

Latecomer Assesement Options for Guide-Meridian Sewer Extension
June 16, 2025 Public Hearing

GEO ID	Zoning	Owner	Address	Lot Size		by Area		by Frontage		by Combination^	Additional Reductions		
				Sq Ft	Acres	Original	Revised*	Feet	Assessment	Assessment	10%	20%	30%
4002244982260000	CSR	DNA REAL ESTATE LLC	8223 GUIDE MERIDIAN	391,169	8.98	\$291,065.27	\$257,042.55	495	\$190,572.55	\$223,807.55	\$201,426.80	\$179,046.04	\$156,665.29
4003190392170000	CSR	BS 2021 LLC	PO BOX 979	145,055	3.33	\$107,934.00	\$95,317.56	390	\$150,148.07	\$122,732.82	\$110,459.53	\$98,186.25	\$85,912.97
4003190412420000	CSR	NORTH PACIFIC CONCRETE PUMPING INC	557 LOOMIS TRAIL RD	50,965	1.17	\$37,922.76	\$33,489.95	140	\$53,899.31	\$43,694.63	\$39,325.17	\$34,955.70	\$30,586.24
4003190422560000	CSR	LOGAN K & ROBYN M HOWLETT & DOUGLAS K HOWLETT	8294 GUIDE MERIDIAN	47,045	1.08	\$35,005.62	\$30,913.80	130	\$50,049.36	\$40,481.58	\$36,433.42	\$32,385.26	\$28,337.11
4003190193060000	CSR	TODD A & KARI A OLSON	1440 LUPIN ST	20,909	0.48	\$15,558.05	\$13,739.47	105	\$40,424.48	\$27,081.97	\$24,373.78	\$21,665.58	\$18,957.38
4003190283290000	CSR	MERIDIAN DEVELOPMENTS LLLP	PO BOX 228	233,482	5.36	\$173,731.61	\$153,424.06	400	\$153,998.02	\$153,711.04	\$138,339.94	\$122,968.83	\$107,597.73
4003190183610000	CSL	O & S FARMS INC	PO BOX 228	40,075	0.92	\$29,819.60	\$26,333.98	200	\$76,999.01	\$51,666.50	\$46,499.85	\$41,333.20	\$36,166.55
4002245421850000	CSR	DNA REAL ESTATE HOLDINGS LLC	8223 GUIDE MERIDIAN	22,651	0.52	\$16,854.56	\$14,884.42	102	\$39,269.50	\$27,076.96	\$24,369.26	\$21,661.57	\$18,953.87
4002245392050000	CSR	CM VENTURES INC	205 79TH PL SE	48,787	1.12	\$36,302.13	\$32,058.76	223	\$85,661.40	\$58,860.08	\$52,974.07	\$47,088.06	\$41,202.06
4002244892000000	CSR	DNA REAL ESTATE HOLDINGS LLC	8223 GUIDE MERIDIAN	430,808	9.89	\$320,560.75	\$283,090.29	61	\$23,484.70	\$153,287.50	\$137,958.75	\$122,630.00	\$107,301.25
4002245222810000	CSR	AGC INVESTMENT TRUST ASHLEY CHAMBERLAYNE/TR	4362 VALLE DR	40,511	0.93	\$30,143.73	\$26,620.22	266	\$102,408.68	\$64,514.45	\$58,063.01	\$51,611.56	\$45,160.12
Total					33.78	\$1,094,898.08	\$966,915.08	2,512	966,915.08	966,915.08	\$870,223.57	\$773,532.06	\$676,840.56
								*subtracts City share					
Project Costs										^50:50 split between Area and Frontage minus City share			
Design		\$142,391											
Construction		\$775,530											
CM		\$176,977		Cost on Rate Payers		0		\$127,983		\$127,983		\$127,983	
Cost of Sewer Extension		\$1,094,898										\$224,675	
Cost of Guide Bore (City share)		(\$127,983)										\$321,366	
Revised Reimusable Amount		\$966,915										\$418,058	
Calculations													
Total Acres		33.78											
Cost per Acre (total)		\$32,413											
Cost per Acre (no bore)		\$28,624											
Total Lineal Foot		2,512.00											
Cost per Lineal Foot		\$385											