

# Bioscience Drive Improvements

West of Trunk Highway 59  
May 9, 2016

# ESTIMATED ASSESSMENT ROLL

Storm Sewer

Property Owner	Legal Description	County Tax Parcel id	Area in SF	(1) Land Use Multiplier	Adujsted Units in Sq ft		Assessable Rate Per Sq Ft	Total Storm Sewer Assessment
<b>Unplatted Property</b>								
<b>Section 14-T102N-R40W</b>								
City of Worthington Economic Development Authority	The west 1766.76' of the NE1/4, except the south 50 rods of the west 36 rods thereof, and EXCEPT the south 650' of the north 685' of the east 755' thereof	31-3850-000 North of Bioscience Dr	1,389,243.00	1.5	2,083,864.50	@	0.0592	\$123,447.30
		South of Bioscience Dr	1,449,298.00	1.5	2,173,947.00	@	0.0592	\$128,783.75
B & R Ventures CFD: Worthington EDA	The south 650' of the north 685' of the east 755' of the west 1766.76' of the NE1/4	31-3850-250	491,508.00	1.5	725,787.00 (2)	@	0.0592	\$42,995.33
<b>Section 10-T102N-R40W</b>								
Ruesch, Larry L.	SE1/4 exc railroad right of way	20-0069-000; 20-0069-250	941,791.00	0.75	706,343.25	@	0.0000 (3)	\$0.00
Ruesch, Leonard, et al	100' wide strip of railroad right of way in SE1/4 exc south 340' +/- of right of way in SE1/4	20-0069-500	62,817.00	0.75	47,112.75	@	0.0000 (3)	\$0.00
<b>Section 11-T102N-R40W</b>								
Wietzema, Troy A. and Angela R.	568' x 540' in SW1/4 SW1/4	20-0075-250	236,288.00	0.75	177,216.00	@	0.0000 (3)	\$0.00
Vis, Larry E. and Marilyn	S1/2 of SW1/4 exc 7.04 acre tract	20-0075-000	1,062,842.00	0.75	797,131.50	@	0.0000 (3)	\$0.00
<b>Section 15-T102N-R40W</b>								
Kramer, Gwendolyn	NE1/4 exc 5.16 acres for Interstate 90	20-0100-000; 20-0100-500	1,390,458.00	1.5	2,085,687.00	@	0.0000 (4)	\$0.00
<b>Section 14-T102N-R40W</b>								
Burns, Delphine B.	NW1/4 exc S 750' of E 545' & exc 363' x 376.2' tr	20-0093-250	6,007,834.00	1.5	9,011,751.00	@	0.0000 (4)	\$0.00
Heritage Farms Inc	363' x 376.2' tract in SE1/4 NW1/4	20-0093-000	130,370.00	1.5	195,555.00	@	0.0000 (4)	\$0.00
Bogie, Daniel S. and Gail M.	South 750' of East 545' of NW1/4	20-0093-500	403,153.00	1.5	604,729.50	@	0.0000 (4)	\$0.00
Newport Laboratories Inc	594' x 792' tract in SW1/4 NE1/4	20-0092-500	479,204.00	1.5	718,806.00	@	0.0000 (4)	\$0.00
<b>TOTAL ASSESSMENT</b>			14,044,806.00		19,327,930.50			<b><u>\$295,226.38</u></b>

(1) Land Use Multiplier:

Open Space 0.75

Residential 1.00

Multiple Family/Institutional 1.25

Commercial/Industrial 1.50

(2) Excluded Area: 7650 sq ft (Retention)

(3) Currently outside corporate limits. Future Open Space.

(4) Currently outside corporate limits. Future Commercial

# Bioscience Drive Improvements

# Storm Sewer Summary

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## RATE CALCULATIONS

<b>Total Cost of Improvement</b>			<b>\$1,194,003.00</b>
	Area in Square Feet	Multiplier	Assessable/Rate Determining Units
Open Space	2,303,738.00	0.75	1,727,803.50
Residential	N/A	1.00	0
Multiple Fam/Institutional	N/A	1.25	0
Commercial/Industrial	11,733,418.00	1.50	17,600,127.00
Current Public Rights-of-Way	305,960.00	1.50	458,940.00
Future Public Rights-of-Way	238,096.00	1.50	357,144.00
Excluded Area	7,650.00	1.50	11,475.00
<b>Total</b>	<b>14,588,862.00</b>		<b>20,155,489.50</b>
Base Rate per SF			\$0.0592
Contract Date:		July 2016	
Contract Date ENR		10350	
Base ENR Index, July 1975		2248	
Base Rate, July 1975		\$0.03	
ENR Index Base Rate per SF			\$0.1381
Maximum Assessable Base Rate per Square Foot			\$0.1381

