

RESOLUTION NO. 2020-69

RESOLUTION ACCEPTING THE CITY ENGINEER'S DRAFT REPORT ON THE FORMATION OF A PROPOSED SPECIAL IMPROVEMENT DISTRICT, PURSUANT TO FOREST GROVE CITY CODE SECTION 151.080 THROUGH SECTION 151.098, FOR 10TH AVENUE BETWEEN ELM STREET TO ITS EASTERLY TERMINUS

WHEREAS, the City Engineer, consistent with the requirements of Forest Grove City Code Section 151.080 to 151.098, has prepared a written report addressing sewer main extension and individual service laterals for 10th Avenue between Elm Street to its easterly terminus and the formation of a proposed special improvement district to pay its cost; and

WHEREAS, the Council reviewed the Engineer's Draft Report and heard from the City Engineer thereon.

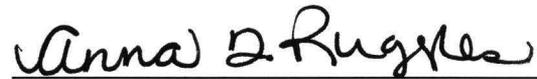
NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF FOREST GROVE AS FOLLOWS:

Section 1. That the City Council hereby accepts the City Engineer's Draft Report on the formation of a special improvement district for 10th Avenue between Elm Street and its easterly terminus as written in Attachment 1 (Draft City Engineer's Report).

Section 2. That the City Engineer may amend this Draft Report prior to finalization and will present any amendments at a future City Council meeting.

Section 3. This resolution is effectively immediately upon its enactment by the City Council.

PRESENTED AND PASSED this 13th day of July, 2020.



Anna D. Ruggles, City Recorder

APPROVED by the Mayor this 13th day of July, 2020



Peter B. Truax, Mayor



A place where families and businesses thrive.

ENGINEER'S REPORT – 10TH AVENUE SEWER EXTENSION IMPROVEMENT DISTRICT

TO: Mayor and City Council

FROM: Gregory H. Robertson, P.E., AICP, CFM
Director of Public Works

RE: 10th Avenue Sewer Main Extension Improvement District
"Engineer's Report"

DATE: June 15, 2020

This report has been created to fulfill the City of Forest Grove's requirement for an Engineer's Report for a special improvement district (SID). The City has received a petition requesting formation of a District to extend a sewer main from Elm Street along 10th Avenue to its easterly terminus. The petition is signed 100% of the property owners of record within the proposed district boundary.

Project Background

As stated above, the City Engineering Department has been working with a group of owners who have property along 10th Avenue east of Elm Street. The result is a property owner initiated petition to form a LID to extend sewer to their properties. The petition is attached.

The project is very straight forward. It includes approximately 450 feet of 8 inch sewer pipe to be located in 10th Avenue right of way, a terminal manhole and individual service laterals that will serve each of the four properties within the District. The plans have been prepared, reviewed and found acceptable. Project will include appropriate surface restoration.

Pursuant to City Code Section 151.080, this report includes the following:

1. A map or plat showing the general nature, location and extent of the proposed improvement and the land to be assessed.

Included are the following:

-Petition with signatures representing all property owners of record within the proposed district.

-A map showing the general location of the improvement and the proposed district boundaries.

2. Preliminary plans, specifications and estimates of the work to be done. However, where the proposed project is to be carried out in cooperation with any governmental agency, the Engineer may adopt the plans, specifications and estimates of the agency;

Plans are included and attached to this report.

3. An estimate of the probable cost of the improvement, including any legal, administrative and engineering costs attributable to it;

Opinion of probable cost is included and attached to this report.

4. A recommendation as to the method of assessment to be used to arrive at a fair apportionment of the whole or any portion of the cost of the improvement;

The petitioners requesting formation of the District have determined equal assessments as the proposed methodology. The proposed District will have a repayment period of 10 years.

5. The description and assessed value of each lot, parcel of land, or portion thereof, to be specially benefitted by the improvement, with the names of the record owners thereof and, when readily available, the names of contract purchasers thereof.

Summary reports of each parcel in the proposed district is included and attached to this report.

