



Call to Order - Chairman Jim Brownlee

Roll Call - Chairman Jim Brownlee

Regular Agenda

Pre-Construction Districts

1. Improvement District No. 1353 - Dakota Medical Foundation Development
 - No Action – Project Information Only
2. Improvement District No. 2265 - 9th Street NE / 7th Ave NE Reconstruction
 - No Action – Project Information Only
3. Improvement District No. 2290 – 2025 Public Works Mill & Overlay
 - No Action – Project Information Only
4. Improvement District No. 2294 - 6th St and 23rd Ave E – Intersection Improvements
 - No Action – Project Information Only
5. Improvement District No. 3006 – Westwood Addition Reconstruction
 - No Action – Project Information Only
6. Sidewalk Improvement District No. 6062
 - No Action – Project Information Only

Current Assessment Districts

1. Improvement District No. 1337 – New Water Supply, Sewerage, Street Systems; and Incidentals – Wilds 21st Addition
 - Approve Assessment List, Direct Publication of List and Notice of Hearing of Objections
2. Improvement District No. 1339 – New Water Supply, Sewerage, Street Systems; and Incidentals – Stockyards 1st Addition
 - Approve Assessment List, Direct Publication of List and Notice of Hearing of Objections
3. Improvement District No. 2270 – Traffic Signal at 9th St W and 32nd Ave W
 - Approve Assessment List, Direct Publication of List and Notice of Hearing of Objections
4. Improvement District No. 2271 – Concrete Paving, Street Lighting, Storm Sewer; and Incidentals – 7th Ave NW and 5th St Ct NW
 - Approve Assessment List, Direct Publication of List and Notice of Hearing of Objections

Adjourn



To: Special Assessment Commission
From: Dan Hanson, Senior Director of Community and Development
Date: June 24, 2025
Subject: Improvement District No. 1353 – Dakota Medical Foundation Development
Action: Preconstruction Meeting: No Formal Action

SPECIAL ASSESSMENT COMMISSION

Chairman:
Jim Brownlee
Commissioner:
Eddie Sheeley
Commissioner:
Elliot Steinbrink

BOARD OF CITY COMMISSIONERS

President:
Bernie Dardis
Commissioner:
Brad Olson
Commissioner:
Roben Anderson
Commissioner:
Rory Jorgensen
Commissioner:
Amy Zundel
City Administrator:
Dustin T. Scott

ENGINEERING DEPARTMENT

City Engineer:
Jerry Wallace
Asst. City Engineer:
Kyle McCamy
Asst. City Engineer:
Open
Project Administrator:
Kayla Volness

Summary and Recommendation:

The Dakota Medical Foundation (DMF) petitioned the City of West Fargo to install Improvements to facilitate the development of property located north of 23rd Ave and west of Costco. On March 17, 2025, the City Commission accepted the petition and ordered the improvements, and the project will be bid out on June 12, 2025.

This project is intended to be 100% specially assessed to benefiting properties.

Attachments:

1. Proposed Improvements General Layout
2. Benefit Methodology Map
3. Benefit Methodology
4. District Cost Summary
5. Preliminary Assessment List

NOTE: Additional project information is available on the city's website:
<https://www.westfargond.gov/1021/Special-Assessment-Projects>

Staff Recommendation: There is no formal action for this meeting. Staff does not have a recommendation at this time.

Policy Analysis:

This improvement district was administrated in accordance with North Dakota Century Code as well as City of West Fargo policies and ordinances. The city's "Special Assessment Policy" is available on the city's website.

Financial Summary:

Total Estimated Project Cost:	\$ 2,550,000
Assessments	\$ 2,550,000
City Funds	\$ 0
Other Funds (Grants)	\$ 0

Previously Presented Information and Commission Actions:

May 19, 2025 –

- **Staff Recommendation:** Approve Plans and Specifications and Direct Ad for Bids
- **Commission Action:** Commissioner Olson moved, and Commissioner Jorgensen seconded to approve. No opposition, motion carried.

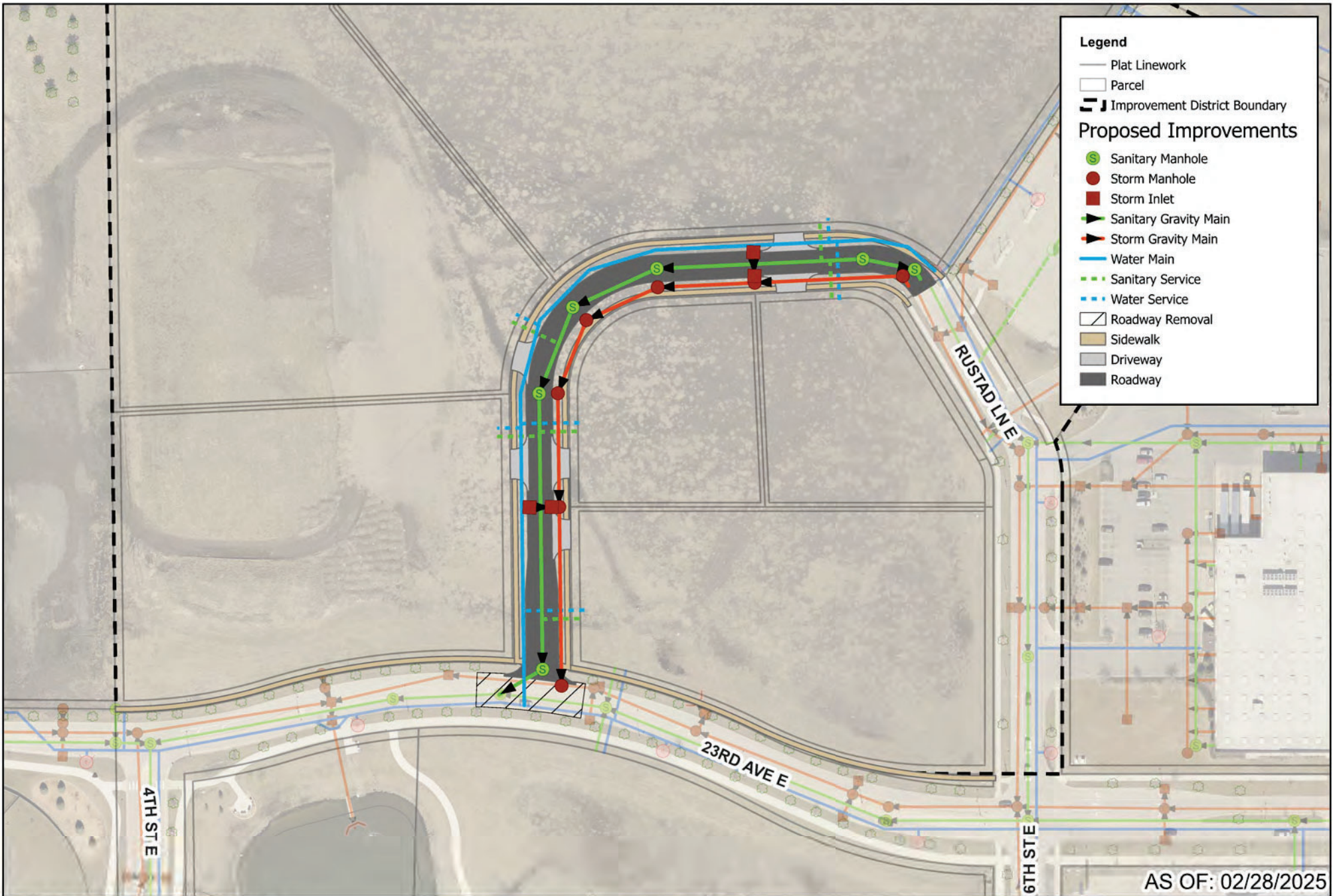
March 17, 2025 –

- **Staff Recommendation:** Accept Petition for Improvements, Approve Engineer's Report, Direct Plans and Specifications; and Approve Task Order

- **Commission Action:** Commissioner Olson moved, and Commissioner Jorgensen seconded to approve. No opposition, motion carried.

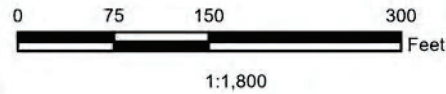
February 24, 2025 –

- **Staff Recommendation:** Create Improvement District No. 1353, Direct Engineer to prepare an Engineer's Report; and Approve Preliminary Work Agreement
- **Commission Action:** Commissioner Jorgensen moved, and Commissioner Zundel seconded to approve. No opposition, motion carried.



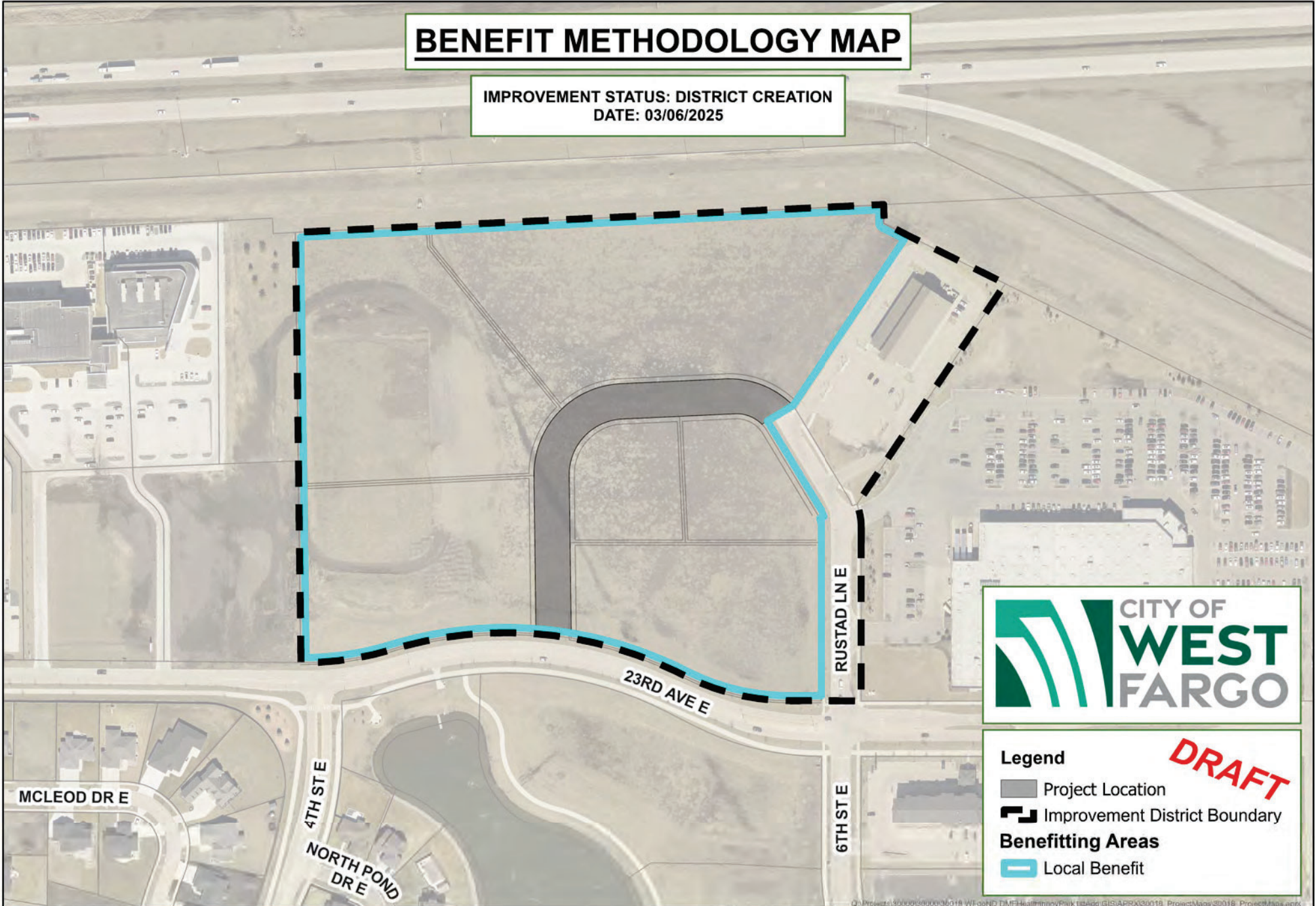
**PROPOSED INFRASTRUCTURE
IMPROVEMENT DISTRICT NO. 1353
WEST FARGO, NORTH DAKOTA**

Created By: TJS Date Created: 02/28/25 Date Saved: 02/28/25 Date Plotted: 02/28/25 Date Exported: 02/24/25
 Plotted By: Parcel Date: 02/16/25 Aerial Image: 2024 FM Metro Elevation Data: Lidar
 Horizontal Datum: NAD 1983 StatePlane North Dakota South FIPS 3302 Feet Vertical Datum: NAVD1988
 Q:\Projects\30000\30000\30018 WFgoND DMFHealthInnovPark1stAdd\GIS\APRX\30018_ProjectMaps\30018_ProjectMaps.aprx



BENEFIT METHODOLOGY MAP

IMPROVEMENT STATUS: DISTRICT CREATION
DATE: 03/06/2025



Legend

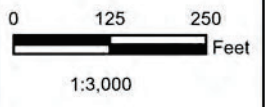
- Project Location
- Improvement District Boundary

Benefiting Areas

- Local Benefit

DRAFT

BENEFIT METHODOLOGY
IMPROVEMENT DISTRICT 1353 - DAKOTA MEDICAL FOUNDATION DEVELOPMENT
WEST FARGO, NORTH DAKOTA



DISTRICT NO. 1353
BENEFIT METHODOLOGY

IMPROVEMENT STATUS: ENGINEER'S REPORT

DATE: 03/06/2025

Improvement District No. 1353

New Water Supply, Sewerage, Street Systems, and Incidentals

Dakota Medical Foundation Development

West Fargo, North Dakota

Construction Improvement Summary

- Construction of new infrastructure, including sanitary sewer, watermain, storm sewer, roadway, street lights, and sidewalks

Summary of Location for Improvements

- Local Benefitting Area
 - DMF Development
- Regional Benefitting Area
 - None
- Non-Benefitting Areas
 - North Pond at The Preserve 10th Addition, Lot 1, Block 1

Assessment Methodology

- Local Benefit
 - Sanitary Sewer – Square Foot
 - Water Main – Square Foot
 - Storm Sewer – Square Foot
 - Street – Square Foot
 - Street Lighting – Square Foot
- Regional Benefit
 - None

Due to the irregular shaped lots, the possibility of future lot splits, and the benefit distributed proportionally to the size of each lot, a square foot methodology was selected.

**IMPROVEMENT DISTRICT NO. 1353
PROJECT COST SUMMARY**

Moore Project No.: 30018

Date: 03/06/2025

	Sanitary Sewer	\$220,800.00
	Water Main	\$207,150.00
	Storm Sewer	\$322,675.00
	Roadway	\$761,012.50
	Construction Subtotal	\$1,511,637.50
	Contingencies (~30%)	\$453,362.50
	Total Construction	\$1,965,000.00
	Study & Report	\$20,000.00
Design & Construction Administration (8.5%)		\$167,025.00
Additional Consultanting Services		\$220,000.00
Legal & Administration (~5%)		\$98,250.00
Bond Discount (~4%)		\$79,725.00
	Total Cost	\$2,550,000.00

Improvement District No. 1353
New Water Supply, Sewerage, Street Systems
and Incidentals
DMF Development

PRELIMINARY SPECIAL ASSESSMENTS
Feasibility Study

Revised 2/25/25

Moore Project # **30018**

Division	Block	Lot	GIS PIN	Area Factor	Front Footage	Assessable Area (Acres)	Factored Assessable Area (Acres)	Local Sanitary Sewer	Local Water	Local Storm	Local Street	Local Street Lighting	Total Assessment	Notes
DMF Addition	1	1	0	1.00	311	3.49	3.49	\$66,170.21	\$62,079.52	\$96,700.50	\$207,516.12	\$20,547.08	\$453,013.43	
DMF Addition	1	2	0	1.00	170	4.72	4.72	\$89,451.96	\$83,921.99	\$130,724.24	\$280,529.95	\$27,776.50	\$612,404.64	
DMF Addition	1	3	0	1.00	518	5.94	5.94	\$112,430.62	\$105,480.09	\$164,305.04	\$352,593.23	\$34,911.80	\$769,720.78	
DMF Addition	2	1	0	1.00	194	3.01	3.01	\$57,096.19	\$53,566.47	\$83,439.83	\$179,059.14	\$17,729.43	\$390,891.06	
DMF Addition	2	2	0	1.00	379	1.21	1.21	\$22,883.94	\$21,469.24	\$33,442.37	\$71,766.24	\$7,105.89	\$156,667.68	
DMF Addition	2	3	0	1.00	396	1.29	1.29	\$24,437.32	\$22,926.59	\$35,712.47	\$76,637.79	\$7,588.24	\$167,302.41	
North Pond at the Preserve Tenth Addition	1	1	2460900010000	0.00	0								\$0.00	Parcel outside of local benefit
					1968	19.66	19.66	\$372,470.25	\$349,443.90	\$544,324.45	\$1,168,102.47	\$115,658.93	\$2,550,000.00	

Inflation	0%
Percentage of Project Funded By Assessments	100%

Based on Percentage of Project Funded by Assessments		
Local Sanitary Sewer	\$372,470.25	
Local Water	\$349,443.90	
Local Storm	\$544,324.45	
Local Street	\$1,168,102.47	
Local Street Lighting	\$115,658.93	
Total Project Assessed	\$2,550,000.00	100%
City Funded Portion	\$0.00	0%

Color Legend

Unassessable Parcel	
Adjusted Number of EU's	
Adjusted Area for Pond Storage/River Setback	
Adjusted Number/EU's for Condo Lots	
Adjusted Front Footage	



To: Special Assessment Commission
From: Dan Hanson, Senior Director of Community and Development
Date: June 24, 2025
Subject: Improvement District No. 2265 – 9th Street NE/7th Ave NE Reconstruction
Action: Preconstruction Meeting: No Formal Action

SPECIAL ASSESSMENT COMMISSION

Chairman:
Jim Brownlee
Commissioner:
Eddie Sheeley
Commissioner:
Elliot Steinbrink

BOARD OF CITY COMMISSIONERS

President:
Bernie Dardis
Commissioner:
Brad Olson
Commissioner:
Roben Anderson
Commissioner:
Rory Jorgensen
Commissioner:
Amy Zundel
City Administrator:
Dustin T. Scott

ENGINEERING DEPARTMENT

City Engineer:
Jerry Wallace
Asst. City Engineer:
Kyle McCamy
Asst. City Engineer:
Open
Project Administrator:
Kayla Volness

Summary and Recommendation:

9th Street NE from Main Avenue to 12th Avenue NE and 7th Avenue NE from 9th Street NE to the east 3,975 LF which is approximately 1,300 LF into the City of Fargo will be reconstructed in 20206.

The existing asphalt rural section roadway is intended to be reconstructed to a 3 lane urban concrete section. Underground utilities such as sanitary sewer, watermain and storm sewer will be installed along with this project as well. In addition to the roadway, a multi-use bike path will be installed along the entire project.

To manage access to the roadway, a northbound frontage road will be installed north of 7th Avenue on the east side of 9th Street making the roadway safer by channeling traffic to intersections as much as possible.

As these are major arterial roadways, the project is intended to be assessed both locally and regionally. The City of West Fargo has a Memorandum of Understanding signed with the City of Fargo for Fargo to pay 100% for all improvements being constructed within their city.

In July the City intends to create Improvement District No. 2265 and the Improvement District maps being proposed are attached.

The project will be bid out by the ND Dept. of Transportation in October of 2025 and constructed in 2026.

The city has applied for and received grant funding in the amount of \$9.6 million in federal funding through the NDDOT Local Government Program and FM MetroCOG as well as an additional \$8.8 million in NDDOT Flex funding through the NDDOT that will be used to pay down the costs of the project.

After the project costs have been bought down by the grant funding obtained, the remainder is intended to be specially assessed to benefitting properties. The City of West Fargo cost share is 70% and the assessed cost share is 30% per the recommendations of the 2024 Capital Improvement Plan (CIP).

Attachments:

1. Proposed Improvements General Layout
2. Improvement District Map
3. Benefit Methodology
4. District Cost Summary
5. Preliminary Assessment List

NOTE: Additional project information is available on the city's website:
<https://www.westfargond.gov/1021/Special-Assessment-Projects>

Staff Recommendation: There is no formal action for this meeting. Staff does not have a recommendation at this time.

Policy Analysis:

This Improvement District will be created and administrated in accordance with the North Dakota Century Code as well as City of West Fargo policies and ordinances. The city's "Special Assessment Policy" is available on the city's website.

Financial Summary:

Base Project – Reconstruction of 9th St NE and 7th Ave NE:
(From Feasibility Study)

Total Estimated Project Cost:	\$ 26,244,000
City of Fargo Cost	\$ 3,903,000
City of West Fargo Cost	\$ 22,341,000
<u>Less Grant Funding</u>	<u>\$-18,400,000</u>
Total Local Estimated Project Costs:	\$ 7,844,000
City of Fargo Local Cost Share	\$ 1,532,500
City of West Fargo Local Cost Share	\$ 6,311,000
Assessments	\$ 4,418,050
City Funds	\$ 1,893,450

Currently it is planned to construct an overpass over the BNSF crossing and the city has received a RAISE grant in the amount of \$23.8 million to go towards this construction as well as a commitment from BNSF in the amount of \$600,000 also to be applied towards the bridge. The Federal Highway Administration (FHWA) has been assigned to manage the grant and unfortunately the federal government has put a pause on proceeding with agreements in the RAISE program. The agreement between the city and the FHWA will need to be executed for the bridge portion of the project to move forward.

Previously Presented Information and Commission Actions:

December 16, 2024 –

- **Staff Recommendation:** Approve MOU with City of Fargo.
- **Commission Action:** Commissioner Olson moved, and Commissioner Jorgensen seconded to approve. No opposition, motion carried.

August 5, 2024 –

- **Staff Recommendation:** Approve Task order No. 3-5 for design Services
- **Commission Action:** Commissioner Zundel moved, and Commissioner Olson seconded to approve. No opposition, motion carried.

June 5, 2023 –

- **Staff Recommendation:** Approve DCE Submittal with DCE decision Page decisions made by the Commission.
- **Commission Action:** **1.** Commissioner Olson moved and Commissioner George to concur with the project concepts as proposed. **2.** Commissioner George moved, and Commissioner Olson seconded to proceed with Alternative B – Three Lane Urban Corridor. **3.** Commissioner Olson moved, and Commissioner George seconded to optional work item 1 – frontage road north of 7th Ave NE. No opposition to the above actions, motion carried.

May 1, 2023 –

- **Staff Recommendation:** Approve Task Order No. 3-3 for Basic Services.
- **Commission Action:** Commissioner Simmons moved, and Commissioner George seconded to approve. No opposition, motion carried.

August 1, 2022-

- **Staff Recommendation:** Approve Phase II Contract with Houston Engineering
- **Commission Action:** Commissioner Olson moved, and Commissioner George seconded to approve. No opposition, motion carried.

April 18, 2022-

- **Staff Recommendation:** Approve the Task Order No. 3 (Phase I Scoping)
- **City Commission Action:** Commissioner Gjerdevig moved, and Commissioner Olson seconded to approve. No opposition, motion carried.

Feb 22, 2022-

- **Staff Recommendation:** Authorize RFP to be published for Project No. 2265
- **City Commission Action:** Commissioner Olson moved, and Commissioner George seconded to approve. No opposition, motion carried.

Dec 7, 2020-

City Commission authorized grant application

DESIGN DATA			
Traffic	Average Daily		
Current 2023	Pass: 6,830	Trucks: 670	Total: 7,500
Forecast 2043	Pass: 8,470	Trucks: 830	Total: 9,300
Clear Zone Distance: 18 FT	Design Speed: 35 MPH		
Minimum Sight Dist. for Stopping: 250 FT			
Limited Access Control			
Pavement Design Life: 30 YEARS			
Design Accumulated One-way Rigid ESALs: N/A			

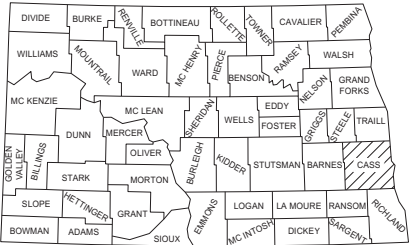
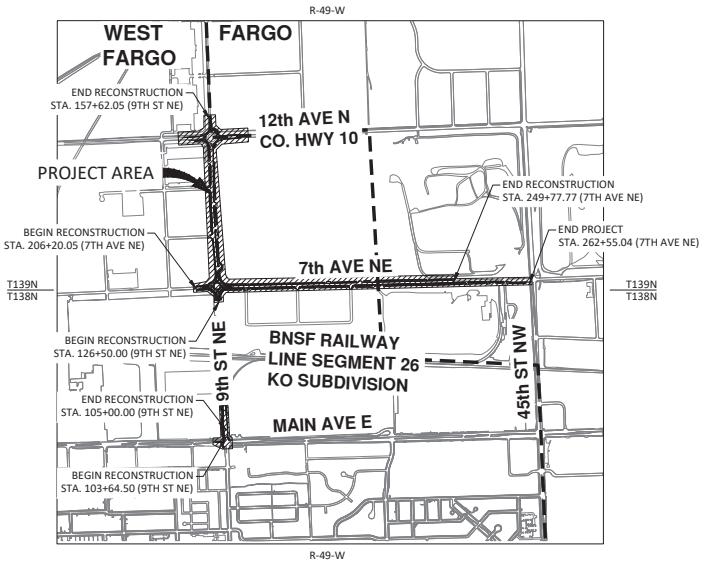
STATE	PROJECT NO.	PCN	SECTION NO.	SHEET NO.
ND	SU-8-992(045)	23537	001	1

NORTH DAKOTA
DEPARTMENT OF TRANSPORTATION
 SU-8-992(045)
CITY IMPROVEMENT
DISTRICT NO 2265

GOVERNING SPECIFICATIONS	Date Published and Adopted by the North Dakota Department of Transportation
Standard Specifications	4/1/2023
Supplemental Specifications	NONE

CASS COUNTY
 9th St NE from Main Ave to 12th Ave
 7th Ave NE from 9th St NE to 45th St N
 GRADING, SALVAGED BASE, PCC PAVEMENT, HMA, STORM DRAIN,
 LIGHTING, SIGNALS, PAVEMENT MARKING, SIGNING, SHARED USE PATH,
 REINF CONCRETE SIDEWALK, AND WATER MAIN

PROJECT NUMBER\DESCRIPTION	NET MILES	GROSS MILES
SU-8-992(045)	2.089	2.089
9th St NE	1.022	1.022
7th Ave NE	1.067	1.067



DESIGNERS

APPROVED DATE _____

WEST FARGO
CITY ENGINEER

I hereby certify that the attached plans were prepared by me or under my direct supervision and that I am a duly registered professional engineer under the laws of the state of ND.

APPROVED DATE _____

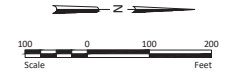
HOUSTON ENGINEERING INC



PRELIMINARY
NOT FOR CONSTRUCTION

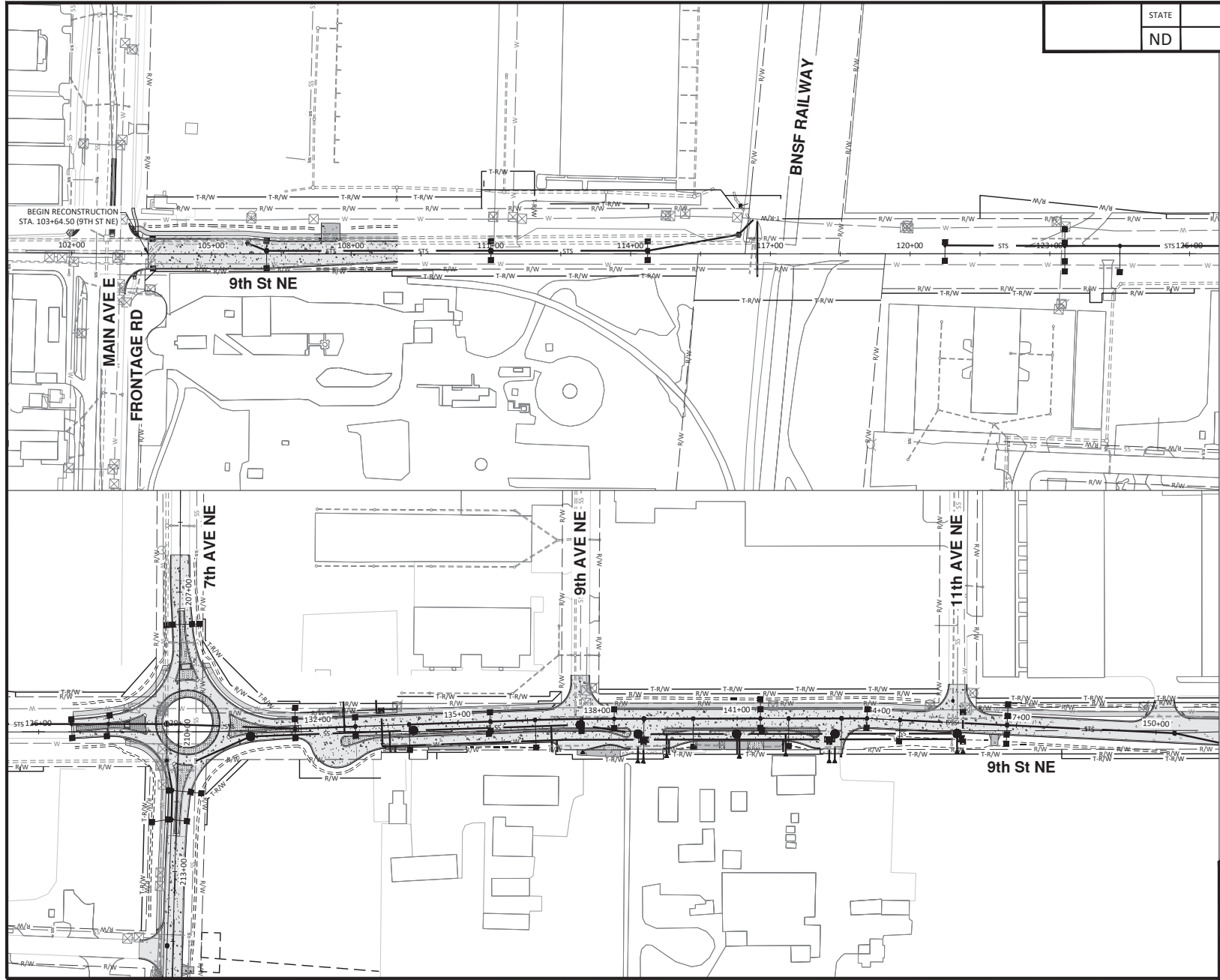
H:\BNSF\860\865\865_0004\9th St CAD\10_CITY PROJECT\Plan\001 - Cover Sheet.dwg (saved 11/14/2025 7:59 AM) (jrm.ne)

STATE	PROJECT NO.	SECTION NO.	SHEET NO.
ND	SU-8-992(045)	004	1



LEGEND

INSTALL WATER MAIN	— W —
INSTALL SANITARY SEWER MAIN	— SS —
INSTALL STORM SEWER MAIN	— STS —
STORM INLET	— M/I —
MANHOLE	— M —
PLUG	— P —
10IN NON REINF CONCRETE P/UNT CL AD-DOWELED	
SIDEWALK CONCRETE	
DRIVEWAY CONCRETE	
PIGMENTED IMPRINTED CONCRETE	
DETECTABLE WARNING PANELS	
CURB & GUTTER - TYPE I	
DITCH BOTTOM	
RIGHT OF WAY	— R/W —
EXISTING RIGHT OF WAY	— R/W —
TEMPORARY RIGHT OF WAY	— T-R/W —
CITY LIMITS	— --- —



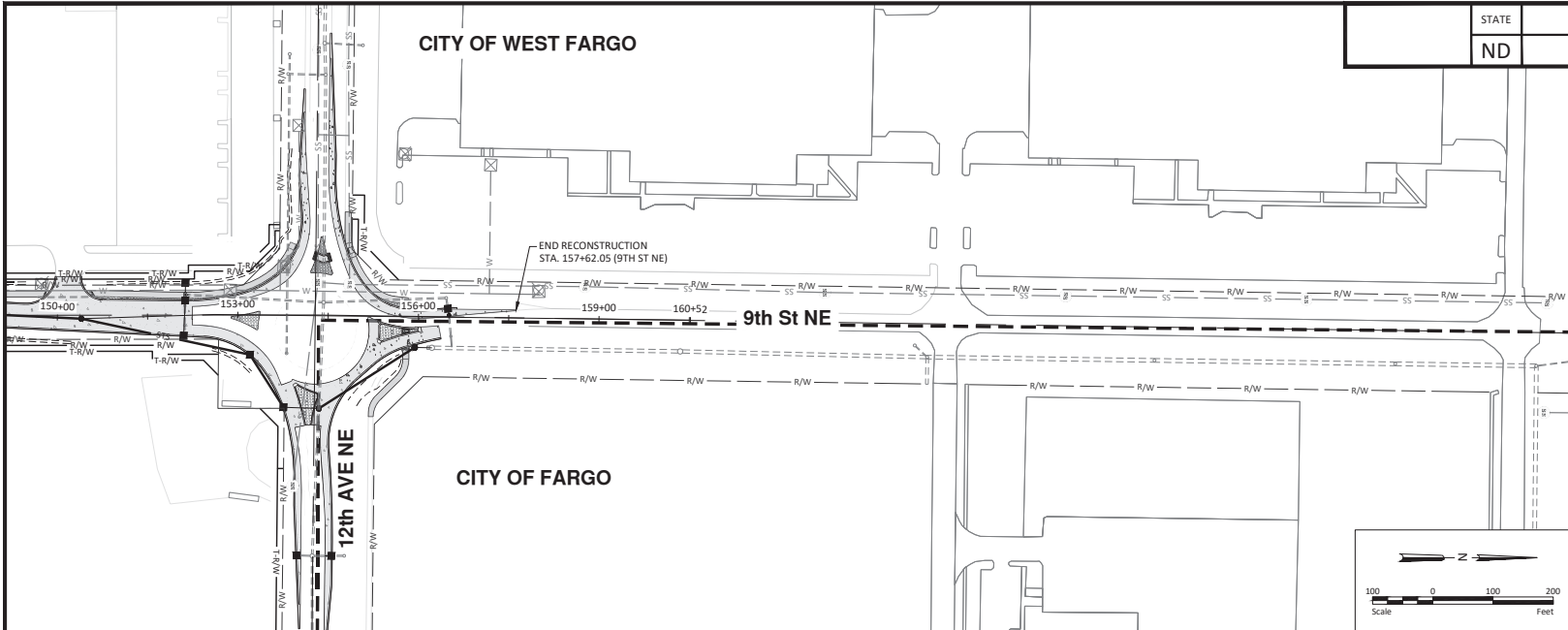
ALL ELEVATIONS ARE BASED ON
THE U.S.G.S. VERTICAL DATUM OF 1988.
(UNLESS NOTED OTHERWISE)

