

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 No. 98-17340, entitled: "A RESOLUTION RELATING TO W.O. 95-14, PHASE I: THE 1998 LAKE ELMO DRIVE CURB, GUTTER AND SIDEWALK PROGRAM; 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" (the "Resolution"), on file in the original records of the City in my legal custody; that the Resolution was duly adopted by the City Council of the City at a meeting on **April 13, 1998**, and 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notice of such meeting given as required by law; and that the Resolution has not as of the date hereof been amended or repealed.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: McDermott, McDanel, Everson, Mayor Tooley, Kennedy, Johnson, Ohnstad, Elison, Larson; voted against the same: Regnier & Deisz; abstained from voting thereon: none; or were absent: none.

WITNESS my hand officially this 13th day of **April, 1998**.

Marita Herold
Marita Herold, CMC CITY CLERK

RESOLUTION NO. 98- 17340

A RESOLUTION RELATING TO W.O. 95-14, PHASE I: THE 1998 LAKE ELMO DRIVE CURB, GUTTER AND SIDEWALK PROGRAM; 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 \$424,000.00 as described below:

Construction Costs (w/contingencies)	\$352,690.91
Engineering & Administration	35,269.09
Bond Costs	<u>36,040.00</u>
TOTAL ASSESSED COSTS	\$424,000.00

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

New Construction:

New Sidewalk	\$ 3.60/sq. ft.
New Curb & Gutter	15.00/lin. ft.
New Drive Approach	4.60/sq. ft.
Street Reconstruction	20.00/sq. yard

The actual cost to be assessed against any benefitted property will be determined by the actual amount of work done adjacent to the property plus a proportionate share of the costs of any alley approaches for the block within which the property is located.

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. In addition, if alley approaches are constructed or reconstructed within a block, each property within that block will be assessed for a portion of the costs based on a ratio determined by the area of each parcel and the total area of all properties served by the alley. As shown on Exhibit "B", assessments will be levied against **84** 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 estimated costs, for construction only, for a typical **100** foot lot requiring construction for all curb and gutter, sidewalk, appurtenant structures and alley approaches, are **\$4,614.00**. The average total assessment, including engineering, administrative, and bond costs is estimated to be **\$3,942.00**, with a high of **\$12,614.00**, a low of **\$56.64**, and a median of **\$3,820.00**.

5. PERIOD OF ASSESSMENTS. 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 benefitted 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 \$424,000 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 \$4,050,053.00. The average market value is \$47,648.00, with a high of \$146,134.00, a low of \$4,798.00, and a median value of \$54,299.00. The special assessments to be levied against each lot, parcel, or tract is 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 84 total lots, parcels, or tracts in the Project, there are 67 separate owners.

One owner, Victor Reichenbach, owns seven (7) parcels; Frances Harmon owns six (6) parcels; Marilyn Harmon owns three (3) parcels; and, five (5) separate parties own two (2) parcels each. So, eight (8) parties (12% of the total owners) own an aggregate total of twenty-six (26) parcels (31% of the total parcels) in the Project.

Given the diversity of ownership, 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, there are nine (9) different SIDs being levied against various parcels in the Project area. These would be:

<u>SID#</u>	<u>PAYOFF DATE</u>	<u># OF AFFECTED PARCELS</u>	<u>TOTAL PAYOFF AMOUNT</u>	<u>AVG PAYOFF PER PARCEL</u>
1194	1999	1	\$ 261.74	\$ 261.74
1202	1999	13	\$2,393.15	\$ 184.09
1204	1999	24	\$1,056.43	\$ 44.02
1223	2001	3	\$2,284.13	\$ 761.38
1226	2001	2	\$1,953.02	\$ 976.51
1232	2000	3	\$1,999.01	\$ 666.34
1238	2000	1	\$1,042.85	\$ 1042.85
1277	2001	6	\$3,436.40	\$ 572.73
1279	2002	4	\$3,657.99	\$ 914.50

Thirty-one (31) separate parcels within the Project carry one or more assessments from the nine (9) SIDs. The total amount of principal levied against these parcels is \$18,084.72, with an average payoff of \$583.38, a high of \$2,206.63, and a low of \$29.21.

As noted in Section 4, the estimated average assessment levied by this Project will be \$3,942.00. For the thirty-one (31) lots carrying existing SIDs, the average assessment will be approximately \$4,552.00. With an average market value of \$45,740.00, and an average yearly principal payment of \$379.30 (monthly principal of \$31.60), 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.

