

Willow - Yucca St Neighborhood
Local Improvement District
Estimated Costs and Assessment Methodology
Exhibit C

Assessment Method: 50/50 Averaging

Total = (Cost per frontage foot + Cost per square foot) / 2

Modification Factor #1 applies for properties that are odd shaped or oversize (<2X Area Average).

Modification Factor #2 applies for properties with "Sidewalk across the Street" proximity.

City Financing Options		City Contribution
Water LID City Partnership \$ / Lot		0
Street LID City Partnership \$ / Lot		0
City Partnership % / Lot		28.0%

Note: Costs are Estimates Only and are Subject to Change.

						Modification Factor #1	Waterline Project Costs	Modification Factor #1	Modification Factor #2	Street & Sidewalk Project Costs				Project Costs				
I.D.	Map Page	Tax Lot	Site Address	Owner of Record	Modification Factor #1	Property Size	50/50 Averaging Method w/ Large Lot Reduction Factors	Property Size	Proximity Benefit	50/50 Averaging Method w/ Large Lot Reduction Factors	Total Project Costs	Potential Future Sites	Total Project Costs w/ Modification Factors	City % Partnership	Project Costs Current Development		Project Costs Future Development	
							50/50 Avg			50/50 Avg								
1	131E29CC	5700	na	REVES DALE & BONNIE			\$ 9,989.42			\$ 11,520.57	\$ 21,509.98		\$ 21,509.98	\$ 6,022.79	\$ 15,487.19			
2	131E29CC	5600	2006 18th Ave	REVES DALE & BONNIE			\$ 9,989.42			\$ 11,520.57	\$ 21,509.98		\$ 21,509.98	\$ 6,022.79	\$ 15,487.19			
3	131E29CC	5500	2008 18th Ave	DUBRAY GARY D			\$ 9,989.42			\$ 11,520.57	\$ 21,509.98		\$ 21,509.98	\$ 6,022.79	\$ 15,487.19			
4	131E29CC	4500	2010 18th Ave	VICTOR MANUEL L DBA NORTHERN INVESTMENTS			\$ 9,989.42			\$ 11,520.57	\$ 21,509.98		\$ 21,509.98		\$ 21,509.98			
5	131E29CC	4400	2012 18th Ave	VICTOR JOSHUA DBA NORTHERN INVESTMENTS			\$ 21,776.93			\$ 25,114.84	\$ 46,891.76		\$ 46,891.76		\$ 46,891.76			
6	131E29CC	2500	2018 18th Ave	WINN LOIS, WHITE DAROLD C., WHITE JOY ANN			\$ 15,272.15			\$ 17,600.48	\$ 32,872.63		\$ 32,872.63	\$ 9,204.34	\$ 23,668.30			
7	131E29CC	2600	1804 Willow St	REYNOLDS WAYNE N & VERONICA SUSAN			\$ 14,323.85			\$ 16,419.57	\$ 30,743.42		\$ 30,743.42	\$ 8,608.16	\$ 22,135.26			
8	131E29CC	2800	1808 Willow St	DAVIS BILL & CHRISTINA			\$ 19,009.41			\$ 21,906.01	\$ 40,915.41		\$ 40,915.41	\$ 11,456.32	\$ 29,459.10			
9	131E29CC	2900	1812 Willow St	VICTOR MANUEL L DBA NORTHERN INVESTMENTS			\$ 10,988.04			\$ 12,619.36	\$ 23,607.40		\$ 23,607.40		\$ 23,607.40			
10	131E29CC	3000	1900 Willow St	VICTOR JOSHUA			\$ 14,323.85			\$ 16,419.57	\$ 30,743.42		\$ 30,743.42		\$ 30,743.42			
