

W. 17.a.

AGENDA COVER MEMO

DATE: March 21, 2006

TO: Lane County Board of Commissioners

DEPT.: Public Works

PRESENTED BY: Frank Simas
Right of Way Manager

AGENDA ITEM TITLE: In the Matter of Certification of Final Assessments for Improvements to North Game Farm Road (County Road Number 1043) Between Mile Post 0.41 and Mile Post 1.69 and Setting Lien Values Against Adjacent Properties.

I. MOTION

THAT THE ORDER BE ADOPTED CERTIFYING FINAL ASSESSMENTS AND SETTING LIEN VALUES AGAINST ADJACENT PROPERTIES FOR IMPROVEMENTS TO NORTH GAME FARM ROAD BETWEEN MILE POST 0.41 AND MILE POST 1.69 AS REPORTED BY THE COUNTY PUBLIC WORKS DIRECTOR, AS PROPER AND CORRECT, AND THAT THE ASSESSMENTS AGAINST EACH INDIVIDUAL PARCEL OF LAND BE ESTABLISHED AS THE FINAL, COMPLETE AND CORRECT ASSESSMENT WITH PAYMENT TO BE MADE IN ACCORDANCE WITH ORS 371.655.

II. ISSUE OR PROBLEM

To hear objections to final assessments for improvements to North Game Farm Road between Mile Post 0.41 and Mile Post 1.69.

III. DISCUSSION

A. Background

The construction of improvements has now been completed and inspected, and in accordance with ORS 371.640, the project was approved by the County Engineer as constructed, solely for the purpose of levying final assessments, on January 19, 2006. In accordance with Lane Manual Chapter 21.149(2), the Public Works Director also accepted the project solely for the purpose of levying final assessments on January 20, 2006.

The adjacent properties were made subject to a pending lien by Order No. 05-3-30-10 as required by ORS 371.635 in an amount to be determined later by the board. As required by ORS 371.645, the Board, through Board Order No. 06-2-22-13, set a public hearing for April 5, 2006, at 1:30 P.M. in Harris Hall, Eugene, Oregon for the purpose of hearing objections to final assessments for improvements to North Game Farm Road between Mile Post 0.41 and Mile Post 1.69.

Property owners were notified of the public hearing for final assessments and the final assessment amounts to be levied against their properties by certified mail on February 22, 2006.

B. Analysis

The total cost of the improvements for North Game Farm Road is \$2,214,254.50, based on the actual construction costs, of which \$126,651.10 (which includes 13% in engineering and administration costs), may be assessed to benefiting properties in accordance with LC 15.636. In accordance with Lane Code Chapter 15, \$63,231.78 in assessments to properties that do not take vehicular access from North Game Farm Road at the time of completion of the improvement project, whether by choice of the owner or denial by Lane County, shall be deferred. The assessable items to benefiting properties include curb, gutter, sidewalk and driveways.

In accordance with ORS 203.136, the City of Eugene granted authority for Lane County to assess City residents in connection with this project through adoption of Resolution No. 4813, passed by the Eugene City Council on October 11, 2004. Of the total number of properties to be assessed there are 30 properties which are subject to Irrevocable Petitions for Public Improvement. Under the terms of the petitions, the developer or owner agrees that the cost of future improvements will be borne by the benefited property, and to not challenge the formation of a Local Improvement Assessment District.

C. Alternatives/Options

1. Certify final assessments as shown on Exhibit "A".
2. Waive assessments and forego the assessment costs.

D. Recommendations

It is recommended that the Board approve the Order under Option 1.

IV. IMPLEMENTATION/FOLLOW-UP

Upon certification by the Board, property owners will be notified to pay the final assessments in full within 30 days or to make arrangements for installment payments. Collection of assessments will be handled by the Department of Assessment and Taxation. As required by ORS 371.650 the County Clerk will record the Order and enter the assessments into the County Lien Docket.

V. ATTACHMENTS

Exhibit "A" – Final Property Assessment Summary and Schedule.
Notice of Public Hearing.

IN THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY
STATE OF OREGON

ORDER NO.

(IN THE MATTER OF CERTIFICATION OF FINAL
(ASSESSMENTS FOR IMPROVEMENTS TO
(NORTH GAME FARM ROAD (COUNTY ROAD NO.
(1043) BETWEEN MILE POST 0.41 AND MILE POST
(1.69 AND SETTING LIEN VALUES AGAINST
(ADJACENT PROPERTIES.

