

CERTIFICATE AS TO RESOLUTION AND ADOPTING VOTE

I, the undersigned, being the duly qualified and acting recording officer of the City of Billings, Montana (the City), hereby certify that the attached resolution is a true copy of **Resolution 25-11253**, entitled: **RESOLUTION RELATING TO SPECIAL IMPROVEMENT DISTRICT NO. 1428; DECLARING IT TO BE THE INTENTION OF THE CITY COUNCIL TO CREATE THE DISTRICT FOR THE PURPOSE OF UNDERTAKING CERTAIN LOCAL IMPROVEMENTS AND FINANCING THE COSTS THEREOF AND INCIDENTAL THERETO THROUGH THE ISSUANCE OF SPECIAL IMPROVEMENT DISTRICT BONDS SECURED BY THE CITY'S SPECIAL IMPROVEMENT DISTRICT REVOLVING FUND** (the "Resolution") was duly adopted by the City Council of the City at a meeting on February 10, 2025; that the meeting was duly held by the City Council and was attended throughout by a quorum, pursuant to call and notice of such meeting given as required by law; and that the Resolution has not as of the date hereof been amended or repealed.

I further certify that, upon vote being taken on the Resolution at said meeting, the following Councilmembers voted in favor thereof: Shaw, Gulick, Neese, Owen, Rogers, Kennedy, Aspenlieder, Tidswell, Boyett, Rupsis and Mayor Cole; voted against the same: N/A; abstained from voting thereon: N/A; or were absent: N/A.

WITNESS my hand officially this 10th day of February, 2025.



Denise R. Bohlman
Denise R. Bohlman
Billings City Clerk

RESOLUTION 25-11253

RESOLUTION RELATING TO SPECIAL IMPROVEMENT DISTRICT NO. 1428; DECLARING IT TO BE THE INTENTION OF THE CITY COUNCIL TO CREATE THE DISTRICT FOR THE PURPOSE OF UNDERTAKING CERTAIN LOCAL IMPROVEMENTS AND FINANCING THE COSTS THEREOF AND INCIDENTAL THERETO THROUGH THE ISSUANCE OF SPECIAL IMPROVEMENT DISTRICT BONDS SECURED BY THE CITY'S SPECIAL IMPROVEMENT DISTRICT REVOLVING FUND

BE IT RESOLVED by the City Council of the City of Billings, Montana (the "City"), as follows:

Section 1. Proposed Improvements; Intention to Create District. The City proposes to undertake certain local improvements within Annafeld Subdivision Fifth Filing (the "Anafeld Subdivision") as more particularly described herein (the "Improvements") to benefit certain properties located in the City as more particularly described herein. The costs of the Improvements are to be assessed as more particularly described herein. It is the intention of this Council to create and establish in the City under Montana Code Annotated, Title 7, Chapter 12, Parts 41, 42 and 43, as amended, Special Improvement District No. 1428 (the "District") for the purpose of undertaking the Improvements and assessing the properties in the District for the costs thereof.

Section 2. Number of District. The District, if the same shall be created and established, shall be known and designated as Special Improvement District No. 1428 of the City of Billings, Montana.

Section 3. Boundaries of District. The limits and boundaries of the District are depicted on a map attached as Exhibit A hereto (which is hereby incorporated herein and made a part hereof) and more particularly described on Exhibit B hereto (which is hereby incorporated herein and made a part hereof), which boundaries are designated and confirmed as the boundaries of the District. A list of each of the properties in the District is shown on Exhibit F hereto (which is hereby incorporated herein and made a part hereof) and each of the property owners in the District is shown on Exhibit D hereto. The Annafeld Subdivision is coterminous with the boundaries of the District.

Section 4. General Character of the Improvements. The general character of the Improvements, as shown in Exhibit E, consists of the construction and installation of streetlights within the District.

