

# Lakeview Urban Renewal Report



report accompanying the Lakeview Urban Renewal Plan
cember 12, 2023
Catalyst Public Policy Advisors

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# **Urban Renewal Report Contents**

Oregon Revised Statutes 457.087 requires an Urban Renewal Report to accompany the adoption of an Urban Renewal Plan. This Urban Renewal Report (the "Report") meets the statutory requirement for the Lakeview Urban Renewal Plan (the "Plan").

This report contains nine sections with information as required by statute:

- (1) A description of the physical, social and economic conditions in the urban renewal areas of the Plan and the expected impact, including the fiscal impact, of the Plan in light of added services or increased population;
- (2) Reasons for the selection of each urban renewal area in the Plan;
- (3) The relationship between each project to be undertaken under the Plan and the existing conditions in the urban renewal area;
- (4) The estimated total costs for each project and the sources of moneys to pay the costs;
- (5) The anticipated completion date for each project;
- (6) The estimated amount of money required for each urban renewal area under ORS 457.420 to 457.470 and the anticipated year in which indebtedness will be retired or otherwise provided for under ORS 457.420 to 457.470;
- (7) A financial analysis of the Plan with sufficient information to determine the feasibility of the Plan;
- (8) A fiscal impact statement that estimates the impact of the tax increment financing, both until and after the indebtedness is repaid, upon all districts levying taxes upon property in the urban renewal area; and
- (9) A relocation report that includes:
- (a) An analysis of existing residents or businesses required to relocate temporarily or permanently as a result of the urban renewal agency's actions under ORS 457.170;
- (b) A description of the methods to be used for the temporary or permanent relocation of persons living, and businesses situated, in the urban renewal area, in accordance with ORS 35.500 to 35.530; and
- (c) An enumeration, by cost range, of the existing housing units in the urban renewal areas of the Plan to be destroyed or altered and the new units to be added. [2019 c.580 §4]

Oregon Revised Statutes (ORS) 457.420 limits a municipality's total assessed value and the total land area in an urban renewal area at its establishment to 25% for cities under 50,000 in population.

The frozen base in the Plan Area, including all real, personal, personal, manufactured, and utility properties, is estimated at \$37,568,841, or 24.89% of Lakeview's total FY22 assessed value of \$150,958,365. The Plan Area contains 212 acres (or 8.9%) of Lakeview's total land area of 2,372 acres. This Plan meets both conditions and complies with the statutory limits of ORS 457.420. Exhibit A of this Report provides tax lots included in the URA Plan. The legal description for the Plan Area is in Exhibit B.

### Section 1. Socioeconomic Conditions and Plan Impacts

This section describes the physical, social, and economic conditions in the Plan's urban renewal areas and the Plan's expected impact, including the fiscal impact, of the Plan in light of added services or increased population, as required by ORS 457.087(1).

The Plan's principal aim is to address a chronic housing shortage in Lakeview. The cause for this shortage is multifactorial but can primarily be attributed to blight conditions resulting from the decline in natural resources industries and the boom-bust cycle that characterizes many rural economies in Oregon.

#### **Deficiencies in Housing Production**

In 2020, Lake County permitted only eight homes, ranking in the state's bottom quintile for housing production (Figure 1). Between 2014 and 2018, the Town of Lakeview permitted six new dwelling units, an average of 1.2 homes per year, four of which (67%) were manufactured homes.

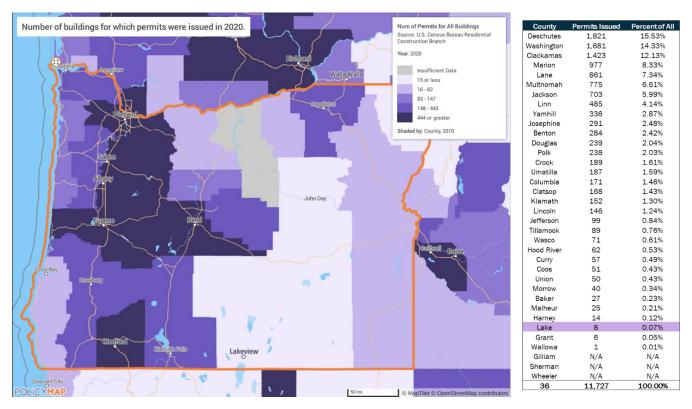


Figure 1. Housing permits in 2020 by county

Lakeview's Economic Opportunities Analysis (EOA) identified housing for seniors as both a need and a potential driver for economic recovery. As noted in the EOA, "Housing for seniors with services (i.e., medical services or housekeeping services) may be an important type of service to support Lake County's aging population. An aging population in Lake County will also increase the need for in-home caregivers, presenting another opportunity for entrepreneurs and microenterprise development.<sup>17</sup>

The EOA also identifies insufficient workforce housing as an economic deterrent: "The lack of workforce housing is a significant barrier to economic development in Lakeview. Through development of the Housing Needs Analysis (HNA) for Lakeview...employers reported a range of housing issues that prevent them from recruiting

staff...[including] very poor condition housing, lack of high amenity housing for business management, and insufficient housing for seasonal workers. Without opportunities for development or rehabilitation of housing, businesses will continue to have difficulties filling vacant positions and other businesses may choose not to locate...in Lakeview. The City and County will need to address these housing issues in order to provide opportunities for businesses to grow in Lakeview.<sup>2</sup>"

#### **Housing and Servicable Land Constraints**

The Lakeview Housing Policies and Actions memorandum presents approaches to addressing these issues, which is part of the HNA project. As identified in the HNA, housing demand in Lakeview will not be driven by population growth. The Town does not need new dwelling units to accommodate projected population change through 2039<sup>3</sup>. Instead, the Town's challenge will be to stimulate growth by investing in replacing its aging housing stock and attracting new housing developers to spur the recreation and retirement economies and address the needs of Lakeview's aging population. The poor condition of Lakeview's existing housing will require rehabilitation or replacement of some current housing stock and investment in a wider variety of housing types, such as housing for seniors with universal design standards, multifamily housing, or small-lot, single-family housing that is comparatively affordable<sup>4</sup>.

Among the most pressing socioeconomic issues identified in the HNA are<sup>5</sup>:

- Poor housing conditions. Nearly 55% of Lakeview's housing was built before 1950. Only 20% of
  Lakeview's housing has been built since 1990. Poor conditions are evident in all types of housing,
  especially mobile homes or manufactured housing, as well as stick-built single-family detached housing.
- Lack of quality housing as a barrier to economic development. Several large employers have difficulty attracting workers to Lakeview because of the poor housing conditions and lack of housing choices. People have difficulty finding rental or ownership opportunities for homes in good condition.
- **Seasonal employment.** There is insufficient housing for seasonal workers in Lakeview. Lakeview employers often have seasonal workers (present in the late spring through early fall), such as Forest Service or BLM employees or wildfire fighters—the demand increase from seasonal housing strains the already overly tight housing market.
- Lack of affordable and high-amenity housing. Lakeview has a housing deficit for extremely low-income and low-income residents. Lakeview also needs housing affordable to higher-income households as the community lacks higher-amenity housing.
- Deficient services. Lakeview has a large surplus of land capacity for all housing types, but the
  serviceability of land is a significant barrier to residential development. Lakeview's water lines are in an
  advanced state of disrepair, impeding growth for new employers and prospective homebuilders.
  Lakeview has enough unconstrained and partially vacant land to accommodate 1,000 to 1,300 new
  households if all lands were serviceable today.
- Lack of multifamily housing land. Lakeview has relatively little land for multifamily development. Lakeview only has 13 acres of land in the Residential Multifamily zone. Much of this land is in an area with slopes, making it more challenging to develop multifamily housing.

<sup>&</sup>lt;sup>1</sup> Economic Opportunities Analysis for Cities in Lake County, ECONorthwest, June 2019, page ix.

<sup>&</sup>lt;sup>2</sup> Ibid, page xiii.

<sup>&</sup>lt;sup>3</sup> Town of Lakeview and City of Paisley Housing Needs Analyses, ECONorthwest, June 2019, page x.

<sup>&</sup>lt;sup>4</sup> Ibid, page xi.

<sup>&</sup>lt;sup>5</sup> Ibid, pages xi-xii.

#### **Low-to-Moderate Household Incomes**

Lakeview is a community with predominantly low-to-moderate-income households. One-third of Lakeview households earn less than \$25,000 annually. Half of Lakeview households earn less than \$50,000 annually (Figure 2). While housing is generally more affordable in Lakeview than elsewhere in Oregon, lower household earnings significantly contribute to residents' inability to build, own, and rent new housing. About 32% of Lakeview's households are considered cost-burdened.<sup>6</sup>

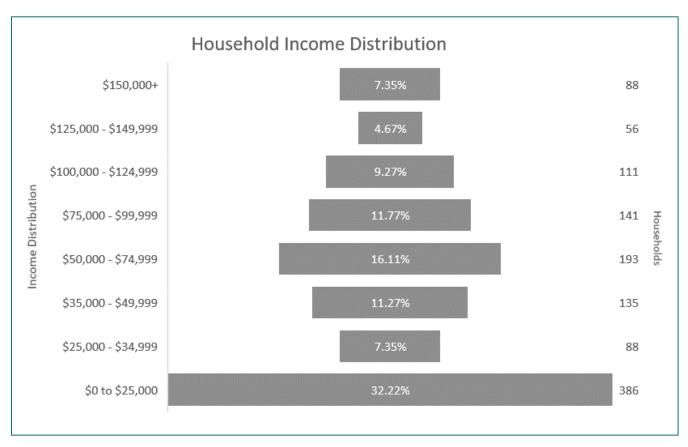


Figure 2. Household Income Distribution by income range and number of households

#### **Declining and Aging Population**

While Lakeview's population has declined since 1990, those aged 60 and older have increased. From 2000 to 2012-2016, the number of individuals aged 60 and older increased by 66 people (10%) in Lakeview. This has increased the demand for housing for retirees, which will continue to grow over the next 20 years as the Baby Boomers continue to age and retire. Lakeview's ability to retain these residents hinges on its ability to create age-in-place housing where residents can age with dignity and in a safe and secure environment. As noted in the HNA, "Growth in the number of seniors throughout Lake County will result in demand for housing types specific to seniors, such as small and easy-to-maintain dwellings, assisted living facilities, or age-restricted developments."

<sup>&</sup>lt;sup>6</sup> Ibid., page 55.

<sup>&</sup>lt;sup>7</sup> Ibid, page 38.

# "Lakeview lost 226 residents from 1990 to 2017, decreasing by 9%."

Conversely, residents aged 23 to 43 are referred to as the Millennial generation and account for the largest share of the population in Oregon today. The forecast for Lake County shows a shift in Millennials from about 18% of the population in 2020 to about 30% in 2040. Lakeview's ability to retain people in this age group will depend, in large part, on whether the community has housing opportunities that both appeal to and are affordable to Millennials. Retaining Millennials will also depend on the availability of housing types (such as townhouses, cottages, duplexes, similar-scale multifamily housing, and apartments) and the availability of jobs.<sup>8</sup>

#### **Summary and Expected Fiscal Impacts**

The EOA and HNA, updated in 2019, provide sufficient socioeconomic data to support the need for a significant investment in all types of new housing stock. Lakeview's Plan will allow the Urban Renewal Agency to invest up to \$45,000 per housing unit to create an accelerated housing development program, with incentives available at each stage of the development process, from concept through lease-up or final sale.

The estimated cost of the URA Plan is \$12,220,562 in total program expenditures over the twenty-year life of the URA, with a maximum indebtedness of \$4,736,810. Annual program expenses range from \$90,721 in year one to a peak of \$1,087,359 in year 12. Cost assumptions are detailed in Section 4 of this Report.

<sup>&</sup>lt;sup>8</sup> Ibid, pages 38-39.

### Section 2. Reasons for Selecting the Plan Area

The Plan Area was selected based on feedback from the Town Manager and after reviewing the results of the EOA, HNA, and other studies, including the Town's transportation system plan and comprehensive land use plan.

Lakeview's vacant land can accommodate approximately 998 to 1,286 new dwelling units. The URA Plan is designed to accommodate 200 new homes, roughly 20 percent of the buildable lands within the town limits, plus 50 renovations and 30 manufactured homes preserved or replaced.

The Plan anticipates that about 85 percent of the new homes will be single-family detached, 5 percent will be single-family attached, and 10 percent will be multifamily or manufactured homes.

The Plan also allows for commercial, mixed-use, and industrial buildings to be built with Plan incentives to accommodate workforce housing and as a driver for workforce housing demands.

Plan Area tax lots were selected after reviewing the HNA Buildable Lands Inventory and residential constraints in the HNA. The final Plan Area consists of 212 acres, or 8.9% of Lakeview's total land area of 2,372.6 acres.

A detailed map is shown in Figure 3 and Appendix A.

The Plan Area map is available online at:

https://harneycounty.maps.arcgis.com/apps/webappviewer/index.html?id=8561f161da2f43dba017642c423cb3c6

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<sup>&</sup>lt;sup>9</sup> Ibid, page 82.

# Section 3. Relationship between Projects and Existing Conditions

This section addresses the relationship between each project to be undertaken in the Plan and the existing conditions in the urban renewal area, as required by ORS 457.087(3).

The Lakeview Urban Renewal Plan is a series of ten project or program areas the board recommends to help revitalize the Town of Lakeview through public and private-sector investment. They are:

- 1) Planning and code assistance;
- 2) Land acquisition and due diligence;
- 3) Predevelopment incentives;
- 4) Infrastructure investment program;
- 5) Land development incentives;
- 6) System development charge payments;
- 7) New construction incentives;
- 8) Renovation incentives;
- 9) Research and development activities, administration, and interest; and
- 10) Manufactured and Modular Home Preservation and Development.

**Program Area No. 1) Planning and Code Assistance.** URA funds may be used to streamline Lakeview's zoning code and other ordinances, including planning assistance in the form of:

- Administrative and procedural reforms within Lakeview's Planning Department;
- Expedited or fast-tracked building permits;
- Code amendments to allow smaller residential lots, adjust minimum densities, and create new maximum lot sizes;
- Allowing clustered residential development;
- Inclusionary zoning and zone re-designations;
- Promoting infill development;
- Permitting accessory dwelling units (ADUs);
- Allowing Duplexes, Cottage housing, Townhomes, Row Houses, and Tri- and Quad-Plexes in single-family zones:
- Allowing Tiny Homes;
- Creating co-housing arrangements; and
- Creating and administering specific programs for home ownership, rental assistance, or building rehabilitation.

This project aims to allow Lakeview to create tailored solutions to address its most pressing housing needs within the boundaries of the urban renewal area. Planning capacity is a noted deficiency for most rural communities and is actively being discussed in legislation like the 2023 House Bill 2001, which establishes the Governor's principles and priorities for housing production statewide.

House Bill 2001 specifically identifies the need for housing that is safe, accessible, and affordable in the community of their choice for every Oregonian. Building enough equitable housing is recognized as a statewide priority, with the development and implementation of the housing production strategy as the focal point. Expertise, technical assistance, model ordinances, and other tools and resources to address housing production

are being provided to local governments under this legislation. However, this will still require local land use decisions, planning, and code amendments to be adopted into Lakeview's code to achieve fair and equitable housing outcomes. This program area allows Lakeview's Urban Renewal Agency, to the greatest extent possible, to take actions within its control to facilitate the production of housing, remove barriers to housing production, and create pathways for the development of needed housing within the URA boundaries.

**Program Area No. 2) Land acquisition and due diligence.** This program area of the URA Plan is designed to facilitate public-private partnerships to develop new housing within the plan area on land that requires redevelopment. Expressly, this program authorizes the URA to engage in the following types of activities:

- Parcel assembly, including the Town's ability to purchase lands for land aggregation or site assembly;
- ► Land banks to support housing development by reducing or eliminating land costs from development to increase the affordability of housing and mixed-use developments;
- Facilitating land trusts to own land and sell or lease housing to income-qualified buyers;
- Acquire and/or dispose of land through expedited land purchase and sale procedures for development or redevelopment.

The URA Plan Area consists of nine distinct neighborhoods or areas of the town that make up 382 tax lots at the time of the Plan's adoption. Neighborhoods in each plan area may require land acquisition and/or due diligence to facilitate third-party investments to create more buildable lands within the Plan area, specifically on parcels in neighborhoods with low Improvement-to-Land (I:L) ratios (Table 1).

Neighborhoods with improvement ratios between 0 and 1 include properties that have either no improvements or improvements with values less than the land value. Thirty-five percent of the properties in the URA meet this criteria. The improvements on these properties are worth less than the land they sit on. For the purposes of this report, acquisition expenses refer to any costs associated with obtaining control of a site within the Plan Area for future construction, reconstruction, or improvement.

Table 1. URA Plan Areas with Improvement Ratios by Neighborhood

Neighborhood	Description	No. of Lots	I:L Ratio
Creekside Subdivision  Downtown Corridor  Lakeview Lumber  Manufactured Home Area  Mitchell Tiny Homes  N. 140  North Central Lakeview	Creekside subdivision  Downtown corridor  Lots around Lakeview Lumber Co.  Lots near Roberta and 2 <sup>nd</sup> Avenue  Small residential lots at Roberta & Missouri  Lots north of Hwy 140  Lots in north and central Lakeview	26 137 23 3 36 40 117	1.5 5.7 1.6 0.0 0.4 2.4 2.7

**Program Area No. 3) Predevelopment Incentives.** This program allows the URA to provide mechanisms to predevelopment costs, including fee waivers or credits for planning and preliminary design activities, using tax increment financing from the URA Plan Area. Predevelopment costs are those associated with activities that provide the URA and its investors the opportunity to identify and assess potential infrastructure projects and modifications to existing infrastructure projects and to advance those projects from the conceptual phase to actual construction. Predevelopment expenses include various costs related to determining the feasibility of a particular project, such as preliminary financial applications, legal fees, architectural fees, and engineering fees. These activities may include, but are not limited to:<sup>10</sup>

- Project planning, feasibility studies, economic assessments and cost-benefit analyses, and public benefit studies and value-for-money analyses;
- Design and engineering;
- Financial planning (including the identification of funding and financing options);
- Permitting, environmental review, and regulatory processes;
- Assessing the impacts of potential projects on the area, including the effect on the community, the environment, the workforce, wages, and benefits, as well as assessment of infrastructure vulnerability and resilience to climate change and other risks; and
- Public outreach and community engagement.

**Program Area No. 4) Infrastructure Investment Program.** The Lakeview Urban Renewal Agency may directly complete infrastructure improvements for horizontal improvements determined by the URA Board to help facilitate and achieve improvements specified in a development agreement that ties the improvements to a specific qualifying project.

Examples of qualifying projects could include infrastructure for:

- Redevelopment projects, such as mixed-use or infill housing developments;
- ► Streetscape improvements, including new lighting, trees, and sidewalks;
- Land assembly for public as well as private reuse;
- ► Transportation enhancements, including intersection improvements;
- Historic preservation projects; and
- Parks and open spaces.

**Program Area No. 5) Land Development Incentives.** The URA may incentivize developers to develop housing units and other buildings within the Plan Area. These will typically be through a joint development agreement with the developer, builder, or property owner that stipulates the development and the amount and timing of the incentive contributions. These incentives can be:

- ► A direct contribution of funds;
- A rebate of a portion of property taxes paid;
- Financial or in-kind contributions to the developer for infrastructure development;
- An agreement for the URA to complete infrastructure improvements that are otherwise required as a condition of development approval; or
- A combination of the above.

<sup>&</sup>lt;sup>10</sup> See Predevelopment Costs for Public-Private Partnership Projects – Frequently Asked Questions, available at <a href="https://www.fhwa.dot.gov/ipd/pdfs/p3/qa">https://www.fhwa.dot.gov/ipd/pdfs/p3/qa</a> predevelopment costs.pdf

**Program Area No. 6) System Development Charge Payments.** This program authorizes the URA to make payment of system development charges (SDCs) for property owners who improve qualifying properties within the URA Plan Area. Lakeview currently has no impact fees or SDCs. However, suppose such are adopted in the future by the Town Council. In that case, the URA may participate by crediting these fees through an SDC rebate program or by prepaying fees on behalf of qualifying applicants in the Plan Area.

SDC's will enable the Town to recover costs needed to sustain future investment in water, sewer, and street infrastructure and operate and maintain these systems in good working condition and compliance with required statutes and regulations. General ongoing maintenance and repair have been a chronic issue for Lakeview due to low growth rates and a lack of user revenue to maintain its infrastructure. This program will assist with cost recovery while encouraging growth.

**Program Area No. 7) New Construction Incentives.** This program allows the URA to provide cash rebates or loans on new residential construction based on a qualifying property's assessed value increase. The URA may lend to moderate-income housing developers (60 to 120 percent area median income (AMI)) to develop housing, infrastructure, or other public improvements supporting housing, including transportation and utility improvements or street and utility extensions.

The cost to build new homes and finance new construction is steadily rising in Lakeview and nationwide. This program area will let the URA create tailored incentives to encourage vertical improvements for new housing within the Plan Area. Financing incentives under this program area are limited to missing-middle housing, defined as homes valued at or rented at prices affordable to 60 to 120 AMI households. These values will be indexed to the AMI and Fair Market Rent (FMR) tables for Lake County, updated and published annually by the U.S. Department of Housing and Urban Development (HUD). The URA board will adopt and consistently apply a standard methodology for determining affordability under this program.

**Program Area No. 8) Renovation Incentives.** The URA may provide cash rebates (based on the increase in the property's assessed value) on substantial improvements to building facades, structural repairs, major renovations, and additions that add additional square footage or living space to buildings within the Plan Area.

Program Area No. 9) Administration, Interest, Research and Development. Certain R&D activities may be promoted or undertaken by the URA to encourage innovation in new building materials and approaches that have the potential to streamline construction, increase efficiency or reduce costs for local developers and property owners in the Plan Area. Program 9 also accounts for administrative and interest costs and is determined on a per unit basis as shown in Section 4. At its discretion, this program area also allows for the URA board of directors to remit the estimated three percent tax increase of the frozen base to the special districts within the Plan Area.

**Program Area No. 10) Manufactured and Modular Home Preservation and Development Assistance.** The URA may provide incentives for refurbishments, restoration, or replacement of manufactured and modular housing to address blight conditions, including renovation of homes and manufactured home parks within the Plan Area.

