CAPITAL ASSETS USED IN THE OPERATION OF GOVERNMENTAL FUNDS

CITY OF TIGARD,
CAPITAL ASSETS USED IN THE OPERATION OF GOVERNMENTAL FUNDS
COMPARATIVE SCHEDULES BY SOURCE
June 30, 2005 and 2004

	2005	2004
Governmental funds capital assets:		
Land	$ 5,786,010	$ 5,786,010
Improvements other than buildings	4,966,083	4,928,689
Buildings and building improvements	18,726,235	7,754,415
Office equipment	449,186	426,137
Equipment	1,561,540	1,192,490
Autos and trucks	1,803,286	1,653,341
Infrastructure assets	197,759,713	188,559,755
Construction in progress	464,019	16,073,456
Total governmental funds capital assets	$ 231,516,072	$ 226,374,293

Investment in governmental funds capital assets by source		
General Fund	$ 220,212,197	$ 216,220,454
Special revenue funds	4,916,407	4,768,879
Capital projects funds	6,387,468	5,384,960
Total governmental funds capital assets	$ 231,516,072	$ 226,374,293

CITY OF TIGARD, OREGON
CAPITAL ASSETS USED IN THE OPERATION OF GOVERNMENTAL FUNDS
SCHEDULE BY FUNCTION AND ACTIVITY
JUNE 30, 2005

Function and Activity	Total	Land	Buildings	Machinery, Equipment, and Other	Infrastructure	Construction in progress
Community services:						
Police	$ 1,768,148	$ -	$ -	$ 1,768,148	$ -	$ -
Library	199,075	-	-	199,075	-	-
Parks	583,590	-	-	583,590	-	-
Total community services	2,550,813	-	-	2,550,813	-	-
Community development:						
Administration	24,451	-	-	24,451	-	-
Building	198,899	-	-	198,899	-	-
Planning	6,751	-	-	6,751	-	-
Engineering	110,169	-	-	110,169	-	-
Operations/admin.	35,254	-	-	35,254	-	-
Operations/shops	74,382	-	-	74,382	-	-
Streets	200,010,364	-	-	1,843,987	197,759,713	406,664
Operations/management	629	-	-	629	-	-
Total community development	200,460,899	-	-	2,294,522	197,759,713	406,664
Policy and administration:						
Mayor and City Council	5,696	-	-	5,696	-	
City administration	-	-	-	-	-	
Finance	10,842	-	-	10,842	-	
Computer services	98,071	-	-	98,071	-	
Accounting	7,981	-	-	7,981	-	
Office services	12,104	-	-	12,104	-	
Records	20,688	-	-	20,688	-	
Court	-	-	-	-	-	
Total policy and administration	155,382	-	-	155,382	-	-
General government	28,348,978	5,786,010	18,726,237	3,779,376	-	57,355
Total governmental funds capital assets	$ 231,516,072	$ 5,786,010	$ 18,726,237	$ 8,780,093	$ 197,759,713	$ 464,019

CITY OF TIGARD, OREGON
CAPITAL ASSETS USED IN THE OPERATION OF GOVERNMENTAL FUNDS
SCHEDULE OF CHANGES BY FUNCTION AND ACTIVITY
For the fiscal year ended June 30, 2005

Function and Activity	Governmental Funds Capital Assets June 30, 2004	Additions	Reclassifications Adjustments	Deductions	Governmental Funds Capital Assets June 30, 2005
Community services:					
Police	$ 1,314,714	$ 512,617		$ (59,183)	$ 1,768,148
Library	199,075	-		-	199,075
Parks	621,882	19,915		(58,207)	583,590
Total community services	2,135,671	532,532	-	(117,390)	2,550,813
Community development:					
Administration	24,451	-		-	24,451
Building	117,339	98,073		(16,513)	198,899
Planning	6,751	-		-	6,751
Engineering	118,220	-		(8,051)	110,169
Operations/admin.	45,728	-	-	(10,474)	35,254
Operations/shops	54,210	20,172		-	74,382
Streets	196,449,743	7,469,438	(4,032,943)	(21,180)	199,865,058
Operations/management	(13,704)	14,333		-	629
Total community development	196,802,738	7,602,016	(4,032,943)	(56,218)	200,315,593
Policy and administration:					
Mayor and City Council	5,696	-		-	5,696
City administration	-	-		-	-
Finance	10,842	-		-	10,842
Computer services	98,071	-		-	98,071
Accounting	7,981	-		-	7,981
Office services	12,104	-		-	12,104
Records	20,688	-		-	20,688
Court	-	-		-	-
Total policy and administration	155,382	-	-	-	155,382
General government	27,280,502	145,306	1,068,476	-	28,494,284
Total governmental funds capital	$ 226,374,293	$ 8,279,854	$ (2,964,467)	$ (173,608)	$ 231,516,072

