

**Alternative 6 - Market/Greene Route**

ROUTE SECTION PROPERTY TYPE	NUMBER OF UNITS <sup>1</sup>	ESTIMATED ASSESSED VALUE(\$) <sup>2</sup>	AVERAGE ASSESSED VALUE(\$)	ESTIMATED MARKET VALUE(\$) <sup>3</sup> 1993
<b>I-90 Interchange Totals*</b>	171	11,518.6		15,154.1
<b>Main to RR right-of-way</b>				
Commercial/Industrial	15	6,334.0		7,917.5
Vacant Industrial	1	60.0		60.0
Other Public	2	na		
<b>Sub-Total</b>	18	6,394.0		7,977.5
<b>RR right-of-way to Mission</b>				
Single-Family	12	330.7	27.6	507.6
Mobile Home 4	1	17.7	17.7	7.3
Duplex	1	49.8	49.8	69.7
8-Unit	1	124.8	124.8	174.7
Commercial/Industrial	18	2,688.4		3,360.5
Vacant Industrial		468.0		468.0
Other Public	1	94.8	94.8	94.8
<b>Sub-Total</b>	34	3,774.2		4,682.6
<b>Mission to River</b>				
Other Public	1	853.0	853.0	853.0
<b>River to Bridgeport Includes RR Realignment</b>				
Single-Family	29	825.1	28.5	1,726.6
Duplex	1	92.0	92.0	128.8
Vacant Residential		527.2		738.1
Commercial/Industrial	1	97.7		122.1
<b>Sub-Total</b>	31	1,542.0		2,715.6
<b>Bridgeport to Garland Includes RR Realignment</b>				
Single-Family	1	31.6	31.6	59.5
Commercial/Industrial	16	3,075.9		3,075.9

## Alternative 6 - Market/Greene Route (continued)

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Vacant Industrial		205.3		205.3
<b>Sub-Total</b>	17	3,312.8		4,109.7
<b>Garland to Francis</b>				
Commercial/Industrial	2	334.0		417.5
Vacant Industrial		3,477.3		3,477.3
<b>Sub-Total</b>	2	3,811.3		3,894.8
<b>Francis to Lincoln</b>				
Single-Family	13	363.5	28.0	706.2
Mobile Home 4	12	314.2	26.2	231.8
Vacant Residential			133.2	186.5
Vacant Industrial		1,012.8		1,012.8
<b>Sub-Total</b>	25	1,690.5		2,137.3
<b>TOTAL</b>	299	32,896.4		41,524.6

### NOTES:

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2. All values are expressed in \$ Thousands. Vacant Industrial Assessed Values based on comparable properties.
3. Commercial/Industrial Estimated Market Values were derived by applying an increase of 25 percent above Assessed Values.
4. Mobile Home Estimated Market Values are for land only, assuming mobile homes will be relocated.

## Alternative 6 - Market/Greene (I-90 Interchange)

ROUTE SECTION PROPERTY TYPE	NUMBER OF UNITS <sup>1</sup>	ESTIMATED ASSESSED VALUE(\$) <sup>2</sup>	AVERAGE ASSESSED VALUE(\$)	ESTIMATED MARKET VALUE(\$) <sup>3</sup> 1993
<b>I-90 Interchange</b>				
Single-Family	110	3,142.3	28.0	4,623.0
Duplex	3	184.7	61.6	258.6
Four-plex	2	106.1	53.1	148.5
Vacant Residential 4	10	61.0	12.5	100.0
Commercial/Industrial	45	7,998.1		9,997.6
Other Public	1	26.4	26.4	26.4
<b>TOTAL</b>	<b>171</b>	<b>11,518.6</b>		<b>15,154.1</b>

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2. All values are expressed in \$ Thousands. Vacant Industrial Assessed Values based on comparable properties.
3. Commercial/Industrial Estimated Market Values were derived by applying an increase of 25 percent above Assessed Values.
4. Includes values for 5 lots only; the other 5 were included with Single-Family values.

