

ORDINANCE 02-2005

AN ORDINANCE PROVIDING FOR THE VACATION OF THE SOUTH ONE HUNDRED TEN (110) FEET OF THIRD STREET RIGHT-OF-WAY, THAT PORTION OF PROPERTY LYING ADJACENT TO LOT 1, BLOCK 32, AND ADJACENT TO LOT 5, BLOCK 33, SECTION 5, T-33S, R-6W, PLAT OF GLENDALE, DOUGLAS COUNTY, OREGON

WHEREAS, the City of Glendale has received a petition for vacation of the southernmost 110 feet of Third Street lying adjacent to Lot 1, Block 32 and Lot 5, Block 33, which has been platted but not built; and

WHEREAS, the consent of the owners of all property abutting the proposed vacation has been filed with the City of Glendale; and

WHEREAS, the City finds that this property has a value of \$12,000 as established by an independent appraisal of said property, a copy of which is attached hereto; and

WHEREAS, a notice of public hearing on the proposed street vacation has been posted in three public places in the City of Glendale for two consecutive weeks prior to the date of the hearing and "Notice of Street Vacation" has been posted on the proposed site for two consecutive weeks pursuant to ORS 271.110; and

WHEREAS, a public hearing was held on Monday, September 13, 2004 at the Special People's Depot, 178 Glendale Town Road at 6:00 PM at which time all persons desiring to be heard on said matter were heard and no objections or remonstrances to said vacation were made,

NOW, THEREFORE, THE CITY OF GLENDALE ORDAINS AS FOLLOWS:

SECTION 1. VACATION

That portion of Third Street which constitutes the southernmost one hundred ten (110) feet of said street which is located lying adjacent to Lot 1, Block 32 and Lot 5, Block 33, plat of Glendale, Douglas County, Oregon is hereby vacated in consideration of payment of \$12,000. This vacation is subject however, to the right of any owners and operators of public utility services to maintain on said street any lines, pipes or other installations which presently are installed thereon and are being maintained.

SECTION 2. EFFECTIVE DATE

This ordinance shall take effect on the 30th day after enactment.

PASSED AND ADOPTED this 13th day of September, 2004.

Attest:

Flora C. Snyder
Flora C. Snyder, Mayor

Betty Stanfill
Betty Stanfill, City Recorder

FILED

Date: 11/4/2004 By: JC

For This survey consists of:
Maps: V-1 PG 9

Non-Res: _____
Corner Rpt: CS 6277-54-B

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK

2004-026313



\$26.00

VAC-VAC Cnt=1 Stn=18

10/29/2004 01:10:02 PM

LAND APPRAISAL REPORT

File No. 7040006

IDENTIFICATION

Borrower Travers Census Tract 2100 Map Reference 5-33-6
 Property Address Southern 110' of 3rd Street R/W
 City Glendale County Douglas State OR Zip Code 97442
 Legal Description NE 1/4 of section 5, township 33 south, range 6 west / Willamette Meridian, Douglas County, Oregon - City of Glendale
 Sale Price \$ n/a Date of Sale - Loan Term - yrs. Property Rights Appraised Fee Leasehold DeMinimus PUD
 Actual Real Estate Taxes \$ unknown (yr.) Loan charges to be paid by seller \$ - Other sales concessions -
 Lender/Client Travers, Brandy Address 366 Sol Abraham Avenue/ Glendale, OR 97442
 Occupant vacant Appraiser Heather Martinez (L001224) Instructions to Appraiser value land only for a 110x60 section - approx 0.15 acres

NEIGHBORHOOD

Location	<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Employment Stability	Good	Avg.	Fair	Poor
Built Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%	Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Growth Rate	<input type="checkbox"/> Fully Developed	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Steady	Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marketing Time	<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 3-6 Mos.	<input type="checkbox"/> Over 6 Mos.	Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Present Land Use	<u>93</u> % 1 Family	<u>2</u> % 2-4 Family	<u>-</u> % Apts.	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<u>-</u> % Industrial	<u>2</u> % Vacant	<u>-</u> %	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Change in Present Land Use	<input checked="" type="checkbox"/> Not Likely	<input type="checkbox"/> Likely (*)	<input type="checkbox"/> Taking Place (*)	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	(*) From _____ To _____			Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Predominant Occupancy	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	<u>-</u> % Vacant	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single Family Price Range	\$ <u>50000</u> to \$ <u>200000</u>		Predominant Value \$ <u>120000</u>	Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single Family Age	<u>new</u> yrs. to <u>100+</u> yrs.		Predominant Age <u>55</u> yrs.					

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise) The subject parcel is located within city limits and has adequate access to all supporting community services. Major services can be found within Roseburg, which is located approximately 45 miles north of the subject location.

SITE

Dimensions see attached map = 6600.00 s/f -approx 0.15 acn Sq. Ft. or Acres Corner Lot
 Zoning Classification unknown (1) Present Improvements Do Do not conform to zoning regulations
 Highest and Best Use Present Use Other (specify) _____
 Electricity none Public Private
 Gas none Public Private
 Water none Storm Sewer Curb/Gutter
 San. Sewer none Sidewalk Street Lights
 Undergound Elec. & Tel. _____
 Topo varies Size average
 Shape irregular View average
 Drainage appears adequate
 Is the property located in a HUD Identified Special Flood Hazard Area? No Yes

Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions) The subject property is a vacated part of Third Street and does not have a tax lot number. At the present time it is not considered buildable. The property is a right of way.

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than, the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made thus, increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	Southern 110' of 3rd Street R/W Glendale, OR 97442	317 Merritt Street Glendale, OR 97442		328 Outback Glendale, OR 97442		313 Woodley Glendale, OR 97442	
Proximity to Subject		0.35 miles		0.36 miles		0.28 miles	
Sales Price	\$ n/a	\$ 22,000		\$ 22,000		\$ 20,000	
Price	\$	\$ 137500.00		\$ 122222.22		\$ 125000.00	
Data Source		100644 mls		105186 mls		100646 mls	
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment
Location	Glendale	Glendale		Glendale		Glendale	
Site/View	0.16 acres/varies	0.16 acres/flat	-5000	0.18 acres/flat	-5000	0.16 acres/flat	-5000
utilities on site	none	power/water/sew/ph	-5000	power/water/sew/ph	-5000	power/water/sew/ph	-5000
Sales or Financing Concessions							
Net Adj. (Total)		<input type="checkbox"/> Plus <input checked="" type="checkbox"/> Minus	\$ -10000	<input type="checkbox"/> Plus <input checked="" type="checkbox"/> Minus	\$ -10000	<input type="checkbox"/> Plus <input checked="" type="checkbox"/> Minus	\$ -10000
Indicated Value of Subject			\$ 12,000		\$ 12,000		\$ 10,000

Comments on Market Data The above sales consist of flat useable homesites which already have all utilities on site. All three are located within the subject's general competing marketing area and were all three felt to be good value indicators.

Comments and Conditions of Appraisal The subject parcel is being appraised "as is". The subject's current use of existing site improvements is considered to be its highest and best use.

RECONCILIATION

Final Reconciliation The three sales above consist of land which is similar in parcel size and recent sales. All three sales were given relatively equal weight in this analysis to produce an estimated market value for the subject, which was rounded to \$12,000.

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF 6-2-2004 **to be \$** 12,000

Appraiser(s) Heather Martinez (L001224) Review Appraiser (if applicable) _____
 Certification/License # L001224 Did Did Not Physically Inspect Property