE 2, Lot 75	0.44%	2,335.92	509,300	60,250	194,400	254,650	-	0.92%	26.58
LINAUER TR, OTO H & IRENE 2218 VIOLET AVE NW ALBANY OR 97321	10S04W36AB05400 Site: 2218 VIOLET AVE NW COVEY RUN PHASE 2, Lot 96	0.44%	2,335.92	533,400	53,100	213,600	266,700	-	0.88%	26.58
LINDE, KENNETH & KRISTEN 1612 ELIZA CT NW ALBANY OR 97321	10S04W36BA03600 Site: 1612 ELIZA CT NW COVEY RUN PHASE 4, Lot 164	0.44%	2,335.92	714,600	81,500	275,800	357,300	-	0.65%	26.58
MATTA, RICHARD A & MICHELLE L 1213 22ND AVE NW ALBANY OR 97321	10S04W36AB03400 Site: 1213 22ND AVE NW COVEY RUN PHASE 2, Lot 78	0.44%	2,335.92	442,600	57,500	163,800	221,300	-	1.06%	26.58
MCANALLY, KENNETH B & JOLENE 2245 NORTH ALBANY RD NW ALBANY OR 97321	10S04W36AB04600 Site: 2245 NORTH ALBANY RD NW COVEY RUN PHASE 2, Lot 88	0.44%	2,335.92	457,600	57,500	171,300	228,800	-	1.02%	26.58
MCCLEAN, STEPHEN C & AMBERLEY P 1661 22ND ST NW ALBANY OR 97321	10S04W36BA03200 Site: 1661 22ND ST NW COVEY RUN PHASE 4, Lot 168	0.44%	2,335.92	720,600	81,500	278,800	360,300	-	0.65%	26.58
MCGIE, ALAN M 2421 BROADWAY ST NW ALBANY OR 97321-1262	10S04W36AB07100 Site: 2421 BROADWAY ST NW COVEY RUN PHASE 3, Lot 114	0.44%	2,335.92	523,100	60,250	201,300	261,550	-	0.89%	26.58

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MCGILL, M HOWARD & JANICE R 1816 OLIVIA CIR NW ALBANY OR 97321	10S04W36AD06400 Site: 1816 OLIVIA CIR NW COVEY RUN PHASE 1, Lot 1	0.44%	2,335.92	512,400	77,500	178,700	256,200	-	0.91%	26.58
MCGRAW, JEFFREY EUGENE & JANICE KAY 2044 VIOLET AVE NW ALBANY OR 97321	10S04W36AA05300 Site: 2044 VIOLET AVE NW COVEY RUN PHASE 2, Lot 62	0.44%	2,335.92	491,200	57,500	188,100	245,600	-	0.95%	26.58
MCHURON, RYON 2115 NORTH ALBANY RD NW ALBANY OR 97321	10S04W36AA04500 Site: 2115 NORTH ALBANY RD NW COVEY RUN PHASE 2, Lot 70	0.44%	2,335.92	463,000	57,500	174,000	231,500	-	1.01%	26.58
MCSPADEN, SEAN L & TAMMY L 2223 NORTH ALBANY RD NW ALBANY OR 97321	10S04W36AB04800 Site: 2223 NORTH ALBANY RD NW COVEY RUN PHASE 2, Lot 90	0.44%	2,335.92	409,200	57,500	147,100	204,600	-	1.14%	26.58
MENDOZA, TIRSO A 1812 OLIVIA CIR NW ALBANY OR 97321-1368	10S04W36AD06500 Site: 1812 OLIVIA CIR NW COVEY RUN PHASE 1, Lot 2	0.44%	2,335.92	562,000	77,500	203,500	281,000	-	0.83%	26.58
MICKEY, SANDRA D 2231 BROADWAY ST NW ALBANY OR 97321	10S04W36AB09300 Site: 2231 BROADWAY ST NW COVEY RUN PHASE 3, Lot 127	0.44%	2,335.92	512,600	57,500	198,800	256,300	-	0.91%	26.58
MILLER, JOHN B JEANETTE SHEGGEY 2460 VIOLET CRT NW ALBANY OR 97321	10S04W36BA01600 Site: 2460 VIOLET CRT NW COVEY RUN PHASE 4, Lot 183	0.44%	2,335.92	184,000	65,000	27,000	92,000	-	2.54%	26.58