Section 5. Engineer and Estimated Costs of the Improvements. The Engineer for the Improvements is Sanbell who has been selected by McCall Development, Inc., the owner of all of the properties in the District and developer of the Annafeld Subdivision (the "Developer"), as more particularly described in Section 8(f). The Engineer has estimated that the costs of the Improvements (including engineering, design and construction administration costs) are \$248,000 as more particularly described on Exhibit C hereto (which is hereby incorporated herein and made a part hereof) and such costs have been reviewed by the City's Public Works Department. Costs of the Improvements include costs of the construction and installation of the Improvements, costs for the creation of the District, costs of funding a deposit to the City's Special Improvement District Revolving Fund (the

“Revolving Fund”), costs associated with the sale of the Bonds (as hereinafter defined), and all other incidental costs (including engineering, design and construction administration costs).

Section 6. Property to be Assessed; Assessment Methodologies.

6.1. Property to be Assessed. The properties in the District will benefit from, and be benefited by, the Improvements and will be assessed for costs of the Improvements as specified in Sections 6 and 7. Costs of the Improvements shall be assessed against the property in the District based on the area option method described in Sections 7-12-4162 and 7-12-4323, M.C.A., as particularly applied and set forth in this Section 6.

6.2 Assessment Methodology.

(a) Area Option Method. Each property within the District will be assessed for that portion of the total costs of the Improvements that the assessable area of such property bears to the total assessable area of all properties in the District. The total assessable area of all properties to be assessed is 213,203 square feet. The costs of the Improvements to be assessed against properties in the District, per square foot of assessable area, are estimated to be \$1.1632106.

6.3. Assessment Methodology Equitable and Consistent With Benefit. This Council hereby determines that the method of assessment and the assessment of costs of the Improvements against the properties in the District as prescribed in this Section 6 are equitable and in proportion to and not exceeding the special benefits derived from the Improvements by the properties to be assessed therefor. In addition, the Subdivision Improvements Agreement for the Annafeld Subdivision provides that the streetlight improvements will be borne by the landowners through either a private contract or the creation of a Special Improvement District.

Section 7. Payment for Improvements. Costs of the Improvements are to be paid from the proceeds of Special Improvement District Bonds (the “Bonds”) in an aggregate principal amount not to exceed \$248,000.00.

Section 8. Bond Financing; Pledge of Revolving Fund; Findings and Determinations. The Bonds will be repaid from the assessments for costs of the Improvements, together with interest thereon calculated pursuant to Section 7-12-4189, M.C.A., to be levied against the properties in the District. Assessments for the costs of the Improvements, together with interest thereon, shall be payable over a term not exceeding 15 years, each in equal semiannual installments as this Council shall prescribe in the resolution authorizing the issuance of the Bonds. Principal of and interest on the Bonds will be paid from such assessments.

All property owners in the District shall have the opportunity to prepay their assessments prior to sale of the Bonds. After the Bonds are issued, all property owners in the District have the right to prepay assessments as provided by law.

This Council further finds that it is in the public interest, and in the best interest of the City and the District, 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 of the Bonds.

In determining to authorize the issuance of the Bonds and the pledge of the Revolving Fund therefor, this Council has taken into consideration the following factors:

(a) Estimated Market Value of Parcels. The estimated market value of the properties in the District as of the date of adoption of this resolution, as estimated by the County Assessor, has not been established. The lots are mostly vacant and street and utility improvements were constructed and installed in 2024 by the Developer, as more particularly described in Section 8(f). The special assessments to be levied against the properties in the District are less than the increase in estimated value of the properties as a result of the construction of the Improvements. All of the properties in the District are zoned Planned Unit Development.

(b) Diversity of Property Ownership. There are a total of 69 properties in the District, all currently owned by the Developer. No improvements, public or private, are located on any of the properties within the District, other than the street and utility improvements, as more particularly described in Section 8(f).

(c) Comparison of Special Assessments, Property Taxes and Market Value. Based on an analysis of the aggregate amount of the proposed assessments, any outstanding assessments (whether or not delinquent), and any delinquent property taxes (as well as any known industrial development bonds theretofore issued and secured by a mortgage against a property in the District) against each property in the District in comparison to the estimated market value of such property after the Improvements, the City concludes that, overall, the estimated market value of the properties in the District following the completion of the Improvements will exceed the sum of the proposed assessments, outstanding assessments and delinquent property taxes, and is set forth in Exhibit F.