PRELIMINARY
NOT FOR CONSTRUCTION

Scope of Work - 9th St NE
Value
9th St NE from Main Ave to 12th Ave
7th Ave NE from 9th St NE to 45th St N

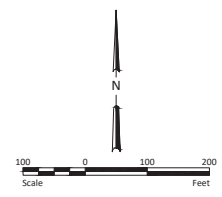
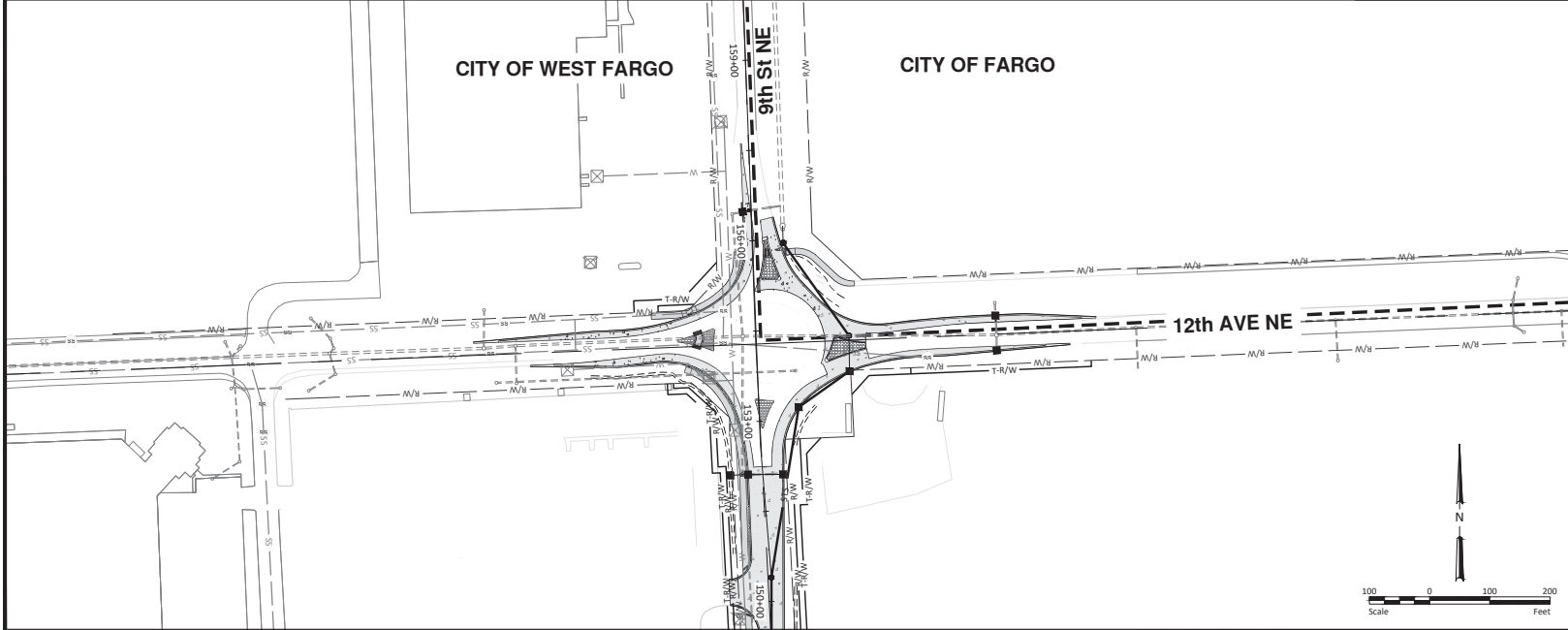
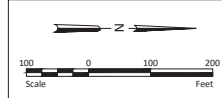
H:\BNSF\992\992A\BES4_0004\9th-9th\CAD\0_CITY PROJECT\Plan\004_9th St Scope of Work.dwg 9th St (11-4-16) 02:57:51 AM [rmmcc]

STATE	PROJECT NO.	SECTION NO.	SHEET NO.
ND	SU-8-992(045)	004	2



LEGEND

INSTALL WATER MAIN	— W —
INSTALL SANITARY SEWER MAIN	— SS —
INSTALL STORM SEWER MAIN	— STS —
STORM INLET	⬇
MANHOLE	⊕
PLUG	⬆
10IN NON REINF CONCRETE PVMT CL AE-DOWELED	▣
SIDEWALK CONCRETE	▣
DRIVEWAY CONCRETE	▣
PIGMENTED IMPRINTED CONCRETE	▣
DETECTABLE WARNING PANELS	▣
CURB & GUTTER - TYPE I	▬
DITCH BOTTOM	⋯
RIGHT OF WAY	— R/W —
EXISTING RIGHT OF WAY	- - - R/W - - -
TEMPORARY RIGHT OF WAY	- - - T-R/W - - -
CITY LIMITS	⋯



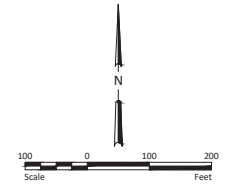
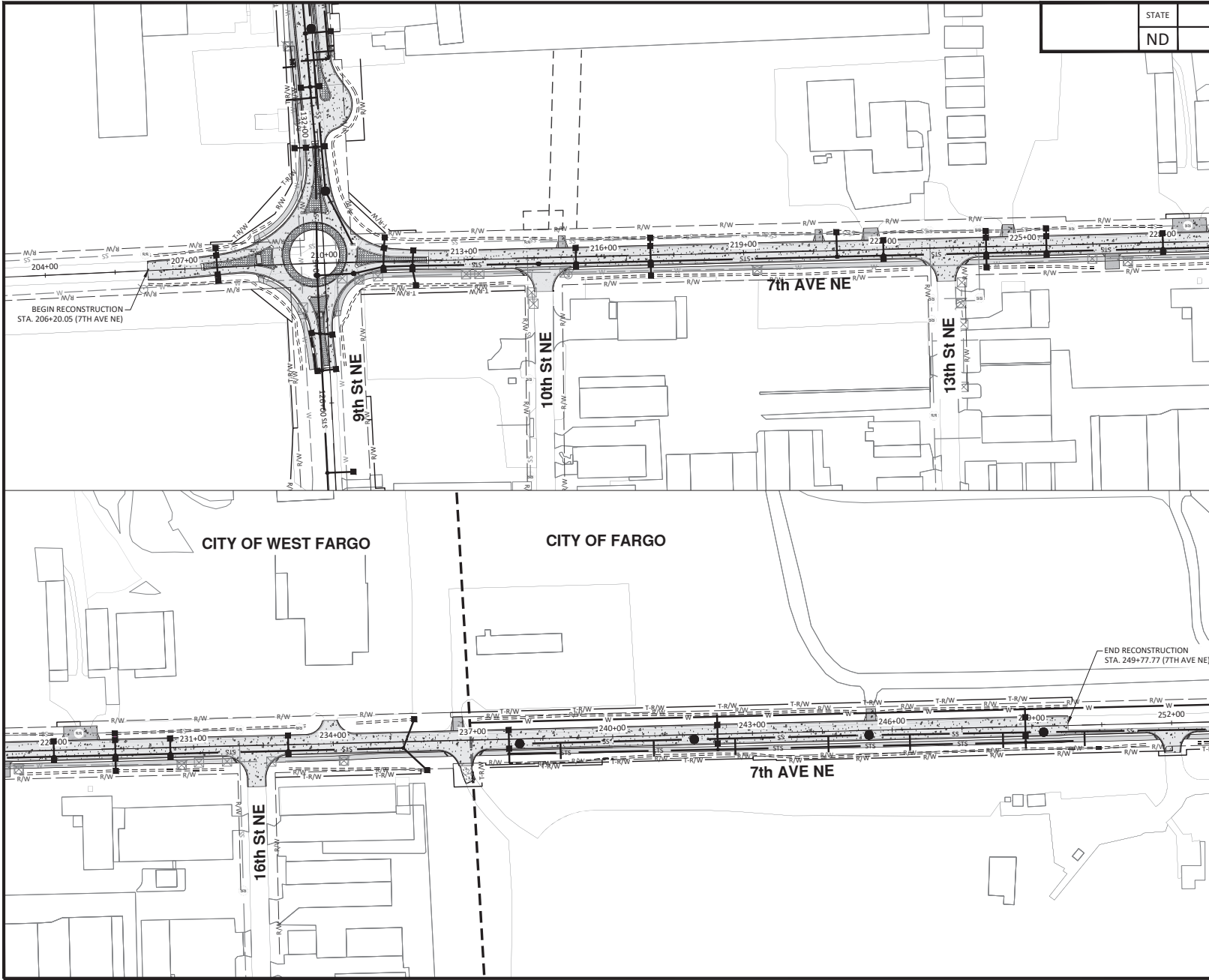
ALL ELEVATIONS ARE BASED ON
THE U.S.G.S. VERTICAL DATUM OF 1988.
(UNLESS NOTED OTHERWISE)

PRELIMINARY
NOT FOR CONSTRUCTION

Scope of Work - 9th St NE
Value
9th St NE from Main Ave to 12th Ave
7th Ave NE from 9th St NE to 45th St N

H:\WORK\2020\992\SUBSET_0004\9th-ST-CAD\CITY PROJECT\Plan\004_9th-St_Scope_of_Work.dwg 9th ST (21-4762025.751 AM) (rrener)

STATE	PROJECT NO.	SECTION NO.	SHEET NO.
ND	SU-8-992(045)	004	3



LEGEND

INSTALL WATER MAIN	— W —
INSTALL SANITARY SEWER MAIN	— SS —
INSTALL STORM SEWER MAIN	— STS —
STORM INLET	— S —
MANHOLE	— M —
PLUG	— P —
10IN NON REINF CONCRETE	— 10N —
PVMT CL AE-DOWELED	— PVMT —
SIDEWALK CONCRETE	— SW —
DRIVEWAY CONCRETE	— DW —
PIGMENTED IMPRINTED CONCRETE	— PIG —
DETECTABLE WARNING PANELS	— DP —
CURB & GUTTER - TYPE I	— CG —
DITCH BOTTOM	— DB —
RIGHT OF WAY	— R/W —
EXISTING RIGHT OF WAY	— E/R/W —
TEMPORARY RIGHT OF WAY	— T-R/W —
CITY LIMITS	— CL —

CITY OF WEST FARGO

CITY OF FARGO



ALL ELEVATIONS ARE BASED ON THE U.S.G.S. VERTICAL DATUM OF 1988. (UNLESS NOTED OTHERWISE)

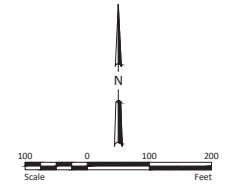
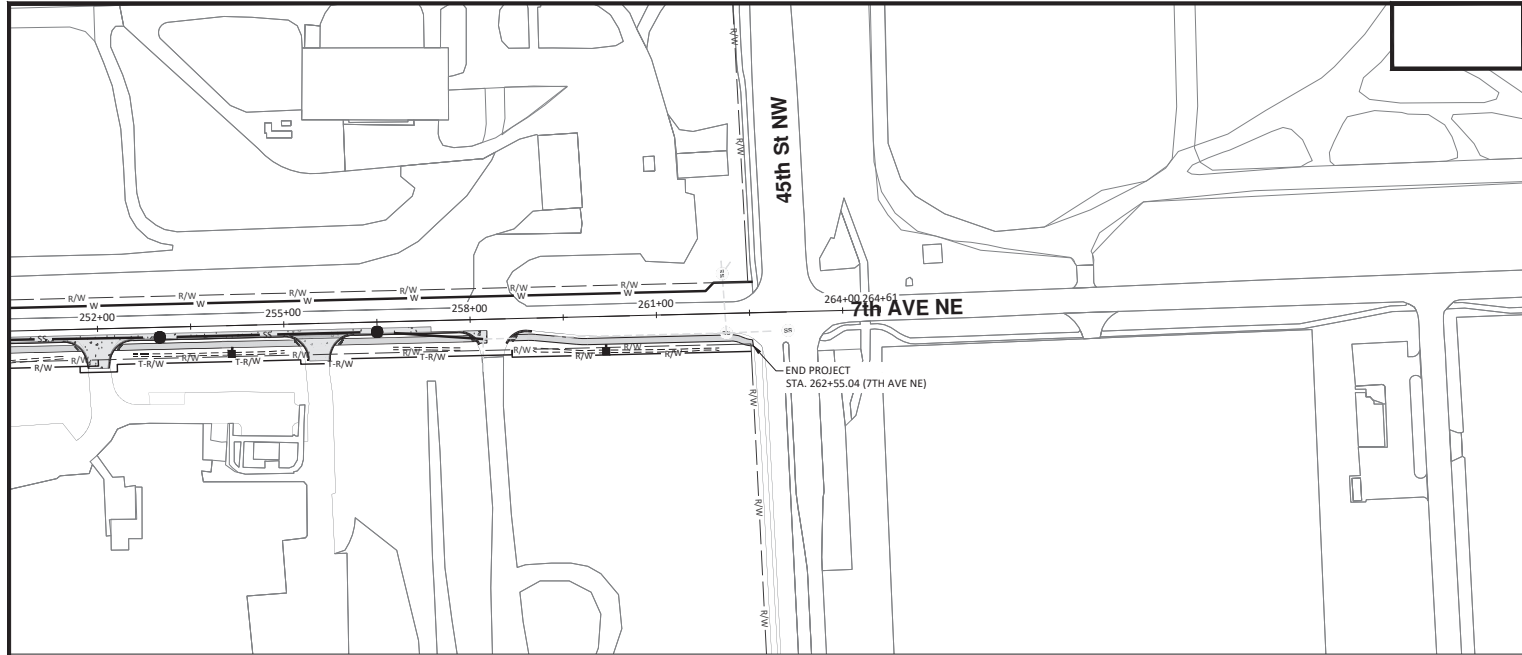
PRELIMINARY
NOT FOR CONSTRUCTION

Scope of Work - 7th Ave NE
Value

9th St NE from Main Ave to 12th Ave
7th Ave NE from 9th St NE to 45th St N

H:\WORK\2025\2504\04_0004_9th-13th\04_CITY PROJECT\Plan\004 - 7th Ave Scope of Work.dwg; 7th Ave (1/14/16/2025 7:51 AM) [rmmr]

STATE	PROJECT NO.	SECTION NO.	SHEET NO.
ND	SU-8-992(045)	004	4



LEGEND

INSTALL WATER MAIN	— W —
INSTALL SANITARY SEWER MAIN	— SS —
INSTALL STORM SEWER MAIN	— STS —
STORM INLET	— S —
MANHOLE	— M —
PLUG	— P —
10IN NON REINF CONCRETE	— 10N —
PVMT CL AE-DOWELED	— PVMT —
SIDEWALK CONCRETE	— SW —
DRIVEWAY CONCRETE	— DW —
PIGMENTED IMPRINTED CONCRETE	— PIM —
DETECTABLE WARNING PANELS	— DP —
CURB & GUTTER - TYPE I	— CG —
DITCH BOTTOM	— DB —
RIGHT OF WAY	— R/W —
EXISTING RIGHT OF WAY	— E/R/W —
TEMPORARY RIGHT OF WAY	— T-R/W —
CITY LIMITS	— CL —



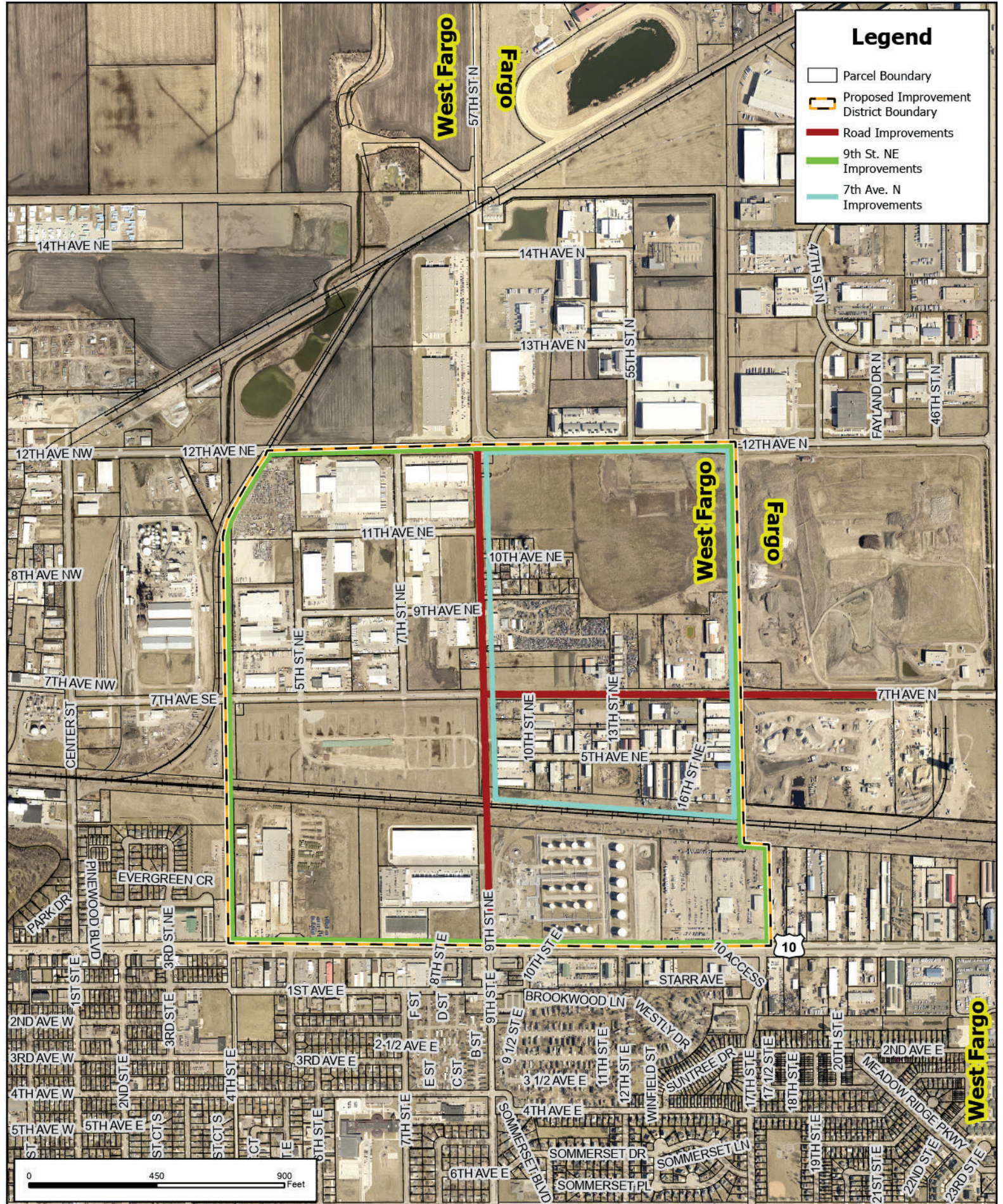
ALL ELEVATIONS ARE BASED ON THE U.S.G.S. VERTICAL DATUM OF 1988. (UNLESS NOTED OTHERWISE)

PRELIMINARY
NOT FOR CONSTRUCTION

Scope of Work - 7th Ave NE
Value

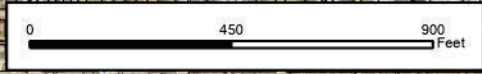
9th St NE from Main Ave to 12th Ave
7th Ave NE from 9th St NE to 45th St N

H:\WORK\860\865\865_0004\9th-STCADD\CITY PROJECT\Plan\904 - 7th Ave Scope of Work.dwg, 7th Ave (2/14/2025 7:52 AM) [rmoret]



Legend

- Parcel Boundary
- Proposed Improvement District Boundary
- Road Improvements
- 9th St. NE Improvements
- 7th Ave. N Improvements



Improvement District Map
Water, Sewer, Storm, and Street Improvement District No. 2265
9th St. NE, 7th Ave N. Reconstruction

Created By: enelson Date Created: 07/23/2024 Date Exported: 1/15/2025 Image: City of Fargo 2024 Elevation Data N/A
 Horizontal Datum: NAD 1983 StatePlane North Dakota South FIPS 3302 Feet Vertical Datum: North American 1983
 H:\JBN\8600\8654\8654_0004 9th St\GIS\Maps\ProjectFeasibilityMap_072924\ProjectFeasibilityMap_072924.aprx



IMPROVEMENT DISTRICT NO. 2265

BENEFIT METHODOLOGY

IMPROVEMENT STATUS: PROJECT UNDER DESIGN

DATE JUNE 9, 2025

Improvement District No. 2265

Project Description: 9th St NE/7th Ave NE Reconstruction

West Fargo, North Dakota

Construction Improvement Summary

- Reconstruction from rural asphalt section to 3 lane concrete urban section
- Utilities to install
 - Storm Sewer
 - Sanitary Sewer
 - Watermain
- Street lighting
- Multi Use Path

Project Location:

- As Shown in the Assessment District Map
- Regional Benefitting Area
 - 9th St. NE to assess area east/west of project within the Imp. Dist.
 - 7th Ave. NE to assess north/south of project within the Imp. Dist.

Assesment Methodology

- Local Benefit
 - Streets and Storm Sewer – Equivalent Unit (EU) based on area
 - 1 EU = 10,000 SF of Property
 - Local Sanitary Sewer – Lineal Foot
 - Local Watermain – Lineal Foot
- Regional Benefit
 - Streets and Storm Sewer – Equivalent Unit (EU) based on area
 - 1 EU = 20,000 SF of Property

**IMPROVEMENT DISTRICT NO. 2265
DISTRICT COST SUMMARY**

Construction Costs - West Fargo

	9th St NE		7th Ave NE
Road and Storm Sewer	\$ 9,700,000	\$	\$ 4,200,000
Local Sanitary Sewer	\$ 350,000	\$	-
Local Water	\$ 320,000	\$	\$ 110,000
<hr/>			
Construction Subtotal	\$ 10,370,000	\$	\$ 4,310,000
Contingencies (~15%)	\$ 1,600,000	\$	\$ 650,000
<hr/>			
Total Construction Costs - West Fargo	\$ 11,970,000	\$	\$ 4,960,000
		\$	\$ 16,930,000

Construction Costs - Fargo

	9th St NE		7th Ave NE
Road and Storm Sewer		\$	\$ 2,500,000
Local Sanitary Sewer		\$	-
Local Water		\$	\$ 540,000
<hr/>			
Construction Subtotal	-	\$	\$ 3,040,000
Contingencies (~15%)		\$	\$ 500,000
<hr/>			
Total Construction Costs - Fargo	-	\$	\$ 3,540,000
		\$	\$ 20,470,000

Outside Funding

Federal Funding (NDDOT LG)	\$ 6,600,000	\$	\$ 3,000,000
ND Flex Funds	\$ 4,599,500	\$	\$ 4,200,500
	\$ 11,199,500.00	\$	\$ 7,200,500.00
	\$ 770,500.00	\$	\$ 1,299,500.00

Non-Construction Costs

Study and Report	\$ 30,000	\$	\$ 10,000
Engineering(~14%)	\$ 1,950,000	\$	\$ 500,000
Land Acquisition	\$ 836,000	\$	\$ 72,000
Additional Consulting Services	\$ 100,000	\$	\$ 100,000
Legal and Administration (~5%)	\$ 685,000	\$	\$ 500,000
Bond Discount (~4%)	\$ 550,000	\$	\$ 400,000
<hr/>			
	\$ 4,151,000	\$	\$ 1,582,000
		\$	\$ 5,733,000
Less City of Fargo NC Cost		\$	\$ (322,000)
		\$	\$ 5,411,000

West Fargo Remaining Costs after applying Outside Funding

	9th St NE		7th Ave NE	
Soft Cost (Non-Construction)	\$	4,151,000	\$	1,260,000
City Utility including 15%	\$	770,500	\$	130,000
Local Cost to City of West Fargo	\$	4,921,500	\$	1,390,000

**IMPROVEMENT DISTRICT NO. 2293
DISTRICT COST SUMMARY**

Construction Costs

		9th St NE Overpass
Road and Storm Sewer	\$	8,516,550
Structure	\$	15,300,000
<hr/>		
Construction Subtotal	\$	23,816,550
Contingencies (~25%)	\$	5,954,138
Total Construction Costs	\$	29,770,688

Outside Funding

BNSF Funding	\$	600,000
RAISE Grant	\$	23,816,550
	<hr/>	
	\$	24,416,550

Remaining Constuction Cost \$ 5,354,137.50

Non-Construction Costs

Study and Report	\$	10,000
Engineering(~14%)	\$	1,500,000
Land Acquisition	\$	638,000
Additional Consulting Services	\$	200,000
Legal and Administration (~5%)	\$	1,710,000
Bond Discount (~4%)	\$	1,370,000
	<hr/>	
	\$	5,428,000

IMPROVEMENT DISTRICT NO 2265

PROPOSED ASSESSMENT BREAKDOWN

9th St NE

PIN	Owner	Property Address	City	State	Zip Code	Subdivision	Area Factor	Assessable Area (Ac.)	Sq Ft	Zoning	Equivalent Units	Adjusted Equivalent Units	Assessment (9th St NE)				Total Assessment by Property	9th Street Total Assessment by Owner			
													Front Footage (9th St NE Water and Sewer)	Roadway and Storm Sewer	Assessment (9th St NE Sewer)	Assessment (9th St NE Water)					
02009700010000	4 SUNS-MAIN LLC	645 7 AVE NE	WEST FARGO	ND	58078	Dakota Machine First Addition	1	50.47	2,198,384.81	Light Industrial	219.8	219.80	\$	329,179.07	\$	-	\$	329,179.07	\$	329,179.07	
02298000010000	9TH & MAIN LLC	200 9 ST NE	WEST FARGO	ND	58078	Forum Communications 1st Addition	1	13.09	570,003.17	Light Industrial	57	57.00	\$	85,364.91	\$	-	\$	85,364.91	\$	85,364.91	
02298000020000	9TH & MAIN LLC	100 9 ST NE	WEST FARGO	ND	58078	Forum Communications 1st Addition	1	10.17	443,084.07	Light Industrial	44.3	44.30	\$	66,345.01	\$	-	\$	66,345.01	\$	66,345.01	
02298000030000	9TH & MAIN LLC	700 MAIN AVE E	WEST FARGO	ND	58078	Forum Communications 1st Addition	1	3.98	173,272.19	Light Industrial	17.3	17.30	\$	25,909.00	\$	-	\$	25,909.00	\$	25,909.00	
02298000040000	9TH & MAIN LLC	800 MAIN AVE E	WEST FARGO	ND	58078	Forum Communications 1st Addition	1	4.27	186,036.01	Light Industrial	18.6	18.60	\$	27,855.92	\$	-	\$	27,855.92	\$	205,474.84	
02300000560040	ALAN D RAY	941 9 ST NE	WEST FARGO	ND	58078		1	0.17	7,399.24	Heavy Industrial	0.7	0.70	\$	1,048.34	\$	-	\$	1,048.34	\$	1,048.34	
02300000560070	ALAN D RAY	931 9 ST NE	WEST FARGO	ND	58078		1	0.30	13,198.55	Heavy Industrial	1.3	1.30	66	\$	1,946.92	\$	5,148.66	\$	4,707.12	\$	11,802.70
02300000562050	ALAN D RAY	VACANT LOT	WEST FARGO	ND	58078		1	0.17	7,199.18	Heavy Industrial	0.7	0.70	\$	1,048.34	\$	-	\$	1,048.34	\$	13,899.38	
02300000561056	ARD PROPERTIES LLC	VACANT LOT	WEST FARGO	ND	58078		1	0.77	33,599.84	Heavy Industrial	3.4	3.40	210	\$	5,091.94	\$	16,382.10	\$	14,977.20	\$	36,451.24
02300000561055	ARD PROPERTIES LLC	908 9 ST NE	WEST FARGO	ND	58078		1	0.33	14,407.04	Heavy Industrial	1.4	1.40	90	\$	2,096.68	\$	7,020.90	\$	6,418.80	\$	15,536.38
02300000561030	ARD PROPERTIES LLC	VACANT LOT	WEST FARGO	ND	58078		1	0.37	15,998.20	Heavy Industrial	1.6	1.60	100	\$	2,396.21	\$	7,801.00	\$	7,132.00	\$	17,329.21
02300000561040	ARD PROPERTIES LLC	VACANT LOT	WEST FARGO	ND	58078		1	0.37	15,998.27	Heavy Industrial	1.6	1.60	100	\$	2,396.21	\$	7,801.00	\$	7,132.00	\$	17,329.21
02300000562020	BRADLEY A NESS	809 9 ST NE	WEST FARGO	ND	58078		1	0.19	8,399.06	Heavy Industrial	0.8	0.80	60	\$	1,198.10	\$	4,680.60	\$	4,279.20	\$	10,157.90
02205400060000	BRADLEY L & REBECCA R KING	612 13 ST NE	WEST FARGO	ND	58078	Sterling Industrial Park 2nd Addition	1	0.53	22,961.90	Heavy Industrial	2.3	2.30	\$	3,444.55	\$	-	\$	3,444.55	\$	3,444.55	
02208000010000	BRODEUR PROPERTIES LLP	635 10 ST NE	WEST FARGO	ND	58078	Sterling Industrial Park 7th Addition	1	1.45	62,993.60	Heavy Industrial	6.3	6.30	\$	9,435.07	\$	-	\$	9,435.07	\$	9,435.07	
02208000020000	BRODEUR PROPERTIES LLP	619 10 ST NE	WEST FARGO	ND	58078	Sterling Industrial Park 7th Addition	1	1.45	63,010.04	Heavy Industrial	6.3	6.30	\$	9,435.07	\$	-	\$	9,435.07	\$	18,870.14	
02205600020000	BUSSINGER PROPERTIES LLLP	633 13 ST NE	WEST FARGO	ND	58078	Sterling Industrial Park 3rd Addition	1	0.52	22,764.27	Heavy Industrial	2.3	2.30	\$	3,444.55	\$	-	\$	3,444.55	\$	3,444.55	
02205700160001	CNW HOLDINGS LLC	639 16 ST NE UNIT 5	WEST FARGO	ND	58078	Sterling Industrial Park 4th Addition	1	1.26	55,001.80	Heavy Industrial	5.5	5.50	\$	8,236.97	\$	-	\$	8,236.97	\$	8,236.97	
02205700160001	CNW HOLDINGS LLC	639 16 ST NE UNIT 6	WEST FARGO	ND	58078	Sterling Industrial Park 4th Addition	1	1.26	55,001.80	Heavy Industrial	5.5	5.50	\$	8,236.97	\$	-	\$	8,236.97	\$	8,236.97	
02205700160001	CNW HOLDINGS LLC	639 16 ST NE UNIT 7	WEST FARGO	ND	58078	Sterling Industrial Park 4th Addition	1	1.26	55,001.80	Heavy Industrial	5.5	5.50	\$	8,236.97	\$	-	\$	8,236.97	\$	8,236.97	
02205700160001	CNW HOLDINGS LLC	639 16 ST NE UNIT 4	WEST FARGO	ND	58078	Sterling Industrial Park 4th Addition	1	1.26	55,001.80	Heavy Industrial	5.5	5.50	\$	8,236.97	\$	-	\$	8,236.97	\$	41,184.85	
02205900020000	CR STORAGE LLC	1523 5 AVE NE	WEST FARGO	ND	58078	Sterling Industrial Park 6th	1	1.61	70,117.99	Heavy Industrial	7	7.00	\$	10,483.41	\$	-	\$	10,483.41	\$	10,483.41	
02300000563030	DOUGLAS RAY GUSTAFSON	1013 10 AVE NE	WEST FARGO	ND	58078		1	0.17	7,499.32	Heavy Industrial	0.7	0.70	50	\$	1,048.34	\$	3,900.50	\$	3,566.00	\$	8,514.84
02003800020000	DUANE HAZER	N/A	WEST FARGO	ND	58078	Bogey Fourth Addition	0.5	6.58	286,413.94	Heavy Industrial	28.6	14.30	\$	21,416.11	\$	-	\$	21,416.11	\$	21,416.11	
02003800010000	DUANE HAZER	475 12 AVE NE	WEST FARGO	ND	58078	Bogey Fourth Addition	0.5	9.67	421,036.04	Heavy Industrial	42.1	21.05	\$	31,525.11	\$	-	\$	31,525.11	\$	31,525.11	
02300000562025	DUANE HAZER	811 9 ST NE	WEST FARGO	ND	58078		1	14.27	621,768.99	Heavy Industrial	62.2	62.20	\$	93,152.59	\$	-	\$	93,152.59	\$	146,093.81	
02205700150000	ELITE PROPERTIES LLC	625 16 ST NE	WEST FARGO	ND	58078	Sterling Industrial Park 4th Addition	1	1.10	47,786.35	Heavy Industrial	4.8	4.80	\$	7,188.62	\$	-	\$	7,188.62	\$	7,188.62	
02205400091000	ENCLAVE COMPANIES LLC	529 13 ST NE	WEST FARGO	ND	58078	Sterling Industrial Park 2nd Addition	1	0.39	16,831.13	Heavy Industrial	1.7	1.70	\$	2,545.97	\$	-	\$	2,545.97	\$	2,545.97	
02300000561092	EUGENE LOCKWOOD	955 10 AVE NE	WEST FARGO	ND	58078		1	0.50	21,797.62	Heavy Industrial	2.2	2.20	100	\$	3,294.79	\$	7,801.00	\$	7,132.00	\$	18,227.79
02300000562060	EUGENE LOCKWOOD	924 10 AVE NE	WEST FARGO	ND	58078		1	0.34	14,998.30	Heavy Industrial	1.5	1.50	100	\$	2,246.45	\$	7,801.00	\$	7,132.00	\$	17,179.45
02300000560010	FARGO CITY	AG LAND	WEST FARGO	ND	58078		1	83.75	3,648,320.87	Heavy Industrial	364.8	364.80	740	\$	546,335.42	\$	57,727.40	\$	52,776.80	\$	656,839.62
02300000561080	FARGO CITY	1115 9 ST NE	WEST FARGO	ND	58078		1	0.10	4,549.47	Heavy Industrial	0.5	0.50	35	\$	748.82	\$	2,730.35	\$	2,496.20	\$	5,975.37
02205700130000	FISCHER HOLDINGS LLC	513 16 ST NE	WEST FARGO	ND	58078	Sterling Industrial Park 4th Addition	1	1.12	48,867.86	Heavy Industrial	4.9	4.90	\$	7,338.39	\$	-	\$	7,338.39	\$	7,338.39	
02205700035000	FOUR CORNERS HOLDING LLC	528 16 ST NE	WEST FARGO	ND	58078	Sterling Industrial Park 4th Addition	1	1.55	67,333.46	Heavy Industrial	6.7	6.70	\$	10,034.12	\$	-	\$	10,034.12	\$	10,034.12	
02089000010000	GALVANIZERS INC ETAL	1202 7 AVE NE	WEST FARGO	ND	58078	Kautzman's First Addition	1	14.00	609,709.54	Heavy Industrial	61	61.00	\$	91,355.43	\$	-	\$	91,355.43	\$	91,355.43	
02300000561010	GENE M LOCKWOOD	951 10 AVE NE	WEST FARGO	ND	58078		1	0.50	21,797.67	Heavy Industrial	2.2	2.20	100	\$	3,294.79	\$	7,801.00	\$	7,132.00	\$	18,227.79
02300000561020	GENE M LOCKWOOD	949 10 AVE NE	WEST FARGO	ND	58078		1	0.50	21,797.48	Heavy Industrial	2.2	2.20	100	\$	3,294.79	\$	7,801.00	\$	7,132.00	\$	18,227.79
02205700120000	GEORGE & PATTI VOIGT	1609 5 AVE NE	WEST FARGO	ND	58078	Sterling Industrial Park 4th Addition	1	4.91	213,892.80	Heavy Industrial	21.4	21.40	\$	32,049.28	\$	-	\$	32,049.28	\$	32,049.28	
02070800020000	GLENN'S INVESTMENT	680 7 AVE NE	WEST FARGO	ND	58078	Glenn Addition	0.5	4.32	188,154.55	Heavy Industrial	18.8	9.40	\$	14,077.72	\$	-	\$	14,077.72	\$	14,077.72	
02205800010000	GREENWORKS PROPERTIES LLC	603 10 ST NE	WEST FARGO	ND	58078	Sterling Industrial Park 5th Addition	1	0.60	26,192.15	Heavy Industrial	2.6	2.60	\$	3,893.84	\$	-	\$	3,893.84	\$	3,893.84	
02205300040000	GREENWORKS PROPERTIES LLC	636 10 ST NE	WEST FARGO	ND	58078	Sterling Industrial Park 1st Addition	1	1.59	69,068.40	Heavy Industrial	6.9	6.90	\$	10,333.65	\$	-	\$	10,333.65	\$	14,227.49	
02205800020000	HAUGEN & HOIBERG INVESTMENTS	1016 5 AVE NE	WEST FARGO	ND	58078	Sterling Industrial Park 5th Addition	1	0.61	26,380.89	Heavy Industrial	2.6	2.60	\$	3,893.84	\$	-	\$	3,893.84	\$	3,893.84	
02205400070000	HAUGEN AND HOIBERG	528 13 ST NE	WEST FARGO	ND	58078	Sterling Industrial Park 2nd Addition	1	0.53	22,962.61	Heavy Industrial	2.3	2.30	\$	3,444.55	\$	-	\$	3,444.55	\$	7,338.39	
02300000625000	HAZER VENTURES LLC	712 9 ST NE	WEST FARGO	ND	58078		1	1.16	50,441.35	Heavy Industrial	5	5.00	208.7	\$	7,488.15	\$	16,280.69	\$	14,884.48	\$	38,653.32
02300000561070	HAZER VENTURES LLC	913 9 ST NE	WEST FARGO	ND	58078		1	0.77	33,596.17	Heavy Industrial	3.4	3.40	160	\$	5,091.94	\$	12,481.60	\$	11,411.20	\$	28,984.74
02205400020000	HOIBERG PROPERTIES LLC	1120 5 AVE NE	WEST FARGO	ND	58078	Sterling Industrial Park 2nd Addition	1	1.22	52,949.76	Heavy Industrial	5.3	5.30	\$	7,937.44	\$	-	\$	7,937.44	\$	7,937.44	
02205400040000	HOIBERG PROPERTIES LLC	1212 5 AVE NE	WEST FARGO	ND	58078	Sterling Industrial Park 2nd Addition	1	1.05	45,923.62	Heavy Industrial	4.6	4.60	\$	6,889.10	\$	-	\$	6,889.10	\$	6,889.10	
02205700060000	HOIBERG PROPERTIES LLC	1049 5 AVE NE	WEST FARGO	ND	58078	Sterling Industrial Park 4th Addition	1	1.04	45,388.68	Heavy Industrial	4.5	4.50	\$	6,739.34	\$	-	\$	6,739.34	\$	21,565.88	
02205700100000	JBJ PROPERTIES LLC	1413 5 AVE NE	WEST FARGO	ND	58078	Sterling Industrial Park 4th Addition	1	1.12	48,844.82	Heavy Industrial	4.9	4.90	\$	7,338.39	\$	-	\$	7,338.39	\$	7,338.39	
02003700020000	JTWFI PROPERTIES LLC	825 5 ST NE	WEST FARGO	ND	58078	Bogey Third Addition	0.5	2.80	122,150.07	Heavy Industrial	12.2	6.10	\$	9,135.54	\$	-	\$	9,135.54	\$	9,135.54	
02300000615000	CRAIG RUNCK ETAL	1050 7 AVE NE	WEST FARGO	ND	58078		1	5.08	221,411.20	Heavy Industrial	22.1	22.10	\$	33,097.62	\$	-	\$	33,097.62	\$	33,097.62	
02389000020000	KRINGLE INVESTMENTS LLC	524 7 AVE NE	WEST FARGO	ND	58078	Bogey Fifth Addition	0.5	3.81	166,123.98	Heavy Industrial	16.6	8.30	\$	12,430.33	\$	-	\$	12,430.33	\$	12,430.33	
02300000575000	CRAIG RUNCK																				