MILLER, THOMAS J & LINDA W 2349 BROADWAY ST NW ALBANY OR 97321	10S04W36AB08900 Site: 2349 BROADWAY ST NW COVEY RUN PHASE 3, Lot 123	0.44%	2,335.92	530,700	60,250	205,100	265,350	-	0.88%	26.58

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MILLS, JEFF & TINA 1824 OLIVIA CIR NW ALBANY OR 97321	10S04W36AC06200 Site: 1824 OLIVIA CIR NW COVEY RUN PHASE 1, Lot 33	0.44%	2,335.92	479,700	69,250	170,600	239,850	-	0.97%	26.58
MONSON, RANDI S & LORA A 1913 CASCADE HEIGHTS DR NW ALBANY OR 97321	10S04W36AD07400 Site: 1913 CASCADE HEIGHTS DR NW COVEY RUN PHASE 1, Lot 13	0.44%	2,335.92	520,600	77,500	182,800	260,300	-	0.90%	26.58
MORSE, DEREK C & AIMEE N 2021 NORTH ALBANY RD NW ALBANY OR 97321	10S04W36AA04000 Site: 2021 NORTH ALBANY RD NW COVEY RUN PHASE 1, Lot 15	0.44%	2,335.92	506,400	57,500	195,700	253,200	-	0.92%	26.58
MUSIL, ROBERT M 2300 BROADWAY ST ALBANY OR 97321	10S04W36AB09600 Site: 2300 BROADWAY ST COVEY RUN PHASE 3, Lot 130	0.44%	2,335.92	669,800	57,500	277,400	334,900	-	0.70%	26.58
NAUMAN, RALPH & DIANE M 2304 VIOLET ST NW ALBANY OR 97321	10S04W36AB07900 Site: 2304 VIOLET ST NW COVEY RUN PHASE 3, Lot 106	0.44%	2,335.92	669,200	57,500	277,100	334,600	-	0.70%	26.58
NEGRETE, ROBERT & ROSE 2111 W SUNRISE AVE ANAHEIM CA 92801	10S04W36BA02800 Site: 2476 NORTH ALBANY RD NW COVEY RUN PHASE 4, Lot 172	0.44%	2,335.92	538,800	76,000	193,400	269,400	-	0.87%	26.58
NEWCOMB, SUSAN, TR 1190 NW 21ST ST ALBANY OR 97321	10S04W36AC07700 Site: 1190 21ST ST NW COVEY RUN PHASE 1, Lot 46	0.44%	2,335.92	402,800	57,500	143,900	201,400	-	1.16%	26.58
NEWMAN, BRIAN & CONNIE 2462 VIOLET AVE NW ALBANY OR 97321	10S04W36BA00700 Site: 2462 VIOLET AVE NW COVEY RUN PHASE 4, Lot 143	0.44%	2,335.92	433,800	90,800	126,100	216,900	-	1.08%	26.58

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NOWELL JR, VINCENT P & JENNIFER L 2330 GALE ST NW ALBANY OR 97321	10S04W36BA04700 Site: 2330 GALE ST NW COVEY RUN PHASE 4, Lot 149	0.44%	2,335.92	532,400	81,500	184,700	266,200	-	0.88%	26.58
NUNEZ, REGINALD O & TIFFANY A 2234 VIOLET AVE NW ALBANY OR 97321-1276	10S04W36AB05600 Site: 2234 VIOLET AVE NW COVEY RUN PHASE 2, Lot 98	0.44%	2,335.92	470,400	57,500	177,700	235,200	-	0.99%	26.58
NYQUIST, SUZANNE M 2180 VIOLET AVE NW ALBANY OR 97321	10S04W36AA04700 Site: 2180 VIOLET AVE NW COVEY RUN PHASE 2, Lot 68	0.44%	2,335.92	443,000	57,500	164,000	221,500	-	1.05%	26.58
OBERG TR, SANDRA DENOMME 2031 OLIVIA CIR NW ALBANY OR 97321-1480	10S04W36AC07400 Site: 2031 OLIVIA CIR NW COVEY RUN PHASE 1, Lot 45	0.44%	2,335.92	353,400	57,500	119,200	176,700	-	1.32%	26.58
OCAMPO, ANTHONY W & TRACY L 1643 22ND ST NW ALBANY OR 97321	10S04W36BA03300 Site: 1643 22ND ST NW COVEY RUN PHASE 4, Lot 167	0.44%	2,335.92	738,400	81,500	287,700	369,200	-	0.63%	26.58