(d) Delinquencies. An analysis of the amount of delinquencies in the payment of outstanding assessments or property taxes levied against the properties in the District is set forth in Exhibit F, which analysis shows that of 69 properties, 0 properties were delinquent.

(e) Public Benefit of the Improvements. Street lights are being built in the public right-of-way and serve a public benefit.

(f) Other Factors. The Annafeld Subdivision is located in the southwestern part of the City, south of Elysian Road. This is one of the fastest growing areas within the City. The Developer intends to undertake the development of a residential community, which will include a diverse mix of single family, cottage, town home and apartment living options, with approximately 1000 total residences. In 2024, the Developer installed the streets and utilities serving the properties in the Annafeld Subdivision 5th Filing. The costs of the street and utility improvements (\$2,259,200.00) have been reviewed by the City's Public Works Department.

The street and utility improvements are solely within the boundaries of the District and in accordance with the City's Special Improvement District Policy regarding raw land subdivisions as set forth in Resolution No. 05-18234 adopted by the Council on January 24, 2005 (the "Raw Land Policy") shall constitute On-Site Improvements (i.e., those improvements located within the boundaries of a Special Improvement District) in satisfaction of the requirement that the Developer directly pay or finance 50% or more of the costs of the On-Site Improvements in connection with the of the District and the issuance of the Bonds. The costs of the street and utility improvements, when combined with the costs of the Improvements, represent 90% of the total On-Site Improvements.

Section 9. Reimbursement Expenditures.

9.1 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.

9.2 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.

9.3 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 \$248,000.00 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.

9.4 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.

9.5 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.

Section 10. Public Hearing; Protests. At any time within fifteen (15) days from and after the date of the first publication of the notice of the passage and approval of this resolution, any owner of real property within the District subject to assessment and taxation for the cost and expense of making the Improvements may make and file with the City Clerk until 12:00 p.m., M.T., on the expiration date of said 15-day period (March 1, 2025), written protest against the proposed Improvements, or against the extension or creation of the District or both, and this Council will at its next regular meeting after the expiration of the fifteen (15) days in which such protests in writing can be made and filed, proceed to hear all such protests so made and filed; which said, regular meeting will be held on Monday the 10th day of March, 2025, at 5:30 p.m., in the Council Chambers, at 316 North 26th Street, 5th Floor, in Billings, Montana.

Section 11. 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 *Yellowstone County News*, a newspaper of general circulation in Yellowstone County on February 14 and February 21, 2025, 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, with 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 first published.

PASSED AND ADOPTED by the City Council of the City of Billings, Montana, this 10th day of February, 2025.

CITY OF BILLINGS



By: William A. Cole
William A. Cole, Mayor

Attest:

By: Denise R. Bohlman
Denise R. Bohlman, City Clerk

EXHIBIT A
LIGHTING EXHIBIT
ANNAFELD SUBDIVISION, FIFTH FILING PHASE I
PREPARED FOR : CITY OF BILLINGS
PREPARED BY : 

