

RESOLUTION NO. 16-10532

A RESOLUTION RELATING TO W.O. 16-02, MISCELLANEOUS IMPROVEMENTS; DECLARING IT TO BE THE INTENTION OF THE CITY COUNCIL TO ORDER IN THE PROGRAM FOR THE PURPOSE OF UNDERTAKING CERTAIN LOCAL IMPROVEMENTS AND FINANCING THE COSTS THEREOF AND INCIDENTAL THERETO THROUGH THE ISSUANCE OF SIDEWALK, CURB AND GUTTER IMPROVEMENT BONDS SECURED BY THE CITY'S SPECIAL IMPROVEMENT DISTRICT REVOLVING FUND.

WHEREAS, the city is granted the power pursuant to M.C.A. 7-14-4109 to order certain improvements without creation of a special improvement district and certain sections of curb and gutter, sidewalks, drive approaches, alley approaches and/or appurtenant features have deteriorated, settled and cracked, or none exist, or some of the foregoing do not exist; and

WHEREAS, the safety and convenience of the public require installation, construction, reconstruction, repair or replacement of curbs and gutters, sidewalks, drive approaches, alley approaches, and/or appurtenant features or combinations thereof; and

WHEREAS, said improvements should be ordered as provided by law.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BILLINGS, MONTANA, AS FOLLOWS:

1. **INTENTION TO ORDER IN.** It is the intention of the Council to order the installation, construction, reconstruction, or replacements of certain curbs, gutters, sidewalks, drive approaches, alley approaches and appurtenant improvements in certain locations, which improvements and locations are more fully described in Exhibits "A" and "B" attached hereto.
2. **AFFECTED PROPERTIES.** All properties, which will be required to pay any portion of the costs of the improvements identified herein, are listed and the owners of those properties are identified on Exhibit "B" attached hereto.
3. **ESTIMATED COSTS.** The estimated assessed costs of the proposed improvements, including construction costs, incidental expenses, engineering fees, legal fees, administrative fees and bond issuance costs, but exclusive of interest charges, will be \$210,000.00 as described below:

Construction Costs	\$150,583.08
Design and Construction Administration	\$32,216.92
Engineering & Administration	\$2,500.00
Revolving Fund	\$10,500.00
Bond Discount	\$4,200.00
Issuance Costs	\$10,000.00
Total Assessed Costs	\$210,000.00

Estimated unit costs for construction only, not including engineering, legal, administrative, and bond costs as follows:

<u>Removal of:</u>	<u>Unit Price:</u>
Flatwork Removal	\$12.00/SY
Curb and Gutter Removal	\$7.50/LF
 <u>New Construction:</u>	
Concrete Sidewalk	\$6.00/SF
Curb and Gutter	\$23.00/LF
New Drive Approach	\$6.75/SF
New Alley Approach	\$6.75/SF
Street Reconstruction	\$48.00/SY

The actual cost to be assessed against any benefited property will be determined by the actual amount of work done adjacent to the property.

4. **ASSESSMENT OF COSTS.** All costs of constructing the curbs, gutters, sidewalks, and drive approaches, including engineering, administrative and bond costs, will be assessed against the properties which are adjacent to the improvements installed. As shown on Exhibit "B", assessments will be levied against 139 separate lots, parcels, or tracts.

The costs for each property will vary depending upon the actual construction that is required adjacent to each property. The average total assessment, including engineering, administrative, and bond costs is estimated to be \$1,525.00, with a high of \$11,704.00, low of \$0.00, and a median of \$754.00.

5. **PERIOD OF ASSESSMENT.** The assessments for all improvements and costs shall be paid in not more than twelve (12) annual installments, plus interest, provided however, that payment of one-half of each annual installment, plus interest, may be deferred to May 31 of the year following the assessment.
6. **PROPERTY OWNER OPTION TO CONSTRUCT IMPROVEMENTS.** In the event that the City Council orders in the above-described improvements following the public hearing, then the owners of all properties to be assessed for the costs of said improvements will be notified of such action in writing. Said owners will have thirty (30) days from the date of said notice in which to install the required improvements at their own expense. In the event the owners do not install these improvements, the City will do so and will assess the costs against the benefited properties as described herein.