(d) Delinquencies. For tax years 1990 through 1997, only six parcels were delinquent. This occurred in year 1973, with a delinquent

SID payment of \$324.28, and a delinquent general City tax payment of \$778.51. This represents only 7.06% of the total parcels being delinquent during this period. With an average City collection rate of 95% (5% delinquent), a 92.95% collection rate within the project area is clearly acceptable.

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. The subject section of Lake Elmo Drive is defined as a collector street in the City's Transportation Plan. Under City policy, the cost of the installation of new curb, gutter, sidewalk, driveway approaches and alley approaches on collector streets is to be borne by the adjoining property owners.

Also, on September 9, 1998, the Billings City Council approved a phased improvement plan for Lake Elmo Drive between Main Street and Pemberton Road. This Project was specifically identified as the first phase of that plan. Further, it was identified that adjoining property owners would be assessed for the costs of the improvements.

8. PUBLIC HEARING. On Monday, **May 11, 1998**, at 7:30 o'clock 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.

9. 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 16** and **April 23**, 1998, 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

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school district taxes, at his last-known address, on or before the same day such notice is first published.

PASSED by the City Council and APPROVED this 13th day of April, 1998.

CITY OF BILLINGS:



BY:

Charles F. Tooley
Charles F. Tooley, MAYOR

ATTEST:

Marita Herold
Marita Herold, CMC CITY CLERK

RE: 1998 Lake Elmo Drive Curb, Gutter & Sidewalk Program
W.O. 95-14, PHASE I

EXHIBIT A

A. CURB AND GUTTER, SIDEWALK, DRIVE APPROACHES, & ALLEY APPROACHES

- ▶ West side of Lake Elmo Drive between Laurie Lane and Meadowlark Lane

B. CURB & GUTTER, SIDEWALK, AND ALLEY APPROACHES

- ▶ West side of Lake Elmo Drive between Wicks Lane and Stillwater Lane
- ▶ West side of Lake Elmo Drive between Stillwater Lane and Covert Lane
- ▶ West side of Lake Elmo Drive between Covert Lane and Laurie Lane
- ▶ West side of Lake Elmo Drive between Meadowlark Lane and Kathy Lane
- ▶ West side of Lake Elmo Drive between Kathy Lane and Sharron Lane
- ▶ West side of Lake Elmo Drive between Sharron Lane and Angel Drive
- ▶ East side of Lake Elmo Drive between Wicks Lane and Augsburg Drive
- ▶ East side of Lake Elmo Drive between Augsburg Drive and Laurie Lane
- ▶ East side of Lake Elmo Drive between Laurie Lane and Jaque Lane
- ▶ East side of Lake Elmo Drive between Jaque Lane and Jerrie Lane
- ▶ East side of Lake Elmo Drive between Jerrie Lane and Kathy Lane
- ▶ East side of Lake Elmo Drive between Kathy Lane and Roxy Lane
- ▶ East side of Lake Elmo Drive between Roxy Lane and Sharron Lane
- ▶ East side of Lake Elmo Drive between Sharron Lane and Robertson Road

EXHIBIT "B"

CITY OF BILLINGS
LAKE ELMO DRIVE STREET IMPROVEMENTS
WICKS LANE TO ROBERTSON ROAD
Based on Engineer's Estimate