SEPTEMBER, 2024
BILLINGS, MONTANA

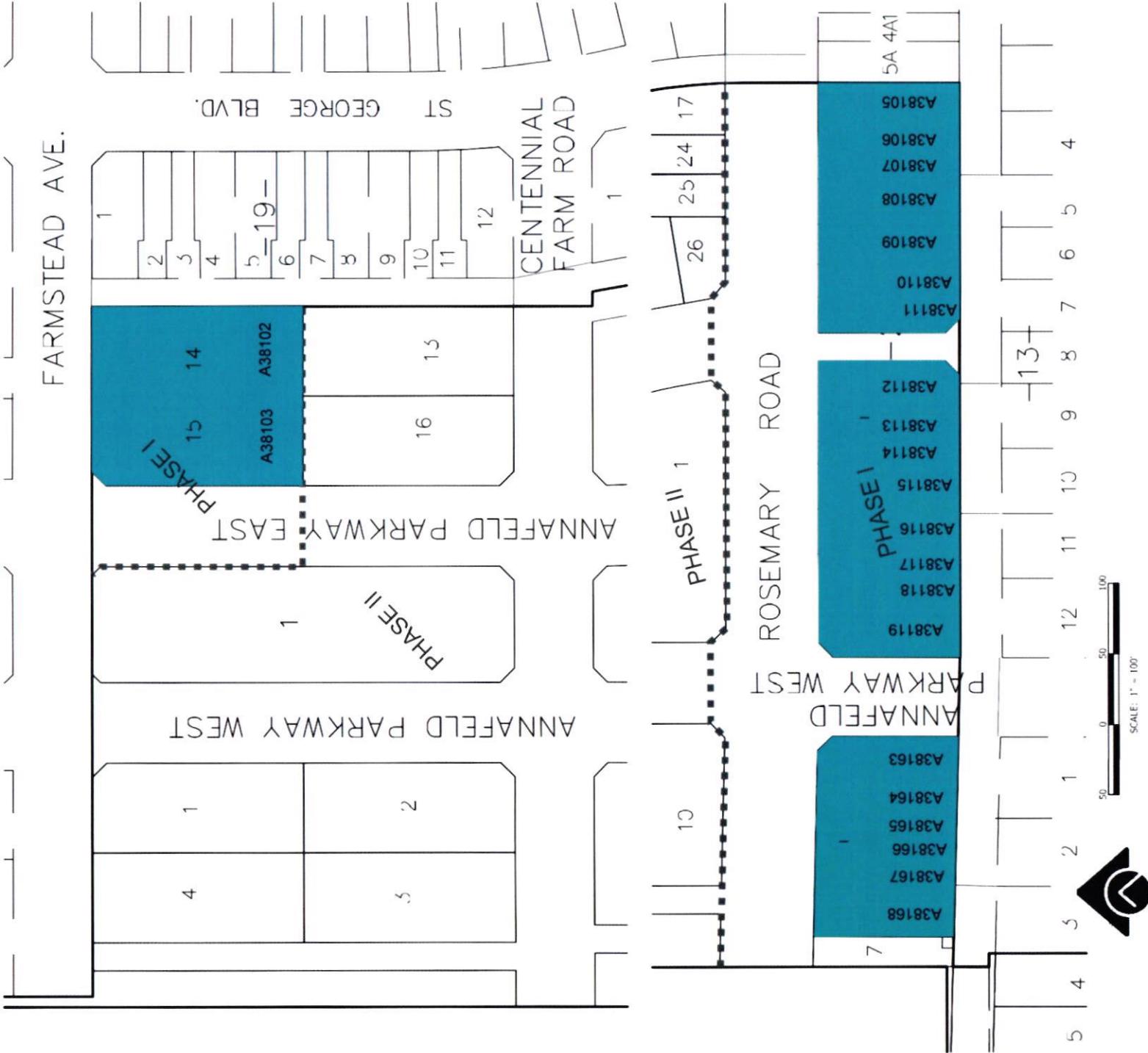


EXHIBIT A
LIGHTING EXHIBIT
ANNAFELD SUBDIVISION, FIFTH FILING PHASE I

PREPARED FOR : CITY OF BILLINGS

SEPTEMBER, 2024

PREPARED BY :



BILLINGS, MONTANA



SID 1428 EXHIBIT B

SID 1428 includes Annafeld Subdivision 5th Filing Block 19, Lots 14 & 15; Block 20, Lots 6-20; Block 32, Lots 1-6; Block 26, Lots 4-9; Block 24, Lots 5-15; Block 22, Lots 9-14; Block 33, Lots 1-8, Lots 10-24.

