

Proposed Assessment Roll
West Gateway Drive Area
Water Main Improvement
Sanitary Sewer Improvement

Property Owner	Legal Description	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		
Unplatted Property																				
Section 26-T102N-R40W																				
Kevin L. Carlson	Part of the Northwest Quarter of the Southeast Quarter, and part of Government Lots 4 and 9, except Parcel 6, Highway 60 Right-of-Way Plat 53-32 (CS 5305).	20-0169-000 (2)	0.0 @	\$2,437.45	\$0.00 (1)	0.0 @	\$36.6782	\$0.00	\$0.00	716.1	0.0 @	\$3,899.93	\$0.00 (1)	0.0 @	\$63.5901	\$0.00	\$0.00	702.4	\$0.00	
LaVonne R. Lutterman	287.5' x 387.9' tract in the Northeast Quarter of the Southeast Quarter.	20-0171-000 (2)	0.0 @	\$2,437.45	\$0.00	0.0 @	\$36.6782	\$0.00	\$0.00	216.3	0.0 @	\$3,899.93	\$0.00	0.0 @	\$63.5901	\$0.00	\$0.00	216.3	\$0.00	
South Shore Acres LLC	Part of the Northeast Quarter of the Southwest Quarter and part of Gov't Lot 5, except Parcel 4, Highway 60 Right-of-Way Plat 53-31 (CS 5305)	31-0687-100	5.4 @	\$2,437.45	\$13,162.23	217.8 @	\$36.6782	\$7,988.51	\$21,150.74	320.4	6.9 @	\$3,899.93	\$26,909.52	524.8 @	\$63.5901	\$33,372.08	\$60,281.60		\$81,432.34	
LaVonne R. Lutterman	5.20 acre tract in the southeast corner of Lot 5, south of former Trunk Highways 59 and 60 (now Flower Lane)	31-0688-000	0.0 @	\$2,437.45	\$0.00	0.0 @	\$36.6782	\$0.00	\$0.00	518.5	1.4 @	\$3,899.93	\$5,459.90	174.3 @	\$63.5901	\$11,083.75	\$16,543.65	187.3	\$16,543.65	
City of Worthington	29.50 acre tract in Government Lot 4 lying southerly of the southerly right-of-way of Trunk Highways 59 and 60 (Now West Gateway Drive)	31-3974-500	0.0 @	\$2,437.45	\$0.00	868.3 @	\$36.6782	\$31,847.68	\$31,847.68	1246.8	0.0 @	\$3,899.93	\$0.00	0.0 @	\$63.5901	\$0.00	\$0.00	400.8	\$31,847.68	
Tsadmariam Ethiopian Orthodox Tewahedo Church	256.64' x 680' tract in Government Lot 4	31-3974-250	0.0 @	\$2,437.45	\$0.00	736.2 @	\$36.6782	\$27,002.49	\$27,002.49	200.0	0.0 @	\$3,899.93	\$0.00	0.0 @	\$63.5901	\$0.00	\$0.00		\$27,002.49	
County Auditor's Plat of Buss Outlots																				
Shine Bros Corp of Minnesota	5.55 acre tract in the west part of Lot 26	31-0981-100	0.0 @	\$2,437.45	\$0.00	0.0 @	\$36.6782	\$0.00	\$0.00		0.0 @	\$3,899.93	\$0.00	0.0 @	\$63.5901	\$0.00	\$0.00		\$0.00	
Total Proposed Assessment			5.4 @	\$2,437.45	\$13,162.23	1,822.3 @	\$36.6782	\$66,838.68	\$80,000.91	3,218.1	8.3 @	\$3,899.93	\$32,369.42	699.1 @	\$63.5901	\$44,455.83	\$76,825.25	1,506.8	\$156,826.16	

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

**West Gateway Drive Area
Water Main Improvement Summary
Proposed Assessment**

COST OF IMPROVEMENT

Trunk Cost of Current Improvement	\$38,200.30
Lateral Cost	\$184,872.68
Total Cost of Current Improvement	\$223,072.98
Trunk Cost Attributable to Prior Improvements	\$0.00
Total Cost of Improvement Including Prior Improvements	\$223,072.98

Trunk Rate Calculations

Assessable Trunk Units of Area in Acres		5.4
Contract Date:	03/26/2018	
Estimated Contract Date ENR Index:	10,958.79	
Base ENR Index, July 1975	2248	
Base Rate, July 1975	\$500	
Assessable Trunk Rate per Acre		\$2,437.45

Lateral Rate Calculations

Lateral Cost	\$184,872.68
Total Rate Determining Feet	5040.40
Assessable Lateral Rate per Foot	\$36.6782

DISTRIBUTION OF COST

Property Owner Share of Improvement Cost

Trunk		
Assessable Units in Acres		5.4
Assessments Receivable		\$13,162.23

Lateral

Assessable Units in Feet		1822.30
Assessments Receivable		\$66,838.68
Total Assessments Receivable		\$80,000.91

