SPECIAL ASSESSMENT AMOUNT CALCULATIONS PROCEDURES

Residential: The residential street assessment shall be the lesser of the following methods:

1) Actual Project Cost

2) Fixed parcel amount
   (Maximum standard street reconstruction assessment amount per residential parcel[6])

   $5,700 / parcel in 2020
   $6,000 / parcel Fall 2021 (new Fee Schedule)
   If frontage, as defined by address, is greater than 115 LF.

   Examples:

75 LF frontage:	**$5,700**
120 LF frontage: (120' / 115') x $5,700 =	**$5,947.83**
172.50 LF frontage: (172.50' / 115) x $5,700 =	**$8,550**
173 LF frontage: (173' / 115') x $5,700 =	**$8,550**
200 LF frontage: (200' / 115') x $5,700=	**$8,550**

Industrial/Commercial: The maximum commercial/industrial street assessment shall be the lesser of the following methods:

1) Actual Project Cost

   The actual project cost spread by the front footage of the property adjacent to the project.

2) Fixed frontage-foot amount

   (Standard frontage-foot rate[1]) x (street width factor[2]) x (street strength factor[3]) x (frontage feet[5])

   Examples:

   <u>66' frontage to project, 44' wide road, 10 ton road design</u>

   ($5700/77') x (40'/36') x (10 ton/7 ton) x 66' = **$7,755.10**

   <u>450' frontage to the project, 38' wide road, 10 ton road design</u>

   ($5700/77') x (38'/36') x (10 ton/7ton) x 450' = **$50,231.91**

3) Fixed parcel amount

(Maximum standard street reconstruction assessment amount per residential parcel[6]) x (equivalent number of residential parcels[4]) x (street strength factor[3])

Examples:

<u>8,712 SF area, 10 ton road design</u>

8,712 < 12,000; therefore, minimum value of 1

$5,700 x (1) x (10 ton/7 ton) = **$8,142.86**

<u>44,000 SF area, 10 ton road design</u>

$5,700 x (44,000/12,000) x (10 ton/7 ton) = **$29,857.14**

Notes & Definitions:

As it pertains to this policy, churches, non-profits, schools, and parks shall be considered as commercial properties with the exception that the street strength and street width factors <u>shall not be used</u> in any of the maximum assessment calculations.

The maximum street assessment amount as determined by the lesser of methods 1-3 above <u>does not</u> include the amounts to be paid by this policy for sanitary sewer service line, sidewalk walk-ups, property owner share of driveway improvements, or any other individual improvement that is assessed to a property owner. The assessed cost of any of the improvements listed in the prior sentence shall be assessed <u>in addition to</u> the maximum street assessment amount determined by methods 1-3 that are identified above.

Because of unique characteristics of certain parcels, from time to time it may be necessary to make adjustments to the above procedures. In the event that the literal application of the procedures stated above would result in an inequitable distribution of special assessments, the Council reserves the right to adjust the procedures to achieve a more equitable distribution.

[1] Standard frontage-foot rate = (standard amount per residential parcel)/(frontage feet for average residential parcel)

[2] Street width factor = (width of proposed street)/(width of average street)

- In computing this factor, the <u>width of proposed street</u> amount cannot exceed 40 feet.

[3] Street strength factor = (strength of proposed street in tons)/(strength of average street in tons)

[4] Equivalent number of residential parcels = (square feet of parcel)/(area of average residential parcel)

- This factor is only used for lots that exceed the <u>area of average residential parcel</u> in size. If the parcel area is less than the average residential parcel in area, default is 1.

[5] For corner lots and multiple frontage lots, use the amount of frontage on the specific project for the purpose of this calculation.

(6) The maximum street reconstruction assessment amount per residential parcel shall be set annually by the City Council through the "Resolution Approving Specific Fees to be Charged by the City of Marshall".

For residential properties with frontage greater than 115 LF (1.5 times Marshall average lot size of 77 LF), the residential 20 year maximum street reconstruction assessment shall be increased by the actual front footage divided by 115 LF. Frontage is defined by the property address; this provision does not apply to side or rear yard frontages.

Example:
172.50 LF frontage, 20 year standard maximum residential street reconstruction assessment is $5,700 (2020).

(172.50' / 115') x $5,700 = $8,550

The following factors should be reviewed on an annual basis and adjusted accordingly in the yearly Fee Schedule:

1. Standard assessment amount per residential parcel,
2. Frontage feet for average residential parcel,
3. Area of average residential parcel,
4. Standard street width, and
5. Standard street load rating.

A 20-year look-back rule shall apply to parcels (residential and commercial/industrial) that have multiple frontage sides (corner lots). The current year maximum assessable amount shall be reduced by actual assessment amounts occurring within the previous 20-year period.

For example, in year 1, assume that improvements are made to the first corner street that cost $10,000 and that the YEAR 1 MAXIMUM STANDARD ASSESSMENT AMOUNT PER RESIDENTIAL PARCEL is $6,000. The maximum special assessment amount for year 1 for this parcel cannot exceed $6,000. In year 15, improvements that cost $10,000 are made to the second corner street and the YEAR 15 MAXIMUM STANDARD ASSESSMENT AMOUNT PER RESIDENTIAL PARCEL has increased to $8,000. The maximum special assessment for year 15 for this parcel cannot exceed $2,000 ($8,000 - $6,000). In year 21, assume that improvements are again made to the first corner street in the amount of $10,000 and the YEAR 21 MAXIMUM STANDARD ASSESSMENT AMOUNT PER RESIDENTIAL PARCEL is $9,000. The maximum special assessment amount for year 21 for this parcel cannot exceed $7,000 ($9,000 - $2,000).