7. METHOD OF FINANCING; PLEDGE OF REVOLVING FUND; FINDINGS AND DETERMINATIONS.

The City will issue **Sidewalk, Curb, and Gutter Improvement Bonds** in an aggregate principal amount not to exceed \$210,000 in order to finance the costs of the Improvements. Principal of and interest on the Bonds will be paid from special assessments levied against the property in the Project. This Council further finds it is in the public interest, and in the best interest of the City and the Project, to secure payment of principal of and interest on the Bonds by the Revolving Fund and hereby authorizes the City to enter into the undertakings and agreements authorized in Section 7-12-4225 in respect to the Bonds.

In determining to authorize such undertakings and agreements, this Council has taken into consideration the following factors:

- (a) Estimated Market Value of Parcels. The estimated total market value of the lots, parcels, or tracts in the Project, as of the date of adoption of this resolution, as estimated by the County Assessor, is \$64,861,375.00. The average market value is \$466,629.00 with a high of \$32,731,736.00 and a low of \$0.00 and median value of \$178,000.00. The special assessments to be levied against each lot, parcel, or tract are less than the increase in the estimated market value of the properties as a result of the construction of the improvements.
- (b) Diversity of Property Ownership. For the 139 Tax codes in this project, there are 139 separate owners. It is unlikely that financial difficulties would arise that would require a loan to be made from the Revolving Fund.
- (c) Comparison of Special Assessments, Property Taxes and Market Value. Currently, two (2) parcels have an SID levied against them. Parcel A04637 is being assessed under SID 1902, with a payoff amount of \$91.73, and a payoff date of 2024. Parcel A09730 is being assessed under SID 2904, with a payoff amount of \$1,056.91, and a payoff date of 2025.
As noted in Section 4, the estimated average assessment levied by this project will be \$1,525.00. With an average market value of \$466,629.00, and an average yearly principal payment of \$127.08 (monthly principal of \$10.59) assuming 6% interest rate, the amount of assessment versus the value of the property would appear acceptable. As such, no unusual need for loans from the Revolving Fund would be expected. Further information comparing the total cost (estimate) to the market value for each parcel is listed in Exhibit "B".
- (d) Delinquencies. For tax year 2015, Zero (0) parcels were delinquent. This rate is above the average city collection rate of 95%.

Therefore, given the delinquency history of this Project area, no unusual need for loans from the Revolving Fund would be expected.

(e) The Public Benefit of the Improvements. Current City Subdivision and Site Development Ordinances, and under City Council policies, the cost of installation of new curb, gutter, sidewalk, and drive approaches is to be borne by the adjoining property owners.

Some of the parcels have been involved in recent construction or subdivision activity. Some of these parcels have undergone recent site developments, both residential and commercial, in which a permit was taken out, but the improvements were not constructed, or the developer has requested that the improvements be included and constructed under the proposed project.

Developers generally make a request to be included in the proposed project to take advantage of the financing opportunity of the 12-year assessment. Some of these parcels are lots included in recently approved subdivisions. The improvements were required as part of the Subdivision Improvements Agreements, but were not installed by the subdivider/developer.

The remaining parcels represent a continuation of an annual improvement project for repairs of tripping hazards, deteriorated sidewalks, drainage problems, property owner requests and citizen complaints.

The project improvements are located in various Task Force areas, both commercial and residential, throughout the City.

8. REIMBURSEMENT EXPENDITURES.

(a) Regulations. The United States Department of Treasury has promulgated final regulations governing the use of proceeds of tax-exempt bonds, all or a portion of which are to be used to reimburse the City for project expenditures paid by the City prior to the date of issuance of such bonds. Those regulations (Treasury Regulations, Section 1.150-2) (the "Regulations") require that the City adopt a statement of official intent to reimburse an original expenditure not later than 60 days after payment of the original expenditure. The Regulations also generally require that the bonds be issued and the reimbursement allocation made from the proceeds of the bonds within 18 months (or three years, if the reimbursement bond issue qualifies for the "small issuer" exception from the arbitrage rebate requirement) after the later of (i) the date the expenditure is paid or (ii) the date the project is placed in service or abandoned, but (unless the issue qualifies for the "small issuer" exception from the arbitrage rebate requirement) in no event more than three years after the date the expenditure is paid. The Regulations generally permit reimbursement of capital expenditures and costs of issuance of the bonds.