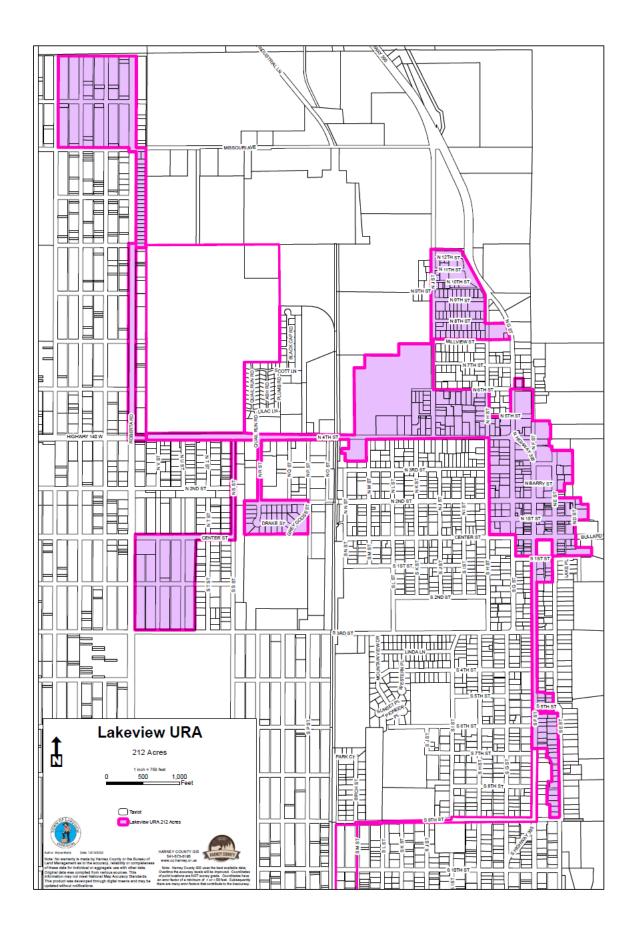


Figure 3. Lakeview URA Plan Area

# Section 4. Project Cost Estimates; Sources and Uses of URA Funds

Total program and administration cost estimates and revenues in constant 2023 dollars are shown in Table 2. The Cumulative Tax Increment Financing receipts projected for the URA are \$12,218,887. The estimated expense by Program Area are also included in Table 2. The maximum indebtedness of the Plan is \$4,736,810 which is the estimated cost to finance the projects included in the Plan after accounting for tax receipts in the Plan Area.

Table 2. URA Financing and Costs by Program Area

URA Financing	
Maximum Indebtedness	\$4,736,810
Cumulative TIF	\$12,220,562
Change in Tax Receipts	2.8x
Debt-to-Income Ratio	39%
Costs By Program	
Program 1) Planning and Code Assistance	\$140,000
Program 2) Land acquisition and due diligence	\$280,000
Program 3) Predevelopment incentives	\$280,000
Program 4) Infrastructure investment	\$1,400,000
Program 5) Land development incentives	\$1,400,000
Program 6) SDC Payments	\$2,100,000
Program 7) New construction incentives	\$3,246,255
Program 8) Renovation Incentives	\$341,152
Program 9) Research and development activities	\$2,807,489
Program 10) Manuf. Home Preservation/Dev.	\$223,991
Program Expenses	\$12,218,887

The Plan assumes that the URA board will use state funds through the Regional Rural Revitalization (R3) program or other state grants to fund the programs until the TIF revenue accrues. As allowed in ORS 457.190, an urban renewal agency may borrow money and accept advances, loans, grants, and any other form of financial assistance from the federal government, the state, county, or other public body, or any sources, public or private, to undertake and carry out urban renewal projects.

Lakeview's URA Plan and ORS 457 authorize the URA board to undertake all things necessary or desirable to secure such financial aid, including obligating itself in any contract with the federal government for federal financial aid to convey to the federal government the project to which the contract relates upon the occurrence of a substantial default thereunder, in the same manner as a housing authority may do to secure such aid in connection with blighted area clearance and housing projects under the Housing Authorities Law.

The Agency can review and update fund expenditures and allocations annually when preparing its annual budget. The URA board may increase the maximum indebtedness on July 1 of each year by the index used in the urban renewal report to compute the future costs of projects financed under the Plan. This index and expenditure report is included in Exhibit C of this Report.

Table 3. Program Expenditures and Maximum Expenses by Program Area

Assumptions	Est. Cost	Maximum	Notes
Program 1	\$500	\$500	Reimbursable credit toward planning application fees per unit
Program 2	\$1,000		Reimbursable credit toward due diligence expenses
Program 3	\$1,000	\$12,000	Reimbursable incentive for land use planning costs
Program 4	\$5,000	Ψ12,000	Infrastructure investment per unit
Program 5	\$5,000		Land development incentive per unit
Program 6	\$7,500	\$7,500	SDC Credit per unit (paid by URA to Town)
Program 7	7%		Rebate for new home construction
Program 8	<b>15</b> %	Varies by	Rebate for major renovations
Program 9	\$10,027	Program	Administrative Costs, Interest, and R&D Investment per unit; plus tax remittance to special districts if available and approved by the board
Program 10	5%		Per unit rebate for manufactured home preservation assistance
Total		\$45,000	Total Rebate from All Programs Per Unit

The Plan assumes a range of expenditures that will vary depending on the program combination. Maximum limits for Program 1 are set at \$500. Programs 2 through 5 may be used in any combination, but the combined value may not exceed \$12,000. SDC Credits for Program 6 are capped at a maximum of \$7,500. Incentives under Programs 7-10 will vary depending on the type of units built. Regardless of the combination of programs used, the maximum benefit available per dwelling unit shall not exceed \$45,000 in 2023 constant dollars. The URA board shall establish program standards and operating procedures to ensure that applications are evaluated consistently with the terms of the URA Plan and this Report. The board may elect to adjust these thresholds.

The following scenarios provide two examples of how the combination of programs may be used in practice.

#### Scenario 1) Major renovation to an existing building

A building owner in the Plan Area applies for funding to renovate a large mixed-use building in the downtown area. The owner estimates the renovations will be assessed at \$350,000 upon completion. The owner requests \$500 toward planning fee credits (Program 1), \$11,000 toward due diligence costs (Program 2), and \$1,000 toward planning costs (Program 3), for a total of \$12,500. The owner's estimated increase in assessed value of \$350,000 would typically be eligible for a 15 percent rebate, equivalent to \$52,500. However, because they have requested \$12,500 in planning expense credits and the URA will receive \$9,855 for administrative costs, this leaves a balance of \$22,645 that can be issued under Program 8, since regardless of the combination of programs used, the maximum incentive payable under the program is \$45,000.

Assumptions	Est. Cost	Maximum	Notes
Program 1	\$500	\$500	Reimbursable credit toward planning application fees per unit
Program 2	\$11,000		Reimbursable credit toward due diligence expenses
Program 3	\$1,000	\$12,000	Reimbursable incentive for land use planning costs
Program 4	<b>\$</b> 0	Ψ12,000	Infrastructure investment per unit
Program 5	<b>\$</b> 0		Land development incentive per unit
Program 6	\$0	\$0	SDC Credit per unit (paid by URA to Town)
Program 7	<b>\$</b> 0		Rebate for new home construction
Program 8	\$22,645	Varies by	Rebate for major renovations
Program 9	\$9,855	Program	Administrative Costs, Interest and R&D Investment per unit
Program 10	\$0		Per unit rebate for manufactured home preservation assistance
Total	\$45,000	\$45,000	Total Rebate from All Programs Per Unit

#### Scenario 2) New home construction on an undeveloped lot

In this scenario, a landowner applies to build a new single-family home on its own lot. The lot currently has no services. The owner applies for \$500 in application fee reimbursement (Program 1), \$4,000 in land use planning costs (Program 3), and \$8,000 in infrastructure investment for new water and sewer connections (Program 4). Because new sewer and water connections are being made, the owner also requests SDC credits of \$7,500 (Program 6). Accounting for administrative cost recovery by the URA (Program 9), the balance available to the landowner for new construction incentives is \$15,145 (Program 10).

Assumptions	Est. Cost	Maximum	Notes
Program 1	\$500	\$500	Reimbursable credit toward planning application fees per unit
Program 2	<b>\$</b> 0		Reimbursable credit toward due diligence expenses
Program 3	\$4,000	\$12,000	Reimbursable incentive for land use planning costs
Program 4	\$8,000	\$12,000	Infrastructure investment per unit
Program 5	<b>\$</b> 0		Land development incentive per unit
Program 6	\$7,500	\$7,500	SDC Credit per unit (paid by URA to Town)
Program 7	\$15,145		Rebate for new home construction
Program 8	<b>\$</b> 0	Varies by	Rebate for major renovations
Program 9	\$9,855	Program	Administrative Costs, Interest and R&D Investment per unit
Program 10	\$0		Per unit rebate for manufactured home preservation assistance
Total	\$45,000	\$45,000	Total Rebate from All Programs Per Unit

#### Timing of incentive payments

Regardless of the combination of programs used, no payments will be made to applicants under any program until assets are realized on the tax rolls. For example, the first assessment or reassessment of the property will occur on January 1 following the improvements. The Lake County Assessor's Office will issue tax statements in the fall (typically early October). Upon receipt of the Assessor's official tax statement, the Lakeview URA board will approve the incentive payments for the property. Suppose the property improvements are partially complete as of January 1. In that case, the URA board will issue a partial payment based on the change in assessed value certified by the Assessor for the first year of the improvements. It will allocate a subsequent payment a year later for the difference in assessed value at the end of year two, and so on until the project is complete. An example of cash flows for incentive payments based on Scenario 2 is shown in the table below.

Assumptions	Est. Cost	Maximum	Year 1 Incentive Payment	Year 2 Incentive Payment
Program 1	\$500	\$500	\$500	
Program 2	<b>\$</b> 0			
Program 3	\$4,000	\$12,000	\$4,000	
Program 4	\$8,000	φ12,000	\$8,000	
Program 5	<b>\$</b> 0			
Program 6	\$7,500	\$7,500	\$7,500	
Program 7	\$15,145			\$15,145
Program 8	<b>\$</b> 0	Varies by		
Program 9	\$9,855	Program		\$9,855
Program 10	\$0			
Total	\$45,000	\$45,000	\$20,000	\$25,000

The tax impacts of the URA's frozen base on each tax jurisdiction are estimated in the table below (Table 4). Program Area 9 allows the URA board of directors, at its sole discretion, to remit the frozen base's estimated tax receipts to the special districts. For example, by a motion of the board, they may remit in the first year of the program \$512.36 to the County Library, \$269.59 to the County Extension Office, and \$257.99 to the Lake Cemetery District to effectively remove the tax burden of this program from these smaller jurisdictions. This benefit may also be extended to the Health District and Lake County ESD. Lakeview School District 7 is not affected by the Urban Renewal Area and is only shown for accounting purposes.

Table 4. Annual impact of frozen base to tax jurisdictions.

Frozen Base Tax Impacts	<u>1/13/2024</u>	<u>1/31/2025</u>	<u>1/31/2026</u>	<u>1/31/2027</u>	<u>1/31/2028</u>	<u>1/31/2029</u>	<u>1/31/2030</u>	<u>1/31/2031</u>	<u>1/31/2032</u>	<u>1/31/2033</u>
3% Increase to Frozen Base		\$1,127,065	\$1,160,877	\$1,195,704	\$1,231,575	\$1,268,522	\$1,306,578	\$1,345,775	\$1,386,148	\$1,427,733
County General Fund		\$4,239.91	\$4,367.10	\$4,498.12	\$4,633.06	\$4,772.05	\$4,915.21	\$5,062.67	\$5,214.55	\$5,370.99
County Library		\$512.36	\$527.73	\$543.57	\$559.87	\$576.67	\$593.97	\$611.79	\$630.14	\$649.05
County Extension		\$269.59	\$277.68	\$286.01	\$294.59	\$303.43	\$312.53	\$321.91	\$331.57	\$341.51
Health District		\$2,289.18	\$2,357.86	\$2,428.59	\$2,501.45	\$2,576.49	\$2,653.79	\$2,733.40	\$2,815.41	\$2,899.87
Lake Cemetery District		\$257.99	\$265.72	\$273.70	\$281.91	\$290.36	\$299.08	\$308.05	\$317.29	\$326.81
Town of Lakeview		\$7,375.18	\$7,596.43	\$7,824.33	\$8,059.05	\$8,300.83	\$8,549.85	\$8,806.35	\$9,070.54	\$9,342.65
Lakeview School District 7		\$5,153.39	\$5,307.99	\$5,467.23	\$5,631.25	\$5,800.19	\$5,974.19	\$6,153.42	\$6,338.02	\$6,528.16
Lake County ESD		\$717.26	\$738.78	\$760.95	\$783.77	\$807.29	\$831.51	\$856.45	\$882.14	\$908.61
Total (All Jursidcitions)		\$20,814.87	\$21,439.31	\$22,082.49	\$22,744.97	\$23,427.32	\$24,130.13	\$24,854.04	\$25,599.66	\$26,367.65
Total (Special Districts - Nor	n-Edu.)	\$4,046.39	\$4,167.78	\$4,292.81	\$4,421.60	\$4,554.25	\$4,690.87	\$4,831.60	\$4,976.55	\$5,125.85

<u>1/31/2034</u>	<u>1/31/2035</u>	<u>1/31/2036</u>	<u>1/31/2037</u>	<u>1/31/2038</u>	<u>1/31/2039</u>	<u>1/31/2040</u>	<u>1/31/2041</u>	<u>1/31/2042</u>	<u>1/31/2043</u>	<u>1/31/2044</u>	<u>1/31/2045</u>
\$1,470,564	\$1,514,681	\$1,560,122	\$1,606,926	\$1,655,133	\$1,704,787	\$1,755,931	\$1,808,609	\$1,862,867	\$1,918,753	\$1,976,316	
\$5,532.12	\$5,698.08	\$5,869.02	\$6,045.09	\$6,226.45	\$6,413.24	\$6,605.64	\$6,803.81	\$7,007.92	\$7,218.16	\$7,434.70	\$0.00
\$668.52	\$688.57	\$709.23	\$730.51	\$752.42	\$775.00	\$798.25	\$822.19	\$846.86	\$872.27	\$898.43	\$0.00
\$351.76	\$362.31	\$373.18	\$384.38	\$395.91	\$407.79	\$420.02	\$432.62	\$445.60	\$458.97	\$472.73	\$0.00
\$2,986.86	\$3,076.47	\$3,168.76	\$3,263.83	\$3,361.74	\$3,462.59	\$3,566.47	\$3,673.47	\$3,783.67	\$3,897.18	\$4,014.09	\$0.00
\$336.61	\$346.71	\$357.11	\$367.83	\$378.86	\$390.23	\$401.93	\$413.99	\$426.41	\$439.20	\$452.38	\$0.00
\$9,622.93	\$9,911.62	\$10,208.97	\$10,515.24	\$10,830.70	\$11,155.62	\$11,490.29	\$11,834.99	\$12,190.04	\$12,555.74	\$12,932.42	\$0.00
\$6,724.01	\$6,925.73	\$7,133.50	\$7,347.51	\$7,567.93	\$7,794.97	\$8,028.82	\$8,269.68	\$8,517.77	\$8,773.31	\$9,036.51	\$0.00
\$935.87	\$963.94	\$992.86	\$1,022.65	\$1,053.33	\$1,084.93	\$1,117.47	\$1,151.00	\$1,185.53	\$1,221.09	\$1,257.73	\$0.00
\$27,158.68	\$27,973.44	\$28,812.64	\$29,677.02	\$30,567.33	\$31,484.35	\$32,428.88	\$33,401.75	\$34,403.80	\$35,435.92	\$36,498.99	\$0.00
\$5,279.62	\$5,438.01	\$5,601.15	\$5,769.18	\$5,942.26	\$6,120.53	\$6,304.14	\$6,493.27	\$6,688.07	\$6,888.71	\$7,095.37	\$0.00

### Section 5. Anticipated Project Completion Dates

All ten (10) project areas will operate for the life of the urban renewal area plan. The programs in this Plan are not discrete, one-time capital investments but are ongoing programs designed to incentivize residential construction and renovations to strengthen the local economy. The exact timing of expenditures for these programs will depend upon the demand from developers and property owners.

For planning purposes, this report assumes that housing production will occur on a standard S-curve, with fewer homes built in the initial years as awareness of the program grows and opportunities for development increase. The number of homes increases exponentially in the middle years of the program as more developers are attracted to the market, and then wanes again toward the later years as fewer properties that can be improved or built within the URA boundaries remain. This hypothetical S-curve is shown in Figure 4.

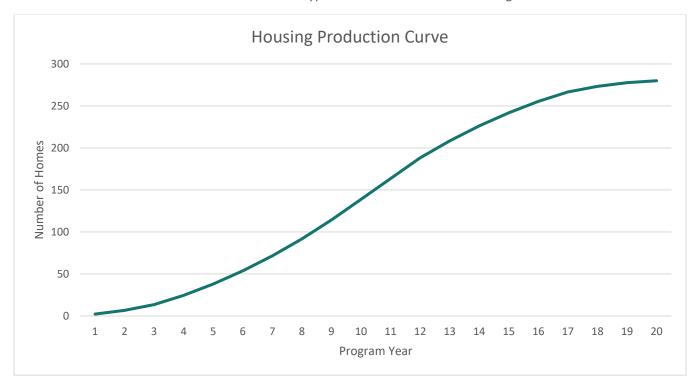


Figure 4. S-curve for anticipated housing production within the URA Plan Area

Housing production will likely be more staccato, with some years receiving more development and others less. This will not impact the total expenditures under the program or anticipated completion dates, but it will affect the timing of the cash flows, as described in Section 6.

All projects within the Plan Area will be completed within 20 years of the program adoption or by FYE 2043.

Table 5. URA Program Expenditures by Year of Execution

Year	1	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>9</u>	<u>10</u>
Year Ending	12/31/2023	12/31/2024	12/31/2025	12/31/2026	12/31/2027	12/31/2028	12/31/2029	12/31/2030	12/31/2031	12/31/2032
% Take Rate	0.0080	0.0160	0.0240	0.0400	0.0480	0.0560	0.0640	0.0720	0.0800	0.0880
New Buildings and Renovations	2	4	7	11	13	16	18	20	22	25
Program 1) Planning and Code Assistance	\$1,120	\$2,240	\$3,360	\$5,600	\$6,720	\$7,840	\$8,960	\$10,080	\$11,200	\$12,320
Program 2) Land acquisition and due diligence	\$2,240	\$4,480	\$6,720	\$11,200	\$13,440	\$15,680	\$17,920	\$20,160	\$22,400	\$24,640
Program 3) Predevelopment incentives	\$2,240	\$4,480	\$6,720	\$11,200	\$13,440	\$15,680	\$17,920	\$20,160	\$22,400	\$24,640
Program 4) Infrastructure investment	\$11,200	\$22,400	\$33,600	\$56,000	\$67,200	\$78,400	\$89,600	\$100,800	\$112,000	\$123,200
Program 5) Land development incentives	\$11,200	\$22,400	\$33,600	\$56,000	\$67,200	\$78,400	\$89,600	\$100,800	\$112,000	\$123,200
Program 6) SDC Payments	\$16,800	\$33,600	\$50,400	\$84,000	\$100,800	\$117,600	\$134,400	\$151,200	\$168,000	\$184,800
Program 7) New construction incentives	\$19,983	\$41,224	\$63,725	\$109,355	\$135,003	\$161,910	\$190,075	\$219,500	\$250,183	\$282,125
Program 8) Renovation Incentives	\$2,100	\$4,332	\$6,697	\$11,492	\$14,188	\$17,015	\$19,975	\$23,067	\$26,292	\$29,649
Program 9) Research and development activities	\$22,460	\$44,920	\$67,380	\$112,300	\$134,759	\$157,219	\$179,679	\$202,139	\$224,599	\$247,059
Program 10) Manuf. Home Preservation/Dev.	\$1,379	\$2,844	\$4,397	\$7,545	\$9,315	\$11,172	\$13,115	\$15,145	\$17,263	\$19,467
Annual Program Expenses	\$90,721	\$182,921	\$276,598	\$464,692	\$562,065	\$660,916	\$761,245	\$863,052	\$966,337	\$1,071,100

Year	<u>11</u>	<u>12</u>	<u>13</u>	<u>14</u>	<u>15</u>	<u>16</u>	<u>17</u>	<u>18</u>	<u>19</u>	<u>20</u>
Year Ending	12/31/2033	12/31/2034	12/31/2035	12/31/2036	12/31/2037	12/31/2038	12/31/2039	12/31/2040	12/31/2041	12/31/2042
% Take Rate	0.0880	0.0880	0.0720	0.0640	0.0560	0.0480	0.0400	0.0240	0.0160	0.0080
New Buildings and Renovations	25	25	20	18	16	13	11	7	4	2
Program 1) Planning and Code Assistance	\$12,320	\$12,320	\$10,080	\$8,960	\$7,840	\$6,720	\$5,600	\$3,360	\$2,240	\$1,120
Program 2) Land acquisition and due diligence	\$24,640	\$24,640	\$20,160	\$17,920	\$15,680	\$13,440	\$11,200	\$6,720	\$4,480	\$2,240
Program 3) Predevelopment incentives	\$24,640	\$24,640	\$20,160	\$17,920	\$15,680	\$13,440	\$11,200	\$6,720	\$4,480	\$2,240
Program 4) Infrastructure investment	\$123,200	\$123,200	\$100,800	\$89,600	\$78,400	\$67,200	\$56,000	\$33,600	\$22,400	\$11,200
Program 5) Land development incentives	\$123,200	\$123,200	\$100,800	\$89,600	\$78,400	\$67,200	\$56,000	\$33,600	\$22,400	\$11,200
Program 6) SDC Payments	\$184,800	\$184,800	\$151,200	\$134,400	\$117,600	\$100,800	\$84,000	\$50,400	\$33,600	\$16,800
Program 7) New construction incentives	\$289,049	\$295,973	\$247,825	\$225,325	\$201,565	\$176,547	\$150,270	\$92,050	\$62,626	\$31,942
Program 8) Renovation Incentives	\$30,377	\$31,104	\$26,044	\$23,680	\$21,183	\$18,554	\$15,792	\$9,674	\$6,581	\$3,357
Program 9) Research and development activities	\$247,059	\$247,059	\$202,139	\$179,679	\$157,219	\$134,759	\$112,300	\$67,380	\$44,920	\$22,460
Program 10) Manuf. Home Preservation/Dev.	\$19,944	\$20,422	\$17,100	\$15,547	\$13,908	\$12,182	\$10,369	\$6,351	\$4,321	\$2,204
Annual Program Expenses	\$1,079,229	\$1,087,359	\$896,308	\$802,631	\$707,475	\$610,842	\$512,730	\$309,855	\$208,048	\$104,763

# Section 6. Money required for the URA and the anticipated year in which indebtedness will be retired

The Plan assumes 200 new homes will be built, 50 existing homes will be substantially renovated, and 30 manufactured homes will be refurbished or replaced using the urban renewal incentive program, for a total of 280 dwelling units or buildings improved (Table 4). Estimated assessed values and the percentage of each unit type in the program were used to determine a unit ratio and composite assessed value for forecasting cash flows (Table 6).

Table 6. Buildings improved within the URA Plan Area

No. of Units	Program	Estimated Assessed Value	Unit Ratio	Composite Assessed Value
200	New Home	\$178,417	0.714285714	\$127,440.51
50	Renovation	\$35,000	0.178571429	\$6,250.00
30	Manufactured Home	\$114,900	0.107142857	\$12,310.71
280			1.0000	\$146,001

Specific assumptions for the cost estimates are described below, with all values expressed in constant 2023 dollars. The inflation index is shown in Exhibit C.