WHEREAS, the Director's Report for North Game Farm Road, Mile Post 0.41 to MP 1.69 (County Road Number 1043), including the estimated assessments for improvements, was accepted by Board Order No. 05-2-16-7 and certain adjacent properties were ordered subject to a lien by Board Order No. 05-3-30-10; and

WHEREAS, construction of improvements to said North Game Farm Road, Mile Post 0.41 to Mile Post 1.69, began in the Spring of 2005 and the assessable items have now been completed and inspected and, in accordance with ORS 371.640, the project was approved as constructed solely for the purpose of levying final assessments by the County Engineer on January 19, 2006, and, in accordance with Lane Manual Chapter 21.149(2), the Public Works Director accepted the project solely for the purpose of levying final assessments on January 20, 2006; and

WHEREAS, in accordance with ORS 371.645, a Public Hearing for objections to the assessments was set by Board Order No. 06-2-22-13 for April 5, 2006 at 1:30 P.M. in Harris Hall, Eugene, Oregon, and notice was given, as required by ORS 371.645(3), to property owners against which assessments are being levied; and

WHEREAS, the amount of the assessments against each parcel of land reported by the Lane County Public Works Director and submitted as his report are listed on the attached "Exhibit A" for the North Game Farm Road, Mile Post 0.41 to Mile Post 1.69, road improvement project. **NOW THEREFORE**

BE IT ORDERED that the Board, having heard the objections and evidence presented, finds the assessments for improvements to said North Game Farm Road, Mile Post 0.41 to Mile Post 1.69, are hereby established and certified as the final amount assessed against each parcel benefiting by the improvement as shown on said "Exhibit A" attached herein. **ALSO**

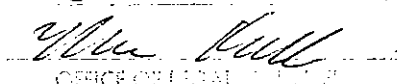
BE IT ORDERED that the owners of the property so assessed shall have the option to apply for installment payments being available at an interest rate of 10.50 percent, which equals the prime rate of 7.50 percent as of April 5, 2006, plus 3 percent per annum. Said interest rate of 10.50 percent shall also apply to all assessments that become delinquent. **AND ALSO**

BE IT ORDERED, in accordance with ORS 371.650(1), that this Order shall be recorded and filed with the County Clerk and entered into the appropriate County Lien Docket.

Dated this _____ day of _____, 2006.

APPROVED AS TO FORM

3-27-06


OFFICE OF CLERK

Chair,
Lane County Board of Commissioners

Lane County Department of Public Works Certified Final Property Assessment - Summary

	No. of Units Placed	Credited Units	Assessed Units	Subtotal	Eng Cost @ 13.00%	SubTot w/ Eng Costs	Line Items Waived	Credit @ 0.00%	Line Total
Conc. Curb & Gutter (8" Base)	5,718.26 LF		5718.26 @ \$07.50/LF	\$42,886.95	\$5,575.30	\$48,462.25			\$48,462.25
Concrete Walks (4" Thick)	3,056.39 SY		3056.39 @ \$20.00/SY	\$61,127.80	\$7,946.61	\$69,074.41			\$69,074.41
Concrete Driveway (6" Thick)	59.87 SY		59.87 @ \$38.00/SY	\$2,275.06	\$295.76	\$2,570.82			\$2,570.82
Concrete Driveway (8" Thick)	134.67 SY		134.67 @ \$43.00/SY	\$5,790.81	\$752.81	\$6,543.62			\$6,543.62
Totals:				\$112,080.62	\$14,570.48	\$126,651.10			\$126,651.10

Total discounts applied to this project: \$0.00

Total deferrals for N. GAME FARM RD (MP 0.41 - MP 1.69): \$63,231.78

For a total Certified Final Assessment of: \$126,651.10

Lane County Department of Public Works Certified Final Property Assessment Schedule

Line Total	Credited Units	No. of Units Placed	Assessed Units	Subtotal	Eng Cost @ 13.00%	SubTot w/ Eng Costs	Credit @ 0.00%	Line Items Waived	Line Total
1346-01	SCHRAM, CHARMALEE		3699 COBURGRD EUGENE, OR 97401			Reel 1387 R.R.# 8604653			TRS: 17-03-09-31 TL #800
	Conc. Curb & Gutter (8" Base)	232.18 LF	232.18 @ \$7.50/LF	\$1,741.35	\$226.38	\$1,967.73			\$1,967.73
	Concrete Walks (4" Thick)	128.99 SY	128.99 @ \$20.00/SY	\$2,579.80	\$335.37	\$2,915.17			\$2,915.17
	Concrete Driveway (6" Thick)		0.00 @ \$38.00/SY						
	Concrete Driveway (8" Thick)		0.00 @ \$43.00/SY						
	Totals:			\$4,321.15	\$561.75	\$4,882.90			\$4,882.90
									Assessment Eligible for Deferral: \$4,882.90 Total: \$4,882.90
1346-02	SCHRAM, CHARMALEE		3699 COBURGRD EUGENE, OR 97401			Reel 79 R.R.# 83861			TRS: 17-03-09-31 TL #900
	Conc. Curb & Gutter (8" Base)	323.07 LF	323.07 @ \$7.50/LF	\$2,423.03	\$314.99	\$2,738.02			\$2,738.02
	Concrete Walks (4" Thick)	179.48 SY	179.48 @ \$20.00/SY	\$3,589.60	\$466.65	\$4,056.25			\$4,056.25
	Concrete Driveway (6" Thick)		0.00 @ \$38.00/SY						
	Concrete Driveway (8" Thick)		0.00 @ \$43.00/SY						
	Totals:			\$6,012.63	\$781.64	\$6,794.27			\$6,794.27
									Assessment Eligible for Deferral: \$6,794.27 Total: \$6,794.27
1346-03	EUGENE CHRISTIAN FELLOWSHIP		89780 N GAME FARM RD EUGENE, OR 97401			Recorder's Reception # 2001-58018 Recorder's Reception # 2001-58019			TRS: 17-03-09-31 TL #1000
	Conc. Curb & Gutter (8" Base)	168.75 LF	168.75 @ \$7.50/LF	\$1,265.63	\$164.53	\$1,430.16			\$1,430.16
	Concrete Walks (4" Thick)	78.19 SY	78.19 @ \$20.00/SY	\$1,563.80	\$203.29	\$1,767.09			\$1,767.09
	Concrete Driveway (6" Thick)		0.00 @ \$38.00/SY						
	Concrete Driveway (8" Thick)		18.67 @ \$43.00/SY	\$802.81	\$104.37	\$907.18			\$907.18
	Totals:			\$3,632.24	\$472.19	\$4,104.43			\$4,104.43
									Total: \$4,104.43
1346-04	EUGENE CHRISTIAN FELLOWSHIP		89780 N GAME FARM RD EUGENE, OR 97401			Reel 1318 R.R.# 8440270			TRS: 17-03-09-31 TL #1100
	Conc. Curb & Gutter (8" Base)	161.38 LF	161.38 @ \$7.50/LF	\$1,210.35	\$157.35	\$1,367.70			\$1,367.70
	Concrete Walks (4" Thick)	89.66 SY	89.66 @ \$20.00/SY	\$1,793.20	\$233.12	\$2,026.32			\$2,026.32
	Concrete Driveway (6" Thick)		0.00 @ \$38.00/SY						
	Concrete Driveway (8" Thick)		0.00 @ \$43.00/SY						
	Totals:			\$3,003.55	\$390.46	\$3,394.01			\$3,394.01
									Total: \$3,394.01