11	131E29CC	3100	1904 Willow St	VICTOR MANUEL L DBA NORTHERN INVESTMENTS			\$ 7,161.92			\$ 8,209.78	\$ 15,371.71		\$ 15,371.71		\$ 15,371.71			
12	131E29CC	3200	1906 Willow St	VICTOR MANUEL DBA NORTHERN INVESTMENTS			\$ 7,161.92			\$ 8,209.78	\$ 15,371.71		\$ 15,371.71		\$ 15,371.71			
13	131E29CC	3300	1908 Willow St	PHILLIPS DANIEL AUSTIN, PHILLIPS PENNY LEE, PRUITT SALLY			\$ 7,161.92			\$ 8,209.78	\$ 15,371.71		\$ 15,371.71	\$ 4,304.08	\$ 11,067.63			
14	131E29CC	1400	2009 Willow St	KIMBRELL KASSANDRA & KOLNICK JOE	0.5		\$ 17,567.25	0.5		\$ 20,150.36	\$ 37,717.61	1	\$ 18,858.81	\$ 10,560.93	\$ 27,156.68	\$ 13,578.34	\$ 13,578.34	
15	131E29CC	901	1820 Yucca St	ANDREWS RODERICK D & CAROL A TRUSTEES	0.5		\$ 18,075.16	0.5		\$ 20,931.97	\$ 39,007.13	1	\$ 19,503.56	\$ 10,922.00	\$ 28,085.13	\$ 14,042.57	\$ 14,042.57	
16	131E29CC	801	1907 Willow St	PRUITT JOHN F & JESSMON M			\$ 7,370.72			\$ 8,426.06	\$ 15,796.78		\$ 15,796.78	\$ 4,423.10	\$ 11,373.68			
17	131E29CC	1500	1905 Willow St	RICE JOHN H & LOIS J			\$ 7,444.67			\$ 8,540.86	\$ 15,985.54		\$ 15,985.54	\$ 4,475.95	\$ 11,509.59			
18	131E29CC	1600	1901 Willow St	GOODWIN TRAVIS L			\$ 14,687.38			\$ 16,845.24	\$ 31,532.62		\$ 31,532.62	\$ 8,829.13	\$ 22,703.49			
19	131E29CC	1800	na	GOODWIN TRAVIS L			\$ 7,525.46			\$ 8,635.46	\$ 16,160.91		\$ 16,160.91	\$ 4,525.06	\$ 11,635.86			
20	131E29CC	1900	1811 Willow St	DAVIS CHRISTINA L			\$ 13,708.02			\$ 15,747.84	\$ 29,455.86		\$ 29,455.86	\$ 8,247.64	\$ 21,208.22			
21	131E29CC	2000	1809 Willow St	NORTHERN INVESTMENTS			\$ 10,201.32			\$ 11,719.32	\$ 21,920.64		\$ 21,920.64		\$ 21,920.64			
22	131E29CC	201	1807 Willow St	VICTOR MANUEL L			\$ 9,604.75			\$ 11,003.15	\$ 20,607.90		\$ 20,607.90		\$ 20,607.90			
23	131E29CC	2400	1805 Willow St	MELLEIN JENNIFER			\$ 15,142.58			\$ 17,395.87	\$ 32,538.45		\$ 32,538.45	\$ 9,110.77	\$ 23,427.68			
24	131E29CC	2401	2100 18th Ave	STEDMAN-CRANE ESTELLE LYNN, HUGHES CURTIS ANTHONY			\$ 11,954.67			\$ 13,733.58	\$ 25,688.25		\$ 25,688.25	\$ 7,192.71	\$ 18,495.54			
25	131E29CC	100	1800 Yucca St	VICTOR MANUEL			\$ 25,392.55			\$ 29,066.37	\$ 54,458.92		\$ 54,458.92		\$ 54,458.92			
26	131E29CC	200	1808 Yucca St	VICTOR MANUEL L			\$ 7,767.82			\$ 8,919.24	\$ 16,687.05		\$ 16,687.05		\$ 16,687.05			
27	131E29CC	300	1810 Yucca St	VICTOR MANUEL L DBA NORTHERN INVESTMENTS			\$ 13,515.99			\$ 15,473.63	\$ 28,989.62		\$ 28,989.62		\$ 28,989.62			
28	131E29CC	400	na	VICTOR MANUEL L DBA NORTHERN INVESTMENTS			\$ 6,354.07			\$ 7,263.84	\$ 13,617.91		\$ 13,617.91		\$ 13,617.91			