## DISTRIBUTION SUMMARY

### Property Owner Share

Assessable units in square feet	4,983,598.50
<b>Total Assessments Receivable</b>	<b>\$295,226.38</b>
	24.7%

### City Share - Non Assessable

#### Within Current City Limits

Rate determining units of current public right of way in square feet	458,940
Costs for current public right-of-way	<b>\$27,187.42</b>
Rate determining units of excluded areas in square feet	11,475.00
Costs for excluded areas	<b>\$679.77</b>

#### Outside of Current City Limits

Assessable units of property outside the current assessable area	14,344,332.00
Costs relating to area outside the current assessable area	<b>\$849,752.49</b>
Rate determining units of 240th Street public right-of-way in square feet	357,144.00
Costs for 240th Street public right-of-way	<b>\$21,157.07</b>

Rounding	(\$0.13)
<b>Total City Share</b>	<b>\$898,776.62</b>
	75.3%

## **TOTAL IMPROVEMENT COST**

**\$1,194,003.00**

# Bioscience Drive Improvements

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# ESTIMATED ASSESSMENT ROLL

Street

Property Owner	Legal Description	County Tax Parcel id	Assessable Length in Feet	Assessable Rate per Foot	Assessment	Lot Allowance	Amount
	<b>Unplatted Property</b>						
	<b>Section 14-T102N-R40W</b>						
City of Worthington Economic Development Authority	The west 1766.76' of the NE1/4, except the south 50 rods of the west 36 rods thereof, and EXCEPT the south 650' of the north 685' of the east 755' thereof	31-3850-000					
		North of Bioscience Dr	789.3 @	\$310.9159	\$245,405.92		
		South of Bioscience Dr	1062.4 @	\$310.9159	\$330,317.05	282.9	\$87,958.11
<b>TOTAL ASSESSMENT</b>			<b>1,851.7 @</b>	<b>\$310.9159</b>	<b>\$575,722.97</b>	<b>282.9</b>	<b>\$87,958.11</b>

# Bioscience Drive Improvements

# Street Summary

West of Trunk Highway 59

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Base Rate Determining Cost	\$880,576.00
Total Rate Determining Frontage	2,832.2

**ASSESSABLE RATE per Foot** **\$310.9159**

## PROPERTY OWNER SHARE OF IMPROVEMENT COST

Assessable Frontages	1,851.7
<b>TOTAL ASSESSMENTS RECEIVABLE</b>	<b>\$575,722.97</b>
	65.38%

## CITY SHARE OF IMPROVEMENT COST

### Non-Assessable

1) RATE DETERMINING COSTS		
a) Non-Assessable Frontages and Amounts	980.5 <sup>(1)</sup>	\$304,853.04
b) Public Right-of-way Frontages and Amounts		N/A
c) Rounding Adjustment		(\$0.01)
Sub-total		\$304,853.03
2) NON-RATE DETERMINING COSTS		
a) Designated Non-Assessable		\$0.00
Sub-total		\$0.00
Total Non-Assessable Cost		\$304,853.03

### Outside Corporate Limits

1) RATE DETERMINING COSTS		
a) Frontages and Amounts		\$0.00

### Assessable

Assessable Frontages and Amounts		\$0.00
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**TOTAL CITY SHARE OF IMPROVEMENT** **\$304,853.03**  
34.62%

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**TOTAL COST OF IMPROVEMENT** **\$880,576.00**

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(1) City share for retention (697.6') and allowance (282.9')