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Tax Account: C 367	Name: HAMMOND, MICHAEL F & BARBARA J	59105	
	Address: 1630 LAKE ELMO DR , BILLINGS MT		
	Property Desc: 1630 LAKE ELMO DR		
	Legal: HAPPY HOLLOW SUB 18 1		
		ASSESSMENT \$	3,396.21
Tax Account: C 367 1	Name: KLUNDT, WILMER JR & JOY A	59105	
	Address: 340 STILLWATER LN , BILLINGS MT		
	Property Desc: 340 STILLWATER LN		
	Legal: HAPPY HOLLOW SUB 17 1		
Tax Account: C 368	Name: SLOVARP, THOMAS J & RICHARD A &	59601	
	Address: 804 S CALIFORNIA ST , HELENA MT		
	Property Desc: 8006 LAKE ELMO RD		
	Legal: HAPPY HOLLOW SUB 19 1		
		ASSESSMENT \$	3,055.88
Tax Account: C 369	Name: SLOVARP, THOMAS J & RICHARD A &	59601	
	Address: 804 S CALIFORNIA ST , HELENA MT		
	Property Desc: 8006 LAKE ELMO RD		
	Legal: HAPPY HOLLOW SUB 20 1		
		ASSESSMENT \$	3,055.88
Tax Account: C 370	Name: SIPE, DOUGLAS C	59105	
	Address: 540 LAKE ELMO DR , BILLINGS MT		
	Property Desc: 8006 LAKE ELMO RD		
	Legal: HAPPY HOLLOW SUB 21 1		
		ASSESSMENT \$	2,463.38
Tax Account: C 396	Name: WILLIAMS, GARY A & SHERYL J	59105	
	Address: 1736 LAKE ELMO DR , BILLINGS MT		
	Property Desc: 1736 LAKE ELMO RD		
	Legal: HAPPY HOLLOW SUB 17 6		
		ASSESSMENT \$	4,072.73
Tax Account: C 397	Name: WEAGEL, RALPH H & DOROTHY A	59105	
	Address: 1318 CHERYL ST , BILLINGS MT		
	Property Desc: 1732 LAKE ELMO DR		
	Legal: HAPPY HOLLOW SUB 18 6		
		ASSESSMENT \$	3,277.00
Tax Account: C 398	Name: HILL, RON S LIVING TRUST	59105	
	Address: 1651 OKLAHOMA STAR T, BILLINGS MT		
	Property Desc: 1736 LAKE ELMO RD		
	Legal: HAPPY HOLLOW SUB 19 6		
		ASSESSMENT \$	3,277.00
Tax Account: C 398 1	Name: PETERSON, NORMA AND	59105	
	Address: 122 WHITE CIRCLE , BILLINGS MT		
	Property Desc: 1716 LAKE ELMO DR		
	Legal: HAPPY HOLLOW SUB 20 6		
		ASSESSMENT \$	3,277.00

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Tax Account: C 399	Name: ASAY, MAURICE E & MARY M			
	Address: 1710 LAKE ELMO RD	, BILLINGS MT	59105	
	Property Desc: 1710 LAKE ELMO RD			
	Legal: HAPPY HOLLOW SUB		21 6	
				ASSESSMENT \$ 3,277.00
Tax Account: C 400	Name: VANDENBURG, MELVIN & BARBARA			
	Address: 2241 WABASH PATH	, BILLINGS MT	59105	
	Property Desc: 0 LAKE ELMO DR			
	Legal: HAPPY HOLLOW SUB		22 6	
				ASSESSMENT \$ 4,009.68
Tax Account: C 405	Name: FARMER, TIMOTHY & TRUDY			
	Address: 1760 LAKE ELMO DR	, BILLINGS MT	59105	
	Property Desc: 1760 LAKE ELMO RD			
	Legal: HAPPY HOLLOW SUB		9 7	
				ASSESSMENT \$ 4,159.35
Tax Account: C 406	Name: RUST, STANLEY & SHARON (JAKKOLA)			
	Address: 12758 10TH N W	, SEATTLE WA	98177	
	Property Desc: 1754 LAKE ELMO RD			
	Legal: HAPPY HOLLOW SUB		10 7	
				ASSESSMENT \$ 3,277.00
Tax Account: C 407	Name: RUST, STANLEY & SHARON (JAKKOLA)			
	Address: 12758 10TH N W	, SEATTLE WA	98177	
	Property Desc: 1754 LAKE ELMO RD			
	Legal: HAPPY HOLLOW SUB		11 7	
				ASSESSMENT \$ 3,819.61
Tax Account: C 431	Name: HARMON, FRANCES J			
	Address: 1804 LAKE ELMO RD	, BILLINGS MT	59105	
	Property Desc: 1804 LAKE ELMO RD			
	Legal: HARMON SUB		1 2	
				ASSESSMENT \$ 3,132.52
Tax Account: C 432	Name: HARMON, FRANCES J			
	Address: 1804 LAKE ELMO RD	, BILLINGS MT	59105	
	Property Desc: 0 LAKE ELMO RD			
	Legal: HARMON SUB		2 2	
				ASSESSMENT \$ 952.25
Tax Account: C 433	Name: HARMON, FRANCES J			
	Address: 1804 LAKE ELMO RD	, BILLINGS MT	59105	
	Property Desc: 0 LAKE ELMO DR			
	Legal: HARMON SUB		3 2	
				ASSESSMENT \$ 959.02
Tax Account: C 434	Name: HARMON, MARILYN T			
	Address: 344 MEADOWLARK LN	, BILLINGS MT	59105	
	Property Desc: 0 LAURIE LN			
	Legal: HARMON SUB		4 2	
				ASSESSMENT \$ 99.99