Lane County Department of Public Works Certified Final Property Assessment Schedule

No. of Units Placed	Credited Units	Assessed Units	Subtotal	Eng Cost @ 13.00%	SubTot w/ Eng Costs	Credit @ 0.00%	Line Items Waived	Line Total	
1346-05 NORTHWEST PIPELINE CORP									
		PO BOX 58900 AD VALOREM TAX MS 10453 SALT LAKE CITY, UT 84158							
	375.00 LF	375.00 @ \$7.50/LF	\$2,812.50	\$365.63	\$3,178.13			\$3,178.13	
	Concrete Walks (4" Thick)	223.33 SY	\$4,466.60	\$580.66	\$5,047.26			\$5,047.26	
	Concrete Driveway (6" Thick)	0.00 @ \$38.00/SY							
	Concrete Driveway (8" Thick)	26.67 @ \$43.00/SY	\$1,146.81	\$149.09	\$1,295.90			\$1,295.90	
Totals:			\$8,425.91	\$1,095.37	\$9,521.28			\$9,521.28	
								Total: \$9,521.28	
1346-06 ARBOR, SHAWN									
		89831 N. GAME FARM ROAD EUGENE, OR 97401							
	73.84 LF	73.84 @ \$7.50/LF	\$553.80	\$71.99	\$625.79			\$625.79	
	Concrete Walks (4" Thick)	26.69 SY	\$533.80	\$69.39	\$603.19			\$603.19	
	Concrete Driveway (6" Thick)	22.53 SY	\$856.14	\$111.30	\$967.44			\$967.44	
	Concrete Driveway (8" Thick)	0.00 @ \$43.00/SY							
Totals:			\$1,943.74	\$252.69	\$2,196.43			\$2,196.43	
								Total: \$2,196.43	
1346-09 EUGENE CHRISTIAN FELLOWSHIP									
		89780 GAME FARM RD EUGENE, OR 97401							
	1,067.10 LF	1067.10 @ \$7.50/LF	\$8,003.25	\$1,040.42	\$9,043.67			\$9,043.67	
	Concrete Walks (4" Thick)	518.39 SY	\$10,367.80	\$1,347.81	\$11,715.61			\$11,715.61	
	Concrete Driveway (6" Thick)	0.00 @ \$38.00/SY							
	Concrete Driveway (8" Thick)	89.33 SY	\$3,841.19	\$499.35	\$4,340.54			\$4,340.54	
Totals:			\$22,212.24	\$2,887.59	\$25,099.83			\$25,099.83	
								Total: \$25,099.83	
1346-10 EUGENE CHRISTIAN FELLOWSHIP									
		89780 N GAME FARM RD EUGENE, OR 97401							
	351.37 LF	351.37 @ \$7.50/LF	\$2,635.28	\$342.59	\$2,977.86			\$2,977.86	
	Concrete Walks (4" Thick)	195.21 SY	\$3,904.20	\$507.55	\$4,411.75			\$4,411.75	
	Concrete Driveway (6" Thick)	0.00 @ \$38.00/SY							
	Concrete Driveway (8" Thick)	0.00 @ \$43.00/SY							
Totals:			\$6,539.48	\$850.13	\$7,389.61			\$7,389.61	
								Total: \$7,389.61	

Lane County Department of Public Works Certified Final Property Assessment Schedule