# Bioscience Drive Improvements

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# ESTIMATED ASSESSMENT ROLL

Water Main

Property Owner	Legal Description	County Tax Parcel id	Trunk Assessable Area in Acres	Trunk Assessable Rate Per Acre	Trunk Assessment	Lateral Assessable Length in Feet	Lateral Assessable Rate Per Foot	Lateral Assessment	Total Water Main Assessment
<b>Unplatted Property</b>									
<b>Section 14-T102N-R40W</b>									
City of Worthington	The west 1766.76' of the NE1/4,	31-3850-000							
Economic Development Authority	except the south 50 rods of the west 36 rods thereof, and EXCEPT the south 650' of the north 685' of the east 755' thereof	North of Bioscience Dr South of Bioscience Dr	16.77 @	\$2,302.05	\$38,605.38	794.7 @	\$45.3711	\$36,056.41	\$74,661.79
			33.70 @	\$2,302.05	\$77,579.09	1067.8 @	\$45.3711	\$48,447.26	\$126,026.35
<b>TOTAL ASSESSMENT</b>			50.47 @	\$2,302.05	<b>\$116,184.47</b>	1,862.50 @	\$45.3711	<b>\$84,503.67</b>	<b>\$200,688.14</b>

# Bioscience Drive Improvements

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# Water Main Summary

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## TOTAL IMPROVEMENT COST

Trunk Cost	\$100,855.00
Lateral Cost	\$128,990.00
<b>TOTAL</b>	<b>\$229,845.00</b>

## TRUNK RATE CALCULATIONS

<b>Assessable Trunk Units of Area in Acres</b>		50.47
Contract Date:	July 2016	
Estimated Contract Date ENR Index:	10350	
Base ENR Index, July 1975	2248	
Base Rate, July 1975	\$500	
<b>Assessable Trunk Rate per Acre</b>		<b>\$2,302.05</b>

## LATERAL RATE CALCULATIONS

Lateral Cost	\$128,990.00
Total Rate Determining Feet	2,843.00
<b>Assessable Lateral Rate per Foot</b>	<b>\$45.3711</b>

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## PROPERTY OWNER SHARE

### Trunk

Assessable Acres	50.47
Assessments Receivable	\$116,184.47

### Lateral

Assessable Feet	1,862.50
Assessments Receivable	\$84,503.67

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## TOTAL ASSESSMENTS RECEIVABLE

**\$200,688.14**  
87.31%

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## WATER MAIN TRUNK ACCOUNT

Trunk Cost for Improvement	\$100,855.00
Less: Trunk Cost Assessable to Said Property Improved	\$116,184.47
<b>Total Amount due to Trunk Account</b>	<b>(\$15,329.47)</b>

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## CITY SHARE

### Non-Assessable

Lateral		
Non-Assessable Frontage and Amounts	980.5 ' (1)	\$44,486.36
Rounding Adjustment		(\$0.03)
Total City Share of Non-Assessable Cost		\$44,486.33

### Outside Corporate Limits

1) Lateral		
Frontages and Amounts		\$0.00

### Assessable

Lateral		
Assessable Frontages and Amounts		\$0.00

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## TOTAL CITY SHARE OF IMPROVEMENT

**\$44,486.33**

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## TOTAL COST OF IMPROVEMENT

**\$229,845.00**

(1) City share for retention (697.6') and allowance (282.9')

# Bioscience Drive Improvements

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# ESTIMATED ASSESSMENT ROLL

Sanitary Sewer

Property Owner	Legal Description	County Tax Parcel id	Trunk Assessable Area in Acres	Trunk Assessable Rate Per Acre	Trunk Assessment	Lateral Assessable Length in Feet	Lateral Assessable Rate Per Foot	Lateral Assessment	Total Sanitary Sewer Assessment
	<b>Unplatted Property</b>								
	<b>Section 14-T102N-R40W</b>								
City of Worthington	The west 1766.76' of the NE1/4,	31-3850-000							
Economic Development Authority	except the south 50 rods of the west 36 rods thereof, and EXCEPT the south 650' of the north 685' of the east 755' thereof	North of Bioscience Dr South of Bioscience Dr	16.77 @ 33.70 @	\$3,683.27 \$3,683.27	\$61,768.44 \$124,126.20	833.1 @ 1106.2 @	\$62.9985 \$62.9985	\$52,484.05 \$69,688.94	\$114,252.49 \$193,815.14
<b>TOTAL ASSESSMENT</b>			50.47 @	\$3,683.27	<b>\$185,894.64</b>	1,939.30 @	\$62.9985	<b>\$122,172.99</b>	<b>\$308,067.63</b>