IMPROVEMENT DISTRICT NO 2265

PROPOSED ASSESSMENT BREAKDOWN

9th St NE

PIN	Owner	Property Address	City	State	Zip Code	Subdivision	Area Factor	Assessable Area (Ac.)	Sq Ft	Zoning	Equivalent Units	Adjusted Equivalent Units	Front Footage (9th St NE Water and Sewer)	Assessment (9th St NE)			Total Assessment by Property	9th Street Total Assessment by Owner	
														Roadway and Storm Sewer	Assessment (9th St NE Sewer)	Assessment (9th St NE Water)			
02300000561060	MATT SKADBERG	920 9 ST NE	WEST FARGO	ND	58078		1	0.70	30,396.47	Heavy Industrial	3	3.00	190	\$ 4,492.89	\$ 14,821.90	\$ 13,550.80	\$ 32,865.59	\$ 32,865.59	
02205700160001	MI PROPERTIES LLC	639 16 ST NE UNIT 2	WEST FARGO	ND	58078	Sterling Industrial Park 4th Addition	1	1.26	55,001.80	Heavy Industrial	5.5	5.50		\$ 8,236.97	-	-	\$ 8,236.97		
02205700160001	MI PROPERTIES LLC	639 16 ST NE UNIT 3	WEST FARGO	ND	58078	Sterling Industrial Park 4th Addition	1	1.26	55,001.80	Heavy Industrial	5.5	5.50		\$ 8,236.97	-	-	\$ 8,236.97	\$ 16,473.94	
02205700140000	MJM INVESTMENTS LLC	541 16 ST NE	WEST FARGO	ND	58078	Sterling Industrial Park 4th Addition	1	1.11	48,335.23	Heavy Industrial	4.8	4.80		\$ 7,188.62	-	-	\$ 7,188.62	\$ 7,188.62	
02300000560080	MUCHOW PROPERTIES LLC	939 9 ST NE	WEST FARGO	ND	58078		1	0.52	22,797.52	Heavy Industrial	2.3	2.30	152	\$ 3,444.55	\$ 11,857.52	\$ 10,840.64	\$ 26,142.71		
02300000561000	MUCHOW PROPERTIES LLC	939 10 AVE NE	WEST FARGO	ND	58078		1	0.17	7,599.13	Heavy Industrial	0.8	0.80	50	\$ 1,198.10	\$ 3,900.50	\$ 3,566.00	\$ 8,664.60	\$ 34,807.31	
02205700070000	NCMM PROPERTIES LLC	1133 5 AVE NE	WEST FARGO	ND	58078	Sterling Industrial Park 4th Addition	1	1.07	46,792.28	Heavy Industrial	4.7	4.70		\$ 7,038.86	-	-	\$ 7,038.86	\$ 7,038.86	
02300000642000	ND DEPT OF TRANSPORTATION	AG LAND					0	6.30	274,428.00	Storm Pond	0	0.00		-	-	-	-	-	
02205700080000	NERLAND CRARY PROPERTIES LLC	1217 5 AVE NE	WEST FARGO	ND	58078	Sterling Industrial Park 4th Addition	1	1.11	48,196.82	Heavy Industrial	4.8	4.80		\$ 7,188.62	-	-	\$ 7,188.62	\$ 7,188.62	
02205300010000	NETREIT WEST FARGO LLC	474 10 ST NE	WEST FARGO	ND	58078	Sterling Industrial Park 1st Addition	1	2.80	122,047.27	Heavy Industrial	12.2	12.20		\$ 18,271.09	-	-	\$ 18,271.09		
02205600030000	NETREIT WEST FARGO LLC	625 13 ST NE	WEST FARGO	ND	58078	Sterling Industrial Park 3rd Addition	1	0.67	29,008.51	Heavy Industrial	2.9	2.90		\$ 4,343.13	-	-	\$ 4,343.13		
02205400130000	NETREIT WEST FARGO LLC	526 10 ST NE	WEST FARGO	ND	58078	Sterling Industrial Park 2nd Addition	1	1.74	75,685.07	Heavy Industrial	7.6	7.60		\$ 11,381.99	-	-	\$ 11,381.99		
02205400080000	NETREIT WEST FARGO LLC	617 13 ST NE	WEST FARGO	ND	58078	Sterling Industrial Park 2nd Addition	1	0.78	34,044.02	Heavy Industrial	3.4	3.40		\$ 5,091.94	-	-	\$ 5,091.94	\$ 39,088.15	
02146500010000	NORDICK GROUP INC	1110 7 ST NE	WEST FARGO	ND	58078	Midland 1st Addition	0.5	17.79	774,860.55	Heavy Industrial	77.5	38.75		\$ 58,033.16	-	-	\$ 58,033.16		
02146700050000	NORDICK GROUP INC	805 7 ST NE	WEST FARGO	ND	58078	Midland 3rd Addition	1	10.98	478,412.25	Heavy Industrial	47.8	47.80		\$ 71,586.71	-	-	\$ 71,586.71		
02146700010000	NORDICK GROUP INC	1000 7 ST NE	WEST FARGO	ND	58078	Midland 3rd Addition	0.5	16.42	715,113.30	Heavy Industrial	71.5	35.75		\$ 53,540.27	-	-	\$ 53,540.27		
02146700020000	NORDICK GROUP INC	817 11 AVE NE	WEST FARGO	ND	58078	Midland 3rd Addition	1	6.07	264,537.34	Heavy Industrial	26.5	26.50		\$ 39,687.20	-	-	\$ 39,687.20	\$ 222,847.34	
02295900021000	NORTH MAIN SPE LLC	1650 MAIN AVE E	WEST FARGO	ND	58078	Tri State Addition	0.5	12.17	530,125.20	Heavy Industrial	53	26.50		\$ 39,687.20	-	-	\$ 39,687.20		
02295900010000	NORTH MAIN SPE LLC	N/A	WEST FARGO	ND	58078	Tri State Addition	0.5	13.24	576,734.40	Heavy Industrial	57.7	28.85		\$ 43,206.63	-	-	\$ 43,206.63	\$ 82,893.83	
02205700020000	PFAU RENTAL PROPERTIES LLC	1502 5 AVE NE	WEST FARGO	ND	58078	Sterling Industrial Park 4th Addition	1	1.26	54,806.81	Heavy Industrial	5.5	5.50		\$ 8,236.97	-	-	\$ 8,236.97		
02205700010000	PFAU RENTAL PROPERTIES LLC	1418 5 AVE NE	WEST FARGO	ND	58078	Sterling Industrial Park 4th Addition	1	1.26	54,867.78	Heavy Industrial	5.5	5.50		\$ 8,236.97	-	-	\$ 8,236.97	\$ 16,473.94	
02300000560050	RANDY MOEN	947 9 ST NE	WEST FARGO	ND	58078		1	0.17	7,199.19	Heavy Industrial	0.7	0.70	100	\$ 1,048.34	\$ 7,801.00	\$ 7,132.00	\$ 15,981.34	\$ 15,981.34	
02205300110000	RED RIVER REGIONAL	640 16 ST NE	WEST FARGO	ND	58078	Sterling Industrial Park 1st Addition	1	3.44	150,063.10	Heavy Industrial	15	15.00		\$ 22,464.45	-	-	\$ 22,464.45	\$ 22,464.45	
02205300080000	RIVERSIDE INVESTMENTS LLC	632 13 ST NE	WEST FARGO	ND	58078	Sterling Industrial Park 1st Addition	1	2.10	91,464.59	Heavy Industrial	9.1	9.10		\$ 13,628.43	-	-	\$ 13,628.43		
02205400050000	RIVERSIDE INVESTMENTS LLC	PRIVATE DRIVE	WEST FARGO	ND	58078	Sterling Industrial Park 2nd Addition	1	0.42	18,363.58	Heavy Industrial	1.8	1.80		\$ 2,695.73	-	-	\$ 2,695.73	\$ 16,324.16	
02300000562030	ROGER ELLINGSON	1001 10 AVE NE	WEST FARGO	ND	58078		1	1.25	54,494.08	Heavy Industrial	5.4	5.40	250	\$ 8,087.20	\$ 19,502.50	\$ 17,830.00	\$ 45,419.70		
02300000561094	ROGER ELLINGSON	955 10 AVE NE	WEST FARGO	ND	58078		1	0.50	21,797.60	Heavy Industrial	2.2	2.20	100	\$ 3,294.79	\$ 7,801.00	\$ 7,132.00	\$ 18,227.79	\$ 63,647.49	
02392000010000	ROMMESMO FAMILY LTD PARTNERSHII	AG LAND	WEST FARGO	ND	58078	Dakota Machine Second Addition	0.5	22.02	959,191.20	Light Industrial	95.9	47.95		\$ 71,811.36	-	-	\$ 71,811.36	\$ 71,811.36	
02205400092000	SCENIC SIGN PROPERTIES LLC	1320 5 AVE NE	WEST FARGO	ND	58078	Sterling Industrial Park 2nd Addition	1	0.41	17,832.11	Heavy Industrial	1.8	1.80		\$ 2,695.73	-	-	\$ 2,695.73	\$ 2,695.73	
02003600010000	SKOL PROPERTIES LLC	460 7 AVE NE	WEST FARGO	ND	58078	Bogey Second Addition	0.5	6.43	279,918.31	Heavy Industrial	28	14.00		\$ 20,966.82	-	-	\$ 20,966.82	\$ 20,966.82	
02389000010000	SOLWAY PROPERTIES HOLDINGS LLC	801 5 ST NE	WEST FARGO	ND	58078	Bogey Fifth Addition	0.5	2.02	88,143.30	Heavy Industrial	8.8	4.40		\$ 6,589.57	-	-	\$ 6,589.57	\$ 6,589.57	
02205900010000	STAN & BONNIE STORAGE LLC	1511 5 AVE NE	WEST FARGO	ND	58078	Sterling Industrial Park 6th	1	1.56	68,039.03	Heavy Industrial	6.8	6.80		\$ 10,183.88	-	-	\$ 10,183.88	\$ 10,183.88	
02300000620000	THE NORDICK GROUP INC	702 9 ST NE	WEST FARGO	ND	58078		1	1.00	43,554.16	Heavy Industrial	4.4	4.40		\$ 6,589.57	-	-	\$ 6,589.57		
02146600010000	THE NORDICK GROUP INC	740 11 AVE NE	WEST FARGO	ND	58078	Midland 2nd Addition	1	12.77	556,223.30	Heavy Industrial	55.6	55.60		\$ 83,268.23	-	-	\$ 83,268.23		
02146700035000	THE NORDICK GROUP INC	925 7 ST NE	WEST FARGO	ND	58078	Midland 3rd Addition	1	6.08	264,966.46	Heavy Industrial	26.5	26.50		\$ 39,687.20	-	-	\$ 39,687.20		
02070800010000	THE NORDICK GROUP INC	830 7 ST NE	WEST FARGO	ND	58078	Glenn Addition	0.5	4.32	188,154.15	Heavy Industrial	18.8	9.40		\$ 14,077.72	-	-	\$ 14,077.72	\$ 143,622.72	
02300000562010	TLC MAINTENANCE LLC	900 10 AVE NE	WEST FARGO	ND	58078		1	0.17	7,499.18	Heavy Industrial	0.7	0.70	50	\$ 1,048.34	\$ 3,900.50	\$ 3,566.00	\$ 8,514.84		
02300000560030	TLC MAINTENANCE LLC	1001 9 ST NE	WEST FARGO	ND	58078		1	0.43	18,748.05	Heavy Industrial	1.9	1.90	125	\$ 2,845.50	\$ 9,751.25	\$ 8,915.00	\$ 21,511.75		
02300000563020	TLC MAINTENANCE LLC	900 10 AVE NE	WEST FARGO	ND	58078		1	0.26	11,248.73	Heavy Industrial	1.1	1.10	75	\$ 1,647.39	\$ 5,850.75	\$ 5,349.00	\$ 12,847.14	\$ 42,873.73	
02392000020000	TNS INDUSTRIAL WEST FARGO LLC	420 MAIN AVE E	WEST FARGO	ND	58078	Dakota Machine Second Addition	0.5	15.14	659,498.40	Light Industrial	65.9	32.95		\$ 49,346.91	-	-	\$ 49,346.91		
02008000030000	TNS INDUSTRIAL WEST FARGO LLC	406 MAIN AVE E	WEST FARGO	ND	58078	Dakota Machine First Addition	0.5	4.14	180,338.40	Light Industrial	18	9.00		\$ 13,478.67	-	-	\$ 13,478.67	\$ 62,825.58	
2300000560090	VERNON & LOWELL SKARIE	1017 10 AVE NE	WEST FARGO	ND	58078		1	0.17	7,405.20	Heavy Industrial	0.7	0.70	50	\$ 1,048.34	\$ 3,900.50	\$ 3,566.00	\$ 8,514.84	\$ 8,514.84	
02205700050000	WAYNE E & JEAN AWELLE	1021 5 AVE NE	WEST FARGO	ND	58078	Sterling Industrial Park 4th Addition	1	1.07	46,625.34	Heavy Industrial	4.7	4.70		\$ 7,038.86	-	-	\$ 7,038.86	\$ 7,038.86	
02033800030000	WEISGRAM PROPERTIES LLP	822 5 ST NE	WEST FARGO	ND	58078	Bogey Fourth Addition	1	10.09	439,481.48	Heavy Industrial	43.9	43.90		\$ 65,745.96	-	-	\$ 65,745.96	\$ 65,745.96	
02300000561051	WILFRED J & DEANNA J	N/A	WEST FARGO	ND	58078		1	0.37	15,985.89	Heavy Industrial	1.6	1.60	100	\$ 2,396.21	\$ 7,801.00	\$ 7,132.00	\$ 17,329.21	\$ 17,329.21	
02300000609000	WMF PROPERTIES LLC	1401 7 AVE NE	WEST FARGO	ND	58078		1	4.65	202,364.19	Heavy Industrial	20.2	20.20		\$ 30,252.13	-	-	\$ 30,252.13	\$ 30,252.13	
Totals												2246.9	1940.20	3611.7	2,905,701.79	\$ 281,748.72	\$ 257,586.44		

Assessments			
Road and Storm Sewer	\$ 2,905,700.00	\$ 1,497.63	per EU
Local Sanitary Sewer	\$ 281,750.00	\$ 78.01	Per LF
Local Water	\$ 257,600.00	\$ 71.32	Per LF
Total Assessment	\$ 3,445,050.00		

IMPROVEMENT DISTRICT NO 2265
 PROPOSED ASSESSMENT BREAKDOWN
 7th Ave NE

PIN	Owner	Property Address	City	State	Zip Code	Subdivision	Area Factor	Assessable Area (Ac.)	Sq Ft	Zoning	Equivalent Units	Adjusted Equivalent Units	Front Footage (7th Ave NE Roadway and Storm Sewer)	Assessment (7th Ave NE Roadway and Storm Sewer)	Assessment (7th Ave NE Water)	Assessment (7th Ave NE Sewer)	Total Assessment by Property	7th Street Total Assessment by Owner	
02300000560040	ALAN D RAY	941 9 ST NE	WEST FARGO	ND	58078		1	0.17	7399.24	Heavy Industrial	0.7	0.70	\$	904.68	\$	-	\$	904.68	
02300000560070	ALAN D RAY	931 9 ST NE	WEST FARGO	ND	58078		1	0.30	13198.55	Heavy Industrial	1.3	1.30	\$	1,680.12	\$	-	\$	1,680.12	
02300000562050	ALAN D RAY	VACANT LOT	WEST FARGO	ND	58078		1	0.17	7199.18	Heavy Industrial	0.7	0.70	\$	904.68	\$	-	\$	904.68	\$ 3,489.48
02300000561056	ARD PROPERTIES LLC	VACANT LOT	WEST FARGO	ND	58078		1	0.77	33599.84	Heavy Industrial	3.4	3.40	\$	4,394.16	\$	-	\$	4,394.16	
02300000561055	ARD PROPERTIES LLC	908 9 ST NE	WEST FARGO	ND	58078		1	0.33	14407.04	Heavy Industrial	1.4	1.40	\$	1,809.36	\$	-	\$	1,809.36	
02300000561030	ARD PROPERTIES LLC	VACANT LOT	WEST FARGO	ND	58078		1	0.37	15998.20	Heavy Industrial	1.6	1.60	\$	2,067.84	\$	-	\$	2,067.84	
02300000561040	ARD PROPERTIES LLC	VACANT LOT	WEST FARGO	ND	58078		1	0.37	15998.27	Heavy Industrial	1.6	1.60	\$	2,067.84	\$	-	\$	2,067.84	\$ 10,339.20
02300000562020	BRADLEY A NESS	809 9 ST NE	WEST FARGO	ND	58078		1	0.19	8399.06	Heavy Industrial	0.8	0.80	\$	1,033.92	\$	-	\$	1,033.92	\$ 1,033.92
02205400060000	BRADLEY L & REBECCA R KING	612 13 ST NE	WEST FARGO	ND	58078	Sterling Industrial Park 2nd Addition	1	0.53	22961.90	Heavy Industrial	2.3	2.30	\$	2,972.52	\$	-	\$	2,972.52	\$ 2,972.52
02208000010000	BRODEUR PROPERTIES LLP	635 10 ST NE	WEST FARGO	ND	58078	Sterling Industrial Park 7th Addition	1	1.45	62993.60	Heavy Industrial	6.3	6.30	\$	8,142.12	\$	-	\$	8,142.12	\$ 8,142.12
02208000020000	BRODEUR PROPERTIES LLP	619 10 ST NE	WEST FARGO	ND	58078	Sterling Industrial Park 7th Addition	1	1.45	63010.04	Heavy Industrial	6.3	6.30	\$	8,142.12	\$	-	\$	8,142.12	\$ 16,284.24
02205600020000	BUSSINGER PROPERTIES LLLP	633 13 ST NE	WEST FARGO	ND	58078	Sterling Industrial Park 3rd Addition	1	0.52	22764.27	Heavy Industrial	2.3	2.30	\$	2,972.52	\$	-	\$	2,972.52	\$ 2,972.52
02205700160001	CNW HOLDINGS LLC	639 16 ST NE UNIT 5	WEST FARGO	ND	58078	Sterling Industrial Park 4th Addition	1	1.26	55001.80	Heavy Industrial	5.5	5.50	\$	7,108.20	\$	-	\$	7,108.20	
02205700160001	CNW HOLDINGS LLC	639 16 ST NE UNIT 6	WEST FARGO	ND	58078	Sterling Industrial Park 4th Addition	1	1.26	55001.80	Heavy Industrial	5.5	5.50	\$	7,108.20	\$	-	\$	7,108.20	
02205700160001	CNW HOLDINGS LLC	639 16 ST NE UNIT 1	WEST FARGO	ND	58078	Sterling Industrial Park 4th Addition	1	1.26	55001.80	Heavy Industrial	5.5	5.50	\$	7,108.20	\$	-	\$	7,108.20	
02205700160001	CNW HOLDINGS LLC	639 16 ST NE UNIT 7	WEST FARGO	ND	58078	Sterling Industrial Park 4th Addition	1	1.26	55001.80	Heavy Industrial	5.5	5.50	\$	7,108.20	\$	-	\$	7,108.20	
02205700160001	CNW HOLDINGS LLC	639 16 ST NE UNIT 4	WEST FARGO	ND	58078	Sterling Industrial Park 4th Addition	1	1.26	55001.80	Heavy Industrial	5.5	5.50	\$	7,108.20	\$	-	\$	7,108.20	\$ 35,541.00
02205900020000	CR STORAGE LLC	1523 5 AVE NE	WEST FARGO	ND	58078	Sterling Industrial Park 6th	1	1.61	70117.99	Heavy Industrial	7	7.00	\$	9,046.80	\$	-	\$	9,046.80	\$ 9,046.80
02300000562030	DOUGLAS RAY GUSTAFSON	1013 10 AVE NE	WEST FARGO	ND	58078		0.5	0.17	7499.32	Heavy Industrial	0.7	0.35	\$	452.34	\$	-	\$	452.34	\$ 452.34
02300000562025	DUANE HAZER	811 9 ST NE	WEST FARGO	ND	58078		1	14.27	621768.99	Heavy Industrial	62.2	62.20	\$	80,387.28	\$	-	\$	80,387.28	\$ 80,387.28
02205700150000	ELITE PROPERTIES LLC	625 16 ST NE	WEST FARGO	ND	58078	Sterling Industrial Park 4th Addition	1	1.10	47786.35	Heavy Industrial	4.8	4.80	\$	6,203.52	\$	-	\$	6,203.52	\$ 6,203.52
02205400091000	ENCLAVE COMPANIES LLC	529 13 ST NE	WEST FARGO	ND	58078	Sterling Industrial Park 2nd Addition	1	0.39	16831.13	Heavy Industrial	1.7	1.70	\$	2,197.08	\$	-	\$	2,197.08	\$ 2,197.08
02300000561092	EUGENE LOCKWOOD	955 10 AVE NE	WEST FARGO	ND	58078		1	0.50	21797.62	Heavy Industrial	2.2	2.20	\$	2,843.28	\$	-	\$	2,843.28	
02300000562060	EUGENE LOCKWOOD	924 10 AVE NE	WEST FARGO	ND	58078		0.5	0.34	14998.30	Heavy Industrial	1.5	0.75	\$	969.30	\$	-	\$	969.30	\$ 3,812.58
02300000560010	FARGO CITY	AG LAND	WEST FARGO	ND	58078		0.5	83.75	3648320.87	Heavy Industrial	364.8	182.40	\$	235,733.76	\$	-	\$	235,733.76	
02147300020000	FARGO CITY	180 45 ST N	WEST FARGO	ND	58078	Midway 4th Addition	1	0.18	7699.97	Heavy Industrial	0.8	0.80	\$	1,033.92	\$	-	\$	1,033.92	
02300000561080	FARGO CITY	1115 9 ST NE	WEST FARGO	ND	58078		1	0.10	4549.47	Heavy Industrial	0.5	0.50	\$	646.20	\$	-	\$	646.20	\$ 237,413.88
02205700130000	FISCHER HOLDINGS LLC	513 16 ST NE	WEST FARGO	ND	58078	Sterling Industrial Park 4th Addition	1	1.12	48867.86	Heavy Industrial	4.9	4.90	\$	6,332.76	\$	-	\$	6,332.76	\$ 6,332.76
02205700035000	FOUR CORNERS HOLDING LLC	528 16 ST NE	WEST FARGO	ND	58078	Sterling Industrial Park 4th Addition	1	1.55	67333.46	Heavy Industrial	6.7	6.70	\$	8,659.08	\$	-	\$	8,659.08	\$ 8,659.08
02089000100000	GALVANIZERS INC ETAL	1202 7 AVE NE	WEST FARGO	ND	58078	Kautzman's First Addition	1	14.00	609709.54	Heavy Industrial	61	61.00	\$	78,836.40	\$	-	\$	78,836.40	\$ 78,836.40
02300000561010	GENE M LOCKWOOD	951 10 AVE NE	WEST FARGO	ND	58078		1	0.50	21797.67	Heavy Industrial	2.2	2.20	\$	2,843.28	\$	-	\$	2,843.28	
02300000561020	GENE M LOCKWOOD	949 10 AVE NE	WEST FARGO	ND	58078		1	0.50	21797.48	Heavy Industrial	2.2	2.20	\$	2,843.28	\$	-	\$	2,843.28	\$ 5,686.56
02205700120000	GEORGE & PATTI VOIGT	1609 5 AVE NE	WEST FARGO	ND	58078	Sterling Industrial Park 4th Addition	1	4.91	213892.80	Heavy Industrial	21.4	21.40	\$	27,657.36	\$	-	\$	27,657.36	\$ 27,657.36
02205800010000	GREENWORKS PROPERTIES LLC	603 10 ST NE	WEST FARGO	ND	58078	Sterling Industrial Park 5th Addition	1	0.60	26192.15	Heavy Industrial	2.6	2.60	\$	3,360.24	\$	-	\$	3,360.24	
02205300040000	GREENWORKS PROPERTIES LLC	636 10 ST NE	WEST FARGO	ND	58078	Sterling Industrial Park 1st Addition	1	1.59	69068.40	Heavy Industrial	6.9	6.90	\$	8,917.56	\$	-	\$	8,917.56	\$ 12,277.80
02205800020000	HAUGEN & HOIBERG INVESTMENTS HAUGEN AND HOIBERG	1016 5 AVE NE	WEST FARGO	ND	58078	Sterling Industrial Park 5th Addition	1	0.61	26380.89	Heavy Industrial	2.6	2.60	\$	3,360.24	\$	-	\$	3,360.24	
02205400070000	INVESTMENTS LLC	528 13 ST NE	WEST FARGO	ND	58078	Sterling Industrial Park 2nd Addition	1	0.53	22962.61	Heavy Industrial	2.3	2.30	\$	2,972.52	\$	-	\$	2,972.52	\$ 6,332.76
02300000561070	HAZER VENTURES LLC	913 9 ST NE	WEST FARGO	ND	58078		1	0.77	33596.17	Heavy Industrial	3.4	3.40	\$	4,394.16	\$	-	\$	4,394.16	\$ 4,394.16
02205400020000	HOIBERG PROPERTIES LLC	1120 5 AVE NE	WEST FARGO	ND	58078	Sterling Industrial Park 2nd Addition	1	1.22	52949.76	Heavy Industrial	5.3	5.30	\$	6,849.72	\$	-	\$	6,849.72	
02205400040000	HOIBERG PROPERTIES LLC	1212 5 AVE NE	WEST FARGO	ND	58078	Sterling Industrial Park 2nd Addition	1	1.05	45923.62	Heavy Industrial	4.6	4.60	\$	5,945.04	\$	-	\$	5,945.04	
02205700060000	HOIBERG PROPERTIES LLC	1049 5 AVE NE	WEST FARGO	ND	58078	Sterling Industrial Park 4th Addition	1	1.04	45388.68	Heavy Industrial	4.5	4.50	\$	5,815.80	\$	-	\$	5,815.80	\$ 18,610.56
02205700100000	IBJ PROPERTIES LLC	1413 5 AVE NE	WEST FARGO	ND	58078	Sterling Industrial Park 4th Addition	1	1.12	48844.82	Heavy Industrial	4.9	4.90	\$	6,332.76	\$	-	\$	6,332.76	\$ 6,332.76
02300000615000	CRAIG RUNCK ETAL	1050 7 AVE NE	WEST FARGO	ND	58078		1	5.08	221411.20	Heavy Industrial	22.1	22.10	267.6	\$ 28,562.04	\$	17,375.27	\$	45,937.31	\$ 45,937.31
02300000575000	CRAIG RUNCK	1042 7 AVE NE	WEST FARGO	ND	58078		1	4.90	213318.49	Heavy Industrial	21.3	21.30	\$	27,528.12	\$	-	\$	27,528.12	\$ 27,528.12
02300000570000	CRAIG RUNCK ETAL	1042 7 AVE NE	WEST FARGO	ND	58078		1	8.36	364039.63	Heavy Industrial	36.4	36.40	869.0	\$ 47,043.36	\$	56,424.17	\$	103,467.53	\$ 103,467.53
02300000560090	LOWELL SKARIE	1017 10 AVE NE	WEST FARGO	ND	58078		0.5	0.17	7499.11	Heavy Industrial	0.7	0.35	\$	452.34	\$	-	\$	452.34	\$ 452.34
02205300030000	MAC REAL ESTATE LLC	614 10 ST NE	WEST FARGO	ND	58078	Sterling Industrial Park 1st Addition	1	1.57	68267.92	Heavy Industrial	6.8	6.80	\$	8,788.32	\$	-	\$	8,788.32	\$ 8,788.32
02300000563010	MARVIN F LOCKWOOD	1021 10 AVE NE	WEST FARGO	ND	58078		0.5	0.34	14998.41	Heavy Industrial	1.5	0.75	\$	969.30	\$	-	\$	969.30	\$ 969.30
02300000561060	MATT SKADBERG	920 9 ST NE	WEST FARGO	ND	58078		1	0.70	30396.47	Heavy Industrial	3	3.00	\$	3,877.20	\$	-	\$	3,877.20	\$ 3,877.20
02205700160001	MI PROPERTIES LLC	639 16 ST NE UNIT 2	WEST FARGO	ND	58078	Sterling Industrial Park 4th Addition	1	1.26	55001.80	Heavy Industrial	5.5	5.50	\$	7,108.20	\$	-	\$	7,108.20	\$ 7,108.20
02205700160001	MI PROPERTIES LLC	639 16 ST NE UNIT 3	WEST FARGO	ND	58078	Sterling Industrial Park 4th Addition	1	1.26	55001.80	Heavy Industrial	5.5	5.50	\$	7,108.20	\$	-	\$	7,108.20	\$ 7,108.20
02205700140000	MJM INVESTMENTS LLC	541 16 ST NE	WEST FARGO	ND	58078	Sterling Industrial Park 4th Addition	1	1.11	48335.23	Heavy Industrial	4.8	4.80	\$	6,203.52	\$	-	\$	6,203.52	\$ 6,203.52
02300000560080	MUCHOW PROPERTIES LLC	939 9 ST NE	WEST FARGO	ND	58078		1	0.52	22797.52	Heavy Industrial	2.3	2.30	\$	2,972.52	\$	-	\$	2,972.52	\$ 2,972.52
02300000561000	MUCHOW PROPERTIES LLC	939 10 AVE NE	WEST FARGO	ND	58078		1	0.17	7599.13	Heavy Industrial	0.8	0.80	\$	1,033.92	\$	-	\$	1,033.92	\$ 1,033.92
02205700070000	NCCM PROPERTIES LLC	1133 5 AVE NE	WEST FARGO	ND	58078	Sterling Industrial Park 4th Addition	1	1.07	46792.28	Heavy Industrial	4.7	4.70	\$	6,074.28	\$	-	\$	6,074.28	\$ 6,074.28
02205700080000	NERLAND CRARY PROPERTIES LLC	1217 5 AVE NE	WEST FARGO	ND	58078	Sterling Industrial Park 4th Addition	1	1.11	48196.82	Heavy Industrial	4.8	4.80	\$	6,203.52	\$	-	\$	6,203.52	\$ 6,203.52

