

# Estimated Assessment Roll Option 1

## West Gateway Drive Area Improvements

### Water Main and Sanitary Sewer

Water Main

Sanitary Sewer

Property Owner	County Tax Parcel id	Water Main									Sanitary Sewer							COMBINED TOTAL ASSESSMENT
		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	Rate only	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	Rate only	
Kevin L. Carlson	20-0169-000 (2)	0.0 @	\$2,453.96	\$0.00 (1)	0.0 @	\$38.3076	\$0.00	\$0.00	716.1	0.0 @	\$0.00	\$0.00 (1)	0.0 @	\$63.7022	\$0.00	\$0.00	702.4	<b>\$0.00</b>
LaVonne R. Lutterman	20-0171-000 (2)	0.0 @	\$2,453.96	\$0.00	0.0 @	\$38.3076	\$0.00	\$0.00	216.3	0.0 @	\$0.00	\$0.00	0.0 @	\$63.7022	\$0.00	\$0.00	216.3	<b>\$0.00</b>
South Shore Acres LLC	20-0173-000	5.4 @	\$2,453.96	\$13,251.38	217.8 @	\$38.3076	\$8,343.40	\$21,594.78	320.4	6.9 @	\$3,926.33	\$27,091.68	524.8 @	\$63.7022	\$33,430.91	\$60,522.59		<b>\$82,117.37</b>
LaVonne R. Lutterman	31-0688-000	0.0 @	\$2,453.96	\$0.00	0.0 @	\$38.3076	\$0.00	\$0.00	116.3	1.4 @	\$3,926.33	\$5,496.86	174.3 @	\$63.7022	\$11,103.29	\$16,600.15	187.3	<b>\$16,600.15</b>
City of Worthington	31-3974-500	16.0 @	\$2,453.96	\$39,263.36	2,709.9 @	\$38.3076	\$103,809.77	\$143,073.13	355.5	0.0 @	\$3,926.33	\$0.00	0.0 @	\$63.7022	\$0.00	\$0.00	400.8	<b>\$143,073.13</b>
Shine Bros Corp of Minnesota	31-0981-100	0.0 @	\$2,453.96	\$0.00	413.5 @	\$38.3076	\$15,840.19	\$15,840.19		0.0 @	\$3,926.33	\$0.00	0.0 @	\$63.7022	\$0.00	\$0.00		<b>\$15,840.19</b>
<b>Total Estimated Assessment</b>		21.4 @	\$2,453.96	<b>\$52,514.74</b>	3,341.2 @	\$38.3076	<b>\$127,993.36</b>	<b>\$180,508.10</b>	1,724.6	8.3 @	\$3,926.33	<b>\$32,588.54</b>	699.1 @	\$63.7022	<b>\$44,534.20</b>	<b>\$77,122.74</b>	1,506.8	<b>\$257,630.84</b>

(1) Actual arces dependent upon area developed. (2) Currently outside corporate limits

**West Gateway Drive Area Improvements**  
**Water Main and Sanitary Sewer - Option 1**  
Summary of Estimated Costs and Assessments

	<u>Water Main</u>	<u>Sanitary Sewer</u>	<u>Total</u>
Assessment Rates	\$38.3076 /Foot <sup>(1)</sup> \$2,453.96 /Acre	\$63.7022 /Foot <sup>(1)</sup> \$3,926.33 /Acre	
<b><u>Property Owner Share of Current Improvement Cost</u></b>			
Assessable Frontages	3,341.20 Feet	699.10 Feet	
Lateral Assessments	\$127,993.36 <sup>(1)</sup>	\$44,534.20 <sup>(1)</sup>	\$172,527.56
Assessable Acres	21.4 Acres	8.3 Acres	
Trunk Assessments	\$52,514.74	\$32,588.54	\$85,103.28
<b>Assessments Receivable</b>	<b>\$180,508.10</b>	<b>\$77,122.74</b>	<b>\$257,630.84</b>
Percent of Current Improvement Cost	65.14%	34.51%	51.46%
<b><u>City Share of Current Improvement Cost</u></b>			
<b>Non-Assessable</b>			
Rate Determining Costs			
Non-Assessable Frontages and Amounts	1,724.60 Feet \$78,224.92 <sup>(2)</sup>	1,506.80 Feet \$141,163.35 <sup>(2)</sup>	\$219,388.27
Additional due to Rate Differential	\$23,557.80	\$20,960.42	\$44,518.22
Rounding Adjustment	\$0.05	\$0.11	\$0.16
Total Non-Assessable	\$101,782.77	\$162,123.88	\$263,906.65
<b>Assessable</b>			
Assessable Cost designated as City Share	\$0.00 <sup>(3)</sup>	\$0.00 <sup>(3)</sup>	\$0.00
<b>Total City Share of Improvement</b>	<b>\$101,782.77</b>	<b>\$162,123.88</b>	<b>\$263,906.65</b>
<b><u>Trunk Accounts</u></b>			
Amount due to Trunk Account for Prior Improvements	\$5,165.79	\$15,735.93	\$20,901.72
<b><u>Total Cost of Current Improvement</u></b>			
Total Current Trunk Cost	\$47,348.95	\$16,852.61	\$64,201.56
Total Lateral Cost	\$229,776.13	\$206,658.08	\$436,434.21
	\$277,125.08	\$223,510.69	\$500,635.77
<b>Total Cost of Improvement Including Prior Improvements</b>	<b>\$282,290.87</b>	<b>\$239,246.62</b>	<b>\$521,537.49</b>

(1) Based on projected rate per foot.

(2) Based on calculated rate per foot.

(3) Excludes assessments to be levied against City property.

