

RESOLUTION NO. 3365

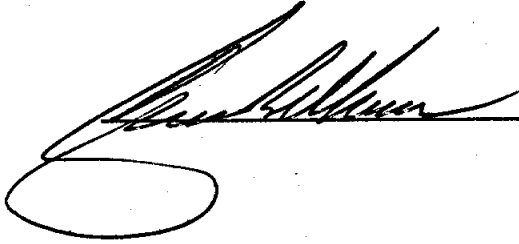
WHEREAS, construction is complete for the project ST-91-4, Waverly Drive Extension/Columbus Street Improvement;
and

WHEREAS, the Final Engineer's Report has been received by the Albany City Council;

NOW, THEREFORE, BE IT RESOLVED that the Albany City Council hereby directs that a public hearing be scheduled for June 22, 1994, at 7:15 p.m. to consider the proposed final assessments for project ST-91-4, Waverly Drive Extension/Columbus Street Improvement and that notices of the public hearing be in compliance with AMC Section 15.04.110.

DATED THIS 8th DAY OF June, 1994.

Mayor



ATTEST:



City Recorder

OWNER NAME	MAP/TAX LOT	FRONTAGE (LF)	S/W & D/W (SF)	SEWERLINE (SF)	WATERLINE (SF)	SEWERLINE ASSESSMENT	WATERLINE ASSESSMENT	SEWERLINE (S WAVE SUBDY) ASSESSMENT	WATERLINE (S WAVE SUBDY) ASSESSMENT	TOTAL ASSESSMENT	TOTAL PROJECT COST	SUMMARY OF FINAL PROJECT COSTS					
Steven & Faye Wise, Gregory Lahr	11320 1200	50.00	441	\$290.81	\$993.30					\$6,644.11	\$1,125,513.83						
James & Mary Conser	11320 1205	110.43	708	\$642.29	\$1,594.69					\$4,304.06	\$1,002,111.91						
Menmonite Home of Albany, Inc	11320 1400U2	1,142.50	672	\$6,645.11	\$1,513.60	\$8,068.53				\$4,304.06	\$1,002,111.91						
Menmonite Home of Albany, Inc	11320 1500	1,311.71		\$7,629.28						\$4,304.06	\$1,002,111.91						
Menmonite Home of Albany, Inc	11320 1514	189.82		\$1,104.05						\$4,304.06	\$1,002,111.91						
Menmonite Home of Albany, Inc	11320 1515	20.00		\$116.33						\$4,304.06	\$1,002,111.91						
SOUTH WAVERLY SUBDIVISION																	
Bob Mitchell	11320AC 1400		13,623							\$6,644.11	\$1,125,513.83						
Bob Mitchell	11320AC 1500		8,825							\$4,304.06	\$1,002,111.91						
Bob Mitchell	11320AC 1600		8,775							\$4,304.06	\$1,002,111.91						
Bob Mitchell	11320AC 1700		7,470							\$4,304.06	\$1,002,111.91						
Bob Mitchell	11320AC 1800		6,500							\$4,304.06	\$1,002,111.91						
Bob Mitchell	11320AC 1900		10,561							\$4,304.06	\$1,002,111.91						
Bob Mitchell	11320AC 2000		6,500							\$4,304.06	\$1,002,111.91						
Bob Mitchell	11320AC 2100		9,672							\$4,304.06	\$1,002,111.91						
Robert Davison	11320AC 2200		7,150							\$4,304.06	\$1,002,111.91						
Bob Mitchell	11320AC 2300		7,150							\$4,304.06	\$1,002,111.91						
Bob Mitchell	11320AC 2400		7,150							\$4,304.06	\$1,002,111.91						
Bob Mitchell	11320AC 2500		6,500							\$4,304.06	\$1,002,111.91						
Bob Mitchell	11320AC 2600		8,002							\$4,304.06	\$1,002,111.91						
Bob Mitchell	11320AC 2700		6,916							\$4,304.06	\$1,002,111.91						
Bob Mitchell	11320AC 2800		6,915							\$4,304.06	\$1,002,111.91						
Bob Mitchell	11320AC 2900		7,662							\$4,304.06	\$1,002,111.91						
Bob Mitchell	11320AC 3000		7,111							\$4,304.06	\$1,002,111.91						
Bob Mitchell	11320AC 3100		6,539							\$4,304.06	\$1,002,111.91						
Bob Mitchell	11320AC 3200		6,662							\$4,304.06	\$1,002,111.91						
Bob Mitchell	11320AC 3300		7,700							\$4,304.06	\$1,002,111.91						
Richard D and Janet H Ellwood	11320AC 3400		7,196							\$4,304.06	\$1,002,111.91						
Bob Mitchell	11320AC 3500		6,654							\$4,304.06	\$1,002,111.91						
Bob Mitchell	11320AC 3600		6,869							\$4,304.06	\$1,002,111.91						
Bob Mitchell	11320AC 3700		6,869							\$4,304.06	\$1,002,111.91						
Bob Mitchell	11320AC 3800		7,413							\$4,304.06	\$1,002,111.91						
Bob Mitchell	11320AC 3900		7,176							\$4,304.06	\$1,002,111.91						
Bob Mitchell	11320AC 4000		7,479							\$4,304.06	\$1,002,111.91						
Bob Mitchell	11320AC 4100		11,018							\$4,304.06	\$1,002,111.91						
TOTALS										218,037	\$16,627.87	\$8,101.59	\$6,915.03	\$8,068.53	\$141,852.36	FILE NAME: WCAS5FWL.T14	
										1,821	218,037	\$16,627.87	\$8,101.59	\$6,915.03	\$8,068.53	\$141,852.36	DATE: 5-31-94

