

Estimated Assessment Roll

East Avenue Paving Improvement

from C.S.A.H. 5 to 565 feet east of the east right-of-way line of C.S.A.H. 5

Hearing on Proposed Improvement

March 25, 2019

Property Owner	Legal Description	County Tax Parcel id	Assessable Units of Adjusted Frontage in Feet	Assessable Rate per Foot	Assessment Amount	Lot Allowances
UNPLATTED PROPERTY						
Section 19-102-39						
Housing and Redevelopment Authority of Worthington MN	5.05 acres in the SW1/4 SW 1/4 north of East Avenue and south of C.S.A.H. 35	31-3812-000	415 ' @	163.137	\$67,701.86	150.0 ' \$24,470.55
Duane Gruis	2.74 acres, formerly railroad right of way, lying southwesterly of East Avenue and east of C.S.A.H. 5 in SW1/4 SW1/4	31-3812-500	381.2 ' @	163.137	\$62,187.82	150.0 ' \$24,470.55
TOTAL ESTIMATED ASSESSMENT			796.2 ' 		<u>\$129,889.68</u>	300.0 ' \$48,941.10

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Summary of Estimated Cost

Estimated Base Rate Determining Cost	\$181,000.00
Total Rate Determining Frontage	1,109.50
Estimated Assessable Rate Per Foot	163.137

PROPERTY OWNER SHARE OF IMPROVEMENT COST

Proposed Assessable Frontage	796.20
Estimated Assessments Receivable:	\$129,889.68

CITY SHARE OF IMPROVEMENT COST

NON-ASSESSABLE:

1) RATE DETERMINING COSTS

a) Proposed Non-Assessable Rate Determining Frontages and Estimated Amounts	300.00	
		\$48,941.10
b) Proposed Public Right-of-Way Frontages (1) and Estimated Amounts	13.30	
		\$2,169.72
c) Rounding Adjustment		(0.50)
Sub-total		\$51,110.32

2) NON-RATE DETERMINING COSTS

Total Estimated City Share of Non-Assessable Cost	\$51,110.32
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ASSESSABLE:	0.00
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Estimated City Share of Improvement: \$51,110.32

TOTAL ESTIMATED COST OF PAVING IMPROVEMENT: \$181,000.00

(1) East Avenue frontage within the C.S.A.H. 5 right-of-way