

AN ORDINANCE SPREADING THE ASSESSMENT FOR THE LOCAL IMPROVEMENT KNOWN AS THE 257th Avenue Trunkline L.I.D. 1-72.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE:

SECTION 1. Pursuant to applicable ordinances of the City of Troutdale and pursuant to applicable statutes of the State of Oregon, the Common Council of the City of Troutdale determined that the total cost of the approved local improvement is in the sum of \$ 84,807.01. The improvement is known as the 262nd, N.E. Hensley Rd., and N. E. 257th; L.I.D. 1-72.

SECTION 2. With this ordinance, the Common Council of the City of Troutdale spreads the approved total assessment according to the final assessment roll, which roll is attached to this ordinance and by this reference is incorporated herein.

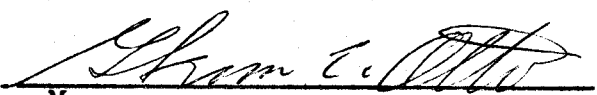
SECTION 3. The Council desires and deems it necessary for the preservation of the health, peace and safety of the City of Troutdale that this ordinance take effect at once and therefore an emergency is hereby declared to exist, and this ordinance shall be in full force and effect from and after its passage and approval.

Passed by the Common Council this 28th day of November, 1972.

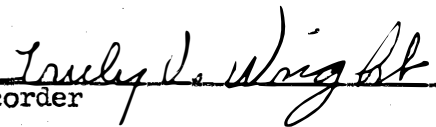
YEAS: 4

NAYS: 0

SIGNED BY THE MAYOR this 28th day of November, 1972.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
Recorder

251 Notice  
Sewer

work sheet

PRELIMINARY ASSESSMENT ROLL

INDIVIDUAL PROPERTIES

| PROPERTY DESCRIPTION |  |  |                       |            |                   | ASSESSMENT |                |             |
|----------------------|--|--|-----------------------|------------|-------------------|------------|----------------|-------------|
| SECTION              | LEGAL OWNER & ADDRESS  | PROPERTY ADDRESS                               | FRONTAGE AREA(sq.ft.) | ASSESSMENT | OVER-SIZING ACRES | ASSESSMENT | SERVICE CHARGE | TOTAL COST  |
| 31                   | 35 FINEGAN, Charles E. & Janita M.<br>Rt. 3, Box 847<br>Troutdale, OR 97060      | N.E. 262nd<br>Troutdale, OR                    | 63,831                | \$3,600.58 | 3.52              | \$ 58.15   | \$235          | \$ 3,893.73 |
| 68                   | 35 FINEGAN, Charles E. & Janita M.<br>Rt. 3, Box 847<br>Troutdale, OR 97060      | N.E. 262nd<br>Troutdale, OR                    | 106,902               | \$6,030.13 | 26.47             | \$437.26   |                | \$ 6,467.39 |
| 36                   | 35 MR. C. Ed Finegan<br>Rt. 3, Box 847<br>Troutdale, Oregon 97060                | N.E. 262nd &<br>Hensley Rd.<br>Troutdale, OR   | 138,110               | \$7,790.51 | 8.66              | \$147.55   |                | \$ 7,938.06 |
| 33                   | 35 HENSLEY, Beatrice<br>Rt. 3, Box 861<br>Troutdale, OR 97060                    | Hensley Rd. &<br>257th Avenue<br>Troutdale, OR | 19,375                | \$1,092.90 | 3.43              | \$ 56.66   | \$235          | \$ 1,384.56 |
|                      | 35 WAGNER, Charles N. & Janet L.<br>107 Maplewood Village<br>Troutdale, OR 97060 | 257th Avenue<br>Troutdale, OR                  | 20,312                | \$1,145.76 | 1.0               | \$ 16.52   | \$235          | \$ 1,397.28 |
| 18                   | 35 TASSIN, Stanley P.<br>Rt. 3<br>Troutdale, OR 97060                            | 257th Avenue<br>Troutdale, OR                  | 20,312                | \$1,145.76 | 1.0               | \$ 16.52   | \$235          | \$ 1,397.28 |