SID 1428 Annafeld 5th Filing Parks and Streetlights

Exhibit C Engineers Estimate of Probable Cost

Prepared By: City of Billings

Item Number	Description	Quantity	Unit	Engineers Estimate	
				Unit Prices	Amount
				Dollars	Dollars
401	Mobilization/Demobilization	1	LS	\$1,000.00	\$1,000.00
402	Taxes, Bonds, Insurance	1	LS	\$1,910.00	\$1,910.00
403	Traffic Control	1	LS	\$600.00	\$600.00
404	1 1/2-inch PVC Conduit	2,400	LF	\$10.15	\$24,360.00
405	Type 1 Pull Box - Composite	32	EA	\$733.85	\$23,483.20
406	Foundation - Concrete	9	CY	\$2,128.00	\$19,152.00
408	Conductor - Copper - AWG8-600V	4,800	LF	\$1.40	\$6,720.00
409	Conductor - Copper - AWG10-600V	2,400	LF	\$1.07	\$2,568.00
410	Decorative Luminaire Standard	17	EA	\$4,061.00	\$69,037.00
411	High Efficacy Luminaire - LED	17	EA	\$1,896.00	\$32,232.00
412	Service Assembly - 200A	3	EA	\$2,807.00	\$8,421.00
				Sub-Total	\$189,483.20
				Contingency (10%)	\$18,948.32
				Engineering	\$9,008.48
				Total	\$217,440.00
				Finance Fee	\$1,200.00
				Revolving Fund 5%	\$12,400.00
				Bond Discount 2%	\$4,960.00
				Issuance Costs	\$12,000.00
					\$248,000.00
				Total Area	213,203
				Cost per SF	\$1.1632106

SID 1428 Annafeld 5th Filing Streetlights
Exhibit D Property Owner Description and Assessment
Prepared By: City of Billings

