

Estimated Assessment Roll Glenwood Heights Second Addition June 8, 2020

Property Owner	Legal Description	Abutting Street	Paving				Storm Sewer				Water Main Trunk			Sanitary Sewer Trunk			COMBINED TOTAL ASSESSMENT
			Assessable Adjusted Frontage in Feet	Assessable Rate Per Foot	Assessment Amount	Lot Allowances	Assessable Area in Square Feet	Assessable Rate Per Square Foot	Assessment Amount	Assessable Area in Acres	Assessable Rate Per Acre	Assessment Amount	Assessable Area in Acres	Assessable Rate Per Acre	Assessment		
Glenwood Hghts Second Add'n																	
City of Worthington	Lot 1, Block 1		127.9 @	\$40.177	\$5,138.64		21,255.0 @	\$0.1550	\$3,294.53	0.488 @	\$2,585.41	\$1,261.68	0.488 @	\$4,136.65	\$2,018.69	\$11,713.54	
City of Worthington	Lot 2, Block 1		110.0 @	\$40.177	\$4,419.47		24,246.0 @	\$0.1550	\$3,758.13	0.557 @	\$2,585.41	\$1,440.07	0.557 @	\$4,136.65	\$2,304.11	\$11,921.78	
City of Worthington	Lot 3, Block 1		110.0 @	\$40.177	\$4,419.47		30,013.0 @	\$0.1550	\$4,652.02	0.689 @	\$2,585.41	\$1,781.35	0.689 @	\$4,136.65	\$2,850.15	\$13,702.99	
City of Worthington	Lot 4, Block 1	Aspen Drive	144.0 @	\$40.177	\$5,785.49		34,134.0 @	\$0.1550	\$5,290.77	0.784 @	\$2,585.41	\$2,026.96	0.784 @	\$4,136.65	\$3,243.13	\$21,051.08	
		Sterling Avenue	117.1 @	\$40.177	\$4,704.73	117.2	\$4,708.74										
			261.1		\$10,490.22												
City of Worthington	Lot 5, Block 1		181.0 @	\$40.177	\$7,272.04		34,749.0 @	\$0.1550	\$5,386.10	0.798 @	\$2,585.41	\$2,063.16	0.798 @	\$4,136.65	\$3,301.05	\$18,022.35	
City of Worthington	Lot 6, Block 1		178.6 @	\$40.177	\$7,175.61		38,539.0 @	\$0.1550	\$5,973.55	0.885 @	\$2,585.41	\$2,288.09	0.885 @	\$4,136.65	\$3,660.94	\$19,098.19	
City of Worthington	Lot 7, Block 1		133.9 @	\$40.177	\$5,379.70		12,446.7 @	\$0.1550	\$1,929.24	0.518 @	\$2,585.41	\$1,339.24	0.518 @	\$4,136.65	\$2,142.78	\$11,284.55	
							10,135.3 @	\$0.0487	\$493.59								
							22,582.0		\$2,422.83								
City of Worthington	Lot 8, Block 1		129.9 @	\$40.177	\$5,218.99		7,367.5 @	\$0.1550	\$1,141.96	0.491 @	\$2,585.41	\$1,269.44	0.491 @	\$4,136.65	\$2,031.10	\$10,344.43	
							14,023.5 @	\$0.0487	\$682.94								
							21,391.0		\$1,824.90								
City of Worthington	Lot 1, Block 2	Sterling Avenue	139.8 @	\$40.177	\$5,616.74		2,430.0 @	\$0.1550	\$376.65	0.581 @	\$2,585.41	\$1,502.12	0.581 @	\$4,136.65	\$2,403.39	\$14,568.82	
		Aspen Drive	88.5 @	\$40.177	\$3,555.66	88.6	\$3,559.68										
			228.3		\$9,172.40				\$1,490.91								
City of Worthington	Lot 2, Block 2		121.2 @	\$40.177	\$4,869.45		3,985.5 @	\$0.1550	\$617.75	0.496 @	\$2,585.41	\$1,282.36	0.496 @	\$4,136.65	\$2,051.78	\$9,679.36	
							17,618.5 @	\$0.0487	\$858.02								
							21,604.0		\$1,475.77								
City of Worthington	Lot 3, Block 2		110.0 @	\$40.177	\$4,419.47		4,279.1 @	\$0.1550	\$663.26	0.455 @	\$2,585.41	\$1,176.36	0.455 @	\$4,136.65	\$1,882.18	\$8,897.14	
							15,520.9 @	\$0.0487	\$755.87								
							19,800.0		\$1,419.13								
City of Worthington	Lot 4, Block 2		110.0 @	\$40.177	\$4,419.47		4,323.6 @	\$0.1550	\$670.16	0.455 @	\$2,585.41	\$1,176.36	0.455 @	\$4,136.65	\$1,882.18	\$8,901.87	
							15,476.4 @	\$0.0487	\$753.70								
							19,800.0		\$1,423.86								
City of Worthington	Lot 5, Block 2		110.0 @	\$40.177	\$4,419.47		4,005.3 @	\$0.1550	\$620.82	0.455 @	\$2,585.41	\$1,176.36	0.455 @	\$4,136.65	\$1,882.18	\$8,868.03	
