

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 Parcels in Project)

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

2. 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)

3. 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 2a.(1) or 2a.(2).
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.

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.