No. of Units Placed	Credited Units	Assessed Units	Subtotal	Eng Cost @ 13.00%	SubTot w/ Eng Costs	Credit @ 0.00%	Line Items Waived	Line Total
1346-11	BUSSELL, WARREN R	89670 GAME FARM EUGENE, OR 97401				Recorder's Reception # 2003-53716		TRS: 17-03-09-00 TL #2803
	Conc. Curb & Gutter (8" Base)	100.03 @ \$7.50/LF	\$750.23	\$97.53	\$847.75			\$847.75
	Concrete Walks (4" Thick)	40.01 @ \$20.00/SY	\$800.20	\$104.03	\$904.23			\$904.23
	Concrete Driveway (6" Thick)	18.67 @ \$38.00/SY	\$709.46	\$92.23	\$801.69			\$801.69
	Concrete Driveway (8" Thick)	0.00 @ \$43.00/SY						
Totals:			\$2,259.89	\$293.79	\$2,553.67			\$2,553.67
								Total: \$2,553.67

1346-14	KUYKENDALL, JAMES & KRISTA	2853 MARTINIQUE AVE EUGENE, OR 97408				Recorder's Reception # 2003-32706		TRS: 17-03-16-12 TL #6900
	Conc. Curb & Gutter (8" Base)	97.01 @ \$7.50/LF	\$727.58	\$94.58	\$822.16			\$822.16
	Concrete Walks (4" Thick)	53.89 @ \$20.00/SY	\$1,077.80	\$140.11	\$1,217.91			\$1,217.91
	Concrete Driveway (6" Thick)	0.00 @ \$38.00/SY						
	Concrete Driveway (8" Thick)	0.00 @ \$43.00/SY						
Totals:			\$1,805.38	\$234.70	\$2,040.07			\$2,040.07
								Total: \$2,040.07

1346-15	POCHUREK, PHIL P. MOCK, GLENDA	2849 MARTINIQUE AVE. EUGENE, OR 97408				Recorder's Reception # 2002-40236		TRS: 17-03-16-12 TL #6800
	Conc. Curb & Gutter (8" Base)	112.49 @ \$7.50/LF	\$843.68	\$109.68	\$953.35			\$953.35
	Concrete Walks (4" Thick)	62.49 @ \$20.00/SY	\$1,249.80	\$162.47	\$1,412.27			\$1,412.27
	Concrete Driveway (6" Thick)	0.00 @ \$38.00/SY						
	Concrete Driveway (8" Thick)	0.00 @ \$43.00/SY						
Totals:			\$2,093.48	\$272.15	\$2,365.63			\$2,365.63
								Total: \$2,365.63

1346-16	SCOTT, MARY ELLEN GUTHRIE, PAULA J.	2845 MARTINIQUE AVE. EUGENE, OR 97408				Recorder's Reception # 2003-83073		TRS: 17-03-16-12 TL #6700
	Conc. Curb & Gutter (8" Base)	74.27 @ \$7.50/LF	\$557.03	\$72.41	\$629.44			\$629.44
	Concrete Walks (4" Thick)	41.26 @ \$20.00/SY	\$825.20	\$107.28	\$932.48			\$932.48
	Concrete Driveway (6" Thick)	0.00 @ \$38.00/SY						
	Concrete Driveway (8" Thick)	0.00 @ \$43.00/SY						
Totals:			\$1,382.23	\$179.69	\$1,561.91			\$1,561.91
								Total: \$1,561.91

Lane County Department of Public Works Certified Final Property Assessment Schedule