IMPROVEMENT DISTRICT NO 2265
 PROPOSED ASSESSMENT BREAKDOWN
 7th Ave NE

PIN	Owner	Property Address	City	State	Zip Code	Subdivision	Area Factor	Assessable Area (Ac.)	Sq Ft	Zoning	Equivalent Units	Adjusted Equivalent Units	Front Footage (7th Ave NE Roadway and Storm Sewer)	Assessment (7th Ave NE Roadway and Storm Sewer)	Assessment (7th Ave NE Water)	Assessment (7th Ave NE Sewer)	Total Assessment by Property	7th Street Total Assessment by Owner				
02205300010000	NETREIT WEST FARGO LLC	474 10 ST NE	WEST FARGO	ND	58078	Sterling Industrial Park 1st Addition	1	2.80	122047.27	Heavy Industrial	12.2	12.20	\$	15,767.28	\$	-	\$	15,767.28				
02205600030000	NETREIT WEST FARGO LLC	625 13 ST NE	WEST FARGO	ND	58078	Sterling Industrial Park 3rd Addition	1	0.67	29008.51	Heavy Industrial	2.9	2.90	\$	3,747.96	\$	-	\$	3,747.96				
02205400130000	NETREIT WEST FARGO LLC	526 10 ST NE	WEST FARGO	ND	58078	Sterling Industrial Park 2nd Addition	1	1.74	75685.07	Heavy Industrial	7.6	7.60	\$	9,822.24	\$	-	\$	9,822.24				
02205400080000	NETREIT WEST FARGO LLC	617 13 ST NE	WEST FARGO	ND	58078	Sterling Industrial Park 2nd Addition	1	0.78	34044.02	Heavy Industrial	3.4	3.40	\$	4,394.16	\$	-	\$	4,394.16	\$ 33,731.64			
02205700020000	PFAU RENTAL PROPERTIES LLC	1502 5 AVE NE	WEST FARGO	ND	58078	Sterling Industrial Park 4th Addition	1	1.26	54806.81	Heavy Industrial	5.5	5.50	\$	7,108.20	\$	-	\$	7,108.20				
02205700010000	PFAU RENTAL PROPERTIES LLC	1418 5 AVE NE	WEST FARGO	ND	58078	Sterling Industrial Park 4th Addition	1	1.26	54867.78	Heavy Industrial	5.5	5.50	\$	7,108.20	\$	-	\$	7,108.20	\$ 14,216.40			
02300000560050	RANDY MOEN	947 9 ST NE	WEST FARGO	ND	58078		1	0.17	7199.19	Heavy Industrial	0.7	0.70	\$	904.68	\$	-	\$	904.68	\$ 904.68			
RED RIVER REGIONAL																						
02205300110000	MARKSMANSHIP CEN	640 16 ST NE	WEST FARGO	ND	58078	Sterling Industrial Park 1st Addition	1	3.44	150063.10	Heavy Industrial	15	15.00	\$	19,386.00	\$	-	\$	19,386.00	\$ 19,386.00			
02205300080000	RIVERSIDE INVESTMENTS LLC	632 13 ST NE	WEST FARGO	ND	58078	Sterling Industrial Park 1st Addition	1	2.10	91464.59	Heavy Industrial	9.1	9.10	\$	11,760.84	\$	-	\$	11,760.84				
02205400050000	RIVERSIDE INVESTMENTS LLC	PRIVATE DRIVE	WEST FARGO	ND	58078	Sterling Industrial Park 2nd Addition	1	0.42	18363.58	Heavy Industrial	1.8	1.80	\$	2,326.32	\$	-	\$	2,326.32	\$ 14,087.16			
02300000562030	ROGER ELLINGSON	1001 10 AVE NE	WEST FARGO	ND	58078		1	1.25	54494.08	Heavy Industrial	5.4	5.40	\$	6,978.96	\$	-	\$	6,978.96				
02300000561094	ROGER ELLINGSON	955 10 AVE NE	WEST FARGO	ND	58078		1	0.50	21797.60	Heavy Industrial	2.2	2.20	\$	2,843.28	\$	-	\$	2,843.28	\$ 9,822.24			
02205400092000	SCENIC SIGN PROPERTIES LLC	1320 5 AVE NE	WEST FARGO	ND	58078	Sterling Industrial Park 2nd Addition	1	0.41	17832.11	Heavy Industrial	1.8	1.80	\$	2,326.32	\$	-	\$	2,326.32	\$ 2,326.32			
02205900010000	STAN & BONNIE STORAGE LLC	1511 5 AVE NE	WEST FARGO	ND	58078	Sterling Industrial Park 6th	1	1.56	68039.03	Heavy Industrial	6.8	6.80	\$	8,788.32	\$	-	\$	8,788.32	\$ 8,788.32			
02300000562010	TLC MAINTENANCE LLC	900 10 AVE NE	WEST FARGO	ND	58078		0.5	0.17	7499.18	Heavy Industrial	0.7	0.35	\$	452.34	\$	-	\$	452.34				
02300000560030	TLC MAINTENANCE LLC	1001 9 ST NE	WEST FARGO	ND	58078		0.5	0.43	18748.05	Heavy Industrial	1.9	0.95	\$	1,227.78	\$	-	\$	1,227.78				
02300000563020	TLC MAINTENANCE LLC	900 10 AVE NE	WEST FARGO	ND	58078		0.5	0.26	11248.73	Heavy Industrial	1.1	0.55	\$	710.82	\$	-	\$	710.82	\$ 2,390.94			
2300000560090	VERNON & LOWELL SKARIE	1017 10 AVE NE	WEST FARGO	ND	58078		1	0.17	7405.20	Heavy Industrial	0.7	0.70	\$	904.68	\$	-	\$	904.68	\$ 904.68			
WAYNE E & JEAN A WELLE																						
02205700050000	REVOCABLE LIVING TRUSTS ETAL	1021 5 AVE NE	WEST FARGO	ND	58078	Sterling Industrial Park 4th Addition	1	1.07	46625.34	Heavy Industrial	4.7	4.70	\$	6,074.28	\$	-	\$	6,074.28	\$ 6,074.28			
WILFRED J & DEANNA J																						
02300000561051	BAUMGARTNER	N/A	WEST FARGO	ND	58078		1	0.37	15985.89	Heavy Industrial	1.6	1.60	\$	2,067.84	\$	-	\$	2,067.84	\$ 2,067.84			
02300000609000	WMF PROPERTIES LLC	1401 7 AVE NE	WEST FARGO	ND	58078		1	4.65	202364.19	Heavy Industrial	20.2	20.20	\$	26,106.48	\$	17,206.45	\$	43,312.93	\$ 43,312.93			
Totals											682.45	1,401.6	\$	881,998.38	\$	91,005.89	\$	-	\$	973,004.27	\$	973,004.27

Assessments			
Road and Storm Sewer	\$	882,000.00	\$ 1,292.40 per EU
Water Main	\$	91,000.00	\$ 64.93 per LF
Sanitary Sewer	\$	-	
Total Assessment	\$	973,000.00	



To: Special Assessment Commission
From: Dan Hanson, Senior Director of Community and Development
Date: June 24, 2025
Subject: Improvement District No. 2290 – 2025 Public Works Mill & Overlay
Action: Preconstruction Meeting: No Formal Action

SPECIAL ASSESSMENT COMMISSION

Chairman:
Jim Brownlee
Commissioner:
Eddie Sheeley
Commissioner:
Elliot Steinbrink

BOARD OF CITY COMMISSIONERS

President:
Bernie Dardis
Commissioner:
Brad Olson
Commissioner:
Roben Anderson
Commissioner:
Rory Jorgensen
Commissioner:
Amy Zundel
City Administrator:
Dustin T. Scott

ENGINEERING DEPARTMENT

City Engineer:
Jerry Wallace
Asst. City Engineer:
Kyle McCamy
Asst. City Engineer:
Open
Project Administrator:
Kayla Volness

Summary and Recommendation:

In the years following the installation of an asphalt roadway section, the roadways deteriorate, and utility trench settlement occurs. To revitalize the pavement surface and section and to increase the life cycle of the roadway it is recommended that a mill and overlay be applied. This will smooth out the surface creating a better ride quality as well as extending the life cycle of the roadway. In addition to the roadway resurfacing, current ADA laws require that all ADA ramps in the project areas be ADA compliant.

In the life cycle of an asphalt roadway, it is recommended to perform an overlay. This involves removing the deteriorated top lift of asphalt and installing a new wearing course, thereby renewing the roadway section and surface and extending the life of the roadway. This project targets roadways that are in need of an overlay.

On May 15, 2025, bids were opened for the referenced project. 2 bids were received with the lowest bidder being Border States Paving, Inc. in the amount of \$708,050.39 which was \$114,873.86 under the Engineer's Estimate. The City Commission awarded this work to Border States Paving, Inc. at the May 19, 2025 Commission Meeting.

Attachments:

1. Assessment District Map
2. Benefit Methodology
3. District Cost Summary
4. Preliminary Assessment List

NOTE: Additional project information is available on the city's website: <https://www.westfargond.gov/1021/Special-Assessment-Projects>

Staff Recommendation: There is no formal action for this meeting. Staff does not have a recommendation at this time.

Policy Analysis:

This improvement district was administrated in accordance with North Dakota Century Code as well as City of West Fargo policies and ordinances. The city's "Special Assessment Policy" is available on the city's website.

The proposed mill and overlay district will extend the lifespan of the current roadways. Other than the milling of the roadways and asphalt production, this work will be completed by the Public Works staff using Public Works equipment.

Financial Summary:

Total Estimated Project Cost:	\$ 1,085,000
Assessments	\$ 465,000
City Funds	\$ 465,000
Other Funds (City Staff & Equipment)	\$ 155,000

Estimated assessments for this project are \$1,400 per Equivalent Unit and are based off of assessing 50% of the project costs less the city staff and equipment costs per the 2024 Capital Improvement Plan.

Previously Presented Information and Commission Actions:

June 2, 2025 –

- **Staff Recommendation:** Approve Contract and Contractor's Bond and Authorize Notice to Proceed
- **Commission Action:** Commissioner Olson moved, and Commissioner Jorgensen seconded to approve. No opposition, motion carried.

May 19, 2025 –

- **Staff Recommendation:** Accept Bid and Award contract to Border States Paving, Inc. for their bid amount of \$708,050.39
- **Commission Action:** Commissioner Anderson moved, and Commissioner Zundel seconded to approve. No opposition, motion carried.

May 15, 2025 – Virtual Bid Opening was held at 10:30 AM

April 21, 2025 –

- **Staff Recommendation:** Reject all bids and Authorize Re-Advertisement for bids to rebid the project
- **Commission Action:** Commissioner Jorgensen moved, and Commissioner Zundel seconded to approve. No opposition, motion carried.

April 10, 2025 – Virtual Bid Opening was held at 10:30 AM

March 17, 2025 –

- **Staff Recommendation:** Approve Plans and Specifications and Direct Advertisement for Bids.
- **Commission Action:** Commissioner Olson moved, and Commissioner Anderson seconded to approve. No opposition, motion carried.

February 3, 2025

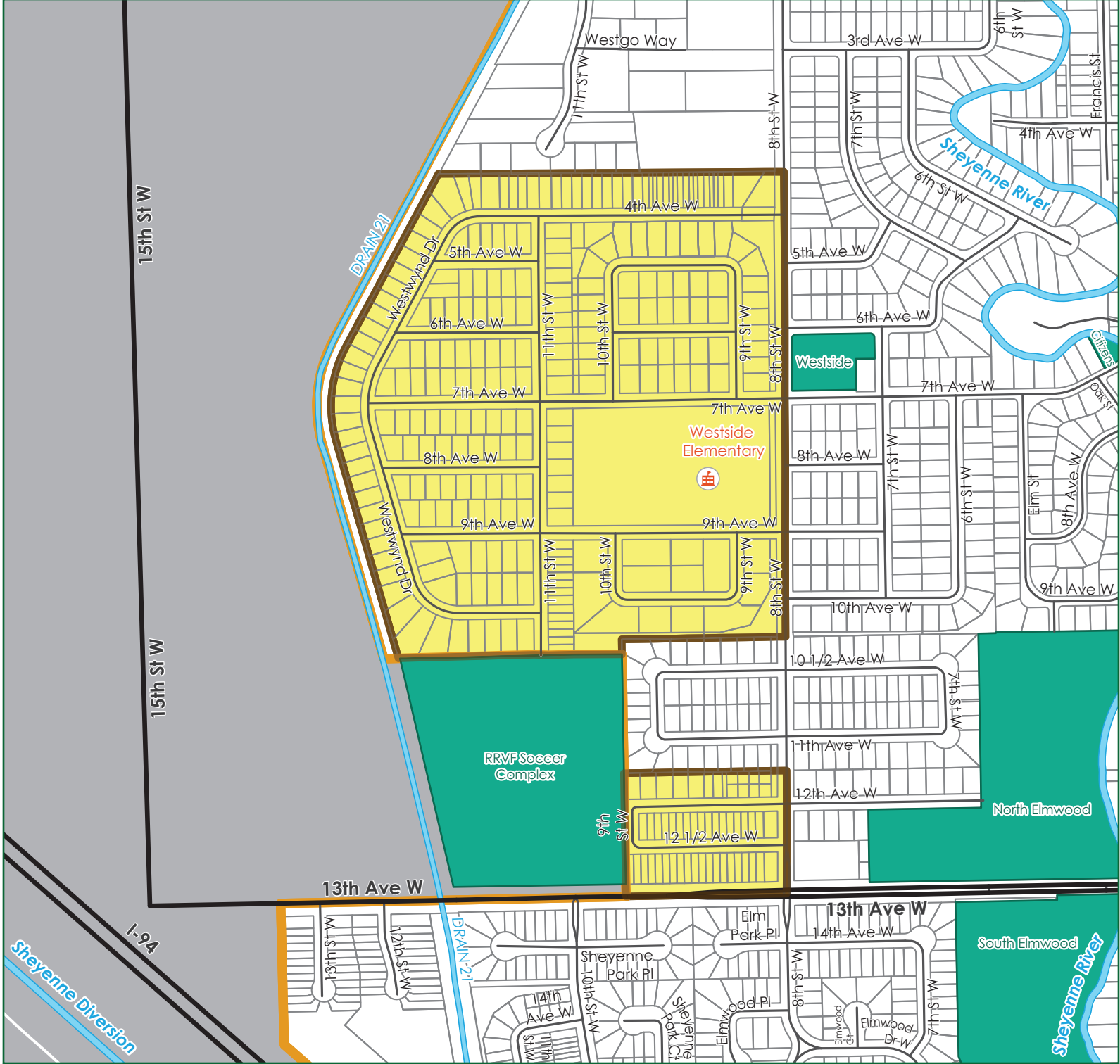
- **Staff Recommendation:** Conduct the Determination of Protest Sufficiency and Approve associated Resolution
- **Commission Action:** Commissioner Jorgensen moved, and Commissioner Zundel seconded to approve. No opposition, motion carried.

December 16, 2024-

- **Staff Recommendation:** Approve Amendment Resolution Creating Improvement Dist. No. 2290, Approve Engineer's Report, Authorize Resolution of Necessity; and Direct Engineer to prepare Plans and Specifications.
- **Commission Action:** Commissioner Jorgensen moved, and Commissioner Zundel seconded to approve. No opposition, motion carried.

December 2, 2024-

- **Staff Recommendation:** Create Improvement District No. 2290, and Direct Engineer to prepare an Engineer's Report.
- **Commission Action:** Commissioner Zundel moved, and Commissioner Olson seconded to approve. No opposition, motion carried.

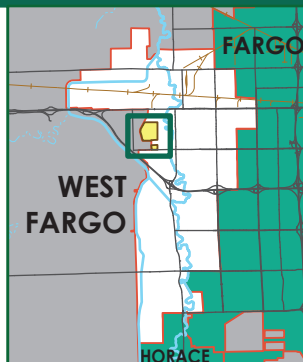






IMPROVEMENT DISTRICT NO. 2290

2025 Public Works Mill and Overlay

Issued: 11/21/2024

Prepared by:



-  Improvement District
-  Parcel Boundary
-  Park District
-  City Limit



IMPROVEMENT DISTRICT NO. 2290

BENEFIT METHODOLOGY

IMPROVEMENT STATUS: PROJECT UNDER CONSTRUCTION

DATE JUNE 9, 2025

Improvement District No. 2290

Project Description: 2025 Public Works Mill & Overlay

West Fargo, North Dakota

Construction Improvement Summary

- Mill & Overlay of Asphalt Roadways
- Spot Curb & Gutter Replacement

Project Location:

- As Shown in the Assessment District Map
- Regional Benefitting Area
 - None

Assesment Methodology

- Local Benefit
 - Streets – Equivalent Unit (EU)

▪ Single Family Home	1.0	EU
▪ Twinhome	0.6	EU
▪ Condo/Townhome	0.3	EU
▪ Apartment Building - Small	1.8	EU
▪ Apartment Building – Medium	2.2	EU
▪ Apartment Building – Large	3.3	EU
▪ Apartment Building – Extra Large	5.2	EU
▪ School Property	13.0	EU

 - Based on equivalent 75' Lineal Front Footage Lots
- Regional Benefit
 - None

IMPROVEMENT DISTRICT NO. 2290

DISTRICT COST SUMMARY

Special Assessment Commission Meeting - 06/09/2025

Construction Costs

Street Improvements	\$708,050.39
Construction Subtotal	\$708,050.39
Construction Contingencies (10%)	\$70,949.61
Total Construction	\$779,000.00

Non Construction Costs

Engineering (Design & Construction)	\$78,000.00
Additional Consulting Services	\$3,000.00
Legal & Administration	\$38,900.00
Bond Discount	\$31,100.00
City Labor and Equipment	\$155,000.00
Total Non Construction Costs	\$306,000.00

Total District Costs **\$1,085,000.00**



To: Special Assessment Commission
From: Dan Hanson, Senior Director of Community and Development
Date: June 24, 2025
Subject: Improvement District No. 2294 – 6th St and 23rd Ave E – Intersection Improvements
Action: Preconstruction Meeting: No Formal Action

**SPECIAL ASSESSMENT
COMMISSION**

Chairman:
Jim Brownlee
Commissioner:
Eddie Sheeley
Commissioner:
Elliot Steinbrink

**BOARD OF CITY
COMMISSIONERS**

President:
Bernie Dardis
Commissioner:
Brad Olson
Commissioner:
Roben Anderson
Commissioner:
Rory Jorgensen
Commissioner:
Amy Zundel
City Administrator:
Dustin T. Scott

**ENGINEERING
DEPARTMENT**

City Engineer:
Jerry Wallace
Asst. City Engineer:
Kyle McCamy
Asst. City Engineer:
Open
Project Administrator:
Kayla Volness

Summary and Recommendation:

Recently the City has been approached by the Dakota Medical Foundation (DMF) to develop the area located west of Costco and with this proposed development adding traffic to the intersection of 6th St and 23rd Ave E it is prudent to propose intersection improvements which could include either a traffic signal or a roundabout.

An intersection control feasibility study has been completed which analyzed both a signal project as well as a roundabout project. The results of the study are as follows:

Scenarios analyzed:

Traffic Signal: The study shows that currently the intersection does not warrant a signal to be installed, however future traffic anticipated within the next 5 years does show that it will meet warrants for the signal. This projected warrant is typically sufficient for gaining approval for the installation of a signal, however this will need to be vetted with the ND Dept. of Transportation.

Operationally speaking, under complete build out of the area, a signalized control of the intersection will provide a level B level of service which is adequate.

A signalized intersection will provide a safety benefit, albeit a smaller benefit than a roundabout. The study states that crash rates for all severities are around 62 percent higher at traffic signals compared to single lane roundabouts.

Single Lane Roundabout: A single lane roundabout provides the greatest level of service LOS A under ultimate build out. Additionally roundabouts do not require warrants for installation.

A major benefit of roundabouts is the traffic calming (speed reduction) they provide. Vehicles are forced to slow down to speeds of around 20 mph to travel through roundabouts, where stop signs and traffic signals have no geometric design elements that reduce vehicle speeds. The intersection of 23rd Avenue E and 6th Street is a transition area from commercial land uses to residential land uses, therefore traffic calming via roadway geometry would be beneficial to reduce speeds in this area.

The Commission directed the Engineer to move forward with a project that installs a traffic signal at this intersection.

Attachments:

1. Proposed Improvements General Layout
2. Improvement District Map
3. Benefit Methodology
4. District Cost Summary
5. Preliminary Assessment List

*NOTE: Additional project information is available on the city's website:
<https://www.westfargond.gov/1021/Special-Assessment-Projects>*

Staff Recommendation: There is no formal action for this meeting. Staff does not have a recommendation at this time.

Policy Analysis:

This improvement district was administrated in accordance with North Dakota Century Code as well as City of West Fargo policies and ordinances. The city's "Special Assessment Policy" is available on the city's website.

Financial Summary:

Total Estimated Project Cost:	\$ 1,467,000
Assessments	\$ 489,000
City Funds	\$ 978,000
Capital Improvement Sales Tax	\$ 489,000
Economic Development Sales Tax	\$ 489,000

Previously Presented Information and Commission Actions:

May 19, 2025 –

- **Staff Recommendation:** Authorize Resolution of Necessity and Approve Task Order with Bolton & Menk
- **Commission Action:** Commissioner Olson moved to approve, and Commissioner Zundel seconded to approve. No opposition, motion carried

March 17, 2025 –

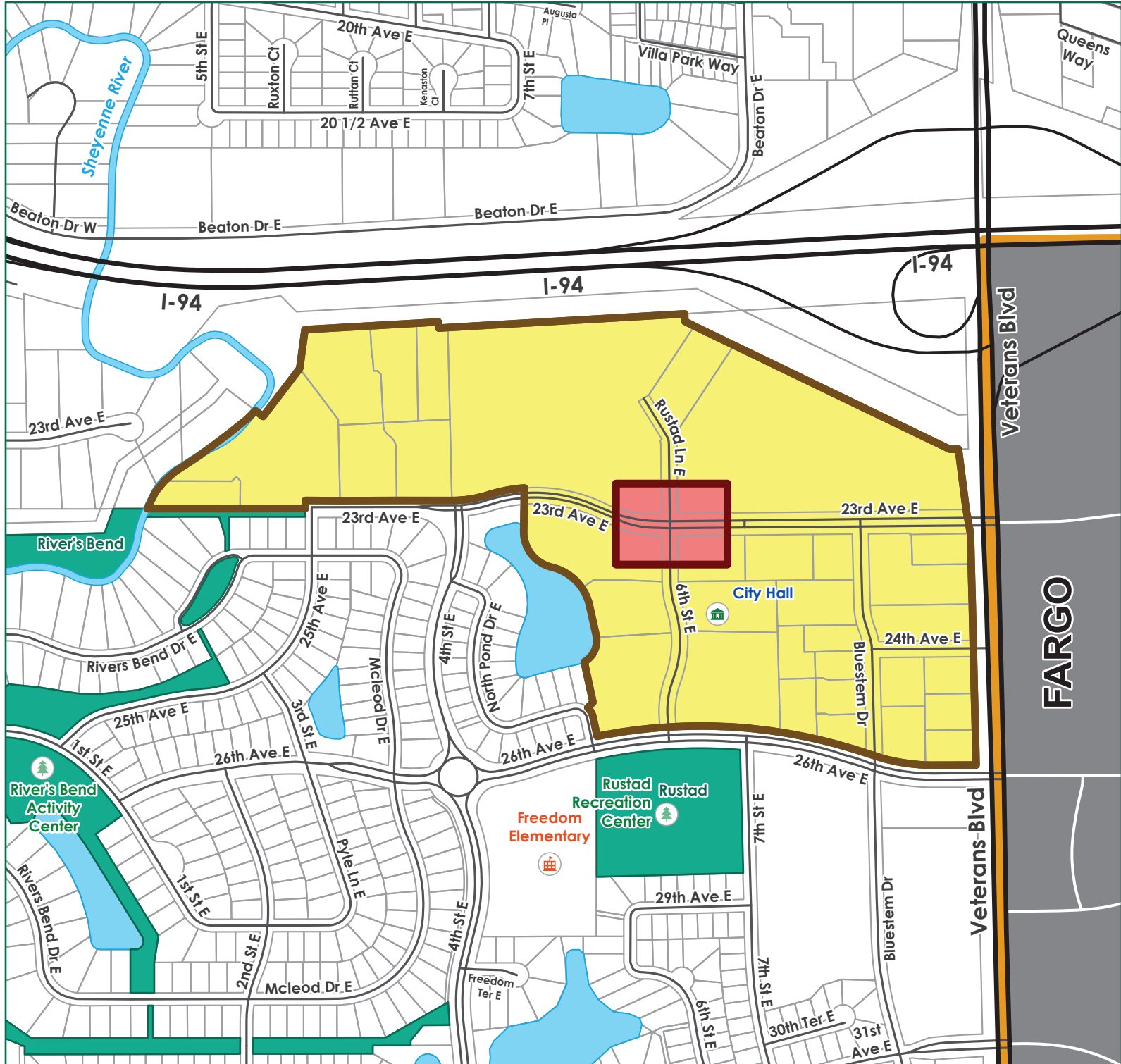
- **Staff Recommendation:** Rescind previously adopted Resolution Declaring Petition for Improvements Received, Approve Engineer's Report and Direct Plans and Specifications
- **Commission Action:** Commissioner Jorgensen moved to approve, and Commissioner Olson seconded to approve. No opposition, motion carried

February 24, 2025 –

- **Staff Recommendation:** Accept Petition for Improvements, Create Improvement District No. 2294; and Direct Engineer to prepare an Engineer's Report
- **Commission Action:** Commissioner Zundel moved to approve and prepare the Engineer's Report with both intersection options, and Commissioner Olson seconded to approve. No opposition, motion carried

Traffic Signal with Neutral Left and Extended Turn Lanes Conceptual Layout:



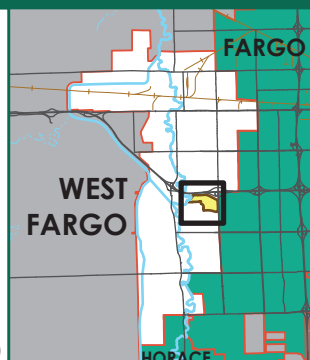







IMPROVEMENT DISTRICT NO. 2294

23rd Ave E and 6th St E Intersection Improvements

Issued: 2/14/2025

Prepared by:



-  Project Location
-  Improvement District
-  Parcel Boundary
-  Park District
-  City Limit



IMPROVEMENT DISTRICT NO. 2294

BENEFIT METHODOLOGY

IMPROVEMENT STATUS: PROJECT UNDER DESIGN

DATE JUNE 9, 2025

Improvement District No. 2294

Project Description: 6th St and 23rd Ave E – Intersection Improvements
West Fargo, North Dakota

Construction Improvement Summary

- Align turning east/west left turning lanes
- Widen curb radius on NE quadrant to support truck traffic turning movements
- Signalize intersection

Project Location:

- As Shown in the Improvement District Map
- Regional Benefitting Area – As shown in the Improvement District Map

Assesment Methodology

- Regional Benefit
 - Streets/Signals – Square Footage Area

IMPROVEMENT DISTRICT NO. 2294

DISTRICT COST SUMMARY

Special Assessment Commission Meeting - 06/09/2025

Construction Costs

Street Improvements	\$934,000.00
Construction Subtotal	\$934,000.00
Construction Contingencies (25%)	\$233,500.00
Total Construction	\$1,167,500.00

Non Construction Costs

Engineering (Design & Construction)	\$175,125.00
Legal & Administration	\$58,375.00
Land Acquisition	\$20,000.00
Bond Discount	\$46,000.00
Total Non Construction Costs	\$299,500.00

Total District Costs **\$1,467,000.00**

PRELIMINARY SPECIAL ASSESSMENTS
Engineer's Statement of Cost

Improvement District No. 2294
23rd Ave and 6th St East Intersection Improvements
New Traffic Signal System, Street Reconstruction & Incidentals

Dash PIN	Legal Description	Assessable Area		
		(Acres)	Regional Street	Total Assessment
02-4613-00010-000	LOT 1 BLK 1 NORTH POND AT THE PRESERVE 14TH	21.1000004	\$99,020.16	\$99,020.16
02-4616-00010-000	LOT 1 BLK 1 NORTH POND AT THE PRESERVE 17TH	7.0900002	\$33,272.65	\$33,272.65
02-4607-00010-000	LOT 1 BLK 1 NORTH POND AT THE PRESERVE 8TH	2.6700001	\$12,530.04	\$12,530.04
02-4611-00010-000	LOT 1 BLK 1 NORTH POND AT THE PRESERVE 12TH	1.99	\$9,338.87	\$9,338.87
02-4616-00020-000	LOT 2 BLK 1 NORTH POND AT THE PRESERVE 17TH	1.3200001	\$6,194.63	\$6,194.63
02-4606-00020-000	LOT 2 BLK 1 NORTH POND AT THE PRESERVE 7TH	1.01	\$4,739.83	\$4,739.83
02-4617-00030-000	LOT 3 BLK 1 NORTH POND AT THE PRESERVE 18TH	0.76	\$3,566.60	\$3,566.60
02-4614-00050-000	LOT 5 BLK 1 NORTH POND AT THE PRESERVE 15TH	2.3499999	\$11,028.31	\$11,028.31
02-4610-00020-000	LOT 2 BLK 1 NORTH POND AT THE PRESERVE 11TH	1.2	\$5,631.48	\$5,631.48
02-4614-00040-000	LOT 4 BLK 1 NORTH POND AT THE PRESERVE 15TH	2.53	\$11,873.03	\$11,873.03
02-4602-00040-000	LOT 4 BLK 1 NORTH POND AT THE PRESERVE 3RD	1	\$4,692.90	\$4,692.90
02-4608-00040-000	LOT 2 BLK 2 NORTH POND AT THE PRESERVE 9TH	1.02	\$4,786.76	\$4,786.76
02-4610-00010-000	LOT 1 BLK 1 NORTH POND AT THE PRESERVE 11TH	1.34	\$6,288.48	\$6,288.48
02-4617-00020-000	LOT 2 BLK 1 NORTH POND AT THE PRESERVE 18TH	0.82	\$3,848.18	\$3,848.18
02-4600-00010-000	LOT 1 BLK 1 NORTH POND AT THE PRESERVE 1ST	18.1399994	\$85,129.17	\$85,129.17
02-4608-00050-000	LOT 3 BLK 2 NORTH POND AT THE PRESERVE 9TH	0.99	\$4,645.97	\$4,645.97
02-4607-00020-000	LOT 2 BLK 1 NORTH POND AT THE PRESERVE 8TH	5.21	\$24,450.00	\$24,450.00
02-4617-00010-000	LOT 1 BLK 1 NORTH POND AT THE PRESERVE 18TH	1.96	\$9,198.08	\$9,198.08
02-4606-00010-000	LOT 1 BLK 1 NORTH POND AT THE PRESERVE 7TH	1.73	\$8,118.71	\$8,118.71
02-4614-00030-000	LOT 3 BLK 1 NORTH POND AT THE PRESERVE 15TH	1.6900001	\$7,931.00	\$7,931.00
02-4614-00020-000	LOT 2 BLK 1 NORTH POND AT THE PRESERVE 15TH	2.1900001	\$10,277.45	\$10,277.45
02-4617-00060-000	LOT 6 BLK 1 NORTH POND AT THE PRESERVE 18TH	1.16	\$5,443.76	\$5,443.76
02-4617-00040-000	LOT 4 BLK 1 NORTH POND AT THE PRESERVE 18TH	0.95	\$4,458.25	\$4,458.25
02-4617-00050-000	LOT 5 BLK 1 NORTH POND AT THE PRESERVE 18TH	0.86	\$4,035.89	\$4,035.89
02-4617-00070-000	LOT 8 BLK 1 NORTH POND AT THE PRESERVE 18TH	0.93	\$4,364.40	\$4,364.40
02-4614-00010-000	LOT 1 BLK 1 NORTH POND AT THE PRESERVE 15TH	3.46	\$16,237.43	\$16,237.43
02-4615-00010-000	LOT 1 BLK 1 NORTH POND AT THE PRESERVE 16TH	2.3299999	\$10,934.45	\$10,934.45
02-4608-00030-000	LOT 1 BLK 2 NORTH POND AT THE PRESERVE 9TH	1.02	\$4,786.76	\$4,786.76
02-4605-00010-000	LOT 1 BLK 1 NORTH POND AT THE PRESERVE 6TH	4.3899999	\$20,601.82	\$20,601.82
02-4615-00020-000	LOT 2 BLK 1 NORTH POND AT THE PRESERVE 16TH	3.9300001	\$18,443.09	\$18,443.09
02-4603-00020-000	LOT 2 BLK 1 NORTH POND AT THE PRESERVE 4TH	1.71	\$8,024.86	\$8,024.86
02-4609-00010-000	LOT 1 BLK 1 NORTH POND AT THE PRESERVE 10TH	2.3199999	\$10,887.52	\$10,887.52
02-4602-00050-000	LOT 5 BLK 1 NORTH POND AT THE PRESERVE 3RD	3.03	\$14,219.48	\$14,219.48
		104.2000001	\$489,000.00	\$489,000.00
Total Project Cost	\$1,467,000.00			
Assessed Cost	\$489,000.00		\$4,692.90 Estimated Assessed Cost Per Acre	
City Funds	\$978,000.00			



To: Special Assessment Commission
From: Dan Hanson, Senior Director of Community and Development
Date: June 24, 2025
Subject: Improvement District No. 3006 – Westwood Addition Reconstruct
Action: Preconstruction Meeting: No Formal Action

SPECIAL ASSESSMENT COMMISSION

Chairman:
 Jim Brownlee
Commissioner:
 Eddie Sheeley
Commissioner:
 Elliot Steinbrink

BOARD OF CITY COMMISSIONERS

President:
 Bernie Dardis
Commissioner:
 Brad Olson
Commissioner:
 Roben Anderson
Commissioner:
 Rory Jorgensen
Commissioner:
 Amy Zundel
City Administrator:
 Dustin T. Scott

ENGINEERING DEPARTMENT

City Engineer:
 Jerry Wallace
Asst. City Engineer:
 Kyle McCamy
Asst. City Engineer:
 Open
Project Administrator:
 Kayla Volness

Summary and Recommendation:

The Westwood Addition Reconstruction project is a project identified in the recent Core Area Study as a top priority project due to the aging roadways and infrastructure.