29	131E29CC	500	1812 Yucca St	VICTOR MANUEL L DBA NORTHERN INVESTMENTS			\$ 14,323.85			\$ 16,419.57	\$ 30,743.42		\$ 30,743.42		\$ 30,743.42			
30	131E29CC	600	1814 Yucca St	VICTOR MANUEL L DBA NORTHERN INVESTMENTS			\$ 7,161.92			\$ 8,209.78	\$ 15,371.71		\$ 15,371.71		\$ 15,371.71			
31	131E29CC	700	1816 Yucca St	TUNNELL BRENDA			\$ 7,161.92			\$ 8,209.78	\$ 15,371.71		\$ 15,371.71	\$ 4,304.08	\$ 11,067.63			
32	131E29CC	800	1818 Yucca St	TUNNELL BRENDA L			\$ 8,333.31			\$ 9,581.39	\$ 17,914.71		\$ 17,914.71	\$ 5,016.12	\$ 12,898.59			
33	131E29	2000	1803 Yucca St	JONES DAVID L	0.2		\$ 66,338.89	0.2	0.4	\$ 47,558.81	\$ 113,897.70	4	\$ 17,072.48	\$ 31,891.36	\$ 82,006.34	\$ 16,401.27	\$ 65,605.07	
34	131E29CC	3800	1907 20th Ave	BENITEZ SOCORRO			\$ 8,766.76			\$ 10,071.29	\$ 18,838.05		\$ 18,838.05	\$ 5,274.65	\$ 13,563.40			
35	131E29CC	3900	1905 20th Ave	ROBINSON TOM			\$ 7,172.80			\$ 8,240.15	\$ 15,412.95		\$ 15,412.95	\$ 4,315.63	\$ 11,097.32			
36	131E29CC	4000	1891 20th Ave	SHAHED OMAR			\$ 9,989.42			\$ 11,520.57	\$ 21,509.98		\$ 21,509.98	\$ 6,022.79	\$ 15,487.19			
37	131E29CC	5000	1881 20th Ave	SHAHED OMAR			\$ 9,989.42			\$ 11,520.57	\$ 21,509.98		\$ 21,509.98	\$ 6,022.79	\$ 15,487.19			
38	131E29CC	5100	1871 20th Ave	IVERSON STEPHEN E & CHRISTINE L			\$ 5,546.64			\$ 8,777.35	\$ 14,323.98		\$ 14,323.98	\$ 4,010.72	\$ 10,313.27			
39	131E29CC	6300	1861 20th Ave	IVERSON STEPHEN E & CHRISTINE L			\$ 7,075.96			\$ 10,532.82	\$ 17,608.78		\$ 17,608.78	\$ 4,930.46	\$ 12,678.32			
40	131E29CC	5200	1902 19th Ave	VICTOR MANUEL L DBA NORTHERN INVESTMENTS			\$ 7,277.01			\$ 8,316.33	\$ 15,593.34		\$ 15,593.34		\$ 15,593.34			
41	131E29CC	6200	na	MARTIN MICHAEL D			\$ 12,546.57			\$ 14,338.50	\$ 26,885.07		\$ 26,885.07	\$ 7,527.82	\$ 19,357.25			
42	131E29CC	6100	1900 19th Ave	VICTOR JOSHUA J			\$ 7,277.01			\$ 8,316.33	\$ 15,593.34		\$ 15,593.34		\$ 15,593.34			
43	131E29CC	5201	1904 19th Ave	VICTOR MANUEL L DBA NORTHERN INVESTMENTS			\$ 9,244.94			\$ 10,620.64	\$ 19,865.58		\$ 19,865.58		\$ 19,865.58			
44	131E29CC	4901	1906 19th Ave	VICTOR MANUEL L DBA NORTHERN INVESTMENTS			\$ 6,375.82			\$ 7,324.58	\$ 13,700.40		\$ 13,700.40		\$ 13,700.40			
45	131E29CC	4800	1908 19th Ave	COREY CHARLES			\$ 13,397.93			\$ 15,405.90	\$ 28,803.83		\$ 28,803.83	\$ 8,065.07	\$ 20,738.76			
46	131E29CC	4200	1912 19th Ave	VICTOR MANUEL L DBA NORTHERN INVESTMENTS			\$ 9,520.23			\$ 10,865.40	\$ 20,385.63		\$ 20,385.63		\$ 20,385.63			
47	131E29CC	4100	1914 19th Ave	VICTOR MANUEL L DBA NORTHERN INVESTMENTS			\$ 14,323.85			\$ 16,419.57	\$ 30,743.42		\$ 30,743.42		\$ 30,743.42			