(b) Prior Expenditures. Other than (i) expenditures to be paid or reimbursed from sources other than the Bonds, (ii) expenditures permitted to be reimbursed under the transitional provision contained in Section 1.150-

2(j)(2) of the Regulations, (iii) expenditures constituting preliminary expenditures within the meaning of Section 1.150-2(f)(2) of the Regulations, or (iv) expenditures in a "de minimus" amount (as defined in Section 1.150-2(f)(1) of the Regulations), no expenditures for the Improvements have been paid by the City before the date 60 days before the date of adoption of this resolution.

- (c) Declaration of Intent. The City reasonably expects to reimburse the expenditures made for costs of the Improvements out of the proceeds of Bonds in an estimated maximum aggregate principal amount of \$210,000 after the date of payment of all or a portion of the costs of the Improvements. All reimbursed expenditures shall be capital expenditures, a cost of issuance of the Bonds or other expenditures eligible for reimbursement under Section 1.150-2(d)(3) of the Regulations.
- (d) Budgetary Matters. As of the date hereof, there are no City funds reserved, allocated on a long-term basis or otherwise set aside (or reasonably expected to be reserved, allocated on a long-term basis or otherwise set aside) to provide permanent financing for the expenditures related to the Improvements, other than pursuant to the issuance of the Bonds. The statement of intent contained in this resolution, therefore, is determined to be consistent with the City's budgetary and financial circumstances as they exist or are reasonably foreseeable on the date hereof.
- (e) Reimbursement Allocations. The City's financial officer shall be responsible for making the "reimbursement allocations" described in the Regulations, being generally the transfer of the appropriate amount of proceeds of the Bonds to reimburse the source of temporary financing used by the City to make prior payment of the costs of the Improvements. Each allocation shall be evidence by an entry on the official books and records of the City maintained for the Bonds or the Improvements and shall specifically identify the actual original expenditure being reimbursed.

9. PUBLIC HEARING. On Monday, April 25th, 2016, at 6:30 p.m., in the Council Chambers located on the Second Floor of the Police Facility, 220 North 27th Street, Billings, MT, the City Council will conduct a public hearing concerning this project and all interested parties will be allowed to testify. The City Council will also consider all written comments submitted to the City Clerk prior to the hearing or submitted to the Council during the hearing.

10. NOTICE OF PASSAGE OF RESOLUTION OF INTENTION. The City Clerk is hereby authorized and directed to publish or cause to be published a copy of a Notice of the passage of this Resolution in the BILLINGS TIMES, a newspaper of general circulation in the county on April 7 and April 14, 2016, in the form and manner prescribed by law, and to mail or cause to be mailed, a copy of said Notice

to every person, firm corporation, or the agent of such person, firm, or corporation having real property within the District listed in his or her name upon the last completed assessment roll for state, county and school district taxes, at his last-known address, on or before the same day such notice is published.

PASSED by the City Council and APPROVED this 28rd day of March, 2016.



CITY OF BILLINGS:

BY: Thomas W. Hanel
Thomas W. Hanel

MAYOR

ATTEST:

Billie Guenther
Billie Guenther

CITY CLERK

Location of Work

Work Order 16-02

Miscellaneous and Developer Related

Exhibit "A"

A) **Sidewalk:** 402 N 32ND Street * 110 N 24th Street * 118 N 24th Street * 409 S 28th Street * 417 S 28th Street * 821 S 30th Street * 1023 S 28th Street * 2105 Clark Avenue * 2116 Clark Avenue * 2104 Clark Avenue * 910 Burlington Avenue* 340 Beverly Hill Boulevard * 336 Beverly Hill Boulevard * 330 Beverly Hill Boulevard * 326 Beverly Hill Boulevard * 724 Avenue B * 714 Avenue B * 712 Avenue B * 1504 7th Street W * 729 Avenue B * 733 Avenue B * 1603 Broadwater Avenue * 1740 Clark Avenue * 1728 Clark Avenue * 1708 Clark Avenue * 1704 Clark Avenue * 2134 Concord Drive * 844 Yellowstone Avenue * 842 Yellowstone Avenue * 838 Yellowstone Avenue * 825 Yellowstone Avenue * 935 Burlington * 2707 Miles Avenue * 1946 Avenue C * 401 S 37th Street * 425 Grand Avenue * 603 Avenue C * 645 Avenue C * 632 Avenue E * 630 Avenue E * 803 Yellowstone Avenue * 811 Yellowstone Avenue * 815 Yellowstone Avenue * 802 Yellowstone Avenue * 519 Van Bramer Drive * 515 Van Bramer Drive * 615 Glen Drive * 430 Glen Drive * 436 Glen Drive * 415 S 36th Street * 4501 Stone Street * 8th Street West * 1102 N 25th Street * 1112 N 26th Street * 1044 Burlington Avenue * 1040 Burlington Avenue * 1036 Burlington Avenue * 1030 Burlington Avenue * 1020 Burlington Avenue * 1810 Poly Drive * 385 Prospectors Lane* 3003 Grand Avenue * 930 Burlington Avenue * 924 Burlington Avenue * 927 Burlington Avenue * 1801 Bench Boulevard *