Program assumptions for Program incentives for new home construction (all values in 2023 constant dollars):

Average real market value of new homes: \$232,900

Changed property ratio for residential construction: 0.7660

Average assessed value of new homes: \$178,417Average assessed value of existing lots: \$30,000

Average net increase in assessed value per home: \$178,417

Average renovated assessed value: \$35,000

Total number of new homes participating in the program: 280

Duration of program: 20 years

This report assumes no more than 25 homes are built in any given year. This is a 25x increase over the Town's average production and would be considered an extreme increase in productivity. This report assumes production gradually increases from 2 units up to 25 over a ten-year period, remains at 25 units per year for three years, and then gradually declines until the program is retired in year 20 (Table 4).

Based on these assumptions, the annual cash flow (Exhibit C) remains negative for the program's life until Year 20, with cash flow deficits after expenses ranging from \$63,867 up to \$4,736,810 (the Plan's maximum indebtedness). This cash flow forecast will fluctuate and improve in years when fewer homes are built and decrease in years with more production.

# Section 7. Plan Feasibility and Financial Analysis

The complete financial analysis for the Plan is included in Exhibit C. Because the Plan is based on incentivizing homes after they are constructed and realized on the tax rolls, there is no real mechanism for determining the Plan is infeasible. In other words, if no new homes are built, and no buildings are improved, the total cash outflow will be zero, and the URA will only manage the increment based on the frozen tax base, which cannot increase by more than three percent annually.

The assumed Frozen Base assessed value of the URA is \$37,568,841. Under this "No Growth" scenario, the frozen base will generate \$20,815 in gross tax receipts in Year 1, which increases three percent annually to \$36,499 in gross tax receipts in Year 20, for a total of \$559,303 in gross taxes imposed from the frozen base over the life of the URA. This gross amount is subject to compression and deductions as affected by the Real Market Values of the properties within the URA boundaries and town limits.

This report assumes a modest Real Market Value growth rate of 3.15 percent in the Plan Area and that all 280 units are constructed or improved during the 20-year program life. This results in Program Revenue of \$6,040 in Year One, increasing to \$1,292,271 in Year 20, and cumulative (Gross) TIF program receipts of \$11,661,258 in 2023 dollars. Combining the frozen base and cumulative TIF revenues results in \$12,220,562 in anticipated cumulative TIF before compression and deductions.

## Section 8. Fiscal Impacts to Local Tax Jurisdictions

The Pre- and Post-URA Gross Taxes Imposed are shown in Table 7. Before the URA Plan begins, the Pre-URA gross taxes imposed across all jurisdictions were just over \$2.78M. In Year 21, following the retirement of the Plan, the Post-URA Gross Taxes Imposed are just over \$7.8M, resulting in a net increase to the tax base of 2.8 times its original gross taxes imposed. In other words, the URA Plan is anticipated to raise tax revenues by 2.8 times their original amount in 20 years. Deferred Tax Revenue of \$5,020,206 equals the Gross Tax Impacts to each jurisdiction.

Table 7. Pre-URA and Post-URA Gros Taxes Imposed

Tax Jurisdiction	Rate	Pre-URA Gross	Post -URA Gross	Deferred Tax Revenue
County General Fund	3.7619	\$567,890	\$1,590,487	\$1,022,596
County Library	0.4546	\$68,626	\$192,199	\$123,574
County Extension	0.2392	\$36,109	\$101,131	\$65,022
Health District	2.0311	\$306,612	\$858,725	\$552,113
Lake Cemetery District	0.2289	\$34,554	\$96,776	\$62,222
Town of Lakeview	6.5437	\$987,826	\$2,766,598	\$1,778,772
Lakeview School District 7	4.5724	\$690,242	\$1,933,156	\$1,242,914
Lake County ESD	0.6364	\$96,070	\$269,062	\$172,992
Subtotal (Gen Government)	13.2594	\$2,001,617	\$5,605,916	\$3,604,299
Subtotal (Education)	5.2088	\$786,312	\$2,202,219	\$1,415,907
All	18.4682	\$2,787,929	\$7,808,135	\$5,020,206

# **Section 9. Relocation Report**

No properties are proposed for relocation under the Plan. This section will be updated if the Plan is amended to include relocation.

This report will remain in Draft form until the confer and consult process is completed, and the URA Board approves or rejects local agency comments.

# Exhibit A. Tax Lots included in the URA Plan Area

[Enclosed]

Neighborhood	In URA	Map and Tax Lot		IP Situs	Acres	MKT_Land	MKT_Imp	I:L Ratio	AV
Roberta	Yes	39S20E09BA00100	CA	95131 UNDETERMINED SITUS ADDRESS	17.27	\$146,550	\$0	0.0	\$15,220
Roberta	Yes	39S20E09BA00100	CA	95131 UNDETERMINED SITUS ADDRESS	3.18	\$210,720	\$0	0.0	\$90,020
Roberta	Yes	39S20E09BA00200	OR	97630 UNDETERMINED SITUS ADDRESS	0.15	\$17,660	\$0	0.0	\$500
Roberta Roberta	Yes Yes	39S20E09BA00300 39S20E09BA00400	OR OR	97330 UNDETERMINED SITUS ADDRESS 97064 UNDETERMINED SITUS ADDRESS	0.15 0.15	\$17,660 \$17,660	\$0 \$0	0.0	\$500 \$500
Roberta	Yes	39S20E09BA00500	AK	99516 UNDETERMINED SITUS ADDRESS	0.15	\$9,390	\$0	0.0	\$230
Roberta	Yes	39S20E09BA00600	CA	95131 UNDETERMINED SITUS ADDRESS	0.15	\$9,390	\$0	0.0	\$510
Roberta	Yes	39S20E09BA00700	CA	94952 UNDETERMINED SITUS ADDRESS	0.15	\$9,390	\$0	0.0	\$230
Roberta	Yes	39S20E09BA00800	OR	97030 UNDETERMINED SITUS ADDRESS	0.15	\$9,390	\$0	0.0	\$230
Roberta	Yes	39S20E09BA00900	IL	60602 UNDETERMINED SITUS ADDRESS	0.15	\$6,310	\$0	0.0	\$460
Roberta	Yes	39S20E09BA01000	CA	95131 UNDETERMINED SITUS ADDRESS	0.15	\$8,110	\$0	0.0	\$500
Roberta	Yes	39S20E09BA01100	CA	95131 UNDETERMINED SITUS ADDRESS	0.15	\$8,110	\$0	0.0	\$510
Roberta	Yes	39S20E09BA01200	NV	89139 UNDETERMINED SITUS ADDRESS	0.15	\$9,390	\$0	0.0	\$3,100
Roberta	Yes	39S20E09BA01400	OR	97232 UNDETERMINED SITUS ADDRESS	0.16	\$8,492	\$0	0.0	\$0
Mitchell Tiny Homes	Yes	39S20E09BD00110	OR	97132 UNDETERMINED SITUS ADDRESS	0.15	\$24,670	\$0	0.0	\$14,360
Mitchell Tiny Homes	Yes	39S20E09BD00111	OR	97132 UNDETERMINED SITUS ADDRESS	0.21	\$29,850	\$0	0.0	\$16,810
Mitchell Tiny Homes Mitchell Tiny Homes	Yes Yes	39S20E09BD00112 39S20E09BD00113	OR OR	97132 18933 ROBERTA AVE 97630 18925 ROBERTA RD	0.17 0.17	\$27,070 \$27,070	\$173,200 \$173,200	6.4 6.4	\$117,470 \$117,470
Mitchell Tiny Homes	Yes	39S20E09BD00113	OR	97630 UNDETERMINED SITUS ADDRESS	0.17	\$27,070	\$173,200	0.0	\$15,250
Mitchell Tiny Homes	Yes	39S20E09BD00114	OR	97132 UNDETERMINED SITUS ADDRESS	0.17	\$27,070	\$0	0.0	\$15,250
Mitchell Tiny Homes	Yes	39S20E09BD00116	OR	97132 18905 ROBERTA AVE	0.17	\$27,070	\$0	0.0	\$15,250
Mitchell Tiny Homes	Yes	39S20E09BD00117	OR	97132 18905 ROBERTA RD	0.17	\$27,070	\$0	0.0	\$15,250
Mitchell Tiny Homes	Yes	39S20E09BD00118	OR	97132 UNDETERMINED SITUS ADDRESS	0.17	\$27,070	\$0	0.0	\$15,250
Mitchell Tiny Homes	Yes	39S20E09BD00119	OR	97132 UNDETERMINED SITUS ADDRESS	0.17	\$27,070	\$0	0.0	\$15,250
Mitchell Tiny Homes	Yes	39S20E09BD00120	OR	97132 UNDETERMINED SITUS ADDRESS	0.17	\$27,070	\$0	0.0	\$15,250
Mitchell Tiny Homes	Yes	39S20E09BD00121	OR	97132 UNDETERMINED SITUS ADDRESS	0.17	\$27,070	\$0	0.0	\$15,250
Mitchell Tiny Homes	Yes	39S20E09BD00122	OR	97132 UNDETERMINED SITUS ADDRESS	0.17	\$27,070	\$0	0.0	\$15,250
Mitchell Tiny Homes	Yes	39S20E09BD00123	OR	97132 UNDETERMINED SITUS ADDRESS	0.17	\$27,070	\$0	0.0	\$15,250
Mitchell Tiny Homes	Yes	39S20E09BD00124	OR	97132 UNDETERMINED SITUS ADDRESS	0.17	\$27,070	\$0	0.0	\$15,250
Mitchell Tiny Homes	Yes	39S20E09BD00125	OR	97132 UNDETERMINED SITUS ADDRESS	0.17	\$27,070	\$0	0.0	\$15,250
Mitchell Tiny Homes	Yes	39S20E09BD00126	OR	97132 UNDETERMINED SITUS ADDRESS	0.17	\$27,070	\$0	0.0	\$15,250
Mitchell Tiny Homes	Yes Yes	39S20E09BD00127	OR OR	97132 UNDETERMINED SITUS ADDRESS 97132 UNDETERMINED SITUS ADDRESS	0.17 0.17	\$27,070	\$0 \$0	0.0	\$15,250
Mitchell Tiny Homes Mitchell Tiny Homes	Yes	39S20E09BD00128 39S20E09BD00129	OR	97132 UNDETERMINED SITUS ADDRESS 97132 UNDETERMINED SITUS ADDRESS	0.17	\$27,070 \$27,070	\$0	0.0	\$15,250 \$15,250
Mitchell Tiny Homes	Yes	39S20E09BD00129	OR	97132 UNDETERMINED SITUS ADDRESS	0.17	\$27,070	\$0	0.0	\$15,250
Mitchell Tiny Homes	Yes	39S20E09BD00130	OR	97132 UNDETERMINED SITUS ADDRESS	0.17	\$27,070	\$0	0.0	\$15,250
North Lakeview	Yes	39S20E10CA00301	OR	97630 942 N 12TH ST	0.57	\$38,000	\$42,060	1.1	\$62,070
North Lakeview	Yes	39S20E10CA00400	OR	97630 945 N 12TH ST	0.3	\$32,440	\$105,110	3.2	\$101,910
North Lakeview	Yes	39S20E10CA00600	OR	97386 937 N 12TH ST	0.1	\$17,940	\$50,270	2.8	\$62,570
North Lakeview	Yes	39S20E10CA00700	OR	97601 926 N 11TH ST	0.38	\$34,640	\$43,640	1.3	\$53,440
North Lakeview	Yes	39S20E10CA00800	OR	97630 842 N 11TH ST	0.27	\$31,380	\$66,840	2.1	\$76,320
North Lakeview	Yes	39S20E10CA00900	OR	97630 942 N 11TH ST	0.2	\$28,270	\$42,000	1.5	\$51,550
North Lakeview	Yes	39S20E10CA01100	OR	97638 1070 N J ST	0.11	\$19,290	\$33,070	1.7	\$41,670
North Lakeview	Yes	39S20E10CA01101	OR	97630 1030 N J ST	0.1	\$17,940	\$130,830	7.3	\$110,420
North Lakeview	Yes	39S20E10CA01200	OR	97630 947 N 11TH ST	0.37	\$34,440	\$72,730	2.1	\$82,860
North Lakeview North Lakeview	Yes Yes	39S20E10CA01300 39S20E10CA01500	OR OR	97630 915 N 11TH ST 97630 843 N 10TH ST	0.69 0.31	\$43,160 \$32,820	\$147,960 \$122,260	3.4 3.7	\$106,000 \$109,480
North Lakeview	Yes	39S20E10CA01500	OR	97630 915 N 10TH ST	0.51	\$17,940	\$46,210	2.6	\$38,310
North Lakeview	Yes	39S20E10CA01000	OR	97630 925 N 10TH ST	0.1	\$17,940	\$22,340	1.2	\$30,930
North Lakeview	Yes	39S20E10CA01800	OR	97140 935 N 10TH ST	0.15	\$23,970	\$54,960	2.3	\$55,650
North Lakeview	Yes	39S20E10CA01900	OR	97630 947 N 10TH ST	0.05	\$9,430	\$47,460	5.0	\$24,330
North Lakeview	Yes	39S20E10CA02000	NV	89103 949 N 10TH ST	0.13	\$21,770	\$84,770	3.9	\$59,130
North Lakeview	Yes	39S20E10CA02100	NV	89103 904 N J ST	0.07	\$13,380	\$8,940	0.7	\$10,115
North Lakeview	Yes	39S20E10CA021001	OR	97501 904 N J ST		\$0	\$43,600	0.0	\$43,600
North Lakeview	Yes	39S20E10CA02200	OR	97630 944 N 9TH ST	0.19	\$27,560	\$67,350	2.4	\$59,000
North Lakeview	Yes	39S20E10CA02300	OR	97630 938 N 9TH ST	0.15	\$23,970	\$115,250	4.8	\$94,930
North Lakeview	Yes	39S20E10CA02400	OR	97630 930 N 9TH ST	0.16	\$24,980	\$63,790	2.6	\$61,670
North Lakeview	Yes	39S20E10CA02500	OR	97630 922 N 9TH ST	0.16	\$24,980	\$104,030	4.2	\$94,960
North Lakeview	Yes	39S20E10CA02600	OR	97630 UNDETERMINED SITUS ADDRESS	0.16	\$24,980	\$22,000	0.9	\$22,490
North Lakeview North Lakeview	Yes	39S20E10CA02700 39S20E10CA02800	OR OR	97630 906 N 9TH ST 97630 844 N 9TH ST	0.16 0.16	\$24,980 \$24,980	\$107,080	4.3	\$96,680
North Lakeview	Yes Yes	39S20E10CA02800 39S20E10CA02900	OR	97630 844 N 91H ST 97756 838 N 9TH ST	0.16	\$24,980	\$78,920 \$112,330	3.2 4.3	\$69,980 \$85,960
North Lakeview	Yes	39S20E10CA02900 39S20E10CA03000	OR	97630 830 N 9TH ST	0.17	\$25,910	\$112,330	4.3	\$87,270
North Lakeview	Yes	39S20E10CA03000	OR	97630 820 N 9TH ST	0.15	\$23,970	\$96,340	4.0	\$81,090
North Lakeview	Yes	39S20E10CA03200	OR	97630 810 N 9TH ST	0.2	\$28,270	\$111,900	4.0	\$83,680
North Lakeview	Yes	39S20E10CA03300	OR	97630 857 N H ST	0.71	\$44,060	\$62,540	1.4	\$83,060
North Lakeview	Yes	39S20E10CA03400	OR	97630 843 N 9TH ST	0.3	\$32,440	\$76,670	2.4	\$102,670
North Lakeview	Yes	39S20E10CA03500	OR	97630 905 N 9TH ST	0.15	\$23,970	\$60,300	2.5	\$61,937
North Lakeview	Yes	39S20E10CA03600	OR	97630 UNDETERMINED ADDRESS	0.16	\$24,980	\$4,590	0.2	\$12,390
North Lakeview	Yes	39S20E10CA03700	OR	97630 919 N 9TH ST	0.16	\$24,980	\$66,920	2.7	\$69,600
North Lakeview	Yes	39S20E10CA03800	OR	97630 937 N 9TH ST	0.4	\$34,950	\$145,260	4.2	\$94,790
North Lakeview	Yes	39S20E10CA03801	OR	97630 929 N 9TH ST	0.2	\$28,270	\$74,890	2.6	\$75,550
North Lakeview	Yes	39S20E10CA03900	OR	97630 808 N J ST	0.13	\$21,770	\$58,670	2.7	\$59,320
North Lakeview	Yes	39S20E10CA04000	OR	97630 938 N 8TH ST	0.13	\$21,770	\$60,500	2.8	\$60,450
North Lakeview	Yes	39S20E10CA04100	OR OR	97630 930 N 8TH ST	0.13 0.13	\$21,770 \$21,770	\$35,210 \$70,380	1.6	\$40,210
North Lakeview North Lakeview	Yes Yes	39S20E10CA04200 39S20E10CA04300	OR OR	97424 928 N 8TH ST 97630 920 N 8TH ST	0.13	\$21,770 \$21,770	\$70,380 \$60,680	3.2 2.8	\$66,440 \$56,670
North Lakeview	Yes	39S20E10CA04400	OR	97630 920 N 8TH ST 97630 912 N 8TH ST	0.13	\$21,770	\$60,680	2.8	\$38,240
North Lakeview	Yes	39S20E10CA04500	OR	97630 906 N 8TH ST	0.15	\$24,980	\$86,240	3.5	\$66,610
North Lakeview	Yes	39S20E10CA04600	OR	97408 848 N 8TH ST	0.13	\$21,770	\$59,570	2.7	\$47,940
North Lakeview	Yes	39S20E10CA04700	OR	97630 840 N 8TH ST	0.15	\$23,970	\$26,880	1.1	\$36,840
North Lakeview	Yes	39S20E10CA04800	OR	97630 830 N 8TH ST	0.2	\$28,270	\$101,390	3.6	\$84,890
North Lakeview	Yes	39S20E10CA04900	OR	97630 824 N 8TH ST	0.17	\$25,910	\$19,550	0.8	\$33,090
North Lakeview	Yes	39S20E10CA04900	OR	97630 824 N 8TH ST		\$0	\$2,080	0.0	\$2,080
North Lakeview	Yes	39S20E10CA04901	OR	97630 826 N 8TH ST	0.17	\$25,910	\$8,830	0.3	\$23,610
North Lakeview	Yes	39S20E10CA04901P1		5681-2724 N 8TH ST		\$0	\$2,430	0.0	\$2,350
North Lakeview	Yes	39S20E10CA05000	OR	97630 777 N H ST	0.21	\$28,910	\$57,480	2.0	\$51,670
North Lakeview	Yes	39S20E10CA05100	OR	97630 819 N 8TH ST	0.13	\$21,770	\$66,840	3.1	\$61,960
North Lakeview	Yes	39S20E10CA05200	OR	97630 825 N 8TH ST	0.13	\$21,770	\$81,680	3.8	\$79,790