OLIVER, LINDA DIANE 2048 OLIVIA CIR NW ALBANY OR 97321	10S04W36AB02600 Site: 2048 OLIVIA CIR NW COVEY RUN PHASE 1, Lot 24	0.44%	2,335.92	355,800	66,500	111,400	177,900	-	1.31%	26.58
ORDEMAN, WALTER J & RENE 2175 VIOLET AVE NW ALBANY OR 97321-1275	10S04W36AA06400 Site: 2175 VIOLET AVE NW COVEY RUN PHASE 2, Lot 57	0.44%	2,335.92	473,600	57,500	179,300	236,800	-	0.99%	26.58
PARKER, PATRICIA A TIMOTHY OUSLEY 1009 NORTHVIEW LN NW ALBANY OR 97321-1257	10S04W36AC00100 Site: 1009 NORTHVIEW LN NW ACREAGE, 1.01 Acres, Lot	0.89%	4,671.84	471,366	111,783	123,900	235,683	-	1.98%	53.17

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PARTRIDGE TR, CLAYTON E & PATRICIA R 1915 CASCADE HEIGHTS DR NW ALBANY OR 97321	10S04W36AC08000 Site: 1915 CASCADE HEIGHTS DR NW COVEY RUN PHASE 1, Lot 42	0.44%	2,335.92	406,400	57,500	145,700	203,200	-	1.15%	26.58
PERRY, JOEL LAURA DRISCOLL 2254 NORTH ALBANY RD NW ALBANY OR 97321	10S04W36AB04200 Site: 2254 NORTH ALBANY RD NW COVEY RUN PHASE 2, Lot 86	0.44%	2,335.92	535,600	57,500	210,300	267,800	-	0.87%	26.58
PETTY, OLIVER W & LORETTA G 1033 GIBSON HILL RD NW ALBANY OR 97321-1217	10S04W36AC02100 Site: 1033 GIBSON HILL RD NW ACREAGE, 2.76 Acres, Lot	3.56%	18,687.36	393,166	142,383	54,200	196,583	12,596	15.91%	212.66
PIERSON, DEAN & SHARON 1908 CASCADE HEIGHTS DR NW ALBANY OR 97321	10S04W36AD07100 Site: 1908 CASCADE HEIGHTS DR NW COVEY RUN PHASE 1, Lot 6	0.44%	2,335.92	544,800	77,500	194,900	272,400	-	0.86%	26.58
PODRABSKY, DARREN T & DORI D 1927 CASCADE HEIGHTS DR NW ALBANY OR 97321	10S04W36AC07300 Site: 1927 CASCADE HEIGHTS DR NW COVEY RUN PHASE 1, Lot 44	0.44%	2,335.92	460,600	57,500	172,800	230,300	-	1.01%	26.58
POWELL, RONALD L & HEIDI L 2028 OLIVIA CIR NW ALBANY OR 97321	10S04W36AC07500 Site: 2028 OLIVIA CIR NW COVEY RUN PHASE 1, Lot 25	0.44%	2,335.92	464,200	57,500	174,600	232,100	-	1.01%	26.58
PRECIADO, THOMAS H & ALAINE 1820 OLIVIA CIR NW ALBANY OR 97321	10S04W36AC05900 Site: 1820 OLIVIA CIR NW COVEY RUN PHASE 1, Lot 34	0.44%	2,335.92	400,700	60,250	140,100	200,350	-	1.17%	26.58
PROTEAU, PHILIP J 1809 OLIVIA CIR NW ALBANY OR 97321	10S04W36AD06800 Site: 1809 OLIVIA CIR NW COVEY RUN PHASE 1, Lot 10	0.44%	2,335.92	442,800	77,500	143,900	221,400	-	1.06%	26.58

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PURCELL, JERRY W & KAREN L 1826 OLIVIA CIR NW ALBANY OR 97321	10S04W36AC06300 Site: 1826 OLIVIA CIR NW COVEY RUN PHASE 1, Lot 32	0.44%	2,335.92	428,900	60,250	154,200	214,450	-	1.09%	26.58
RAMIREZ, JUANCHO & STACEY JO 2448 VIOLET CT NW ALBANY OR 97321	10S04W36BA01800 Site: 2448 VIOLET CT NW COVEY RUN PHASE 4, Lot 185	0.44%	2,335.92	205,800	65,000	37,900	102,900	-	2.27%	26.58