FINANCIAL INVESTIGATION REPORT (Cont.)
Waverly Drive Extension; ST-91-4

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

In 1982 the City of Albany had to foreclose on some residential lots within the Deerfield Subdivision and Friday's Fairway Subdivision, which are contiguous to this L.I.D. All lots that were foreclosed in the Deerfield Subdivision have not been sold. In this particular L.I.D., the value of the property being benefited is substantially higher than the estimated assessment.

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

All properties included in this L.I.D. are current on assessments and property taxes.

Section 5. Real estate value trends in the area.

Real estate values in this proposed L.I.D. are consistent with the rest of the city of Albany. During 1991-92, the assessed value increased an average of 18%, and increased an average of 15% in 1992-93.

Section 6. Tax levy trends and potential financial impact on the proposed L.I.D.

Property taxes within this proposed L.I.D. are consistent with the rest of the city of Albany. Due to the state's tax limitation, nonschool taxes are limited to \$10/1,000. Taxes for the school district will be limited to \$7.50/1,000 for FY 1994-95. In addition to these taxes will be taxes for repayment of general obligation bonds. It can be assumed that this improvement will increase the value of the property, however, the tax impact should be minimal.

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

This project does conform to the City's Comprehensive Plan and is included in the City's Five-Year Capital Improvement Plan.

Section 8. Status of City's debt.

As of July 1, 1994, the City will have \$285,000 in outstanding Bancroft special assessment bonds. It is anticipated that the City will sell either revenue or special assessment bonds to pay for this project.

Section 9. Estimated cost of financing.

If the City does sell special assessment bonds, the estimated rate will be 7%, and the cost to the benefited property owner will be 9%.

Section 10. General credit worthiness of property owners within the L.I.D.

I find no reasons for denying the credit of the property owners within this proposed L.I.D.