# Bioscience Drive Improvements

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# Sanitary Sewer Summary

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## TOTAL IMPROVEMENT COST

Trunk Cost	\$228,022.00
Lateral Cost	\$183,943.00
<b>TOTAL</b>	<b>\$411,965.00</b>

## TRUNK RATE CALCULATIONS

<b>Assessable Trunk Units of Area in Acres</b>		50.47
Contract Date:	July 2016	
Estimated Contract Date ENR Index:	10350	
Base ENR Index, July 1975	2248	
Base Rate, July 1975	\$800	
<b>Assessable Trunk Rate per Acre</b>		<b>\$3,683.27</b>

## LATERAL RATE CALCULATIONS

Lateral Cost	\$183,943.00
Total Rate Determining Units in Feet	2,919.80
<b>Assessable Lateral Rate per Foot</b>	<b>\$62.9985</b>

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## PROPERTY OWNER SHARE

### Trunk

Assessable Units in Acres	50.47
Assessments Receivable	\$185,894.64

### Lateral

Assessable Units in Feet	1,939.30
Assessments Receivable	\$122,172.99

## TOTAL ASSESSMENTS RECEIVABLE

**\$308,067.63**  
74.78%

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## SANITARY SEWER TRUNK ACCOUNT

Trunk Cost for Improvement	\$228,022.00
Less: Trunk Cost Assessable to Said Property Improved	\$185,894.64
<b>Total Amount due from Trunk Account</b>	<b>\$42,127.36</b> 10.23%

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## CITY SHARE

### Non-Assessable

Lateral		
Non-Assessable Frontage and Amounts	980.5 ' (1)	\$61,770.03
Rounding Adjustment		(\$0.02)
Total City Share of Non-Assessable Cost		\$61,770.01

### Assessable

Lateral		
Assessable Frontages and Amounts		\$0.00

## TOTAL CITY SHARE OF IMPROVEMENT

**\$61,770.01**  
14.99%

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## TOTAL COST OF IMPROVEMENT

**\$411,965.00**

(1) City share for retention (697.6') and allowance (282.9')



# Bioscience Drive Improvements

West of Trunk Highway 59

May 9, 2016

# ESTIMATED ASSESSMENT ROLL

Property Owner	Legal Description	County Tax Parcel id	Total Storm Sewer Assessment	Total Street Assessment	Total Sanitary Sewer Assessment	Total Water Main Assessment	COMBINED TOTAL ASSESSMENT
<b>Unplatted Property</b>							
<b>Section 14-T102N-R40W</b>							
City of Worthington Economic Development Authority	The west 1766.76' of the NE1/4, except the south 50 rods of the west 36 rods thereof, and EXCEPT the south 650' of the north 685' of the east 755' thereof	31-3850-000 North of Bioscience Dr	\$123,447.30	\$245,405.92	\$114,252.49	\$74,661.79	\$557,767.50
		South of Bioscience Dr	\$128,783.75	\$330,317.05	\$193,815.14	\$126,026.35	\$778,942.29
B & R Ventures CFD: Worthington EDA	The south 650' of the north 685' of the east 755' of the west 1766.76' of the NE1/4	31-3850-250	\$42,995.33				\$42,995.33
Ruesch, Larry L.	SE1/4 exc railroad right of way	20-0069-000; 20-0069-250	\$0.00				\$0.00
Ruesch, Leonard, et al	100' wide strip of railroad right of way in SE1/4 exc south 340' +/- of right of way in SE1/4	20-0069-500	\$0.00				\$0.00
<b>Section 11-T102N-R40W</b>							
Wietzema, Troy A. and Angela R.	568' x 540' in SW1/4 SW1/4	20-0075-250	\$0.00				\$0.00
Vis, Larry E. and Marilyn	S1/2 of SW1/4 exc 7.04 acre tract	20-0075-000	\$0.00				\$0.00
<b>Section 15-T102N-R40W</b>							
Kramer, Gwendolyn	NE1/4 exc 5.16 acres for Interstate 90	20-0100-000; 20-0100-500	\$0.00				\$0.00
<b>Section 14-T102N-R40W</b>							
Burns, Delphine B.	NW1/4 exc S 750' of E 545' & exc 363' x 376.2' tract	20-0093-250	\$0.00				\$0.00
Heritage Farms Inc	363' x 376.2' tract in SE1/4 NW1/4	20-0093-000	\$0.00				\$0.00
Bogie, Daniel S. and Gail M.	South 750' of East 545' of NW1/4	20-0093-500	\$0.00				\$0.00
Newport Laboratories Inc	594' x 792' tract in SW1/4 NE1/4	20-0092-500	\$0.00				\$0.00
<b>TOTAL ASSESSMENT</b>			<b>\$295,226.38</b>	<b>\$575,722.97</b>	<b>\$308,067.63</b>	<b>\$200,688.14</b>	<b>\$1,379,705.12</b>