Percent of Total Proposed Cost of Improvement 35.86%

Water Main Trunk Account

Assessable Trunk Costs	\$13,162.23
Trunk Costs of Current Improvement	\$38,200.30
Due from Trunk Account	\$25,038.07

Percent of Total Proposed Cost of Improvement 11.22%

City Share of Improvement Cost

Non-Assessable

Lateral			
Non-Assessable Frontage and Amounts	3218.1	@ \$36.6782	\$118,034.12
Additional due to Rate Differential			\$0.00
Non Rate Determining Cost			
Designated Non-Assessable			\$0.00
Rounding Adjustment			-\$0.12
Total City Share of Non-Assessable Cost			\$118,034.00

Assessable

Lateral			
Assessable Cost designated as City Share	0	'	\$0.00

Total City Share of Improvement (1) **\$118,034.00**
Percent of Total Proposed Cost of Improvement 52.91%

Total Proposed Cost of Improvement **\$223,072.98**

(1) Excludes lateral assessment of \$31,847.68 to be levied against City property.

**West Gateway Drive Area
Sanitary Sewer Improvement Summary
Proposed Assessment**

COST OF IMPROVEMENT

Trunk Cost		\$17,792.21
Lateral Cost		\$223,010.53
Non Rate Determining Costs		\$1,469.70
Total Cost of Current Improvement		\$242,272.44
Trunk Cost Attributable to Prior Improvements		\$14,577.21
Total Cost of Improvement Including Prior Improvements		\$256,849.65

TRUNK RATE CALCULATIONS

Assessable Trunk Units of Area in Acres		8.3
Contract Date:	03/26/2018	
Estimated Contract Date ENR Index:	10,958.79	
Base ENR Index, July 1975	2248	
Base Rate, July 1975	\$800	
Assessable Trunk Rate per Acre		\$3,899.93

LATERAL RATE CALCULATIONS

Lateral Cost		\$223,010.53
Total Rate Determining Units in Feet		2,205.90
Lateral Rate per Foot by Calculation		\$101.0973
Proposed Assessable Rate per Foot		\$63.5901
Rate Differential per Foot		\$37.5072

DISTRIBUTION OF COST

Property Owner Share of Improvement Cost

Trunk		
Assessable Units in Acres		8.3
Assessments Receivable		\$32,369.42
Lateral		
Assessable Units in Feet		699.10
Assessments Receivable		\$44,455.83
Total Assessments Receivable		\$76,825.25
	Percent of Total Proposed Cost of Improvement	31.71%

Sanitary Sewer Trunk Account

Assessable Trunk Costs		\$32,369.42
Trunk Costs of Current Improvement		\$17,792.21
Due to Trunk Account for Prior Improvements		\$14,577.21

City Share of Improvement Cost

Non-Assessable

Lateral		
Non-Assessable Frontage and Amounts	1,506.8 ' @ \$101.0973	\$152,333.41
Additional Due to Rate Differential	699.1 ' @ \$37.5072	\$26,221.28
Non Rate Determining Cost		
Designated Non-Assessable		\$1,469.70
Rounding Adjustment		\$0.01
Total City Share of Non-Assessable Cost		\$180,024.40

Assessable

Lateral		
Assessable Frontages and Amounts	0 ' @ \$0.00	\$0.00
Total City Share of Improvement		\$180,024.40
	Percent of Total Proposed Cost of Improvement	70.09%

Total Proposed Cost of Improvement

\$256,849.65

**West Gateway Drive Area
Water Main Improvement
Sanitary Sewer Improvement
Combined Summary
Proposed Assessment**

	Water Main	Sanitary Sewer	Total
Property Owner Share of Improvement Cost			
Trunk Assessments Receivable	\$13,162.23	\$32,369.42	\$45,531.65
Lateral Assessments Receivable	\$66,838.68	\$44,455.83	\$111,294.51
Total Assessments Receivable	\$80,000.91	\$76,825.25	\$156,826.16
Trunk Account			
Assessable Trunk Costs	\$13,162.23	\$32,369.42	\$45,531.65
Trunk Costs of Current Improvement	\$38,200.30	\$17,792.21	\$55,992.51
Due to Trunk Account for Prior Improvements	\$0.00	\$14,577.21	\$14,577.21
Due from Trunk Account	\$25,038.07	\$0.00	\$25,038.07
City Share of Improvement Cost			
Non-assessable			
Lateral Frontage	\$118,034.12	\$152,333.41	\$270,367.53
Additional Due to Rate Differential	\$0.00	\$26,221.28	\$26,221.28
Non Rate Determining Costs	\$0.00	\$1,469.70	\$1,469.70
Rounding Adjustment	-\$0.12	\$0.01	-\$0.11
Total City Share of Non-Assessable Cost	\$118,034.00	\$180,024.40	\$298,058.40
Assessable			
Assessable Lateral Frontage	\$0.00	\$0.00	\$0.00
Total City Share of Improvement	\$118,034.00	\$180,024.40	\$298,058.40
Total Proposed Cost of Improvements	\$223,072.98	\$256,849.65	\$479,922.63