

Okabena Street - Trunk Water Main Extension

between the west line of Kragness Avenue and the west line of Boote's Addition

Preliminary Hearing March 24, 2014

Property Owner	Legal Description	County Tax Parcel Number	Trunk				Lateral				Total Estimated Assessments
			Units of Area in Acres		Estimated Assessable Rate	Estimated Trunk Assessment Amount	Units of Length in Feet		Estimated Assessable Rate	Estimated Assessment Amount	
	Boote's Addition										
I-90 Truck Wash, Inc.	Lots 5, 6, 7, and half of the vacated alley between Lots 5 through 7 and Lot 8, Block 1, exc part to State Parcel 40 Highway 60 ROW Plat 53-37 (C S 5305)	31-0907-000	0	@	\$2,191.00	\$0.00	0	@	\$36.10	\$0.00	\$0.00
I-90 Truck Wash, Inc.	Lots 8 through 11 and half of the vacated alley between Lots 1 through 7 and Lots 8, 10, 11 and half of the alley between Lot 11, Block 1 and Block 3	31-0908-000	1.38	@	\$2,191.00	\$3,023.58	192.8	@	\$36.10	\$6,960.08	\$9,983.66
I-90 Truck Wash, Inc.	Lots 1 and 2, Block 2	31-0909-000	0.64	@	\$2,191.00	\$1,402.24	200	@	\$36.10	\$7,220.00	\$8,622.24
State of Minnesota	Lots 3 and 4, Block 2	31-0910-000	1.33	@	\$0.00	\$0.00	199.6	@	\$0.00	\$0.00	\$0.00
	Section 24-102-40										
Nielsen, Brian D. and Nath, Michelle	The east 175 feet of the south 120.2 feet north of Boote's Addition and of Highway 59-60 in the Southwest Quarter of the Northeast Quarter exc .01 acre for Parcel 43 Highway 60 ROW Plat 53-38 (C S 5305)	31-3942-000	0	@	\$2,191.00	\$0.00	0	@	\$36.10	\$0.00	\$0.00
Kari Lynn Benson	The west 100 feet of the south 120 foot tract lying north of Boote's Addition and west of Highway 59-60 in the Southwest Quarter of the Northeast Quarter	31-3943-000	0.28	@	\$2,191.00	\$613.48	100	@	\$36.10	\$3,610.00	\$4,223.48
Boots, Robert J. and Verla G. as trustees	The east 65 feet of 165 foot by 120 foot tract lying north of Boote's Addition and west of Highway 59-60 in the Southwest Quarter of the Northeast Quarter	31-3943-500	0.18	@	\$2,191.00	\$394.38	65	@	\$36.10	\$2,346.50	\$2,740.88
Williams, Robert D. and Williams, Gillaine L.	5.79 acre tract in the Southwest Quarter of the Northeast Quarter west of Highway 59-60	31-3966-000	5.79	@	\$0.00	\$0.00	493.4	@	\$0.00	\$0.00	\$0.00
Total Estimated Assessments						\$5,433.68				\$20,136.58	\$25,570.26

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ESTIMATED COST OF IMPROVEMENT

Trunk Improvement	\$52,000.00
Lateral Improvement	\$173,000.00
Total	\$225,000.00

TRUNK RATE CALCULATIONS

Assessable Trunk Units of Area in Acres	2.48 Acres	
Projected ENR Index for July 15, 2014	9850	
Base ENR Index, July 1975	2248	
Base Rate, July 1975	\$500.00	
Assessable Trunk Rate per Acre		\$2,190.84

LATERAL RATE CALCULATIONS

Lateral length in feet	1,695.30 Feet	
Lateral Rate per Foot Estimated by Calculation		\$102.047
Projected Assessable Rate per foot		\$36.10
Rate Differential per foot		\$65.9468

REVISED DISTRIBUTION OF ESTIMATED COST

PROPERTY OWNER SHARE

Trunk	2.48 Acres	\$5,433.68
Lateral	557.80 Feet	\$20,136.58
Total Assessments Receivable		\$25,570.26
		11.36%

WATER MAIN TRUNK ACCOUNT

Trunk Cost for Current Improvement Project	\$52,000.00
Less Trunk Benefit Assessable To Property Improved	\$5,433.68
Total Gross Amount Due From Trunk Account	\$46,566.32
	20.70%
Less City Share of Assessable Trunk Benefit	\$0.00
Total Amount Due From Trunk Fund	\$46,566.32
	20.70%

CITY SHARE

ASSESSABLE COSTS

There is no city share of assessable costs.

NON-ASSESSABLE COSTS

Lateral				
Lateral length not assessed	1,137.50 Feet	@	\$36.10	\$41,063.75
Additional due to Rate Differential	1,695.30 Feet	@	\$65.9468	\$111,799.61
Rounding Adjustment				\$0.06
Total City Share				\$152,863.42
				67.94%

TOTAL IMPROVEMENT COST

\$225,000.00