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Tax Account: C 435	Name: DIAZ, PAUL A & LORILEE A			
	Address: 337 LAURIE LANE	, BILLINGS MT	59105	
	Property Desc: 337 LAURIE LN			
	Legal: HARMON SUB		5 2	
				ASSESSMENT \$ 74.03
Tax Account: C 435 1	Name: REAY, BRAD K & TAMERA D			
	Address: 331 LAURIE LN	, BILLINGS MT	59105	
	Property Desc: 331 LAURIE LN			
	Legal: HARMON SUB		6 2	
				ASSESSMENT \$ 65.96
Tax Account: C 435 2	Name: BOHREN, FREDRICK DAVID & SUSAN L			
	Address: 325 LAURIE LN	, BILLINGS MT	59105	
	Property Desc: 325 LAURIE LN			
	Legal: HARMON SUB		7 2	
				ASSESSMENT \$ 65.96
Tax Account: C 435 3	Name: FYFE, CHARLES F & MICHELLE L			
	Address: 319 LAURIE LANE	, BILLINGS MT	59105	
	Property Desc: 319 LAURIE LN			
	Legal: HARMON SUB		8 2	
				ASSESSMENT \$ 65.96
Tax Account: C 435 4	Name: FRIZZELL, D SCOTT & KAREN R			
	Address: 315 LAURIE LN	, BILLINGS MT	59105	
	Property Desc: 315 LAURIE LN			
	Legal: HARMON SUB		9 2	
				ASSESSMENT \$ 65.96
Tax Account: C 435 5	Name: TONKOVICH, DEBBIE J			
	Address: 1819 CODY	, BILLINGS MT	59105	
	Property Desc: 0 LAURIE LN			
	Legal: HARMON SUB			E 60'
				ASSESSMENT \$ 56.54
Tax Account: C 436	Name: TONKOVICH, DEBBIE J			
	Address: 1819 CODY DR	, BILLINGS MT	59105	
	Property Desc: 1819 CODY DR			
	Legal: HARMON SUB		11 2 & W 1	
				ASSESSMENT \$ 74.79
Tax Account: C 436 1	Name: HARMON, DAVID J & GLORIA J			
	Address: 304 MEADOWLARK LN	, BILLINGS MT	59105	
	Property Desc: 304 MEADOWLARK LN			
	Legal: HARMON SUB		12 2	
				ASSESSMENT \$ 65.36
Tax Account: C 437	Name: HARMON, DAVID J & GLORIA J			
	Address: 304 MEADOWLARK	, BILLINGS MT	59105	
	Property Desc: 0 MEADOWLARK LN			
	Legal: HARMON SUB		13 2	
				ASSESSMENT \$ 65.96

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Tax Account: C 437 1	Name: MEHLING, STEPHANIE				
	Address: 316 MEADOWLARK LN	, BILLINGS MT	59105		
	Property Desc: 316 MEADOWLARK LN				
	Legal: HARMON SUB			14 2	
					ASSESSMENT \$ 65.96
Tax Account: C 437 2	Name: UECKER, JAMES & MARY G				
	Address: 332 MEADOWLARK LANE	, BILLINGS MT	59105		
	Property Desc: 322 MEADOWLARK LN				
	Legal: HARMON SUB			15 2	
					ASSESSMENT \$ 65.96
Tax Account: C 437 3	Name: TAYLOR, NANCY A				
	Address: 328 MEADOWLARK LN	, BILLINGS MT	59105		
	Property Desc: 328 MEADOWLARK LN				
	Legal: HARMON SUB			16 2	
					ASSESSMENT \$ 65.96
Tax Account: C 437 4	Name: HARMON, FRANCES J				
	Address: 1804 LAKE ELMO RD	, BILLINGS MT	59105		
	Property Desc: 0 MEADLOWLARK LN				
	Legal: HARMON SUB			17 2	
					ASSESSMENT \$ 74.44
Tax Account: C 437 5	Name: HARMON, LONNIE R & MARILYN T				
	Address: 344 MEADOWLARK LN	, BILLINGS MT	59105		
	Property Desc: 0 MEADLOWLARK LN				
	Legal: HARMON SUB			18 2	
					ASSESSMENT \$ 70.67
Tax Account: C 437 6	Name: HARMON, LONNIE R & MARILYN T				
	Address: 344 MEADOWLARK LN	, BILLINGS MT	59105		
	Property Desc: 344 MEADOWLARK LN				
	Legal: HARMON SUB			19 2	
					ASSESSMENT \$ 70.67
Tax Account: C 438	Name: DIETZ, RAYMOND H & PATRICIA M				
	Address: 352 MEADOWLARK LN	, BILLINGS MT	59105		
	Property Desc: 352 MEADOWLARK				
	Legal: HARMON SUB			20 & 21 2	
					ASSESSMENT \$ 1,742.98
Tax Account: C 1237	Name: MCGARVIN, LYLE G				
	Address: PO BOX 35500	, BILLINGS MT	59107		
	Property Desc: 2124 LAKE ELMO DR				
	Legal: MEADOWLARK SUB			1 1	
					ASSESSMENT \$ 5,927.96
Tax Account: C 1237 1	Name: BENNETT, WENDELL E JR & KATHRYNE L				
	Address: 283 ASWAN PLACE	, BILLINGS MT	59105		
	Property Desc: 2132 LAKE ELMO DR				
	Legal: MEADOWLARK SUB			2 1	
					ASSESSMENT \$ 5,437.73