B) **Curb, Gutter:** 2046 Clark Avenue * 25 S Crestwood Drive * 19 S Crestwood Drive * 15 S Crestwood Drive * 227 S Santa Fe Drive * 636 Crawford Drive * 640 Crawford Drive * 4627 Mitchell Avenue * 1517 7th Street West *

C) Sidewalk, Curb and Gutter: 113 N 29th Street * 121 S 26th Street * 420 S 30th Street * 821 S 28th Street * 812 S 29th Street * 2021 Yellowstone Avenue * 2110 Clark Avenue * Burlington Avenue (Park) * 1416 7th Street W * 1008 Broadwater Avenue * 1716 Clark Avenue * 218 Fair Park Drive * 941 Burlington Avenue * 417 Gay Place * 3714 4th Avenue South * 1926 Parkhill Drive * 1726 Avenue F * 4443 Stone Street * 435 Glen Drive * 310 Travois Trail * 1048 N 25th Street * 1048 N 23rd Street * 1038 N 23rd Street * 1045 Avenue E * 1004 Burlington Avenue * 1201 Romelda Lane * 925 Burlington Avenue *

D) Sidewalk, Drive Aprons: 514 18th Street West *

E) Curb, Gutter, Sidewalk, Drive Aprons: 902 Burlington Avenue * 29 Lexington Drive * 2512 Terry Avenue * 2508 Terry Avenue * 2711 Miles Avenue * 2717 Miles Avenue * 2223 Hewitt Drive * 1121 Cottage Lane * 1055 Burlington Avenue * 4447 Stone Street * 426 Alderson Avenue * 2901 Minnesota Avenue *

F) Curb& Gutter, Drive Aprons: 2723 Miles Avenue * 2725 Miles Avenue * 1115 Burlington Avenue * 2641 Lewis Avenue * 28 19th Street West * 2931 Lewis Avenue *

G) ADA Ramps: 1204 10th Street West * 1043 Burlington Avenue * 1021 Burlington Avenue * 1201 Wunnicke Lane *

H) Sidewalk Grinding: 711 Avenue B * 739 Avenue B * 741 Avenue B * 1736 Clark Avenue * 1732 Clark Avenue * 834 Yellowstone Avenue * 828 Yellowstone Avenue * 824 Yellowstone Avenue * 816 Yellowstone Avenue * 812 Yellowstone Avenue * 1920 Clark Avenue * 1906 Clark Avenue * 1904 Clark Avenue * 411 S 36th Street *