## Alternative 7 - Havana Route

ROUTE SECTION PROPERTY TYPE	NUMBER OF UNITS <sup>1</sup>	ESTIMATED ASSESSED VALUE (\$) <sup>2</sup>	AVERAGE ASSESSED VALUE(\$)	ESTIMATED MARKET VALUE(\$) <sup>3</sup> 1993
<b>I-90 Interchange Totals*</b>	171	11,518.6		15,154.1
<b>Main to RR right-of-way</b>				
Commercial/Industrial	22	7,369.7		9,212.1
Vacant Industrial		109.6		109.6
<b>Sub-Total</b>		7,479.3		9,321.7
<b>RR right-of-way to Spokane River</b>				
Commercial/Industrial	38	8,525.7		10,657.1
Vacant Residential		49.4		69.2
Vacant Industrial		339.0		339.0
Church	1	92.3		92.3

## Alternative 7 - Havana Route (continued)

ROUTE SECTION PROPERTY TYPE	NUMBER OF UNITS <sup>1</sup>	ESTIMATED ASSESSED VALUE (\$) <sup>2</sup>	AVERAGE ASSESSED VALUE(\$)	ESTIMATED MARKET VALUE(\$) <sup>3</sup> 1993
Vacant Industrial (County)		7.3		7.3
<b>Sub-Total</b>	39	9,013.7		11,164.9
<b>Spokane River to Euclid</b>				
Single-Family	66	2,546.2	38.6	3,929.4
Residential New Development	9	450.0		720.0
Vacant Residential		102.4		143.4
Vacant Residential (County)		113.2		158.5
<b>Sub-Total</b>	75	3,211.8		4,951.3
<b>Euclid to Rich</b>				
Other Public	2	1,553.0		1,553.0
<b>Rich to Francis</b>				
Single-Family	20	735.4	38.7	776.7
Mobile Home 4	15	238.5	24.8	57.5
Commercial/Industrial	11	1,146.6		1,433.3
Vacant Residential		151.1		211.5
Vacant Industrial		490.7		490.7
<b>Sub-Total</b>	46	2,762.3		2,969.7
<b>Francis to Lincoln</b>				
Single-Family	5	172.5	34.9	299.6
Commercial/Industrial	1	70.5		88.1
Other Public	1	214.8		214.8
Vacant Residential		63.3		88.6
Vacant Industrial		279.2		279.2
<b>Sub-Total</b>	7	800.3		970.3
<b>TOTAL</b>	362	36,339.0		46,085.0

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3. Commercial/Industrial Estimated Market Values were derived by applying an increase of 25 percent above Assessed Values.
4. Mobile Home Estimated Market Values are for land only.

## Alternative 7 - Havana (I-90 Interchange)

ROUTE SECTION PROPERTY TYPE	NUMBER OF UNITS <sup>1</sup>	ESTIMATED ASSESSED VALUE(\$) <sup>2</sup>	AVERAGE ASSESSED VALUE(\$)	ESTIMATED MARKET VALUE(\$) <sup>3</sup> 1993
I-90 Interchange				
Single-Family	110	3,142.3	28.0	4,623.0
Duplex	3	184.7	61.6	258.6
Four-plex	2	106.1	53.1	148.5
Vacant Residential 4	10	61.0	12.5	100.0
Commercial/Industrial	45	7,998.1		9,997.6
Other Public	1	26.4	26.4	26.4
<b>TOTAL</b>	171	11,518.6		15,154.1

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3. Commercial/Industrial Estimated Market Values were derived by applying an increase of 25 percent above Assessed Values.
4. Includes values for 5 lots only; the other 5 were included with Single-Family values.