This project is intended to be specially assessed to benefitting properties. The City of West Fargo cost share is 70% and the assessed cost share is 30% per the recommendations of the 2024 Capital Improvement Plan (CIP).

On March 13, 2025, bids were opened for the referenced project. 4 bids were received with the lowest bidder being Sellin Brothers, Inc. in the amount of \$5,927,524.00. The Engineering Report approved on December 2, 2024, estimated a project construction cost of \$6,393,000 which included contingencies. The City Commission awarded this work to Sellin Brothers, Inc. at the April 7, 2025 Commission Meeting.

Attachments:

1. Proposed Improvements General Layout
2. Benefit Methodology Map
3. Benefit Methodology
4. District Cost Summary
5. Preliminary Assessment List

NOTE: Additional project information is available on the city's website: <https://www.westfargond.gov/1021/Special-Assessment-Projects>

Staff Recommendation: There is no formal action for this meeting. Staff does not have a recommendation at this time.

Policy Analysis:

This improvement district was administrated in accordance with North Dakota Century Code as well as City of West Fargo policies and ordinances. The city's "Special Assessment Policy" is available on the city's website.

Financial Summary:

Total Estimated Project Cost:	\$ 8,350,000
Assessments	\$ 2,217,000
City Funds	\$ 5,173,000
Other Funds (Grants)	\$ 960,000

Previously Presented Information and Commission Actions:

April 28, 2025 –

- Neighborhood Informational Meeting prior to construction was held at the West Fargo Fire Department from 6:00 – 8:00 PM (Our consultant Moore Engineering and COWF representatives were in attendance)

April 7, 2025 –

- **Staff Recommendation:** Accept Bid and Award Contract to Sellin Brothers for their bid amount of \$ 5,927,524.00 (base bid with electrical) contingent upon NDDEQ environmental review approval.
- **Commission Action:** Commissioner Olson moved, and Commissioner Zundel seconded to approve. No opposition, motion carried.

March 17, 2025 –

- Commission adopted Resolution Demonstrating City Commission Support for the SRF Loan Application.

March 13, 2025 –

- Virtual Bid opening was held at 10:30 AM

February 26, 2025, and March 5, 2025 –

- Advertisement for Bids was published in the Fargo Forum

February 14, 2025 –

- **Staff Recommendation:** Approve Plans and Specifications, and Direct AD for Bids
- **Commission Action:** Commissioner Olson moved, and Commissioner Zundel seconded to approve. No opposition, motion carried.

December 17, 2024 -

- First Neighborhood Informational Meeting was held at the West Fargo Fire Department from 6:00 – 8:00 PM (Our consultant Moore Engineering and COWF representatives were in attendance)

December 2, 2024 –

- **Staff Recommendation:** Approve both and Engineer's Report and Task Order for "Basic Services", and Direct Engineer to prepare Plans and Specifications
- **Commission Action:** Commissioner Olson moved, and Commissioner Jorgensen seconded to approve. No opposition, motion carried.

November 14, 2024 –

- A Special Meeting regarding Information pertaining to Improvement District No. 3006 – Westwood Addition Reconstruction took place at the City Commission Chambers.

October 7, 2024 –

- Informational Update to Commission regarding the letter sent to property owners within this district – No action requested.

Week of September 30, 2024 -

- Letter mailed to property owners informing them of the project moving forward for construction in 2025.

September 16, 2024 –

- **Staff Recommendation:** Create Improvement District No. 3006; Direct Engineer to prepare an Engineer's Report; Approve Task Order for Preliminary Engineering Services.
- **Commission Action:** Commissioner Olson moved, and Commissioner Zundel seconded to approve. No opposition, motion carried.

August 5, 2024 –

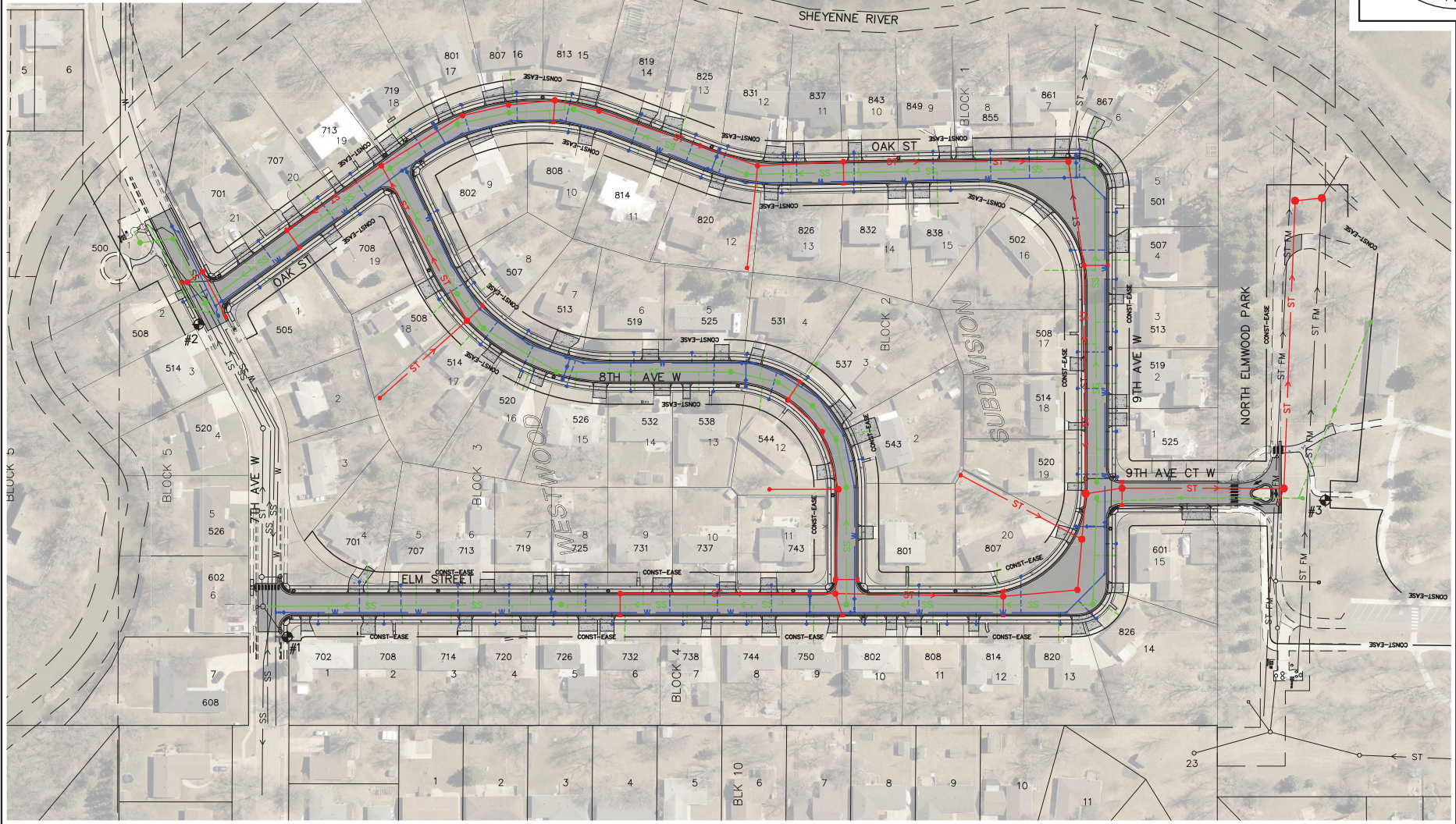
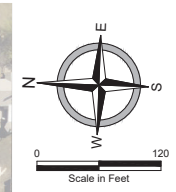
- Commission adopted the 2024 Capital Improvement Plan which included this project to be constructed in 2025

November 2022 –

- Public out-reach door hangers delivered to residents within the Westwood Addition to partake in a neighborhood survey pertaining to a potential infrastructure project.

FILE LOCATION: R:\Projects\2000\2700\2716\CIVIL\PRODUCTION\2716_01_27_16_Civil_Layouts.dwg

BENCHMARK LIST			
VERTICAL DATUM: 1929 NORTH AMERICAN VERTICAL DATUM			
HORIZONTAL DATUM: STATE PLANE GROUND SOUTH ZONE			
NO.	DESCRIPTION	LOCATION	ELEV.
1	TOP NUT ON HYDRANT	SW CORNER OF 7TH AVE WEST AND ELM STREET	904.58
2	CP CUT "X" ON NORTH SIDEWALK	INTERSECTION OF 7TH AVE WEST AND OAK STREET	901.20
3	CP5 - 5/8 REBAR	SOUTH END OF 9TH AVE CT WEST IN PARK AREA	899.79



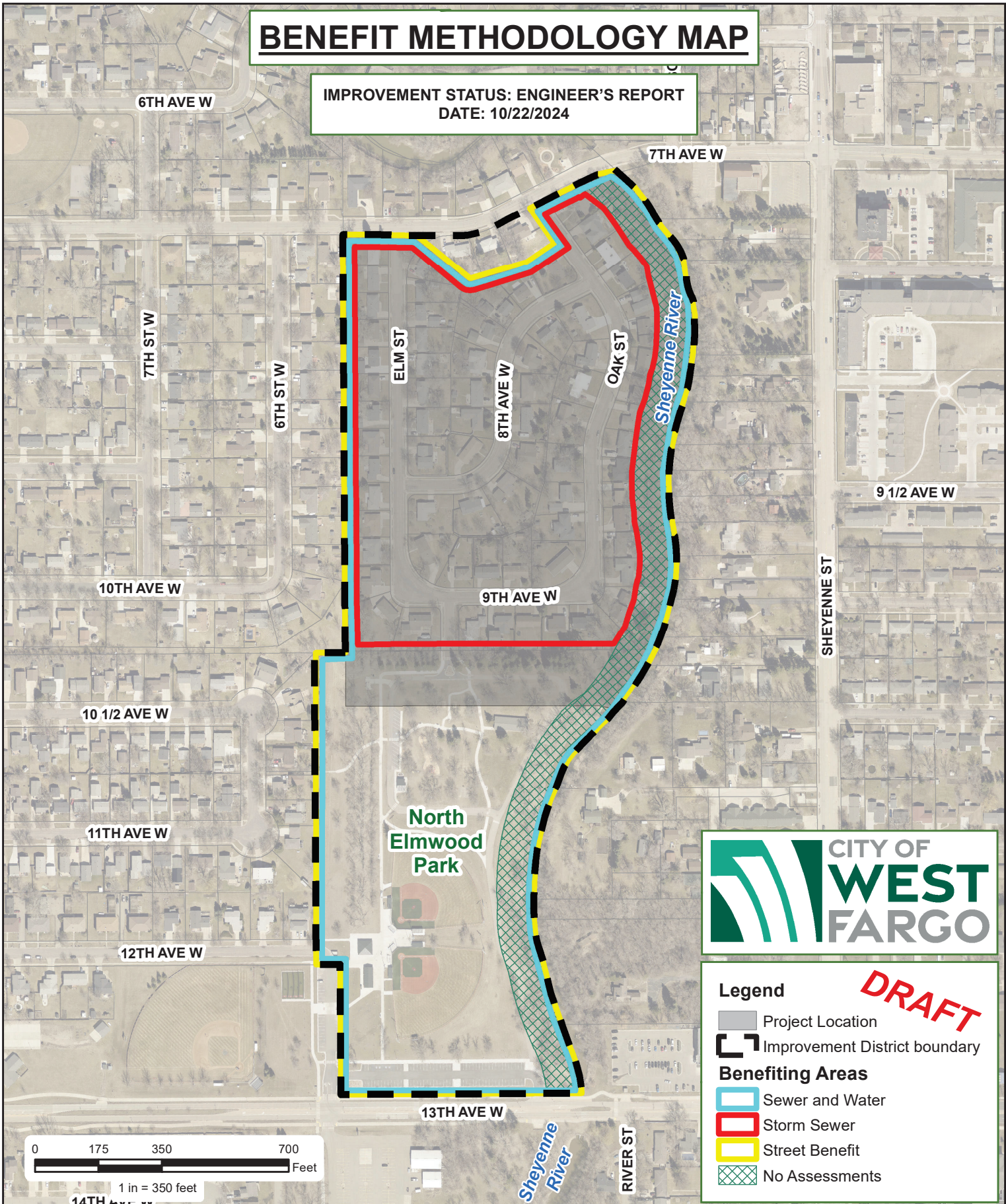
PROJECT LAYOUTS
 IMPROVEMENT DISTRICT NO. 3006
 WESTWOOD ADDITION RECONSTRUCT
 WEST FARGO, NORTH DAKOTA
 PROPOSED CONDITIONS

DATE:	02.25.25
REV DATE:	---
REV NUM:	---
RECORD:	---
PROJECT No.	22746
MANAGER:	---
DESIGNER:	BMS
DRAFTER:	DLM/TEAM
REVIEWER:	NPG

C-102

BENEFIT METHODOLOGY MAP

IMPROVEMENT STATUS: ENGINEER'S REPORT
DATE: 10/22/2024



Legend

- Project Location
- Improvement District boundary

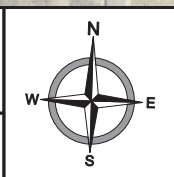
Benefiting Areas

- Sewer and Water
- Storm Sewer
- Street Benefit
- No Assessments

DRAFT

BENEFIT METHODOLOGY MAP
IMPROVEMENT DISTRICT 3006
WESTWOOD ADDITION RECONSTRUCT
WEST FARGO, NORTH DAKOTA

Created By: TJS Date Created: 10/22/24 Date Saved: 10/22/24 Date Plotted: NEVER Date Exported: 10/22/24
 Plotted By: tanner.schmidt Parcel Date: 12/01/22 Aerial Image: 2024 FM Metro Elevation Data: Lidar
 Horizontal Datum: NAD 1983 StatePlane North Dakota South FIPS 3302 Feet Vertical Datum: NAVD1988
 T:\Projects\22700\22746_WestwoodReconstruct\22746_3006_BenefitMethodologyMap.mxd



DISTRICT NO. 3006
BENEFIT METHODOLOGY

IMPROVEMENT STATUS: ENGINEER'S REPORT

DATE: 11/21/2024

Improvement District No. 3006

Replacement of Water Supply, Sewerage Systems. Streets Reconstruction, and Incidentals

Westwood Addition Reconstruct

West Fargo, North Dakota

Construction Improvement Summary

- Full Reconstruction of infrastructure, including sewer, water, storm sewer, roadway, street lights and sidewalks

Summary of Location for Improvements

- Local Benefitting Area
 - Westwood Addition
 - North Elmwood Park
 - Assessed for sanitary sewer and water main (1 Unit due to 1 service), street and street lights based on frontage of 9th Avenue and road stub into park
- Regional Benefitting Area
 - None
- Non-Benefitting Areas
 - PIN 02340000420000 Lot 1 Block 3 Westwood Addition
 - Erin E Stephany (i.e., to be assessed for 7th Ave corridor)
 - PIN 02340000430000 Lot 2 Block 3 Westwood Addition
 - Michelle M Seaman Etal Property (i.e., to be assessed for 7th Ave corridor)
 - PIN 02340000440000 Lot 3 Block 3 Westwood Addition
 - Lyle & Judy Lauritsen (i.e., to be assessed for 7th Ave corridor)
 - 100 Foot River setback area for lots abutting the river

Assessment Methodology

- Local Benefit
 - Sanitary Sewer – Equivalent Unit (EU) for all properties with a service receiving 1 EU including park property
 - Water Main – Equivalent Unit (EU) for all properties with a service receiving 1 EU including park property
 - Storm Sewer – Square Foot
 - Street – Front Foot
 - Street Lighting – Front Foot
- Regional Benefit
 - None

IMPROVEMENT DISTRICT NO. 3006

DISTRICT COST SUMMARY

Special Assessment Commission Meeting - 06/09/2025

Construction Costs

General Construction Costs	\$714,083.15
Sanitary Sewer Improvements	\$1,769,722.35
Watermain Improvements	\$736,280.00
Storm Sewer Improvements	\$863,160.25
Street & Sidewalk Improvements	\$1,677,617.00
Electrical Improvements	\$166,611.25
Construction Subtotal	\$5,927,474.00
Construction Contingencies (10%)	\$592,803.00
Total Construction	\$6,520,277.00

Non Construction Costs

Study & Report	\$62,000.00
Design and Construction Administration	\$503,839.54
Additional Consulting Services	\$738,500.00
Legal & Administration	\$329,775.19
Bond Discount	\$195,608.27
Total Non Construction Costs	\$1,829,723.00
Estimated DWR Grant Funds	-\$960,000.00

Total District Costs **\$7,390,000.00**

PRELIMINARY SPECIAL ASSESSMENTS - DWR COST-SHARE
 Engineer's Statement of Cost

															Moore Project # 22746	
Division	Block	Lot	GIS PIN	Area Factor	Front Footage	Assessable Area (Acres)	Factored Assessable Area (Acres)	Local Factored Assessable Area (Acres)	Equivalent Units	Local Sanitary Sewer	Local Water	Local Storm	Local Street Lighting	Total Assessment	Notes	
Unplatted	7	0	0230000425000	0.00	260	0.60	0.00	0.00	1	\$10,309.46	\$4,289.05	\$0.00	\$29,072.79	\$2,887.34	Three sides of park entrance parcel	
Westwood	1	8	0234000080000	1.00	70	0.16	0.16	0.16	1	\$10,309.46	\$4,289.05	\$3,404.96	\$7,827.29	\$777.36	\$26,608.12	
Westwood	1	20	0234000030000	1.00	75	0.21	0.21	0.21	1	\$10,309.46	\$4,289.05	\$4,456.58	\$8,396.38	\$832.89	\$29,274.36	
Westwood	2	8	0234000090000	1.00	92	0.21	0.21	0.21	1	\$10,309.46	\$4,289.05	\$4,523.87	\$10,287.30	\$1,021.67	\$30,431.35	
Westwood	2	12	0234000033000	1.00	111	0.28	0.28	0.28	1	\$10,309.46	\$4,289.05	\$6,031.82	\$12,411.85	\$1,232.67	\$34,274.85	
Westwood	2	18	0234000090000	1.00	80	0.26	0.26	0.26	1	\$10,309.46	\$4,289.05	\$5,600.98	\$8,945.47	\$888.41	\$30,533.37	
Westwood	3	16	0234000057000	1.00	76	0.28	0.28	0.28	1	\$10,309.46	\$4,289.05	\$6,031.82	\$8,498.20	\$843.99	\$29,972.52	
Westwood	1	17	0234000017000	1.00	82	0.18	0.18	0.18	1	\$10,309.46	\$4,289.05	\$3,912.64	\$9,169.11	\$910.62	\$28,590.88	
Westwood	1	11	0234000011000	1.00	68	0.13	0.13	0.13	1	\$10,309.46	\$4,289.05	\$2,742.98	\$7,603.65	\$755.15	\$25,700.30	
Westwood	2	1	0234000022000	1.00	110	0.31	0.31	0.31	1	\$10,309.46	\$4,289.05	\$6,678.99	\$12,300.03	\$1,221.57	\$34,798.19	
Westwood	2	2	0234000023000	1.00	93	0.35	0.35	0.35	1	\$10,309.46	\$4,289.05	\$7,539.78	\$10,399.11	\$1,032.78	\$33,570.18	
Westwood	1	14	0234000041000	1.00	78	0.15	0.15	0.15	1	\$10,309.46	\$4,289.05	\$3,140.60	\$8,721.84	\$866.20	\$27,327.15	
Westwood	1	21	0234000021000	1.00	102	0.23	0.23	0.23	1	\$10,309.46	\$4,289.05	\$5,021.32	\$11,405.48	\$1,132.73	\$32,158.04	
Westwood	3	19	0234000060000	1.00	108	0.26	0.26	0.26	1	\$10,309.46	\$4,289.05	\$5,600.98	\$12,076.39	\$1,199.36	\$33,475.23	
Westwood	3	15	0234000056000	1.00	79	0.26	0.26	0.26	1	\$10,309.46	\$4,289.05	\$5,600.98	\$8,833.66	\$877.31	\$29,910.45	
Westwood	7	4	0234000067000	1.00	75	0.22	0.22	0.22	1	\$10,309.46	\$4,289.05	\$4,739.29	\$8,386.38	\$832.89	\$28,557.07	
Westwood	4	11	0234000071000	1.00	75	0.22	0.22	0.22	1	\$10,309.46	\$4,289.05	\$4,739.29	\$8,386.38	\$832.89	\$28,557.07	
Westwood	4	3	0234000063000	1.00	75	0.22	0.22	0.22	1	\$10,309.46	\$4,289.05	\$4,739.29	\$8,386.38	\$832.89	\$28,557.07	
Westwood	4	1	0234000061000	1.00	85	0.24	0.24	0.24	1	\$10,309.46	\$4,289.05	\$5,170.13	\$9,504.57	\$943.94	\$30,217.15	
Westwood	4	12	0234000072000	1.00	75	0.22	0.22	0.22	1	\$10,309.46	\$4,289.05	\$4,739.29	\$8,386.38	\$832.89	\$28,557.07	
Westwood	4	14	0234000074000	1.00	84	0.47	0.47	0.47	1	\$10,309.46	\$4,289.05	\$10,124.84	\$9,392.75	\$932.83	\$35,048.93	
Westwood	1	15	0234000015000	1.00	79	0.14	0.14	0.14	1	\$10,309.46	\$4,289.05	\$2,964.15	\$8,833.66	\$877.31	\$27,273.62	
Westwood	3	2	0234000043000	0.00										\$0.00	Inside district boundary, no benefit	
Westwood	9	9	0234000050000	1.00	80	0.22	0.22	0.22	1	\$10,309.46	\$4,289.05	\$4,739.29	\$8,945.47	\$888.41	\$29,171.68	
Westwood	4	5	0234000055000	1.00	75	0.22	0.22	0.22	1	\$10,309.46	\$4,289.05	\$4,739.29	\$8,386.38	\$832.89	\$28,557.07	
Westwood	4	4	0234000064000	1.00	75	0.22	0.22	0.22	1	\$10,309.46	\$4,289.05	\$4,739.29	\$8,386.38	\$832.89	\$28,557.07	
Westwood	1	16	0234000016000	1.00	76	0.14	0.14	0.14	1	\$10,309.46	\$4,289.05	\$3,100.87	\$8,498.20	\$843.99	\$27,041.57	
Westwood	6	6	0234000027000	1.00	85	0.22	0.22	0.22	1	\$10,309.46	\$4,289.05	\$4,739.29	\$9,504.57	\$943.94	\$29,766.30	
Westwood	2	7	0234000028000	1.00	102	0.23	0.23	0.23	1	\$10,309.46	\$4,289.05	\$4,954.71	\$11,405.48	\$1,132.73	\$32,091.43	
Westwood	2	17	0234000038000	1.00	80	0.28	0.28	0.28	1	\$10,309.46	\$4,289.05	\$6,031.82	\$8,945.47	\$888.41	\$30,454.22	
Westwood	1	4	0234000040000	1.00	75	0.22	0.22	0.22	1	\$10,309.46	\$4,289.05	\$4,739.29	\$8,386.38	\$832.89	\$28,557.07	
Westwood	1	13	0234000013000	1.00	79	0.16	0.16	0.16	1	\$10,309.46	\$4,289.05	\$3,533.06	\$7,731.31	\$773.36	\$27,840.40	
Westwood	3	11	0234000032000	1.00	110	0.28	0.28	0.28	1	\$10,309.46	\$4,289.05	\$6,031.82	\$12,300.03	\$1,221.57	\$34,151.93	
Westwood	4	6	0234000066000	1.00	75	0.22	0.22	0.22	1	\$10,309.46	\$4,289.05	\$4,739.29	\$8,386.38	\$832.89	\$28,557.07	
Westwood	3	13	0234000054000	1.00	86	0.22	0.22	0.22	1	\$10,309.46	\$4,289.05	\$4,739.29	\$9,616.38	\$959.04	\$29,909.23	
Westwood	4	8	0234000058000	1.00	75	0.22	0.22	0.22	1	\$10,309.46	\$4,289.05	\$4,739.29	\$8,386.38	\$832.89	\$28,557.07	
Westwood	4	15	0234000015000	1.00	111	0.33	0.33	0.33	1	\$10,309.46	\$4,289.05	\$12,411.85	\$1,232.67	\$1,232.67	\$35,551.96	
Westwood	3	12	0234000053000	1.00	110	0.25	0.25	0.25	1	\$10,309.46	\$4,289.05	\$5,385.55	\$12,300.03	\$1,221.57	\$33,505.66	
Westwood	3	17	0234000058000	1.00	76	0.32	0.32	0.32	1	\$10,309.46	\$4,289.05	\$6,893.51	\$8,498.20	\$843.99	\$30,834.21	
Westwood	4	2	0234000062000	1.00	75	0.22	0.22	0.22	1	\$10,309.46	\$4,289.05	\$4,739.29	\$8,386.38	\$832.89	\$28,557.07	
Westwood	1	7	0234000070000	1.00	80	0.18	0.18	0.18	1	\$10,309.46	\$4,289.05	\$3,773.81	\$8,945.47	\$888.41	\$29,206.21	
Westwood	1	18	0234000018000	1.00	78	0.22	0.22	0.22	1	\$10,309.46	\$4,289.05	\$4,729.25	\$8,721.84	\$866.20	\$28,915.80	
Westwood	2	5	0234000026000	1.00	102	0.25	0.25	0.25	1	\$10,309.46	\$4,289.05	\$5,385.55	\$11,405.48	\$1,132.73	\$32,522.27	
Westwood	1	3	0234000030000	1.00	75	0.22	0.22	0.22	1	\$10,309.46	\$4,289.05	\$4,739.29	\$8,386.38	\$832.89	\$28,557.07	
Westwood	1	10	0234000010000	1.00	70	0.14	0.14	0.14	1	\$10,309.46	\$4,289.05	\$2,967.69	\$7,731.31	\$777.36	\$26,200.85	
Westwood	1	5	0234000050000	1.00	93	0.35	0.35	0.35	1	\$10,309.46	\$4,289.05	\$7,560.40	\$10,399.11	\$1,032.78	\$33,590.89	
Westwood	1	6	0234000060000	1.00	73	0.20	0.20	0.20	1	\$10,309.46	\$4,289.05	\$4,214.25	\$8,162.75	\$810.68	\$27,786.18	
Westwood	1	9	0234000090000	1.00	70	0.14	0.14	0.14	1	\$10,309.46	\$4,289.05	\$2,967.32	\$7,827.29	\$777.36	\$26,170.48	
Westwood	3	9	0234000031000	1.00	91	0.21	0.21	0.21	1	\$10,309.46	\$4,289.05	\$4,523.87	\$10,175.48	\$1,010.57	\$30,368.42	
Westwood	2	11	0234000021000	1.00	100	0.28	0.28	0.28	1	\$10,309.46	\$4,289.05	\$6,031.82	\$11,181.84	\$1,110.52	\$32,922.69	
Westwood	1	2	0234000020000	1.00	75	0.22	0.22	0.22	1	\$10,309.46	\$4,289.05	\$4,739.29	\$8,386.38	\$832.89	\$28,557.07	
Westwood	1	19	0234000019000	1.00	75	0.21	0.21	0.21	1	\$10,309.46	\$4,289.05	\$4,469.56	\$8,386.38	\$832.89	\$28,287.34	
Westwood	1	10	0234000051000	1.00	80	0.22	0.22	0.22	1	\$10,309.46	\$4,289.05	\$4,739.29	\$8,945.47	\$888.41	\$29,171.68	
Westwood	3	3	0234000044000	0.00										\$0.00	Inside district boundary, no benefit	
Westwood	3	1	0234000042000	0.00										\$0.00	Inside district boundary, no benefit	
Westwood	3	6	0234000047000	1.00	70	0.22	0.22	0.22	1	\$10,309.46	\$4,289.05	\$4,739.29	\$7,827.29	\$777.36	\$27,942.45	
Westwood	1	13	0234000013000	1.00	81	0.16	0.16	0.16	1	\$10,309.46	\$4,289.05	\$3,399.58	\$9,057.29	\$899.52	\$27,894.90	
Westwood	2	3	0234000034000	1.00	92	0.40	0.40	0.40	1	\$10,309.46	\$4,289.05	\$8,618.89	\$10,287.30	\$1,021.67	\$34,524.57	
Westwood	4	13	0234000073000	1.00	83	0.27	0.27	0.27	1	\$10,309.46	\$4,289.05	\$5,816.40	\$9,280.93	\$921.73	\$30,617.57	
Westwood	2	9	0234000030000	1.00	114	0.30	0.30	0.30	1	\$10,309.46	\$4,289.05	\$6,462.66	\$12,747.30	\$1,265.99	\$35,074.46	
Westwood	2	15	0234000056000	1.00	79	0.25	0.25	0.25	1	\$10,309.46	\$4,289.05	\$5,385.55	\$8,833.66	\$877.31	\$29,695.03	
Westwood	2	4	0234000035000	1.00	92	0.27	0.27	0.27	1	\$10,309.46	\$4,289.05	\$5,816.40	\$10,287.30	\$1,021.67	\$31,723.88	
Westwood	2	13	0234000043000	1.00	104	0.25	0.25	0.25	1	\$10,309.46	\$4,289.05	\$5,385.55	\$11,629.12	\$1,154.94	\$32,768.12	
Westwood	2	15	0234000037000	1.00	130	0.38	0.38	0.38	1	\$10,309.46	\$4,289.05	\$8,186.04	\$14,536.40	\$1,443.67	\$38,764.62	
Westwood	3	8	0234000080000	1.00	70	0.19										



To: Special Assessment Commission
From: Dan Hanson, Senior Director of Community and Development
Date: June 24, 2025
Subject: Sidewalk Improvement District No. 6062
Action: Preconstruction Meeting: No Formal Action

SPECIAL ASSESSMENT COMMISSION

Chairman:
Jim Brownlee
Commissioner:
Eddie Sheeley
Commissioner:
Elliot Steinbrink

BOARD OF CITY COMMISSIONERS

President:
Bernie Dardis
Commissioner:
Brad Olson
Commissioner:
Roben Anderson
Commissioner:
Rory Jorgenson
Commissioner:
Amy Zundel
City Administrator:
Dustin T. Scott

ENGINEERING DEPARTMENT

City Engineer:
Jerry Wallace
Asst. City Engineer:
Kyle McCamy
Asst. City Engineer:
Open
Project Administrator:
Kayla Volness

Summary and Recommendation:

The purpose of this project is to install sidewalks throughout various residential and commercial areas throughout the City of West Fargo. The proposed project will improve the connectivity of the City's sidewalk and multi-use path system.

Within the City Ordinance, specifically Chapter 2 - Sidewalks & Driveways (2-0102), the City has the authority to install sidewalks in established areas to fill in the missing 'gaps' of the system. This project periodically (historically every other year) installs necessary or required sidewalks and multi-use paths throughout the city that have not yet been installed. There is a legal process that is required to notify property owners to allow them to construct their sidewalks themselves within a certain timeframe. If this is not achieved, the City may install and assess those costs to the benefiting properties.

This project is currently in the planning stages. Property owners who are included in the upcoming project are being provided with notification that they can construct the sidewalk this year and if by the end of the fall of this year if they have not, they will be included in the upcoming Improvement District 6062 work.

Attachments:

1. Exhibits Showing Project Locations

NOTE: Additional project information is available on the city's website: <https://www.westfargond.gov/1021/Special-Assessment-Projects>

Staff Recommendation: There is no formal action for this meeting. Staff does not have a recommendation at this time.

Policy Analysis:

By filling in the sidewalk "gaps" with this project, the city is providing pedestrian walkability through a continuous network. This work is in compliance with City Ordinance Chapter 2 and the adopted ADA Transition Plan.

This improvement district was administrated in accordance with North Dakota Century Code as well as City of West Fargo policies and ordinances. The city's "Special Assessment Policy" is available on the city's website.