TAX ID	OWNER	OWNER	MAILING ADDRESS	CITY	STATE	ZIP CODE	Lot	Block	LOT AREA	ASSESSMENT #1 STREETLIGHT \$1,433/SF
A38102	Kennedy & Connor Langel 6158 Johanns Meadow Lane Billings, Mt 59101	Kennedy & Connor Langel	6158 Johanns Meadow Lane	BILLINGS	MT	59101	14	19	9441	\$10,981.87
A38103	Mccall Development, Inc. 1536 Mullowney Lane Ste 100 Billings, Mt 59101	McCall Development, Inc.	1536 Mullowney Lane STE 100	BILLINGS	MT	59101	15	19	9401	\$10,935.34
A38105	Mccall Development, Inc. 1536 Mullowney Lane Ste 100 Billings, Mt 59101	McCall Development, Inc.	1536 Mullowney Lane STE 100	BILLINGS	MT	59101	6	20	3092	\$3,596.65
A38106	Mccall Development, Inc. 1536 Mullowney Lane Ste 100 Billings, Mt 59101	McCall Development, Inc.	1536 Mullowney Lane STE 100	BILLINGS	MT	59101	7	20	2108	\$2,452.05
A38107	Mccall Development, Inc. 1536 Mullowney Lane Ste 100 Billings, Mt 59101	McCall Development, Inc.	1536 Mullowney Lane STE 100	BILLINGS	MT	59101	8	20	1654	\$1,923.95
A38108	Mccall Development, Inc. 1536 Mullowney Lane Ste 100 Billings, Mt 59101	McCall Development, Inc.	1536 Mullowney Lane STE 100	BILLINGS	MT	59101	9	20	3146	\$3,659.46
A38109	Mccall Development, Inc. 1536 Mullowney Lane Ste 100 Billings, Mt 59101	McCall Development, Inc.	1536 Mullowney Lane STE 100	BILLINGS	MT	59101	10	20	2908	\$3,382.62
A38110	Mccall Development, Inc. 1536 Mullowney Lane Ste 100 Billings, Mt 59101	McCall Development, Inc.	1536 Mullowney Lane STE 100	BILLINGS	MT	59101	11	20	2292	\$2,666.08
A38111	Mccall Development, Inc. 1536 Mullowney Lane Ste 100 Billings, Mt 59101	McCall Development, Inc.	1536 Mullowney Lane STE 100	BILLINGS	MT	59101	12	20	2450	\$2,849.87
A38112	Mccall Development, Inc. 1536 Mullowney Lane Ste 100 Billings, Mt 59101	McCall Development, Inc.	1536 Mullowney Lane STE 100	BILLINGS	MT	59101	13	20	3524	\$4,099.15
A38113	Mccall Development, Inc. 1536 Mullowney Lane Ste 100 Billings, Mt 59101	McCall Development, Inc.	1536 Mullowney Lane STE 100	BILLINGS	MT	59101	14	20	2108	\$2,452.05
A38114	Mccall Development, Inc. 1536 Mullowney Lane Ste 100 Billings, Mt 59101	McCall Development, Inc.	1536 Mullowney Lane STE 100	BILLINGS	MT	59101	15	20	1654	\$1,923.95
A38115	Mccall Development, Inc. 1536 Mullowney Lane Ste 100 Billings, Mt 59101	McCall Development, Inc.	1536 Mullowney Lane STE 100	BILLINGS	MT	59101	16	20	3146	\$3,659.46
A38116	Mccall Development, Inc. 1536 Mullowney Lane Ste 100 Billings, Mt 59101	McCall Development, Inc.	1536 Mullowney Lane STE 100	BILLINGS	MT	59101	17	20	3146	\$3,659.46
A38117	Mccall Development, Inc. 1536 Mullowney Lane Ste 100 Billings, Mt 59101	McCall Development, Inc.	1536 Mullowney Lane STE 100	BILLINGS	MT	59101	18	20	1654	\$1,923.95
A38118	Mccall Development, Inc. 1536 Mullowney Lane Ste 100 Billings, Mt 59101	McCall Development, Inc.	1536 Mullowney Lane STE 100	BILLINGS	MT	59101	19	20	2108	\$2,452.05