Name/Address	Description	
COLUMBUS GREENS MOBL EST	ACREAGE	11-03W-20 -01200
LAHR, GREGORY R ETAL	06/08/94 0127528	WAVERLY PROJECT
PG BOX 91505	1,284.11	06409
LONG BEACH, CA 90809	ST910400018	
.....		
CONSER, JAMES F	ACREAGE	11-03W-20 -01205
CONSER, MARY K	06/08/94 0127569	WAVERLY PROJECT RES 3161
33566 COLUMBUS ST SE	2,236.98	06410
ALBANY, OR 97321	ST910400028	
.....		
MEMNONITE MISSION BOARD	ACREAGE	11-03W-20 -01400
	06/08/94 0728408	WAVERLY PRJT RES 3161 PA-02-94/LA0294
5353 COLUMBUS ST SE	17,714.05	06411
ALBANY, OR 97321	ST910400038	
.....		
MEMNONITE HOME OF ALBANY	ACREAGE	11-03W-20 -01500
	06/08/94 0127635	WAVERLY PRJT RES 3161, PA-02-94/LA-02-94
5353 COLUMBUS ST SE	9,954.40	06412
ALBANY, OR 97321	ST910400048	
.....		
MEMNONITE MISSION BOARD	ACREAGE	11-03W-20 -01514
PACIFIC COAST CONF. DIST	06/08/94 0722757	WAVERLY PRJT RES 3161, PA-02-94/LA-02-94
5353 COLUMBUS ST SE	4,207.15	06413
ALBANY, OR 97321	ST910400058	
.....		
MEMNONITE MISSION BOARD	ACREAGE	11-03W-20 -01515
PACIFIC COAST CONF. DIST	06/08/94 0722815	WAVERLY PRJT RES 3161, PA-02-94/LA-02-94
5353 COLUMBUS ST SE	116.33	06414
ALBANY, OR 97321	ST910400068	

Report total... 35,513.02

Name/Address	Description	
MITCHELL, BOB G	SOUTH WAVERLY	11-03W-20AC-01400
PO BOX 7	06/08/94 0000000	WAVERLY PROJECT RES 3161,SEE NOTES
ALBANY, OR 97321	6,644.11	07560
	ST91040009*	
MITCHELL, BOB G	SOUTH WAVERLY	11-03W-20AC-01500
PO BOX 7	06/08/94 0000000	WAVERLY PROJECT RES 3161,SEE NOTES
ALBANY, OR 97321	4,304.06	07561
	ST91040010*	
MITCHELL, BOB G	SOUTH WAVERLY	11-03W-20AC-01600
PO BOX 7	06/08/94 0000000	WAVERLY PROJECT RES 3161,SEE NOTES
ALBANY, OR 97321	4,279.68	07562
	ST91040011*	
MITCHELL, BOB G	SOUTH WAVERLY	11-03W-20AC-01700
PO BOX 7	06/08/94 0000000	WAVERLY PROJECT RES 3161,SEE NOTES
ALBANY, OR 97321	3,643.21	07563
	ST91040012*	
MITCHELL, BOB G	SOUTH WAVERLY	11-03W-20AC-01800
PO BOX 7	06/08/94 0000000	WAVERLY PROJECT RES 3161,SEE NOTES
ALBANY, OR 97321	3,170.13	07564
	ST91040013*	
MITCHELL, BOB G	SOUTH WAVERLY	11-03W-20AC-01900
PO BOX 7	06/08/94 0000000	WAVERLY PROJECT RES 3161,SEE NOTES
ALBANY, OR 97321	5,140.98	07565
	ST91040014*	
MITCHELL, BOB G	SOUTH WAVERLY	11-03W-20AC-02000
PO BOX 7	06/08/94 0000000	WAVERLY PROJECT RES 3161,SEE NOTES
ALBANY, OR 97321	3,170.13	07566
	ST91040015*	
MITCHELL, BOB G	SOUTH WAVERLY	11-03W-20AC-02100
PO BOX 7	06/08/94 0000000	WAVERLY PROJECT RES 3161,SEE NOTES
ALBANY, OR 97321	4,717.15	07567
	ST91040016*	
DAVISON, ROBERT	SOUTH WAVERLY	11-03W-20AC-02200
2 MITCHELL, BOB G	06/08/94 0000000	WAVERLY PROJECT RES 3161,SEE NOTES
PO BOX 7	3,487.14	07568
ALBANY, OR 97321	ST91040017*	
MITCHELL, BOB G	SOUTH WAVERLY	11-03W-20AC-02300
PO BOX 7	06/08/94 0000000	WAVERLY PROJECT RES 3161,SEE NOTES
ALBANY, OR 97321	3,487.14	07569
	ST91040018*	
MITCHELL, BOB G	SOUTH WAVERLY	11-03W-20AC-02400
PO BOX 7	06/08/94 0000000	WAVERLY PROJECT RES 3161,SEE NOTES
ALBANY, OR 97321	3,487.14	07570
	ST91040019*	

