

Proposed Assessment Roll
Paving Improvement No. 113
Grand Avenue
October 9, 2017

Property Owner	Legal Description	County Tax Parcel No.	Property Address	Street				Sidewalk					
				Assessable Units of Adjusted Frontage in Feet	Assessable Rate per Foot	Assessment Amount	Lot Allowances	Assessable Units of Adjusted Frontage in Feet	Assessable Rate per Foot	Assessment Amount	Lot Allowances		
AUDITOR'S PLAT OF PART OF THE W 1/2 OF THE SW 1/4 OF SECTION 13-T102N-R40W													
Ray H. Darling Jr.	Lot 9, except easterly 20 feet	31-0615-000		150 ' @	\$186.6081	\$27,991.21		150 ' @	\$35.1061	\$5,265.92			
City of Worthington	Lot 14, and the south 77.6 feet +/- of Lot 13	31-0619-100 31-0620-000		200 ' @	\$186.6081	\$37,321.62		200 ' @	\$35.1061	\$7,021.22			
Viking Terrace Apartments Limited Partnership	Lot 15	31-0621-000	1440...Burlington Ave	237.3 ' @	\$186.6081	\$44,282.10		237.3 ' @	\$35.1061	\$8,330.68			
Leland A. Hain, Trustee; and Scott S. Hain	Lot 17	31-0622-000	1420 Burlington Ave	167.3 ' @	\$186.6081	\$31,219.54		167.3 ' @	\$35.1061	\$5,873.25			
DAVIS ADDITION													
Cody D. and Amanda M. Reese	Lot 1, Block 1	31-1534-200	1727 Grand Ave	68.8 ' @	\$186.6081	\$12,838.64		68.8 ' @	\$35.1061	\$2,415.30			
Tesfalem A. Marteno	Lot 2, Block 1	31-1534-205	1719 Grand Ave	60 ' @	\$186.6081	\$11,196.49		60 ' @	\$35.1061	\$2,106.37			
Larry M. Davis	Lot 3, Block 1	31-1524-210		60 ' @	\$186.6081	\$11,196.49		60 ' @	\$35.1061	\$2,106.37			
Larry M. Davis	Lot 4, Block 1	31-1534-215		60 ' @	\$186.6081	\$11,196.49		60 ' @	\$35.1061	\$2,106.37			
Larry M. Davis	Lot 5, Block 1	31-1534-220		60 ' @	\$186.6081	\$11,196.49		60 ' @	\$35.1061	\$2,106.37			
Larry M. Davis	Lot 6, Block 1	31-1534-225		60 ' @	\$186.6081	\$11,196.49		60 ' @	\$35.1061	\$2,106.37			
GRAND TERRACE ADDITION													
Southwest Minnesota Housing Partnership	Lot 1, Block 1	31-1866-900		198.6 ' @	\$186.6081	\$37,060.37		198.6 ' @	\$35.1061	\$6,972.07			
Grand Terrace Apartments Limited Partnership	Lot 2, Block 1	31-1866-905	1585 Grand Ave	243.7 ' @	\$186.6081	\$45,476.39		243.7 ' @	\$35.1061	\$8,555.36			
NORTH WORTHINGTON													
John R. & Patsy J. Luinenburg	Lot 1 and the east 36.5 feet of Lot 2, Block 1	31-2936-000	1537 Oxford Street	0 ' @	\$186.6081	\$0.00		86.5 ' @	\$35.1061	\$3,036.68	86.5 ' @	\$3,036.68	
WORTHINGTON COMMUNITY ADDITION													
Yellow Company LLC	Outlot A	31-3786-624		579.2 ' @	\$186.6081	\$108,083.41		579.2 ' @	\$35.1061	\$20,333.45			
Yellow Company LLC	Outlot C	31-3786-632		60 ' @	\$186.6081	\$11,196.49		60 ' @	\$35.1061	\$2,106.37			
Yellow Company LLC	Outlot D	31-3786-636		277.3 ' @	\$186.6081	\$51,746.43		277.3 ' @	\$35.1061	\$9,734.92			
Yellow Company LLC	Outlot E	31-3786-640		125 ' @	\$186.6081	\$23,326.01		125 ' @	\$35.1061	\$4,388.26			
UNPLATTED PROPERTY Section 13-102-40 Section 13-102-40													
Hueing Inc	Tract 200' by 145' in SE1/4 of SW1/4 of Section 13-T102-R40; as described in Doc No. 313852	31-3843-300	1601 Oxford St	0 ' @	\$186.6081	\$0.00	3 ' @ \$559.82	100 ' @	\$35.1061	\$3,510.61	100 ' @	\$3,510.61	
Kelly Properties of Worthington Inc	11.36 acres in NE1/4 SW1/4 south of I-90	31-3845-000		381.2 ' @	\$186.6081	\$71,135.01	207.4 ' @ \$38,702.52	381.2 ' @	\$35.1061	\$13,382.45	207.4 ' @	\$7,281.01	
TOTAL ESTIMATED ASSESSMENT				2,988.4 ' @		\$557,659.67	210.4 ' @ (1) \$39,262.34	3,174.9 ' @		\$111,458.39	393.9 ' @ (1)	\$13,828.30	

