SPECIAL ASSESSMENT AMOUNT CALCULATION PROCEDURES

STEPS

1. Actual cost amount
   (a) Engineering staff shall calculate the estimated cost of the proposed project. The assessable costs of the project (less the amounts in Step 4 below) will be allocated to each of the benefited property parcels on a frontage-foot basis.

   Assessable Cost Per Frontage-foot = (Total Assessable Project Cost)/(Total Frontage-feet of All Assessable Parcels in Project)

   Actual Costs Assessed to Parcel "A" = (Assessable Cost Per Frontage-foot) X (Frontage-feet of Parcel "A")

2. The amount assessed against a particular parcel will be the lesser of the actual cost amount calculated in Step 1 or the maximum assessable amount calculated in Steps 3a. (1) or 3a. (2).

3. Maximum assessable amount
   a. A maximum assessable amount for each parcel will be calculated. The maximum assessable amount per parcel will be the lesser of the amounts in (1) or (2):
      (1) Fixed amount per parcel
         (a) Residential parcels
            i. $5,700/Parcel
         (b) Commercial/industrial parcels
            i. $5,700 X (Equivalent Number of Residential Parcels*)
      (2) Fixed frontage-foot amount
         (a) (Standard Frontage-foot Rate**) X (Street Width Factor***) X (Street Strength Factor****) X (Frontage-feet)

4. The maximum assessed amount in Step 3 does not include the individual improvements for the sanitary sewer service line, sidewalk walk-ups, or new, additional driveway improvements within City right-of- way. The cost of any ad-ons to the project that are requested by the property owner shall be assessed to that particular property parcel in addition to the amount calculated in Step 3 above.

5. City Council may deviate from these calculation steps in certain circumstances, if necessary, in order to achieve a fair, reasonable, and equitable result.

NOTES

*Equivalent Number of Residential Parcels = (Square Feet of Parcel)/(Square Feet of Average Residential Parcel)

**Standard Frontage-foot Rate = (Maximum Fixed Amount Per Residential Parcel)/(Average Frontage-feet of Residential Parcel)

***Street Width Factor = (Width of Proposed Street)/(Width of Average Street)

****Street Strength Factor = (Strength of Proposed Street in Tons)/(Strength of Average Street in Tons)

The fixed amount per parcel and the fixed frontage-foot amount shall be adjusted on an annual basis.

ASSUMPTIONS

1. Average residential parcel area is 10,000 square feet.
2. Maximum assessable fixed amount per residential parcel is $5,700.
3. Average frontage per residential parcel is 80 feet.
4. Average street width is 36 feet.
5. Average street is a 7-ton street.