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Tax Account: C 1238				
Name:	SANDERS, TIMOTHY F & TAMARA K			
Address:	2140 LAKE ELMO RD , BILLINGS MT	59105		
Property Desc:	2140 LAKE ELMO DR			
Legal:	MEADOWLARK SUB	3 1		
			ASSESSMENT \$	5,163.34
Tax Account: C 1239				
Name:	SHERICK, SARAH BELLE			
Address:	2148 LAKE ELMO , BILLINGS MT	59105		
Property Desc:	2148 LAKE ELMO DR			
Legal:	MEADOWLARK SUB	4 1		
			ASSESSMENT \$	5,856.06
Tax Account: C 1240				
Name:	HARMON, FRANCES J			
Address:	1804 LAKE ELMO RD , BILLINGS MT	59105		
Property Desc:	0 LAKE ELMO DR			
Legal:	MEADOWLARK SUB	5 1		
			ASSESSMENT \$	4,638.69
Tax Account: C 1241				
Name:	ERICKSON, WALTER E SR & VERNA M			
Address:	340 ANGEL LN , BILLINGS MT	59105		
Property Desc:	340 ANGEL LN			
Legal:	MEADOWLARK SUB	6 1		
			ASSESSMENT \$	4,916.21
Tax Account: C 1248				
Name:	REICHENBACH, VICTOR D & MAYBELLE J			
Address:	2135 HARMON LN , BILLINGS MT	59105		
Property Desc:	0 LAKE ELMO DR			
Legal:	MEADOWLARK SUB	1 2		
			ASSESSMENT \$	5,406.05
Tax Account: C 1249				
Name:	REICHENBACH, VICTOR D & MAYBELLE J			
Address:	2135 HARMON LN , BILLINGS MT	59105		
Property Desc:	0 LAKE ELMO DR			
Legal:	MEADOWLARK SUB	2 2		
			ASSESSMENT \$	4,629.29
Tax Account: C 1250				
Name:	SPARTZ, WADE R			
Address:	2018 LAKE ELMO RD , BILLINGS MT	59105		
Property Desc:	2018 LAKE ELMO DR			
Legal:	MEADOWLARK SUB	3 2		
			ASSESSMENT \$	5,345.45
Tax Account: C 1251				
Name:	REICHENBACH, VICTOR D & MAYBELLE J			
Address:	2135 HARMON LN , BILLINGS MT	59105		
Property Desc:	0 LAKE ELMO DR			
Legal:	MEADOWLARK SUB	4 2		
			ASSESSMENT \$	3,726.01
Tax Account: C 1252				
Name:	HARMON, FRANCES J			
Address:	1804 LAKE ELMO RD , BILLINGS MT	59105		
Property Desc:	0 LAKE ELMO DR			
Legal:	MEADOWLARK SUB	5 2		
			ASSESSMENT \$	4,944.91

CITY OF BILLINGS
 LAKE ELMO DRIVE STREET IMPROVEMENTS
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 Based on Engineer's Estimate