Exhibit B

WO 16-02 Miscellaneous

Tax Code	SID #	SID Pay-off (A)	Delinquent (B)	WO 16-02 Assessment (C)	A + B + C	Market Value
A00043		\$0.00	\$0.00	\$985.27	\$985.27	\$1,013,756.00
A00601		\$0.00	\$0.00	\$1,721.61	\$1,721.61	\$147,140.00
A00602		\$0.00	\$0.00	\$3,132.92	\$3,132.92	\$151,750.00
A00645		\$0.00	\$0.00	\$3,784.15	\$3,784.15	\$688,820.00
A00963		\$0.00	\$0.00	\$2,734.49	\$2,734.49	\$202,200.00
A01228		\$0.00	\$0.00	\$1,537.52	\$1,537.52	\$85,400.00
A01229		\$0.00	\$0.00	\$5,348.91	\$5,348.91	\$335,000.00
A01404		\$0.00	\$0.00	\$0.00	\$0.00	\$277,800.00
A01743		\$0.00	\$0.00	\$0.00	\$0.00	\$102,000.00
A01758		\$0.00	\$0.00	\$2,664.21	\$2,664.21	\$77,000.00
A01765		\$0.00	\$0.00	\$0.00	\$0.00	\$178,900.00
A01872		\$0.00	\$0.00	\$0.00	\$0.00	\$77,800.00
A02748		\$0.00	\$0.00	\$654.52	\$654.52	\$174,100.00
A02754		\$0.00	\$0.00	\$0.00	\$0.00	\$194,500.00
A02780		\$0.00	\$0.00	\$692.17	\$692.17	\$178,000.00
A02810		\$0.00	\$0.00	\$2,696.18	\$2,696.18	\$216,200.00
A02811		\$0.00	\$0.00	\$2,491.64	\$2,491.64	\$161,000.00
A02812		\$0.00	\$0.00	\$452.30	\$452.30	\$188,500.00
A02893		\$0.00	\$0.00	\$3,242.40	\$3,242.40	\$187,000.00
A02894		\$0.00	\$0.00	\$4,642.96	\$4,642.96	\$252,320.00
A02899A		\$0.00	\$0.00	\$0.00	\$0.00	\$36,443.00
A03006		\$0.00	\$0.00	\$985.27	\$985.27	\$167,000.00
A03007		\$0.00	\$0.00	\$4,616.20	\$4,616.20	\$184,900.00
A03008		\$0.00	\$0.00	\$1,959.25	\$1,959.25	\$215,300.00
A03009		\$0.00	\$0.00	\$3,275.03	\$3,275.03	\$222,300.00
A03031		\$0.00	\$0.00	\$868.36	\$868.36	\$143,821.00
A03034		\$0.00	\$0.00	\$228.28	\$228.28	\$151,097.00
A03035		\$0.00	\$0.00	\$735.56	\$735.56	\$181,425.00
A03037		\$0.00	\$0.00	\$1,022.69	\$1,022.69	\$201,931.00
A03038		\$0.00	\$0.00	\$479.04	\$479.04	\$156,500.00
A03039		\$0.00	\$0.00	\$90.65	\$90.65	\$169,100.00
A03043		\$0.00	\$0.00	\$365.38	\$365.38	\$212,600.00
A03044		\$0.00	\$0.00	\$409.07	\$409.07	\$162,700.00
A03045		\$0.00	\$0.00	\$181.30	\$181.30	\$166,100.00
A03046		\$0.00	\$0.00	\$181.30	\$181.30	\$144,400.00