Neighborhood	In URA	Map and Tax Lot	St ZI		Acres	MKT_Land	MKT_Imp	I:L Ratio	AV
North Lakeview	Yes	39S20E10CA05300	OR	97630 833 N 8TH ST	0.18	\$26,770	\$100,390	3.8	\$84,930
North Lakeview	Yes	39S20E10CA05400	OR	97630 847 N 8TH ST	0.24	\$30,470	\$61,960	2.0	\$67,670
North Lakeview	Yes	39S20E10CA05500	OR	97630 905 N 8TH ST	0.13	\$21,770	\$61,890	2.8	\$60,580
North Lakeview	Yes	39S20E10CA05600	OR	97630 911 N 8TH ST	0.13	\$21,770	\$22,250	1.0	\$18,940
North Lakeview North Lakeview	Yes Yes	39S20E10CA05700 39S20E10CA05800	OR CA	97630 919 N 8TH ST 93610 929 N 8TH ST	0.13 0.13	\$21,770 \$21,770	\$19,590 \$24,800	0.9 1.1	\$24,990 \$36,960
North Lakeview	Yes	39S20E10CA05800	OR	97630 780 N J ST	0.13	\$31,140	\$102,290	3.3	\$97,740
North Lakeview	Yes	39S20E10CA06000	OR	97140 790 N J ST	0.13	\$21,770	\$42,040	1.9	\$23,970
North Lakeview	Yes	39S20E10CA06100	OR	97630 948 MILLVIEW	0.13	\$28,270	\$93,020	3.3	\$92,380
North Lakeview	Yes	39S20E10CA06200	OR	97630 938 MILLVIEW	0.21	\$28,910	\$57,510	2.0	\$69,570
North Lakeview	Yes	39S20E10CA06300	OR	97630 928 MILLVIEW	0.17	\$25,910	\$69,690	2.7	\$63,960
North Lakeview	Yes	39S20E10CA06400	OR	97630 918 MILLVIEW	0.17	\$25,910	\$98,220	3.8	\$74,480
North Lakeview	Yes	39S20E10CA06500	OR	97630 906 MILLVIEW	0.17	\$25,910	\$113,950	4.4	\$102,420
North Lakeview	Yes	39S20E10CA06600	NV	89103 852 MILLVIEW	0.17	\$25,910	\$77,620	3.0	\$77,630
North Lakeview	Yes	39S20E10CA06700	OR	97424 840 MILLVIEW	0.17	\$25,910	\$72,500	2.8	\$76,710
North Lakeview	Yes	39S20E10CA06800	OR	97630 832 MILLVIEW	0.17	\$25,910	\$73,070	2.8	\$72,480
North Lakeview	Yes	39S20E10CA06900	OR	97630 822 MILLVIEW	0.17	\$25,910	\$72,530	2.8	\$68,400
North Lakeview	Yes	39S20E10CA07000	OR	97630 814 MILLVIEW	0.17	\$25,910	\$33,610	1.3	\$50,800
North Lakeview	Yes	39S20E10CA07100	OR	97630 763 N H ST	0.17	\$25,910	\$106,700	4.1	\$87,900
North Lakeview	Yes	39S20E10CA07200	OR	97739 764 N H ST	1.26	\$61,430	\$107,380	1.7	\$159,520
North Lakeview	Yes	39S20E10CA07200	OR	97739 764 N H #08 ST		\$0	\$2,020	0.0	\$2,020
North Lakeview	Yes	39S20E10CA07200	OR	97739 764 N H #10 ST		\$0	\$2,550	0.0	\$2,550
North Lakeview	Yes	39S20E10CA07200	OR	97739 764 N H #15 ST		\$0	\$2,100	0.0	\$2,100
North Lakeview	Yes	39S20E10CA07200	OR	97739 764 N H ST		\$0	\$3,020	0.0	\$3,020
North Lakeview	Yes	39S20E10CA07200	OR	97739 764 N H #19 ST		\$0	\$1,210	0.0	\$1,210
North Lakeview	Yes	39S20E10CA07300	OR	97739 UNDETERMINED SITUS ADDRESS	0.15	\$23,970	\$0	0.0	\$11,010
Lakeview Lumber	Yes	39S20E10CC00100	WY	82450 UNDETERMINED SITUS ADDRESS	20.78	\$181,040	\$84,070	0.5	\$172,390
Lakeview Lumber	Yes	39S20E10CC00200	OR	97478 545 N J ST	0.15	\$23,970	\$3,760	0.2	\$27,500
Lakeview Lumber	Yes	39S20E10CC00201	OR	97630 541 N J ST	0.18	\$26,770	\$23,560	0.9	\$29,560
Lakeview Lumber	Yes	39S20E10CC00201	OR	97630 541 N J ST		\$0	\$35,950	0.0	\$35,950
Lakeview Lumber	Yes	39S20E10CC00300	OR	97630 541 N J ST	0.19	\$17,020	\$0	0.0	\$13,190
Lakeview Lumber	Yes	39S20E10CC00400	OR	97630 539 N J ST	0.18	\$26,770	\$56,890	2.1	\$61,260
Lakeview Lumber	Yes	39S20E10CC00500	OR	97630 531 N J ST	0.77	\$34,300	\$80,170	2.3	\$111,101
Lakeview Lumber	Yes	39S20E10CC00600	OR	97622 505 N J ST	0.29	\$32,010	\$33,760	1.1	\$53,860
Lakeview Lumber	Yes	39S20E10CC00700	OR	97630 535 N J ST	0.15	\$23,970	\$43,930	1.8	\$44,340
Lakeview Lumber	Yes	39S20E10CC00701	OR	97630 515 N J ST	0.15	\$23,970	\$57,570	2.4	\$57,430
Lakeview Lumber	Yes	39S20E10CC00702	WA	99362 525 N J ST	0.16	\$24,980	\$79,210	3.2	\$68,020
Lakeview Lumber	Yes	39S20E10CC00800	OR	97630 425 N J STREET	0.26	\$28,330	\$96,470	3.4	\$119,370
Lakeview Lumber Lakeview Lumber	Yes Yes	39S20E10CC00803 39S20E10CC00805	WA OR	98595 1018 N 4TH ST 97630 1122 NO. J STREET	0.3 0.16	\$32,440 \$24,370	\$145,010 \$48,230	4.5 2.0	\$109,490 \$72,600
Lakeview Lumber	Yes	39S20E10CC00803	OR	97630 UNDETERMINED SITUS ADDRESS	0.10	\$1,640	\$48,230	0.0	\$1,320
Lakeview Lumber	Yes	39S20E10CC00807	OR	97630 UNDETERMINED SITUS ADDRESS	0.01	\$7,800	\$0	0.0	\$3,280
Lakeview Lumber	Yes	39S20E10CC00899	OR	97630 UNDETERMINED SITUS ADDRESS	0.03	\$6,310	\$0	0.0	\$5,060
Lakeview Lumber	Yes	39S20E10CC00900	OR	97630 1028 N 4TH ST	0.07	\$16,830	\$103,670	6.2	\$97,260
Lakeview Lumber	Yes	39S20E10CC01000	OR	97630 UNDETERMINED SITUS ADDRESS	0.48	\$36,710	\$35,120	1.0	\$55,920
Lakeview Lumber	Yes	39S20E10CC01001	OR	97630 UNDETERMINED SITUS ADDRESS	0.02	\$3,230	\$0	0.0	\$2,140
Lakeview Lumber	Yes	39S20E10CC01100	OR	97630 1100 NO. 4TH ST.	0.61	\$59,360	\$117,350	2.0	\$166,760
Lakeview Lumber	Yes	39S20E10CC01200	OR	97630 1130 NORTH 4TH ST.	0.61	\$36,100	\$94,430	2.6	\$86,200
Lakeview Lumber	Yes	39S20E10CC01400	WY	82450 UNDETERMINED SITUS ADDRESS	1.78	\$142,720	\$43,830	0.3	\$186,550
Downtown Corridor	Yes	39S20E10CD00901	OR	97630 UNDETERMINED SITUS ADDRESS	0.3	32440	0	0.0	\$19,020
N. 140	Yes	39S20E10CD07000	OR	97603 811 N 6TH ST	0.5	\$37,050	\$207,270	5.6	\$173,230
N. 140	Yes	39S20E10CD07001	OR	97630 UNDETERMINED SITUS ADDRESS	0.02	\$3,820	\$0	0.0	\$170
N. 140	Yes	39S20E10CD07100	OR	97630 533 N H ST	0.2	\$28,270	\$97,480	3.4	\$87,430
N. 140	Yes	39S20E10CD07101	OR	97630 523 N H ST	0.18	\$26,770	\$100,140	3.7	\$76,830
N. 140	Yes	39S20E10CD07200	OR	97630 511 N H ST	0.21	\$28,910	\$27,230	0.9	\$39,980
N. 140	Yes	39S20E10CD07400	OR	97630 511 N H (BACK PART) ST	0.32	\$33,160	\$140	0.0	\$16,910
N. 140	Yes	39S20E10CD07401	OR	97630 UNDETERMINED SITUS ADDRESS	0.32	\$33,160	\$0	0.0	\$17,980
N. 140	Yes	39S20E10CD07402	OR	97630 835 N 6TH ST	0.33		6450 240		
N. 140	Yes	39S20E10CD07800	OR			\$33,450	\$150,310	4.5	\$134,560
N. 140				97630 UNDETERMINED SITUS ADDRESS	0.04	\$7,560	\$0	0.0	\$2,000
N. 140	Yes	39S20E10CD07802	OR	97630 917 N 6TH	0.04 0.33	\$7,560 \$33,450	\$0 \$74,650	0.0 2.2	\$2,000 \$84,160
	Yes	39S20E10CD07802 39S20E10CD07803	OR OR	97630 917 N 6TH 97630 907 N 6TH	0.04 0.33 0.3	\$7,560 \$33,450 \$32,440	\$0 \$74,650 \$24,950	0.0 2.2 0.8	\$2,000 \$84,160 \$36,490
N. 140	Yes Yes	39S20E10CD07802 39S20E10CD07803 39S20E10CD07900	OR OR OR	97630 917 N 6TH 97630 907 N 6TH 97630 528 1/2 N J ST	0.04 0.33 0.3 0.69	\$7,560 \$33,450 \$32,440 \$39,430	\$0 \$74,650 \$24,950 \$275,620	0.0 2.2 0.8 7.0	\$2,000 \$84,160 \$36,490 \$227,173
N. 140 N. 140	Yes Yes Yes	39S20E10CD07802 39S20E10CD07803 39S20E10CD07900 39S20E10CD07902	OR OR OR OR	97630 917 N 6TH 97630 907 N 6TH 97630 528 1/2 N J ST 97630 931 N 6TH ST	0.04 0.33 0.3 0.69 0.16	\$7,560 \$33,450 \$32,440 \$39,430 \$24,980	\$0 \$74,650 \$24,950 \$275,620 \$46,130	0.0 2.2 0.8 7.0 1.8	\$2,000 \$84,160 \$36,490 \$227,173 \$39,840
N. 140 N. 140 N. 140	Yes Yes Yes Yes	39S20E10CD07802 39S20E10CD07803 39S20E10CD07900 39S20E10CD07902 39S20E10CD08000	OR OR OR OR	97630 917 N 6TH 97630 907 N 6TH 97630 528 1/2 N J ST 97630 931 N 6TH ST 97630 518 N J	0.04 0.33 0.3 0.69 0.16 0.48	\$7,560 \$33,450 \$32,440 \$39,430 \$24,980 \$36,710	\$0 \$74,650 \$24,950 \$275,620 \$46,130 \$86,250	0.0 2.2 0.8 7.0 1.8 2.3	\$2,000 \$84,160 \$36,490 \$227,173 \$39,840 \$86,160
N. 140 N. 140 N. 140 N. 140	Yes Yes Yes Yes Yes	39520E10CD07802 39520E10CD07803 39520E10CD07900 39520E10CD07902 39520E10CD08000 39520E10CD08000	OR OR OR OR OR OR	97630 917 N 6TH 97630 907 N 6TH 97630 528 1/2 N J ST 97630 931 N 6TH ST 97630 518 N J 97630 520 N J	0.04 0.33 0.3 0.69 0.16 0.48	\$7,560 \$33,450 \$32,440 \$39,430 \$24,980 \$36,710 \$26,150	\$0 \$74,650 \$24,950 \$275,620 \$46,130 \$86,250 \$168,940	0.0 2.2 0.8 7.0 1.8 2.3 6.5	\$2,000 \$84,160 \$36,490 \$227,173 \$39,840 \$86,160 \$154,470
N. 140 N. 140 N. 140 N. 140 N. 140	Yes Yes Yes Yes Yes	39S20E10CD07802 39S20E10CD07803 39S20E10CD07900 39S20E10CD07902 39S20E10CD08000 39S20E10CD08001 39S20E10CD08100	OR OR OR OR OR OR OR OR	97630 917 N 6TH 97630 907 N 6TH 97630 528 1/2 N J ST 97630 931 N 6TH ST 97630 518 N J 97630 520 N J 97601 514 N J ST	0.04 0.33 0.3 0.69 0.16 0.48 0.46	\$7,560 \$33,450 \$32,440 \$39,430 \$24,980 \$36,710 \$26,150 \$21,770	\$0 \$74,650 \$24,950 \$275,620 \$46,130 \$86,250 \$168,940 \$24,700	0.0 2.2 0.8 7.0 1.8 2.3 6.5	\$2,000 \$84,160 \$36,490 \$227,173 \$39,840 \$86,160 \$154,470 \$35,150
N. 140 N. 140 N. 140 N. 140 N. 140 N. 140	Yes Yes Yes Yes Yes Yes	39S20E10CD07802 39S20E10CD07803 39S20E10CD07900 39S20E10CD07902 39S20E10CD08000 39S20E10CD08001 39S20E10CD08100 39S20E10CD08100 39S20E10CD08200	OR OR OR OR OR OR OR OR OR	97630 917 N 6TH 97630 907 N 6TH 97630 528 1/2 N J ST 97630 518 N J 97630 520 N J 97600 520 N J 97601 514 N J ST 97630 506 N J ST	0.04 0.33 0.3 0.69 0.16 0.48 0.46 0.13	\$7,560 \$33,450 \$32,440 \$39,430 \$24,980 \$36,710 \$26,150 \$21,770 \$31,140	\$0 \$74,650 \$24,950 \$275,620 \$46,130 \$86,250 \$168,940 \$24,700 \$81,950	0.0 2.2 0.8 7.0 1.8 2.3 6.5 1.1 2.6	\$2,000 \$84,160 \$36,490 \$227,173 \$39,840 \$86,160 \$154,470 \$35,150 \$87,720
N. 140 N. 140 N. 140 N. 140 N. 140 N. 140 N. 140 N. 140	Yes	39520E10CD07802 39520E10CD07803 39520E10CD07900 39520E10CD07902 39520E10CD08000 39520E10CD08001 39520E10CD08100 39520E10CD08200 39520E10CD08300	OR	97630 917 N 6TH 97630 907 N 6TH 97630 528 1/2 N J ST 97630 531 N 6TH ST 97630 518 N J 97630 520 N J 97601 514 N J ST 97630 506 N J ST 97630 UNDETERMINED SITUS ADDRESS	0.04 0.33 0.3 0.69 0.16 0.48 0.46 0.13 0.26	\$7,560 \$33,450 \$32,440 \$39,430 \$24,980 \$36,710 \$26,150 \$21,770 \$31,140 \$23,470	\$0 \$74,650 \$24,950 \$275,620 \$46,130 \$86,250 \$168,940 \$24,700 \$81,950 \$0	0.0 2.2 0.8 7.0 1.8 2.3 6.5 1.1 2.6	\$2,000 \$84,160 \$36,490 \$227,173 \$39,840 \$86,160 \$154,470 \$35,150 \$87,720 \$23,470
N. 140 N. 140 N. 140 N. 140 N. 140 N. 140 N. 140 N. 140 N. 140	Yes	39520E10CD07802 39520E10CD07803 39520E10CD07900 39520E10CD07900 39520E10CD08000 39520E10CD08001 39520E10CD08001 39520E10CD08200 39520E10CD08300 39520E10CD08400	OR	97630 917 N 6TH 97630 907 N 6TH 97630 528 1/2 N J ST 97630 518 N J 97630 518 N J 97630 520 N J 97601 514 N J ST 97630 506 N J ST 97630 UNDETERMINED SITUS ADDRESS 97630 UNDETERMINED SITUS ADDRESS	0.04 0.33 0.3 0.69 0.16 0.48 0.46 0.13 0.26 0.3	\$7,560 \$33,450 \$32,440 \$39,430 \$24,980 \$36,710 \$26,150 \$21,770 \$31,140 \$23,470 \$17,700	\$0 \$74,650 \$24,950 \$275,620 \$46,130 \$86,250 \$168,940 \$24,700 \$81,950 \$0 \$54,300	0.0 2.2 0.8 7.0 1.8 2.3 6.5 1.1 2.6 0.0	\$2,000 \$84,160 \$36,490 \$227,173 \$39,840 \$86,160 \$154,470 \$35,150 \$87,720 \$23,470 \$72,000
N. 140 N. 140 N. 140 N. 140 N. 140 N. 140 N. 140 N. 140 N. 140 N. 140	Yes	39520E10CD07802 39520E10CD07803 39520E10CD07900 39520E10CD07902 39520E10CD08000 39520E10CD08001 39520E10CD08100 39520E10CD08200 39520E10CD08300	OR	97630 917 N 6TH 97630 907 N 6TH 97630 528 1/2 N J ST 97630 931 N 6TH ST 97630 518 N J 97630 520 N J 97601 514 N J ST 97630 506 N J ST 97630 506 N J ST 97630 UNDETERMINED SITUS ADDRESS 97630 UNDETERMINED SITUS ADDRESS 97630 UNDETERMINED SITUS ADDRESS	0.04 0.33 0.3 0.69 0.16 0.48 0.46 0.13 0.26 0.3 0.2	\$7,560 \$33,450 \$32,440 \$39,430 \$24,980 \$36,710 \$26,150 \$21,770 \$31,140 \$23,470 \$17,700 \$25,910	\$0 \$74,650 \$24,950 \$275,620 \$46,130 \$86,250 \$168,940 \$24,700 \$81,950 \$0 \$54,300 \$108,990	0.0 2.2 0.8 7.0 1.8 2.3 6.5 1.1 2.6 0.0 3.1	\$2,000 \$84,160 \$36,490 \$227,173 \$39,840 \$86,160 \$154,470 \$35,150 \$87,720 \$23,470 \$72,000 \$91,270
N. 140 N. 140 N. 140 N. 140 N. 140 N. 140 N. 140 N. 140 N. 140	Yes	39520E10CD07802 39520E10CD07803 39520E10CD07900 39520E10CD08000 39520E10CD08000 39520E10CD08100 39520E10CD08200 39520E10CD08300 39520E10CD08400 39520E10CD08400 39520E10CD08400	OR	97630 917 N 6TH 97630 907 N 6TH 97630 528 1/2 N J ST 97630 518 N J 97630 518 N J 97630 520 N J 97601 514 N J ST 97630 506 N J ST 97630 UNDETERMINED SITUS ADDRESS 97630 UNDETERMINED SITUS ADDRESS	0.04 0.33 0.3 0.69 0.16 0.48 0.46 0.13 0.26 0.3	\$7,560 \$33,450 \$32,440 \$39,430 \$24,980 \$36,710 \$26,150 \$21,770 \$31,140 \$23,470 \$17,700 \$25,910 \$19,290	\$0 \$74,650 \$24,950 \$275,620 \$46,130 \$86,250 \$168,940 \$24,700 \$81,950 \$0 \$54,300	0.0 2.2 0.8 7.0 1.8 2.3 6.5 1.1 2.6 0.0 3.1 4.2	\$2,000 \$84,160 \$36,490 \$227,173 \$39,840 \$86,160 \$154,470 \$35,150 \$87,720 \$23,470 \$72,000 \$91,270 \$34,570
N. 140 N. 140	Yes	39\$20E10CD07802 39\$20E10CD07803 39\$20E10CD07900 39\$20E10CD08000 39\$20E10CD08000 39\$20E10CD08100 39\$20E10CD08200 39\$20E10CD08400 39\$20E10CD08400 39\$20E10CD08400 39\$20E10CD08500 39\$20E10CD08500	OR O	97630 917 N 6TH 97630 907 N 6TH 97630 528 1/2 N J ST 97630 531 N 6TH ST 97630 518 N J 97630 520 N J 97630 506 N J ST 97630 UNDETERMINED SITUS ADDRESS 97630 UNDETERMINED SITUS ADDRESS 97630 UNDETERMINED SITUS ADDRESS 97630 954 N 4TH ST 97630 940 N 4TH ST	0.04 0.33 0.3 0.69 0.16 0.48 0.46 0.13 0.26 0.3 0.2 0.17	\$7,560 \$33,450 \$32,440 \$39,430 \$24,980 \$36,710 \$26,150 \$21,770 \$31,140 \$23,470 \$17,700 \$25,910 \$19,290 \$28,270	\$0 \$74,650 \$24,950 \$275,620 \$46,130 \$86,250 \$168,940 \$24,700 \$81,950 \$0 \$54,300 \$108,990 \$27,960	0.0 2.2 0.8 7.0 1.8 2.3 6.5 1.1 2.6 0.0 3.1	\$2,000 \$84,160 \$36,490 \$227,173 \$39,840 \$86,160 \$154,470 \$35,150 \$87,720 \$23,470 \$72,000 \$91,270 \$34,570 \$130,310
N. 140 N. 140	Yes	39520E10CD07802 39520E10CD07803 39520E10CD07900 39520E10CD08000 39520E10CD08000 39520E10CD08100 39520E10CD08200 39520E10CD08300 39520E10CD08400 39520E10CD08500 39520E10CD08500 39520E10CD08500	OR O	97630 917 N 6TH 97630 907 N 6TH 97630 528 1/2 N J ST 97630 528 N J ST 97630 518 N J 97630 520 N J 97661 514 N J ST 97630 506 N J ST 97630 UNDETERMINED SITUS ADDRESS 97630 UNDETERMINED SITUS ADDRESS 97630 940 N 4TH ST 97630 940 N 4TH ST	0.04 0.33 0.3 0.69 0.16 0.48 0.46 0.13 0.26 0.3 0.2 0.17 0.11	\$7,560 \$33,450 \$32,440 \$39,430 \$24,980 \$36,710 \$26,150 \$21,770 \$31,140 \$23,470 \$17,700 \$25,910 \$19,290	\$0 \$74,650 \$24,950 \$275,620 \$46,130 \$86,250 \$168,940 \$24,700 \$81,950 \$0 \$54,300 \$108,990 \$27,960 \$154,530	0.0 2.2 0.8 7.0 1.8 2.3 6.5 1.1 2.6 0.0 3.1 4.2 1.4 5.5	\$2,000 \$84,160 \$36,490 \$227,173 \$39,840 \$86,160 \$154,470 \$35,150 \$87,720 \$23,470 \$72,000 \$91,270 \$34,570
N. 140 N. 140	Yes	39520E10CD07802 39520E10CD07803 39520E10CD07900 39520E10CD08000 39520E10CD08000 39520E10CD08100 39520E10CD08200 39520E10CD08400 39520E10CD08400 39520E10CD08500 39520E10CD08500 39520E10CD08600 39520E10CD08700 39520E10CD08800	OR O	97630 917 N 6TH 97630 907 N 6TH 97630 528 1/2 N J ST 97630 931 N 6TH ST 97630 518 N J 97630 520 N J 97601 514 N J ST 97630 506 N J ST 97630 506 N J ST 97630 UNDETERMINED SITUS ADDRESS 97630 UNDETERMINED SITUS ADDRESS 97630 954 N 4TH ST 97630 940 N 4TH ST 97630 930 N 4TH ST	0.04 0.33 0.3 0.69 0.16 0.48 0.46 0.13 0.26 0.3 0.2 0.17 0.11	\$7,560 \$33,450 \$32,440 \$39,430 \$24,980 \$36,710 \$26,150 \$21,770 \$31,140 \$23,470 \$17,700 \$25,910 \$19,290 \$28,270 \$20,540	\$0 \$74,650 \$24,950 \$275,620 \$46,130 \$86,250 \$168,940 \$24,700 \$81,950 \$0 \$54,300 \$108,990 \$27,960 \$154,530 \$6,730	0.0 2.2 0.8 7.0 1.8 2.3 6.5 1.1 2.6 0.0 3.1 4.2 1.4 5.5	\$2,000 \$84,160 \$36,490 \$227,173 \$39,840 \$86,160 \$154,470 \$35,150 \$87,720 \$23,470 \$72,000 \$91,270 \$34,570 \$130,310 \$25,570
N. 140	Yes	39520E10CD07802 39520E10CD07803 39520E10CD07900 39520E10CD08000 39520E10CD08001 39520E10CD08001 39520E10CD08200 39520E10CD08400 39520E10CD08500 39520E10CD08500 39520E10CD08500 39520E10CD08700 39520E10CD08800 39520E10CD08800	OR O	97630 917 N 6TH 97630 907 N 6TH 97630 528 1/2 N J ST 97630 931 N 6TH ST 97630 518 N J 97630 520 N J 97601 514 N J ST 97630 506 N J ST 97630 UNDETERMINED SITUS ADDRESS 97630 UNDETERMINED SITUS ADDRESS 97630 954 N 4TH ST 97630 940 N 4TH ST 97630 930 N 4TH ST 97630 UNDETERMINED SITUS ADDRESS	0.04 0.33 0.3 0.69 0.16 0.48 0.46 0.13 0.26 0.3 0.2 0.17 0.11 0.2 0.33 0.15	\$7,560 \$33,450 \$32,440 \$39,430 \$24,980 \$36,710 \$26,150 \$21,770 \$31,140 \$23,470 \$17,700 \$25,910 \$19,290 \$28,270 \$20,540 \$12,210	\$0 \$74,650 \$24,950 \$275,620 \$46,130 \$86,250 \$168,940 \$24,700 \$81,950 \$0 \$108,990 \$27,960 \$154,530 \$6,730 \$0	0.0 2.2 0.8 7.0 1.8 2.3 6.5 1.1 2.6 0.0 3.1 4.2 1.4 5.5 0.3 0.0	\$2,000 \$84,160 \$36,490 \$227,173 \$39,840 \$86,160 \$154,470 \$35,150 \$87,720 \$23,470 \$72,000 \$91,270 \$34,570 \$130,310 \$25,570 \$12,210
N. 140	Yes	39520E10CD07802 39520E10CD07803 39520E10CD07900 39520E10CD08000 39520E10CD08000 39520E10CD08100 39520E10CD08200 39520E10CD08300 39520E10CD08400 39520E10CD08500 39520E10CD08500 39520E10CD08500 39520E10CD08500 39520E10CD08500 39520E10CD08500 39520E10CD08800 39520E10CD08800 39520E10CD08800	OR O	97630 917 N 6TH 97630 907 N 6TH 97630 528 1/2 N J ST 97630 528 1/2 N J ST 97630 518 N J 97630 520 N J 97630 506 N J ST 97630 100 NDETERMINED SITUS ADDRESS 97630 UNDETERMINED SITUS ADDRESS 97630 954 N 4TH ST 97630 930 N 4TH ST 97630 930 N M STH ST 97630 UNDETERMINED SITUS ADDRESS 97630 930 N 4TH ST 97630 300 N DETERMINED SITUS ADDRESS 97630 UNDETERMINED SITUS ADDRESS 97630 UNDETERMINED SITUS ADDRESS 97630 UNDETERMINED SITUS ADDRESS 97630 910 N 4TH ST	0.04 0.33 0.3 0.69 0.16 0.48 0.46 0.13 0.26 0.3 0.2 0.17 0.11 0.2 0.33 0.15	\$7,560 \$33,450 \$32,440 \$39,430 \$24,980 \$36,710 \$26,150 \$21,770 \$31,140 \$23,470 \$17,700 \$25,910 \$19,290 \$28,270 \$20,540 \$12,210	\$0 \$74,650 \$24,950 \$275,620 \$46,130 \$86,250 \$168,940 \$24,700 \$81,950 \$0 \$108,990 \$27,960 \$154,530 \$6,730 \$0	0.0 2.2 0.8 7.0 1.8 2.3 6.5 1.1 2.6 0.0 3.1 4.2 1.4 5.5 0.3 0.0 2.3	\$2,000 \$84,160 \$36,490 \$227,173 \$39,840 \$86,160 \$154,470 \$35,150 \$87,720 \$23,470 \$72,000 \$91,270 \$34,570 \$130,310 \$25,570 \$12,210
N. 140	Yes	39520E10CD07802 39520E10CD07803 39520E10CD07900 39520E10CD08000 39520E10CD08000 39520E10CD08100 39520E10CD08300 39520E10CD08300 39520E10CD08500 39520E10CD08500 39520E10CD08600 39520E10CD08800 39520E10CD08800 39520E10CD08800 39520E10CD08800 39520E10CD08800 39520E10CD08800	OR O	97630 917 N 6TH 97630 907 N 6TH 97630 528 1/2 N J ST 97630 528 1/2 N J ST 97630 518 N J 97630 520 N J 97630 520 N J 97661 514 N J ST 97630 506 N J ST 97630 UNDETERMINED SITUS ADDRESS 97630 UNDETERMINED SITUS ADDRESS 97630 940 N 4TH ST 97630 940 N 4TH ST 97630 UNDETERMINED SITUS ADDRESS 97630 10 N 1 ST 97630 950 N 4TH ST 97630 950 N 4TH ST 97630 UNDETERMINED SITUS ADDRESS 97630 UNDETERMINED SITUS ADDRESS 97630 10 N 4TH ST 97630 10 N 4TH ST 97630 10 N 4TH ST	0.04 0.33 0.3 0.69 0.16 0.48 0.46 0.13 0.26 0.3 0.2 0.17 0.11 0.2 0.33 0.15 0.68	\$7,560 \$33,450 \$32,440 \$39,430 \$24,980 \$36,710 \$26,150 \$21,770 \$31,140 \$23,470 \$17,700 \$25,910 \$19,290 \$28,270 \$20,540 \$12,210 \$64,170	\$0 \$74,650 \$24,950 \$24,950 \$46,130 \$86,250 \$168,940 \$24,700 \$81,950 \$0 \$54,300 \$108,990 \$27,960 \$154,530 \$6,730 \$0 \$144,860	0.0 2.2 0.8 7.0 1.8 2.3 6.5 1.1 2.6 0.0 3.1 4.2 1.4 5.5 0.3 0.0 2.3	\$2,000 \$84,160 \$36,490 \$227,173 \$39,840 \$86,160 \$154,470 \$35,150 \$87,720 \$23,470 \$72,000 \$11,270 \$34,570 \$130,310 \$25,570 \$12,210 \$196,300
N. 140	Yes	39520E10CD07802 39520E10CD07803 39520E10CD07900 39520E10CD08000 39520E10CD08000 39520E10CD08100 39520E10CD08200 39520E10CD08400 39520E10CD08500 39520E10CD08500 39520E10CD08600 39520E10CD08800 39520E10CD08800 39520E10CD08800 39520E10CD08800 39520E10CD08800 39520E10CD08900 39520E10CD08900 39520E10CD08900	OR O	97630 917 N 6TH 97630 907 N 6TH 97630 528 1/2 N J ST 97630 931 N 6TH ST 97630 518 N J 97630 520 N J 97601 514 N J ST 97630 506 N J ST 97630 506 N J ST 97630 UNDETERMINED SITUS ADDRESS 97630 UNDETERMINED SITUS ADDRESS 97630 940 N 4TH ST 97630 940 N 4TH ST 97630 930 N 4TH ST 97630 UNDETERMINED SITUS ADDRESS 97630 UNDETERMINED SITUS ADDRESS 97630 UNDETERMINED SITUS ADDRESS 97630 UNDETERMINED SITUS ADDRESS 97630 ON ATH ST 97630 910 N 4TH ST 97630 97038 828 N 4TH ST	0.04 0.33 0.3 0.69 0.16 0.48 0.46 0.13 0.26 0.3 0.2 0.17 0.11 0.2 0.33 0.15 0.68	\$7,560 \$33,450 \$32,440 \$39,430 \$24,980 \$36,710 \$21,770 \$31,140 \$23,470 \$17,700 \$25,910 \$19,290 \$28,270 \$20,540 \$12,210 \$64,170	\$0 \$74,650 \$24,950 \$275,620 \$46,130 \$86,250 \$168,940 \$24,700 \$81,950 \$0 \$108,990 \$27,960 \$154,530 \$6,730 \$0 \$144,860	0.0 2.2 0.8 7.0 1.8 2.3 6.5 1.1 2.6 0.0 3.1 4.2 1.4 5.5 0.3 0.0 2.3 0.0 0.9	\$2,000 \$84,160 \$36,490 \$227,173 \$39,840 \$86,160 \$154,470 \$35,150 \$87,720 \$23,470 \$72,000 \$91,270 \$34,570 \$130,310 \$25,570 \$12,210 \$196,300
N. 140	Yes	39520E10CD07802 39520E10CD07803 39520E10CD07900 39520E10CD08001 39520E10CD08000 39520E10CD08200 39520E10CD08200 39520E10CD08400 39520E10CD08400 39520E10CD08500 39520E10CD08500 39520E10CD08500 39520E10CD08500 39520E10CD08800 39520E10CD08800 39520E10CD08800 39520E10CD08800 39520E10CD08900 39520E10CD09100 39520E10CD09100 39520E10CD09100	OR O	97630 917 N 6TH 97630 907 N 6TH 97630 528 1/2 N J ST 97630 528 1/2 N J ST 97630 518 N J 97630 520 N J 97630 520 N J 97630 506 N J ST 97630 UNDETERMINED SITUS ADDRESS 97630 UNDETERMINED SITUS ADDRESS 97630 954 N 4TH ST 97630 930 N 4TH ST 97630 930 N 4TH ST 97630 UNDETERMINED SITUS ADDRESS 97630 UNDETERMINED SITUS ADDRESS 97630 954 N 4TH ST 97630 UNDETERMINED SITUS ADDRESS 97630 UNDETERMINED SITUS ADDRESS 97630 UNDETERMINED SITUS ADDRESS 97630 UNDETERMINED SITUS ADDRESS 97630 SID N 4TH ST 97630 97038 828 N 4TH ST	0.04 0.33 0.3 0.69 0.16 0.48 0.46 0.13 0.26 0.3 0.2 0.17 0.11 0.2 0.33 0.15 0.68	\$7,560 \$33,450 \$32,440 \$39,430 \$24,980 \$36,710 \$21,770 \$31,140 \$23,470 \$17,700 \$25,910 \$19,290 \$28,270 \$20,540 \$12,210 \$64,170	\$0 \$74,650 \$24,950 \$275,620 \$46,130 \$86,250 \$168,940 \$24,700 \$81,950 \$0 \$108,990 \$27,960 \$154,530 \$6,730 \$0 \$144,860	0.0 2.2 0.8 7.0 1.8 2.3 6.5 1.1 2.6 0.0 3.1 4.2 1.4 5.5 0.3 0.0 2.3 0.0 0.9 2.9	\$2,000 \$84,160 \$36,490 \$227,173 \$39,840 \$86,160 \$154,470 \$35,150 \$87,720 \$23,470 \$72,000 \$91,270 \$34,570 \$130,310 \$25,570 \$12,210 \$196,300
N. 140	Yes	39520E10CD07802 39520E10CD07803 39520E10CD07900 39520E10CD07900 39520E10CD08000 39520E10CD08100 39520E10CD08100 39520E10CD08300 39520E10CD08300 39520E10CD08500 39520E10CD08500 39520E10CD08500 39520E10CD08500 39520E10CD08500 39520E10CD08800 39520E10CD08800 39520E10CD08900 39520E10CD08900 39520E10CD08900 39520E10CD09200 39520E10CD09200 39520E10CD09200	OR O	97630 917 N 6TH 97630 907 N 6TH 97630 528 1/2 N J ST 97630 528 1/2 N J ST 97630 518 N J 97630 520 N J 97630 506 N J ST 97630 UNDETERMINED SITUS ADDRESS 97630 954 N 4TH ST 97630 940 N 4TH ST 97630 UNDETERMINED SITUS ADDRESS 97630 930 N 4TH ST 97630 930 N 4TH ST 97630 UNDETERMINED SITUS ADDRESS 97630 930 N 4TH ST 97630 UNDETERMINED SITUS ADDRESS 97630 97030 N M ST	0.04 0.33 0.3 0.69 0.16 0.48 0.46 0.13 0.26 0.3 0.2 0.17 0.11 0.2 0.33 0.15 0.68	\$7,560 \$33,450 \$32,440 \$39,430 \$24,980 \$36,710 \$26,150 \$21,770 \$31,140 \$23,470 \$17,700 \$19,290 \$28,270 \$20,540 \$12,210 \$64,170 \$113,850 \$30,020 \$27,560	\$0 \$74,650 \$24,950 \$24,950 \$46,130 \$86,250 \$168,940 \$24,700 \$81,950 \$0 \$54,300 \$108,990 \$27,960 \$154,530 \$0 \$144,860 \$104,930 \$87,180 \$96,450	0.0 2.2 0.8 7.0 1.8 2.3 6.5 1.1 2.6 0.0 3.1 4.2 1.4 5.5 0.3 0.0 2.3 0.0 0.9 2.9 3.5	\$2,000 \$84,160 \$36,490 \$227,173 \$39,840 \$86,160 \$154,470 \$35,150 \$87,720 \$23,470 \$72,000 \$91,270 \$34,570 \$130,310 \$25,570 \$12,210 \$196,300 \$218,780 \$76,670 \$73,940
N. 140	Yes	39520E10CD07802 39520E10CD07803 39520E10CD07900 39520E10CD08000 39520E10CD08000 39520E10CD08100 39520E10CD08300 39520E10CD08300 39520E10CD08500 39520E10CD08500 39520E10CD08800 39520E10CD08800 39520E10CD08800 39520E10CD08900 39520E10CD08900 39520E10CD09300 39520E10CD09300 39520E10CD09300 39520E10CD09300	OR O	97630 917 N 6TH 97630 907 N 6TH 97630 907 N 6TH 97630 528 1/2 N J ST 97630 531 N 6TH ST 97630 518 N J 97630 520 N J 97601 514 N J ST 97630 506 N J ST 97630 UNDETERMINED SITUS ADDRESS 97630 UNDETERMINED SITUS ADDRESS 97630 940 N 4TH ST 97630 940 N 4TH ST 97630 UNDETERMINED SITUS ADDRESS 97630 940 N 4TH ST 97630 UNDETERMINED SITUS ADDRESS 97630 10 N 1 ST	0.04 0.33 0.3 0.69 0.16 0.48 0.46 0.13 0.26 0.3 0.2 0.17 0.11 0.2 0.33 0.15 0.68	\$7,560 \$33,450 \$32,440 \$39,430 \$24,980 \$36,710 \$26,150 \$21,770 \$31,140 \$23,470 \$17,700 \$19,290 \$28,270 \$20,540 \$12,210 \$64,170 \$113,850 \$30,020 \$27,560 \$26,770	\$0 \$74,650 \$24,950 \$24,950 \$46,130 \$86,250 \$168,940 \$24,700 \$81,950 \$0 \$54,300 \$108,990 \$27,960 \$154,530 \$6,730 \$0 \$144,860 \$104,930 \$87,180 \$96,450 \$68,200	0.0 2.2 0.8 7.0 1.8 2.3 6.5 1.1 2.6 0.0 3.1 4.2 1.4 5.5 0.3 0.0 2.3 0.0 0.9 2.9 3.5 2.5	\$2,000 \$84,160 \$36,490 \$227,173 \$39,840 \$86,160 \$154,470 \$35,150 \$87,720 \$23,470 \$91,270 \$34,570 \$130,310 \$25,570 \$12,210 \$196,300
N. 140	Yes	39520E10CD07802 39520E10CD07803 39520E10CD07900 39520E10CD08000 39520E10CD08000 39520E10CD08100 39520E10CD08300 39520E10CD08300 39520E10CD08500 39520E10CD08500 39520E10CD08500 39520E10CD08800 39520E10CD08800 39520E10CD08900 39520E10CD08900 39520E10CD09400 39520E10CD09400 39520E10CD09400 39520E10CD09400 39520E10CD09400 39520E10CD09400	OR O	97630 917 N 6TH 97630 907 N 6TH 97630 528 1/2 N J ST 97630 531 N 6TH ST 97630 518 N J 97630 520 N J 97601 514 N J ST 97630 506 N J ST 97630 UNDETERMINED SITUS ADDRESS 97630 UNDETERMINED SITUS ADDRESS 97630 UNDETERMINED SITUS ADDRESS 97630 940 N 4TH ST 97630 940 N 4TH ST 97630 UNDETERMINED SITUS ADDRESS 97630 910 N 4TH ST 97630 41 N 4TH ST 97630 826 N 4TH ST 97630 806 N 4TH ST 97630 806 N 4TH ST 97630 425 N H ST	0.04 0.33 0.3 0.69 0.16 0.48 0.46 0.13 0.26 0.3 0.2 0.17 0.11 0.2 0.33 0.15 0.68 1.42 0.23 0.19 0.18 0.21	\$7,560 \$33,450 \$32,440 \$39,430 \$24,980 \$36,710 \$21,770 \$31,140 \$23,470 \$17,700 \$25,910 \$19,290 \$28,270 \$20,540 \$12,210 \$64,170 \$113,850 \$30,020 \$27,560 \$26,770 \$19,890	\$0 \$74,650 \$24,950 \$24,950 \$46,130 \$86,250 \$168,940 \$24,700 \$81,950 \$0 \$108,990 \$27,960 \$154,530 \$0 \$144,860 \$104,930 \$87,180 \$96,450 \$68,200 \$108,670	0.0 2.2 0.8 7.0 1.8 2.3 6.5 1.1 2.6 0.0 3.1 4.2 1.4 5.5 0.3 0.0 2.3 0.0 0.9 2.9 3.5 2.5 5.5	\$2,000 \$84,160 \$36,490 \$227,173 \$39,840 \$86,160 \$154,470 \$35,150 \$87,720 \$23,470 \$72,000 \$91,270 \$34,570 \$130,310 \$25,570 \$12,210 \$196,300 \$218,780 \$76,670 \$73,940 \$65,380 \$89,150
N. 140	Yes	39520E10CD07802 39520E10CD07803 39520E10CD07900 39520E10CD08001 39520E10CD08001 39520E10CD08001 39520E10CD08200 39520E10CD08200 39520E10CD08400 39520E10CD08500 39520E10CD08500 39520E10CD08500 39520E10CD08800 39520E10CD08800 39520E10CD08800 39520E10CD09300 39520E10CD09300 39520E10CD09300 39520E10CD09300 39520E10CD09300 39520E10CD09500 39520E10CD09500 39520E10CD09500 39520E10CD09500	OR O	97630 917 N 6TH 97630 907 N 6TH 97630 907 N 6TH 97630 528 1/2 N J ST 97630 528 1/2 N J ST 97630 518 N J 97630 518 N J 97630 520 N J 97630 506 N J ST 97630 UNDETERMINED SITUS ADDRESS 97630 UNDETERMINED SITUS ADDRESS 97630 954 N 4TH ST 97630 930 N 4TH ST 97630 930 N 94TH ST 97630 UNDETERMINED SITUS ADDRESS 97630 UNDETERMINED SITUS ADDRESS 97630 940 N 4TH ST 97630 UNDETERMINED SITUS ADDRESS 97630 UNDETERMINED SITUS ADDRESS 97630 UNDETERMINED SITUS ADDRESS 97630 910 N 4TH ST 97630 828 N 4TH ST 97630 806 N 4TH ST 97630 825 N 4TH ST 97630 825 N H ST 97630 437 N H ST	0.04 0.33 0.3 0.69 0.16 0.48 0.46 0.13 0.26 0.3 0.2 0.17 0.11 0.2 0.33 0.15 0.68  1.42 0.23 0.19 0.18 0.21	\$7,560 \$33,450 \$32,440 \$39,430 \$24,980 \$36,710 \$25,150 \$21,770 \$31,140 \$23,470 \$17,700 \$25,910 \$19,290 \$28,270 \$20,540 \$12,210 \$64,170 \$113,850 \$30,020 \$27,560 \$26,770 \$19,890 \$28,910	\$0 \$74,650 \$24,950 \$275,620 \$46,130 \$86,250 \$168,940 \$24,700 \$81,950 \$0 \$54,300 \$108,990 \$27,960 \$154,530 \$6,730 \$0 \$144,860 \$104,930 \$87,180 \$96,450 \$68,200 \$108,670 \$97,420	0.0 2.2 0.8 7.0 1.8 2.3 6.5 1.1 2.6 0.0 3.1 4.2 1.4 5.5 0.3 0.0 2.3 0.0 0.9 2.9 3.5 2.5 5.5 3.4	\$2,000 \$84,160 \$36,490 \$227,173 \$39,840 \$86,160 \$154,470 \$35,150 \$87,720 \$23,470 \$72,000 \$91,270 \$34,570 \$130,310 \$25,570 \$12,210 \$196,300 \$76,670 \$73,940 \$65,380 \$89,150 \$98,330
N. 140	Yes	39520E10CD07802 39520E10CD07803 39520E10CD07900 39520E10CD08000 39520E10CD08000 39520E10CD08000 39520E10CD08200 39520E10CD08200 39520E10CD08400 39520E10CD08500 39520E10CD08500 39520E10CD08500 39520E10CD08800 39520E10CD08800 39520E10CD08900 39520E10CD09100 39520E10CD09100 39520E10CD09200 39520E10CD09300 39520E10CD09500 39520E10CD09500 39520E10CD09500 39520E10CD09500 39520E10CD09800 39520E10CD09800 39520E10CD09800 39520E10CD09800	OR O	97630 917 N 6TH 97630 907 N 6TH 97630 907 N 6TH 97630 528 1/2 N J ST 97630 528 1/2 N J ST 97630 528 N J 97630 520 N J 97630 520 N J 97630 506 N J ST 97630 UNDETERMINED SITUS ADDRESS 97630 UNDETERMINED SITUS ADDRESS 97630 954 N 4TH ST 97630 930 N 4TH ST 97630 930 N 4TH ST 97630 UNDETERMINED SITUS ADDRESS 97630 910 N 4TH ST 97630 UNDETERMINED SITUS ADDRESS 97630 HONDETERMINED SITUS ADDRESS 97630 HONDETERMINED SITUS ADDRESS 97630 SID N 4TH ST 97630 SID N 4TH ST 97630 425 N H ST 97630 425 N H ST 97630 437 N H ST 97630 437 N H ST 97630 436 N H ST 97630 436 N H ST 97630 436 N H ST 97630 437 N H ST 97630 438 N STH ST 97630 438 N STH ST 97630 728 N STH ST 97630 TOWETERMINED SITUS ADDRESS	0.04 0.33 0.3 0.69 0.16 0.48 0.46 0.13 0.26 0.3 0.2 0.17 0.11 0.2 0.33 0.15 0.68  1.42 0.23 0.19 0.18 0.21 0.21 0.21 0.14 0.18 0.3	\$7,560 \$33,450 \$32,440 \$39,430 \$24,980 \$36,710 \$21,770 \$31,140 \$23,470 \$17,700 \$25,910 \$19,290 \$28,270 \$20,540 \$12,210 \$64,170 \$113,850 \$30,020 \$27,560 \$26,770 \$19,890 \$28,910 \$22,890 \$16,310 \$38,590	\$0 \$74,650 \$24,950 \$275,620 \$46,130 \$86,250 \$168,940 \$24,700 \$81,950 \$0 \$108,990 \$27,960 \$154,530 \$6,730 \$0 \$144,860 \$104,930 \$87,180 \$96,450 \$68,200 \$108,670 \$97,420 \$85,420 \$0 \$0 \$0 \$0 \$0 \$108,990 \$27,960 \$27,960	0.0 2.2 0.8 7.0 1.8 2.3 6.5 1.1 2.6 0.0 3.1 4.2 1.4 5.5 0.3 0.0 2.3 0.0 0.9 2.9 3.5 2.5 5.5 3.4 3.7 0.0 0.0	\$2,000 \$84,160 \$36,490 \$227,173 \$39,840 \$86,160 \$154,470 \$35,150 \$87,720 \$12,210 \$13,570 \$13,570 \$12,210 \$196,300 \$218,780 \$76,670 \$73,940 \$65,380 \$89,150 \$88,330 \$64,110 \$15,400 \$36,320
N. 140	Yes	39520E10CD07802 39520E10CD07803 39520E10CD07900 39520E10CD08000 39520E10CD08000 39520E10CD08000 39520E10CD08200 39520E10CD08300 39520E10CD08500 39520E10CD08600 39520E10CD08800 39520E10CD08800 39520E10CD08800 39520E10CD08800 39520E10CD08900 39520E10CD09900	OR O	97630 917 N 6TH 97630 907 N 6TH 97630 528 1/2 N J ST 97630 528 1/2 N J ST 97630 518 N J 97630 518 N J 97630 520 N J 97630 506 N J ST 97630 UNDETERMINED SITUS ADDRESS 97630 UNDETERMINED SITUS ADDRESS 97630 954 N 4TH ST 97630 930 N 4TH ST 97630 930 N 4TH ST 97630 UNDETERMINED SITUS ADDRESS 97630 940 N 4TH ST 97630 UNDETERMINED SITUS ADDRESS 97630 UNDETERMINED SITUS ADDRESS 97630 UNDETERMINED SITUS ADDRESS 97630 UNDETERMINED SITUS ADDRESS 97630 910 N 4TH ST 97630 828 N 4TH ST 97630 828 N 4TH ST 97630 425 N H ST 97630 437 N H ST 97630 437 N H ST 97630 436 N H ST 97630 728 N STH ST 97630 728 N STH ST	0.04 0.33 0.3 0.69 0.16 0.48 0.46 0.13 0.26 0.3 0.2 0.17 0.11 0.2 0.33 0.15 0.68  1.42 0.23 0.19 0.18 0.21 0.21 0.14 0.18 0.3 0.18	\$7,560 \$33,450 \$32,440 \$39,430 \$24,980 \$36,710 \$25,150 \$31,140 \$23,470 \$17,700 \$25,910 \$19,290 \$28,270 \$20,540 \$12,210 \$64,170 \$113,850 \$30,020 \$27,560 \$26,770 \$19,890 \$28,910 \$22,890 \$16,310 \$38,590 \$26,810	\$0 \$74,650 \$24,950 \$24,950 \$46,130 \$86,250 \$168,940 \$24,700 \$81,950 \$0 \$54,300 \$108,990 \$27,960 \$154,530 \$6,730 \$0 \$144,860 \$104,930 \$87,180 \$96,450 \$108,670 \$97,420 \$85,420 \$0 \$0 \$62,230	0.0 2.2 0.8 7.0 1.8 2.3 6.5 1.1 2.6 0.0 3.1 4.2 1.4 5.5 0.3 0.0 2.3 0.0 0.9 2.9 3.5 2.5 5.5 3.4 3.7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0	\$2,000 \$84,160 \$36,490 \$227,173 \$39,840 \$86,160 \$154,470 \$35,150 \$87,720 \$23,470 \$72,000 \$91,270 \$34,570 \$130,310 \$25,570 \$12,210 \$196,300 \$218,780 \$76,670 \$73,940 \$65,380 \$89,150 \$98,330 \$64,110 \$15,400 \$36,320 \$62,730
N. 140	Yes	39520E10CD07802 39520E10CD07803 39520E10CD07900 39520E10CD08000 39520E10CD08000 39520E10CD08100 39520E10CD08300 39520E10CD08300 39520E10CD08500 39520E10CD08500 39520E10CD08500 39520E10CD08500 39520E10CD08500 39520E10CD08500 39520E10CD08900 39520E10CD08900 39520E10CD09900 39520E10CD09000	OR O	97630 917 N 6TH 97630 907 N 6TH 97630 907 N 6TH 97630 528 1/2 N J ST 97630 528 1/2 N J ST 97630 518 N J 97630 520 N J 97630 506 N J ST 97630 UNDETERMINED SITUS ADDRESS 97630 UNDETERMINED SITUS ADDRESS 97630 940 N 4TH ST 97630 940 N 4TH ST 97630 UNDETERMINED SITUS ADDRESS 97630 940 N 4TH ST 97630 UNDETERMINED SITUS ADDRESS 97630 910 N 4TH ST 97630 UNDETERMINED SITUS ADDRESS 97630 910 N 4TH ST 97630 436 N 4TH ST 97630 436 N 4TH ST 97630 437 N H ST 97630 437 N H ST 97630 436 N H ST 97630 728 N STH ST 97630 728 N STH ST 97630 728 N 4TH ST	0.04 0.33 0.3 0.69 0.16 0.48 0.46 0.13 0.26 0.3 0.2 0.17 0.11 0.2 0.33 0.15 0.68  1.42 0.23 0.19 0.18 0.21 0.14 0.18 0.3 0.18 0.02	\$7,560 \$33,450 \$32,440 \$32,440 \$32,430 \$24,980 \$36,710 \$26,150 \$21,770 \$31,140 \$23,470 \$17,700 \$25,910 \$19,290 \$28,270 \$20,540 \$412,210 \$64,170 \$113,850 \$30,020 \$27,560 \$26,770 \$19,890 \$28,910 \$22,890 \$46,310 \$38,590 \$26,810 \$3,230	\$0 \$74,650 \$24,950 \$24,950 \$46,130 \$86,250 \$168,940 \$24,700 \$81,950 \$0 \$54,300 \$108,990 \$27,960 \$154,530 \$0 \$144,860 \$104,930 \$87,180 \$96,450 \$68,200 \$108,670 \$97,420 \$85,420 \$0 \$0 \$62,230 \$0	0.0 2.2 0.8 7.0 1.8 2.3 6.5 1.1 2.6 0.0 3.1 4.2 1.4 5.5 0.3 0.0 2.3 0.0 0.9 2.9 3.5 2.5 5.5 3.4 3.7 0.0 0.0 2.3 0.0 0.0	\$2,000 \$84,160 \$36,490 \$227,173 \$39,840 \$86,160 \$154,470 \$35,150 \$87,720 \$23,470 \$72,000 \$91,270 \$34,570 \$130,310 \$25,570 \$12,210 \$196,300 \$218,780 \$76,670 \$73,940 \$65,380 \$89,150 \$98,330 \$64,110 \$15,400 \$36,320 \$62,730 \$3,070
N. 140	Yes	39520E10CD07802 39520E10CD07803 39520E10CD07900 39520E10CD08000 39520E10CD08000 39520E10CD08000 39520E10CD08200 39520E10CD08300 39520E10CD08500 39520E10CD08600 39520E10CD08800 39520E10CD08800 39520E10CD08800 39520E10CD08800 39520E10CD08900 39520E10CD09900	OR O	97630 917 N 6TH 97630 907 N 6TH 97630 528 1/2 N J ST 97630 528 1/2 N J ST 97630 518 N J 97630 518 N J 97630 520 N J 97630 506 N J ST 97630 UNDETERMINED SITUS ADDRESS 97630 UNDETERMINED SITUS ADDRESS 97630 954 N 4TH ST 97630 930 N 4TH ST 97630 930 N 4TH ST 97630 UNDETERMINED SITUS ADDRESS 97630 940 N 4TH ST 97630 UNDETERMINED SITUS ADDRESS 97630 UNDETERMINED SITUS ADDRESS 97630 UNDETERMINED SITUS ADDRESS 97630 UNDETERMINED SITUS ADDRESS 97630 910 N 4TH ST 97630 828 N 4TH ST 97630 828 N 4TH ST 97630 425 N H ST 97630 437 N H ST 97630 437 N H ST 97630 436 N H ST 97630 728 N STH ST 97630 728 N STH ST	0.04 0.33 0.3 0.69 0.16 0.48 0.46 0.13 0.26 0.3 0.2 0.17 0.11 0.2 0.33 0.15 0.68  1.42 0.23 0.19 0.18 0.21 0.21 0.14 0.18 0.3 0.18	\$7,560 \$33,450 \$32,440 \$39,430 \$24,980 \$36,710 \$25,150 \$31,140 \$23,470 \$17,700 \$25,910 \$19,290 \$28,270 \$20,540 \$12,210 \$64,170 \$113,850 \$30,020 \$27,560 \$26,770 \$19,890 \$28,910 \$22,890 \$16,310 \$38,590 \$26,810	\$0 \$74,650 \$24,950 \$24,950 \$46,130 \$86,250 \$168,940 \$24,700 \$81,950 \$0 \$54,300 \$108,990 \$27,960 \$154,530 \$6,730 \$0 \$144,860 \$104,930 \$87,180 \$96,450 \$108,670 \$97,420 \$85,420 \$0 \$0 \$62,230	0.0 2.2 0.8 7.0 1.8 2.3 6.5 1.1 2.6 0.0 3.1 4.2 1.4 5.5 0.3 0.0 2.3 0.0 0.9 2.9 3.5 2.5 5.5 3.4 3.7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0	\$2,000 \$84,160 \$36,490 \$227,173 \$39,840 \$86,160 \$154,470 \$35,150 \$87,720 \$23,470 \$72,000 \$91,270 \$34,570 \$130,310 \$25,570 \$12,210 \$196,300 \$218,780 \$76,670 \$73,940 \$65,380 \$89,150 \$98,330 \$64,110 \$15,400 \$36,320 \$62,730