A38119	Mccall Development, Inc. 1536 Mullowney Lane Ste 100 Billings, Mt 59101	McCall Development, Inc.	1536 Mullowney Lane STE 100	BILLINGS	MT	59101	20	20	3547	\$4,125.91
A38120	Mccall Development, Inc. 1536 Mullowney Lane Ste 100 Billings, Mt 59101	McCall Development, Inc.	1536 Mullowney Lane STE 100	BILLINGS	MT	59101	9	22	2249	\$2,616.06
A38121	Mccall Development, Inc. 1536 Mullowney Lane Ste 100 Billings, Mt 59101	McCall Development, Inc.	1536 Mullowney Lane STE 100	BILLINGS	MT	59101	10	22	1748	\$2,033.29
A38122	Mccall Development, Inc. 1536 Mullowney Lane Ste 100 Billings, Mt 59101	McCall Development, Inc.	1536 Mullowney Lane STE 100	BILLINGS	MT	59101	11	22	1484	\$1,726.20
A38123	Mccall Development, Inc. 1536 Mullowney Lane Ste 100 Billings, Mt 59101	McCall Development, Inc.	1536 Mullowney Lane STE 100	BILLINGS	MT	59101	12	22	1484	\$1,726.20
A38124	Mccall Development, Inc. 1536 Mullowney Lane Ste 100 Billings, Mt 59101	McCall Development, Inc.	1536 Mullowney Lane STE 100	BILLINGS	MT	59101	13	22	2107	\$2,450.88
A38125	Mccall Development, Inc. 1536 Mullowney Lane Ste 100 Billings, Mt 59101	McCall Development, Inc.	1536 Mullowney Lane STE 100	BILLINGS	MT	59101	14	22	3460	\$4,024.71
A38127	Mccall Development, Inc. 1536 Mullowney Lane Ste 100 Billings, Mt 59101	McCall Development, Inc.	1536 Mullowney Lane STE 100	BILLINGS	MT	59101	5	24	5254	\$6,111.51
A38128	Mccall Development, Inc. 1536 Mullowney Lane Ste 100 Billings, Mt 59101	McCall Development, Inc.	1536 Mullowney Lane STE 100	BILLINGS	MT	59101	6	24	4692	\$5,457.78
A38129	Mccall Development, Inc. 1536 Mullowney Lane Ste 100 Billings, Mt 59101	McCall Development, Inc.	1536 Mullowney Lane STE 100	BILLINGS	MT	59101	7	24	4692	\$5,457.78
A38130	Mccall Development, Inc. 1536 Mullowney Lane Ste 100 Billings, Mt 59101	McCall Development, Inc.	1536 Mullowney Lane STE 100	BILLINGS	MT	59101	8	24	4692	\$5,457.78
A38131	Mccall Development, Inc. 1536 Mullowney Lane Ste 100 Billings, Mt 59101	McCall Development, Inc.	1536 Mullowney Lane STE 100	BILLINGS	MT	59101	9	24	5304	\$6,169.67
A38132	Mccall Development, Inc. 1536 Mullowney Lane Ste 100 Billings, Mt 59101	McCall Development, Inc.	1536 Mullowney Lane STE 100	BILLINGS	MT	59101	10	24	3460	\$4,024.71
A38133	Mccall Development, Inc. 1536 Mullowney Lane Ste 100 Billings, Mt 59101	McCall Development, Inc.	1536 Mullowney Lane STE 100	BILLINGS	MT	59101	11	24	1862	\$2,165.90
A38134	Mccall Development, Inc. 1536 Mullowney Lane Ste 100 Billings, Mt 59101	McCall Development, Inc.	1536 Mullowney Lane STE 100	BILLINGS	MT	59101	12	24	2284	\$2,656.77
A38135	Mccall Development, Inc. 1536 Mullowney Lane Ste 100 Billings, Mt 59101	McCall Development, Inc.	1536 Mullowney Lane STE 100	BILLINGS	MT	59101	13	24	1626	\$1,891.38
A38136	Mccall Development, Inc. 1536 Mullowney Lane Ste 100 Billings, Mt 59101	McCall Development, Inc.	1536 Mullowney Lane STE 100	BILLINGS	MT	59101	14	24	1431	\$1,664.55

