

RESOLUTION NO. 895

A RESOLUTION APPROVING REQUEST FOR THE REAPPORTIONMENT OF AN ASSESSMENT IN LID #5, TAX LOT #101.

WHEREAS, the city staff has prepared a report on the above captioned subject which is attached hereto as Exhibit "A"; and

WHEREAS, the City Council has duly considered the subject and the recommendation(s) contained in the staff report; and

WHEREAS, interested parties, if any, have had an opportunity to be heard on the subject.

NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

1. That the Wilsonville City Council does hereby adopt the staff report attached hereto as Exhibit "A", with the recommendation(s) contained herein and further instructs that action appropriate to the recommendation(s) be taken.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 3rd day of February, 1992 and filed with the Wilsonville City Recorder this date.


GERALD A. KRUMMEL, Mayor

ATTEST:


VERA A. ROJAS, CMC/AAE, City Recorder

SUMMARY of Votes:

Mayor Krummel AYE
Councilor Chandler AYE
Councilor Carter AYE
Councilor Lehan AYE
Councilor Van Eck AYE

**FINANCE DEPARTMENT
MEMORANDUM**



City of
WILSONVILLE
in OREGON

EXHIBIT "A"

30000 SW Town Center Loop E • PO Box 220
Wilsonville, OR 97070
(503) 682-1011

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: RAY SHORTEN, FINANCE DIRECTOR

DATE: FEBRUARY 3, 1992

**RE: REQUEST FOR REAPPORTIONMENT OF AN ASSESSMENT
IN LID #5 - TAX LOT #101**

I have received an application from Capital Realty Corp. to reapportion an assessment in LID #5 concerning Tax Lot #101, Section 14, Township 3 South, Range 1 West of the Willamette Meridian, County of Clackamas, Wilsonville, Oregon. The reapportionment request was filed in accordance with City Ordinance #350. The purpose of this reapportionment is to create two parcels of land from Tax Lot #101. The assessment on this property is current.

An escrow closing is currently scheduled for the sale of this property, at which time the assessment on Parcel #2 will be paid. This reapportionment is contingent on that fact. The reapportionment of this assessment will coincide with a request for a minor land partition currently being processed through the City's Planning department.

The parcel to be reapportioned fronts improved streets.

The reapportionment of the assessment will be made on a pro-rata acreage basis. The relative values, area, and frontage on public streets are proportionate to the proposed reapportionment, so there should be no impairment to the security of the City or the holders of the Bancroft bonds.

I have attached a map showing the parcel involved and the acreage of each.

The principal balance on the assessment equals \$69,597.01 with the total acreage being 5.720 acres, which calculates to \$12,167.31 assessment per acre.

Reapportionment::

Parcel #1	5.043 acres / 88.165%	\$61,360.01
Parcel #2	.677 acres / 11.836%	\$ 8,237.00

A notice of consideration of reapportionment by Council has been sent to all parties involved.

RECOMMENDATION:

I recommend that the above reapportionment be approved.

PLAZA ROYAL PARCEL 1
LEGAL DESCRIPTION

A parcel of land being a portion of that certain tract described in deed to Plaza Royal recorded September 5, 1980 in Recorder's Fee 80-33295 and all of that certain tract described in deed to Plaza Royal recorded November 15, 1982 in Recorder's Fee 82-31329 of the Clackamas County Deed Records and situated in the southeast quarter of Section 14 in Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon. Said parcel of land being more particularly described as follows:

COMMENCING at the East quarter corner of Section 14, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon: thence South $00^{\circ}03'01''$ West along the section line between Sections 13 and 14 a distance of 327.26 feet to a point on the Southerly right-of-way line of Town Center Loop Road; thence South $89^{\circ}49'25''$ West 281.18 feet along said southerly right-of-way line to the centerline of the vacated road right-of-way called Market Road No. 27 per City of Wilsonville Ordinance #303 and the TRUE POINT OF BEGINNING: thence leaving said southerly right-of-way line and tracing said centerline South $38^{\circ}37'19''$ West 797.02 feet; thence leaving said centerline South $89^{\circ}52'55''$ West 256.27 feet to the easterly right-of-way line of Town Center Loop Road West (a 72.00 foot-wide public road right-of-way) as described in dedication to the City of Wilsonville in Deed recorded May 31, 1984 in Recorder's Fee 84-18317; thence tracing said easterly, southeasterly, and southerly right-of-way line along the following courses and distances: North $00^{\circ}02'22''$ West 81.89 feet to a point of curvature; thence tracing the arc of a 414.00 foot radius curve to the right through a central angle of $64^{\circ}53'52''$ an arc distance of 468.93 feet (the long chord bears North $32^{\circ}24'34''$ East 444.26 feet) to a point of tangency; thence North $64^{\circ}51'30''$ East 298.51 feet to a point of curvature; thence tracing the arc of a 414.00 foot radius curve to the right through a central angle of $24^{\circ}58'03''$ an arc distance of 180.41 feet (the long chord bears North $77^{\circ}20'23''$ East 178.98 feet) to a point of tangency; thence North $89^{\circ}49'25''$ East 70.84 feet to the TRUE POINT OF BEGINNING.