RBSM LLC, 1550 LAUREL HEIGHTS DR NW ALBANY OR 97321-1527	10S04W36AD00800 Site: UNKNOWN SITUS ACREAGE, 9.62 Acres, Lot	12.00%	63,069.84	40,750	20,375		20,375	19,099	403.28%	717.74
REBEL, RICHARD L & RENEIGH J 2484 VIOLET AVE NW ALBANY OR 97321	10S04W36BA01100 Site: 2484 VIOLET AVE NW COVEY RUN PHASE 4, Lot 147	0.44%	2,335.92	337,800	65,000	103,900	168,900	-	1.38%	26.58
REDDINGTON, DAVID C & JANET R 1191 22ND AVE NW ALBANY OR 97321	10S04W36AB03700 Site: 1191 22ND AVE NW COVEY RUN PHASE 2, Lot 81	0.44%	2,335.92	473,800	57,500	179,400	236,900	-	0.99%	26.58
RENYER TR, JENNIFER G 1216 22ND AVE NW ALBANY OR 97321	10S04W36AB03200 Site: 1216 22ND AVE NW COVEY RUN PHASE 2, Lot 76	0.44%	2,335.92	479,400	57,500	182,200	239,700	-	0.97%	26.58
RICO, GENE D & A JOYCE 2463 BROADWAY ST NW ALBANY OR 97321	10S04W36AB07400 Site: 2463 BROADWAY ST NW COVEY RUN PHASE 3, Lot 111	0.44%	2,335.92	543,300	60,250	211,400	271,650	-	0.86%	26.58
RIDLER, GREGORY A & MARY C 2466 VIOLET AVE NW ALBANY OR 97321	10S04W36BA00800 Site: 2466 VIOLET AVE NW COVEY RUN PHASE 4, Lot 144	0.44%	2,335.92	206,000	65,000	38,000	103,000	-	2.27%	26.58

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RINGHISER, RAYMOND R & SHERIDAN 1819 OLIVIA CIR NW ALBANY OR 97321	10S04W36AC06000 Site: 1819 OLIVIA CIR NW COVEY RUN PHASE 1, Lot 35	0.44%	2,335.92	421,800	57,500	153,400	210,900	-	1.11%	26.58
ROBERTS, ANDREW & SANDRA 1804 OLIVIA CIR NW ALBANY OR 97321	10S04W36AD06900 Site: 1804 OLIVIA CIR NW COVEY RUN PHASE 1, Lot 5	0.44%	2,335.92	523,500	80,250	181,500	261,750	-	0.89%	26.58
ROBINS, RICHARD W & LISA J 2250 NORTH ALBANY RD NW ALBANY OR 97321	10S04W36AB04300 Site: 2250 NORTH ALBANY RD NW COVEY RUN PHASE 2, Lot 85	0.44%	2,335.92	522,600	68,500	192,800	261,300	-	0.89%	26.58
RODRIGUEZ, WILLIAM U & GEORGIANA L 2248 NORTH ALBANY RD NW ALBANY OR 97321-1273	10S04W36AB04100 Site: 2248 NORTH ALBANY RD NW COVEY RUN PHASE 2, Lot 87	0.44%	2,335.92	414,600	57,500	149,800	207,300	-	1.13%	26.58
ROLDAN, JOSIAH J & NICOLE R 2252 GALE ST NW ALBANY OR 97321	10S04W36BA05100 Site: 2252 GALE ST NW COVEY RUN PHASE 4, Lot 153	0.44%	2,335.92	729,200	81,500	283,100	364,600	-	0.64%	26.58
RORKE, JAMES 1605 22ND ST NW ALBANY OR 97321	10S04W36BA03500 Site: 1605 22ND ST NW COVEY RUN PHASE 4, Lot 165	0.44%	2,335.92	641,200	81,500	239,100	320,600	-	0.73%	26.58
RUSH, JAMES T & CATHERINE DIANNE 2222 BROADWAY ST NW ALBANY OR 97321	10S04W36AB09400 Site: 2222 BROADWAY ST NW COVEY RUN PHASE 3, Lot 128	0.44%	2,335.92	682,300	60,250	280,900	341,150	-	0.68%	26.58