No. of Units Placed	Credited Units	Assessed Units	Subtotal	Eng Cost @ 13.00%	SubTot w/ Eng Costs	Credit @ 0.00%	Line Items Waived	Line Total		
1346-17 ROWE, CHRIS T & KINDLE PERKINS										
2839 MARTINIQUE AVE. EUGENE, OR 97408										
		87.10 @ \$7.50/LF	\$653.25	\$84.92	\$738.17			\$738.17	TRS: 17-03-16-12 TL #6600	
Conc. Curb & Gutter (8" Base)	87.10 LF									
Concrete Walks (4" Thick)	48.39 SY		\$967.80	\$125.81	\$1,093.61			\$1,093.61		
Concrete Driveway (6" Thick)	0.00 @ \$38.00/SY									
Concrete Driveway (8" Thick)	0.00 @ \$43.00/SY									
Totals:			\$1,621.05	\$210.74	\$1,831.79			\$1,831.79		
							Assessment Eligible for Deferral: \$1,831.79			Total: \$1,831.79
1346-18 ECKRICH, STEVEN										
2835 MARTINIQUE AVE. EUGENE, OR 97408										
		94.60 @ \$7.50/LF	\$709.50	\$92.24	\$801.74			\$801.74	TRS: 17-03-16-12 TL #6500	
Conc. Curb & Gutter (8" Base)	94.60 LF									
Concrete Walks (4" Thick)	52.56 SY		\$1,051.20	\$136.66	\$1,187.86			\$1,187.86		
Concrete Driveway (6" Thick)	0.00 @ \$38.00/SY									
Concrete Driveway (8" Thick)	0.00 @ \$43.00/SY									
Totals:			\$1,760.70	\$228.89	\$1,989.59			\$1,989.59		
							Assessment Eligible for Deferral: \$1,989.59			Total: \$1,989.59
1346-19 HAYTER-STEVENSON, G JOAN										
2831 MARTINIQUE AVE EUGENE, OR 97408										
		104.50 @ \$7.50/LF	\$783.75	\$101.89	\$885.64			\$885.64	TRS: 17-03-16-12 TL #6400	
Conc. Curb & Gutter (8" Base)	104.50 LF									
Concrete Walks (4" Thick)	58.06 SY		\$1,161.20	\$150.96	\$1,312.16			\$1,312.16		
Concrete Driveway (6" Thick)	0.00 @ \$38.00/SY									
Concrete Driveway (8" Thick)	0.00 @ \$43.00/SY									
Totals:			\$1,944.95	\$252.84	\$2,197.79			\$2,197.79		
							Assessment Eligible for Deferral: \$2,197.79			Total: \$2,197.79
1346-20 OWEN, MICHAEL & TAMMI										
2827 MARTINIQUE AVE. EUGENE, OR 97408										
		117.80 @ \$7.50/LF	\$883.50	\$114.86	\$998.36			\$998.36	TRS: 17-03-16-12 TL #6300	
Conc. Curb & Gutter (8" Base)	117.80 LF									
Concrete Walks (4" Thick)	65.44 SY		\$1,308.80	\$170.14	\$1,478.94			\$1,478.94		
Concrete Driveway (6" Thick)	0.00 @ \$38.00/SY									
Concrete Driveway (8" Thick)	0.00 @ \$43.00/SY									
Totals:			\$2,192.30	\$285.00	\$2,477.30			\$2,477.30		
							Assessment Eligible for Deferral: \$2,477.30			Total: \$2,477.30

Lane County Department of Public Works Certified Final Property Assessment Schedule

No. of Units Placed	Credited Units	Assessed Units	Subtotal	Eng Cost @ 13.00%	SubTot w/ Eng Costs	Credit @ 0.00%	Line Items		Line Total	
							Waived			
1346-21		PREVEDELLO, JOHN A & LISA G		2823 MARTINIQUE AVE EUGENE, OR 97408		Recorder's Reception # 2001-20657		TRS: 17-03-16-12 TL #6200		
		155.50 @ \$7.50/LF	\$1,166.25	\$151.61	\$1,317.86				\$1,317.86	
		86.39 @ \$20.00/SY	\$1,727.80	\$224.61	\$1,952.41				\$1,952.41	
		0.00 @ \$38.00/SY								
		0.00 @ \$43.00/SY								
		Totals:	\$2,894.05	\$376.23	\$3,270.28				\$3,270.28	
							Assessment Eligible for Deferral:		\$3,270.28	Total: \$3,270.28
1346-22		MURAVEZ, RUDOLPH C & KAREN S		2779 BARBADOS DR EUGENE, OR 97408		Reel 2544 R.R.# 99039723		TRS: 17-03-16-12 TL #405		
		95.68 @ \$7.50/LF	\$717.60	\$93.29	\$810.89				\$810.89	
		53.16 @ \$20.00/SY	\$1,063.20	\$138.22	\$1,201.42				\$1,201.42	
		0.00 @ \$38.00/SY								
		0.00 @ \$43.00/SY								
		Totals:	\$1,780.80	\$231.50	\$2,012.30				\$2,012.30	
							Assessment Eligible for Deferral:		\$2,012.30	Total: \$2,012.30
1346-23		BRADLEY, LARRY E. & MARY L.		2771 BARBADOS DR. EUGENE, OR 97408		Recorder's Reception # 2001-82682 Recorder's Reception # 2005-72662		TRS: 17-03-16-12 TL #404		
		94.85 @ \$7.50/LF	\$711.38	\$92.48	\$803.85				\$803.85	
		52.69 @ \$20.00/SY	\$1,053.80	\$136.99	\$1,190.79				\$1,190.79	
		0.00 @ \$38.00/SY								
		0.00 @ \$43.00/SY								
		Totals:	\$1,765.18	\$229.47	\$1,994.65				\$1,994.65	
							Assessment Eligible for Deferral:		\$1,994.65	Total: \$1,994.65
1346-24		HUGHES, REX I & KRISTA K		2765 BARBADOS DR EUGENE, OR 97408		Reel 2296 R.R.# 9734221		TRS: 17-03-16-12 TL #403		
		100.00 @ \$7.50/LF	\$750.00	\$97.50	\$847.50				\$847.50	
		55.56 @ \$20.00/SY	\$1,111.20	\$144.46	\$1,255.66				\$1,255.66	
		0.00 @ \$38.00/SY								
		0.00 @ \$43.00/SY								
		Totals:	\$1,861.20	\$241.96	\$2,103.16				\$2,103.16	
							Assessment Eligible for Deferral:		\$2,103.16	Total: \$2,103.16

Lane County Department of Public Works Certified Final Property Assessment Schedule