Other Supplementary Schedules

Schedules included in this section are:

- **Property Tax Transactions and Outstanding Balances**
- **Bond and Bond Interest Transactions**
- **Future Debt Service Requirements of Long Term Notes Payable**
- **Future Debt Service Requirements of Bancroft Improvement Bonds**
- **Future Debt Service Requirements of General Obligation Bonds**

CITY OF TIGARD, OREGON
SCHEDULE OF PROPERTY TAX TRANSACTIONS AND OUTSTANDING BALANCES
For the fiscal year ended June 30, 2005

	Property Taxes Receivable June 30, 2004	Add Levy as Extended by Assessor	Deduct Discounts Allowed	Add (Deduct) Adjustments	Add Interest	Deduct Collections	Property Taxes Receivable June 30, 2005
2004 - 2005	$ -	$ 10,568,724	$ (263,530)	$ (47,892)	$ 4,187	$(10,032,595)	$ 228,894
2003 - 2004	245,342	-	-	(1,681)	10,089	(195,460)	58,290
2002 - 2003	86,355	-	-	(6,638)	7,631	(58,604)	28,744
2001 - 2002	36,101	-	-	(6,133)	5,127	(26,528)	8,567
2000 - 2001	13,284	-	-	(3,397)	3,104	(11,334)	1,657
1999 - 2000	3,099	-	-	(403)	508	(1,667)	1,537
1998 - 1999 & Prior	4,202	-	-	(1,700)	240	(135)	2,607
	$ 388,383	$ 10,568,724	$ (263,530)	$ (67,844)	$ 30,886	$(10,326,323)	$ 330,296

Distributed as follows:	Cash Collections	Property Taxes Receivable June 30, 2005
General Fund:		
Current	$ 9,345,503	$ 213,218
Prior years' levies	272,803	93,147
Total General Fund	9,618,306	306,365
Enterprise Funds:		
Prior Years' levies	-	6
Debt Service Funds:		
Current	687,092	15,676
Prior years' levies	20,925	8,249
Total Debt Service Funds	708,017	23,925
Total	$ 10,326,323	$ 330,296

NOTE: Taxes, other than property taxes, are included in Taxes revenue on the Governmental Funds Statement of Revenues, Expenditures, and Changes in Fund Balance (page 27).

CITY OF TIGARD, OREGON
SCHEDULE OF BOND AND BOND INTEREST TRANSACTIONS
For the fiscal year ended June 30, 2005

		Bond Transactions					Interest Transactions	
Bancroft Bonds	Original Issue	Outstanding June 30, 2004	Additions	Matured/ Called	Paid	Outstanding June 30, 2005	Matured	Paid
Issued November 30, 1998	$ 1,565,576	$ 508,524	$ -	$160,498	$(160,498)	$ 348,026	$ 22,324	$ (22,324)
Issued June 27, 2002	1,307,969	1,246,869	-	339,046	(339,046)	907,823	79,631	(79,631)
Issued December 3, 2003	1,947,678	1,947,678	-	99,260	(99,260)	1,848,418	75,394	(75,394)
		$ 3,703,071	$ -	$598,804	$(598,804)	$ 3,104,267	$177,349	$ (177,349)
General Obligation Bonds								
Issued December 4, 2002	$ 13,000,000	$ 12,536,448	$ -	$475,908	$(475,908)	$12,060,540	$498,505	$ (498,505)