Name/Address	Description	
MITCHELL, BOB G	SOUTH WAVERLY	11-03W-20AC-02500
PO BOX 7	06/08/94 0000000	WAVERLY PROJECT RES 3161,SEE NOTES
ALBANY, OR 97321	3,170.13	07571
	ST91040020*	
MITCHELL, BOB G	SOUTH WAVERLY	11-03W-20AC-02600
PO BOX 7	06/08/94 0000000	WAVERLY PROJECT RES 3161,SEE NOTES
ALBANY, OR 97321	3,902.67	07572
	ST91040021*	
MITCHELL, BOB G	SOUTH WAVERLY	11-03W-20AC-02700
PO BOX 7	06/08/94 0000000	WAVERLY PROJECT RES 3161,SEE NOTES
ALBANY, OR 97321	3,373.02	07573
	ST91040022*	
MITCHELL, BOB G	SOUTH WAVERLY	11-03W-20AC-02800
PO BOX 7	06/08/94 0000000	WAVERLY PROJECT RES 3161,SEE NOTES
ALBANY, OR 97321	3,372.53	07574
	ST91040023*	
MITCHELL, BOB G	SOUTH WAVERLY	11-03W-20AC-02900
PO BOX 7	06/08/94 0000000	WAVERLY PROJECT RES 3161,SEE NOTES
ALBANY, OR 97321	3,736.85	07575
	ST91040024*	
MITCHELL, BOB G	SOUTH WAVERLY	11-03W-20AC-03000
PO BOX 7	06/08/94 0000000	WAVERLY PROJECT RES 3161,SEE NOTES
ALBANY, OR 97321	3,468.12	07576
	ST91040025*	
MITCHELL, BOB G	SOUTH WAVERLY	11-03W-20AC-03100
PO BOX 7	06/08/94 0000000	WAVERLY PROJECT RES 3161,SEE NOTES
ALBANY, OR 97321	3,198.91	07577
	ST91040026*	
MITCHELL, BOB G	SOUTH WAVERLY	11-03W-20AC-03200
PO BOX 7	06/08/94 0000000	WAVERLY PROJECT RES 3161,SEE NOTES
ALBANY, OR 97321	3,239.39	07578
	ST91040027*	
MITCHELL, BOB G	SOUTH WAVERLY	11-03W-20AC-03300
PO BOX 7	06/08/94 0000000	WAVERLY PROJECT RES 3161,SEE NOTES
ALBANY, OR 97321	3,755.39	07579
	ST91040028*	
ELLWOOD, RICHARD & JANET	SOUTH WAVERLY	11-03W-20AC-03400
2 MITCHELL, BOB G	06/08/94 0000000	WAVERLY PROJECT RES 3161,SEE NOTES
PO BOX 7	3,509.58	07580
ALBANY, OR 97321	ST91040029*	
MITCHELL, BOB G	SOUTH WAVERLY	11-03W-20AC-03500
PO BOX 7	06/08/94 0000000	WAVERLY PROJECT RES 3161,SEE NOTES
ALBANY, OR 97321	3,245.24	07581
	ST91040030*	