No. of Units Placed	Credited Units	Assessed Units	Subtotal	Eng Cost @ 13.00%	SubTot w/ Eng Costs	Credit @ 0.00%	Line Items Waived	Line Total
1346-25		ANDERSON, MICHELLE		2757 BARBADOS DR EUGENE, OR 97408		Recorder's Reception # 2003-68733		TRS: 17-03-16-12 TL #402
		100.00	@ \$7.50/LF	\$750.00	\$97.50	\$847.50		\$847.50
		55.56	@ \$20.00/SY	\$1,111.20	\$144.46	\$1,255.66		\$1,255.66
		0.00	@ \$38.00/SY					
		0.00	@ \$43.00/SY					
		Totals:		\$1,861.20	\$241.96	\$2,103.16		\$2,103.16
Assessment Eligible for Deferral: \$2,103.16								Total: \$2,103.16
1346-28		HARMON, SHARON LEE		3400 COUNTY FARM ROAD EUGENE, OR 97408		Recorder's Reception # 2002-6419		TRS: 17-03-15-00 TL #900
		348.53	@ \$7.50/LF	\$2,613.98	\$339.82	\$2,953.79		\$2,953.79
		178.07	@ \$20.00/SY	\$3,561.40	\$462.98	\$4,024.38		\$4,024.38
		18.67	@ \$38.00/SY	\$709.46	\$92.23	\$801.69		\$801.69
		0.00	@ \$43.00/SY					
		Totals:		\$6,884.84	\$895.03	\$7,779.86		\$7,779.86
Assessment Eligible for Deferral: \$7,779.86								Total: \$7,779.86
1346-29		RAYL, RICHARD C JR & S M		2749 BARBADOS DR EUGENE, OR 97408		Reel 2366 R.R.# 9784681		TRS: 17-03-16-13 TL #4300
		100.00	@ \$7.50/LF	\$750.00	\$97.50	\$847.50		\$847.50
		55.56	@ \$20.00/SY	\$1,111.20	\$144.46	\$1,255.66		\$1,255.66
		0.00	@ \$38.00/SY					
		0.00	@ \$43.00/SY					
		Totals:		\$1,861.20	\$241.96	\$2,103.16		\$2,103.16
Assessment Eligible for Deferral: \$2,103.16								Total: \$2,103.16
1346-30		RAYL, RICHARD C JR & S M		2749 BARBADOS DR EUGENE, OR 97408		Reel 2387 R.R.# 9811676		TRS: 17-03-16-13 TL #4200
		137.94	@ \$7.50/LF	\$1,034.55	\$134.49	\$1,169.04		\$1,169.04
		76.63	@ \$20.00/SY	\$1,532.60	\$199.24	\$1,731.84		\$1,731.84
		0.00	@ \$38.00/SY					
		0.00	@ \$43.00/SY					
		Totals:		\$2,567.15	\$333.73	\$2,900.88		\$2,900.88
Assessment Eligible for Deferral: \$2,900.88								Total: \$2,900.88

Lane County Department of Public Works Certified Final Property Assessment Schedule

No. of Units Placed	Credited Units	Assessed Units	Subtotal	Eng Cost @ 13.00%	SubTot w/ Eng Costs	Credit @ 0.00%	Line Items Waived	Line Total
1346-31		MCINTYRE, WILLIAM C & KRISTY 2735 BARBADOS DR EUGENE, OR 97408		Reel 2499 R.R.# 98104069		TR: 17-03-16-13 TL #4100		
		103.06 @ \$7.50/LF	\$772.95	\$100.48	\$873.43			\$873.43
		57.26 @ \$20.00/SY	\$1,145.20	\$148.88	\$1,294.08			\$1,294.08
		0.00 @ \$38.00/SY						
		0.00 @ \$43.00/SY						
Totals:			\$1,918.15	\$249.36	\$2,167.51			\$2,167.51
Assessment Eligible for Deferral: \$2,167.51								Total: \$2,167.51
1346-33		NORTHWEST PIPELINE CORP PO BOX 58900 AD VALOREM TAX MS 10453 SALT LAKE CITY, UT 84158		Reel 265 R.R.# 4456		TR: 17-03-16-41 TL #300		
		65.63 @ \$7.50/LF	\$492.23	\$63.99	\$556.21			\$556.21
		36.46 @ \$20.00/SY	\$729.20	\$94.80	\$824.00			\$824.00
		0.00 @ \$38.00/SY						
		0.00 @ \$43.00/SY						
Totals:			\$1,221.43	\$158.79	\$1,380.21			\$1,380.21
Assessment Eligible for Deferral: \$1,380.21								Total: \$1,380.21
1346-41		GJS LAND CO LLC PO BOX 10167 EUGENE, OR 97440		Recorder's Reception # 2003-014999		TR: 17-03-16-13 TL #7900		
		73.20 @ \$7.50/LF	\$549.00	\$71.37	\$620.37			\$620.37
		40.67 @ \$20.00/SY	\$813.40	\$105.74	\$919.14			\$919.14
		0.00 @ \$38.00/SY						
		0.00 @ \$43.00/SY						
Totals:			\$1,362.40	\$177.11	\$1,539.51			\$1,539.51
Assessment Eligible for Deferral: \$1,539.51								Total: \$1,539.51
1346-42		GJS LAND CO LLC PO BOX 10167 EUGENE, OR 97440		Recorder's Reception # 2003-014999		TR: 17-03-16-13 TL #7800		
		90.81 @ \$7.50/LF	\$681.08	\$88.54	\$769.61			\$769.61
		50.45 @ \$20.00/SY	\$1,009.00	\$131.17	\$1,140.17			\$1,140.17
		0.00 @ \$38.00/SY						
		0.00 @ \$43.00/SY						
Totals:			\$1,690.08	\$219.71	\$1,909.78			\$1,909.78
Assessment Eligible for Deferral: \$1,909.78								Total: \$1,909.78