PRELIMINARY ASSESSMENT ROLL

Page Two

PROPERTY DESCRIPTION

| LOT SECTION | LEGAL OWNER & ADDRESS   | PROPERTY ADDRESS              | FRONTAGE AREA(sq.ft.) | ASSESSMENT  | ASSESSMENT        |                |             |
|-------------|---|-------------------------------|-----------------------|-------------|-------------------|----------------|-------------|
|             |   |                               |                       |             | OVER-SIZING ACRES | SERVICE CHARGE | TOTAL COST  |
| 49 35       | BURLINGAME, Robert C. & Donna M.<br>24103 N.E. Oregon Street<br>Troutdale, Oregon 97060 | 257th Avenue<br>Troutdale, OR | 58,625                | \$3,306.92  | 21.10             | \$348.55       | \$ 3,655.47 |
| 35          | 1st National Bank of Oregon<br>Dept. P. O. Box 3131<br>Portland, Oregon 97203           | -Agri. Bus.<br>Troutdale, OR  | 227,500               | \$12,838.18 | 35.88             | \$588.22       | \$13,426.40 |
| 41 35       | BETTIS, Luther C. & Nellie L.<br>Rt. 2, Box 493<br>Troutdale, OR 97060                  | 257th Avenue<br>Troutdale, OR | 25,511                | \$ 1,439.02 | 1.15              | \$ 19.00       | \$ 1,458.02 |
| 39 35       | DAVIDSON, Laura N.<br>Rt. 3, Box 878<br>Troutdale, OR 97060                             | 257th Avenue<br>Troutdale, OR | 6,789                 | \$ 382.95   | 0.16              | \$ 2.64 \$235  | \$ 620.59   |
| 42 35       | Robert C. & Donna Mae Burlingame<br>24103 N. E. Broadway Ct.<br>Troutdale, Oregon 97060 | 257th Avenue<br>Troutdale, OR | 81,925                | \$ 4,621.22 | 2.55              | \$ 42.12 \$235 | \$ 4,898.34 |
| 2 35        | BURLINGAME, Robert C. & Donna M.<br>24103 N.E. Oregon St.<br>Troutdale, OR 97060        | 257th Avenue<br>Troutdale, OR | 40,000                | \$ 2,256.32 | 1.29              | \$ 21.31       | \$ 2,277.63 |
| 35          | MAHAFFY Development, Inc.<br>20222 N.E. Broadway Ct.<br>Troutdale, OR 97060             | 257th Avenue<br>Troutdale, OR | 41,250                | \$ 2,326.83 | 2.65              | \$ 43.78 \$235 | \$ 2,605.61 |
| 23 35       | SUHR, Irene M.<br>Rt. 2, Box 753<br>Troutdale, OR 97060                                 | 257th Avenue<br>Troutdale, OR | 41,250                | \$ 2,326.83 | 2.65              | \$ 43.78 \$235 | \$ 2,605.61 |