Financial Summary:

Estimated Total Project Cost: \$ 404,000

Assessments	\$ 404,000
City Funds	\$ 0.00
Other Funds	\$ 0.00

Previously Presented Information and Commission Actions:

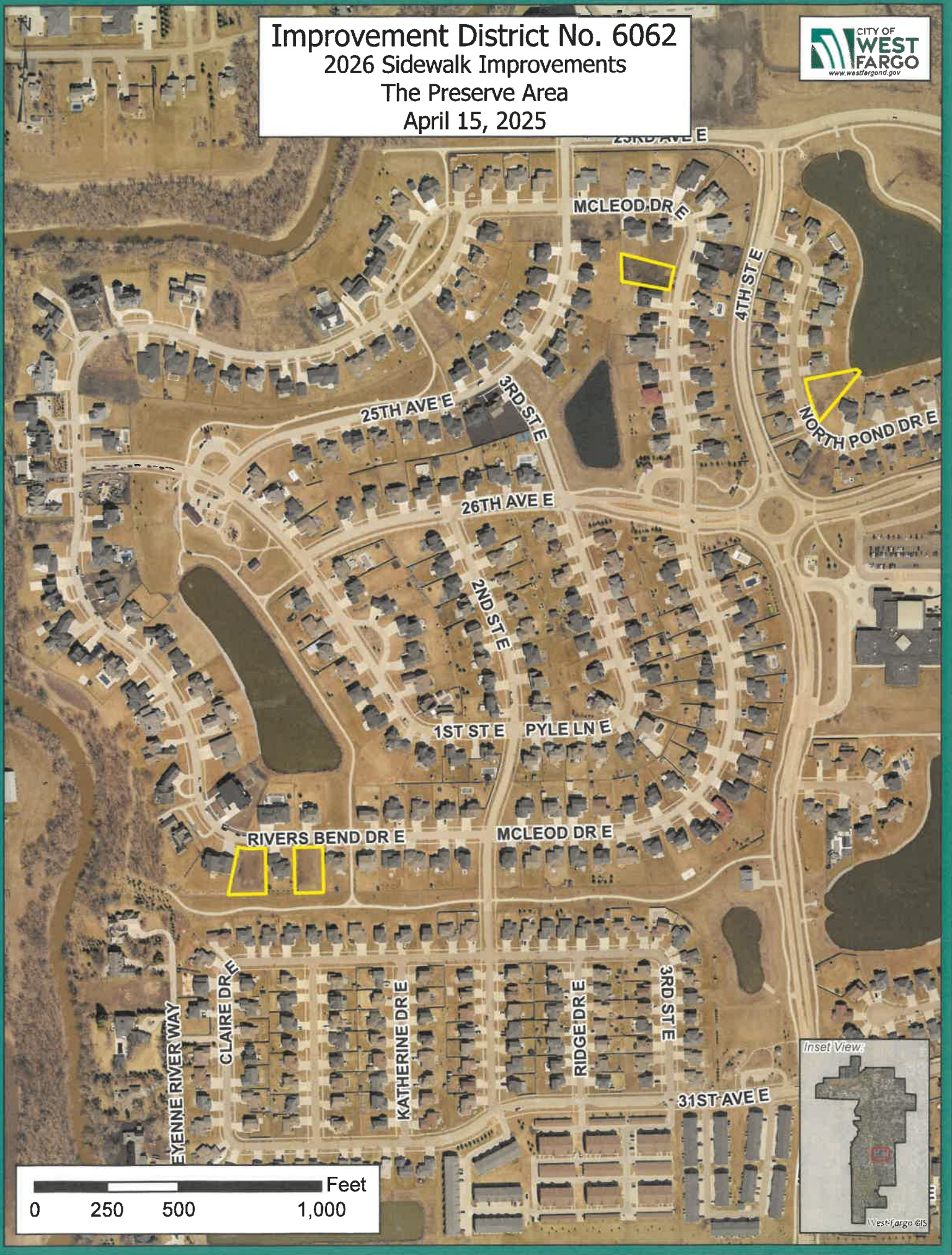
April 21, 2025 -

- **Staff Recommendation:** Create Improvement District NO. 6062, Direct and Approve Engineer's Report and Authorize Notice of Order to Construct Sidewalks.
- **Commission Action:** Commissioner Olson moved and Commissioner Zundel seconded to approve. No opposition, motion carried.

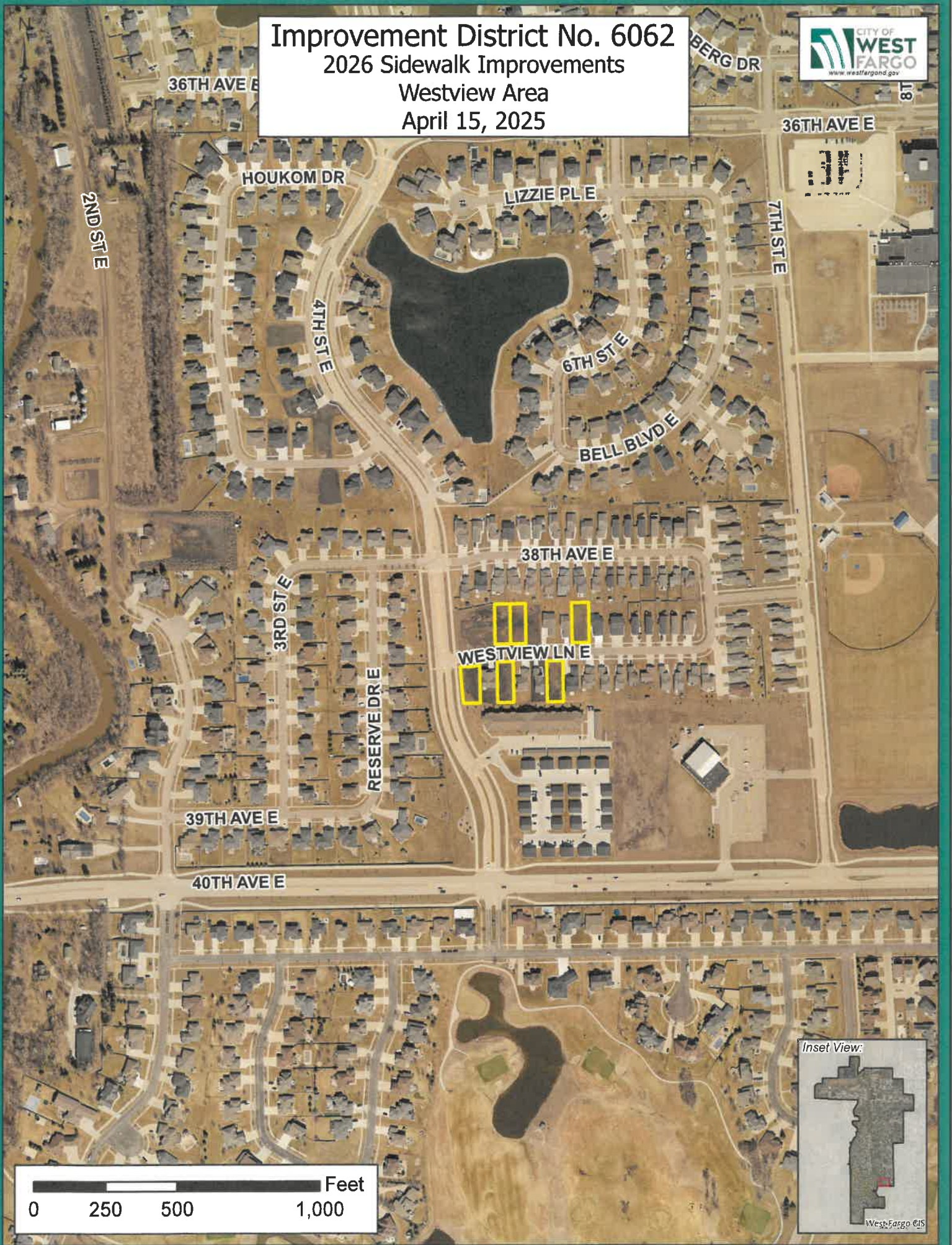
Improvement District No. 6062
2026 Sidewalk Improvements
Prairie Parkway Area
April 15, 2025



Improvement District No. 6062
2026 Sidewalk Improvements
The Preserve Area
April 15, 2025



Improvement District No. 6062
2026 Sidewalk Improvements
Westview Area
April 15, 2025



Improvement District No. 6062
2026 Sidewalk Improvements
Wilds North Area
April 15, 2025

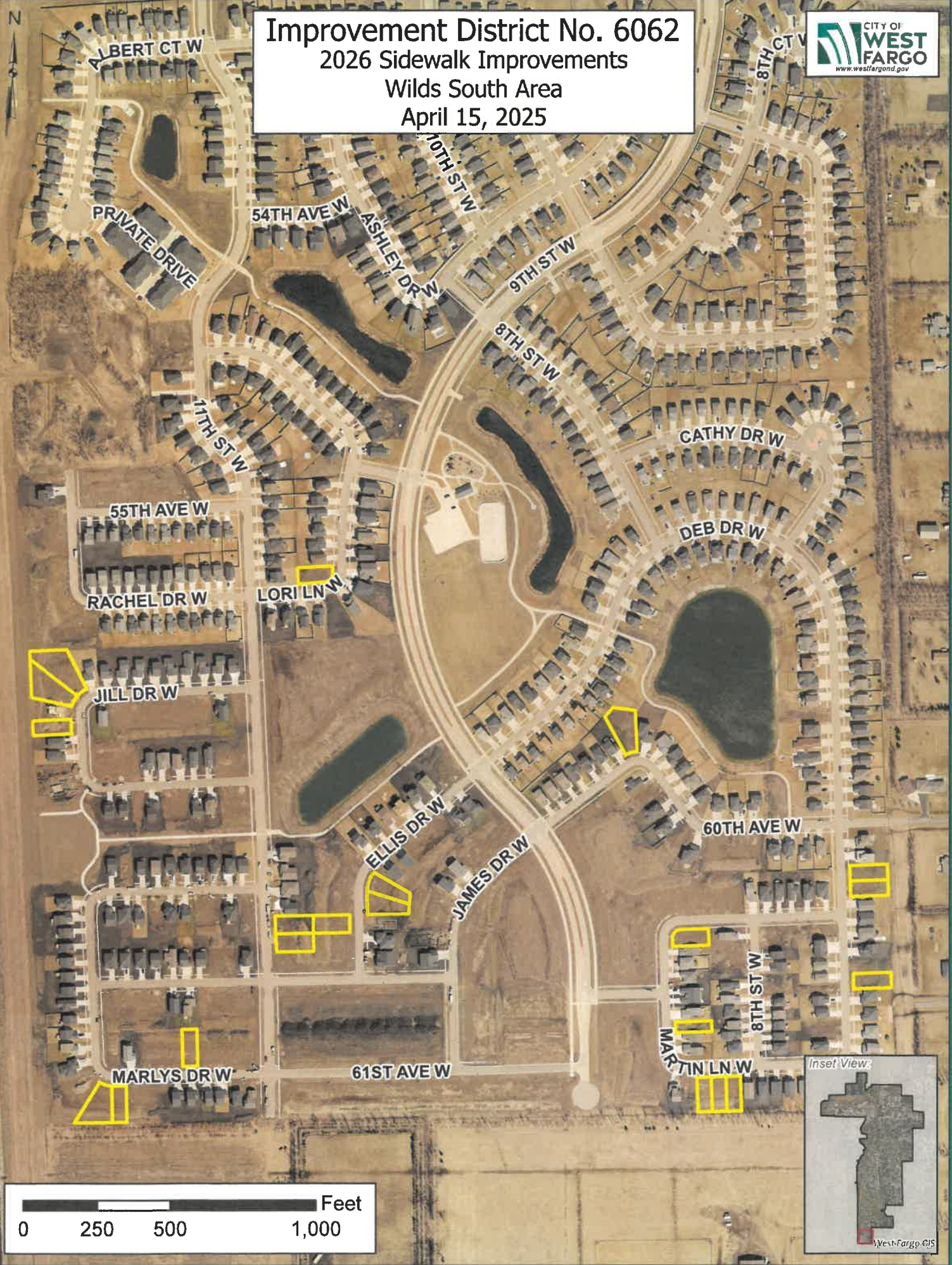


Improvement District No. 6062

2026 Sidewalk Improvements

Wilds South Area

April 15, 2025





To: Special Assessment Commission
From: Jerry Wallace, City Engineer
Date: June 24, 2025
Subject: Improvement District No. 1337 – New Water Supply, Sewerage, Street Systems, and Incidentals – Wilds 21st Addition
Action: Approve Assessment List, Direct Publication of List, and Notice of Hearing of Objections

SPECIAL ASSESSMENT COMMISSION

Chairman:
 Jim Brownlee
Commissioner:
 Eddie Sheeley
Commissioner:
 Elliot Steinbrink

BOARD OF CITY COMMISSIONERS

President:
 Bernie Dardis
Commissioner:
 Brad Olson
Commissioner:
 Roben Anderson
Commissioner:
 Rory Jorgenson
Commissioner:
 Amy Zundel

City Administrator:
 Dustin T. Scott

Senior Director of Community and Development:
 Dan Hanson

ENGINEERING DEPARTMENT

City Engineer:
 Jerry Wallace
Asst. City Engineer:
 Kyle McCamy
Eng. Project Administrator:
 Kayla Volness

Summary and Recommendation:

The Developer, Westport Investments LLC, filed a petition with the City of West Fargo to have local and regional infrastructure improvements (i.e., City utilities and streets) extended to their Wilds 21st Addition plat.

The scope of Improvement District No. 1337 included local improvements consisting of sanitary sewer, storm sewer drains, streets, and applicable incidentals. Regional improvements included additional streets, additions to the storm sewer system, diversion levee toe improvements, and US Army Corps of Engineers wetland permits and credits.

Attachments:

1. District Boundary Map
2. Resolution Directing Assessments to be Levied
3. Sample construction plans and photos
4. Proposed Benefit Methodology (w/ Map)
5. Proposed Assessment Allocation Map
6. Proposed Assessment List

NOTE: Additional project information is available on the city's website: <https://www.westfargond.gov/1021/Special-Assessment-Projects>

Staff Recommendation: Approve Assessment List, direct publication of list and notice of hearing of objections

Policy Analysis:

This improvement district was administrated in accordance with North Dakota Century Code as well as City of West Fargo policies and ordinances. The city's "Special Assessment Policy" is available on the city's website.

Financial Summary:

Total Project Cost:	\$ 13,486,811.53
Assessments	\$ 11,345,000
City Funds	\$ N/A
Other Funds	\$ 2,141,811.53

Previously Presented Information and Commission Actions:

May 19, 2025 –

- **Staff Recommendation:** Adopt Resolution directing assessments to be levied.
- **Commission Action:** Commissioner Olson moved and Commissioner Jorgenson seconded to approve as part of consent agenda. No opposition, motion carried.

March 4, 2024 –

- **Staff Recommendation:** Accept Bids and Direct Execution of Contract (Phase II Park Improvements).
- **Commission Action:** Commissioner Anderson moved, and Commissioner George seconded to approve. No opposition, motion carried.

January 22, 2024 –

- **Staff Recommendation:** Approve Plans and Specifications, and Direct Advertisement for Bids.
- **Commission Action:** Commission Olson moved, and Commission Anderson seconded to Approve. No opposition, motion carried.

June 6, 2022 –

- **Staff Recommendation:** Approve Resolution Approving Contract and Contractor's Bond and authorize Notice to Proceed.
- **City Commission Action:**

May 16, 2022-

- **Staff Recommendation:** Staff would like to note that the cost of improvements in this phase is significantly higher than in previous years, but is still under the threshold of N.D.C.C. rejection requirements. The Developer has been made aware of increased costs and has requested to move forward with the project. The Engineering Department would recommend Approving the Resolution Accepting Bids and Award of the Contract to Dakota Underground for their base bid only for the amount of \$ 5,985,127.52 (Phase II Improvements).
- **City Commission Action:** Commissioner Olson moved, and Commissioner Gjerdevig seconded to approve. Commissioner George and Dardis Opposed. Motion carried.

April 18, 2022-

- **Staff Recommendation:** Approve Plans and Specs and Authorize Bid Advertisement.
- **City Commission Action:** Commissioner Gjerdevig moved, and Commissioner Simmons seconded to approve. No opposition. Motion carried.

March 21, 2022 –

- **Staff Recommendation:** Approve the Amended Engineer's Report, Approve Task Order 50-1, and Authorize Engineer to prepare Plans and Specifications.
- **City Commission Action:** Commissioner Simmons moved, and Commissioner Gjerdevig seconded to approve. No opposition. Motion carried.

February 22, 2022-

- **Staff Recommendation:** Accept Resolution Declaring Petition for Improvements Received.
- **City Commission Action:** Commissioner Olson moved, and Commissioner George seconded to approve. Commissioner Gjerdevig was absent and not voting. No opposition, motion carried.

February 7, 2022 -

- **Staff Recommendation:** Accept the "Petition for Improvements" and direct engineering to prepare an amendment to the Engineer's Report.
- **City Commission Action:** Commissioner Olson moved, and Commissioner Gjerdevig seconded to approve. Commissioner Simmons was absent and not voting. No opposition, motion carried.

August 2, 2021 –

- **Staff Recommendation:** Approve resolution accepting bids and award contract to Dakota Underground for \$3,731,528.58 (Phase I Improvements).
- **City Commission Action:** Commissioner Gjerdevig moved and Commissioner Olson seconded to approve. No opposition, motion carried.

June 21, 2021 –

- **Staff Recommendation:** Approve task order No. 48, Approve Plans & Specs, Authorize Bid Advertisement.

- **City Commission Action:** Commissioner Simmons moved, and Commissioner Olson seconded. Commissioner George opposed. Motion carried on a 4:1 vote.

May 17, 2021-

- **Staff Recommendation:** Create Improvement District No. 1337.
- **Commission Action:** Commissioner Olson moved, and Commissioner Simons seconded to approve. Commissioner George opposed; motion carried on a 4:1 vote.

April 19, 2021 –

- **Staff Recommendation:** Approve task order No. 45 for Improvement District No. 1337.
- **City Commission Action:** Commissioner Simmons moved and Commissioner Olson seconded to approve. Commissioner George opposed. Motion carried.

February 1, 2021 –

- **Staff Recommendation:** Accept "Petition for Improvements" and authorize preliminary engineering.
- **City Commission Action:** Commissioner Simmons moved and Commissioner Olson seconded to accept "Petition for Improvements" and authorize preliminary Engineering. Commissioner George opposed. Motion Carried.

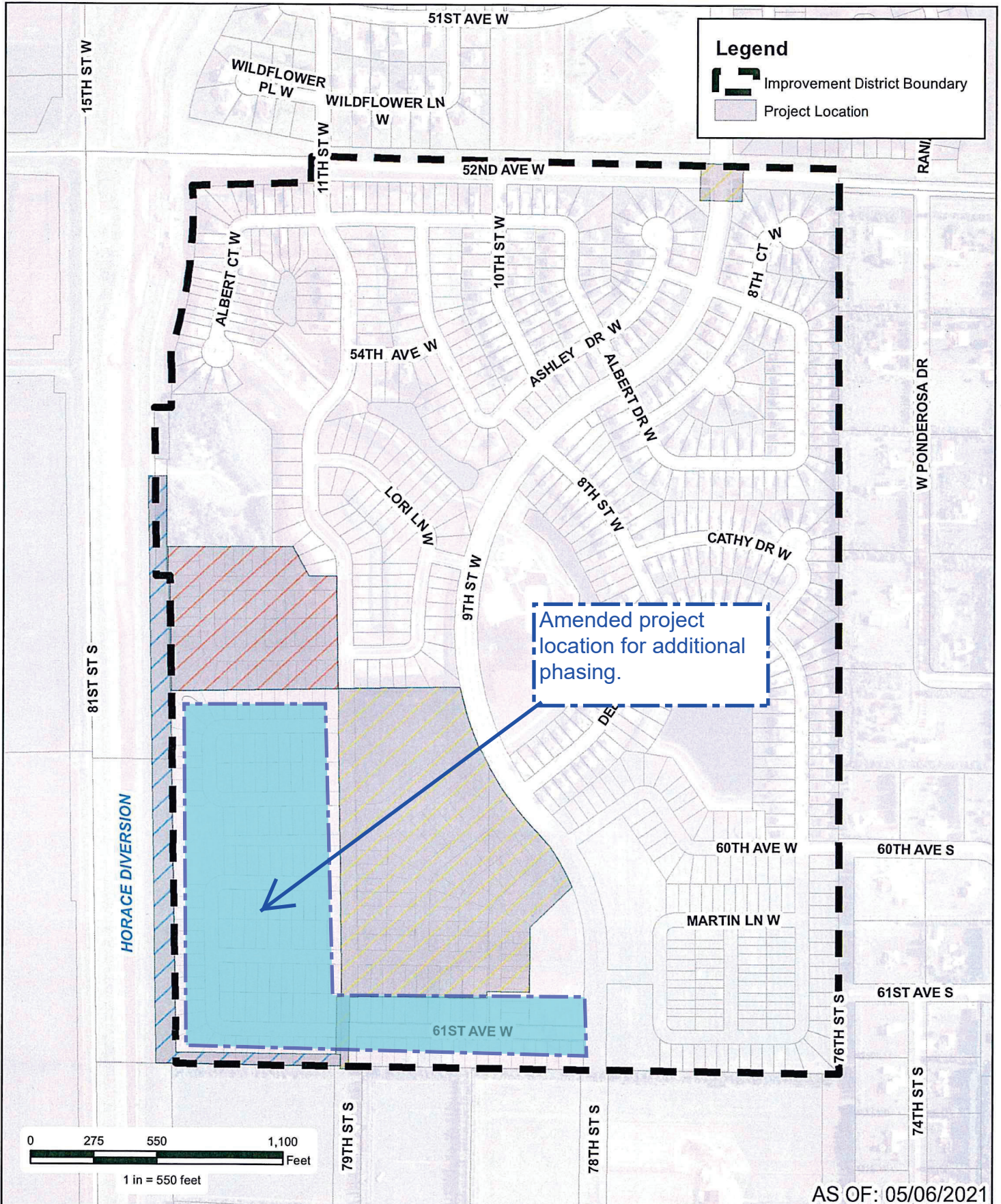
Upcoming Items and Commission Actions:

TBD – Publish assessment list and mail letters to all properties.

TBD – Special Assessment Commission meeting to hear objections.

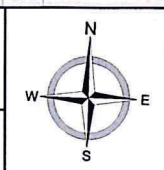
TBD – Publish Notice of Confirmation of Assessment List filed with City Auditor and time/date of meeting for City Commission action.

TBD – City Commission hearing of written appeals and objections.



IMPROVEMENT DISTRICT MAP
IMPROVEMENT DISTRICT 1337
THE WILDS 21ST ADDITION
WEST FARGO, NORTH DAKOTA

Created By: TJS Date Created: 03/26/21 Date Saved: 05/06/21 Date Plotted: NEVER Date Exported: 05/06/21
 Plotted By: Tanner.Schmidt Parcel Date: N/A Aerial Image: 2020 County NAIP SIDS Elevation Data: Lidar
 Horizontal Datum: NAD 1983 StatePlane North Dakota South FIPS 3302 Feet Vertical Datum: NAVD1988
 T:\Projects\2170021728\21728_1337_ImprovementDistrictMap_ProjectColors.mxd



Commissioner Olson introduced the following resolution and moved its adoption:

RESOLUTION DIRECTING ASSESSMENTS TO BE LEVIED

Be it resolved by the Board of City Commissioners of the City of West Fargo that the City Commission has estimated the cost in Improvement District No. 1337 - New Water Supply, Sewerage, Street Systems, and Incidentals, and does hereby direct assessments to be levied for the payment of such cost as follows:

Total Construction	\$ 10,049,681.41
Engineering	1,360,861.64
Construction Interest	611,221.73
Capitalized Interest	484,494.44
Bond Discount	167,452.20
Testing and Consulting	112,682.25
Legal	7,922.40
Advertising	762.42
Sewer Hookup Fee	235,629.95
Engineering Administrative	401,987.00
Bond Counsel	12,779.10
Rating Agency Fee	19,168.65
Underwriting Fee	15,973.87
Contingencies	2,164.46
Rounding	3,675.04
Service Charge	<u>354.97</u>
TOTAL:	\$ 13,486,811.53
LESS: Reoffering Premium	337,560.40
LESS: Other Contributions	<u>1,804,251.13</u>
TOTAL TO BE ASSESSED:	\$ 11,345,000.00

and that the City Auditor be and he is hereby directed to notify the Chairman of the Special Assessment Commission and shall certify to the Chairman of the Special Assessment Commission the items of the total cost set forth herein.

Dated: May 19, 2025

APPROVED:


President of Board of City Commissioners

ATTEST:



City Auditor

The motion for the adoption of the foregoing resolution was duly seconded by **Commissioner Jorgensen**, and upon vote being taken thereon, the following voted in favor thereof: **Olson, Jorgensen, Anderson, Zundel and Dardis**. The following commissioners were absent and not voting: **None**. The following commissioners voted nay: **None**. The majority having voted aye, the motion carried and the resolution was duly adopted.

IMPROVEMENT DISTRICT NO. 1337



NEW WATER SUPPLY, SEWERAGE AND STREET SYSTEMS; AND INCIDENTALS



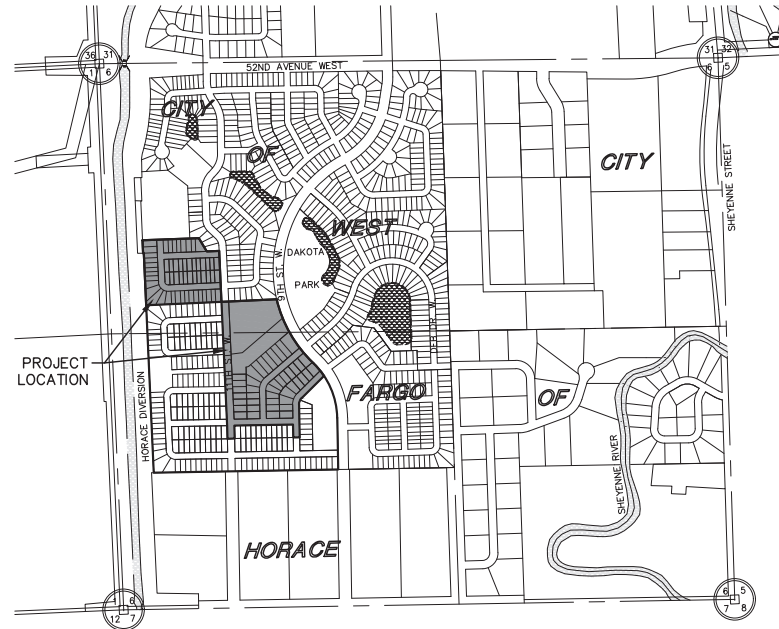
Consulting Engineering • Land Surveying
925 10th Avenue East, Suite 1 • West Fargo, North Dakota
www.mooreengineeringinc.com

THE WILDS 21ST ADDITION WEST FARGO, NORTH DAKOTA

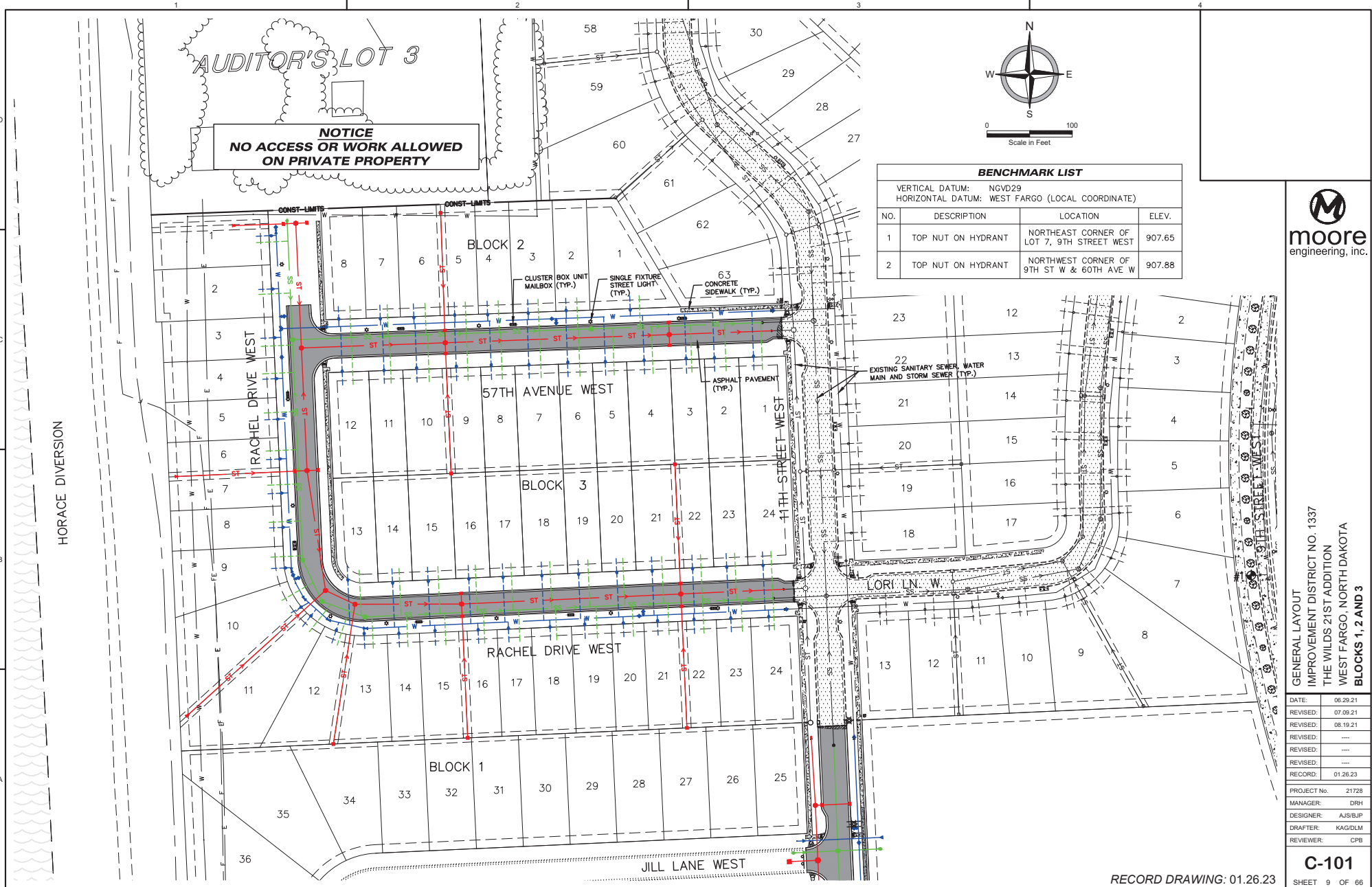
PROJECT INFORMATION

PROJECT MANAGER:	Dan Hanson, PE.....
PROJECT ENGINEER:	Anthony Sommerfeld, PE.....
PROJECT DESIGNER:	Ben Prochniak.....
RESIDENT PROJECT REP.:	Kevin Gunderson/Lynn Leslie.....
SURVEY BY:	Moore Engineering, Inc.....
YEAR OF CONSTRUCTION:	2021/2022.....
GENERAL CONTRACTOR:	Dakota Underground.....
ASPHALT PAVING:	Border States Paving.....
CONCRETE SIDEWALKS:	Dakota Underground.....
TRAFFIC CONTROL:	3D Specialties.....
SIGNING AND STRIPING:	3D Spec. & Northstar Safety.....
TURF ESTABLISHMENT:	K&S Brady Construction.....
MATERIAL TESTING:	Braun Intertec.....
ELECTRICAL WORK:	
DESIGN:	Kevin Kroke, PE (LKA).....
CONTRACTOR:	Scott's Electric.....