CITY OF TIGARD, OREGON
SCHEDULE OF FUTURE DEBT SERVICE REQUIREMENTS
OF LONG-TERM NOTES PAYABLE
JUNE 30, 2005

Issued - January 23, 2002
3.00% to 4.35%
Original Issue - $ 2,290,248

Payment Date	Principal	Interest	Coupon Rate	Total Debt Service
January 1, 2006	$ 216,630	$ 66,246	3.25%	$ 282,876
January 1, 2007	222,820	59,205	3.65%	282,025
January 1, 2008	229,201	51,072	3.80%	280,273
January 1, 2009	235,690	42,363	4.00%	278,053
January 1, 2010	247,318	32,935	4.10%	280,253
January 1, 2011	259,053	22,795	4.25%	281,848
January 1, 2012	270,925	11,785	4.35%	282,710
Totals	$ 1,681,637	$ 286,401		$ 1,968,038

CITY OF TIGARD, OREGON
SCHEDULE OF FUTURE DEBT SERVICE REQUIREMENTS
OF BANCROFT IMPROVEMENT BONDS
June 30, 2005

Year of Maturity	Total Requirements		Issued December 1, 1998 4.39%		Issued June 27, 2002 7.25%		Issued December 3, 2003 3.90%	
	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
2005-2006	$ 368,150	$ 138,937	$ 167,623	$ 25,395	$ 18,500	$ 43,919	$ 182,027	$ 69,623
2006-2007	403,656	166,207	175,061	17,957	39,400	85,795	189,195	62,455
2007-2008	244,287	138,127	5,342	235	42,300	82,888	196,645	55,004
2008-2009	249,790	127,026	-	-	45,400	79,766	204,390	47,260
2009-2010	261,139	115,627	-	-	48,700	76,416	212,439	39,211
2010-2011	273,104	103,666	-	-	52,300	72,820	220,804	30,846
2011-2022	1,304,141	470,044	-	-	661,223	431,726	642,918	38,318
Totals	$ 3,104,267	$1,259,634	$ 348,026	$ 43,587	$ 907,823	$ 873,330	$1,848,418	$342,717

CITY OF TIGARD, OREGON
SCHEDULE OF FUTURE DEBT SERVICE REQUIREMENTS
OF GENERAL OBLIGATION BONDS
June 30, 2005

Fiscal Year of Maturity	Total Debt Requirement	Issued: December 4, 2002 3.00% to 4.75%	
		Principal	Interest
2005-2006	$ 972,563	$ 488,335	$ 484,228
2006-2007	975,414	505,836	469,578
2007-2008	972,814	518,411	454,403
2008-2009	974,913	536,063	438,850
2009-2010	976,563	553,795	422,768
2010-2011	976,383	571,890	404,493
2011-2012	974,758	590,281	384,477
2012-2013	977,118	613,891	363,227
2013-2014	972,993	632,787	340,206
2014-2015	972,518	656,991	315,527
2015-2022	7,791,741	6,392,260	1,399,481
	$ 17,537,778	$ 12,060,540	$ 5,477,238

STATISTICAL SECTION

CITY OF TIGARD, OREGON
GOVERNMENT-WIDE EXPENSES BY FUNCTION
For the last ten fiscal years

Fiscal Year Ended June 30	Community Services	Public Works	Development Services	Policy and Administration	Interest on Long-Term Debt	Sewer	Storm Water	Water	Total
2003	$ 8,058,670	$ 1,890,644	$ 3,311,058	$ 3,548,649	$ 602,291	$ 901,779	$ 1,056,795	$ 5,325,045	$ 24,694,931
2004	8,744,613	2,735,212	3,791,317	6,175,917	947,848	945,102	1,080,550	5,555,590	29,986,149
2005	10,253,764	2,172,874	4,224,696	6,166,577	716,899	1,297,582	1,374,459	8,200,928	34,407,779

*This schedule has been added with the implementation of GASB 34 effective fiscal year 2003.

Source: Comprehensive Annual Financial Report of the City.