SALCHENBERG, JAMES D & MELISSA K 2219 GALE ST NW ALBANY OR 97321	10S04W36BA04500 Site: 2219 GALE ST NW COVEY RUN PHASE 4, Lot 155	0.44%	2,335.92	658,600	81,500	247,800	329,300	-	0.71%	26.58

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SCHLEHUSER, TODD C 2215 NORTH ALBANY RD NW ALBANY OR 97321	10S04W36AB04800 Site: 2215 NORTH ALBANY RD NW COVEY RUN PHASE 2, Lot 91	0.44%	2,335.92	350,000	74,000	101,000	175,000	-	1.33%	26.58
SHELTON, JOHN R & BETTY J 2325 NORTH ALBANY RD NW ALBANY OR 97321	10S04W36AB08300 Site: 2325 NORTH ALBANY RD NW COVEY RUN PHASE 3, Lot 117	0.44%	2,335.92	684,600	57,500	284,800	342,300	-	0.68%	26.58
SHIPMAN, JERRY & DIANE M 1207 22ND AVE NW ALBANY OR 97321-1271	10S04W36AB03500 Site: 1207 22ND AVE NW COVEY RUN PHASE 2, Lot 79	0.44%	2,335.92	392,800	57,500	138,900	196,400	-	1.19%	26.58
SIEWELL, DAVID N 1203 20TH ST NW ALBANY OR 97321	10S04W36AC07200 Site: 1203 20TH ST NW COVEY RUN PHASE 1, Lot 26	0.44%	2,335.92	358,200	57,500	121,600	179,100	-	1.30%	26.58
SLACK, STEVEN R & DIANE L 2362 GALE ST NW ALBANY OR 97321	10S04W36BA04600 Site: 2362 GALE ST NW COVEY RUN PHASE 4, Lot 148	0.44%	2,335.92	510,800	76,000	179,400	255,400	-	0.91%	26.58
SMITH, RICHARD H & KISAK ANNA SMITH 2442 BROADWAY ST NW ALBANY OR 97321	10S04W36AB06800 Site: 2442 BROADWAY ST NW COVEY RUN PHASE 3, Lot 135	0.44%	2,335.92	704,020	60,250	291,760	352,010	-	0.66%	26.58
SMITH, STEVEN L 1184 21ST ST NW ALBANY OR 97321	10S04W36AC07800 Site: 1184 21ST ST NW COVEY RUN PHASE 1, Lot 47	0.44%	2,335.92	405,800	57,500	145,400	202,900	-	1.15%	26.58
SNOOK, HUGH W GAIL E HODGSON 1810 OLIVIA CIR NW ALBANY OR 97321	10S04W36AD06600 Site: 1810 OLIVIA CIR NW COVEY RUN PHASE 1, Lot 3	0.44%	2,335.92	529,200	77,500	187,100	264,600	-	0.88%	26.58

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SOREM, JEFFREY N & L M SHELLY 2314 NORTH ALBANY RD NW ALBANY OR 97321	10S04W36AB08600 Site: 2314 NORTH ALBANY RD NW COVEY RUN PHASE 3, Lot 120	0.44%	2,335.92	743,400	57,500	314,200	371,700	-	0.63%	26.58
SOUSA, TIM A & ANGELIA M 2356 BROADWAY ST NW ALBANY OR 97321	10S04W36AB09800 Site: 2356 BROADWAY ST NW COVEY RUN PHASE 3, Lot 132	0.44%	2,335.92	710,900	60,250	295,200	355,450	-	0.66%	26.58
SPENCER, DOUG L & JULIE C 1847 OLIVIA CIR NW ALBANY OR 97321	10S04W36AC07000 Site: 1847 OLIVIA CIR NW COVEY RUN PHASE 1, Lot 39	0.44%	2,335.92	425,600	57,500	155,300	212,800	-	1.10%	26.58
STANYK, SUSAN M 1099 22NW ST NW ALBANY OR 97321	10S04W36AB05100 Site: 1099 22NW ST NW COVEY RUN PHASE 2, Lot 93	0.44%	2,335.92	438,000	57,500	161,500	219,000	-	1.07%	26.58
STEFFENS, DONALD K & DEBORAH C 2335 GALE ST NW ALBANY OR 97321	10S04W36BA03000 Site: 2335 GALE ST NW COVEY RUN PHASE 4, Lot 170	0.44%	2,335.92	646,200	76,000	247,100	323,100	-	0.72%	26.58