VICINITY MAP

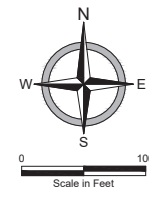


RECORD DRAWING: 01.26.23
PROJECT No. 21728



AUDITOR'S LOT 3

**NOTICE
NO ACCESS OR WORK ALLOWED
ON PRIVATE PROPERTY**



BENCHMARK LIST

VERTICAL DATUM: NGVD29
HORIZONTAL DATUM: WEST FARGO (LOCAL COORDINATE)

NO.	DESCRIPTION	LOCATION	ELEV.
1	TOP NUT ON HYDRANT	NORTHEAST CORNER OF LOT 7, 9TH STREET WEST	907.65
2	TOP NUT ON HYDRANT	NORTHWEST CORNER OF 9TH ST W & 60TH AVE W	907.88



GENERAL LAYOUT
IMPROVEMENT DISTRICT NO. 1337
THE WILDS 21ST ADDITION
WEST FARGO, NORTH DAKOTA
BLOCKS 1, 2 AND 3

DATE:	06.29.21
REVISED:	07.09.21
REVISED:	08.19.21
REVISED:	---
REVISED:	---
REVISED:	---
RECORD:	01.26.23
PROJECT No.	21728
MANAGER:	DRH
DESIGNER:	AJS/BJP
DRAFTER:	KAG/DLM
REVIEWER:	CPB

C-101
SHEET 9 OF 66

RECORD DRAWING: 01.26.23

IMPROVEMENT DISTRICT NO. 1337



NEW WATER SUPPLY, SEWERAGE, STREET SYSTEMS AND INCIDENTALS

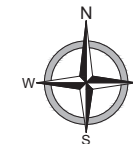
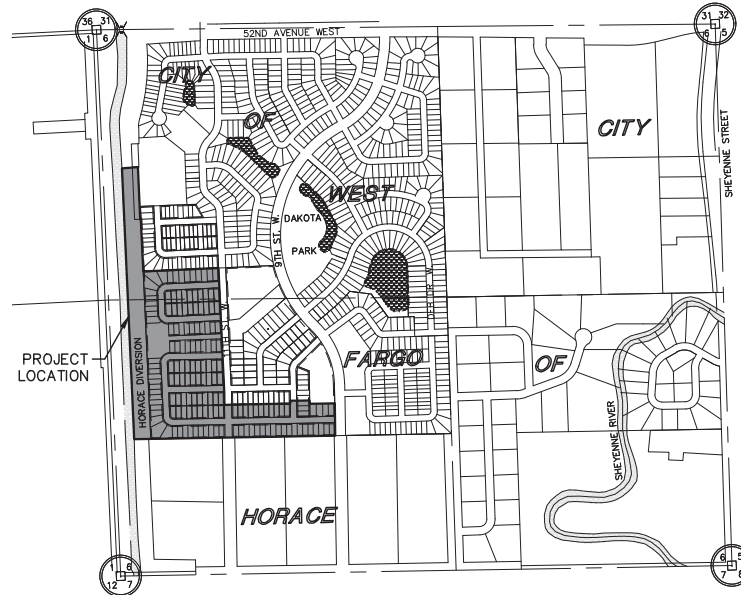


THE WILDS 21ST ADDITION - PHASE 2 WEST FARGO, NORTH DAKOTA

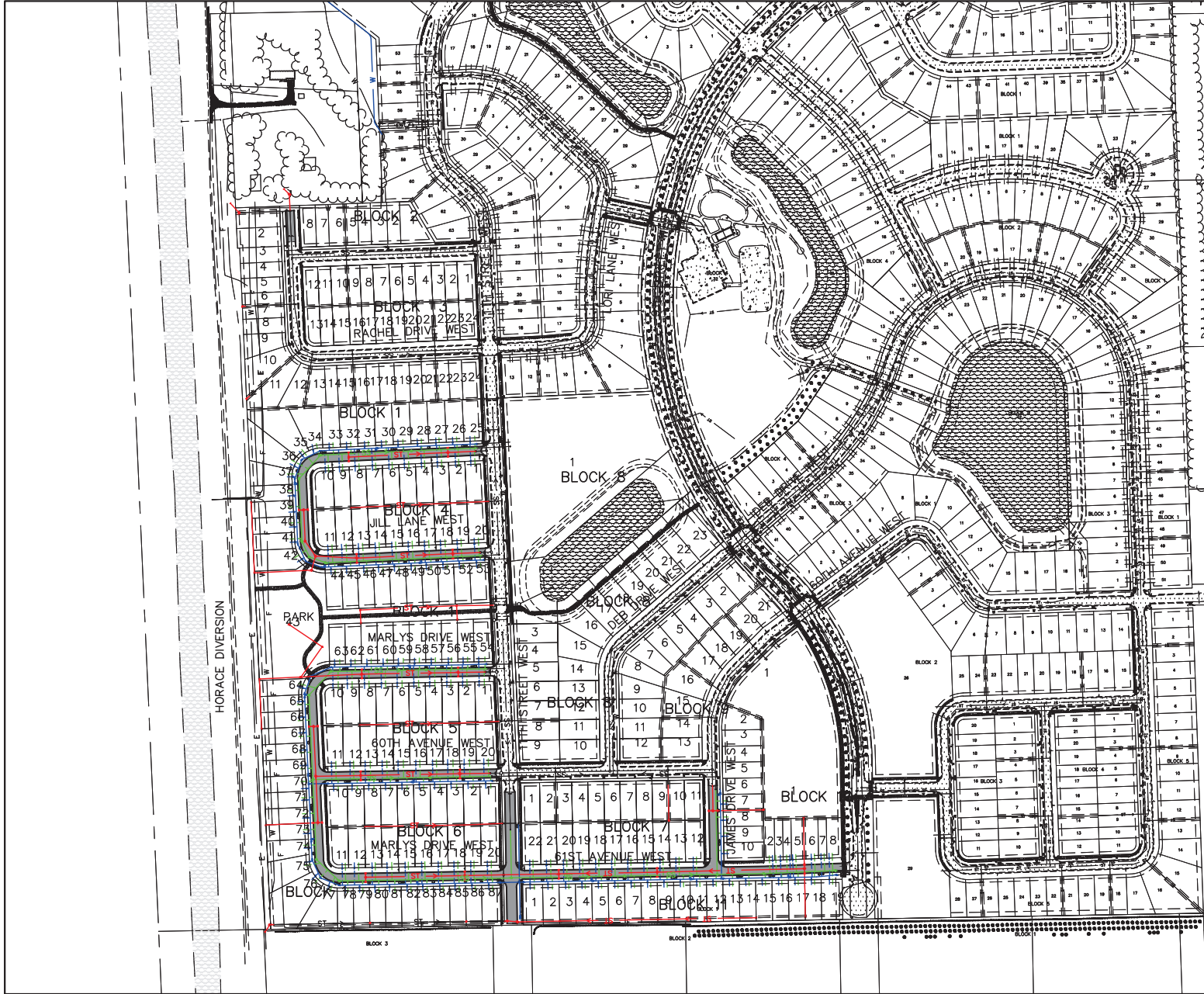
PROJECT INFORMATION

PROJECT MANAGER:	.Dan Hanson, PE / Matt Welle, PE
PROJECT ENGINEER:	.Anthony Sommerfeld, PE.....
PROJECT DESIGNER:	.Ben Prochniak.....
RESIDENT PROJECT REP.:	.Lynn Leslie/Conner Wilson/Seth Welder
SURVEY BY:	.Moore Engineering, Inc.....
YEAR OF CONSTRUCTION:	.2022/2023.....
GENERAL CONTRACTOR:	.Dakota Underground.....
ASPHALT PAVING:	.Border States Paving.....
CONCRETE SIDEWALKS:	.Dakota Underground/Superior Contracting
TRAFFIC CONTROL:	.3D Specialties.....
SIGNING AND STRIPING:	.3D Spec. & Northstar Safety.....
TURF ESTABLISHMENT:	.Pro Landscaping.....
MATERIAL TESTING:	.Braun Intertec.....
ELECTRICAL WORK:	
DESIGN:	.Kevin Kroke, PE (LKA).....
CONTRACTOR:	.Fargo Electric.....

VICINITY MAP



RECORD DRAWING: 01.16.24
PROJECT No. 21728B



PROJECT LAYOUTS
 IMPROVEMENT DISTRICT NO. 1337
 THE WILDS 21ST ADDITION - PHASE 2
 WEST FARGO, NORTH DAKOTA
 AREA PLAN

DATE:	04.26.22
REVISED:	---
REVISED:	---
REVISED:	---
REVISED:	---
REVISED:	---
RECORD:	01.16.24
PROJECT No.	217288
MANAGER:	MWW
DESIGNER:	BJPI/JS
DRAFTER:	JJB
REVIEWER:	---

RECORD DRAWING: 01.16.24

C-101

IMPROVEMENT DISTRICT NO. 1337

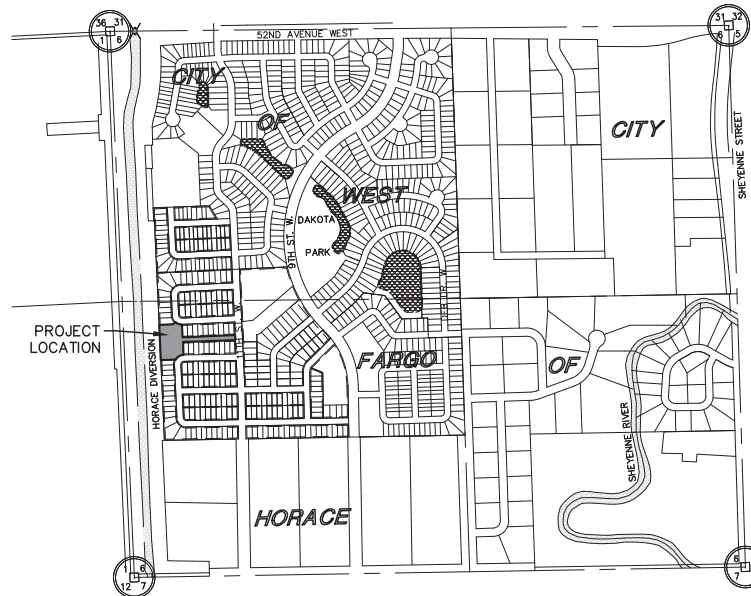
NEW WATER SUPPLY, SEWERAGE, STREET SYSTEMS AND INCIDENTALS

THE WILDS 21ST ADDITION - PHASE 2 PARK IMPROVEMENTS

WEST FARGO, NORTH DAKOTA

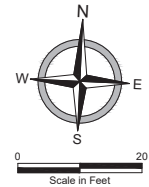
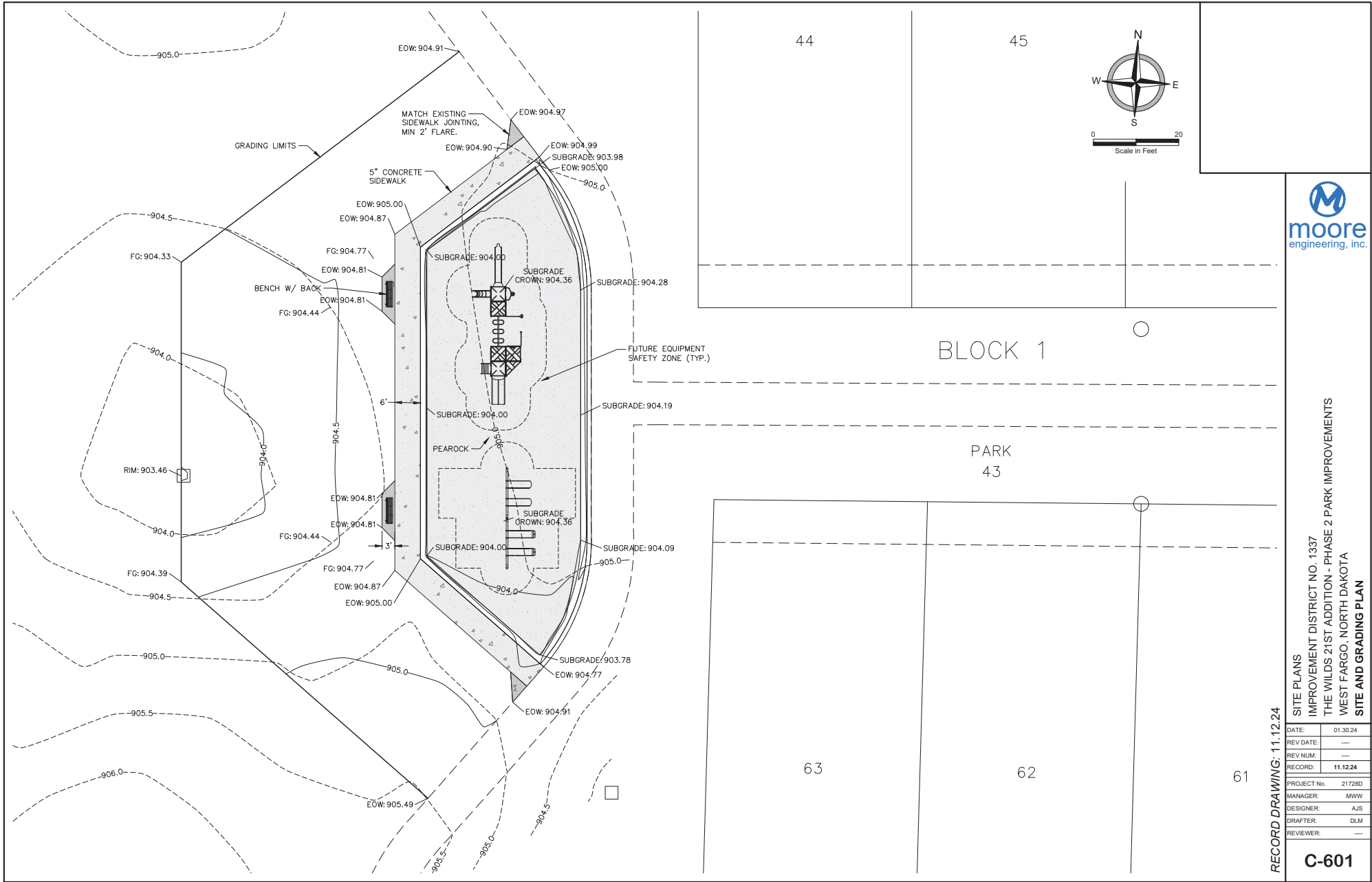


VICINITY MAP



RECORD DRAWING: 11.12.24
PROJECT No. 21728D

FILE LOCATION: R:\Projects\121001\1217001\1217280\CIVIL\PRODUCTION\1217280_Site.dwg



SITE PLANS
 IMPROVEMENT DISTRICT NO. 1337
 THE WILDS 21ST ADDITION - PHASE 2 PARK IMPROVEMENTS
 WEST FARGO, NORTH DAKOTA
SITE AND GRADING PLAN

RECORD DRAWING: 11.12.24

DATE:	01.30.24
REV DATE:	---
REV NUM:	---
RECORD:	11.12.24
PROJECT No:	217280
MANAGER:	MWW
DESIGNER:	AJS
DRAFTER:	DLM
REVIEWER:	---

C-601

DURING CONSTRUCTION PHOTOS – DISTRICT NO. 1337



AFTER CONSTRUCTION PHOTOS – DISTRICT NO. 1337



DISTRICT NO. 1337
BENEFIT METHODOLOGY

IMPROVEMENT STAUS: FINAL

DATE: 04/10/2025

Sewer, Water, Storm & Street Improvement Dist. No. 1337

The Wilds 21st Addition – Phases 1, 2, & 3

West Fargo, North Dakota

Summary of Location for Improvements

- Local Benefitting Area
 - The Wilds 21st Addition Plat
 - Front Footage calculations were completed
- Regional Benefitting Area
 - Improvement District Boundary
 - Homestead Property – Follows assessment policy for an unplatted parcel.

Assessment Methodology

- Assessment allocations were completed per City Policy adopted June 2022
- Local Benefit
 - Sanitary Sewer – Front Foot
 - Storm Sewer – Square Footage
 - Street – Front Foot
 - Street Lighting – Front Foot
- Regional Benefit
 - Street – Regional Street Equivalent Units
 - Multi-use paths, speed table & other associated items
 - Storm Sewer – Square Footage
 - Common excavation of storm water retention pond & associated storm sewer
 - Export regional storm water retention pond stockpile
 - Horace Diversion Levee Toe Improvements – Square Footage
 - Embankment, grading & associated storm sewer Storm Sewer
 - Block 1 Lot 1 and diversion storm sewer
 - Block 1 Lot 76-87 rear yard improvements
 - Culvert removal from levee
 - USACE Permits – Square Footage
 - USACE Permit Application & Wetland Delineation
 - Wetland Mitigation Credits
- Watermain Improvements
 - Costs not included in assessment allocations. City to invoice Cass Rural Water for improvement expenses and associated costs per Agreement

- No / Reduced Assessments
 - Wilds 7th Addition Block 1 Lot 5 & 6 – Removed fence easement adjacent to 52nd Avenue & 9th Street West
 - Wilds 8th Addition Block 1 Lot 27 – Future pedestrian underpass
 - Wilds 9th Addition Block 1 Lot 1 – City sanitary sewer lift station
 - Wilds 9th Addition Block 3 Lot 29 – Storm sewer easement & bike path
 - Wilds 9th Addition Block 3 Lot 42 – City pond
 - Wilds 9th Addition Block 4 Lot 31 – City pond
 - Wilds 9th Addition Block 4 Lot 32 – Multi-use path / storm sewer (pond connections)
 - Wilds 11th Addition Block 1 Lot 14 – Multi-use path / storm sewer / orchard
 - Wilds 11th Addition Block 1 Lot 50 – City pond
 - Wilds 11th Addition Block 1 Lot 51 – End of pond
 - Wilds 11th Addition Block 1 Lot 57 – Homestead access & underground infrastructure
 - Wilds 11th Addition Block 5 Lot 16 – End of pond
 - Wilds 11th Addition Block 5 Lot 32 – End of pond
 - Wilds 11th Addition Block 5 Lot 33 – City pond
 - Wilds 18th Addition Block 1 Lot 13 – Storm sewer lift station
 - Wilds 20th Addition Block 1 Lot 19 – Storm sewer easement & multi-use path
 - Wilds 21st Addition Block 1 Lot 1 & 2 – No Street Access
 - *No street assessment due to no street access.*
 - Wilds 21st Addition Block 1 Lot 43 – Park lot
 - Wilds 21st Addition Block 8 Lot 1 – Multiple Dwelling Zoning
 - Reduced local accessible square footage due to planned private storm sewer.
 - Wilds 21st Addition Block 8 Lot 2 – City pond
 - Wilds 21st Addition Block 8 Lot 23 – Storm Sewer Easement
 - *Reduced front footage assessments due to storm sewer easement.*
 - Wilds 21st Addition Block 9 Lot 1 – Storm Sewer Easement
 - *Reduced front footage assessments due to storm sewer easement.*
 - Wilds 21st Addition Block 9 Lot 21 – Storm Sewer Easement
 - *Reduced front footage assessments due to storm sewer easement.*

BENEFIT METHODOLOGY MAP

IMPROVEMENT STATUS: PHASE 1, 2, & 3 - FINAL CONSTRUCTION
DATE: 05/21/2025

DRAIN 21C

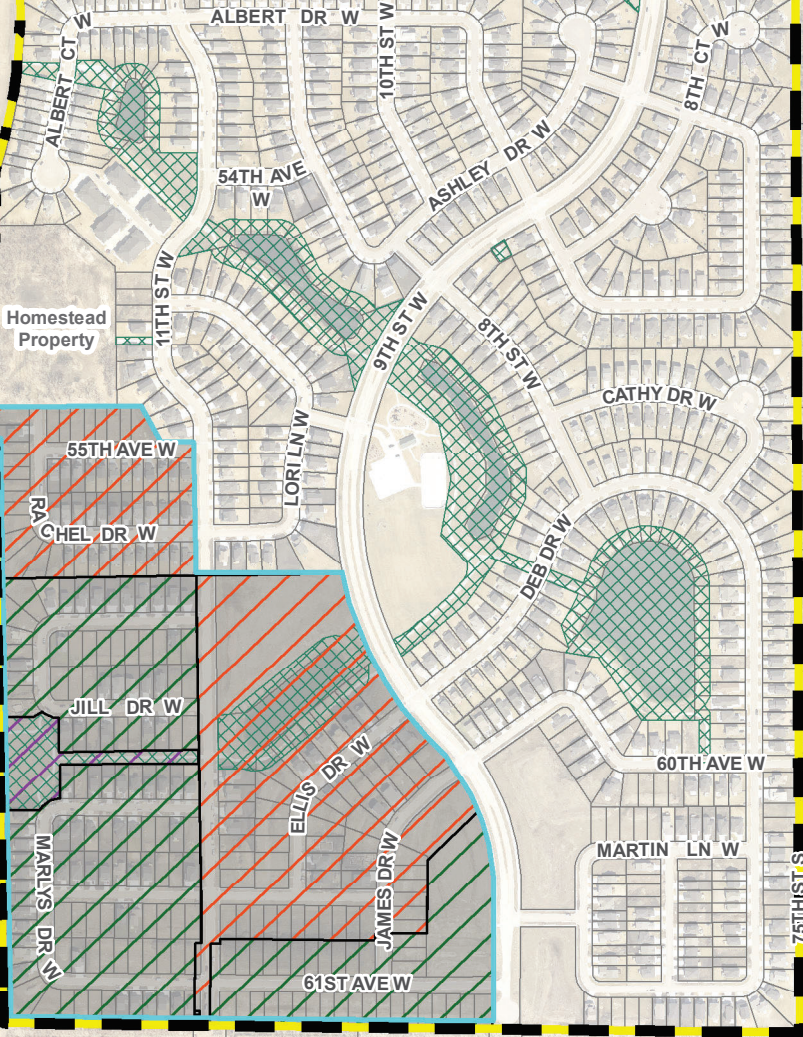
15TH ST W

WILDFLOW W

SHEYENNE ST

52ND AVE E

52ND AVE W



81ST ST S

HORACE DIVERSION

Homestead Property

55TH AVE W

RA CHEL DR W

JILL DR W

ELLIS DR W

JAMES DR W

61ST AVE W

MARTIN LN W

60TH AVE W

60TH AVE S

61ST AVE S

75TH ST S

74TH ST S

W PONDEROSA DR

PONDEROSA DR

73RD ST S



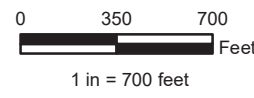
Legend

- Project Location
- Improvement District boundary
- Phase 1
- Phase 2
- Phase 3

Benefiting Areas

- Regional Benefit
- Local Benefit
- No Assessments

BENEFIT METHODOLOGY MAP
IMPROVEMENT DISTRICT NO. 1337
THE WILDS 21ST ADDITION - PHASE 1, 2, & 3
WEST FARGO, NORTH DAKOTA





Estimated Assessment (\$) ≤ 14,439 ≤ 55,882 ≤ 2,967 0

Improvement District Boundary Non-West Fargo Jurisdiction West Fargo City ROW & Non-tax Parcel

Improvement District No. 1337 - Assessment Allocation Map

Prepared by West Fargo Engineering and GIS on 5/20/2025

Disclaimer: This map was created using preliminary data and is intended for general (NOT exact) reviewing purposes.



Wilds 21st Addition - Phases 1, 2, & 3 (Park)

PRELIMINARY FINAL

BASED ON CONSTRUCTION & ENGINEERING COSTS - NO FINAL CITY SOFT COSTS

Sewer, Water, Storm and Street Imp. Dist. No. 1337

Date: 06/19/2025

Division	Block	Lot	GIS PIN	Area Factor	Front Footage	Assessable Area (Acres)	REGIONAL Assessable Area (Acres)	LOCAL Assessable Area (Acres)	Equivalent Units	Regional Street Equivalent Units	Benefit	Total Assessment
The Wilds 7th Addition	1	1	02583100010000	1.00	75	0.20	0.20		1	1	\$12,199.82	\$2,277.92
The Wilds 7th Addition	1	2	02583100020000	1.00	64	0.18	0.18		1	1	\$12,199.82	\$2,201.39
The Wilds 7th Addition	1	3	02583100030000	1.00	64	0.18	0.18		1	1	\$12,199.82	\$2,201.39
The Wilds 7th Addition	1	4	02583100040000	1.00	50	0.23	0.23		1	1	\$12,199.82	\$2,392.72
The Wilds 7th Addition	1	5	02583100050000	1.00	48	0.32	0.32		1	1	\$12,199.82	\$2,749.41
The Wilds 7th Addition	1	6	02583100060000	1.00	66	0.34	0.34		1	1	\$12,199.82	\$2,801.41
The Wilds 7th Addition	1	7	02583100070000	1.00	54	0.21	0.21		1	1	\$12,199.82	\$2,316.18
The Wilds 7th Addition	1	8	02583100080000	1.00	50	0.21	0.21		1	1	\$12,199.82	\$2,316.18
The Wilds 7th Addition	1	9	02583100090000	1.00	37	0.31	0.31		1	1	\$12,199.82	\$2,698.84
The Wilds 7th Addition	1	10	02583100100000	1.00	37	0.24	0.24		1	1	\$12,199.82	\$2,430.98
The Wilds 7th Addition	1	11	02583100110000	1.00	37	0.24	0.24		1	1	\$12,199.82	\$2,430.98
The Wilds 7th Addition	1	12	02583100120000	1.00	37	0.38	0.38		1	1	\$12,199.82	\$2,966.69
The Wilds 7th Addition	1	13	02583100130000	1.00	37	0.23	0.23		1	1	\$12,199.82	\$2,392.72
The Wilds 7th Addition	1	14	02583100140000	1.00	48	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 7th Addition	1	15	02583100150000	1.00	46	0.18	0.18		1	1	\$12,199.82	\$2,201.39
The Wilds 7th Addition	1	16	02583100160000	1.00	56	0.18	0.18		1	1	\$12,199.82	\$2,201.39
The Wilds 7th Addition	1	17	02583100170000	1.00	50	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 7th Addition	1	18	02583100180000	1.00	50	0.17	0.17		1	1	\$12,199.82	\$2,163.12
The Wilds 7th Addition	1	19	02583100190000	1.00	42	0.27	0.27		1	1	\$12,199.82	\$2,545.78
The Wilds 7th Addition	1	20	02583100200000	1.00	40	0.35	0.35		1	1	\$12,199.82	\$2,851.90
The Wilds 7th Addition	1	21	02583100210000	1.00	40	0.22	0.22		1	1	\$12,199.82	\$2,354.45
The Wilds 7th Addition	1	22	02583100220000	1.00	49	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 7th Addition	1	23	02583100230000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 7th Addition	1	24	02583100240000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 7th Addition	1	25	02583100250000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 7th Addition	1	26	02583100260000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 7th Addition	1	27	02583100270000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 7th Addition	1	28	02583100280000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 7th Addition	1	29	02583100290000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 7th Addition	1	30	02583100300000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 7th Addition	1	31	02583100310000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 7th Addition	1	32	02583100320000	1.00	43	0.19	0.19		1	1	\$12,199.82	\$2,239.65
The Wilds 7th Addition	1	33	02583100330000	1.00	40	0.29	0.29		1	1	\$12,199.82	\$2,622.31
The Wilds 7th Addition	1	34	02583100340000	1.00	40	0.33	0.33		1	1	\$12,199.82	\$2,775.37
The Wilds 7th Addition	1	35	02583100350000	1.00	40	0.21	0.21		1	1	\$12,199.82	\$2,316.18
The Wilds 7th Addition	1	36	02583100360000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 7th Addition	1	37	02583100370000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 7th Addition	1	38	02583100380000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 7th Addition	1	39	02583100390000	1.00	59	0.18	0.18		1	1	\$12,199.82	\$2,201.39
The Wilds 7th Addition	1	40	02583100400000	1.00	60	0.18	0.18		1	1	\$12,199.82	\$2,201.39
The Wilds 7th Addition	1	41	02583100410000	1.00	60	0.18	0.18		1	1	\$12,199.82	\$2,201.39
The Wilds 7th Addition	1	42	02583100420000	1.00	60	0.18	0.18		1	1	\$12,199.82	\$2,201.39
The Wilds 7th Addition	1	43	02583100430000	1.00	60	0.18	0.18		1	1	\$12,199.82	\$2,201.39
The Wilds 7th Addition	1	44	02583100440000	1.00	53	0.22	0.22		1	1	\$12,199.82	\$2,354.45
The Wilds 7th Addition	1	45	02583100450000	1.00	52	0.23	0.23		1	1	\$12,199.82	\$2,392.72
The Wilds 7th Addition	1	46	02583100460000	1.00	52	0.23	0.23		1	1	\$12,199.82	\$2,392.72
The Wilds 7th Addition	1	47	02583100470000	1.00	55	0.20	0.20		1	1	\$12,199.82	\$2,277.92
The Wilds 7th Addition	1	48	02583100480000	1.00	60	0.18	0.18		1	1	\$12,199.82	\$2,201.39
The Wilds 7th Addition	1	49	02583100490000	1.00	60	0.18	0.18		1	1	\$12,199.82	\$2,201.39
The Wilds 7th Addition	1	50	02583100500000	1.00	60	0.18	0.18		1	1	\$12,199.82	\$2,201.39
The Wilds 7th Addition	1	51	02583100510000	1.00	68	0.20	0.20		1	1	\$12,199.82	\$2,277.92
The Wilds 7th Addition	2	1	02583100520000	1.00	61	0.20	0.20		1	1	\$12,199.82	\$2,277.92
The Wilds 7th Addition	2	2	02583100530000	1.00	59	0.19	0.19		1	1	\$12,199.82	\$2,239.65
The Wilds 7th Addition	2	3	02583100540000	1.00	59	0.19	0.19		1	1	\$12,199.82	\$2,239.65
The Wilds 7th Addition	2	4	02583100550000	1.00	59	0.19	0.19		1	1	\$12,199.82	\$2,239.65
The Wilds 7th Addition	2	5	02583100560000	1.00	59	0.19	0.19		1	1	\$12,199.82	\$2,239.65
The Wilds 7th Addition	2	6	02583100570000	1.00	59	0.19	0.19		1	1	\$12,199.82	\$2,239.65
The Wilds 7th Addition	2	7	02583100580000	1.00	59	0.19	0.19		1	1	\$12,199.82	\$2,239.65
The Wilds 7th Addition	2	8	02583100590000	1.00	59	0.19	0.19		1	1	\$12,199.82	\$2,239.65
The Wilds 7th Addition	2	9	02583100600000	1.00	60	0.20	0.20		1	1	\$12,199.82	\$2,277.92
The Wilds 7th Addition	3	1	02583100610000	1.00	69	0.22	0.22		1	1	\$12,199.82	\$2,354.45
The Wilds 7th Addition	3	2	02583100620000	1.00	57	0.20	0.20		1	1	\$12,199.82	\$2,277.92

Wilds 21st Addition - Phases 1, 2, & 3 (Park)

PRELIMINARY FINAL

BASED ON CONSTRUCTION & ENGINEERING COSTS - NO FINAL CITY SOFT COSTS

Sewer, Water, Storm and Street Imp. Dist. No. 1337

Date: 06/19/2025

Division	Block	Lot	GIS PIN	Area Factor	Front Footage	Assessable Area (Acres)	REGIONAL Assessable Area (Acres)	LOCAL Assessable Area (Acres)	Equivalent Units	Regional Street Equivalent Units	Benefit	Total Assessment
The Wilds 7th Addition	3	3	02583100630000	1.00	60	0.20	0.20		1	1	\$12,199.82	\$2,277.92
The Wilds 7th Addition	3	4	02583100640000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 7th Addition	3	5	02583100650000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 7th Addition	3	6	02583100660000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 7th Addition	3	7	02583100670000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 7th Addition	3	8	02583100680000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 7th Addition	3	9	02583100690000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 7th Addition	3	10	02583100700000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 7th Addition	3	11	02583100710000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 7th Addition	3	12	02583100720000	1.00	48	0.17	0.17		1	1	\$12,199.82	\$2,163.12
The Wilds 7th Addition	3	13	02583100730000	1.00	58	0.21	0.21		1	1	\$12,199.82	\$2,316.18
The Wilds 7th Addition	3	14	02583100740000	1.00	60	0.20	0.20		1	1	\$12,199.82	\$2,277.92
The Wilds 7th Addition	3	15	02583100750000	1.00	60	0.19	0.19		1	1	\$12,199.82	\$2,239.65
The Wilds 7th Addition	3	16	02583100760000	1.00	60	0.18	0.18		1	1	\$12,199.82	\$2,201.39
The Wilds 7th Addition	3	17	02583100770000	1.00	65	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 7th Addition	3	18	02583100780000	1.00	77	0.21	0.21		1	1	\$12,199.82	\$2,316.18
The Wilds 7th Addition	3	19	02583100790000	1.00	80	0.24	0.24		1	1	\$12,199.82	\$2,430.98
The Wilds 7th Addition	3	20	02583100800000	1.00	93	0.23	0.23		1	1	\$12,199.82	\$2,392.72
The Wilds 7th Addition	3	21	02583100810000	1.00	50	0.25	0.25		1	1	\$12,199.82	\$2,469.25
The Wilds 7th Addition	3	22	02583100820000	1.00	41	0.25	0.25		1	1	\$12,199.82	\$2,469.25
The Wilds 7th Addition	3	23	02583100830000	1.00	41	0.31	0.31		1	1	\$12,199.82	\$2,698.84
The Wilds 7th Addition	3	24	02583100840000	1.00	41	0.31	0.31		1	1	\$12,199.82	\$2,698.84
The Wilds 7th Addition	3	25	02583100850000	1.00	41	0.26	0.26		1	1	\$12,199.82	\$2,507.51
The Wilds 7th Addition	3	26	02583100860000	1.00	50	0.29	0.29		1	1	\$12,199.82	\$2,622.31
The Wilds 8th Addition	1	1	02583200010000	1.00	57	0.17	0.17		1	1	\$12,199.82	\$2,163.12
The Wilds 8th Addition	1	2	02583200020000	1.00	55	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 8th Addition	1	3	02583200030000	1.00	55	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 8th Addition	1	4	02583200040000	1.00	55	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 8th Addition	1	5	02583200050000	1.00	45	0.23	0.23		1	1	\$12,199.82	\$2,392.72
The Wilds 8th Addition	1	6	02583200060000	1.00	44	0.38	0.38		1	1	\$12,199.82	\$2,966.69
The Wilds 8th Addition	1	7	02583200070000	1.00	44	0.33	0.33		1	1	\$12,199.82	\$2,775.37
The Wilds 8th Addition	1	8	02583200080000	1.00	50	0.21	0.21		1	1	\$12,199.82	\$2,316.18
The Wilds 8th Addition	1	9	02583200090000	1.00	50	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 8th Addition	1	10	02583200100000	1.00	50	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 8th Addition	1	11	02583200110000	1.00	61	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 8th Addition	1	12	02583200120000	1.00	63	0.14	0.14		1	1	\$12,199.82	\$2,048.33
The Wilds 8th Addition	1	13	02583200130000	1.00	56	0.13	0.13		1	1	\$12,199.82	\$2,010.06
The Wilds 8th Addition	1	14	02583200140000	1.00	54	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 8th Addition	1	15	02583200150000	1.00	57	0.22	0.22		1	1	\$12,199.82	\$2,354.45
The Wilds 8th Addition	1	16	02583200160000	1.00	56	0.12	0.12		1	1	\$12,199.82	\$1,971.80
The Wilds 8th Addition	1	17	02583200170000	1.00	55	0.14	0.14		1	1	\$12,199.82	\$2,048.33
The Wilds 8th Addition	1	18	02583200180000	1.00	54	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 8th Addition	1	19	02583200190000	1.00	54	0.17	0.17		1	1	\$12,199.82	\$2,163.12
The Wilds 8th Addition	1	20	02583200200000	1.00	66	0.22	0.22		1	1	\$12,199.82	\$2,354.45
The Wilds 8th Addition	1	21	02583200210000	1.00	63	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 8th Addition	1	22	02583200220000	1.00	40	0.21	0.21		1	1	\$12,199.82	\$2,316.18
The Wilds 8th Addition	1	23	02583200230000	1.00	37	0.35	0.35		1	1	\$12,199.82	\$2,851.90
The Wilds 8th Addition	1	24	02583200240000	1.00	37	0.26	0.26		1	1	\$12,199.82	\$2,507.51
The Wilds 8th Addition	1	25	02583200250000	1.00	37	0.23	0.23		1	1	\$12,199.82	\$2,392.72
The Wilds 8th Addition	1	26	02583200260000	1.00	37	0.22	0.22		1	1	\$12,199.82	\$2,354.45
The Wilds 8th Addition	1	27	02583200270000	0.00	0	0.22	0.00		0	0	\$0.00	\$0.00
The Wilds 8th Addition	1	28	02583200280000	1.00	37	0.26	0.26		1	1	\$12,199.82	\$2,507.51
The Wilds 8th Addition	1	29	02583200290000	1.00	46	0.18	0.18		1	1	\$12,199.82	\$2,201.39
The Wilds 8th Addition	1	30	02583200300000	1.00	48	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 8th Addition	1	31	02583200310000	1.00	53	0.19	0.19		1	1	\$12,199.82	\$2,239.65
The Wilds 8th Addition	2	1	02583200320000	1.00	56	0.20	0.20		1	1	\$12,199.82	\$2,277.92
The Wilds 8th Addition	2	2	02583200330000	1.00	49	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 8th Addition	2	3	02583200340000	1.00	50	0.17	0.17		1	1	\$12,199.82	\$2,163.12
The Wilds 8th Addition	2	4	02583200350000	1.00	50	0.17	0.17		1	1	\$12,199.82	\$2,163.12
The Wilds 8th Addition	2	5	02583200360000	1.00	50	0.17	0.17		1	1	\$12,199.82	\$2,163.12
The Wilds 8th Addition	2	6	02583200370000	1.00	50	0.17	0.17		1	1	\$12,199.82	\$2,163.12
The Wilds 8th Addition	2	7	02583200380000	1.00	56	0.20	0.20		1	1	\$12,199.82	\$2,277.92