CITY OF TIGARD, OREGON
GOVERNMENT-WIDE REVENUES
For the last ten fiscal years

	Program Revenues			General Revenues							
Fiscal Year Ended June 30	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Taxes	Franchise Taxes	Intergovernmental Revenues	Interest Earnings	Donated Assets	Gain (Loss) on Disposition of Capital Assets	Miscellaneous	Total
2003	$ 14,107,966	$ 133,253	$ 87,760	$ 10,472,108	$ 2,567,881	$ 4,704,729	$ 1,595,772	$ (27,850)	$ (491,023)	$ 677,408	33,738,004
2004	14,697,521	252,805	-	9,763,281	2,431,324	5,204,135	1,317,638	-	-	445,899	34,112,603
2005	16,623,924	285,888	-	10,273,332	2,670,050	4,878,101	1,464,034	-	-	418,631	36,613,960

*This schedule has been added with the implementation of GASB 34 effective fiscal year 2003.

Source: Comprehensive Annual Financial Report of the City.

CITY OF TIGARD, OREGON
GENERAL GOVERNMENTAL EXPENDITURES BY FUNCTION - BUDGETARY BASIS
For the last ten fiscal years

Fiscal Year Ended June 30	Community Services	Public Works and Community Development	Policy and Administration	City-Wide Support Functions, Capital Projects and Other	Debt Service	Total
1996	$ 6,073,218	$ 3,230,316	$ 1,482,194	$ 2,895,552	$ 5,152,515	$ 18,833,795
1997	6,537,097	3,507,919	1,699,813	3,182,818	2,117,957	17,045,604
1998	6,973,417	4,072,109	1,914,207	5,084,190	2,171,542	20,215,465
1999	7,778,333	4,476,564	2,100,829	4,349,185	6,850,522	25,555,433
2000	8,322,224	4,738,142	2,287,819	3,902,719	2,699,338	21,950,242
2001	8,696,210	4,832,637	2,593,816	3,894,954	672,656	20,690,273
2002	8,372,801	5,927,523	309,559	2,700,075	2,785,404	20,095,362
2003	8,692,327	5,864,991	279,753	2,971,446	2,647,170	20,455,687
2004	9,014,200	5,996,108	821,553	13,210,578	4,310,054	33,352,493
2005	10,750,344	6,489,391	1,017,764	4,106,999	2,033,691	24,398,189

CITY OF TIGARD, OREGON
GENERAL GOVERNMENTAL REVENUES BY SOURCES - BUDGETARY BASIS
For the last ten fiscal years

Fiscal Year Ended June 30	Taxes	Franchise Fees	Licenses and Permits	Inter-governmental Revenues	Charges For Services	Fines and Forfeitures	Miscellaneous Revenues *	Total
1996	$ 5,860,948	$ 1,669,784	$ 2,555,271	$ 3,717,655	$ 357,571	$ 304,246	$ 1,534,205	$ 15,999,680
1997	7,699,435	1,736,933	3,746,604	3,834,114	798,129	397,637	1,632,664	19,845,516
1998	8,255,173	1,755,719	2,823,031	4,085,789	375,890	378,145	1,522,273	19,196,020
1999	8,617,809	1,970,740	2,780,779	4,715,386	449,997	390,967	4,082,654	23,008,332
2000	7,876,219	1,960,768	2,271,148	4,658,795	675,323	371,594	3,404,178	21,218,025
2001	8,504,271	2,063,978	4,057,117	4,760,711	732,797	367,732	1,730,569	22,217,175
2002	9,018,360	2,674,388	3,147,960	4,778,451	443,418	415,760	1,359,360	21,837,697
2003	10,453,992	2,567,881	3,505,499	4,837,982	865,242	480,963	1,869,653	24,581,212
2004	9,775,325	2,431,324	3,668,335	5,456,940	1,148,271	613,785	1,858,371	24,952,351
2005	10,334,295	2,670,050	4,442,222	5,134,991	1,743,493	646,406	1,489,909	26,461,367

* Includes special assessments collections and private donations.