# Estimated Assessment Roll Option 2

## West Gateway Drive Area Improvements

### Water Main and Sanitary Sewer

Water Main
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Sanitary Sewer
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Property Owner	County Tax Parcel id	Water Main									Sanitary Sewer							COMBINED TOTAL ASSESSMENT
		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	Rate only	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	Rate only	
Kevin L. Carlson	20-0169-000 (2)	0.0 @	\$2,453.96	\$0.00 (1)	0.0 @	\$38.3076	\$0.00	\$0.00	716.1	0.0 @	\$3,926.33	\$0.00 (1)	0.0 @	\$63.7022	\$0.00	\$0.00	702.4	<b>\$0.00</b>
LaVonne R. Lutterman	20-0171-000 (2)	0.0 @	\$2,453.96	\$0.00	0.0 @	\$38.3076	\$0.00	\$0.00	216.3	0.0 @	\$3,926.33	\$0.00	0.0 @	\$63.7022	\$0.00	\$0.00	216.3	<b>\$0.00</b>
South Shore Acres LLC	20-0173-000	5.4 @	\$2,453.96	\$13,251.38	217.8 @	\$38.3076	\$8,343.40	\$21,594.78	320.4	6.9 @	\$3,926.33	\$27,091.68	524.8 @	\$63.7022	\$33,430.91	\$60,522.59		<b>\$82,117.37</b>
LaVonne R. Lutterman	31-0688-000	0.0 @	\$2,453.96	\$0.00	0.0 @	\$38.3076	\$0.00	\$0.00	518.5	1.4 @	\$3,926.33	\$5,496.86	174.3 @	\$63.7022	\$11,103.29	\$16,600.15	187.3	<b>\$16,600.15</b>
City of Worthington	31-3974-500	16.0 @	\$2,453.96	\$39,263.36	1,604.5 @	\$38.3076	\$61,464.54	\$100,727.90	1446.8	0.0 @	\$3,926.33	\$0.00	0.0 @	\$63.7022	\$0.00	\$0.00	400.8	<b>\$100,727.90</b>
Shine Bros Corp of Minnesota	31-0981-100	0.0 @	\$2,453.96	\$0.00	0.0 @	\$38.3076	\$0.00	\$0.00		0.0 @	\$3,926.33	\$0.00	0.0 @	\$63.7022	\$0.00	\$0.00		<b>\$0.00</b>
<b>Total Estimated Assessment</b>		21.4 @	\$2,453.96	<b>\$52,514.74</b>	1,822.3 @	\$38.3076	<b>\$69,807.94</b>	<b>\$122,322.68</b>	3,218.1	8.3 @	\$3,926.33	<b>\$32,588.54</b>	699.1 @	\$63.7022	<b>\$44,534.20</b>	<b>\$77,122.74</b>	1,506.8	<b>\$199,445.42</b>

(1) Actual arces dependent upon area developed.      (2) Currently outside corporate limits

**West Gateway Drive Area Improvements**  
**Water Main and Sanitary Sewer - Option 2**  
Summary of Estimated Costs and Assessments

	<u>Water Main</u>	<u>Sanitary Sewer</u>	<u>Total</u>
Assessment Rates	\$38.3076 /Foot <sup>(1)</sup> \$2,453.96 /Acre	\$63.7022 /Foot <sup>(1)</sup> \$3,926.33 /Acre	
<b><u>Property Owner Share of Improvement Cost</u></b>			
Assessable Frontages	1,822.30 Feet	699.10 Feet	
Lateral Assessments	\$69,807.94 <sup>(1)</sup>	\$44,534.20 <sup>(1)</sup>	\$114,342.14
Assessable Acres	21.4 Acres	8.3 Acres	
Trunk Assessments	\$52,514.74	\$32,588.54	\$85,103.28
<b>Assessments Receivable</b>	<b>\$122,322.68</b>	<b>\$77,122.74</b>	<b>\$199,445.42</b>
Percent of Current Improvement Cost	44.36%	34.51%	39.95%
<b><u>City Share of Improvement Cost</u></b>			
<b>Non-Assessable</b>			
Rate Determining Costs			
Non-Assessable Frontages and Amounts	3,218.10 Feet \$145,934.40 <sup>(2)</sup>	1,506.80 Feet \$141,163.35 <sup>(2)</sup>	\$287,097.75
Additional due to Rate Differential	\$12,829.72	\$20,960.42	\$33,790.14
Rounding Adjustment	-\$0.21	\$0.11	-\$0.10
Total Non-Assessable	\$158,763.91	\$162,123.88	\$320,887.79
<b>Assessable</b>			
Assessable Cost designated as City Share	\$0.00 <sup>(3)</sup>	\$0.00 <sup>(3)</sup>	\$0.00
<b>Total City Share of Improvement</b>	<b>\$158,763.91</b>	<b>\$162,123.88</b>	<b>\$320,887.79</b>
<b><u>Trunk Accounts</u></b>			
Amount due to Trunk Account for Prior Improvements	\$5,307.47	\$15,735.93	\$21,043.40
<b><u>Total Cost of Current Improvement</u></b>			
Total Current Trunk Cost	\$47,207.27	\$16,852.61	\$64,059.88
Total Lateral Cost	\$228,571.85	\$206,658.08	\$435,229.93
<b>Sub-total</b>	<b>\$275,779.12</b>	<b>\$223,510.69</b>	<b>\$499,289.81</b>
<b>Total Cost of Improvement Including Prior Improvements</b>	<b>\$281,086.59</b>	<b>\$239,246.62</b>	<b>\$520,333.21</b>

(1) Based on projected rate per foot.

(2) Based on calculated rate per foot.

(3) Excludes assessments to be levied against City property.