## I-90 Collector/Distributor (C/D) System for Alternative 6 and 7

ROUTE SECTION PROPERTY TYPE	NUMBER OF UNITS <sup>1</sup>	ESTIMATED ASSESSED VALUE (\$) <sup>2</sup>	AVERAGE ASSESSED VALUE	ESTIMATED MARKET VALUE(\$) <sup>3</sup> 1993
<b>Liberty Park-Thor South Side</b>				
Single-Family	78	1,727.4	22.4	3,292.5
Duplex	6	157.8	26.3	220.9
Triplex	1	37.3	37.3	52.9
Four-plex	1	36.4	36.4	50.9
8-Unit	1	100.0	100.0	140.0
Vacant Residential	3	19.2	6.4	30.0
Commercial/Industrial	2	339.2		424.0
<b>Sub-Total</b>	92	2,417.3		4,211.2

## I-90 C/D System for Alternative 6 and 7 (continued)

ROUTE SECTION PROPERTY TYPE	NUMBER OF UNITS <sup>1</sup>	ESTIMATED ASSESSED VALUE (\$) <sup>2</sup>	AVERAGE ASSESSED VALUE	ESTIMATED MARKET VALUE(\$) <sup>3</sup> 1993
<b>Liberty Park to Freya North Side</b>				
Single-Family	53	602.9	11.6	2,027.8
Duplex	3	92.7	30.9	129.8
Vacant Residential	1	5.0	5.0	10.0
Church	1	25.0	25.0	25.0
<b>Sub-Total</b>	<b>58</b>	<b>725.6</b>		<b>2,192.6</b>
<b>Thor to Havana South Side</b>				
Single-Family	60	1,486.9	24.8	4,154.9
Church	1	199.6	199.6	199.6
Commercial/Industrial	1	185.3	185.3	231.6
<b>Sub-Total</b>	<b>62</b>	<b>1,871.8</b>		<b>4,586.1</b>
<b>Freya to Havana North Side</b>				
Single-Family	38	1,044.6	27.5	1,607.3
<b>Havana-Sprague Interchange-South</b>				
Single-Family	20	695.2	34.8	1,097.5
Mobile Home 4	6	127.0	21.2	119.2
Duplex	2	87.5	43.8/	122.5
Church	1	25.6	25.6	25.6
Commercial/Industrial	2	76.8		96.0
Other Public	1	88.1	88.1	88.1
<b>Sub-Total</b>	<b>32</b>	<b>1,100.2</b>		<b>1,548.9</b>
<b>Havana-Sprague Interchange-North</b>				
Single-Family	17	382.4	22.5	826.6
Mobile Home 4	0	0	0	0
Duplex	0	0	0	0
Commercial/Industrial	2	40	20	50
<b>Sub-Total</b>	<b>19</b>	<b>430</b>		<b>645</b>
<b>TOTAL</b>	<b>301</b>	<b>7,590.9</b>		<b>15,022.7</b>

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4. Mobile Home Estimated Market Values are for land only.

## Option A - North Connection

ROUTE SECTION PROPERTY TYPE	NUMBER OF UNITS <sup>1</sup>	ESTIMATED ASSESSED VALUE (\$) <sup>2</sup>	AVERAGE ASSESSED VALUE	ESTIMATED MARKET VALUE(\$) <sup>3</sup> 1993
<b>Market/Greene North Connection</b>				
<b>Lincoln-Gerlach</b>				
Single-Family	1	29.7		59.9
Vacant Residential		11.8		16.5
Commercial/Industrial	4	390.1		487.6
Vacant Industrial		130.5		130.5
<b>Sub-Total</b>	5	562.1		694.5
<b>Gerlach to past Fairview</b>				
Single-Family	2	97.4		119.8
Vacant Residential		5.5		7.7
<b>Sub-Total</b>	2	102.9		127.5
<b>Havana North Connection</b>				
<b>Lincoln-Gerlach</b>				
Single-Family	4	192.5		239.7
Vacant Residential		77.7		108.8
Vacant Industrial		613.8		613.8
<b>Sub-Total</b>	4	884.0		962.3
<b>Gerlach to past Fairview</b>				
Single-Family	2	90.7		119.8
Vacant Residential		3.4		4.8
<b>Sub-Total</b>	2	94.1		124.6