Information derived from Comprehensive Annual Financial Reports for all Governmental Fund Types

CITY OF TIGARD, OREGON
PROPERTY TAX LEVIES AND COLLECTIONS
For the last ten fiscal years

Fiscal Year Ended June 30	Total Tax Levy	Current Tax Collections	Percent of Levy Collections	Delinquent Tax Collections	Total Tax Collections	Percent Total Tax Collections To Tax Levy	Outstanding Delinquent Taxes	Percent Delinquent Taxes To Tax Levy
1996	$ 5,982,372	$ 5,671,785	94.81%	$ 198,054	$ 5,869,839	98.12%	$ 245,387	4.10%
1997	7,924,163	7,511,237	94.79%	167,262	7,678,499	96.90%	284,176	3.59%
1998	8,470,116	8,119,848	95.86%	135,325	8,255,173	97.46%	318,590	3.76%
1999	8,915,821	8,400,875	94.22%	227,801	8,628,676	96.78%	418,484	4.69%
2000	7,881,754	7,385,015	93.70%	270,169	7,655,184	97.13%	395,297	5.02%
2001	8,479,977	8,017,056	94.54%	241,309	8,258,365	97.39%	365,837	4.31%
2002	8,984,987	8,498,029	94.58%	241,336	8,739,365	97.27%	373,584	4.16%
2003	10,521,836	9,942,473	94.49%	252,892	10,195,365	96.90%	394,897	3.75%
2004	10,072,155	9,519,258	94.51%	249,358	9,768,616	96.99%	388,113	3.85%
2005	10,568,724	10,032,595	94.93%	293,729	10,326,323	97.71%	330,296	3.13%

Taxes are levied as of July 1 each year and are payable in three installments, without interest, on November 15, February 15, and May 15. Interest is charged at the rate of 1% per month on delinquent taxes. Tax liens are foreclosed after three year's delinquencies. Taxpayers receive a discount of 3% for payment in full by November 15 and 2% for payment of two thirds of the total taxes due.

CITY OF TIGARD, OREGON
MARKET VALUE AND ASSESSED VALUE OF TAXABLE PROPERTY
For the last ten fiscal years

Fiscal Year Ended June 30	Market Value				Total Assessed Value
	Real Property	Personal Property	Public Utility Property	Total	
1996	$ 2,499,277,057	$ 164,967,611	$ 70,968,422	$ 2,735,213,090	$ 2,735,213,090
1997	2,870,072,277	165,084,982	76,231,065	3,111,388,324	3,111,388,324
1998	3,122,530,514	205,073,620	97,363,138	3,424,967,272	3,424,967,272
1999	3,277,118,168	214,501,804	109,989,369	3,601,609,341	2,711,669,298
2000	3,592,171,408	225,516,583	120,517,828	3,938,205,819	2,869,660,834
2001	3,972,873,890	229,782,176	151,476,268	4,354,132,334	3,033,029,082
2002	4,238,288,273	221,640,972	164,079,792	4,624,009,037	3,254,596,701
2003	4,410,039,009	215,829,652	178,925,500	4,624,009,037	3,470,578,863
2004	4,773,922,756	206,044,262	171,923,502	5,151,890,520	3,621,710,974
2005	5,037,233,082	204,589,409	160,610,634	5,402,433,125	3,908,208,975

All property is assessed as of July 1.

Assessed value, up until June 30, 1997, was defined as market value. A new property tax limitation known as Measure 50 passed in May 1997 which disconnected assessed value from market value for purposes of distributing property tax levies. Measure 50 reduced assessed value for 1997/98 to the 1995/96 market value less 10% plus new construction. According to the 1998/99 Washington County summary of assessment and tax roll, assessed values for most properties are now about 80% of market value.

Source: Washington County Department of Assessment and Taxation.

CITY OF TIGARD, OREGON
SPECIAL ASSESSMENT COLLECTIONS
For the last ten fiscal years

Fiscal Year Ended June 30	Current Assessments Due (1)	Assessments Collected (2)	Ratio of Collections to Amount Due	Total Outstanding Assessments
1996	$ 135,000	$ 218,667	161.98%	$ 2,088,745
1997	145,000	353,977	244.12%	1,846,910
1998	275,000	173,947	63.25%	6,046,590
1999	1,565,576	2,056,305	131.34%	4,613,840
2000	329,174	971,414	295.11%	3,761,444
2001	234,907	290,268	123.57%	3,494,465
2002	240,894	343,642	142.65%	4,621,388
2003	185,975	542,816	291.88%	4,150,052
2004	637,900	557,911	87.46%	3,471,643
2005	598,804	373,141	62.31%	3,074,031

(1) This amount is equal to the matured principal on Bancroft improvement bonds.