Neighborhood	In URA	Map and Tax Lot	St	ZIP Situs	Acres	MKT_Land	MKT_Imp	I:L Ratio	AV
N. 140	Yes	39S20E10CD10500	CA	94931 UNDETERMINED SITUS ADDRESS	0.01	\$1,640	\$0	0.0	\$190
Downtown Corridor	Yes	39S20E10CD11700	OR	97630 524 N G ST	1.63	\$79,480	\$1,147,370	14.4	\$1,226,850
Downtown Corridor	Yes	39S20E10CD11800	CA	95173 414 N G	0.78	\$91,010	\$1,191,300	13.1	\$1,282,310
Downtown Corridor	Yes	39S20E10CD12000	OR	97630 406 NORTH G ST.	0.18	\$34,650	\$201,870	5.8	\$223,320
Downtown Corridor	Yes	39S20E10CD12101	NV	89503 411 N F	0.24	\$33,320	\$241,010	7.2	\$262,330
Downtown Corridor	Yes	39S20E10DC01300	OR	97708 UNDETERMINED SITUS ADDRESS	1.22	\$50,050	\$329,710	6.6	\$362,120
Downtown Corridor	Yes	39S20E15AB00101	OR	97630 318 N F	1.09	\$124,040	\$627,340	5.1	\$719,870
Downtown Corridor  Downtown Corridor	Yes Yes	39S20E15AB00300 39S20E15AB01500	OR TX	97708 UNDETERMINED SITUS ADDRESS 75380 244 NORTH F ST.	0.38 1.2	\$24,510 \$136,560	\$255,240 \$1,026,840	10.4 7.5	\$279,750 \$1,113,430
Downtown Corridor	Yes	39S20E15AB01600	TX	75380 244 NORTH F 31. 75380 UNDETERMINED SITUS ADDRESS	0.47	\$75,880	\$39,620	0.5	\$1,113,430
Downtown Corridor	Yes	39S20E15AB01000	TX	75380 UNDETERMINED SITUS ADDRESS	0.47	\$34,270	\$17,070	0.5	\$51,340
Downtown Corridor	Yes	39S20E15AB01700	OR	97630 508 N 2ND	0.26	\$35,200	\$252,330	7.2	\$287,530
Downtown Corridor	Yes	39S20E15AB02400	OR	97636 UNDETERMINED SITUS ADDRESS	0.05	\$12,780	\$0	0.0	\$8,570
Downtown Corridor	Yes	39S20E15AB02500	OR	97630 UNDETERMINED SITUS ADDRESS	0.01	\$1,760	\$0	0.0	\$1,760
Downtown Corridor	Yes	39S20E15AB02600	OR	97636 410 NORTH 1ST ST.	0.33	\$23,330	\$0	0.0	\$23,330
Downtown Corridor	Yes	39S20E15AB02700	OR	97630 126 N E ST	0.09	\$24,810	\$206,340	8.3	\$221,120
Downtown Corridor	Yes	39S20E15AB02800	OR	97630 120 NORTH E ST.	0.05	\$16,590	\$60,310	3.6	\$76,900
Downtown Corridor	Yes	39S20E15AB02900	OR	97630 112 N E ST	0.05	\$16,590	\$234,790	14.2	\$235,270
Downtown Corridor	Yes	39S20E15AB03000	OR	97630 108 NORTH E ST.	0.11	\$26,470	\$248,110	9.4	\$268,284
Downtown Corridor	Yes	39S20E15AB03100	OR	97630 102 NORTH E ST.	0.09	\$24,810	\$129,100	5.2	\$137,690
Downtown Corridor	Yes	39S20E15AB03200	OR	97630 508 N 1ST	0.2	\$41,320	\$159,470	3.9	\$200,790
Downtown Corridor	Yes	39S20E15AB03300	OR	97630 115 NORTH E ST.	0.05	\$10,890	\$140,740	12.9	\$144,830
Downtown Corridor	Yes	39S20E15AB03400	OR	97630 117 NORTH E ST.	0.05	\$10,890	\$130,260	12.0	\$133,340
Downtown Corridor	Yes	39S20E15AB03500	WA	98101 125 NORTH E ST	0.04	\$13,410	\$0	0.0	\$13,410
Downtown Corridor	Yes	39S20E15AB03600	WA	98101 125 N E	0.06	\$19,690	\$907,100	46.1	\$874,850
Downtown Corridor	Yes	39S20E15AB03700	WA	98101 UNDETERMINED SITUS ADDRESS	0.2	\$41,320	\$0 \$416.760	0.0	\$41,320
Downtown Corridor	Yes Yes	39S20E15AB03800 39S20E15AB03900	TX OR	77056 518 NORTH 1ST ST. 97630 531 NORTH 1ST ST.	0.2	\$41,320 \$11,170	\$416,760 \$57,410	10.1 5.1	\$432,640 \$62,500
Downtown Corridor  Downtown Corridor	Yes	39S20E15AB03900 39S20E15AB04000	OR	97630 531 NORTH 151 51. 97630 525 NORTH 1ST ST.	0.03	\$11,170	\$135,590	13.2	\$62,500
Downtown Corridor	Yes	39S20E15AB04000 39S20E15AB04100	OR	97630-0021 526 CENTER ST	0.33	\$54,040	\$94,310	1.7	\$142,670
Downtown Corridor	Yes	39S20E15AB04100 39S20E15AB04200	OR	97603 25 N E ST	0.33	\$34,040	\$105,220	4.2	\$142,670
Downtown Corridor	Yes	39S20E15AB04200 39S20E15AB04300	OR	97630 15 N E	0.03	\$26,470	\$99,440	3.8	\$125,910
Downtown Corridor	Yes	39S20E15AB04400	ID	83709 11 NORTH E STREET	0.05	\$10,890	\$79,910	7.3	\$90,800
Downtown Corridor	Yes	39S20E15AB04500	OR	97630 7 N E	0.04	\$13,410	\$99,870	7.4	\$88,820
Downtown Corridor	Yes	39S20E15AB04600	OR	97630 1 N E ST	0.11	\$26,470	\$135,970	5.1	\$88,640
Downtown Corridor	Yes	39S20E15AB04700	OR	97630 4 N E ST	0.1	\$25,810	\$120,330	4.7	\$146,140
Downtown Corridor	Yes	39S20E15AB04800	OR	97630 8 N E ST	0.06	\$19,690	\$73,110	3.7	\$51,412
Downtown Corridor	Yes	39S20E15AB04900	OR	97630 12 N E ST	0.06	\$19,690	\$57,570	2.9	\$74,120
Downtown Corridor	Yes	39S20E15AB05000	OR	97630 18 NO E ST	0.06	\$19,690	\$97,410	4.9	\$112,150
Downtown Corridor	Yes	39S20E15AB05100	OR	97702 26 N E ST	0.04	\$13,410	\$83,620	6.2	\$92,890
Downtown Corridor	Yes	39S20E15AB05200	OR	97702 26 N E ST	0.06	\$19,690	\$96,360	4.9	\$111,140
Downtown Corridor	Yes	39S20E15AB05300	OR	97408 411 N 1ST ST	0.04	\$10,380	\$107,180	10.3	\$72,720
Downtown Corridor	Yes	39S20E15AB05400	OR	97013-9173 405 N 1ST ST	0.06	\$15,230	\$76,300	5.0	\$87,600
Downtown Corridor	Yes	39S20E15AB05500	OR	97630 410 CENTER ST	0.31	\$39,360	\$107,170	2.7	\$140,440
Downtown Corridor  Downtown Corridor	Yes Yes	39S20E15AB05700 39S20E15AB05800	CA CA	91755 100 N D ST 91741 UNDETERMINED SITUS ADDRESS	0.62 0.27	\$36,540 \$11,390	\$279,490 \$9,610	7.6 0.8	\$288,090 \$14,810
Downtown Corridor	Yes	39S20E15AB05800	CA	95828 132 N D ST	0.27	\$30,130	\$51,070	1.7	\$47,270
Downtown Corridor	Yes	39S20E15AC00500	OR	97756 UNDETERMINED SITUS ADDRESS	0.17	\$14,130	\$0	0.0	\$13,480
Downtown Corridor	Yes	39S20E15AC00600	OR	97630 335 CENTER ST	0.14	\$14,130	\$47,840	3.4	\$61,125
Downtown Corridor	Yes	39S20E15AC00700	OR	97630 411 CENTER ST	0.14	\$14,130	\$101,510	7.2	\$112,406
Downtown Corridor	Yes	39S20E15AC00800	OR	97423 1 S E	0.12	\$27,820	\$319,160	11.5	\$346,980
Downtown Corridor	Yes	39S20E15AC00900	CA	95608 9 S E ST	0.08	\$15,390	\$102,870	6.7	\$115,453
Downtown Corridor	Yes	39S20E15AC01000	OR	97756 19 S E ST	0.1	\$12,140	\$142,220	11.7	\$145,870
Downtown Corridor	Yes	39S20E15AC01100	OR	97883 23 S E ST	0.07	\$14,280	\$25,500	1.8	\$39,780
Downtown Corridor	Yes	39S20E15AC01200	OR	97636 27 SO E ST	0.07	\$10,240	\$121,680	11.9	\$27,770
Downtown Corridor	Yes	39S20E15AC01300	OR	97636 UNDETERMINED SITUS ADDRESS	0.06	\$9,270	\$126,340	13.6	\$18,430
Downtown Corridor	Yes	39S20E15AC01500	OR	97630 109 S F	0.23	\$45,860	\$118,200	2.6	\$164,060
Downtown Corridor	Yes	39S20E15AC01600	OR	97630 UNDETERMINED SITUS ADDRESS	0.21	\$18,380	\$11,770	0.6	\$30,150
Downtown Corridor	Yes	39S20E15AC01700	OR	97630 118 SOUTH E ST	0.12	\$13,090	\$37,410	2.9	\$50,500
Downtown Corridor	Yes	39S20E15AC01800	OR	97630 UNDETERMINED SITUS ADDRESS	0.18	\$16,310	\$7,640	0.5	\$23,950
Downtown Corridor  Downtown Corridor	Yes	39S20E15AC01900	OR	97630 128 SOUTH E ST	0.11	\$12,460	\$57,250	4.6	\$66,520
Downtown Corridor  Downtown Corridor	Yes Yes	39S20E15AC02000 39S20E15AC02100	OR OR	97630 138 S E ST 97630 139 S F ST	0.21 0.25	\$28,910 \$30,850	\$117,400 \$155,210	4.1 5.0	\$79,210 \$94,250
Downtown Corridor	Yes	39S20E15AC02100 39S20E15BA00300	OR	97630 245 NORTH F	0.28	\$30,850	\$764,800	34.0	\$70,160
Downtown Corridor	Yes	39S20E15BA00300	OR	97630 UNDETERMINED SITUS ADDRESS	0.28	\$14,520	\$8,940	0.6	\$23,460
Downtown Corridor	Yes	39S20E15BA00500	OR	97630 223 NORTH F ST.	0.09	\$16,280	\$126,540	7.8	\$135,790
Downtown Corridor	Yes	39S20E15BA00600	OR	97630 209 N F ST	0.24	\$47,280	\$289,960	6.1	\$322,910
Downtown Corridor	Yes	39S20E15BA00700	OR	97630 630 N 2ND	0.16	\$24,980	\$64,100	2.6	\$68,470
Downtown Corridor	Yes	39S20E15BA00701	OR	97630 UNDETERMINED SITUS ADDRESS	0.16	\$25,320	\$0	0.0	\$25,320
Downtown Corridor	Yes	39S20E15BA00800	OR	97630 UNDETERMINED SITUS ADDRESS	0.09	\$12,630	\$57,620	4.6	\$67,090
Downtown Corridor	Yes	39S20E15BA00900	OR	97630 230 NORTH G	0.17	\$25,910	\$152,720	5.9	\$110,590
Downtown Corridor	Yes	39S20E15BA01000	OR	97630 TOWN OF LAKEVIEW	0.14	\$22,890	\$11,940	0.5	\$26,370
Downtown Corridor	Yes	39S20E15BA01100	OR	97630 TOWN OF LAKEVIEW	0.14	\$14,130	\$9,430	0.7	\$23,094
Downtown Corridor	Yes	39S20E15BA01200	OR	97630 251 NORTH F ST.	0.14	\$30,020	\$28,280	0.9	\$54,920
Downtown Corridor	Yes	39S20E15BA01201	OR	97630 251 NORTH F ST	0.08	\$15,390	\$10,780	0.7	\$26,170
Downtown Corridor	Yes	39S20E15BA01202	OR	97630 242 NORTH G ST.	0.15	\$14,520	\$6,100	0.4	\$20,620
Downtown Corridor	Yes	39S20E15BA01202P1	OR	97630 242 N G ST	0.24	\$0	\$1,750	0.0	\$1,750
Downtown Corridor	Yes	39S20E15BA01300	OR	97630 301 NORTH G ST.	0.21	\$39,050	\$0 \$43.700	0.0	\$39,050
Downtown Corridor	Yes	39S20E15BA01400	CA	95642 308 N G ST	0.06	\$11,470	\$42,790	3.7	\$33,570
Downtown Corridor  Downtown Corridor	Yes Yes	39S20E15BA01402 39S20E15BA01500	OR OR	97630 UNDETERMINED SITUS ADDRESS 97630 323 NORTH F ST	0.06 0.55	\$7,720 \$34,250	\$22,590 \$455,600	2.9 13.3	\$20,710 \$467,550
Downtown Corridor	Yes	39S20E15BA01500 39S20E15BA01600	OR	97630 639 N 4TH	0.55	\$34,250	\$53,160	2.1	\$73,550
Downtown Corridor	Yes	39S20E15BA01000	OR	97601 715 NORTH 4TH	0.13	\$55,620	\$166,060	3.0	\$173,470
Downtown Corridor	Yes	39S20E15BA01700	OR	97317 335 N G STREET	0.24	\$30,470	\$87,980	2.9	\$86,720
Downtown Corridor	Yes	39S20E15BA01800	IL	60192 UNDETERMINED SITUS ADDRESS	0.58	\$45,260	\$0	0.0	\$26,748
Downtown Corridor	Yes	39S20E15BA01300	OR	97630 UNDETERMINED SITUS ADDRESS	0.16	\$24,370	\$0	0.0	\$22,490
Downtown Corridor	Yes	39S20E15BA02300	OR	97630 UNDETERMINED SITUS ADDRESS	0.29	\$37,800	\$0	0.0	\$37,800
Downtown Corridor	Yes	39S20E15BA02400	OR	97630 215 N G	0.57	\$63,010	\$374,550	5.9	\$418,710
Downtown Corridor	Yes	39S20E15BA02500	OR	97630 728 N 2ND	0.13	\$22,440	\$74,090	3.3	\$94,254
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Neighborhood  Downtown Corridor			-	min at					
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Downtown Corridor	Yes Yes	39S20E15BA02600 39S20E15BA02601	NV OR	89702 232 NORTH H ST. 97603 740 NORTH 2ND ST.	0.07 0.23	\$10,240 \$19,650	\$0 \$243,370	0.0 12.4	\$9,640 \$251,630
Downtown Corridor  Downtown Corridor	Yes	39S20E15BA02501 39S20E15BA02700	NV	89702 232 N H ST	0.23	\$19,650	\$243,370	3.1	\$84,640
Downtown Corridor	Yes	39S20E15BA02700	ID	83619 240 N H ST	0.17	\$25,910	\$37,540	1.4	\$58,112
Downtown Corridor	Yes	39S20E15BA02800	OR	97630 242 N H ST	0.17	\$25,910	\$70,900	2.7	\$71,450
Downtown Corridor	Yes	39S20E15BA02900	OR	97630 242 N H 31 97630 301 NORTH G ST	0.81	\$72,160	\$918,660	12.7	\$990,820
Downtown Corridor	Yes	39S20E15BA03000	IL	60192 UNDETERMINED SITUS ADDRESS	0.4	\$30,610	\$918,660	0.0	\$30,610
Downtown Corridor	Yes	39S20E15BA03200	OR	97630 330 N H ST	0.2	\$28,270	\$53,840	1.9	\$55,010
Downtown Corridor	Yes	39S20E15BA03300	OR	97630 338 N H ST	0.21	\$28,910	\$62,900	2.2	\$48,290
Downtown Corridor	Yes	39S20E15BA03400	OR	97601 729 N 4TH	0.18	\$34,650	\$0	0.0	\$12,070
Downtown Corridor	Yes	39S20E15BA03500	OR	97601 739 N 4TH ST	0.18	\$26,770	\$0	0.0	\$13,800
Downtown Corridor	Yes	39S20E15BA11600	OR	97720 729 N 2ND	0.17	\$25,610	\$120,560	4.7	\$139,900
Downtown Corridor	Yes	39S20E15BA11700	OR	97630 731 N 2ND ST	0.19	\$27,560	\$132,250	4.8	\$107,900
Downtown Corridor	Yes	39S20E15BA11800	OR	97601 123 N G	0.24	\$33,320	\$305,240	9.2	\$338,560
Downtown Corridor	Yes	39S20E15BA11900	OR	97630 103 N G ST	0.24	\$20,260	\$177,950	8.8	\$189,190
Downtown Corridor	Yes	39S20E15BA12000	OR	97630 738 N 1ST	0.16	\$24,980	\$305,690	12.2	\$223,260
Downtown Corridor	Yes	39S20E15BA12001	OR	97630 726 N 1ST ST	0.16	\$14,820	\$84,650	5.7	\$99,470
Downtown Corridor	Yes	39S20E15BA12100	OR	97603 UNDETERMINED SITUS ADDRESS	0.46	\$32,370	\$388,130	12.0	\$240,420
Downtown Corridor	Yes	39S20E15BA12200	OR	97630 733 N 1ST ST	0.15	\$23,870	\$176,810	7.4	\$191,890
Downtown Corridor	Yes	39S20E15BA12300	OR	97630 11 NORTH G ST	0.58	\$35,230	\$415,410	11.8	\$450,640
Downtown Corridor	Yes	39S20E15BA12400	OR	97630 628 N 1ST	0.03	\$10,170	\$93,860	9.2	\$102,014
Downtown Corridor	Yes	39S20E15BA12500	OR	97630 620 N 1ST ST	0.05	\$10,890	\$82,440	7.6	\$89,180
Downtown Corridor	Yes	39S20E15BA12600	OR	97601 628 N 1ST	0.15	\$30,850	\$177,510	5.8	\$204,238
Downtown Corridor	Yes	39S20E15BA12700	OR	97630 120 N G	0.08	\$15,390	\$46,090	3.0	\$61,480
Downtown Corridor	Yes	39S20E15BA12800	CA	96130 UNDETERMINED SITUS ADDRESS	0.08	\$15,390	\$3,760	0.2	\$19,150
Downtown Corridor	Yes	39S20E15BA12900	CA	96130 111 NO F ST	0.2	\$41,320	\$169,670	4.1	\$200,890
Downtown Corridor	Yes	39S20E15BA12900 39S20E15BA13000	CA	96130 111 NO F ST.	0.1	\$25,810	\$166,930	6.5	\$182,010
Downtown Corridor	Yes	39S20E15BA13100	OR	97630 101 NORTH F ST.	0.1	\$25,810	\$220,270	8.5	\$235,390
Downtown Corridor	Yes	39S20E15BA13100	OR	97630 28 NORTH G ST	0.21	\$42,890	\$146,540	3.4	\$181,730
Downtown Corridor	Yes	39S20E15BA13200	OR	97630 28 NORTH G ST.	0.21	\$18,380	\$300,100	16.3	\$39,200
Downtown Corridor  Downtown Corridor	Yes	39S20E15BA13300 39S20E15BA13400	OR	97630 12 NORTH G ST. 97630 3 NORTH F ST.	0.21	\$18,380	\$108,780	9.3	\$59,480
Downtown Corridor  Downtown Corridor	Yes	39S20E15BA13400 39S20E15BA13500	OR	97630 3 NORTH F ST. 97401 9 NORTH F ST.	0.09	\$11,670	\$108,780	9.3 8.1	\$59,480
Downtown Corridor  Downtown Corridor	Yes	39S20E15BA13500 39S20E15BA13600	OR	97401 9 NORTH F ST. 97630 21 NORTH F ST.	0.06	\$12,920	\$66,490	5.1	\$113,238
	Yes	39S20E15BA13700	OR	97217-4442 15 N F ST	0.05	\$10,890	\$68,980	6.3	\$75,261
Downtown Corridor				97630 21 NORTH F ST.					
Downtown Corridor  Downtown Corridor	Yes	39S20E15BA13800 39S20E15BA13900	OR		0.1	\$25,810	\$89,660	3.5	\$110,730
	Yes		OR	97630 27 N F ST	0.05	\$10,890	\$65,900	6.1	\$69,580
Downtown Corridor	Yes	39S20E15BB03600	CA	97507-7410 1303 NO 4TH ST	1.96	\$157,150	\$527,160	3.4	\$610,380
Downtown Corridor	Yes	39S20E15BD00100	TX	79366 610 S 1ST ST	0.19	\$27,560	\$38,700	1.4	\$58,927
Downtown Corridor	Yes	39S20E15BD00200	OR	97630 24 SOUTH F ST	0.09	\$19,200	\$67,440	3.5	\$77,380
Downtown Corridor	Yes	39S20E15BD00300	OR	97630 UNDETERMINED SITUS ADDRESS	0.06	\$15,230	\$104,120	6.8	\$114,140
Downtown Corridor	Yes	39S20E15BD00400	OR	97630 14 SOUTH F ST	0.08	\$18,140	\$86,360	4.8	\$103,784
Downtown Corridor	Yes	39S20E15BD00500	OR	97630 609 CENTER ST	0.14	\$23,230	\$81,230	3.5	\$101,907
Downtown Corridor	Yes	39S20E15BD00600	OR	97630 619 CENTER	0.12	\$21,530	\$0	0.0	\$21,530
Downtown Corridor	Yes	39S20E15BD00700	OR	97637 629 CENTER	0.07	\$16,830	\$137,010	8.1	\$147,824
Downtown Corridor	Yes	39S20E15BD00800	MA	2347 UNDETERMINED ADDRESS	0.01	\$2,680	\$36,590	13.7	\$39,270
Downtown Corridor	Yes	39S20E15BD00900	MA	2347 17 SOUTH G ST	0.06	\$10,030	\$58,090	5.8	\$65,040
Downtown Corridor	Yes	39S20E15BD01000	CA	96101 25 S G ST	0.09	\$12,630	\$74,280	5.9	\$86,910
Downtown Corridor	Yes	39S20E15BD01100	OR	97630 35 G STREET SOUTH	0.12	\$21,530	\$81,930	3.8	\$103,460
Central Lakeview	Yes	39S20E15DB03000	OR	97630 558 S E ST	0.21	\$28,910	\$79,660	2.8	\$58,840
Central Lakeview	Yes	39S20E15DB03100	OR	97630 535 S F ST	0.14	\$22,890	\$54,290	2.4	\$38,370
Central Lakeview	Yes	39S20E15DB03200	OR	97630 525 S F	0.17	\$25,910	\$141,340	5.5	\$105,830
Central Lakeview	Yes	39S20E15DB03300	OR	97630 548 S E ST	0.18	\$26,770	\$119,430	4.5	\$86,140
Central Lakeview	Yes	39S20E15DB03400	OR	97630 538 S E ST	0.36	\$34,200	\$110,610	3.2	\$79,110
Central Lakeview	Yes	39S20E15DB03500	OR	97910-0073 515 S F ST	0.36	\$34,200	\$78,660	2.3	\$64,720
Central Lakeview	Yes	39S20E15DB03600	NV	89103 529 S 5TH ST	0.05	\$9,430	\$37,850	4.0	\$37,750
Central Lakeview	Yes	39S20E15DB03601	OR	97630 523 S 5TH ST	0.17	\$25,910	\$65,770	2.5	\$45,770
Central Lakeview	Yes	39S20E15DB03700	OR	97630 508 S 5TH ST	0.09	\$16,500	\$125,080	7.6	\$91,910
Central Lakeview	Yes	39S20E15DB03800	OR	97630 462 S E ST	0.14	\$22,890	\$191,700	8.4	\$122,340
Central Lakeview	Yes	39S20E15DB03900	OR	97630 452 S E ST	0.14	\$22,890	\$142,930	6.2	\$95,050
Central Lakeview	Yes	39S20E15DB04900	OR	97630 451 S F ST	0.18	\$26,770	\$62,450	2.3	\$62,240
Central Lakeview	Yes	39S20E15DB05000	OR	97630 455 S F	0.09	\$16,500	\$136,590	8.3	\$96,090
Central Lakeview	Yes	39S20E15DB05100	OR	97630 524 S 5TH ST	0.14	\$22,890	\$36,060	1.6	\$37,460
Central Lakeview	Yes	39S20E15DC01400	OR	97630 734 SO E ST	0.17	\$40,460	\$187,150	4.6	\$141,000
Central Lakeview	Yes	39S20E15DC01401	OR	97630 748 SO E ST	0.18	\$42,060	\$294,800	7.0	\$221,840
Central Lakeview	Yes	39S20E15DC01402	OR	97124 UNDETERMINED SITUS ADDRESS	0.18	\$42,060	\$0	0.0	\$13,500
Central Lakeview	Yes	39S20E15DC01403	OR	97124 UNDETERMINED SITUS ADDRESS	0.3	\$54,850	\$0	0.0	\$15,760
Central Lakeview	Yes	39S20E15DC01404	OR	97630 794 S E ST	0.29	\$54,210	\$227,980	4.2	\$142,800
Central Lakeview	Yes	39S20E15DC01405	OR	97630 828 SOUTH E	0.3	\$54,850	\$251,480	4.6	\$171,610
Central Lakeview	Yes	39S20E15DC01406	OR	97630 836 S E ST	0.77	\$62,940	\$200,340	3.2	\$146,530
Central Lakeview	Yes	39S20E15DC01407	CA	96003 UNDETERMINED SITUS ADDRESS	0.23	\$48,750	\$0	0.0	\$14,510
Central Lakeview	Yes	39S20E15DC01408	CA	96003 UNDETERMINED SITUS ADDRESS	0.24	\$49,820	\$0	0.0	\$13,990
Central Lakeview	Yes	39S20E15DC01500	OR	97630 716 S E ST	0.22	\$29,500	\$126,790	4.3	\$100,390
Central Lakeview	Yes	39S20E15DC01600	OR	97630 702 S E ST	0.23	\$30,020	\$133,220	4.4	\$93,430
Central Lakeview	Yes	39S20E15DC01700	OR	97630 646 S E ST	0.17	\$25,910	\$237,310	9.2	\$159,070
Central Lakeview	Yes	39S20E15DC01800	OR	97630 644 S E ST	0.18	\$26,770	\$71,190	2.7	\$49,860
Central Lakeview	Yes	39S20E15DC01900	OR	97630 634 S E ST	0.29	\$32,010	\$182,430	5.7	\$132,750
Central Lakeview	Yes	39S20E15DC02000	OR	97630 616 S E ST	0.3	\$32,440	\$97,670	3.0	\$88,140
Central Lakeview	Yes	39S20E15DC02100	OR	97630 608 S E ST	0.36	\$34,200	\$76,680	2.2	\$81,180
Central Lakeview	Yes	39S20E15DC02200	OR	97630 601 S F ST	0.25	\$30,850	\$165,530	5.4	\$102,430
Central Lakeview	Yes	39S20E15DC02300	OR	97630 617 S F ST	0.25	\$30,850	\$26,010	0.8	\$43,310
	Yes	39S20E15DC02400	OR	97630 627 S F ST	0.15	\$23,970	\$132,270	5.5	\$68,630
Central Lakeview	Yes	39S20E15DC02500	OR	97630 UNDETERMINED SITUS ADDRESS	0.15	\$23,970	\$0	0.0	\$12,730
Central Lakeview Central Lakeview		39S20E15DC02501	OR	97630 627 S F ST	0.06	\$11,280	\$22,760	2.0	\$34,040
	Yes								70.,0.0
Central Lakeview	Yes Yes	39S20E15DC02801	OR	97630 UNDETERMINED SITUS ADDRESS	0.02	\$3,800	\$0	0.0	\$1,720
Central Lakeview Central Lakeview				97630 UNDETERMINED SITUS ADDRESS 89502 UNDETERMINED SITUS ADDRESS	0.02 0.03	\$3,800 \$5,690	\$0 \$0		
Central Lakeview Central Lakeview Central Lakeview	Yes	39S20E15DC02801	OR					0.0	\$1,720
Central Lakeview Central Lakeview Central Lakeview Central Lakeview	Yes Yes	39S20E15DC02801 39S20E15DC02802	OR NV	89502 UNDETERMINED SITUS ADDRESS	0.03	\$5,690	\$0	0.0 0.0	\$1,720 \$2,780
Central Lakeview Central Lakeview Central Lakeview Central Lakeview Central Lakeview	Yes Yes Yes	39S20E15DC02801 39S20E15DC02802 39S20E15DC02901	OR NV OR	89502 UNDETERMINED SITUS ADDRESS 97015 UNDETERMINED SITUS ADDRESS	0.03 0.04	\$5,690 \$6,310	\$0 \$0	0.0 0.0 0.0	\$1,720 \$2,780 \$3,250