Respectfully submitted,

Gregory H. Robertson, P.E., AICP, CFM
Director of Public Works

Date

ENGINEER'S ESTIMATE OF PROBABLE COST
10TH AVENUE SEWER MAIN PROJECT

Administration	\$ 6,000
Clean Water Services Fees	\$24,000
Permits	\$ 100
Preliminary Engineering	\$ 8,400
Right of Way	\$ 0
Construction	
Mobilization (8%)	\$11,000
Sewer Main	\$100,000
Sewer Laterals (4 ea.)	\$32,000
Construction Engineering	\$ 5,000
Testing	\$ 5,000
As Built Record Drawings	\$ 2,000
Total Estimated Cost	<u>\$193,500</u>

PETITION TO FORM LOCAL IMPROVEMENT DISTRICT

To the City Council of Forest Grove:

Date May 2020

We the undersigned residents of the City of Forest Grove or the Urban Growth Boundary of said City, hereby petition the City Council to construct the _____ improvements (as described and illustrated on the attached drawing), and/or easements as is necessary to serve the properties described herein. In consideration of your constructing said improvements, we agree to pay the City of Forest Grove our proportionate share of the total cost of constructing said improvements. The total cost shall be distributed equally among the benefiting property owners based on an "~~area~~" or "~~frontage~~" or "equal assessments" (Strike out the incorrect methods) method of assessment.

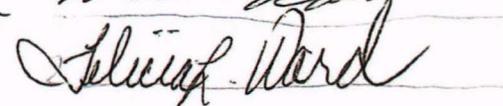
Signed:

NAMES:

ADDRESS:

MAP &

TAX LOT #

- | | | |
|----|-------------------------|---|
| 1. | Willis and Felicia Ward |  |
| | 2516 10th Ave |  |
| | R0429281 | |
| 2. | Jeffs Adventures |  |
| | 2530 10th Ave | |
| | R0429316 | |
| 3. | Jeffs Adventures |  |
| | 2538 10th Ave | |
| | R0429307 | |

4. David and Sharon K. Sharp
2540 10th Ave.
RD 429432

x David A Sharp
x Sharon K Sharp

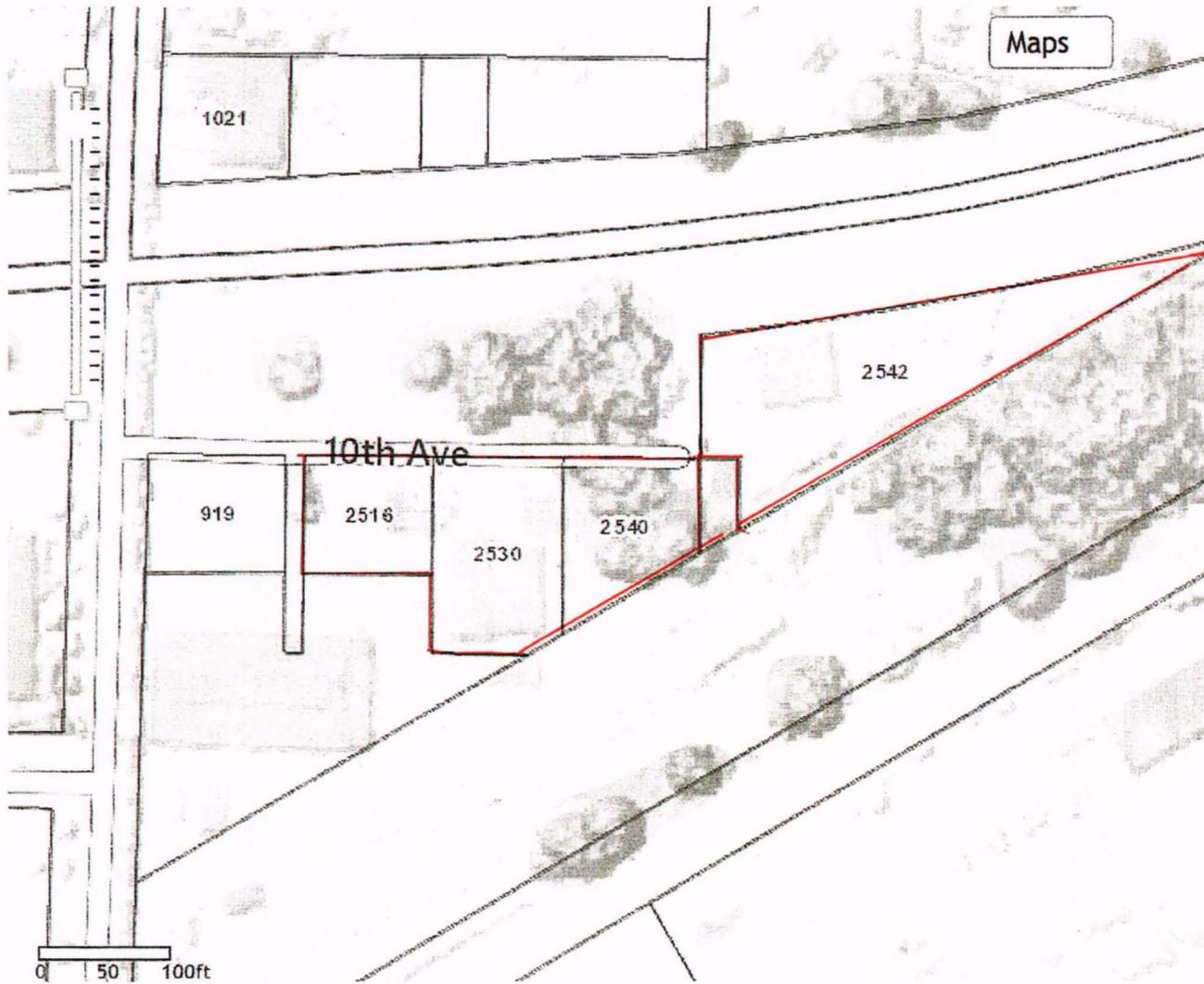
5.