Lane County Department of Public Works Certified Final Property Assessment Schedule

Line	No. of Units Placed	Credited Units	Assessed Units	Subtotal	Eng Cost @ 13.00%	SubTot w/ Eng Costs	Credit @ 0.00%	Line Items Waived	Line Total
1345-43	GJS LAND CO LLC		Recorder's Reception # 2003-014999						
			PO BOX 10167						TRS: 17-03-16-13
			EUGENE, OR 97440						TL #7700
	84.00 LF	84.00 LF	84.00 @ \$7.50/LF	\$630.00	\$81.90	\$711.90			\$711.90
	Concrete Walks (4" Thick)	46.67 SY	46.67 @ \$20.00/SY	\$933.40	\$121.34	\$1,054.74			\$1,054.74
	Concrete Driveway (6" Thick)		0.00 @ \$38.00/SY						
	Concrete Driveway (8" Thick)		0.00 @ \$43.00/SY						
	Totals:			\$1,563.40	\$203.24	\$1,766.64			\$1,766.64
									Total: \$1,766.64
1346-44	GJS LAND CO LLC		Recorder's Reception # 014999						
			PO BOX 10167						TRS: 17-03-16-13
			EUGENE, OR 97440						TL #7600
	84.00 LF	84.00 LF	84.00 @ \$7.50/LF	\$630.00	\$81.90	\$711.90			\$711.90
	Concrete Walks (4" Thick)	46.67 SY	46.67 @ \$20.00/SY	\$933.40	\$121.34	\$1,054.74			\$1,054.74
	Concrete Driveway (6" Thick)		0.00 @ \$38.00/SY						
	Concrete Driveway (8" Thick)		0.00 @ \$43.00/SY						
	Totals:			\$1,563.40	\$203.24	\$1,766.64			\$1,766.64
									Total: \$1,766.64
1346-45	GJS LAND CO LLC		Recorder's Reception # 2003-014999						
			PO BOX 10167						TRS: 17-03-16-13
			EUGENE, OR 97440						TL #7500
	86.00 LF	86.00 LF	86.00 @ \$7.50/LF	\$645.00	\$83.85	\$728.85			\$728.85
	Concrete Walks (4" Thick)	47.78 SY	47.78 @ \$20.00/SY	\$955.60	\$124.23	\$1,079.83			\$1,079.83
	Concrete Driveway (6" Thick)		0.00 @ \$38.00/SY						
	Concrete Driveway (8" Thick)		0.00 @ \$43.00/SY						
	Totals:			\$1,600.60	\$208.08	\$1,808.68			\$1,808.68
									Total: \$1,808.68
1346-46	GJS LAND CO LLC		Recorder's Reception # 014999						
			PO BOX 10167						TRS: 17-03-16-13
			EUGENE, OR 97440						TL #7400
	86.00 LF	86.00 LF	86.00 @ \$7.50/LF	\$645.00	\$83.85	\$728.85			\$728.85
	Concrete Walks (4" Thick)	47.78 SY	47.78 @ \$20.00/SY	\$955.60	\$124.23	\$1,079.83			\$1,079.83
	Concrete Driveway (6" Thick)		0.00 @ \$38.00/SY						
	Concrete Driveway (8" Thick)		0.00 @ \$43.00/SY						
	Totals:			\$1,600.60	\$208.08	\$1,808.68			\$1,808.68
									Total: \$1,808.68

Lane County Department of Public Works Certified Final Property Assessment Schedule