PRELIMINARY ASSESSMENT ROLL

Page Three

PROPERTY DESCRIPTION

| LOT | SECTION | LEGAL OWNER & ADDRESS   | PROPERTY ADDRESS                            | FRONTAGE AREA (sq.ft.) | ASSESSMENT  | ASSESSMENT        |            |                      |             |
|-----|---------|---|---|------------------------|-------------|-------------------|------------|----------------------|-------------|
|     |         |   |   |                        |             | OVER-SIZING ACRES | ASSESSMENT | SERVICE CONN. CHARGE | TOTAL COST  |
| 47  | 35      | HECKEL, Jacob & Emma<br>Rt. Box 475<br>Sandy, OR 97055                      | 257th Avenue<br>Troutdale, OR               | 45,750                 | \$ 2,580.67 | 3.00              | \$ 49.56   | \$235                | \$ 2,865.23 |
| 19  | 35      | Erling Jones<br>Rt. 3, Box 866<br>Troutdale, Oregon 97060                   | ley & ue<br>ue<br>-----, OR                 | 69,562                 | \$ 3,923.85 | 2.57              | \$ 42.45   | \$235                | \$ 4,201.30 |
| 20  | 35      | ANDERSON, Erick C. & Elsie L.<br>Rt. 3, Box 855<br>Troutdale, OR 97060      | N.E. Hensley Rd.<br>Troutdale, OR           | 38,837                 | \$ 2,190.72 | 4.82              | \$ 79.62   | \$705                | \$ 2,975.34 |
| 21  | 35      | ANDERSON, Erick C. & Elsie L.<br>Rt. 3, Box 855<br>Troutdale, OR 97060      | N.E. Hensley Rd.<br>Troutdale, OR           | 39,187                 | \$ 2,210.46 | 4.82              | \$ 79.62   | \$470                | \$ 2,760.08 |
| 22  | 35      | ANDERSON, Carl E. & Bevenice<br>Rt. 3, Box 854<br>Troutdale, OR 97060       | N.E. Hensley Rd.<br>Troutdale, OR           | 39,562                 | \$ 2,231.61 | 4.82              | \$ 79.62   | \$235                | \$ 2,546.23 |
|     | 36      | FLANAGIN, John E. & Mary I.<br>50 N.W. Slevet<br>Gresham, OR 97030          | Hensley Rd. & 262nd Avenue<br>Troutdale, OR | 21,875                 | \$ 1,233.92 | 2.65              | \$ 43.78   | \$235                | \$ 1,512.70 |
|     | 35      | GRADIN, Elton A. & Viola E.<br>24815 S.E. Bull Run Rd.<br>Gresham, OR 97030 | S.E. Stark Street<br>Troutdale, OR          |                        |             | 22.39             | \$369.86   |                      | \$ 369.86   |

PRELIMINARY ASSESSMENT ROLL

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| PROPERTY DESCRIPTION |  |                                    | ASSESSMENT              |             |                   |            |                                   |             |  |
|----------------------|--|------------------------------------|-------------------------|-------------|-------------------|------------|-----------------------------------|-------------|--|
| LOT SECTION          | LEGAL OWNER & ADDRESS  | PROPERTY ADDRESS                   | FRONTAGE AREA (sq. ft.) | ASSESSMENT  | OVER-SIZING ACRES | ASSESSMENT | SERVICE CONN. CHARGE              | TOTAL COST  |  |
| 59 35                | MACKEY, Walter L. & Lorraine E.<br>Rt. 2, Box 931<br>Troutdale, OR 97060 | S.E. Stark Street<br>Troutdale, OR |                         |             | 1.92              | \$ 31.72   | \$                                | 31.72       |  |
| 4 35                 | MONTECUCCO, Paul et al<br>Rt. 3, Box 412<br>Canby, OR 97013              | S.E. Stark St.<br>Troutdale, OR    |                         |             | 9.33              | \$154.12   | \$                                | 154.12      |  |
| 13 36                | VORPAHL, James D.<br>Rt. 3, Box 851<br>Troutdale, OR 97060               | 262nd Avenue<br>Troutdale, OR      | 14,562                  | \$ 821.41   | 0.48              | \$ 7.93    | \$235                             | \$ 1,064.34 |  |
| 63 36                | ROSE, John F., Jr. & Rosanne H.<br>339 N.E. 4th<br>Gresham, OR 97030     | 262nd Avenue<br>Troutdale, OR      | 9,570                   | \$ 539.82   | 0.29              | \$ 4.79    | \$235                             | \$ 779.61   |  |
| #2 36                | GIPSON, Steven<br>Rt. 3, Box 849<br>Troutdale, OR 97060                  | 262nd Avenue<br>Troutdale, OR      | 8,750                   | \$ 493.57   | 0.27              | \$ 4.46    | \$235                             | \$ 733.03   |  |
| #1 36                | CHAMBERS, Andrew<br>Rt. 3, Box 850<br>Troutdale, OR 97060                | 262nd Avenue<br>Troutdale, OR      | 8,750                   | \$ 493.57   | 0.27              | \$ 4.46    | \$235                             | \$ 733.03   |  |
| 12 36                | VORPAHL, James D.<br>Rt. 3, Box 851<br>Troutdale, OR 97060               | 262nd Avenue<br>Troutdale, OR      | 46,499                  | \$ 2,622.92 | 8.79              | \$145.20   | \$705 (3)<br>Also Manhole @ \$465 | 3,938.12    |  |