6.

7.



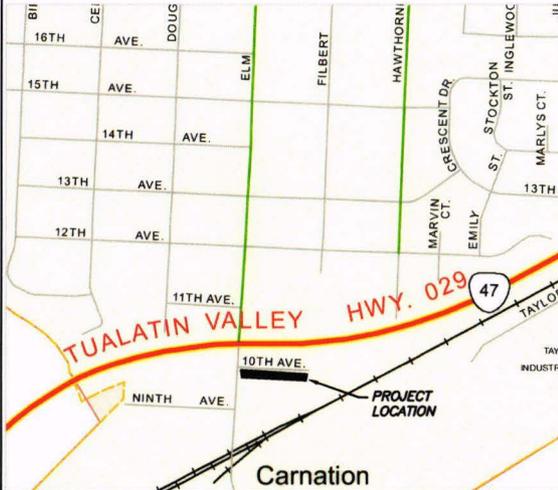
Geographic Information Systems



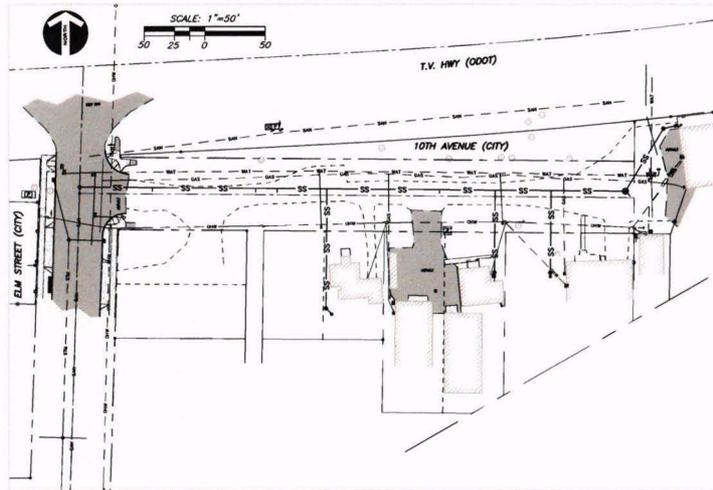
Base maps and air photo service are provided by [Metro](#)

10th Avenue Sanitary Sewer Main Extension

City of Forest Grove Oregon



VICINITY MAP
SCALE: NTS



SITE MAP
SCALE: 1" = 50'