Containing 219,694 square feet or 5.043 acres more or less.

PLAZA1.LEG
467-0302
12/10/91

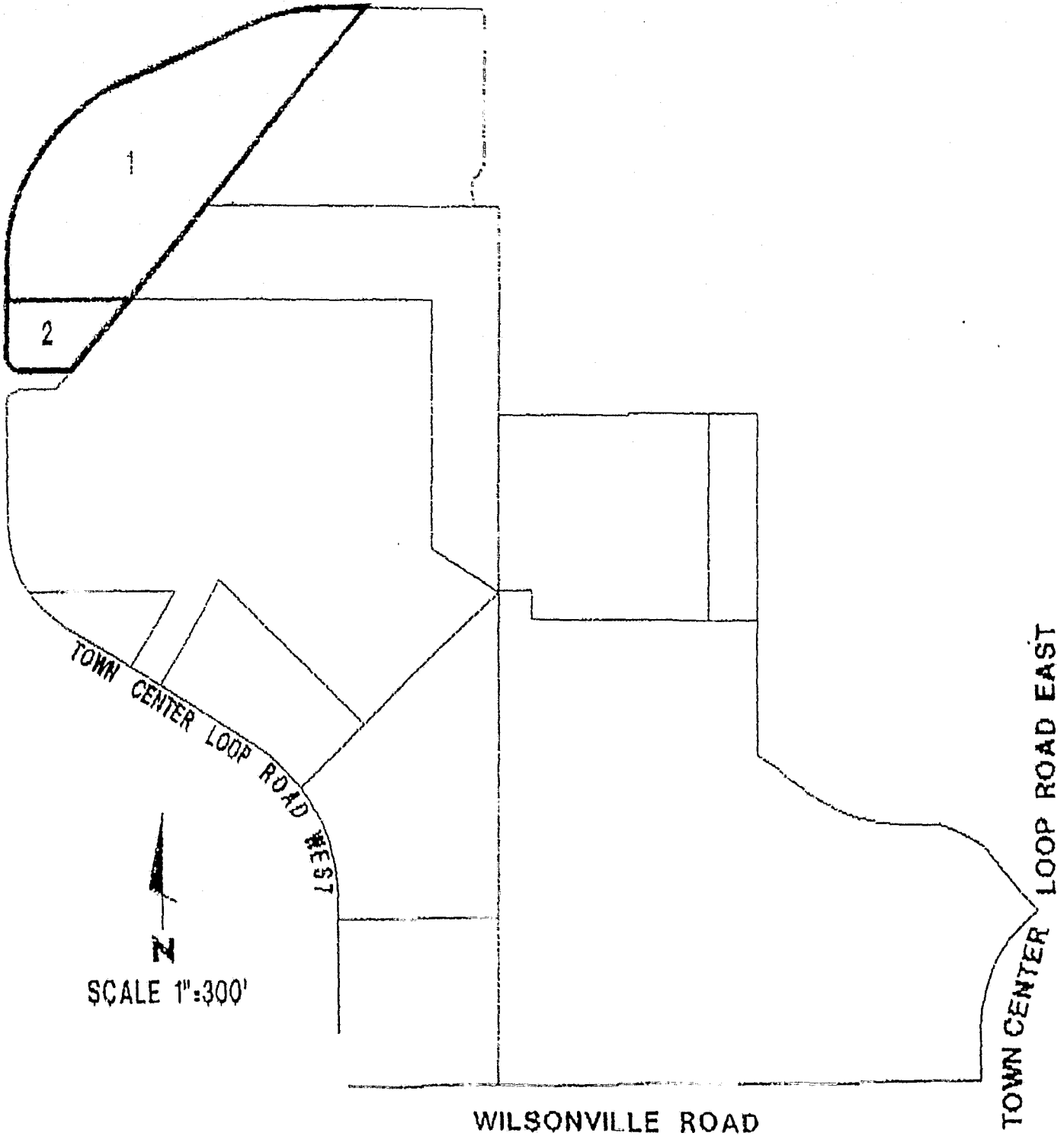
PLAZA ROYAL PARCEL 2
LEGAL DESCRIPTION

A parcel of land being a portion of that certain tract described in deed to Plaza Royal recorded September 5, 1980 in Recorder's Fee 80-33295 and situated in the southeast quarter of Section 14 in Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon. Said parcel of land being more particularly described as follows:

COMMENCING at the East quarter corner of Section 14, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon: thence South $00^{\circ}03'01''$ West along the section line between Sections 13 and 14 a distance of 327.26 feet to a point on the Southerly right-of-way line of Town Center Loop Road; thence South $89^{\circ}49'25''$ West 281.18 feet along said southerly right-of-way line to the centerline of the vacated road right-of-way called Market Road No. 27 per City of Wilsonville Ordinance #303; thence leaving said southerly right-of-way line and tracing said Market Road centerline South $38^{\circ}37'19''$ West 797.02 feet to the TRUE POINT OF BEGINNING: thence continuing along said centerline South $38^{\circ}37'19''$ West 194.83 feet to the northerly line of that certain tract described in deed to the City of Wilsonville in Recorder's Fee 86-44957 of the Clackamas County Deed Records: thence leaving said centerline and tracing said City's northerly line South $89^{\circ}58'19''$ West 104.56 feet to the a point of curvature; thence tracing a 30.00 foot radius curve to the right through a central angle of $89^{\circ}59'19''$ an arc distance of 47.12 feet (the long chord bears North $45^{\circ}02'02''$ West 42.42 feet) to the easterly right-of-way line of Town Center Loop Road West (a 72.00 foot-wide public road right-of-way) as described in dedication to the City of Wilsonville in Deed recorded May 31, 1984 in Recorder's Fee 84-18317 and a point of tangency; thence tracing said easterly right-of-way line North $00^{\circ}02'22''$ West 121.76 feet; thence leaving said easterly right-of-way line North $89^{\circ}52'55''$ East 256.27 feet to the TRUE POINT OF BEGINNING. Containing 29,489 square feet or 0.677 acres, more or less.

PLAZA2.LEG
467-0302
12/10/91

EXHIBIT MAP



VALUE CHANGE NOTICE			
Real Market Value (RMV)	Last Year	This Year	Change
RMV LAND	612,890	667,290	
TOTAL RMV	612,890	667,290	

Property Taxes	15,303.69	15,617.57
PROPERTY TAX PAYMENT OPTIONS		
Please read Payment Instructions and Additional Payment Schedule Information on the back.		
Pay	By	Discount Allowed
In Full	NOV 15	468.53 3%
M/R	NOV 15	208.23 2%
V2	NOV 15	NONE
		Net Amount
		15,149.04
		10,203.48
		5,205.86

DELINQUENT TAXES 1990-91 10,694.29 TOTAL DUE 25,843.33			
PLAZA ROYAL EMILA DON F 30150 SW PARKWAY AVE WILSONVILLE OR 97070			
00000000000000000000000001069429001020348000052058600015149040081178611			

TAXING DISTRICT DETAIL	TAXES LEVIED BY	TAX RATE WITHOUT LIMITATION	TAXES WITHOUT LIMITATION	TAXES WITH LIMITATION*
EDUCATION:				
ESD CLACK ELEM	0.6047	403.51	371.90	
ESD CLACK HIGH	0.3087	205.99	189.85	
COM COLL CLACK	1.3643	910.30	839.07	
SCH WEST LINN	13.9972	9,340.19	8,608.53	
EDUCATION TOTAL:		10,860.07	10,009.35	
MEASURE 5 TAX LIMIT				
15.00 X 667,290 = 10,009.35				
GENERAL GOVERNMENT:				
COUNTY CLACK	0.6071	405.11	405.11	
COUNTY LAW ENF	1.5058	1,004.81	1,004.81	
COUNTY LIBRARY	0.2818	188.04	188.04	
VECTOR CONTROL	0.0087	5.81	5.81	
PORT OF PILD	0.0839	55.99	55.99	
CITY WILSONVIL	1.1673	778.93	778.93	
FDG4 TUALATIN	1.9522	1,302.68	1,302.68	
SRV 2 METRO	0.1133	75.60	75.60	
COUNTY LR		102.57	102.57	
GENERAL GOVERNMENT TOTAL:		3,919.54	3,919.54	
MEASURE 5 TAX LIMIT				
10.00 X 667,290 = 6,672.90				

EXCLUDED FROM LIMITATION:				
CITY WILSONVIL	0.3731	248.97	248.97	
PORT OF PILD	0.1608	107.30	107.30	
FDG4 TUALATIN	0.0365	24.36	24.36	
COM COLL CLACK	0.0738	49.25	49.25	
SCH WEST LINN	1.7342	1,157.21	1,157.21	
SRV 2 METRO	0.1181	78.81	78.81	
CLACK CC CORR		13.05	13.05	
COUNTY LR		9.73	9.73	
EXCLUDED FROM LIMITATION TOTAL:		1,688.68	1,688.68	
THE 1991-92 PROPERTY TAX REDUCTION AS A RESULT OF M-5 = 850.72				
1991-92 GROSS PROPERTY TAX TOTALS		16,468.29	15,617.57	

*Measure 5 is a constitutional amendment enacted by the voters in November 1990, which places a limit on the amount of taxes which can be collected. The Excluded from Limitation Category is primarily bonded debt which is excluded from Measure 5.

11-14-91