STEWART, STANLEY L & SHIRLEY E 2359 GALE ST NW ALBANY OR 97321	10S04W36BA02900 Site: 2359 GALE ST NW COVEY RUN PHASE 4, Lot 171	0.44%	2,335.92	502,200	76,000	175,100	251,100	-	0.93%	26.58
STOVER, ROBIN M 2367 VIOLET AVE NW ALBANY OR 97321	10S04W36AB06500 Site: 2367 VIOLET AVE NW COVEY RUN PHASE 3, Lot 101	0.44%	2,335.92	692,800	57,500	288,900	346,400	-	0.67%	26.58
STRANDBERG, DEBORAH SUE 2458 NORTH ALBANY RD NW ALBANY OR 97321	10S04W36BA02700 Site: 2458 NORTH ALBANY RD NW COVEY RUN PHASE 4, Lot 173	0.44%	2,335.92	426,200	76,000	137,100	213,100	-	1.10%	26.58

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STRANDY, DANIEL A & KRISTEN 2436 VIOLET CT NW ALBANY OR 97321	10S04W36BA02000 Site: 2436 VIOLET CT NW COVEY RUN PHASE 4, Lot 187	0.44%	2,335.92	204,800	65,000	37,400	102,400	-	2.28%	26.58
STRAUCH, MICHAEL L & THERESA 2266 GALE ST NW ALBANY OR 97321	10S04W36BA05000 Site: 2266 GALE ST NW COVEY RUN PHASE 4, Lot 152	0.44%	2,335.92	674,800	81,500	255,900	337,400	-	0.69%	26.58
SUAREZ, WILFREDO & JURANI SUAREZ 2442 VIOLET CT NW ALBANY OR 97321	10S04W36BA01900 Site: 2442 VIOLET CT NW COVEY RUN PHASE 4, Lot 186	0.44%	2,335.92	161,800	65,000	15,900	80,900	-	2.89%	26.58
THOMAS, LARRY E & SHERI K 2328 VIOLET AVE NW ALBANY OR 97321	10S04W36AB07700 Site: 2328 VIOLET AVE NW COVEY RUN PHASE 3, Lot 108	0.44%	2,335.92	688,900	60,250	284,200	344,450	-	0.68%	26.58
THOMAS, LARRY H & MARGARET M 2340 BROADWAY ST NW ALBANY OR 97321	10S04W36AB09700 Site: 2340 BROADWAY ST NW COVEY RUN PHASE 3, Lot 131	0.44%	2,335.92	523,800	57,500	204,400	261,900	-	0.89%	26.58
THOMPSON, KATHLEEN M 2464 BROADWAY ST NW ALBANY OR 97321-1282	10S04W36AB06700 Site: 2464 BROADWAY ST NW COVEY RUN PHASE 3, Lot 136	0.44%	2,335.92	536,700	60,250	208,100	268,350	-	0.87%	26.58
TOLMAN, NATHAN A & SATINA R 2240 NORTH ALBANY RD NW ALBANY OR 97321	10S04W36AB04000 Site: 2240 NORTH ALBANY RD NW COVEY RUN PHASE 2, Lot 84	0.44%	2,335.92	464,800	57,500	174,900	232,400	-	1.01%	26.58
TRIVETTE, CHARLES L & ESTER 2121 NORTH ALBANY RD NW ALBANY OR 97321	10S04W36AA04600 Site: 2121 NORTH ALBANY RD NW COVEY RUN PHASE 2, Lot 69	0.44%	2,335.92	472,300	60,250	175,900	236,150	-	0.99%	26.58

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TUCKER, RICHARD J & MELISSA R 2267 BROADWAY ST NW ALBANY OR 97321	10S04W36AB09100 Site: 2267 BROADWAY ST NW COVEY RUN PHASE 3, Lot 125	0.44%	2,335.92	707,000	57,500	296,000	353,500	-	0.66%	26.58
VANDEHEY, JAMES A 3818 FIRWOOD CIR SE ALBANY OR 97322	10S04W36AC06500 Site: 1827 OLIVIA CIR NW COVEY RUN PHASE 1, Lot 37	0.44%	2,335.92	82,000	41,000		41,000	-	5.70%	26.58