EXISTING	LEGEND	PROPOSED
<ul style="list-style-type: none"> STREET TREE WATER VALVE WATER METER UTILITY POLE WITH ANCHOR CATCHBASIN (CG-30) CATCHBASIN (CG-2) STORM/FILTER CATCHBASIN STORM MANHOLE STORM CLEANOUT SANITARY MANHOLE SANITARY CLEANOUT FIRE HYDRANT MAILBOX SIGN GAS METER 	<ul style="list-style-type: none"> STORM DETENTION PIPE STORM DRAINAGE LINE SANITARY SEWER LINE WATER LINE GAS LINE LOT LINE EASEMENT LINE SETBACK LINE RIGHT-OF-WAY LINE RIGHT-OF-WAY CENTERLINE BOUNDARY LINE OF SUBJECT PARCEL WALL AS NOTED CONCRETE ASPHALT PAVEMENT EXISTING ASPHALT PAVEMENT TO BE MILLED AND GROUND BUILDING FOOTPRINT 	<ul style="list-style-type: none"> SS

SHEET INDEX	
C0.0	COVER SHEET
C0.1	GENERAL NOTES
C0.2	EXISTING CONDITION PLAN
C2.0	SANITARY SEWER PLAN & PROFILE
C3.0	SANITARY SEWER DETAILS
C3.1	SANITARY SEWER DETAILS
C4.0	EROSION AND SEDIMENT CONTROL PLAN
C5.0	EROSION AND SEDIMENT CONTROL DETAILS

NOTES:
 CONTRACTOR IS RESPONSIBLE FOR VERIFYING ELEVATION AND LOCATION OF EXISTING UTILITIES AND CURB PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY PROJECT ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND. CONTRACTOR HEREBY AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF PERSONS AND PROPERTIES; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER AND ENGINEER FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

LOCATES (48 HOURS NOTICE REQUIRED)
 ONE CALL SYSTEM: (503) 246-6699
 (TELEPHONE, NORTHWEST NATURAL GAS, AND PGE)

BENCHMARK
 ELEVATIONS AND CONTOURS ARE BASED ON CITY OF FOREST GROVE BENCHMARK NO. U-669, WHICH IS ALSO WASHINGTON COUNTY BENCHMARK NUMBER 471. THE BENCHMARK IS A BRASS DISK LOCATED IN THE CURB OF THE CUL-DE-SAC AT THE EASTERLY END OF 17TH AVENUE ADJACENT TO THE TUALATIN VALLEY HIGHWAY BYPASS. IT HAS PUBLISHED ELEVATION OF 170.82 FEET ON THE NGVD 1929 DATUM. THAT ELEVATION WAS CONVERTED TO THE CITY OF FOREST GROVE DATUM BY SUBTRACTING 0.49' PER THE CITY'S CONVERSION TABLE. THE ELEVATION OF THE BENCHMARK IS 170.33 FEET ON THE CITY OF FOREST GROVE DATUM.

PROJECT CONTACTS:

OWNER/DEVELOPER:
 ALL CROP 2 INC.
 PO BOX 309
 CORNELIUS, OR 97113
 CONTACT: JEFF DUYCK
 503-341-4289
 all.crop@hotmail.com

CIVIL ENGINEER:
 MAI CIVIL ENGINEERING, PC
 5290 NW 164TH AVE.
 PORTLAND, OR 97229

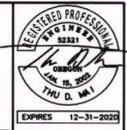
CONTACT: THU D. MAI, P.E.
 TEL: 971-235-4656
 tmai@yahoo.com

SURVEYOR:
 NW SURVEYING, INC.
 1815 NW 169TH PLACE
 BEAVERTON, OR 97006

CONTACT: CLINT STUBBS, PLS
 TEL: 503-848-2127
 FAX: 503-848-2179
 clint@nwsrvy.com

PROJECT INFORMATION:

PROJECT NO:
 PROJECT LOCATED WEST OF ELM STREET
 AND 10 AVENUE IN FOREST GROVE
 DISTURBED AREA = 2,000 SF = 0.1 ACRE
 (APPROXIMATELY)



MAI CIVIL ENGINEERING, PC
 5290 NW 164TH AVE.
 PORTLAND, OR 97229
 TEL: 971-235-4656
 tmai@yahoo.com

COVER SHEET
10th Avenue Sanitary Sewer Main Extension
 CITY OF FOREST GROVE, OREGON