SID 1428 Annafeld Sub 5th Filing Streetlights
Exhibit E Description of Improvements
Prepared by: City of Billings

Special Improvement District No. 1428 shall construct streetlights serving Annafeld Subdivision 5th Filing within the City of Billings.

SID 1428 Annafeld 5th Filing Streetlights

Exhibit F Property Market Value and Delinquency

Prepared By: City of Billings

TAX ID NUMBER	PREVIOUS SID #	SID PAY-OFF + DELINQUENT ASSESSMENT	ESTIMATED MARKET VALUE			
			SID 1428 PAY-OFF	SID 1428 ASSESSMENT	MARKET VALUE	IMPROVEMENTS
A38102		\$10,981.87	\$10,981.87		\$10,981.87	
A38103		\$10,935.34	\$10,935.34		\$10,935.34	
A38105		\$3,596.65	\$3,596.65		\$3,596.65	
A38106		\$2,452.05	\$2,452.05		\$2,452.05	
A38107		\$1,923.95	\$1,923.95		\$1,923.95	
A38108		\$3,659.46	\$3,659.46		\$3,659.46	
A38109		\$3,382.62	\$3,382.62		\$3,382.62	
A38110		\$2,666.08	\$2,666.08		\$2,666.08	
A38111		\$2,849.87	\$2,849.87		\$2,849.87	
A38112		\$4,099.15	\$4,099.15		\$4,099.15	
A38113		\$2,452.05	\$2,452.05		\$2,452.05	
A38114		\$1,923.95	\$1,923.95		\$1,923.95	
A38115		\$3,659.46	\$3,659.46		\$3,659.46	
A38116		\$3,659.46	\$3,659.46		\$3,659.46	
A38117		\$1,923.95	\$1,923.95		\$1,923.95	
A38118		\$2,452.05	\$2,452.05		\$2,452.05	
A38119		\$4,125.91	\$4,125.91		\$4,125.91	
A38120		\$2,616.06	\$2,616.06		\$2,616.06	
A38121		\$2,033.29	\$2,033.29		\$2,033.29	
A38122		\$1,726.20	\$1,726.20		\$1,726.20	
A38123		\$1,726.20	\$1,726.20		\$1,726.20	
A38124		\$2,450.88	\$2,450.88		\$2,450.88	
A38125		\$4,024.71	\$4,024.71		\$4,024.71	
A38127		\$6,111.51	\$6,111.51		\$6,111.51	
A38128		\$5,457.78	\$5,457.78		\$5,457.78	
A38129		\$5,457.78	\$5,457.78		\$5,457.78	
A38130		\$5,457.78	\$5,457.78		\$5,457.78	
A38131		\$6,169.67	\$6,169.67		\$6,169.67	
A38132		\$4,024.71	\$4,024.71		\$4,024.71	
A38133		\$2,165.90	\$2,165.90		\$2,165.90	
A38134		\$2,656.77	\$2,656.77		\$2,656.77	
A38135		\$1,891.38	\$1,891.38		\$1,891.38	
A38136		\$1,664.55	\$1,664.55		\$1,664.55	
A38137		\$1,664.55	\$1,664.55		\$1,664.55	
A38138		\$4,548.15	\$4,548.15		\$4,548.15	
A38139		\$4,607.48	\$4,607.48		\$4,607.48	
A38140		\$4,649.35	\$4,649.35		\$4,649.35	
A38141		\$5,682.28	\$5,682.28		\$5,682.28	
A38142		\$5,733.47	\$5,733.47		\$5,733.47	
A38143		\$5,738.12	\$5,738.12		\$5,738.12	
A38163		\$3,970.04	\$3,970.04		\$3,970.04	
A38164		\$2,310.14	\$2,310.14		\$2,310.14	
A38165		\$1,971.64	\$1,971.64		\$1,971.64	
A38166		\$1,976.29	\$1,976.29		\$1,976.29	
A38167		\$2,305.48	\$2,305.48		\$2,305.48	
A38168		\$3,793.23	\$3,793.23		\$3,793.23	
A38170		\$7,143.28	\$7,143.28		\$7,143.28	
A38171		\$6,255.75	\$6,255.75		\$6,255.75	
A38172		\$6,255.75	\$6,255.75		\$6,255.75	
A38173		\$7,144.44	\$7,144.44		\$7,144.44	
A38174		\$3,256.99	\$3,256.99		\$3,256.99	
A38175		\$2,931.29	\$2,931.29		\$2,931.29	
A38176		\$2,931.29	\$2,931.29		\$2,931.29	
A38177		\$2,931.29	\$2,931.29		\$2,931.29	
A38178		\$2,303.16	\$2,303.16		\$2,303.16	
A38179		\$1,968.15	\$1,968.15		\$1,968.15	
A38180		\$2,372.95	\$2,372.95		\$2,372.95	
A38181		\$2,372.95	\$2,372.95		\$2,372.95	
A38182		\$2,372.95	\$2,372.95		\$2,372.95	
A38183		\$2,303.16	\$2,303.16		\$2,303.16	
A38184		\$1,968.15	\$1,968.15		\$1,968.15	
A38185		\$2,652.12	\$2,652.12		\$2,652.12	
A38186		\$2,512.54	\$2,512.54		\$2,512.54	
A38187		\$2,512.54	\$2,512.54		\$2,512.54	
A38188		\$3,001.08	\$3,001.08		\$3,001.08	
A38189		\$2,768.44	\$2,768.44		\$2,768.44	
A38190		\$2,768.44	\$2,768.44		\$2,768.44	
A38191		\$2,768.44	\$2,768.44		\$2,768.44	
A38192		\$3,175.57	\$3,175.57		\$3,175.57	
AVERAGE	#DIV/0!	\$0.00	\$3,594.20	\$3,594.20	#DIV/0!	\$3,594.20
MEDIAN	#NUM!	\$0.00	\$2,849.87	\$2,849.87	#NUM!	\$2,849.87
LOW	\$0.00	\$0.00	\$1,664.55	\$1,664.55	\$0.00	\$1,664.55
HIGH	\$0.00	\$0.00	\$10,981.87	\$10,981.87	\$0.00	\$10,981.87