(1) Allowances do not include:
 Grand Avenue frontage within Darling Drive right of way (16.5')
 Future Cecilee Street stub within Grand Avenue right of way (14.5' x 2) (Applicable to street only)

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Street Summary

Base Rate Determining Cost	\$605,412.55
Total Rate Determining Frontage	3,244.3
Assessable Rate Per Foot	\$186.6081

PROPERTY OWNER SHARE OF IMPROVEMENT COST

Assessable Frontage	2,788.4
ESTIMATED ASSESSMENTS RECEIVABLE	\$520,338.05

CITY SHARE OF IMPROVEMENT COST

NON-ASSESSABLE:

1) RATE DETERMINING COSTS

a) Non-Assessable Rate Determining Frontages and Assessment Amounts	210.4	\$39,262.34
b) Public Right-of-Way Frontages (1) and Assessment Amounts	45.5	\$8,490.67
c) Rounding Adjustment		(\$0.13)
Sub-total		\$47,752.88

2) NON-RATE DETERMINING COSTS

a) Collector Street costs	\$174,533.52
b) Storm Water Related Costs	\$217,894.65
Sub-total	\$392,428.17

Total City Share of Non-Assessable Cost \$440,181.05

ASSESSABLE:

Assessable Frontages (2) and Assessment Amounts	200.0	\$37,321.62
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TOTAL CITY SHARE OF IMPROVEMENT \$477,502.67

TOTAL COST OF PAVING IMPROVEMENT \$997,840.72

(1) Includes:

Grand Avenue frontage within Darling Drive right of way (16.5')
Future Cecilee Street stub within Grand Avenue right of way (14.5' x 2) (Applicable to street only)

(2) Storm water pond site

Proposed Assessment Paving Improvement No. 113

October 9, 2017
Sidewalk Summary

Base Rate Determining Cost	\$126,568.08
Total Rate Determining Frontage	3,605.3 '
Assessable Rate Per Foot	\$35.1061

PROPERTY OWNER SHARE OF IMPROVEMENT COST

Assessable Frontage	2,974.9 '
ASSESSMENTS RECEIVABLE	\$104,437.17

CITY SHARE OF IMPROVEMENT COST

NON-ASSESSABLE:

1) RATE DETERMINING COSTS	
a) Proposed Non-Assessable Rate Determining Frontages and Assessment Amounts	393.9 ' \$13,828.30
b) Public Right-of-Way Frontages (1) and Assessment Amounts	36.5 ' \$1,281.37
c) Rounding Adjustment	\$0.02
Sub-total	<hr/> \$15,109.69
2) NON-RATE DETERMINING COSTS	
Additional Walk Width	<hr/> \$74,906.64
Total City Share of Non-Assessable Cost	\$90,016.33

ASSESSABLE:

Assessable Frontages (2) and Assessment Amount	200.0 ' \$7,021.22
TOTAL ESTIMATED CITY SHARE OF IMPROVEMENT	<hr/> \$97,037.55

TOTAL ESTIMATED COST OF SIDEWALK IMPROVEMENT **\$201,474.72**

- (1) Includes:
 Grand Avenue frontage within Darling Drive right of way (16.5')
 Alley Block 1, North Worthington (20')
- (2) Storm Water Pond Site

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Combined Summary

ESTIMATED ASSESSMENTS RECEIVABLE **\$624,775.22**

CITY SHARE OF IMPROVEMENT COST

NON-ASSESSABLE:

1) RATE DETERMINING COSTS	
a) Proposed Estimated Assessment Amounts for Non Assessable Rate Determining Frontages	\$53,090.64
b) Proposed Estimated Assessment Amounts for Public Right of Way Frontages (1)	\$9,772.04
c) Rounding Adjustment	(\$0.11)
Sub-total	\$62,862.57
2) NON-RATE DETERMINING COSTS	
a) Estimated Collector Street costs	\$174,533.52
b) Storm Water Related Costs	\$217,894.65
c) Additional Walk Width	\$74,906.64
Sub-total	\$467,334.81
Total Estimated City Share of Non-Assessable Cost	\$530,197.38

ASSESSABLE:

City Share of Assessable Cost (2)	\$44,342.84
TOTAL ESTIMATED CITY SHARE OF IMPROVEMENT	\$574,540.22

TOTAL ESTIMATED COST OF IMPROVEMENT **\$1,199,315.44**

- (1) Includes:
 Grand Avenue frontage within Darling Drive right of way (16.5')
 Future Cecilee Street stub within Grand Avenue right of way (14.5' x 2) (Applicable to street only)
- (2) Storm water pond site