REV.	DATE	BY

DRAWN BY: TDM
 DESIGN BY: TDM
 CHECKED BY: TDM
 SCALE: AS SHOWN
 5-24-2020
 JOB NO. JWD001

C0.0

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF FOREST GROVE, CLEAN WATER SERVICES DESIGN & CONSTRUCTION STANDARDS R & O 19-20, THE CONDITIONS OF APPROVAL FOR THE PROJECT, THE UNIFORM BUILDING CODE APPENDIX, CHAPTER 33 EXCAVATION AND GRADING, AND THE AGREEMENT ALLOWING THE DEVELOPER TO CONSTRUCT PUBLIC IMPROVEMENTS. SEE SPECIFICATIONS PROVIDED.
2. THE EXCAVATOR MUST COMPLY WITH ALL PROVISIONS OF ORS 757.541 TO 757.571, INCLUDING NOTIFICATION OF ALL OWNERS OF UNDERGROUND FACILITIES AT LEAST 48 HOURS, BUT NOT MORE THAN 10 BUSINESS DAYS, BEFORE COMMENCING ANY EXCAVATION.
3. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING SEDIMENT TRANSPORT WITHIN THE PROJECT LIMITS, USING RECOGNIZED METHODS FOR EROSION CONTROL AS APPROVED BY THE CITY/COUNTY/CWS.
4. THE CONTRACTOR IS TO LEAVE THE PROJECT FREE OF DEBRIS AND UNUSED MATERIALS UPON COMPLETION.
5. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE UTILITY SYSTEMS SUCH AS POWER, TELEPHONE, GAS, CABLE TV, ETC., WITH EACH INDIVIDUAL UTILITY COMPANY, PRIOR TO FINAL INSTALLATION OF THE SYSTEMS.
6. THE CONTRACTOR SHALL MAINTAIN AND PROTECT EXISTING PUBLIC AND PRIVATE UTILITY LINES AND OTHER PUBLIC UTILITY STRUCTURES. THE CONTRACTOR SHALL RESTORE ALL PUBLIC PROPERTY TO ITS ORIGINAL CONDITION UPON COMPLETION OF WORK.
7. TEMPORARY EROSION CONTROL METHODS MUST REMAIN IN PLACE AND BE MAINTAINED UNTIL PERMANENT EROSION CONTROL METHODS ARE IN PLACE AND OPERATIONAL.
8. ALL AREAS TO RECEIVE FILL SHALL BE STRIPPED OF ALL VEGETATION AND OTHER DELETERIOUS MATERIALS.
9. ALL NONMETALLIC SANITARY AND STORM SEWER SERVICE LATERAL PIPING SHALL HAVE AN ELECTRICALLY CONDUCTIVE INSULATED 12 GA. GREEN COPPER TRACER WIRE THE FULL LENGTH OF THE INSTALLED PIPE. ALL PUBLIC SERVICE LATERALS TO HAVE DETECTOR TAPE BURIED 18" ABOVE LATERAL.
10. NO MATERIAL SUBSTITUTIONS OR DESIGN CHANGES SHALL BE MADE WITHOUT PRIOR PERMISSION OF THE ENGINEER AND CITY OF FOREST GROVE.
11. A FULL SET OF THE APPROVED PLANS WITH ALL CURRENT REVISIONS AND AMENDMENTS SHALL BE MAINTAINED ON THE SITE AT ALL TIMES DURING CONSTRUCTION.
12. BORROW AREAS AND AREAS TO RECEIVE STRUCTURAL FILL SHALL BE STRIPPED OF TOPSOILS, DEBRIS, UNCONTROLLED FILL, AND OTHER UNSUITABLE MATERIALS DOWN TO FIRM, NON-ORGANIC NATIVE SOIL. TOP SOIL SHALL BE STOCKPILED FOR LATER DISTRIBUTION ON THE GRADED AREAS. EXPOSED SUBGRADE SOILS ON AREAS TO RECEIVE STRUCTURAL FILL SHALL BE SCARIFIED TO A DEPTH OF 8 INCHES AND THEN RECOMPACTED TO 95% OF THE MAXIMUM RELATIVE DENSITY.