Name/Address	Description	
MITCHELL, BOB G	SOUTH WAVERLY	11-03W-20AC-03600
PO BOX 7	06/08/94 0000000	WAVERLY PROJECT RES 3161,SEE NOTES
ALBANY, OR 97321	3,350.10	07582
	ST91040031*	
MITCHELL, BOB G	SOUTH WAVERLY	11-03W-20AC-03700
PO BOX 7	06/08/94 0000000	WAVERLY PROJECT RES 3161,SEE NOTES
ALBANY, OR 97321	3,350.10	07583
	ST91040032*	
MITCHELL, BOB G	SOUTH WAVERLY	11-03W-20AC-03800
PO BOX 7	06/08/94 0000000	WAVERLY PROJECT RES 3161,SEE NOTES
ALBANY, OR 97321	3,615.41	07584
	ST91040033*	
MITCHELL, BOB G	SOUTH WAVERLY	11-03W-20AC-03900
PO BOX 7	06/08/94 0000000	WAVERLY PROJECT RES 3161,SEE NOTES
ALBANY, OR 97321	3,499.82	07585
	ST91040034*	
MITCHELL, BOB G	SOUTH WAVERLY	11-03W-20AC-04000
PO BOX 7	06/08/94 0000000	WAVERLY PROJECT RES 3161,SEE NOTES
ALBANY, OR 97321	3,647.60	07586
	ST91040035*	
MITCHELL, BOB G	SOUTH WAVERLY	11-03W-20AC-04100
PO BOX 7	06/08/94 0000000	WAVERLY PROJECT RES 3161,SEE NOTES
ALBANY, OR 97321	5,373.61	07587
	ST91040036*	

Report total... 106,339.34

FINANCIAL INVESTIGATION REPORT
 WAVERLY DRIVE EXTENSION
 & COLUMBUS STREET IMPROVEMENTS
 Project: ST-91-4

02-Jun-94 10:58 AM

OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	ASSESSMENT	BOND MAXIMUM	1994 *****TRUE CASH VALUE*****			OTHER ASMTS	% TO TCV	10 YEAR SEMI-ANNUAL PAYMENT AT 9.0%	10 YR MO. PYMT AT 9%
					LAND	IMPRVMTS	TOTAL				
Wise, Steven & Faye Lehr, Gregory H etal PO Box 91505 Long Beach, CA 90809 site add-none	11-3W-20 -01200	0.01	1,284.11	35,520	17,760	0	17,760	0.00	0.07	98.72	16.27
Conser, James F agt Conser, Mary K agt 33506 Columbus St SE Albany, OR 97321 site add-5120 Columbus St SE site add-5122 Columbus St SE	11-3W-20 -01205	0.02	2,236.98	136,840	21,530	46,890	68,420	0.00	0.03	171.97	26.34
Mennonite Mission Board 5353 Columbus St SE U02 Albany, OR 97321-7136 site add-5353 Columbus St SE	11-3W-20 -01400	0.12	17,714.05	3,322,180	191,400	1,469,690	1,661,090	0.00	0.01	1,361.79	224.39
Mennonite Home of Albany, Inc 5353 Columbus St SE Albany, OR 97321 site add-2423 47th Ave SE	11-3W-20 -01500	0.07	9,954.40	5,641,440	495,780	2,324,940	2,820,720	0.00	0.0035	765.26	126.10
Mennonite Mission Board Pacific Coast Conference Dis 5353 Columbus St SE Albany, OR 97321-7136 site add-none	11-3W-20 -01514	0.03	4,207.15	24,320	6,160	6,000	12,160	0.00	0.35	323.43	53.29
Mennonite Mission Board Pacific Coast Conference Dis 5353 Columbus St SE Albany, OR 97321-7136 site add-none	11-3W-20 -01515	0.00	116.33	2,920,180	202,940	1,257,140	1,460,080	0.00	0.00	6.94	1.47