Rock Island Terrace

PRELIMINARY ASSESSMENT ROLL

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| PROPERTY DESCRIPTION    |   |                                 | ASSESSMENT             |             |                   |            |                      |             |
|-------------------------|---|---------------------------------|------------------------|-------------|-------------------|------------|----------------------|-------------|
| LOT SECTION             | LEGAL OWNER & ADDRESS   | PROPERTY ADDRESS                | FRONTAGE AREA (sq.ft.) | ASSESSMENT  | OVER-SIZING ACRES | ASSESSMENT | SERVICE CONN. CHARGE | TOTAL COST  |
| Fraley Heights<br>#7 36 | STOLL, A. J.<br>3015 N.E. 143rd Place<br>Portland, OR 97230                               | 262nd Avenue<br>Troutdale, OR   | 40,364                 | \$ 2,276.85 | 2.62              | \$ 43.28   | \$ 235               | \$ 2,555.13 |
| 36                      | <del>ROBERTS, Billy C.</del> <i>Don Douglas</i><br>745 Cedar Avenue<br>Fairview, OR 97024 | 262nd Avenue<br>Troutdale, OR   | 10,800                 | \$ 609.21   | 0.27              | \$ 4.46    | \$ 235               | \$ 848.67   |
| #5 36                   | HARDY BUILT HOMES, Inc.<br>Rt. 3, Box 395<br>Gresham, OR 97030                            | 262nd Avenue<br>Troutdale, OR   | 8,696                  | \$ 490.52   | 0.20              | \$ 3.30    | \$ 235               | \$ 728.82   |
| #4 36                   | HILL, Sherman C. &<br>Winifred<br>4906 S.E. Harrison<br>Portland, OR 97214                | 262nd Avenue<br>Troutdale, OR   | 7,210                  | \$ 406.70   | 0.17              | \$ 2.81    | \$ 235               | \$ 644.51   |
| 51 35                   | LAUDERBACK, L. R. - <i>Harrison McKnight</i><br>Rt. 2, Box 393<br>Gresham, OR 97030       | S.E. Stark St.<br>Troutdale, OR |                        |             | 5.03              | \$ 83.09   |                      | \$ 83.09    |
| 35                      | SCHMITT, Walter A. &<br>Paula J.<br>Rt. 2, Box 921<br>Troutdale, OR 97060                 | S.E. Stark St.<br>Troutdale, OR |                        |             | 1.20              | \$ 19.82   |                      | \$ 19.82    |
| 35                      | MONTECUCCO, Paul et al<br>Rt. 3, Box 412<br>Canby, OR 97013                               | S.E. Stark St.<br>Troutdale, OR |                        |             | 37.00             | \$ 611.21  |                      | \$ 611.21   |

PRELIMINARY ASSESSMENT ROLL

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| PROPERTY DESCRIPTION |  |                                    | ASSESSMENT              |              |                   |                      |                       |
|----------------------|--|------------------------------------|-------------------------|--------------|-------------------|----------------------|-----------------------|
| LOT SECTION          | LEGAL OWNER & ADDRESS  | PROPERTY ADDRESS                   | FRONTAGE AREA (sq. ft.) | ASSESSMENT   | OVER-SIZING ACRES | SERVICE CONN. CHARGE | TOTAL COST            |
| 40 35                | SNIDER, Eleanor<br>Rt. 2, Box 926<br>Troutdale, OR 97060                   | S.E. Stark Street<br>Troutdale, OR |                         |              | 27.15             | \$ 448.49            | \$ 448.49             |
| 17 35                | SNIDER, Eleanor<br>Rt. 2, Box 926<br>Troutdale, OR 97060                   | S.E. Stark Street<br>Troutdale, OR |                         |              | 9.69              | \$ 160.07            | \$ 160.07             |
| 67 35                | HENSLEY, James E. &<br>Barbara A.<br>Rt. 3, Box 862<br>Troutdale, OR 97060 | S.E. Stark Street<br>Troutdale, OR |                         |              | 1.00              | \$ 16.52             | \$ 16.52              |
|                      |  |                                    | 1,301,756               | \$ 73,429.71 | 262.26            | 4,332.30             | \$ 7,045 \$ 84,807.01 |

Frontage Area Assessment Rate = \$0.056408/SF

Over-sizing Costs Area Assessment Rate = \$16.519/Acre

# Subdivision Lot