13. FILL AREAS SHALL BE STRUCTURALLY FILLED FIRST WITH SURPLUS SUITABLE MATERIALS FROM THE STREET EXCAVATION, UTILITY TRENCH SPOILS AND SUITABLE MATERIALS FROM OTHER CUT AREAS ON SITE PRIOR TO THE USE OF IMPORTED MATERIALS. FILL MATERIALS SHALL BE PLACED IN LIFTS NOT TO EXCEED 8" EACH LIFT SHALL BE COMPACTED TO 95% OF THE MAXIMUM RELATIVE DENSITY. FILL MATERIALS SHALL BE FREE OF ORGANICS AND ROCK FRAGMENTS IN EXCESS OF 6" IN DIMENSION.
14. COMPACTION TESTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF FOREST GROVE. TEST REPORTS SHALL BE SUBMITTED TO THE CITY AND TO THE PROJECT ENGINEER.
15. CONTRACTOR SHALL KEEP RECORDS OF ALL CONSTRUCTION THAT DIFFERS FROM THE APPROVED PLANS AND SHALL MAINTAIN "RECORD DRAWINGS" DURING THE CONSTRUCTION PERIOD. RECORD DRAWINGS SHALL BE SUBMITTED TO THE PROJECT ENGINEER AT THE END OF THE PROJECT.
16. PRIOR TO CONSTRUCTION OF PRIVATE STORM DRAIN, SANITARY SEWER, OR WATER LINES, THE APPLICANT (DEVELOPER) SHALL OBTAIN PLUMBING PERMITS FROM THE CITY OF FOREST GROVE BUILDING DEPARTMENT.
17. CONTRACTOR/DEVELOPER SHALL CONTACT PROJECT ENGINEER 24 HOURS IN ADVANCE TO BE AT A PRECONSTRUCTION MEETING.
18. ALL TESTING RESULTS SHALL BE APPROVED BY CITY OF FOREST GROVE PRIOR TO PAVING.
19. SANITARY OR STORM MAIN WITH CLEANOUT SHALL BE SURVEYED FOR AS-BUILT PRIOR TO BACKFILLING THE TRENCH.
20. CONTRACTOR SHALL CONSTRUCT STORM AND SANITARY SYSTEMS STARTING FROM THE DOWNSTREAM END.
21. ALL WORK IN THE CITY OF FOREST GROVE RIGHT OF WAY SHALL CONFORM TO THE REQUIREMENT OF THE CITY OF FOREST GROVE PERMIT.
22. CONTRACTOR SHALL INCLUDE IN THE BID TO POT HOLE AND VERIFY EXISTING INVERT ELEVATION, LOCATION, AND PIPE MATERIAL OF EXISTING UTILITIES PRIOR TO ORDERING ALL MATERIALS AND CONSTRUCTION.
23. THE CONTRACTOR SHALL REQUEST INFORMATION FROM THE PROJECT ENGINEER FOR ANY WORK THAT IS MISSING OR NOT PROPERLY SPECIFIED BEFORE BEGINNING WORK AND BIDDING.
24. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND SITE CONDITIONS TO THE PROJECT ENGINEER FOR CLARIFICATION OR MODIFICATION. NOTIFY PROJECT ENGINEER OF ANY AND ALL DISCREPANCIES BETWEEN PLANNED OR ASSUMED CONDITIONS AND ACTUAL CONDITIONS.
25. CONTRACTOR HEREBY AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF PERSONS AND PROPERTIES, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER AND ENGINEER FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
26. CONTRACTOR SHALL HAVE THE PROPOSED UTILITIES INSPECTED BY THE CITY INSPECTOR PRIOR TO BACKFILLING THE TRENCH.
27. CONTRACTOR SHALL FURNISH ALL MATERIALS.