(2) Represents collections of current assessments for payment of Bancroft improvement bonds as well as assessment collections on projects for which such bonds have not been issued.

Source: City assessment records

CITY OF TIGARD, OREGON
PROPERTY TAX RATES - DIRECT AND OVERLAPPING GOVERNMENTS
(Dollars per $1,000 of Assessed Value rounded to the nearest cent)
For the last ten fiscal years

Fiscal Year Ended June 30	Metzger Water District Combined	City of Tigard	Washington County	Tigard/ Tualatin School District No. 23-J	Beaverton School District No. 48	Tigard Water District	Unified Sewerage Agency	Tualatin Valley Fire & Rescue District	Washington County Rural Fire District No. 2	Portland Community College	Washington County Education Service District	Other Taxing Agencies	Total
1996	$ 0.25	$2.18	$ 1.52	$14.01	$ 12.07	$0.06	$ 0.09	$ 1.66		$ 0.79	$ 0.18	$ 0.38	$ 33.19
1997	0.23	2.54	1.35	12.85	11.41		0.05	1.52		0.73	0.30	0.83	31.81
1998	0.27	3.12	2.60	6.60	6.16			1.54		0.37		0.78	21.44
1999	0.28	3.10	2.57	6.65	6.17			1.53	1.15	0.35		0.81	22.61
2000	0.21	2.59	2.54	6.31	6.19			1.56	1.29	0.36		0.70	21.75
2001	0.25	2.60	2.53	7.24	6.12			1.59	1.30	0.37		0.70	22.70
2002	0.23	2.58	2.96	7.04	6.37			1.83	1.31	0.55		0.69	23.56
2003	0.23	2.90	2.91	7.90	6.56			1.82	1.12	0.49		0.63	24.56
2004	0.22	2.68	2.90	7.88	8.01			1.83	1.12	0.51		0.62	25.77
2005	0.13	2.70	2.87	7.79	6.60			1.83	1.12	0.51		0.62	24.16

Tax rates, expressed in dollars and cents per $1,000 of assessed value of taxable property in each taxing district, are required by the State Constitution to be uniform throughout the district.

Taxes levied may be composed of three types of levies: (1) a base operating levy, (2) a special operating levy approved by the voters in the district and (3) a debt service levy. Each district with outstanding General Obligation bonded debt is required to levy taxes sufficient with other available funds, to meet principal and interest payments when due.

All operating levies were converted to a permanent rate by the passage of measure 50 in 1997. Permanent rates can not be changed. Prior to Measure 50, rates were dependent on both the levy and assessed value.

Assessment and tax rolls are prepared and maintained by Washington County for all taxing districts with territory in the County. The County collects all taxes against property in the County (except assessments for improvements charged to benefited property and distributes taxes collected at least monthly. No charges are made to the taxing districts for these services.

NOTE: - Not all taxing districts are charged on each parcel of property, actual rates on tax bills are a combination of the above depending upon the location of the parcel and the school district and sewer and water district boundaries. Total overlapping tax rates for property in Tigard in 2004 ranged from $12.11/$1,000 to $16.64/$1,000.

Source: Washington County Department of Assessment and Taxation.

CITY OF TIGARD, OREGON
RATIO OF NET GENERAL BONDED DEBT TO ASSESSED VALUE AND NET BONDED DEBT PER CAPITA
For the last ten fiscal years