48	131E29CC	4001	1916 19th Ave	VICTOR MANUEL L DBA NORTHERN INVESTMENTS			\$ 14,323.85			\$ 16,419.57	\$ 30,743.42		\$ 30,743.42		\$ 30,743.42			
49	131E29CC	4700	1909 19th Ave	REYNOLDS EVERETT L & WAYNE N			\$ 18,652.07			\$ 21,353.61	\$ 40,005.68		\$ 40,005.68	\$ 11,201.59	\$ 28,804.09			
50	131E29CC	4601	na	ELLINGTON B. J. & ELLINGTON HOPE M			\$ 11,254.00			\$ 12,825.00	\$ 24,079.00		\$ 24,079.00	\$ 6,742.12	\$ 17,336.88			
51	131E29CC	4600	1909 1/2 19th Ave	NOE JAMES & PATSY			\$ 13,090.31			\$ 14,939.93	\$ 28,030.24		\$ 28,030.24	\$ 7,848.47	\$ 20,181.77			
52	131E29CC	5400	1905 19th Ave	NORTHERN INVESTMENTS, WESTBROOK RUSSELL L			\$ 13,020.56			\$ 14,902.33	\$ 27,922.89		\$ 27,922.89		\$ 27,922.89			
53	131E29CC	5300	1907 19th Ave	VICTOR MANUEL L DBA NORTHERN INVESTMENTS			\$ 13,020.56			\$ 14,902.33	\$ 27,922.89		\$ 27,922.89		\$ 27,922.89			
54	131E29CC	5900	1903 19th Ave	MUSGROVE JASON DON, YOUNG JERRY			\$ 13,090.31			\$ 14,939.93	\$ 28,030.24		\$ 28,030.24	\$ 7,848.47	\$ 20,181.77			
55	131E29CC	6000	1901 19th Ave	VICTOR MANUEL L DBA NORTHERN INVESTMENTS, RODGERS LARRY A			\$ 13,090.31			\$ 14,939.93	\$ 28,030.24		\$ 28,030.24		\$ 28,030.24			
56	131E29CC	1700	na - small lot	GOODWIN TRAVIS L			\$ -			\$ -	\$ -		\$ -		\$ -			
57	131E29CC	1701	na - small lot	GOODWIN TRAVIS L			\$ -			\$ -	\$ -		\$ -		\$ -			
58	131E30D	1901	2009 18th Ave	ESPINOSA CARMEN & ERASMO JR	0.25		\$ 41,697.82	0.25	0.4	\$ 48,089.15	\$ 89,786.97	3	\$ 15,233.37	\$ 25,140.35	\$ 64,646.62	\$ 16,161.65	\$ 48,484.96	
Subtotals:				56	Total		\$ 726,514.14	Total		\$ 810,205.31	\$ 1,536,719		\$ 1,326,978					
18th Avenue from Tamarack St to Vine St.																		
S1	131E29CC	7500	1924 18th Ave	NEHER SAM S & MISTY N				0.5	0.4	\$ 23,222.37	\$ 23,222.37		\$ 4,644.47	\$ 1,300.45	\$ 3,344.02			
S2	131E29CC	9100	1824 Tamarack St	RICE GERALD & PATRICIA				0.5	0.4	\$ 47,925.56	\$ 47,925.56	1	\$ 9,585.1	\$ 13,419.16	\$ 34,506.40	\$ 17,253.20	\$ 17,253.20	
S3	131E29CC	9300	1900 18th Ave	JACKSON MELVIN K & N H				0.5	0.4	\$ 39,474.39	\$ 39,474.39	1	\$ 7,894.9	\$ 11,052.03	\$ 28,421.56	\$ 14,210.78	\$ 14,210.78	
S4	131E30D	1907	1920 & 1922 18th Ave	AI AMERICAN BUILDING CONTRACTOR LLC						\$ 17,683.44	\$ 17,683.44		\$ 17,683.4	\$ 4,951.36	\$ 12,732.07			
S5	131E30D	1909	1910 18th Ave	SHAMA FAMILY TRUST, SHAMA JOHN L TR						\$ 14,360.95	\$ 14,360.95		\$ 14,361.0	\$ 4,021.07	\$ 10,339.89			
S6	131E30D	1905	1790 Tamarack St	TULLER JAMES D & JANICE D				0.5		\$ 10,283.23	\$ 10,283.23		\$ 5,141.6	\$ 1,439.65	\$ 3,701.96			
S7	131E29CC	5800	2000 18th Ave	HETHMON DOUGLAS J & KATRINA M K														