Tax Account: C 1253	Name: REICHENBACH, VICTOR D & MAYBELLE J	Address: 2135 HARMON LN , BILLINGS MT	59105		
	Property Desc: 0 LAKE ELMO DR			6 2	
	Legal: MEADOWLARK SUB				ASSESSMENT \$ 5,573.36
Tax Account: C 1263	Name: PISK, DUANE & TAMI	Address: 337 MEADOWLARK LANE , BILLINGS MT	59105		
	Property Desc: 337 MEADOWLARK LN			1 3	
	Legal: MEADOWLARK SUB				ASSESSMENT \$ 5,955.05
Tax Account: C 1264	Name: D'EWART, ROBERT A & JUANITA	Address: 1912 LAKE ELMO , BILLINGS MT	59105		
	Property Desc: 1912 LAKE ELMO DR			2 3	
	Legal: MEADOWLARK SUB				ASSESSMENT \$ 6,816.42
Tax Account: C 1265	Name: WESTERMARK, JAY W & MARGERY J	Address: 1920 LAKE ELMO ROAD , BILLINGS MT	59105		
	Property Desc: 1920 LAKE ELMO DR			3 3	
	Legal: MEADOWLARK SUB				ASSESSMENT \$ 4,814.17
Tax Account: C 1266	Name: STOICAN, ROGER G & MARY K	Address: 915 W MONTANA , LEWISTOWN MT	59457		
	Property Desc: 1928 LAKE ELMO DR			4 3	
	Legal: MEADOWLARK SUB				ASSESSMENT \$ 5,746.74
Tax Account: C 1267	Name: NORWEST CAPITAL MNGMNT & TRUST CO	Address: PO BOX 30058 , BILLINGS MT	59117		
	Property Desc: 1934 LAKE ELMO DR			5 3	
	Legal: MEADOWLARK SUB				ASSESSMENT \$ 5,560.48
Tax Account: C 1268	Name: DAVIS, GEORGE L & JEAN	Address: 1942 LAKE ELMO , BILLINGS MT	59105		
	Property Desc: 1942 LAKE ELMO DR			6 3	
	Legal: MEADOWLARK SUB				ASSESSMENT \$ 6,063.63
Tax Account: C 1269	Name: LASHLEY, SALLY M	Address: 1948 LAKE ELMO DR , BILLINGS MT	59105		
	Property Desc: 1948 LAKE ELMO DR			7 3	
	Legal: MEADOWLARK SUB				***PR ASSESSMENT \$ 7,217.15
Tax Account: C 1270	Name: REICHENBACH, VICTOR D & MAYBELLE J	Address: 2135 HARMON LN , BILLINGS MT	59105		
	Property Desc: 0 LAKE ELMO DR			8 3	
	Legal: MEADOWLARK SUB				ASSESSMENT \$ 5,670.75

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Tax Account: C 1449				
Name:	TJENSVOLD, JONAS & PEARL			
Address:	2125 LAKE ELMO DR , BILLINGS MT	59105		
Property Desc:	2125 LAKE ELMO DR			
Legal:	SUPERIOR HOMES SUB	7 1		
			ASSESSMENT \$	8,388.16
Tax Account: C 1450				
Name:	DREWRY, MICHELLE R & RUTH E			
Address:	2139 LAKE ELMO RD , BILLINGS MT	59105		
Property Desc:	2139 LAKE ELMO RD			
Legal:	SUPERIOR HOMES SUB	8 1	***PR	
			ASSESSMENT \$	6,947.66
Tax Account: C 1451				
Name:	KINER, H CRAIG & BAIBA E			
Address:	2207 LAKE ELMO RD , BILLINGS MT	59105		
Property Desc:	2207 LAKE ELMO			
Legal:	SUPERIOR HOMES SUB	9 1		
			ASSESSMENT \$	8,332.96
Tax Account: C 1452				
Name:	ANDERSON, ROBERT L & RUTH			
Address:	2211 LAKE ELMO RD , BILLINGS MT	59105		
Property Desc:	2211 LAKE ELMO RD			
Legal:	SUPERIOR HOMES SUB	10 1		
			ASSESSMENT \$	12,571.19
Tax Account: C 1458				
Name:	ANDERSEN, KERMIT E & ELEANOR R			
Address:	352 W LOUCHS , SHERIDAN WY	82801		
Property Desc:	405 ROXY LN			
Legal:	SUPERIOR HOMES SUB		W 128	
			ASSESSMENT \$	4,935.41
Tax Account: C 1459				
Name:	ANGLE, MELVIN K & ALICE			
Address:	413 ROXY LN , BILLINGS MT	59105		
Property Desc:	413 ROXY LN			
Legal:	SUPERIOR HOMES SUB		W 184	
			ASSESSMENT \$	707.92
Tax Account: C 1460				
Name:	BREITENSTEIN, DENNIS R & APRIL			
Address:	2045 LAKE ELMO DR , BILLINGS MT	59105		
Property Desc:	2045 LAKE ELMO RD			
Legal:	SUPERIOR HOMES SUB S 78' OF N 94'	4 2 (E		
			ASSESSMENT \$	4,031.41
Tax Account: C 1461 1				
Name:	HAMAN, JOHN M & VIVIAN L			
Address:	35 S CRESTWOOD DRIVE, BILLINGS MT	59102		
Property Desc:	2111 LAKE ELMO DR			
Legal:	SUPERIOR HOMES		SUB W	
			ASSESSMENT \$	8,875.53
Tax Account: C 1469				
Name:	COLLINS, CLIFFORD S			
Address:	2007 LAKE ELMO , BILLINGS MT	59105		
Property Desc:	2007 LAKE ELMO			
Legal:	SUPERIOR HOMES SUB		N 96'	
			ASSESSMENT \$	4,394.50