FINANCIAL INVESTIGATION REPORT
 WAVERLY DRIVE EXTENSION
 & COLUMBUS STREET IMPROVEMENTS
 Project: ST-01-4

02-Jun-94

10:58 AM

OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	ASSESSMENT	BOND MAXIMUM	1994 *****TRUE CASH VALUE*****			OTHER ASMTS	% TO TCV	10 YEAR	10 YR	
					LAND	IMPRVMTS	TOTAL			SEMI-ANNUAL PAYMENT AT 9.0%	MO. PYMT AT 9%	
Mitchell, Bob G PO Box 7 Albany, OR 97321 site add-none	11-3W-20AC-01400	0.05	6,644.11	202,000			*	101,000	0.00	0.07	510.77	84.18
Mitchell, Bob G PO Box 7 Albany, OR 97321 site add-none	11-3W-20AC-01500	0.03	4,304.06	202,000			*	101,000	0.00	0.04	330.88	54.52
Mitchell, Bob G PO Box 7 Albany, OR 97321 site add-none	11-3W-20AC-01600	0.03	4,279.68	202,000			*	101,000	0.00	0.04	329.01	54.21
Mitchell, Bob G PO Box 7 Albany, OR 97321 site add-none	11-3W-20AC-01700	0.03	3,643.21	202,000			*	101,000	0.00	0.04	280.08	46.15
Mitchell, Bob G PO Box 7 Albany, OR 97321 site add-none	11-3W-20AC-01800	0.02	3,170.13	202,000			*	101,000	0.00	0.03	243.71	40.18
Mitchell, Bob G PO Box 7 Albany, OR 97321 site add-none	11-3W-20AC-01900	0.04	5,140.98	202,000			*	101,000	0.00	0.05	395.22	65.12
Mitchell, Bob G PO Box 7 Albany, OR 97321 site add-none	11-3W-20AC-02000	0.02	3,170.13	202,000			*	101,000	0.00	0.03	243.71	40.18

FINANCIAL INVESTIGATION REPORT
 WAVERLY DRIVE EXTENSION
 & COLUMBUS STREET IMPROVEMENTS
 Project: ST-91-4

02-Jun-94

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OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	ASSESSMENT	BOND MAXIMUM	1994 *****TRUE CASH VALUE*****			OTHER ASMTS	% TO TCV	10 YEAR	10 YR	
					LAND	IMPRVMTS	TOTAL			SEMI-ANNUAL PAYMENT AT 9.0%	MO. PYMT AT 9%	
Mitchell, Bob G PO Box 7 Albany, OR 97321 site add-none	11-3W-20AC-02100	0.03	4,717.15	202,000			*	101,000	0.00	0.05	362.64	59.75
Davison, Robert % Mitchell, Bob G PO Box 7 Albany, OR 97321	11-3W-20AC-02200 site-4657 Columbus	0.02	3,487.14	185,000				92,500	0.00	0.04	268.06	44.17
Mitchell, Bob G PO Box 7 Albany, OR 97321 site add-none	11-3W-20AC-02300	0.02	3,487.14	202,000			*	101,000	0.00	0.03	268.06	44.17
Mitchell, Bob G PO Box 7 Albany, OR 97321 site add-none	11-3W-20AC-02400	0.02	3,487.14	202,000			*	101,000	0.00	0.03	268.06	44.17
Mitchell, Bob G PO Box 7 Albany, OR 97321 site add-none	11-3W-20AC-02500	0.02	3,170.13	202,000			*	101,000	0.00	0.03	243.71	40.16
Mitchell, Bob G PO Box 7 Albany, OR 97321 site add-none	11-3W-20AC-02600	0.03	3,902.67	202,000			*	101,000	0.00	0.04	300.02	49.44
Mitchell, Bob G PO Box 7 Albany, OR 97321 site add-none	11-3W-20AC-02700	0.02	3,373.02	202,000			*	101,000	0.00	0.03	259.30	42.73