# Bioscience Drive Improvements

West of Trunk Highway 59

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## Combined Summary

	Storm Sewer	Street	Water Main	Sanitary Sewer	Total
Assessment Rates	\$0.0592 /Sq Ft	\$310.9159 /Foot	\$45.3711 /Foot \$2,302.05 /Acre	\$62.9985 /Foot \$3,683.27 /Acre	

## CURRENT PROPERTY OWNER SHARE of IMPROVEMENT COST

Assessable Units	4,983,598.50 Sq Ft				
Assessments	\$295,226.38				\$295,226.38
Assessable Frontages		1,851.7 Feet	1,862.50 Feet	1,939.30 Feet	
Lateral/Street Assessments		\$575,722.97	\$84,503.67	\$122,172.99	\$782,399.63
Assessable Acres			50.47 Acres	50.47 Acres	
Trunk Assessments			\$116,184.47	\$185,894.64	\$302,079.11
<b>Assessments Receivable</b>	<b>\$295,226.38</b> 24.73%	<b>\$575,722.97</b> 65.38%	<b>\$200,688.14</b> 87.31%	<b>\$308,067.63</b> 74.78%	<b>\$1,379,705.12</b> 50.79%

## CURRENT CITY SHARE of IMPROVEMENT COST

### Non-Assessable

#### RATE DETERMINING COSTS

Non-Assessable Frontages and Amounts		980.5 Feet \$304,853.04	980.5 Feet \$44,486.36	980.5 Feet \$61,770.03	\$411,109.43
Rate Determining Units of Public Right of Way and Amounts	458,940.00 Sq Ft \$27,187.42				\$27,187.42
Rate Determining Units of Excluded Area and Amounts	11,475.00 Sq Ft \$679.77				\$679.77
Rounding Adjustment	(\$0.13)	(\$0.01)	(\$0.03)	(\$0.02)	(\$0.19)
	\$27,867.06	\$304,853.03	\$44,486.33	\$61,770.01	\$438,976.43

### Outside City Limits

Assessable Units and Amount	14,344,332.00 Sq Ft \$849,752.49				\$849,752.49
Rate Determining Units of 240th Street Public Right of Way and Amount	357,144.00 Sq Ft \$21,157.07				\$21,157.07
Total Outside City Limits	\$870,909.56	\$0.00	\$0.00	\$0.00	\$870,909.56

Total Non-Assessable	\$898,776.62	\$304,853.03	\$44,486.33	\$61,770.01	\$1,309,885.99
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### Assessable

The City Share of Assessable Costs is \$0.00.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
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<b>Total City Share of Improvement</b>	<b>\$898,776.62</b> 75.26%	<b>\$304,853.03</b> 34.62%	<b>\$44,486.33</b> 19.35%	<b>\$61,770.01</b> 14.98%	<b>\$1,309,885.99</b> 48.23%
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## TRUNK ACCOUNTS

Amount due from / (to) Trunk Account			(\$15,329.47) -6.67%	\$42,127.36 10.23%	\$26,797.89 0.99%
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## Total Cost of Improvement

Total Trunk Cost			\$100,855.00	\$228,022.00	\$328,877.00
Total Lateral Cost			\$128,990.00	\$183,943.00	\$2,092,285.62
<b>Sub-total</b>			<b>\$229,845.00</b>	<b>\$411,965.00</b>	<b>\$2,421,162.62</b>
<b>Total Cost of Improvement</b>	<b>\$1,194,003.00</b>	<b>\$880,576.00</b>	<b>\$229,845.00</b>	<b>\$411,965.00</b>	<b>\$2,716,389.00</b>