							15,794.7 @	\$0.0487	\$769.20								
							19,800.0		\$1,390.02								
City of Worthington	Lot 6, Block 2		120.5 @	\$40.177	\$4,841.33		7,119.5 @	\$0.1550	\$1,103.52	0.548 @	\$2,585.41	\$1,416.80	0.548 @	\$4,136.65	\$2,266.88	\$10,445.06	
							16,766.5 @	\$0.0487	\$816.53								
							23,886.0		\$1,920.05								
City of Worthington	Lot 1, Block 3	Campbell Blvd	120.0 @	\$40.177	\$4,821.24		17,100.0 @	\$0.1550	\$2,650.50	0.393 @	\$2,585.41	\$1,016.07	0.393 @	\$4,136.65	\$1,625.70	\$12,974.11	
		Sutherland Drive	71.2 @	\$40.177	\$2,860.60	71.3	\$2,864.62										
			191.2		\$7,681.84												
City of Worthington	Lot 2, Block 3		100.0 @	\$40.177	\$4,017.70		14,250.0 @	\$0.1550	\$2,208.75	0.327 @	\$2,585.41	\$845.43	0.327 @	\$4,136.65	\$1,352.68	\$8,424.56	
City of Worthington	Lot 3, Block 3		100.0 @	\$40.177	\$4,017.70		14,250.0 @	\$0.1550	\$2,208.75	0.327 @	\$2,585.41	\$845.43	0.327 @	\$4,136.65	\$1,352.68	\$8,424.56	
City of Worthington	Lot 4, Block 3		100.0 @	\$40.177	\$4,017.70		14,250.0 @	\$0.1550	\$2,208.75	0.327 @	\$2,585.41	\$845.43	0.327 @	\$4,136.65	\$1,352.68	\$8,424.56	
City of Worthington	Lot 1, Block 4	Campbell Blvd	120.0 @	\$40.177	\$4,821.24		17,100.0 @	\$0.1550	\$2,650.50	0.393 @	\$2,585.41	\$1,016.07	0.393 @	\$4,136.65	\$1,625.70	\$12,974.11	
		Sutherland Drive	71.2 @	\$40.177	\$2,860.60	71.3	\$2,864.62										
			191.2		\$7,681.84												
City of Worthington	Lot 2, Block 4		100.0 @	\$40.177	\$4,017.70		14,250.0 @	\$0.1550	\$2,208.75	0.327 @	\$2,585.41	\$845.43	0.327 @	\$4,136.65	\$1,352.68	\$8,424.56	
City of Worthington	Lot 3, Block 4		100.0 @	\$40.177	\$4,017.70		14,250.0 @	\$0.1550	\$2,208.75	0.327 @	\$2,585.41	\$845.43	0.327 @	\$4,136.65	\$1,352.68	\$8,424.56	
City of Worthington	Lot 4, Block 4		100.0 @	\$40.177	\$4,017.70		14,250.0 @	\$0.1550	\$2,208.75	0.327 @	\$2,585.41	\$845.43	0.327 @	\$4,136.65	\$1,352.68	\$8,424.56	
City of Worthington	Lot 1, Block 5		67.4 @	\$40.177	\$2,707.93		3,994.4 @	\$0.1550	\$619.13	0.092 @	\$2,585.41	\$237.86	0.092 @	\$4,136.65	\$380.57	\$3,945.49	
City of Worthington	Lot 2, Block 5		65.0 @	\$40.177	\$2,611.51		3,876.4 @	\$0.1550	\$600.84	0.089 @	\$2,585.41	\$230.10	0.089 @	\$4,136.65	\$368.16	\$3,810.61	
City of Worthington	Lot 3, Block 5		65.0 @	\$40.177	\$2,611.51		3,877.7 @	\$0.1550	\$601.04	0.089 @	\$2,585.41	\$230.10	0.089 @	\$4,136.65	\$368.16	\$3,810.81	
City of Worthington	Lot 4, Block 5		65.0 @	\$40.177	\$2,611.51		3,879.0 @	\$0.1550	\$601.25	0.089 @	\$2,585.41	\$230.10	0.089 @	\$4,136.65	\$368.16	\$3,811.02	
City of Worthington	Lot 5, Block 5		65.0 @	\$40.177	\$2,611.51		3,880.3 @	\$0.1550	\$601.45	0.089 @	\$2,585.41	\$230.10	0.089 @	\$4,136.65	\$368.16	\$3,811.22	
City of Worthington	Lot 6, Block 5		75.0 @	\$40.177	\$3,013.28		3,117.6 @	\$0.1550	\$483.23	0.072 @	\$2,585.41	\$186.15	0.072 @	\$4,136.65	\$297.84	\$3,980.50	
City of Worthington	Outlot J		379.2 @	\$40.177	\$15,235.12		53,017.0 @	\$0.1550	\$8,217.64	N/A			N/A	@	\$4,136.65	\$23,452.76	
City of Worthington	Outlot I		135.0 @	\$40.177	\$5,423.90		493,977.8 @	\$0.1550	\$76,566.56	0.000 @	\$2,585.41	\$0.00	0.000 @	\$4,136.65	\$0.000	\$81,990.46	
							281,900.3 @	\$0.0487	\$13,728.54	0.000 @	\$2,585.41	\$0.00	0.000 @	\$4,136.65	\$0.000	\$13,728.54	
Total Estimated Assessment			3,931.4		\$157,951.88	348.4	\$13,997.66	1,328,329.5	\$162,295.75	11.468		\$29,649.48	11.468		\$47,439.07	\$397,336.18	