Fiscal Year Ended June 30	Population	Assessed Value	Gross General Obligation Bonded Debt Out-Standing		Less Debt Service Monies Available	Net Bonded Debt	Ratio of Net Bonded Debt to Assessed Value	Net Bonded Debt Per Capita
1996	35,021	$ 2,735,213,090	$ 6,795,000	**	$ 387,102	$ 6,407,898	0.23%	$ 182.97
1997	35,925	3,111,388,324	5,125,000	**	4,514,054	6,407,898	0.21%	178.37
1998	36,680	3,424,967,272	3,360,000	**	206,712	3,153,288	0.09%	85.97
1999	37,200	2,711,669,298	2,991,249	**	792,529	2,198,720	0.08%	59.11
2000	39,672	3,033,029,082	2,442,075	**	1,492,889	949,186	0.03%	23.93
2001	42,260	3,033,029,082	1,982,168	**	1,609,030	373,138	0.01%	8.83
2002	43,040	3,470,578,863	2,824,243	**	2,154,758	669,485	0.02%	15.55
2003	44,070	3,470,578,863	15,393,293	**	2,270,985	13,122,308	0.38%	297.76
2004	45,130	3,754,359,399	16,239,519	**	1,713,313	14,526,206	0.39%	321.87
2005	44,650	3,908,208,975	15,164,807	**	1,312,547	13,852,260	0.35%	310.24

** Excludes bond anticipation notes payable.

Sources: City budget documents, Comprehensive Annual Financial Reports of the City and Washington County Department of Assessment and Taxation.

CITY OF TIGARD, OREGON
COMPUTATION OF LEGAL DEBT MARGIN
June 30, 2005

ORS 287.004 provides a debt limit of 3% of the true cash value of all taxable property within the city boundaries:

True cash value (2004-2005)		$ 5,402,433,125
General obligation debt limit		X 3%
		162,072,994
Gross bonded debt	$ 15,164,807	
Excludable debt - Bancroft improvement bonds	(3,104,267)	
Debt subject to limitation		12,060,540
Legal debt margin - amount available for future indebtedness		$ 150,012,454

Source: Washington County Department of Assessment and Taxation

CITY OF TIGARD, OREGON
COMPUTATION OF DIRECT AND OVERLAPPING GENERAL OBLIGATION DEBT
June 30, 2005

Jurisdiction	Net Debt Outstanding	Percent Applicable Inside City of Tigard	Amount Applicable Inside City of Tigard
Tigard/Tualatin School District #23-J	$ 62,172,691	50.9174%	$ 31,656,718
Tri-Metropolitan Transportation District	3,169,328	3.7053%	117,433
Metro	4,607,249	3.6883%	169,929
Beaverton School District #48	11,045,458	3.8773%	428,266
Portland Community College	3,791,028	4.6551%	176,476
Washington County	6,212,946	10.2617%	637,554
Tualatin Valley Fire & Rescue District	669,426	12.5832%	84,235
Tualatin Valley Water (Metzger Bond)	248,774	61.4258%	152,811
Sub-Total of Overlapping Debt	91,916,900		33,423,422
City of Tigard	15,164,807	100.0000%	15,164,807
Total for Overlapping Debt	$ 107,081,707		$ 48,588,229

Source: Oregon State Treasury Debt Management Division

CITY OF TIGARD, OREGON
RATIO OF ANNUAL DEBT SERVICE EXPENDITURES FOR LONG-TERM DEBT TO TOTAL GENERAL GOVERNMENTAL EXPENDITURES
For the last ten fiscal years

Fiscal Year Ended June 30	Principal	Interest	Total Debt Service	Total General Governmental Expenditures	Percent of Debt Service to Total General Expenditures
1996	$ 4,385,000	$ 767,516	$ 5,152,516	$ 14,270,841	36.11%
1997	5,755,000	447,957	6,202,957	21,130,604	29.36%
1998	6,390,000	406,542	6,796,542	20,215,465	33.62%
1999	6,190,576	659,946	6,850,522	25,555,433	26.81%
2000	2,487,352	211,986	2,699,338	21,950,242	12.30%
2001	2,408,085	207,914	2,615,999	22,638,451	11.56%
2002	4,195,966	325,036	4,521,002	20,095,362	22.50%
2003	2,351,917	254,833	2,606,750	20,455,687	12.74%
2004	3,358,982	929,462	4,288,444	34,524,413	12.42%
2005	1,285,275	748,417	2,033,692	27,714,575	7.34%

Source: Comprehensive Annual Financial Reports of the City.

(1) Includes bond anticipation notes principal and interest.