Neighborhood	In URA	Map and Tax Lot	St	ZIP	Situs	Acres	MKT_Land	MKT_lmp	I:L Ratio	AV
Creekside Subdivision	Yes	39S20E16AA03500	CA		96022 UNKNOWN DISTRICT ADDRESS	0.18	\$31,060	\$0	0.0	\$28,540
Creekside Subdivision	Yes	39S20E16AA03600	OR		97630 1743 N 2ND ST	0.18	\$31,060	\$189,860	6.1	\$190,620
Creekside Subdivision	Yes	39S20E16AA03700	CA		96022 UNKNOWN DISTRICT ADDRESS	0.18	\$31,060	\$0	0.0	\$28,540
Creekside Subdivision	Yes	39S20E16AA03800	CA		96022 UNDETERMINED SITUS ADDRESS	0.18	\$31,060	\$0	0.0	\$28,540
Creekside Subdivision	Yes	39S20E16AA03900	CA		96022 UNKNOWN DISTRICT ADDRESS	0.18	\$31,060	\$0	0.0	\$28,540
Creekside Subdivision	Yes	39S20E16AA04000	CA		96022 UNDETERMINED SITUS ADDRESS	0.18	\$31,060	\$0	0.0	\$28,540
Creekside Subdivision	Yes	39S20E16AA04100	OR		97630 1640 GREY GOOSE	0.33	\$38,530	\$263,630	6.8	\$246,290
Creekside Subdivision	Yes	39S20E16AA04200	CA		96022 UNKNOWN DISTRICT ADDRESS	0.22	\$35,350	\$0	0.0	\$32,480
Creekside Subdivision	Yes	39S20E16AA04300	CA		96022 UNDETERMINED SITUS ADDRESS	0.23	\$36,040	\$0	0.0	\$33,110
Creekside Subdivision	Yes	39S20E16AA04400	CA		96022 UNKNOWN DISTRICT ADDRESS	0.19	\$32,280	\$0	0.0	\$29,660
Creekside Subdivision	Yes	39S20E16AA04500	CA		96022 UNDETERMINED SITUS ADDRESS	0.19	\$32,280	\$0	0.0	\$29,660
Creekside Subdivision	Yes	39S20E16AA04600	OR		97630 1720 DRAKE ST	0.19	\$32,280	\$217,910	6.8	\$194,300
Creekside Subdivision	Yes	39S20E16AA04700	CA		96022 UNKNOWN DISTRICT ADDRESS	0.19	\$32,280	\$0	0.0	\$29,660
Creekside Subdivision	Yes	39S20E16AA04800	CA		96022 UNDETERMINED SITUS ADDRESS	0.23	\$36,040	\$0	0.0	\$33,110
Creekside Subdivision	Yes	39S20E16AA04900	CA		96022 UNKNOWN DISTRICT ADDRESS	0.25	\$37,170	\$0	0.0	\$34,160
Creekside Subdivision	Yes	39S20E16AA05000	OR		97630 1715 DRAKE ST	0.39	\$40,860	\$244,810	6.0	\$219,810
Creekside Subdivision	Yes	39S20E16AA05200	OR		97630 1745 DRAKE ST	0.21	\$34,580	\$226,300	6.5	\$193,690
Creekside Subdivision	Yes	39S20E16AA05300	OR		97630 1765 DRAKE ST	0.21	\$34,580	\$223,380	6.5	\$198,489
Creekside Subdivision	Yes	39S20E16AA05400	CA		96022 UNDETERMINED SITUS ADDRESS	0.22	\$35,350	\$0	0.0	\$32,480
Creekside Subdivision	Yes	39S20E16AA05500	OR		97630 UNKNOWN DISTRICT ADDRESS	0.27	\$37,990	\$0	0.0	\$34,910
Creekside Subdivision	Yes	39S20E16AA05600	CA		96022 UNDETERMINED SITUS ADDRESS	0.36	\$37,720	\$0	0.0	\$34,680
Creekside Subdivision	Yes	39S20E16AA05700	CA		96022 UNKNOWN DISTRICT ADDRESS	0.2	\$33,460	\$0	0.0	\$30,740
Creekside Subdivision	Yes	39S20E16AA05800	CA		96022 UNKNOWN DISTRICT ADDRESS	0.74	\$22,160	\$0	0.0	\$8,240
Manufactured Home Area	Yes	39S20E16AC00100	OR	9763	0-0021 2249 S 2ND ST	15.37	\$760,030	\$0	0.0	\$434,670
Manufactured Home Area	Yes	39S20E16AC00134	OR		97630 UNDETERMINED SITUS ADDRESS	1.63	\$80,610	\$0	0.0	\$26,520
Manufactured Home Area	Yes	39S20E16AC01500	OR		97232 18413 ROBERTA AVE	1.31	\$39,374	\$0	0.0	\$39,374
	382					141.42	\$11,541,006	\$36,197,210	3.35	\$37,568,841