## Option A - North Connection, (continued)

ROUTE SECTION PROPERTY TYPE	NUMBER OF UNITS <sup>1</sup>	ESTIMATED ASSESSED VALUE (\$) <sup>2</sup>	AVERAGE ASSESSED VALUE	ESTIMATED MARKET VALUE(\$) <sup>3</sup> 1993
<b>North Option</b>				
<b>Past Fairview-Parksmith</b>				
Commercial/Industrial	8	1,035.4		1,294.3
Vacant Industrial		82.0		82.0
Non-Taxed BPA		61.1		61.1
<b>Sub-Total</b>	8	1,178.5		1,437.4
<b>Parksmith to Pittsburg</b>				
Vacant Residential		6.4		9.0
Vacant Industrial		1,240.5		1,240.5
<b>Sub-Total</b>		1,246.9		1,249.5
<b>Pittsburg to U.S. 395</b>				
Single-Family	25	1,794.5		3,322.9
Mobile Home (Single-Family)	1	na		
Vacant Residential		241.3		337.8
Commercial/Industrial	1	400.0		400.0
Church	1	125.4		125.4
<b>Sub-Total</b>	28	2,561.2		4,186.1
<b>TOTAL</b>	49	6,629.7		8,781.9

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3. Commercial/Industrial Estimated Market Values were derived by applying an increase of 25 percent above Assessed Values.

## Option B - South Connection

ROUTE SECTION PROPERTY TYPE	NUMBER OF UNITS <sup>1</sup>	ESTIMATED ASSESSED VALUE (\$) <sup>2</sup>	AVERAGE ASSESSED VALUE	ESTIMATED MARKET VALUE(\$) <sup>3</sup> 1993
<b>Market/Greene Connection</b>				
<b>Lincoln to Gerlach</b>				
Single-Family	1	29.7		59.9
Commercial/Industrial	4	390.1		487.6
Industrial		367.6		367.6
<b>Sub-Total</b>	<b>5</b>	<b>787.4</b>		<b>915.1</b>
<b>Gerlach to past Market</b>				
Single-Family	2	57.6		119.9
Mobile Home (Single-Family)	1	na		
Commercial/Industrial	4	256.7		320.9
Industrial		256.8		256.8
<b>Sub-Total</b>	<b>7</b>	<b>571.1</b>		<b>697.6</b>
<b>Past Market-Hawthorne</b>				
Non-Taxed BPA		278.0		278.0
<b>Havana South Option Connection</b>				
<b>Lincoln to Fairview</b>				
Single-Family	3	125.0	41.7	179.8
Vacant Residential		6.0		8.4
Vacant Industrial		117.9		117.9
<b>Sub-Total</b>	<b>3</b>	<b>248.9</b>		<b>306.1</b>

## Option B - South Connection, (continued)

ROUTE SECTION PROPERTY TYPE	NUMBER OF UNITS <sup>1</sup>	ESTIMATED ASSESSED VALUE (\$) <sup>2</sup>	AVERAGE ASSESSED VALUE	ESTIMATED MARKET VALUE(\$) <sup>3</sup> 1993
<b>Fairview to Past Market</b>				
Commercial/Industrial	2	177.7		222.1
Vacant Industrial		247.9		247.9
<b>Sub-Total</b>	2	425.6		470.0
<b>Past Market-Hawthorne</b>				
Vacant Industrial		231.4		231.4
<b>South Option</b>				
<b>Hawthorne-Project End</b>				
Single-Family	13	738.4	61.5	1,751.6
Mobile Home 4	1	40.0		21.0
Vacant Residential		40.9		57.3
Commercial/Industrial	5	1,506.0		1,882.5
Vacant Commercial/Industrial		30.0		37.5
Vacant Industrial		969.6		969.6
Vacant Mining		17.4		17.4
Church	1	262.0		262.0
Other Public	2	195.5		195.5
<b>Sub-Total</b>	22	3,799.8		5,194.4
<b>TOTAL</b>	39	6,342.2		8,092.6

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4. Mobile Home Estimated Market Values are for land only.