(2) Includes bond anticipation notes interest and certificates of participation principal and interest

CITY OF TIGARD, OREGON
PROPERTY VALUE AND CONSTRUCTION
For the last ten fiscal years

Fiscal Year Ended June 30	Commercial Construction (1)		Residential Construction (1)		
	Number of Permits	Value	Number of Permits		Value
1996	37	$ 34,644,201	496		$ 65,935,382
1997	22	44,227,644	355		59,581,425
1998	28	45,381,833	147		30,720,243
1999	18	26,772,534	229		37,876,657
2000	22	55,244,410	198	(2)	37,202,497
2001	23	47,262,611	576	(2)	114,188,480
2002	12	21,583,399	387	(2)	96,339,584
2003	10	22,289,054	375	(2)	104,951,598
2004	17	59,523,557	375	(2)	99,056,117
2005	11	49,645,891	325	(2)	96,002,190

(1) From City of Tigard Building Department. Multi-family permits are included in the number of permits issued for residential construction.

(2) Residential totals for permits and value include amounts from Urban/Washington County as well as City of Tigard

CITY OF TIGARD, OREGON
PRINCIPAL TAXPAYERS
June 30, 2005

Taxpayer	Type of Business	Assessed Valuation	Percentage of Total Assessed Valuation
Pacific Realty Associates	Oregon Business Park	$ 149,069,426	3.81%
PPR Washington Square, LLC	Washington Square Shopping Mall	81,987,770	2.10%
EOP-Lincoln, LLC	Lincoln Center Complex	70,459,982	1.80%
Verizon Northwest Inc	Utility - Communications	50,038,200	1.28%
Calwest Industrial Holdings, LLC	Property Management	31,848,060	0.81%
Portland General Electric	Utility - Power Operations	27,993,097	0.72%
Northwest Natural Gas	Utility - Power Operations	22,926,300	0.59%
Nesbitt Portland Property LLC	Property Management	21,297,560	0.54%
Robinson, Constance	Property Management	20,747,710	0.53%
May Department Stores Company	Meier & Frank Department Store	18,888,280	0.48%
	Total Principal Taxpayers	495,256,385	12.67%
	All Other Taxpayers	3,412,952,590	87.33%
	Total	$ 3,908,208,975	100.00%

Source: Washington County Assessment & Taxation records.

CITY OF TIGARD, OREGON
DEMOGRAPHICS STATISTICS
For the last ten fiscal years

Fiscal Year Ended June 30	(1) Population	Assessed Value of Taxable Property Per Capita	(3) School Enrollment	(2) Unemployment Rate Portland Metro Area
1996	35,021	$ 78,102	10,579	4.20%
1997	35,925	86,608	10,829	3.90%
1998	36,680	73,928	11,071	4.30%
1999	37,200	74,537	11,080	4.50%
2000	39,672	76,453	11,145	4.10%
2001	42,260	77,014	11,500	4.50%
2002	43,040	80,636	11,785	7.50%
2003	44,070	82,181	11,686	8.80%
2004	45,130	83,190	11,831	6.80%
2005	44,650	87,530	11,653	6.30%

Sources of Information:

(1) State of Oregon, Department of Administrative Services

(2) U.S. Bureau of Labor Statistics

(3) Tigard/Tualatin School District #23-J - City student totals not available

CITY OF TIGARD, OREGON
MISCELLANEOUS STATISTICAL DATA
June 30, 2005

Date of Incorporation	1961
Form of government	Mayor / Council with a City Manager as the administrative head of the government of the City
Area (Square Miles - incorporated area)	11
Miles of streets	150.00
Population	44,650
Drinking Water:	
Water mains	220 miles
Reservoirs	13
Police protection:	
Number of stations	1
Number of sworn police officers	58
Education:	
Attendance centers	15
Number of teachers	663
Number of students	11,653
Sanitary sewers	150 miles
Storm sewer lines	114 miles
Building Permits issued (2004-2005)	336
Recreation and culture:	
Number of parks	13, totaling 176 acres
Greenways	171 acres
Number of libraries	1
Number of volumes (estimated)	125,570
Employees:	
Classified service (union)	185
Unclassified (non-union)	90

Information obtained from the various departments of the City of Tigard, Oregon and Tigard/Tualatin School District #23-J - City student totals not available