# **Exhibit B. Plan Area Legal Description**

[Enclosed]

#### Lakeview Urban Renewal Plan - Legal Description

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF NORTH 4TH STREET (OREGON HIGHWAY 140) AND THE EAST RIGHT-OF-WAY LINE OF NORTH H STREET; THENCE SOUTHERLY A DISTANCE OF 1310 FEET, MORE OR LESS, ALONG SAID EAST RIGHT-OF-LINE TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF CENTER STREET AND THE EAST RIGHT-OF-WAY LINE OF NORTH H STREET: THENCE EASTERLY A DISTANCE OF 360 FEET, MORE OR LESS, ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF CENTER STREET AND THE EAST RIGHT-OF-WAY LINE OF NORTH G STREET; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 296 FEET, MORE OR LESS, TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SOUTH 1ST STREET AND THE EAST RIGHT-OF-WAY LINE OF NORTH G STREET; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 214 FEET, MORE OR LESS, TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SOUTH 1ST STREET AND THE WEST RIGHT-OF-WAY LINE OF NORTH F STREET (U.S. HIGHWAY 395); THENCE SOUTHERLY ALONG SAID WEST-RIGHT-OF WAY LINE A DISTANCE OF 2654 FEET, MORE OR LESS, TO A POINT; THENCE EASTERLY 72.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH F STREET (U.S. HIGHWAY 395); THENCE N89°34'22"E A DISTANCE OF 133.91 FEET; THENCE S0°30'E A DISTANCE OF 72.00 FEET; THENCE S89°30'W A DISTANCE OF 9.54 FEET; THENCE S1°07'W A DISTANCE OF 55.00 FEET; THENCE N89°30'E A DISTANCE OF 37.03 FEET; THENCE S°30'E A DISTANCE OF 5.00 FEET, MORE OR LESS; THENCE S18°07'21"E A DISTANCE OF 83.73 FEET; THENCE N89°29'41"E A DISTANCE OF 6.85 FEET TO THE END OF THE NORTH RIGHT-OF-WAY OF AN ALLEY; THENCE S0° 21' 10"E A DISTANCE OF 16.20 FEET TO THE NORTHWEST CORNER OF LOT 1 OF CELTIC PARK; THENCE S0° 31' 22"E A DISTANCE OF 229.30 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF CELTIC PARK; THENCE N88° 52' 43"W A DISTANCE OF 31.83 FEET TO THE NORTHWEST CORNER OF LOT 4 OF CELTIC PARK; THENCE WESTERLY A DISTANCE OF 19.40 FEET, MORE OR LESS; THENCE SOUTHERLY A DISTANCE OF 73.00 FEET, MORE OR LESS; THENCE N88° 50' 26"W A DISTANCE OF 12.72 FEET TO THE WEST CORNER OF LOT 4 OF CELTIC PARK; THENCE S0° 48' 01"W A DISTANCE OF 17.42 FEET TO THE SOUTHWEST CORNER OF LOT 4 OF CELTIC PARK; THENCE S0° 39' 22"W A DISTANCE OF 24.87 FEET TO THE NORTHWEST CORNER OF LOT 5 OF CELTIC PARK; THENCE S0° 46' 54"W A DISTANCE OF 197.80 FEET TO THE SOUTHWEST CORNER OF LOT 7 OF CELTIC PARK; THENCE S88° 46' 02"E A DISTANCE OF 40.00 FEET TO A SOUTH CORNER OF LOT 7 OF CELTIC PARK; THENCE S0° 45' 22"W A DISTANCE OF 180.38 TO THE NORTH RIGHT-OF-WAY LINE OF SOUTH 9TH STREET, ALSO BEING THE SOUTHWEST CORNER OF LOT 9 OF CELTIC PARK; THENCE ALONG SAID RIGHT-OF-WAY LINE S89° 17' 30"E A DISTANCE OF 118.60 FEET TO A POINT OF CURVATURE; THENCE ALONG A 18.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, A DISTANCE OF 28.66 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 91°14'08", THE CHORD OF WHICH BEARS N45° 05' 26"E 25.73 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH E STREET; THENCE NO° 31' 38"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 153.93 FEET; THENCE NO° 29' 14"W A DISTANCE OF 209.99 FEET TO THE NORTHEAST CORNER OF LOT 5 OF CELTIC PARK; THENCE NO° 46' 32"W A DISTANCE OF 25.04 FEET TO THE SOUTHEAST CORNER OF LOT 4 OF CELTIC PARK; THENCE NO° 31' 23"W A DISTANCE OF 317.37 FEET TO THE NORTHEAST CORNER OF LOT 1 OF CELTIC PARK; THENCE NO° 25' 57"W A DISTANCE OF 16.02 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF WAY LINE OF AN ALLEY AND THE WEST RIGHT-OF-WAY LINE OF SOUTH E STREET; THENCE N0°30'W ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 694.23 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SOUTH E STREET AND THE SOUTH RIGHT-OF-WAY LINE OF SOUTH STREET PER THE PLAT OF LANE'S ADDITION; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 276.00 FEET, MORE OR LESS, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH F STREET (U.S. HIGHWAY 395); THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 20.00 FEET, MORE OR LESS; THENCE EASTERLY A DISTANCE OF 216 FEET, MORE OR LESS TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH E STREET; THENCE NORTHERLY ALONG