GENERAL NOTES (CONTINUED)

27. TRAFFIC CONTROL IN THE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND OREGON DEPARTMENT OF TRANSPORTATION (ODOT) "MANUAL ON TRAFFIC PRACTICES HANDBOOK FOR LOCAL ROADS AND STREETS IN OREGON." DURING THE WORK DAY, ONE LANE OF TRAFFIC SHALL BE MAINTAINED AT ALL TIMES. TWO LANES OF TRAFFIC SHALL BE RESTORED AT THE END OF EACH WORK DAY. ALL TRAFFIC CONTROL PLANS SHALL BE SUBMITTED TO THE CITY OF FOREST GROVE ENGINEERING DIVISION FOR APPROVAL.
28. EXISTING SURVEY MONUMENTS ARE TO BE PROTECTED DURING CONSTRUCTION OR REPLACED IN ACCORDANCE WITH OREGON REVISED STATUTES 209.140-209.155.

SANITARY SEWER NOTES

1. ALL MATERIALS, INSTALLATION, TESTS AND INSPECTIONS SHALL BE IN ACCORDANCE WITH CLEAN WATER SERVICES R&O 19-20.
2. GRANULAR BACK FILL SHALL BE COMPACTED PER CWS DWG NO. 590.
3. VERTICAL AND HORIZONTAL ALIGNMENT FOR SERVICE LATERALS SHALL BE ESTABLISHED AND MAINTAINED IN A MANNER CONSISTENT WITH THE INSTALLATION OF MAIN LINES. FOR SIDE SEWERS, REFER TO CWS DWG. 520.
4. IF A SEPTIC SYSTEM IS ENCOUNTERED ON THE PROJECT SITE AND NEED TO BE PUT OUT OF SERVICE, CONTRACTOR SHALL HAVE A LICENSED SEPTIC WORKER TO REMOVE PER DEO REQUIREMENTS UNDER OREGON ADMINISTRATIVE RULE (OAR) 340-071-0185.
5. A LICENSED PLUMBING CONTRACTOR IS REQUIRED TO INSTALL THE ONSITE SANITARY SEWER SERVICE LINE.



MAJ
CIVIL ENGINEERING, P.C.
6000 NW
PORTLAND, OR 97229
TEL: 971-236-4656
tjphoebe@tjphoebe.com

GENERAL NOTES
10th Avenue Sanitary Sewer Main Extension
CITY OF FOREST GROVE, OREGON

REV	DATE	BY

DRAWN BY:
TDM
DESIGN BY:
TDM
CHECKED BY:
TDM
SCALE:
AS SHOWN
5-24-2020
JOB NO. :JMD001

C0.1

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Assessment & Taxation Report

General Property Information

Site Address:	2516 10TH AVE. FORESTGROVE OR, 97116
Tax Lot ID:	1S306DB08600
Property Account ID:	R429281,
Property Classification:	2210 - - See full list of Codes
Neighborhood Code:	ZFGC
Latitude / Longitude:	45.5085179 / 123.102367
Ownership Information:	WARD, WILLIS & FELICIA 2029 SE 101ST AVE PORTLAND, OR, 97216
Tax Statement History:	See property tax information for all accounts on this parcel
Tax Statement History:	See property tax information for account R429281

Sales / Deed Information

Sale Date	Sale Instrument	Deed Type	Sale Price
			\$
			\$
			\$

Assessed Values for Account R429281

Roll Date:	09/28/2019
Taxcode:	015.19
Market Land Value:	\$106,650
Market Bldg Value:	\$1,000
Special Market Value:	\$0
Market Total Value:	\$107,650
Taxable Assessed Value:	\$45,230
Legal:	BUMP'S ADDITION TO FOREST GROVE Lot:4, 5 2
Lot Size:	Acres: N/A
Bldg Sq Ft:	0

Year Built:	N/A	
Improvement Information		
Total Improvement Value:		
Plumbing		
Bedrooms		
Improvement Details		
Description	Value	Square Feet

****2020 Information Advisory****

All property assessment information presented about the 2020 tax year is unedited and uncertified. This information is subject to change, furnished as reference data only and should not be used to calculate or prorate taxes.