**Glenwood Heights Second Addition
Summary of Estimated Storm Sewer Cost
June 8, 2020**

ESTIMATED COST OF IMPROVEMENT

Estimated Cost of Improvement **\$599,940.00**

Rate Calculations

Rate Determining Area in Square Feet- See Attached Rate Calculation Summary

Actual Base Rate per Square Feet	Subdistricts 3 and 4	\$0.0487
	Subdistricts 5 - 8	\$0.1550

Contract Date:	Summer 2020	
Estimated Contract Date ENR Index:	11,624	
Base ENR Index, July 1975	2248	
Base Rate, July 1975	\$0.03	
Maximum Assessable Base Rate per Square Feet		\$0.1550

DISTRIBUTION OF ESTIMATED COST

"Private" Property Owner Share of Improvement Cost

Lots to be sold

Assessable Area in Square Feet	499,434.4
Estimated Assessments Receivable	\$63,783.01

City/WPU Share of Improvement Cost

Assessable Area in Square Feet	775,878.1
Estimated Assessments Receivable	\$90,295.10

Total Estimated Assessments Receivable: \$154,078.11

City Share of Improvement Cost

Non-assessable

Public Rights-of-Way - Subdistricts 3 and 4	2,377.4 ' @	0.0487	\$115.78
Public Rights-of-Way - Subdistricts 5 - 8	154,900.6 ' @	0.1550	\$24,009.59
Above Rate Limit and Non-assessable Subdistricts			\$413,673.18
Rounding Adjustment			-\$154.30
Total City Share of Non-Assessable Cost			<u>\$437,644.25</u>

Assessable

Outlot J	53,017.0 sq ft @	0.1550	\$8,217.64
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Total Estimated City Share of Improvement: \$445,861.89

Total Estimated Cost of Improvement **\$599,940.00**

Glenwood Heights Second Addition
Summary of Water Main Trunk Improvement Estimated Cost
June 8, 2020

ESTIMATED COST OF IMPROVEMENT

Trunk Cost of Improvement	\$15,000.00
Lateral Cost	\$0.00
Estimated Cost of Current Improvement	\$15,000.00
Trunk Cost Attributable to Prior Improvements	\$14,649.48
Total Cost of Improvement Including Prior Improvements	\$29,649.48