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Tax Account: C 1469 1	Name: CALDERWOOD, PAT & WILLIS			
	Address: 2001 LAKE ELMO DR	, BILLINGS MT	59105	
	Property Desc: 2001 LAKE ELMO DR			
	Legal: SUPERIOR HOMES SUB		LOT 4	
			ASSESSMENT \$	5,330.97
Tax Account: C 1470	Name: LEE & CO, O E			
	Address:	, BILLINGS MT	59103	
	Property Desc: 0 ROXY/LAKE ELM			
	Legal: SUPERIOR HOMES SUB		5 3	
			ASSESSMENT \$	11,096.62
Tax Account: C 1481 1	Name: MONAHAN, DEBRA LYNN			
	Address: 1931 LAKE ELMO RD	, BILLINGS MT	59105	
	Property Desc: 1931 LAKE ELMO DR			
	Legal: SUPERIOR HOMES SUB		N 94'	
			ASSESSMENT \$	4,489.01
Tax Account: C 1481 2	Name: NORWEST CAPITAL MANAGEMENT & TRUST			
	Address: PO BOX 30058	, BILLINGS MT	59117	
	Property Desc: 1925 LAKE ELMO DR			
	Legal: SUPERIOR HOMES SUB		S 94'	
			ASSESSMENT \$	4,673.28
Tax Account: C 1482	Name: HOUSING AUTHORITY OF BILLINGS			
	Address: 2415 FIRST AVE NORTH,	BILLINGS MT	59101	
	Property Desc: 1937 LAKE ELMO			
	Legal: SUPERIOR HOMES SUB		S 1/2	
			ASSESSMENT \$	5,183.63
Tax Account: C 1483	Name: BURNS, ROBERT D & RUTH S			
	Address: 1637 SAGEBRUSH RD	, BILLINGS MT	59105	
	Property Desc: 1941 LAKE ELMO			
	Legal: SUPERIOR HOMES SUB		W 135	
			ASSESSMENT \$	4,647.81
Tax Account: C 1494	Name: PAUL, LILLIAN			
	Address: 1008 5TH AVE	, HELENA MT	59601	
	Property Desc: 0 JAQUE/LK ELMO DR			
	Legal: SUPERIOR HOMES SUB		6 5	
			ASSESSMENT \$	9,008.73
Tax Account: C 1495	Name: PAUL, LILLIAN			
	Address: 1008 FIFTH AV	, HELENA MT	59601	
	Property Desc: 0 LAKE ELMO DR			
	Legal: SUPERIOR HOMES SUB		S 1/2	
			ASSESSMENT \$	3,984.92
Tax Account: C 1496	Name: BURKHART, JOHN N & ANITA M			
	Address: 1909 LAKE ELMO RD	, BILLINGS MT	59105	
	Property Desc: 1909 LAKE ELMO RD			
	Legal: SUPERIOR HOMES SUB		N 1/2	
			ASSESSMENT \$	5,517.86