SAID RIGHT-OF-WAY LINE A DISTANCE OF 50.00 FEET, MORE OR LESS TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SOUTH E STREET AND THE SOUTH RIGHT-OF-WAY LINE OF SOUTH 5TH STREET; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF WAY LINE A DISTANCE OF 100.00 FEET, MORE OR LESS; THENCE SOUTHERLY A DISTANCE OF 10.00 FEET, MORE OR LESS; THENCE WESTERLY A DISTANCE OF 16.00 FEET, MORE OR LESS; THENCE NORTHERLY A DISTANCE OF 10.00 FEET, MORE OR LESS; THENCE WESTERLY A DISTANCE OF 100.00 FEET, MORE OR LESS, TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SOUTH 5TH STREET AND THE EAST RIGHT-OF-WAY LINE OF SOUTH F STREET (U.S. HIGHWAY 395); THENCE NORTHERLY A DISTANCE OF 40.00 FEET TO THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SOUTH F STREET (U.S. HIGHWAY 395) AND THE NORTH RIGHT-OF-WAY LINE OF SOUTH 5TH STREET; THEN EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 216.00 FEET, MORE OR LESS TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SOUTH 5TH STREET AND THE WEST RIGHT-OF-WAY LINE OF SOUTH E STREET: THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 163.08 FEET; THENCE WESTERLY A DISTANCE OF 116 FEET, MORE OR LESS TO A POINT ON THE WEST RIGHT-OF-WAY OF AN ALLEY; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 16.92 FEET; THENCE WESTERLY A DISTANCE OF 100.00, MORE OR LESS, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH F STREET (U.S. HIGHWAY 395); THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 1514.50 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE SOUTH ADDITION TO THE TOWN OF LAKEVIEW; THENCE EASTERLY A DISTANCE OF 216 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN DEED 2022-595, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH E STREET; THENCE NORTHERLY A DISTANCE OF 357 FEET, MORE OR LESS, ALONG SAID WEST RIGHT-OF-WAY LINE TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SOUTH 1ST STREET AND THE WEST RIGHT-OF-WAY LINE OF SOUTH E STREET; THENCE EASTERLY A DISTANCE OF 543 FEET, MORE OR LESS ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN DEED 2022-88; THENCE NORTHERLY A DISTANCE OF 112.5 FEET, MORE OR LESS; THENCE WESTERLY A DISTANCE OF 215 FEET, MORE OR LESS; THENCE NORTHERLY A DISTANCE OF 12.5 FEET, MORE OR LESS; THENCE WESTERLY A DISTANCE OF 2.66 FEET, MORE OR LESS; THENCE NORTHERLY A DISTANCE OF 110 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN DEED 2016-1236, SAID CORNER BEING ON THE SOUTH RIGHT-OF-WAY LINE OF CENTER STREET; THENCE NORTHERLY A DISTANCE OF 71.5 FEET, MORE OR LESS, TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF CENTER STREET AND THE EAST RIGHT-OF-WAY LINE OF NORTH D STREET; THENCE NORTHERLY A DISTANCE OF 194 FEET, MORE OR LESS, TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF EVANS ALLEY AND THE EAST RIGHT-OF-WAY LINE OF NORTH D STREET; THENCE EASTERLY A DISTANCE OF 180 FEET, MORE OR LESS, ALONG THE SAID NORTH RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN DEED 2021-1450; THENCE NORTHERLY A DISTANCE OF 215.5 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN DEED 2017-459; THENCE WESTERLY A DISTANCE OF 90.17 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN DEED 2019-1321; THENCE NORTHEASTERLY A DISTANCE OF 24.62 FEET, MORE OR LESS; THENCE NORTHERLY A DISTANCE OF 70 FEET, MORE OR LESS; THENCE WESTERLY A DISTANCE OF 79.83 FEET, MORE OR LESS, TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF NORTH 2ND STREET AND THE EAST RIGHT-OF-WAY LINE OF NORTH D STREET; THENCE WESTERLY A DISTANCE OF 246 FEET, MORE OR LESS, ALONG SAID NORTH RIGHT-OF-WAY LINE OF NORTH 2ND STREET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF NORTH 2ND STREET AND THE EAST RIGHT-OF-WAY OF NORTH E STREET; THENCE NORTHERLY A DISTANCE OF 90 FEET, MORE OR LESS, ALONG THE SAID EAST RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN DEED 2021-93; THENCE EASTERLY A DISTANCE OF 100 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN DEED 2021-93; THENCE NORTHERLY A DISTANCE OF 105 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN DEED VOLUME 139, PAGE 578; THENCE

EASTERLY A DISTANCE OF 115 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN DEED VOLUME 139, PAGE 578; THENCE NORTHERLY A DISTANCE OF 449.81 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN DEED 2012-1144; THENCE WESTERLY A DISTANCE OF 283 FEET, MORE OR LESS, TO A POINT ON THE NORTH END OF THE WEST RIGHT-OF-WAY LINE OF NORTH E STREET; THENCE NORTHERLY A DISTANCE OF 60 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN DEED 2014-1953; THENCE WESTERLY A DISTANCE OF 85.02 FEET, MORE OR LESS; THENCE NORTHERLY A DISTANCE OF 12 FEET, MORE OR LESS; THENCE EASTERLY A DISTANCE OF 46.47 FEET, MORE OR LESS; THENCE NORTHERLY A DISTANCE OF 87.98 FEET, MORE OR LESS; THENCE EASTERLY A DISTANCE OF 22.5 FEET, MORE OR LESS, THE SOUTHEAST CORNER OF THE PARCEL SHOWN IN LAKE COUNTY RECORD SURVEY #6095; THENCE NORTHERLY A DISTANCE OF 199.87 FEET, MORE OR LESS; THENCE EASTERLY A DISTANCE OF 16.44 FEET, MORE OR LESS; THENCE NORTHERLY A DISTANCE OF 50 FEET, MORE OR LESS; THENCE WESTERLY A DISTANCE OF 250 FEET, MORE OR LESS, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH F STREET; THENCE NORTHERLY A DISTANCE OF 408 FEET, MORE OR LESS, ALONG THE SAID WEST RIGHT-OF-WAY LINE TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF NORTH 6TH STREET AND THE WEST RIGHT-OF-WAY LINE OF NORTH F STREET; THENCE WESTERLY A DISTANCE OF 112.00 FEET, MORE OR LESS, ALONG THE SAID SOUTH RIGHT-OF-WAY TO A POINT; THENCE NORTHERLY A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NORTH 6TH STREET, ALSO BEING THE SOUTHEAST CORNER OF PARCEL 2 OF LAND PARTITION 1997-P-107; THENCE N 0°02'40"E A DISTANCE OF 115.34 FEET TO THE NORTHEAST CORNER OF PARCEL 1 OF LAND PARTITION 1997-P-107; THENCE S89°59'28"E A DISTANCE OF 112.99 FEET TO THE NORTHWEST CORNER OF PARCEL 1 OF LAND PARTITION 1997-P-107, ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF NORTH G STREET (U.S. HIGHWAY 395); THENCE S0°02'16"W ALONG SAID RIGHT-OF-WAY A DISTANCE OF 115.34 FEET TO THE SOUTHWEST CORNER OF PARCEL 1 OF LAND PARTITION 1997-P-107), ALSO BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF NORTH G STREET (U.S. HIGHWAY 395) AND THE NORTH RIGHT-OF-WAY LINE OF NORTH 6TH STREET; THENCE SOUTHERLY 60.00 FEET TO THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF NORTH G STREET (U.S. HIGHWAY 395) AND THE SOUTH RIGHT-OF-WAY LINE OF NORTH 6TH STREET; THENCE WESTERLY A DISTANCE OF 60.00 FEET, TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF NORTH 6TH STREET AND THE WEST RIGHT-OF-WAY LINE OF NORTH G STREET (U.S. HIGHWAY 395); THENCE SOUTHERLY A DISTANCE OF 377.6 FEET, MORE OR LESS, ALONG THE SAID WEST RIGHT-OF-WAY LINE, TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF NORTH 5TH STREET AND THE WEST RIGHT-OF-WAY LINE OF NORTH G STREET (U.S. HIGHWAY 395); THENCE N 89°56'50"W ALONG THE SOUTH RIGHT-OF-WAY LINE OF NORTH 5TH STREET 292 FEET MORE OR LESS TO THE EAST RIGHT- OF-WAY LINE OF NORTH H STREET; THENCE NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF NORTH H STREET 374 FEET MORE OR LESS TO THE SOUTH RIGHT-OF-WAY LINE OF NORTH 6TH STREET; THENCE WEST FOLLOWING THE SOUTH LINE OF NORTH 6TH STREET 682.59 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH J STREET; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE 714 FEET, MORE OR LESS, TO THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF NORTH J STREET AND THE NORTH RIGHT-OF WAY LINE OF MILLVIEW STREET; THENCE EAST ALONE SAID NORTH-RIGHT-OF-WAY LINE A DISTANCE OF 682 FEET, MORE OR LESS, TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF NORTH H STREET AND THE NORTH RIGHT-OF-WAY LINE OF MILLVIEW STREET; THENCE EAST A DISTANCE OF 60 FEET, MORE OR LESS, TO THE EAST RIGHT-OF-WAY LINE OF NORTH H STREET AND THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN DEED RECORD 2018-001417 OF LAKE COUNTY RECORD OF DEEDS; THENCE N 89°07'02" E ALONG THE NORTH LINE OF THE PARCEL DESCRIBED IN DEED RECORD 2018-001417 A DISTANCE OF 285.5 FEET TO THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN DEED RECORD 2018-001417; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 233 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF PARCEL 1 AS PER LAKE COUNTY SURVEY #5913; THENCE SOUTH 89°14'46" WEST A DISTANCE OF 232.58

FEET TO THE SOUTHWEST CORNER OF PARCEL 1 AS PER LAKE COUNTY SURVEY #5913. SAID CORNER BEING ON THE EAST RIGHT-OF-WAY LINE OF NORTH H STREET; THENCE WESTERLY 60 FEET, MORE OR LESS, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH H STREET; THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 418 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN DEED VOLUME 2012-001229, SAID POINT IS ALSO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF THE FREMONT HIGHWAY AND THE WEST RIGHT-OF-WAY LINE OF NORTH H STREET IN LAKEVIEW OREGON; THENCE NORTHERLY ALONG THE EAST LINES OF THORTON'S ADDITION AND THE UNRECORDED KELTY ADDITION OF THE TOWN OF LAKEVIEW, A DISTANCE OF 630 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF LOT 41 OF THE UNRECORDED KELTY ADDITION OF THE TOWN OF LAKEVIEW; THENCE NORTH 698.8 FEET TO THE NORTHEAST CORNER OF LOT 41 OF THE UNRECORDED KELTY ADDITION OF THE TOWN OF LAKEVIEW; THENCE N 88°43' 00" W - ALONG THE NORTH LINE OF THE UNRECORDED KELTY ADDITION OF THE TOWN OF LAKEVIEW A DISTANCE OF 360 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE UNRECORDED KELTY ADDITION OF THE TOWN OF LAKEVIEW, THIS POINT ALSO THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN DEED RECORD 2018-001268 OF LAKE COUNTY RECORD OF DEEDS AND IS ON THE EAST RIGHT-OF-WAY LINE OF NORTH J STREET; THENCE WEST 60 FEET, MORE OR LESS, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH J STREET; THENCE SOUTH ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1284 FEET, MORE OR LESS; THENCE N 89°51' 47" W - 445.36 FEET TO A 2 INCH BRASS CAP AS NOTED ON RECORD SURVEY 6038; THENCE S 0° 06' 47" E - 157.00 FEET TO A 2 INCH BRASS CAP AS NOTED ON RECORD SURVEY 6038; THENCE N 89°50' 57" W - 463.04 FEET TO A 5/8" IRON ROD AS PER RECORD SURVEY 6102; THENCE S 00°06' 47" E -176.78 FEET TO A 5/8" IRON ROD AS PER RECORD SURVEY 6102; THENCE N89°00' 13" W -147.87 FEET TO A 5/8" IRON ROD AS PER RECORD SURVEY 6102; THENCE S 00°06'47" E - 927.83 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NORTH 4TH STREET (OREGON HIGHWAY 140); THENCE WESTERLY ALONG SAID RIGHT-OF-WAY A DISTANCE OF 3021 FEET, MORE OR LESS, TO THE EAST RIGHT-OF-WAY LINE OF ROBERTA ROAD, ALSO BEING THE SOUTHWEST CORNER OF LOT 2, BLOCK 288 OF THE OREGON VALLEY LAND COMPANY'S FIRST ADDITION TO THE TOWN OF LAKEVIEW: THENCE NORTHERLY ALONG SAID RIGHT-OFOWAY 2555.00 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF BLOCK 285 OF THE OREGON VALLEY LAND COMPANY'S FIRST ADDITION TO THE TOWN OF LAKEVIEW; THENCE EASTERLY 135.00' TO THE NORTHEAST CORNER OF BLOCK 285 OF THE OREGON VALLEY LAND COMPANY'S FIRST ADDITION TO THE TOWN OF LAKEVIEW; THENCE NORTHERLY 60.00' FEET TO THE SOUTHEAST CORNER OF LOT 1, BOCK 284 OF THE OREGON VALLEY LAND COMPANY'S FIRST ADDITION TO THE TOWN OF LAKEVIEW, AND ALSO THE SOUTHEAST CORNER OF LOT 23 ON THE LOT LINE ADJUSTMENT RECORDED AS RECORD SURVEY 6186A; THENCE N 00°14' 58" E 1260.28 FEET TO THE NORTHEAST CORNER OF LOT 24 BLOCK 283 OF THE OREGON VALLEY LAND COMPANY'S FIRST ADDITION TO THE TOWN LAKEVIEW, AND ALSO THE NORTHEAST CORNER OF LOT 1 ON THE LOT LINE ADJUSTMENT RECORDED AS RECORD SURVEY 6186A; THENCE N 89° 45' 05" W - 134.99 FEET TO THE NORTHWEST CORNER OF BLOCK 283 OF THE OREGON VALLEY LAND COMPANY'S FIRST ADDITION TO THE TOWN OF LAKEVIEW ON THE WEST RIGHT-OF-WAY LINE OF ROBERTA ROAD; THENCE NORTHERLY ALONG SAID RIGHT-OF WAY A DISTANCE OF 1320.00 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF BLOCK 281 OF THE OREGON VALLEY LAND COMPANY'S FIRST ADDITION TO THE TOWN OF LAKEVIEW; THENCE WESTERLY A DISTANCE OF 100.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ROBERTA ROAD, SAID POINT ALSO BEING THE NORTHEAST CORNER OF BLOCK 136 OF THE OREGON VALLEY LAND COMPANY'S FIRST ADDITION TO THE TOWN OF LAKEVIEW; LEAVING SAID RIGHT-OF-WAY, THENCE WESTERLY A DISTANCE OF 975.00 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF BLOCK 184 OF THE OREGON VALLEY LAND COMPANY'S FIRST ADDITION TO THE TOWN OF LAKEVIEW; THENCE SOUTHERLY A DISTANCE OF 1260.00 FEET, MORE OR LESS, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MISSOURI AVENUE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF BLOCK 183 OF THE OREGON VALLEY LAND COMPANY'S FIRST ADDITION TO THE TOWN OF LAKEVIEW; THENCE EASTERLY

ALONG SAID RIGHT-OF-WAY A DISTANCE OF 975.00 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF ROBERTA ROAD, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF BLOCK 135 OF THE OREGON VALLEY LAND COMPANY'S FIRST ADDITION TO THE TOWN OF LAKEVIEW; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY 3840.00 FEET, MORE OR LESS, TO THE NORTH RIGHT-OF-WAY LINE OF OREGON HIGHWAY 140, ALSO BEING THE SOUTHEAST CORNER OF BLOCK 129 OF THE OREGON VALLEY LAND COMPANY'S FIRST ADDITION TO THE TOWN OF LAKEVIEW; THENCE SOUTHERLY A DISTANCE OF 80.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF OREGON HIGHWAY 140, ALSO BEING THE NORTHEAST CORNER OF BLOCK 128 OF THE OREGON VALLEY LAND COMPANY'S FIRST ADDITION TO THE TOWN OF LAKEVIEW; THENCE EASTERLY ALONG SAID RIGHT-OF-WAY LINE 1420 FEET, MORE OR LESS, TO THE WEST RIGHT-OF-WAY LINE OF NORTH S STREET, ALSO BEING THE NORTHEAST CORNER OF BLOCK 64 OF THE OREGON VALLEY LAND COMPANY'S FIRST ADDITION TO THE TOWN OF LAKEVIEW: THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE 1285.00 FEET, MORE OR LESS, TO THE NORTH RIGHT-OF-WAY LINE OF CENTER STREET, ALSO BEING THE SOUTHEAST CORNER OF BLOCK 64 OF THE OREGON VALLEY LAND COMPANY'S FIRST ADDITION TO THE TOWN OF LAKEVIEW; THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE 1230.00 FEET, MORE OR LESS, TO THE EAST RIGHT-OF-WAY LINE OF ROBERTA ROAD, ALSO BEING THE SOUTHWEST CORNER OF BLOCK 98 OF THE OREGON VALLEY LAND COMPANY'S FIRST ADDITION TO THE TOWN OF LAKEVIEW; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE 1320.00 FEET, MORE OR LESS TO THE NORTH RIGHT-OF-WAY LINE OF SOUTH 3RD STREET, ALSO BEING THE SOUTHWEST CORNER OF BLOCK 100 OF THE OREGON VALLEY LAND COMPANY'S FIRST ADDITION TO THE TOWN OF LAKEVIEW; THENCE EASTERLY ALONG SAID RIGHT OF WAY LINE 825.00 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF LOT 48, BLOCK 68 OF THE OREGON VALLEY LAND COMPANY'S FIRST ADDITION TO THE TOWN OF LAKEVIEW; THENCE NORTHERLY 1240.00 FEET, MORE OR LESS, TO THE SOUTH RIGHT-OF-WAY LINE OF CENTER STREET, ALSO BEING THE NORTHEAST CORNER OF LOT 24, BLOCK 67 OF THE OREGON VALLEY LAND COMPANY'S FIRST ADDITION TO THE TOWN OF LAKEVIEW; THENCE EASTERLY ALONG SAID RIGHT-OF-WAY 495.00 FEET, MORE OR LESS, TO THE WEST RIGHT-OF-WAY LINE OF NORTH S STREET, ALSO BEING THE NORTHEAST CORNER OF BLOCK 62 OF THE OREGON VALLEY LAND COMPANY'S FIRST ADDITION TO THE TOWN OF LAKEVIEW; THENCE EASTERLY 60.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NORTH S STREET; THENCE NORTHERLY ALONG SAID-RIGHT-OF-WAY LINE 1365.00 FEET, TO THE SOUTH RIGHT-OF-WAY LINE OF OREGON HIGHWAY 140; THENCE EASTERLY ALONG SAID RIGHT-OF-WAY LINE 306.88 FEET, MORE OR LESS, TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF OREGON HIGHWAY 140 AND THE WEST RIGHT OF WAY LINE OF NORTH R STREET; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 824 FEET, MORE OR LESS, TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF NORTH R STREET AND THE NORTH RIGHT-OF-WAY LINE OF NORTH 2ND STREET; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF A DISTANCE OF 218 FEET; THENCE SOUTHERLY A DISTANCE OF 60 FEET TO THE NORTHWEST CORNER OF LOT 1 OF THE CREEKSIDE SUBDIVISION; THENCE SOUTH 0° 30' 34" WEST A DISTANCE OF 402.58 FEET TO THE SOUTHWEST CORNER OF LOT 25 OF THE CREEKSIDE SUBDIVISION; THENCE NORTH 90° 00' 00" EAST A DISTANCE OF 879.85 FEET TO THE SOUTHEAST CORNER OF TRACT "A" OF THE CREEKSIDE SUBDIVISION; THENCE NORTH 0° 07' 03" EAST A DISTANCE OF 401.39 FEET TO THE INITIAL POINT OF THE CREEKSIDE SUBDIVISION; THENCE NORTHERLY A DISTANCE OF 61.5 FEET, MORE OR LESS, TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF NORTH 2ND STREET AND THE EAST RIGHT-OF-WAY LINE OF NORTH P STREET; THENCE WESTERLY ALONG SAID NORTH-RIGHT-OF-WAY LINE A DISTANCE OF 615 FEET MORE OR LESS, TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF NORTH 2ND STREET AND THE EAST RIGHT-OF-WAY LINE OF NORTH R STREET; THENCE NORTHERLY ALONG SAID EAST-RIGHT-OF-WAY LINE A DISTANCE OF 824 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF OREGON HIGHWAY 140 AND THE EAST RIGHT-OF-WAY LINE OF NORTH R STREET; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1204 FEET, MORE

OR LESS; THENCE SOUTH 0° 37' 33" WEST A DISTANCE OF 124.89 FEET; THENCE SOUTH 89° 52' 53" WEST A DISTANCE OF 97.99 FEET; THENCE SOUTH 0° 42' 52" WEST A DISTANCE OF 66.76 FEET; THENCE SOUTH 88° 27' 56" EAST A DISTANCE OF 49.32 FEET; THENCE SOUTH 0° 46' 13" WEST A DISTANCE OF 98.84 FEET; THENCE SOUTH 89° 56' 01" EAST A DISTANCE OF 29.95 FEET; THENCE SOUTH 0° 00' 55" WEST A DISTANCE OF 102.23 FEET TO THE NORTH RIGHT-OF-WAY LINE OR NORTH 3RD STREET; THENCE NORTH 89° 33' 36" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 264.47 FEET TO THE INTERSECTION OF THE NORTH-RIGHT-OF-WAY LINE OF NORTH 3RD STREET AND THE WEST RIGHT-OF-WAY LINE OF NORTH M STREET; THENCE NORTH 0° 26' 24" WEST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 392.94 FEET TO THE INTERSECTION OF THE SOUTH-RIGHT-OF-WAY LINE OF NORTH M STREET; THENCE EASTERLY (OREGON HIGHWAY 140) AND THE WEST RIGHT-OF-WAY LINE OF NORTH M STREET; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1692 FEET, MORE OR LESS, TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF NORTH 4TH STREET (OREGON HIGHWAY 140) AND THE EAST RIGHT-OF-WAY LINE OF NORTH 4TH STREET (OREGON HIGHWAY 140) AND THE EAST RIGHT-OF-WAY LINE OF NORTH H STREET, AND THE POINT OF BEGINNING.

#### EXCEPTING THEREFROM THE PARCEL DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SOUTH F STREET (U.S. HIGHWAY 395) AND THE SOUTH RIGHT-OF-WAY LINE OF CENTER STREET; THENCE SOUTHERLY A DISTANCE OF 225 FEET, MORE OR LESS, TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SOUTH 1ST STREET AND THE EAST RIGHT-OF-WAY LINE OF SOUTH F STREET (U.S. HIGHWAY 395); THENCE EASTERLY A DISTANCE OF 215 FEET, MORE OR LESS, TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SOUTH 1ST STREET AND THE WEST RIGHT-OF-WAY LINE OF SOUTH E STREET; THENCE NORTHERLY A DISTANCE OF 225 FEET, MORE OR LESS, TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF CENTER STREET AND THE EAST RIGHT-OF-WAY LINE OF SOUTH E STREET; THENCE 215 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

# Exhibit C. Financial Analysis of Plan

The financial analysis is available for download at this link and is transmitted in this report.

https://drive.google.com/drive/folders/1wfOTGTRD0fzB9p5e44Ky1m3yr7Cx6YBY?usp=sharing