Rate Calculations

Assessable Trunk Units of Area in Acres		11.468
Contract Date:	Summer 2020	
Estimated Contract Date ENR Index:	11,624	
Base ENR Index, July 1975	2248	
Base Rate, July 1975	\$500	
Assessable Trunk Rate per Acre		\$2,585.41

DISTRIBUTION OF ESTIMATED COST

Property Owner Share of Improvement Cost

Assessable Units in Acres	11.468
Assessments Receivable	\$29,649.48
Total Assessments Receivable	\$29,649.48

Water Main Trunk Account

Assessable Trunk Costs	\$29,649.48
Trunk Costs of Current Improvement	\$15,000.00
Due to Trunk Account for Prior Improvements	\$14,649.48

City Share of Improvement Cost

Total City Share of Improvement	\$0.00
Total Estimated Cost of Improvement	\$29,649.48

Glenwood Heights Second Addition
Summary of Sanitary Sewer Trunk Improvement Estimated Cost
June 8, 2020

ESTIMATED COST OF IMPROVEMENT

Trunk Cost of Improvement	\$0.00
Lateral Cost	\$0.00
Estimated Cost of Current Improvement	\$0.00
Due to Trunk Account for Prior Improvements	\$47,439.07
Total Cost of Improvement Including Prior Improvements	\$47,439.07

Rate Calculations

Assessable Trunk Units of Area in Acres	11.468
Contract Date:	Summer 2020
Estimated Contract Date ENR Index:	11,624
Base ENR Index, July 1975	2248
Base Rate, July 1975	\$800
Assessable Trunk Rate per Acre	\$4,136.65

DISTRIBUTION OF ESTIMATED COST

Property Owner Share of Improvement Cost

Assessable Units in Acres	11.468
Assessments Receivable	\$47,439.07
Total Assessments Receivable	\$47,439.07

Sanitary Sewer Trunk Account

Assessable Trunk Costs	\$47,439.07
Trunk Cost of Current Improvement	\$0.00
Due to Trunk Account for Prior Improvements	\$47,439.07

City Share of Improvement Cost

Total City Share of Improvement	\$0.00
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Total Estimated Cost of Improvement	\$47,439.07
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Estimated Assessment Roll Glenwood Heights Second Addition

Combined Summary

June 8, 2020

	<u>Paving</u>	Storm	<u>Water Main</u>	<u>Sanitary Sewer</u>	<u>Total</u>
<u>Property Owner Share of Improvement Cost</u>					
Proposed Assessable Frontages	3552.20 Feet				
Proposed Assessable Acres			11.47 Acres	11.47 Acres	
Proposed Assessable Square Feet		1,275,312.50 Sq Ft			
Estimated Assessments Receivable	\$142,716.76	\$154,078.11	\$29,649.48	\$47,439.07	\$373,883.42
<u>Trunk Account</u>					
Assessable Trunk Costs	---	---	\$29,649.48	\$47,439.07	\$77,088.55
Trunk Costs of Current Improvement	---	---	\$15,000.00	\$0.00	\$15,000.00
Due to Trunk Account for Prior Improvements	---	---	\$14,649.48	\$47,439.07	\$62,088.55
<u>City Share of Improvement Cost</u>					
Proposed Non-assessable Frontage and Estimated Amount	348.40 Feet \$13,997.66	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	\$13,997.66
Proposed Public Right-of-way Frontage and Estimated Amount	0.00 \$0.00	157,278.00 \$24,125.37	---	---	\$24,125.37
Additional Due to Rate Differential		\$413,673.18	\$0.00	\$0.00	\$413,673.18
Rounding Adjustment	-\$1.54	-\$154.30	\$0.00	\$0.00	-\$155.84
Total City Share of Non-Assessable Cost	\$13,996.12	\$437,644.25	\$0.00	\$0.00	\$451,640.37
Proposed Assessable Frontage or Area and Estimated Amount	379.20 Feet \$15,235.12	53,017.00 Sq Ft \$8,217.64	\$0.00	\$0.00	\$23,452.76
Total Estimated City Share of Improvement	\$29,231.24	\$445,861.89	\$0.00	\$0.00	\$475,093.13
Total Estimated Cost of Improvement	\$171,948.00	\$599,940.00	\$29,649.48	\$47,439.07	\$848,976.55