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Assessment & Taxation Report

General Property Information

Site Address:	2530 10TH AVE. FORESTGROVE OR, 97116
Tax Lot ID:	1S306DB08800
Property Account ID:	R429316,
Property Classification:	2310 - COMMERCIAL IN INDUSTRIAL ZONE IMPROVED - See full list of Codes
Neighborhood Code:	YFGC
Latitude / Longitude:	45.5084352 / 123.101980
Ownership Information:	JEFF'S ADVENTURES LLC % ANDRESEN, DARVON M JR & KERRIE S PO BOX 309 CORNELIUS, OR, 97113
Tax Statement History:	See property tax information for all accounts on this parcel
Tax Statement History:	See property tax information for account R429316

Sales / Deed Information

Sale Date	Sale Instrument	Deed Type	Sale Price
12/30/2019	2019095210	CONTRACT	\$400,000
01/26/2007	2007011827	CONTRACT	\$75,000
/ /			\$0

Assessed Values for Account R429316

Roll Date:	09/28/2019
Taxcode:	015.19
Market Land Value:	\$180,800
Market Bldg Value:	\$78,850
Special Market Value:	\$0
Market Total Value:	\$259,650
Taxable Assessed Value:	\$127,430
Legal:	BUMP'S ADDITION TO FOREST GROVE Lot:6, 7 2
Lot Size:	A&T Acres: 0.35
Bldg Sq Ft:	0

Year Built:	N/A	
Improvement Information		
Total Improvement Value:		
Plumbing		
Bedrooms		
Improvement Details		
Description	Value	Square Feet
MAIN AREA		1000

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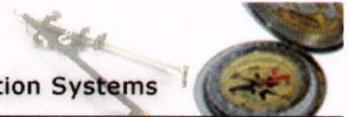
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Assessment & Taxation Report

General Property Information

Site Address:	2538 10TH AVE. FORESTGROVE OR, 97116
Tax Lot ID:	1S306DB08701
Property Account ID:	R429307,
Property Classification:	2210 -- See full list of Codes
Neighborhood Code:	ZFGC
Latitude / Longitude:	45.5084904 / 123.101596
Ownership Information:	JEFF'S ADVENTURES LLC PO BOX 309 CORNELIUS, OR, 97113
Tax Statement History:	See property tax information for all accounts on this parcel
Tax Statement History:	See property tax information for account R429307

Sales / Deed Information

Sale Date	Sale Instrument	Deed Type	Sale Price
01/23/2007	2007011826	CONTRACT	\$75,000
//			\$0
//			\$0

Assessed Values for Account R429307

Roll Date:	09/28/2019
Taxcode:	015.19
Market Land Value:	\$253,760
Market Bldg Value:	\$41,980
Special Market Value:	\$0
Market Total Value:	\$295,740
Taxable Assessed Value:	\$76,880
Legal:	BUMP'S ADDITION TO FOREST GROVE Lot:8 2
Lot Size:	Acres: N/A
Bldg Sq Ft:	2300

Year Built:	N/A	
Improvement Information		
Total Improvement Value:		
Plumbing		
Bedrooms		
Improvement Details		
Description	Value	Square Feet
CANOPY-COMMERCIAL		90
2ND FLOOR		572
MAIN AREA		1404
MAIN AREA		896

****2020 Information Advisory****

All property assessment information presented about the 2020 tax year is unedited and uncertified. This information is subject to change, furnished as reference data only and should not be used to calculate or prorate taxes.

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Survey Search

Land Services

Building Services

= Content Restricted

Assessment & Taxation Report

General Property Information

Site Address:	2542 10TH AVE. FORESTGROVE OR, 97116
Tax Lot ID:	1S306DB09905
Property Account ID:	R429432,
Property Classification:	2210 -- See full list of Codes
Neighborhood Code:	ZFGC
Latitude / Longitude:	45.5088148 / 123.100809
Ownership Information:	SHARP, DAVID G & SHARON K PO BOX 690 FOREST GROVE, OR, 97116
Tax Statement History:	See property tax information for all accounts on this parcel
Tax Statement History:	See property tax information for account R429432

Sales / Deed Information

Sale Date	Sale Instrument	Deed Type	Sale Price
			\$
			\$
			\$

Assessed Values for Account R429432

Roll Date:	09/28/2019
Taxcode:	015.19
Market Land Value:	\$295,920
Market Bldg Value:	\$221,950
Special Market Value:	\$0
Market Total Value:	\$517,870
Taxable Assessed Value:	\$121,620
Legal:	Lot:
Lot Size:	A&T Acres: 0.77
Bldg Sq Ft:	3000

Year Built:	N/A	
Improvement Information		
Total Improvement Value:		
Plumbing		
Bedrooms		
Improvement Details		
Description	Value	Square Feet
MAIN AREA		3000

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