A03326		\$0.00	\$0.00	\$3,803.95	\$3,803.95	\$408,270.00
A03845		\$0.00	\$0.00	\$4,968.43	\$4,968.43	\$183,500.00
A03846		\$0.00	\$0.00	\$90.65	\$90.65	\$157,300.00
A03847		\$0.00	\$0.00	\$90.65	\$90.65	\$160,000.00
A03848		\$0.00	\$0.00	\$756.80	\$756.80	\$145,300.00
A03851		\$0.00	\$0.00	\$4,385.49	\$4,385.49	\$132,400.00
A03853		\$0.00	\$0.00	\$1,162.15	\$1,162.15	\$172,900.00
A03854		\$0.00	\$0.00	\$6,657.72	\$6,657.72	\$144,400.00
A04431		\$0.00	\$0.00	\$0.00	\$0.00	\$170,600.00
A04432		\$0.00	\$0.00	\$131.20	\$131.20	\$172,900.00
A04433		\$0.00	\$0.00	\$0.00	\$0.00	\$172,000.00
A04528		\$0.00	\$0.00	\$593.16	\$593.16	\$170,200.00
A04608		\$0.00	\$0.00	\$0.00	\$0.00	\$177,300.00
A04637	1902	\$91.73	\$0.00	\$1,474.99	\$1,566.72	\$174,500.00
A04906B		\$0.00	\$0.00	\$2,203.60	\$2,203.60	\$191,700.00
A05458		\$0.00	\$0.00	\$668.00	\$668.00	\$178,000.00
A05459		\$0.00	\$0.00	\$560.27	\$560.27	\$193,700.00
A05460		\$0.00	\$0.00	\$1,244.17	\$1,244.17	\$198,100.00
A05461		\$0.00	\$0.00	\$90.65	\$90.65	\$183,500.00
A05462		\$0.00	\$0.00	\$90.65	\$90.65	\$137,100.00
A05463		\$0.00	\$0.00	\$181.30	\$181.30	\$173,200.00
A05465		\$0.00	\$0.00	\$181.30	\$181.30	\$168,600.00
A05466		\$0.00	\$0.00	\$181.30	\$181.30	\$163,300.00
A05739		\$0.00	\$0.00	\$736.34	\$736.34	\$193,100.00
A05762		\$0.00	\$0.00	\$209.19	\$209.19	\$209,800.00
A05763A		\$0.00	\$0.00	\$0.00	\$0.00	\$244,400.00
A05764		\$0.00	\$0.00	\$209.19	\$209.19	\$255,800.00
A05787		\$0.00	\$0.00	\$0.00	\$0.00	\$137,200.00
A05788		\$0.00	\$0.00	\$0.00	\$0.00	\$172,700.00
A06045		\$0.00	\$0.00	\$3,630.09	\$3,630.09	\$200,400.00
A06046		\$0.00	\$0.00	\$1,206.90	\$1,206.90	\$157,300.00
A06149		\$0.00	\$0.00	\$1,887.45	\$1,887.45	\$163,800.00
A06150		\$0.00	\$0.00	\$4,253.08	\$4,253.08	\$198,600.00
A06151		\$0.00	\$0.00	\$3,695.64	\$3,695.64	\$212,200.00
A06152		\$0.00	\$0.00	\$0.00	\$0.00	\$167,200.00
A06153		\$0.00	\$0.00	\$915.68	\$915.68	\$185,800.00
A07600		\$0.00	\$0.00	\$0.00	\$0.00	\$184,200.00
A07697		\$0.00	\$0.00	\$90.65	\$90.65	\$161,500.00
A07700		\$0.00	\$0.00	\$90.65	\$90.65	\$161,300.00
A07701		\$0.00	\$0.00	\$181.30	\$181.30	\$172,200.00
A07926		\$0.00	\$0.00	\$4,726.91	\$4,726.91	\$188,800.00

A07951		\$0.00	\$0.00	\$370.50	\$370.50	\$186,600.00
A08785		\$0.00	\$0.00	\$0.00	\$0.00	\$136,500.00
A08791		\$0.00	\$0.00	\$2,326.16	\$2,326.16	\$171,140.00
A09086		\$0.00	\$0.00	\$700.08	\$700.08	\$221,500.00
A09098		\$0.00	\$0.00	\$429.53	\$429.53	\$32,731,736.00
A09730	2904	\$1,056.91	\$0.00	\$565.39	\$1,622.30	\$142,700.00
A10061		\$0.00	\$0.00	\$941.34	\$941.34	\$129,900.00
A10063		\$0.00	\$0.00	\$6,279.79	\$6,279.79	\$258,400.00
A10069		\$0.00	\$0.00	\$914.09	\$914.09	\$194,700.00
A10496		\$0.00	\$0.00	\$864.99	\$864.99	\$191,000.00
A10690		\$0.00	\$0.00	\$753.71	\$753.71	\$124,100.00
A11020		\$0.00	\$0.00	\$0.00	\$0.00	\$219,000.00
A11029		\$0.00	\$0.00	\$1,385.28	\$1,385.28	\$258,100.00
A12403		\$0.00	\$0.00	\$3,553.86	\$3,553.86	\$132,000.00
A12404		\$0.00	\$0.00	\$1,487.58	\$1,487.58	\$153,700.00
A12876		\$0.00	\$0.00	\$5,669.14	\$5,669.14	\$165,300.00
A12877		\$0.00	\$0.00	\$414.85	\$414.85	\$167,400.00
A13280		\$0.00	\$0.00	\$271.94	\$271.94	\$149,500.00
A13284		\$0.00	\$0.00	\$1,003.54	\$1,003.54	\$163,200.00
A13285		\$0.00	\$0.00	\$922.58	\$922.58	\$185,200.00
A13293		\$0.00	\$0.00	\$2,558.82	\$2,558.82	\$145,482.00
A13462		\$0.00	\$0.00	\$5,326.86	\$5,326.86	\$191,000.00
A13488		\$0.00	\$0.00	\$874.68	\$874.68	\$155,500.00
A13489		\$0.00	\$0.00	\$836.75	\$836.75	\$134,100.00
A13517		\$0.00	\$0.00	\$1,799.94	\$1,799.94	\$169,600.00
A13566		\$0.00	\$0.00	\$551.44	\$551.44	\$175,900.00
A13567		\$0.00	\$0.00	\$613.62	\$613.62	\$188,800.00
A13583		\$0.00	\$0.00	\$3,975.47	\$3,975.47	\$189,000.00
A14091		\$0.00	\$0.00	\$2,621.81	\$2,621.81	\$187,700.00
A14092		\$0.00	\$0.00	\$3,143.38	\$3,143.38	\$127,100.00
A14149		\$0.00	\$0.00	\$1,658.27	\$1,658.27	\$141,000.00
A14516B		\$0.00	\$0.00	\$1,109.63	\$1,109.63	\$216,700.00
A14868		\$0.00	\$0.00	\$0.00	\$0.00	\$178,200.00
A15181		\$0.00	\$0.00	\$4,229.48	\$4,229.48	\$145,500.00
A16039		\$0.00	\$0.00	\$309.71	\$309.71	\$31,899.00
A16305		\$0.00	\$0.00	\$0.00	\$0.00	\$140,500.00
A16326		\$0.00	\$0.00	\$549.46	\$549.46	\$184,100.00
A16348		\$0.00	\$0.00	\$0.00	\$0.00	\$84,500.00
A16392		\$0.00	\$0.00	\$2,471.20	\$2,471.20	\$169,100.00
A16394		\$0.00	\$0.00	\$3,556.18	\$3,556.18	\$140,800.00
A16979		\$0.00	\$0.00	\$2,261.63	\$2,261.63	\$212,800.00