Line	No. of Units Placed	Credited Units	Assessed Units	Subtotal	Eng Cost @ 13.00%	SubTot w/ Eng Costs	Credit @ 0.00%	Line Items Waived	Line Total
1346-47	GJS LAND CO LLC		PO BOX 10167 EUGENE, OR 97440				Recorder's Reception # 2003-014999		TRS: 17-03-16-13 TL #7300
	84.00	LF	@ \$7.50/LF	\$630.00	\$81.90	\$711.90			\$711.90
	46.67	SY	@ \$20.00/SY	\$933.40	\$121.34	\$1,054.74			\$1,054.74
	0.00		@ \$38.00/SY						
	0.00		@ \$43.00/SY						
	Totals:			\$1,563.40	\$203.24	\$1,766.64			\$1,766.64
									Assessment Eligible for Deferral: \$1,766.64 Total: \$1,766.64
1346-48	ANSLOW & DEGENEAULT INC		1933 GARDEN AVE EUGENE, OR 97403				Recorder's Reception # 2005-075420		TRS: 17-03-16-13 TL #7200
	84.00	LF	@ \$7.50/LF	\$630.00	\$81.90	\$711.90			\$711.90
	46.67	SY	@ \$20.00/SY	\$933.40	\$121.34	\$1,054.74			\$1,054.74
	0.00		@ \$38.00/SY						
	0.00		@ \$43.00/SY						
	Totals:			\$1,563.40	\$203.24	\$1,766.64			\$1,766.64
									Assessment Eligible for Deferral: \$1,766.64 Total: \$1,766.64
1346-49	GJS LAND CO LLC		PO BOX 10167 EUGENE, OR 97440				Recorder's Reception # 2003-014999		TRS: 17-03-16-13 TL #7100
	84.00	LF	@ \$7.50/LF	\$630.00	\$81.90	\$711.90			\$711.90
	46.67	SY	@ \$20.00/SY	\$933.40	\$121.34	\$1,054.74			\$1,054.74
	0.00		@ \$38.00/SY						
	0.00		@ \$43.00/SY						
	Totals:			\$1,563.40	\$203.24	\$1,766.64			\$1,766.64
									Assessment Eligible for Deferral: \$1,766.64 Total: \$1,766.64
1346-50	GJS LAND CO LLC		PO BOX 10167 EUGENE, OR 97440				Recorder's Reception # 2003-014999		TRS: 17-03-16-13 TL #7000
	94.31	LF	@ \$7.50/LF	\$707.33	\$91.95	\$799.28			\$799.28
	52.39	SY	@ \$20.00/SY	\$1,047.80	\$136.21	\$1,184.01			\$1,184.01
	0.00		@ \$38.00/SY						
	0.00		@ \$43.00/SY						
	Totals:			\$1,755.13	\$228.17	\$1,983.29			\$1,983.29
									Assessment Eligible for Deferral: \$1,983.29 Total: \$1,983.29

Lane County Department of Public Works
 Certified Final Property Assessment Schedule

No. of Units Placed	Credited Units	Assessed Units	Subtotal	Eng Cost @ 13.00%	SubTot w/ Eng Costs	Credit @ 0.00%	Line Items Waived	Line Total	
1346-51	FUTURE B INC	PO BOX 7425 EUGENE, OR 97401			Recorder's Reception # 2005-081409			TRS: 17-03-16-13 TL #6900	
	Conc. Curb & Gutter (8" Base)	26.26 @ \$7.50/LF	\$196.95	\$25.60	\$222.55			\$222.55	
	Concrete Walks (4" Thick)	14.59 @ \$20.00/SY	\$291.80	\$37.93	\$329.73			\$329.73	
	Concrete Driveway (6" Thick)	0.00 @ \$38.00/SY							
	Concrete Driveway (8" Thick)	0.00 @ \$43.00/SY							
Totals:			\$488.75	\$63.54	\$552.29			\$552.29	
								Assessment Eligible for Deferral: \$552.29	Total: \$552.29

11/11/05 11:11 AM

February 22, 2006

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x
x
x

Subject: North Game Farm Road (Co. Rd. Number 1043) between MP 0.41 and MP 1.69, road improvement assessments.
Parcel No. xxxx-xx

Improvements to North Game Farm Road (County Road Number 1043) between MP 0.41 and MP 1.69 have been completed. The total cost of the improvements per the awarded contract bid was \$2,214,254.50 of which \$126,651.10 may be assessed to benefiting properties. In accordance with Lane Code Chapter 15, \$63,231.78 in assessments to properties that do not take vehicular access from North Game Farm Road at the time of completion of the improvement project, whether by choice of the owner or denial by Lane County, shall be deferred. Any deferred assessment shall be a lien against the abutting property which may be removed and access granted in the future, provided that Lane County (or the government with jurisdiction over the road) finds that the new access does not pose a traffic congestion or safety problem and the owner of the property pays to Lane County the full amount of the original deferred assessment, plus accrued interest. Any assessment deferred under said Lane Code Chapter 15 shall be waived and the lien shall be extinguished after a period of twenty years from the date of certification. The amount of the assessment to your property is shown on the enclosed itemized page.

A public hearing will be held before the Lane County Board of Commissioners for the purpose of hearing objections to individual assessments on **April 5, 2006 at 1:30 p.m.** in Harris Hall of the Lane County Public Service Building, 125 East 8th Avenue, Eugene, Oregon.

Upon certification of the special assessments by the Lane County Board of Commissioners, which normally occurs at the close of the hearing, you will receive a certified letter containing the Certified Final Assessment for your property plus payment instructions. You will have the option of paying the total amount due within 30 days of certification or you may make arrangements for installment payments. If you choose the installment option you can pay equal semi-annual payments over a 10-year period at an interest rate equal to the prime rate at the time the assessments are certified plus three percent per annum on the unpaid balance.

Please feel free to contact **Ronald Rager @ 541/682-6982** in the Engineering Division should you have any questions regarding the special assessment.

Sincerely,

Oliver P. Snowden
Public Works Director

Attachment