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Tax Account: C 1509	Name: FAHN, LARRY J	Address: 1805 LAKE ELMO DR , BILLINGS MT	59105		
	Property Desc: 1805 LAKE ELMO RD			6 6	
	Legal: SUPERIOR HOMES SUB				ASSESSMENT \$ 9,097.13
Tax Account: C 1510	Name: LOPEZ, ROBERT J & LORETTA L	Address: 1827 LAKE ELMO DR , BILLINGS MT	59105		
	Property Desc: 1827 LAKE ELMO DR			7 6	
	Legal: SUPERIOR HOMES SUB				ASSESSMENT \$ 9,008.73
Tax Account: C 1570	Name: WROOT, LORETTA L AND AGEE, LEAH S	Address: 1737 LAKE ELMO , BILLINGS MT	59105		
	Property Desc: 1737 LAKE ELMO DR			33 1	
	Legal: VISTA HGTS SUB				ASSESSMENT \$ 3,506.33
Tax Account: C 1571	Name: DECKER, THOMAS J & EDITH F	Address: 1749 LAKE ELMO DR , BILLINGS MT	59105		
	Property Desc: 1749 LAKE ELMO DR			34	& S .
	Legal: VISTA HGTS SUB				ASSESSMENT \$ 1,646.65
Tax Account: C 1572	Name: KELIM, RONALD D & LORI R	Address: 406 LAURIE ST , BILLINGS MT	59105		
	Property Desc: 406 LAURIE LN			35 1	
	Legal: VISTA HGTS SUB (LESS S .6')				ASSESSMENT \$ 3,073.49
Tax Account: C 1573	Name: CARTER, PAUL KENT & DIANE E	Address: 1711 LAKE ELMO RD , BILLINGS MT	59105		
	Property Desc: 1711 LAKE ELMO DR			1 2	
	Legal: VISTA HGTS SUB				ASSESSMENT \$ 2,527.63
Tax Account: C 1574	Name: DINSMORE, DALE R	Address: 1719 LAKE ELMO DR , BILLINGS MT	59105		
	Property Desc: 1719 LAKE ELMO DR			2 2	
	Legal: VISTA HGTS SUB S 82.5' OF 2				ASSESSMENT \$ 1,535.76
Tax Account: C 1575	Name: EYRE, DONALD & MILDRED C	Address: 129 HILLTOP RD , BILLINGS MT	59105		
	Property Desc: 1720 COVERT LN			2 2	(LESS
	Legal: VISTA HGTS SUB				ASSESSMENT \$ 1,884.15
Tax Account: C 1580	Name: ATONEMENT LUTH CHURCH OF EAST BLGS	Address: 407 WICKS , BILLINGS MT	59105		
	Property Desc: 1636 AUGSBURG DR				
	Legal: VISTA HGTS SUB 8 2 (LESS 136 SQ FT PARCE				ASSESSMENT \$ 12,613.66

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Tax Account: C 1580 1				
Name:	CITY OF BILLINGS			
Address:	PO BOX 1178	, BILLINGS MT	59103	
Property Desc:	0 LAKE ELMO DR			
Legal:	LUTHERAN PARK			
			ASSESSMENT \$	0.00
Tax Account: D 5235				
Name:	CARLSON, RICHARD A			
Address:	2048 LAKE ELMO DR	, BILLINGS MT	59105	
Property Desc:	2048 LAKE ELMO RD			
Legal:	** C/S 150 LOT 12 IN SENW4 SEC 15-1N-26E			
			ASSESSMENT \$	3,282.85
Tax Account: D 5236				
Name:	ANDERSON, GERALD W & CAROL ANN			
Address:	215 S 28TH ST	, BILLINGS MT	59101	
Property Desc:	2042 LAKE ELMO DR			
Legal:	** C/S 150 LOT 13 IN SESW4 SEC 15-1N-26E			
			ASSESSMENT \$	3,197.94
Tax Account: D 5237				
Name:	REICHENBACH, VICTOR D & MAYBELLE J			
Address:	2135 HARMON LN	, BILLINGS MT	59105	
Property Desc:	2036 LAKE ELMO DR			
Legal:	** C/S 150 LOT 14 IN SENW4 SEC 15-1N-26E			
			ASSESSMENT \$	3,144.82
Tax Account: D 5238				
Name:	REICHENBACH, VICTOR D & MAYBELLE J			
Address:	2135 HARMON LN	, BILLINGS MT	59105	
Property Desc:	2030 LAKE ELMO DR			
Legal:	** C/S 150 LOT 15 IN SENW4 SEC 15-1N-26E			
			ASSESSMENT \$	1,725.36