A17330		\$0.00	\$0.00	\$5,397.02	\$5,397.02	\$179,300.00
A18703		\$0.00	\$0.00	\$565.39	\$565.39	\$186,400.00
A18704		\$0.00	\$0.00	\$565.39	\$565.39	\$205,800.00
A18705		\$0.00	\$0.00	\$2,928.62	\$2,928.62	\$186,700.00
A18706		\$0.00	\$0.00	\$3,137.81	\$3,137.81	\$189,700.00
A18707		\$0.00	\$0.00	\$3,137.81	\$3,137.81	\$204,900.00
A18710		\$0.00	\$0.00	\$0.00	\$0.00	\$236,600.00
A18711		\$0.00	\$0.00	\$0.00	\$0.00	\$165,000.00
A18716		\$0.00	\$0.00	\$0.00	\$0.00	\$217,600.00
A18717		\$0.00	\$0.00	\$0.00	\$0.00	\$261,500.00
A18720		\$0.00	\$0.00	\$0.00	\$0.00	\$200,700.00
A18721		\$0.00	\$0.00	\$0.00	\$0.00	\$203,100.00
A19564		\$0.00	\$0.00	\$255.67	\$255.67	\$547,000.00
A22857		\$0.00	\$0.00	\$0.00	\$0.00	\$128,500.00
A26696		\$0.00	\$0.00	\$602.00	\$602.00	\$711,873.00
C02145C		\$0.00	\$0.00	\$1,876.64	\$1,876.64	\$181,600.00
D01277		\$0.00	\$0.00	\$2,426.57	\$2,426.57	\$186,300.00
D01278		\$0.00	\$0.00	\$2,091.87	\$2,091.87	\$193,300.00
D01279		\$0.00	\$0.00	\$2,970.46	\$2,970.46	\$203,100.00
D01280		\$0.00	\$0.00	\$2,876.32	\$2,876.32	\$258,597.00
D05143		\$0.00	\$0.00	\$596.07	\$596.07	\$5,722,975.00
E00097		\$0.00	\$0.00	\$11,704.01	\$11,704.01	\$0.00
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Average				\$1,525.00	\$1,533.00	\$466,629.00
Median				\$754.00	\$757.00	\$178,000.00
Low				\$0.00	\$0.00	\$0.00
High				\$11,704.00	\$11,704.00	\$32,731,736.00