FINANCIAL INVESTIGATION REPORT
 WAVERLY DRIVE EXTENSION
 & COLUMBUS STREET IMPROVEMENTS
 Project: ST-91-4

02-Jun-94

10:58 AM

OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	ASSESSMENT	BOND MAXIMUM	1994 *****TRUE CASH VALUE*****		TOTAL	OTHER ASMTS	% TO TCV	10 YEAR	10 YR
					LAND	IMPRVMTS				SEMI-ANNUAL PAYMENT AT 9.0%	MO. PYMT AT 9%
Mitchell, Bob G PO Box 7 Albany, OR 97321 site add-none	11-3W-20AC-02600	0.02	3,372.53	202,000			101,000	0.00	0.03	259.27	42.72
Mitchell, Bob G PO Box 7 Albany, OR 97321 site add-none	11-3W-20AC-02900	0.03	3,736.85	202,000			101,000	0.00	0.04	267.27	47.34
Mitchell, Bob G PO Box 7 Albany, OR 97321 site add-none	11-3W-20AC-03000	0.02	3,468.12	202,000			101,000	0.00	0.03	266.62	43.93
Mitchell, Bob G PO Box 7 Albany, OR 97321 site add-none	11-3W-20AC-03100	0.02	3,196.91	202,000			101,000	0.00	0.03	245.92	40.52
Mitchell, Bob G PO Box 7 Albany, OR 97321 site add-none	11-3W-20AC-03200	0.02	3,239.39	202,000			101,000	0.00	0.03	249.03	41.04
Mitchell, Bob G PO Box 7 Albany, OR 97321 site add-none	11-3W-20AC-03300	0.03	3,755.39	202,000			101,000	0.00	0.04	266.70	47.57
Ellwood, Richard & Janet % Mitchell, Bob G PO Box 7 Albany, OR 97321	11-3W-20AC-03400 site-2032 47th Ave	0.02	3,509.58	219,000			109,500	0.00	0.03	269.60	44.46

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					LAND	IMPRVMTS				PAYMENT AT 9.0%	PYMT AT 9%
Mitchell, Bob G PO Box 7 Albany, OR 97321 site add-none	11-3W-20AC-03500	0.02	3,245.24	202,000			101,000	0.00	0.03	249.45	41.11
Mitchell, Bob G PO Box 7 Albany, OR 97321 site add-none	11-3W-20AC-03600	0.02	3,350.10	202,000			101,000	0.00	0.03	257.54	42.44
Mitchell, Bob G PO Box 7 Albany, OR 97321 site add-none	11-3W-20AC-03700	0.02	3,350.10	202,000			101,000	0.00	0.03	257.54	42.44
Mitchell, Bob G PO Box 7 Albany, OR 97321 site add-none	11-3W-20AC-03800	0.03	3,615.41	202,000			101,000	0.00	0.04	277.94	45.80
Mitchell, Bob G PO Box 7 Albany, OR 97321 site add-none	11-3W-20AC-03900	0.02	3,499.82	202,000			101,000	0.00	0.03	269.05	44.33
Mitchell, Bob G PO Box 7 Albany, OR 97321 site add-none	11-3W-20AC-04000	0.03	3,647.60	202,000			101,000	0.00	0.04	280.41	46.21

FINANCIAL INVESTIGATION REPORT
 WAVERLY DRIVE EXTENSION
 & COLUMBUS STREET IMPROVEMENTS
 Project: ST-91-4

02-Jun-94 10:58 AM

OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	ASSESSMENT	BOND MAXIMUM	1994 *****TRUE CASH VALUE*****		TOTAL	OTHER ASMTS	% TO TCV	10 YEAR	10 YR
					LAND	IMPRVMTS				SEMI-ANNUAL PAYMENT AT 9.0%	MO. PYMT AT 9%
Mitchell, Bob G PO Box 7 Albany, OR 97321 site add-none	11-SW-20AC-04100	0.04	5,373.61	202,000			101,000	0.00	0.05	413.10	68.07
TOTALS.....		1.00	141,852.36	17,736,460	935,570	5,277,097	9,040,667	0.00	0.02	10,905.07	1,796.91
			141,852.36							218,101.40	215,629.20

* NOTE: CASH VALUE OF THESE PROPERTIES WAS ESTIMATED TO BE \$101,000. VALUE WAS BASED ON THE AVERAGE SALE PRICE OF TWO PRESOLD SOUTH WAVERLY SUBDIVISION LOTS, (\$109,500 + \$92,500)/2. THE ALLOCATION BETWEEN LAND VALUE AND IMPROVEMENT VALUE WAS UNAVAILABLE.