WALTER JR, KENNETH M P O BOX 222 ALBANY OR 97321	10S04W36BA04400 Site: 2227 GALE ST NW COVEY RUN PHASE 4, Lot 156	0.44%	2,335.92	554,400	81,500	195,700	277,200	-	0.84%	26.58
WALZ, ARDEN D,TR & JANICE A 2311 GALE ST NW ALBANY OR 97321	10S04W36BA03100 Site: 2311 GALE ST NW COVEY RUN PHASE 4, Lot 169	0.44%	2,335.92	504,000	81,500	170,500	252,000	-	0.93%	26.58
WATTS, PAUL E & KRIS N 2342 NORTH ALBANY RD NW ALBANY OR 97321	10S04W36AB08700 Site: 2342 NORTH ALBANY RD NW COVEY RUN PHASE 3, Lot 121	0.44%	2,335.92	535,800	57,500	210,400	267,900	-	0.87%	26.58
WEINMASTER, RICHARD & JUDY 2440 NORTH ALBANY RD NW ALBANY OR 97321	10S04W36BA02600 Site: 2440 NORTH ALBANY RD NW COVEY RUN PHASE 4, Lot 174	0.44%	2,335.92	610,800	76,000	229,400	305,400	-	0.76%	26.58
WHITE, ANTHONY J & MARIAN F 1806 OLIVIA CIR NW ALBANY OR 97321-1268	10S04W36AD06700 Site: 1806 OLIVIA CIR NW COVEY RUN PHASE 1, Lot 4	0.44%	2,335.92	605,000	112,500	190,000	302,500	-	0.77%	26.58
WHITE, STEVEN J & KARA 1188 22ND AVE NW ALBANY OR 97321	10S04W36AB02700 Site: 1188 22ND AVE NW COVEY RUN PHASE 2, Lot 71	0.44%	2,335.92	377,000	57,500	131,000	188,500	-	1.24%	26.58

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					LAND	IMPROVMENTS	TOTAL			
WILMOT, BRUCE E 2108 VIOLET AVE NW ALBANY OR 97321	10S04W36AA05000 Site: 2108 VIOLET AVE NW COVEY RUN PHASE 2, Lot 65	0.44%	2,335.92	352,400	57,500	118,700	176,200	-	1.33%	26.58
WOMACK, FREDERICK M & MIALEE 2433 VIOLET AVE NW ALBANY OR 97321	10S04W36BA00300 Site: 2433 VIOLET AVE NW COVEY RUN PHASE 4, Lot 140	0.44%	2,335.92	204,200	65,000	37,100	102,100	-	2.29%	26.58
WU, JUSTIN Y & JOANNA T 1921 CASCADE HEIGHTS DR NW ALBANY OR 97321	10S04W36AC08100 Site: 1921 CASCADE HEIGHTS DR NW COVEY RUN PHASE 1, Lot 43	0.44%	2,335.92	480,000	57,500	182,500	240,000	-	0.97%	26.58
YAMADA, DAVID M & GINA M 1202 20TH AVE NW ALBANY OR 97321	10S04W36AC07100 Site: 1202 20TH AVE NW COVEY RUN PHASE 1, Lot 27	0.44%	2,335.92	482,000	57,500	183,500	241,000	-	0.97%	26.58
YILDIRIM, OZGUR AMYRIS BORGIO 1911 CASCADE HEIGHTS NW ALBANY OR 97321	10S04W36AD07300 Site: 1701 VIOLET AVE NW COVEY RUN PHASE 1, Lot 8	0.44%	2,335.92	529,200	77,500	187,100	264,600	-	0.88%	26.58
YOUNGER, STEPHEN D & DEBORAH L 1189 21ST ST NW ALBANY OR 97321	10S04W36AB02400 Site: 1189 21ST ST NW COVEY RUN PHASE 1, Lot 21	0.44%	2,335.92	384,200	66,500	125,600	192,100	-	1.22%	26.58
ZAKAR, KENNETH M 2471 NORTH ALBANY RD NW ALBANY OR 97321	10S04W36BA02400 Site: 2471 NORTH ALBANY RD NW COVEY RUN PHASE 4, Lot 178	0.44%	2,335.92	510,800	76,000	179,400	255,400	-	0.91%	26.58
Totals			525,582.00		12,354,241		46,058,301		631.33%	5,980.61
				92,116,602		33,704,060		31,695		