Wilds 21st Addition - Phases 1, 2, & 3 (Park)

PRELIMINARY FINAL

BASED ON CONSTRUCTION & ENGINEERING COSTS - NO
FINAL CITY SOFT COSTS

Sewer, Water, Storm and Street Imp. Dist. No. 1337

Date: 06/19/2025

Division	Block	Lot	GIS PIN	Area Factor	Front Footage	Assessable Area (Acres)	REGIONAL Assessable Area (Acres)	LOCAL Assessable Area (Acres)	Equivalent Units	Regional Street Equivalent Units	Benefit	Total Assessment
The Wilds 8th Addition	3	1	02583200390000	1.00	59	0.17	0.17		1	1	\$12,199.82	\$2,163.12
The Wilds 8th Addition	3	2	02583200400000	1.00	55	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 8th Addition	3	3	02583200410000	1.00	55	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 8th Addition	3	4	02583200420000	1.00	55	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 8th Addition	3	5	02583200430000	1.00	55	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 8th Addition	3	6	02583200440000	1.00	55	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 8th Addition	3	7	02583200450000	1.00	55	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 8th Addition	3	8	02583200460000	1.00	63	0.18	0.18		1	1	\$12,199.82	\$2,201.39
The Wilds 8th Addition	4	1	02583200470000	1.00	53	0.21	0.21		1	1	\$12,199.82	\$2,316.18
The Wilds 8th Addition	4	2	02583200480000	1.00	52	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 8th Addition	4	3	02583200490000	1.00	52	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 8th Addition	4	4	02583200500000	1.00	52	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 8th Addition	4	5	02583200510000	1.00	52	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 8th Addition	4	6	02583200520000	1.00	52	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 8th Addition	4	7	02583200530000	1.00	47	0.18	0.18		1	1	\$12,199.82	\$2,201.39
The Wilds 8th Addition	4	8	02583200540000	1.00	45	0.19	0.19		1	1	\$12,199.82	\$2,239.65
The Wilds 8th Addition	4	9	02583200550000	1.00	51	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 8th Addition	4	10	02583200560000	1.00	53	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 8th Addition	4	11	02583200570000	1.00	53	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 8th Addition	4	12	02583200580000	1.00	53	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 8th Addition	4	13	02583200590000	1.00	63	0.19	0.19		1	1	\$12,199.82	\$2,239.65
The Wilds 8th Addition	5	1	02583200600000	1.00	62	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 8th Addition	5	2	02583200610000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 8th Addition	5	3	02583200620000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 8th Addition	5	4	02583200630000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 8th Addition	5	5	02583200640000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 8th Addition	5	6	02583200650000	1.00	52	0.14	0.14		1	1	\$12,199.82	\$2,048.33
The Wilds 8th Addition	5	7	02583200660000	1.00	62	0.13	0.13		1	1	\$12,199.82	\$2,010.06
The Wilds 8th Addition	5	8	02583200670000	1.00	52	0.14	0.14		1	1	\$12,199.82	\$2,048.33
The Wilds 8th Addition	5	9	02583200680000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 8th Addition	5	10	02583200690000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 8th Addition	5	11	02583200700000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 8th Addition	5	12	02583200710000	1.00	57	0.17	0.17		1	1	\$12,199.82	\$2,163.12
The Wilds 8th Addition	5	13	02583200720000	1.00	54	0.17	0.17		1	1	\$12,199.82	\$2,163.12
The Wilds 8th Addition	5	14	02583200730000	1.00	54	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 8th Addition	5	15	02583200740000	1.00	53	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 8th Addition	5	16	02583200750000	1.00	48	0.18	0.18		1	1	\$12,199.82	\$2,201.39
The Wilds 8th Addition	5	17	02583200760000	1.00	46	0.20	0.20		1	1	\$12,199.82	\$2,277.92
The Wilds 8th Addition	5	18	02583200770000	1.00	53	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 8th Addition	5	19	02583200780000	1.00	53	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 8th Addition	5	20	02583200790000	1.00	53	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 8th Addition	5	21	02583200800000	1.00	62	0.19	0.19		1	1	\$12,199.82	\$2,239.65
The Wilds 9th Addition	1	1	02583300010000	0.00	0	0.07	0.00		0	0	\$0.00	\$0.00
The Wilds 9th Addition	1	2	02583300020000	1.00	75	0.28	0.28		1	1	\$12,199.82	\$2,584.04
The Wilds 9th Addition	1	3	02583300030000	1.00	50	0.24	0.24		1	1	\$12,199.82	\$2,430.98
The Wilds 9th Addition	1	4	02583300040000	1.00	50	0.23	0.23		1	1	\$12,199.82	\$2,392.72
The Wilds 9th Addition	1	5	02583300050000	1.00	50	0.20	0.20		1	1	\$12,199.82	\$2,277.92
The Wilds 9th Addition	1	6	02583300060000	1.00	49	0.19	0.19		1	1	\$12,199.82	\$2,239.65
The Wilds 9th Addition	1	7	02583300070000	1.00	48	0.17	0.17		1	1	\$12,199.82	\$2,163.12
The Wilds 9th Addition	1	8	02583300080000	1.00	48	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 9th Addition	1	9	02583300090000	1.00	48	0.19	0.19		1	1	\$12,199.82	\$2,239.65
The Wilds 9th Addition	1	10	02583300100000	1.00	53	0.23	0.23		1	1	\$12,199.82	\$2,392.72
The Wilds 9th Addition	1	11	02583300110000	1.00	55	0.24	0.24		1	1	\$12,199.82	\$2,430.98
The Wilds 9th Addition	1	12	02583300120000	1.00	183	0.23	0.23		1	1	\$12,199.82	\$2,392.72
The Wilds 9th Addition	1	13	02583300130000	1.00	52	0.18	0.18		1	1	\$12,199.82	\$2,201.39
The Wilds 9th Addition	1	14	02583300140000	1.00	51	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 9th Addition	1	15	02583300150000	1.00	50	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 9th Addition	1	16	02583300160000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 9th Addition	1	17	02583300170000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 9th Addition	1	18	02583300180000	1.00	47	0.17	0.17		1	1	\$12,199.82	\$2,163.12
The Wilds 9th Addition	1	19	02583300190000	1.00	48	0.17	0.17		1	1	\$12,199.82	\$2,163.12
The Wilds 9th Addition	1	20	02583300200000	1.00	48	0.18	0.18		1	1	\$12,199.82	\$2,201.39

Wilds 21st Addition - Phases 1, 2, & 3 (Park)

PRELIMINARY FINAL

BASED ON CONSTRUCTION & ENGINEERING COSTS - NO
FINAL CITY SOFT COSTS

Sewer, Water, Storm and Street Imp. Dist. No. 1337

Date: 06/19/2025

Division	Block	Lot	GIS PIN	Area Factor	Front Footage	Assessable Area (Acres)	REGIONAL Assessable Area (Acres)	LOCAL Assessable Area (Acres)	Equivalent Units	Regional Street Equivalent Units	Benefit	Total Assessment
The Wilds 9th Addition	1	21	02583300210000	1.00	160	0.21	0.21		1	1	\$12,199.82	\$2,316.18
The Wilds 9th Addition	1	22	02583300220000	1.00	37	0.26	0.26		1	1	\$12,199.82	\$2,507.51
The Wilds 9th Addition	1	23	02583300230000	1.00	37	0.20	0.20		1	1	\$12,199.82	\$2,277.92
The Wilds 9th Addition	1	24	02583300240000	1.00	37	0.28	0.28		1	1	\$12,199.82	\$2,584.04
The Wilds 9th Addition	1	25	02583300250000	1.00	37	0.27	0.27		1	1	\$12,199.82	\$2,545.78
The Wilds 9th Addition	1	26	02583300260000	1.00	44	0.17	0.17		1	1	\$12,199.82	\$2,163.12
The Wilds 9th Addition	1	27	02583300270000	1.00	46	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 9th Addition	1	28	02583300280000	1.00	54	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 9th Addition	1	29	02583300290000	1.00	43	0.17	0.17		1	1	\$12,199.82	\$2,163.12
The Wilds 9th Addition	1	30	02583300300000	1.00	41	0.24	0.24		1	1	\$12,199.82	\$2,430.98
The Wilds 9th Addition	1	31	02583300310000	1.00	50	0.20	0.20		1	1	\$12,199.82	\$2,277.92
The Wilds 9th Addition	1	32	02583300320000	1.00	50	0.18	0.18		1	1	\$12,199.82	\$2,201.39
The Wilds 9th Addition	1	33	02583300330000	1.00	50	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 9th Addition	1	34	02583300340000	1.00	56	0.18	0.18		1	1	\$12,199.82	\$2,201.39
The Wilds 9th Addition	1	35	02583300350000	1.00	47	0.30	0.30		1	1	\$12,199.82	\$2,660.57
The Wilds 9th Addition	1	36	02583300360000	1.00	47	0.24	0.24		1	1	\$12,199.82	\$2,430.98
The Wilds 9th Addition	1	37	02583300370000	1.00	47	0.20	0.20		1	1	\$12,199.82	\$2,277.92
The Wilds 9th Addition	1	38	02583300380000	1.00	47	0.18	0.18		1	1	\$12,199.82	\$2,201.39
The Wilds 9th Addition	1	39	02583300390000	1.00	47	0.17	0.17		1	1	\$12,199.82	\$2,163.12
The Wilds 9th Addition	1	40	02583300400000	1.00	49	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 9th Addition	1	41	02583300410000	1.00	52	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 9th Addition	1	42	02583300420000	1.00	52	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 9th Addition	1	43	02583300430000	1.00	52	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 9th Addition	1	44	02583300440000	1.00	52	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 9th Addition	1	45	02583300450000	1.00	52	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 9th Addition	1	46	02583300460000	1.00	52	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 9th Addition	1	47	02583300470000	1.00	52	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 9th Addition	1	48	02583300480000	1.00	52	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 9th Addition	1	49	02583300490000	1.00	52	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 9th Addition	1	50	02583300500000	1.00	52	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 9th Addition	1	51	02583300510000	1.00	55	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 9th Addition	2	1	02583300520000	1.00	67	0.19	0.19		1	1	\$12,199.82	\$2,239.65
The Wilds 9th Addition	2	2	02583300530000	1.00	59	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 9th Addition	2	3	02583300540000	1.00	59	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 9th Addition	2	4	02583300550000	1.00	59	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 9th Addition	2	5	02583300560000	1.00	59	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 9th Addition	2	6	02583300570000	1.00	59	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 9th Addition	2	7	02583300580000	1.00	59	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 9th Addition	2	8	02583300590000	1.00	59	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 9th Addition	2	9	02583300600000	1.00	59	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 9th Addition	2	10	02583300610000	1.00	59	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 9th Addition	2	11	02583300620000	1.00	59	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 9th Addition	2	12	02583300630000	1.00	58	0.18	0.18		1	1	\$12,199.82	\$2,201.39
The Wilds 9th Addition	2	13	02583300640000	1.00	53	0.19	0.19		1	1	\$12,199.82	\$2,239.65
The Wilds 9th Addition	2	14	02583300650000	1.00	48	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 9th Addition	2	15	02583300660000	1.00	48	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 9th Addition	2	16	02583300670000	1.00	48	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 9th Addition	2	17	02583300680000	1.00	48	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 9th Addition	2	18	02583300690000	1.00	48	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 9th Addition	2	19	02583300700000	1.00	48	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 9th Addition	2	20	02583300710000	1.00	48	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 9th Addition	2	21	02583300720000	1.00	56	0.18	0.18		1	1	\$12,199.82	\$2,201.39
The Wilds 9th Addition	3	1	02583300730000	1.00	61	0.18	0.18		1	1	\$12,199.82	\$2,201.39
The Wilds 9th Addition	3	2	02583300740000	1.00	56	0.17	0.17		1	1	\$12,199.82	\$2,163.12
The Wilds 9th Addition	3	3	02583300750000	1.00	50	0.19	0.19		1	1	\$12,199.82	\$2,239.65
The Wilds 9th Addition	3	4	02583300760000	1.00	50	0.17	0.17		1	1	\$12,199.82	\$2,163.12
The Wilds 9th Addition	3	5	02583300770000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 9th Addition	3	6	02583300780000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 9th Addition	3	7	02583300790000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 9th Addition	3	13	02583300850000	1.00	65	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 9th Addition	3	14	02583300860000	1.00	67	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 9th Addition	3	15	02583300870000	1.00	67	0.16	0.16		1	1	\$12,199.82	\$2,124.86

Wilds 21st Addition - Phases 1, 2, & 3 (Park)

PRELIMINARY FINAL

BASED ON CONSTRUCTION & ENGINEERING COSTS - NO FINAL CITY SOFT COSTS

Sewer, Water, Storm and Street Imp. Dist. No. 1337

Date: 06/19/2025

Division	Block	Lot	GIS PIN	Area Factor	Front Footage	Assessable Area (Acres)	REGIONAL Assessable Area (Acres)	LOCAL Assessable Area (Acres)	Equivalent Units	Regional Street Equivalent Units	Benefit	Total Assessment
The Wilds 9th Addition	3	16	02583300880000	1.00	67	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 9th Addition	3	17	02583300890000	1.00	67	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 9th Addition	3	18	02583300900000	1.00	67	0.17	0.17		1	1	\$12,199.82	\$2,163.12
The Wilds 9th Addition	3	19	02583300910000	1.00	67	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 9th Addition	3	20	02583300920000	1.00	67	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 9th Addition	3	21	02583300930000	1.00	67	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 9th Addition	3	22	02583300940000	1.00	67	0.17	0.17		1	1	\$12,199.82	\$2,163.12
The Wilds 9th Addition	3	23	02583300950000	1.00	67	0.17	0.17		1	1	\$12,199.82	\$2,163.12
The Wilds 9th Addition	3	24	02583300960000	1.00	67	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 9th Addition	3	25	02583300970000	1.00	67	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 9th Addition	3	26	02583300980000	1.00	67	0.17	0.17		1	1	\$12,199.82	\$2,163.12
The Wilds 9th Addition	3	27	02583300990000	1.00	59	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 9th Addition	3	28	02583301000000	1.00	54	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 9th Addition	3	29	02583301010000	0.00	0	0.18	0.00		0	0	\$0.00	\$0.00
The Wilds 9th Addition	3	30	02583301020000	1.00	50	0.17	0.17		1	1	\$12,199.82	\$2,163.12
The Wilds 9th Addition	3	31	02583301030000	1.00	50	0.17	0.17		1	1	\$12,199.82	\$2,163.12
The Wilds 9th Addition	3	32	02583301040000	1.00	50	0.19	0.19		1	1	\$12,199.82	\$2,239.65
The Wilds 9th Addition	3	33	02583301050000	1.00	50	0.23	0.23		1	1	\$12,199.82	\$2,392.72
The Wilds 9th Addition	3	34	02583301060000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 9th Addition	3	35	02583301070000	1.00	50	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 9th Addition	3	36	02583301080000	1.00	50	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 9th Addition	3	37	02583301090000	1.00	52	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 9th Addition	3	38	02583301100000	1.00	52	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 9th Addition	3	39	02583301110000	1.00	52	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 9th Addition	3	40	02583301120000	1.00	52	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 9th Addition	3	41	02583301130000	1.00	52	0.14	0.14		1	1	\$12,199.82	\$2,048.33
The Wilds 9th Addition	3	42	02583301140000	0.00	0	4.82	0.00		0	0	\$0.00	\$0.00
The Wilds 9th Addition	4	1	02583301150000	1.00	55	0.14	0.14		1	1	\$12,199.82	\$2,048.33
The Wilds 9th Addition	4	2	02583301160000	1.00	55	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 9th Addition	4	3	02583301170000	1.00	55	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 9th Addition	4	4	02583301180000	1.00	55	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 9th Addition	4	5	02583301190000	1.00	55	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 9th Addition	4	6	02583301200000	1.00	61	0.17	0.17		1	1	\$12,199.82	\$2,163.12
The Wilds 9th Addition	4	7	02583301210000	1.00	61	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 9th Addition	4	8	02583301220000	1.00	61	0.17	0.17		1	1	\$12,199.82	\$2,163.12
The Wilds 9th Addition	4	9	02583301230000	1.00	61	0.17	0.17		1	1	\$12,199.82	\$2,163.12
The Wilds 9th Addition	4	10	02583301240000	1.00	61	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 9th Addition	4	11	02583301250000	1.00	65	0.25	0.25		1	1	\$12,199.82	\$2,469.25
The Wilds 9th Addition	4	12	02583301260000	1.00	47	0.24	0.24		1	1	\$12,199.82	\$2,430.98
The Wilds 9th Addition	4	13	02583301270000	1.00	47	0.24	0.24		1	1	\$12,199.82	\$2,430.98
The Wilds 9th Addition	4	14	02583301280000	1.00	47	0.29	0.29		1	1	\$12,199.82	\$2,622.31
The Wilds 9th Addition	4	15	02583301290000	1.00	47	0.18	0.18		1	1	\$12,199.82	\$2,201.39
The Wilds 9th Addition	4	16	02583301300000	1.00	47	0.18	0.18		1	1	\$12,199.82	\$2,201.39
The Wilds 9th Addition	4	17	02583301310000	1.00	50	0.24	0.24		1	1	\$12,199.82	\$2,430.98
The Wilds 9th Addition	4	18	02583301320000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 9th Addition	4	19	02583301330000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 9th Addition	4	20	02583301340000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 9th Addition	4	21	02583301350000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 9th Addition	4	22	02583301360000	1.00	56	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 9th Addition	4	23	02583301370000	1.00	57	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 9th Addition	4	24	02583301380000	1.00	57	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 9th Addition	4	25	02583301390000	1.00	57	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 9th Addition	4	26	02583301400000	1.00	56	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 9th Addition	4	27	02583301410000	1.00	52	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 9th Addition	4	28	02583301420000	1.00	52	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 9th Addition	4	29	02583301430000	1.00	52	0.19	0.19		1	1	\$12,199.82	\$2,239.65
The Wilds 9th Addition	4	30	02583301440000	1.00	70	0.26	0.26		1	1	\$12,199.82	\$2,507.51
The Wilds 9th Addition	4	31	02583301450000	0.00	0	1.36	0.00		0	0	\$0.00	\$0.00
The Wilds 9th Addition	4	32	02583301460000	1.00	1222	5.31	5.31		23	23	\$280,595.96	\$52,577.41
The Wilds 11th Addition	1	14	02583500140000	0.00	0	0.16	0.00		0	0	\$0.00	\$0.00
The Wilds 11th Addition	1	15	02583500150000	1.00	65	0.14	0.14		1	1	\$12,199.82	\$2,048.33
The Wilds 11th Addition	1	16	02583500160000	1.00	46	0.11	0.11		1	1	\$12,199.82	\$1,933.53

Wilds 21st Addition - Phases 1, 2, & 3 (Park)

PRELIMINARY FINAL

BASED ON CONSTRUCTION & ENGINEERING COSTS - NO
FINAL CITY SOFT COSTS

Sewer, Water, Storm and Street Imp. Dist. No. 1337

Date: 06/19/2025

Division	Block	Lot	GIS PIN	Area Factor	Front Footage	Assessable Area (Acres)	REGIONAL Assessable Area (Acres)	LOCAL Assessable Area (Acres)	Equivalent Units	Regional Street Equivalent Units	Benefit	Total Assessment
The Wilds 11th Addition	1	17	02583500170000	1.00	36	0.11	0.11		1	1	\$12,199.82	\$1,933.53
The Wilds 11th Addition	1	18	02583500180000	1.00	36	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 11th Addition	1	19	02583500190000	1.00	51	0.10	0.10		1	1	\$12,199.82	\$1,895.27
The Wilds 11th Addition	1	20	02583500200000	1.00	36	0.10	0.10		1	1	\$12,199.82	\$1,895.27
The Wilds 11th Addition	1	21	02583500210000	1.00	36	0.17	0.17		1	1	\$12,199.82	\$2,163.12
The Wilds 11th Addition	1	22	02583500220000	1.00	62	0.10	0.10		1	1	\$12,199.82	\$1,895.27
The Wilds 11th Addition	1	23	02583500230000	1.00	39	0.21	0.21		1	1	\$12,199.82	\$2,316.18
The Wilds 11th Addition	1	44	02583500440000	1.00	39	0.18	0.18		1	1	\$12,199.82	\$2,201.39
The Wilds 11th Addition	1	45	02583500450000	1.00	59	0.19	0.19		1	1	\$12,199.82	\$2,239.65
The Wilds 11th Addition	1	46	02583500460000	1.00	56	0.18	0.18		1	1	\$12,199.82	\$2,201.39
The Wilds 11th Addition	1	47	02583500470000	1.00	55	0.18	0.18		1	1	\$12,199.82	\$2,201.39
The Wilds 11th Addition	1	48	02583500480000	1.00	55	0.18	0.18		1	1	\$12,199.82	\$2,201.39
The Wilds 11th Addition	1	49	02583500490000	1.00	55	0.22	0.22		1	1	\$12,199.82	\$2,354.45
The Wilds 11th Addition	1	50	02583500500000	0.00	0	0.42	0.00		0	0	\$0.00	\$0.00
The Wilds 11th Addition	1	51	02583500510000	0.00	0	1.05	0.00		0	0	\$0.00	\$0.00
The Wilds 11th Addition	1	53	02583500530000	1.00	60	0.18	0.18		1	1	\$12,199.82	\$2,201.39
The Wilds 11th Addition	1	54	02583500540000	1.00	60	0.18	0.18		1	1	\$12,199.82	\$2,201.39
The Wilds 11th Addition	1	55	02583500550000	1.00	60	0.18	0.18		1	1	\$12,199.82	\$2,201.39
The Wilds 11th Addition	1	56	02583500560000	1.00	55	0.17	0.17		1	1	\$12,199.82	\$2,163.12
The Wilds 11th Addition	1	57	02583500570000	0.00	0	0.09	0.00		0	0	\$0.00	\$0.00
The Wilds 11th Addition	1	58	02583500580000	1.00	54	0.18	0.18		1	1	\$12,199.82	\$2,201.39
The Wilds 11th Addition	1	59	02583500590000	1.00	54	0.25	0.25		1	1	\$12,199.82	\$2,469.25
The Wilds 11th Addition	1	60	02583500600000	1.00	54	0.28	0.28		1	1	\$12,199.82	\$2,584.04
The Wilds 11th Addition	1	61	02583500610000	1.00	82	0.17	0.17		1	1	\$12,199.82	\$2,163.12
The Wilds 11th Addition	1	62	02583500620000	1.00	80	0.20	0.20		1	1	\$12,199.82	\$2,277.92
The Wilds 11th Addition	1	63	02583500630000	1.00	78	0.19	0.19		1	1	\$12,199.82	\$2,239.65
The Wilds 11th Addition	2	1	02583500640000	1.00	51	0.17	0.17		1	1	\$12,199.82	\$2,163.12
The Wilds 11th Addition	2	2	02583500650000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 11th Addition	2	3	02583500660000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 11th Addition	2	4	02583500670000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 11th Addition	2	5	02583500680000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 11th Addition	2	6	02583500690000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 11th Addition	2	7	02583500700000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 11th Addition	2	8	02583500710000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 11th Addition	2	9	02583500720000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 11th Addition	2	10	02583500730000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 11th Addition	2	11	02583500740000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 11th Addition	2	12	02583500750000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 11th Addition	2	13	02583500760000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 11th Addition	2	14	02583500770000	1.00	36	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 11th Addition	3	1	02583500780000	1.00	60	0.23	0.23		1	1	\$12,199.82	\$2,392.72
The Wilds 11th Addition	3	2	02583500790000	1.00	50	0.17	0.17		1	1	\$12,199.82	\$2,163.12
The Wilds 11th Addition	3	3	02583500800000	1.00	50	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 11th Addition	3	4	02583500810000	1.00	51	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 11th Addition	3	5	02583500820000	1.00	59	0.17	0.17		1	1	\$12,199.82	\$2,163.12
The Wilds 11th Addition	3	6	02583500830000	1.00	55	0.18	0.18		1	1	\$12,199.82	\$2,201.39
The Wilds 11th Addition	3	7	02583500840000	1.00	55	0.21	0.21		1	1	\$12,199.82	\$2,316.18
The Wilds 11th Addition	3	8	02583500850000	1.00	55	0.17	0.17		1	1	\$12,199.82	\$2,163.12
The Wilds 11th Addition	3	9	02583500860000	1.00	60	0.24	0.24		1	1	\$12,199.82	\$2,430.98
The Wilds 11th Addition	3	10	02583500870000	1.00	60	0.22	0.22		1	1	\$12,199.82	\$2,354.45
The Wilds 11th Addition	3	11	02583500880000	1.00	51	0.17	0.17		1	1	\$12,199.82	\$2,163.12
The Wilds 11th Addition	3	12	02583500890000	1.00	51	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 11th Addition	3	13	02583500900000	1.00	51	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 11th Addition	3	14	02583500910000	1.00	51	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 11th Addition	3	15	02583500920000	1.00	51	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 11th Addition	3	16	02583500930000	1.00	53	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 11th Addition	3	17	02583500940000	1.00	54	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 11th Addition	3	18	02583500950000	1.00	58	0.17	0.17		1	1	\$12,199.82	\$2,163.12
The Wilds 11th Addition	3	19	02583500960000	1.00	64	0.23	0.23		1	1	\$12,199.82	\$2,392.72
The Wilds 11th Addition	4	1	02583500970000	1.00	52	0.17	0.17		1	1	\$12,199.82	\$2,163.12
The Wilds 11th Addition	4	2	02583500980000	1.00	50	0.17	0.17		1	1	\$12,199.82	\$2,163.12
The Wilds 11th Addition	4	3	02583500990000	1.00	50	0.16	0.16		1	1	\$12,199.82	\$2,124.86

Wilds 21st Addition - Phases 1, 2, & 3 (Park)

PRELIMINARY FINAL

BASED ON CONSTRUCTION & ENGINEERING COSTS - NO
FINAL CITY SOFT COSTS

Sewer, Water, Storm and Street Imp. Dist. No. 1337

Date: 06/19/2025

Division	Block	Lot	GIS PIN	Area Factor	Front Footage	Assessable Area (Acres)	REGIONAL Assessable Area (Acres)	LOCAL Assessable Area (Acres)	Equivalent Units	Regional Street Equivalent Units	Benefit	Total Assessment
The Wilds 11th Addition	4	4	02583501000000	1.00	50	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 11th Addition	4	5	02583501010000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 11th Addition	4	6	02583501020000	1.00	52	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 11th Addition	4	7	02583501030000	1.00	65	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 11th Addition	4	8	02583501040000	1.00	65	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 11th Addition	4	9	02583501050000	1.00	53	0.14	0.14		1	1	\$12,199.82	\$2,048.33
The Wilds 11th Addition	4	10	02583501060000	1.00	50	0.14	0.14		1	1	\$12,199.82	\$2,048.33
The Wilds 11th Addition	4	11	02583501070000	1.00	50	0.14	0.14		1	1	\$12,199.82	\$2,048.33
The Wilds 11th Addition	4	12	02583501080000	1.00	50	0.14	0.14		1	1	\$12,199.82	\$2,048.33
The Wilds 11th Addition	4	13	02583501090000	1.00	50	0.14	0.14		1	1	\$12,199.82	\$2,048.33
The Wilds 11th Addition	4	14	02583501100000	1.00	50	0.14	0.14		1	1	\$12,199.82	\$2,048.33
The Wilds 11th Addition	4	15	02583501110000	1.00	50	0.14	0.14		1	1	\$12,199.82	\$2,048.33
The Wilds 11th Addition	4	16	02583501120000	1.00	77	0.21	0.21		1	1	\$12,199.82	\$2,316.18
The Wilds 11th Addition	5	1	02583501130000	1.00	46	0.22	0.22		1	1	\$12,199.82	\$2,354.45
The Wilds 11th Addition	5	2	02583501140000	1.00	42	0.27	0.27		1	1	\$12,199.82	\$2,545.78
The Wilds 11th Addition	5	3	02583501150000	1.00	42	0.21	0.21		1	1	\$12,199.82	\$2,316.18
The Wilds 11th Addition	5	4	02583501160000	1.00	41	0.19	0.19		1	1	\$12,199.82	\$2,239.65
The Wilds 11th Addition	5	9	02583501210000	1.00	57	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 11th Addition	5	16	02583501280000	0.00	0	0.30	0.00		0	0	\$0.00	\$0.00
The Wilds 11th Addition	5	17	02583501290000	1.00	53	0.22	0.22		1	1	\$12,199.82	\$2,354.45
The Wilds 11th Addition	5	18	02583501300000	1.00	52	0.19	0.19		1	1	\$12,199.82	\$2,239.65
The Wilds 11th Addition	5	19	02583501310000	1.00	50	0.17	0.17		1	1	\$12,199.82	\$2,163.12
The Wilds 11th Addition	5	20	02583501320000	1.00	46	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 11th Addition	5	21	02583501330000	1.00	46	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 11th Addition	5	22	02583501340000	1.00	46	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 11th Addition	5	23	02583501350000	1.00	50	0.14	0.14		1	1	\$12,199.82	\$2,048.33
The Wilds 11th Addition	5	24	02583501360000	1.00	50	0.14	0.14		1	1	\$12,199.82	\$2,048.33
The Wilds 11th Addition	5	25	02583501370000	1.00	50	0.14	0.14		1	1	\$12,199.82	\$2,048.33
The Wilds 11th Addition	5	26	02583501380000	1.00	50	0.14	0.14		1	1	\$12,199.82	\$2,048.33
The Wilds 11th Addition	5	27	02583501390000	1.00	50	0.14	0.14		1	1	\$12,199.82	\$2,048.33
The Wilds 11th Addition	5	28	02583501400000	1.00	50	0.14	0.14		1	1	\$12,199.82	\$2,048.33
The Wilds 11th Addition	5	29	02583501410000	1.00	42	0.21	0.21		1	1	\$12,199.82	\$2,316.18
The Wilds 11th Addition	5	30	02583501420000	1.00	38	0.24	0.24		1	1	\$12,199.82	\$2,430.98
The Wilds 11th Addition	5	31	02583501430000	1.00	53	0.23	0.23		1	1	\$12,199.82	\$2,392.72
The Wilds 11th Addition	5	32	02583501440000	0.00	0	0.53	0.00		0	0	\$0.00	\$0.00
The Wilds 11th Addition	5	33	02583501450000	0.00	0	1.10	0.00		0	0	\$0.00	\$0.00
The Wilds 11th Addition	6	1	02583501460000	1.00	81	0.18	0.18		1	1	\$12,199.82	\$2,201.39
The Wilds 11th Addition	6	2	02583501470000	1.00	77	0.18	0.18		1	1	\$12,199.82	\$2,201.39
The Wilds 11th Addition	6	3	02583501480000	1.00	80	0.17	0.17		1	1	\$12,199.82	\$2,163.12
The Wilds 11th Addition	6	4	02583501490000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 11th Addition	6	5	02583501500000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 11th Addition	6	6	02583501510000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 11th Addition	6	7	02583501520000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 11th Addition	6	8	02583501530000	1.00	50	0.17	0.17		1	1	\$12,199.82	\$2,163.12
The Wilds 11th Addition	6	9	02583501540000	1.00	54	0.22	0.22		1	1	\$12,199.82	\$2,354.45
The Wilds 11th Addition	6	10	02583501550000	1.00	86	0.28	0.28		1	1	\$12,199.82	\$2,584.04
The Wilds 11th Addition	6	11	02583501560000	1.00	51	0.17	0.17		1	1	\$12,199.82	\$2,163.12
The Wilds 11th Addition	6	12	02583501570000	1.00	51	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 11th Addition	6	13	02583501580000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 11th Addition	6	14	02583501590000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 11th Addition	6	15	02583501600000	1.00	50	0.14	0.14		1	1	\$12,199.82	\$2,048.33
The Wilds 11th Addition	6	16	02583501610000	1.00	50	0.14	0.14		1	1	\$12,199.82	\$2,048.33
The Wilds 11th Addition	6	17	02583501620000	1.00	68	0.14	0.14		1	1	\$12,199.82	\$2,048.33
The Wilds 11th Addition	6	18	02583501630000	1.00	57	0.17	0.17		1	1	\$12,199.82	\$2,163.12
The Wilds 11th Addition	6	19	02583501640000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 11th Addition	6	20	02583501650000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 11th Addition	6	21	02583501660000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 11th Addition	6	22	02583501670000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 11th Addition	6	23	02583501680000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 11th Addition	6	24	02583501690000	1.00	49	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 11th Addition	6	25	02583501700000	1.00	44	0.19	0.19		1	1	\$12,199.82	\$2,239.65
The Wilds 11th Addition	6	26	02583501710000	1.00	44	0.21	0.21		1	1	\$12,199.82	\$2,316.18

Wilds 21st Addition - Phases 1, 2, & 3 (Park)

PRELIMINARY FINAL

BASED ON CONSTRUCTION & ENGINEERING COSTS - NO FINAL CITY SOFT COSTS

Sewer, Water, Storm and Street Imp. Dist. No. 1337

Date: 06/19/2025

Division	Block	Lot	GIS PIN	Area Factor	Front Footage	Assessable Area (Acres)	REGIONAL Assessable Area (Acres)	LOCAL Assessable Area (Acres)	Equivalent Units	Regional Street Equivalent Units	Benefit	Total Assessment
The Wilds 11th Addition	6	27	02583501720000	1.00	51	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 11th Addition	6	28	02583501730000	1.00	49	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 11th Addition	6	29	02583501740000	1.00	72	0.17	0.17		1	1	\$12,199.82	\$2,163.12
The Wilds 11th Addition	6	30	02583501750000	1.00	89	0.18	0.18		1	1	\$12,199.82	\$2,201.39
The Wilds 11th Addition	7	7	02583501820000	1.00	40	0.29	0.29		1	1	\$12,199.82	\$2,622.31
The Wilds 11th Addition	7	8	02583501830000	1.00	40	0.38	0.38		1	1	\$12,199.82	\$2,966.69
The Wilds 11th Addition	7	9	02583501840000	1.00	42	0.23	0.23		1	1	\$12,199.82	\$2,392.72
The Wilds 11th Addition	7	10	02583501850000	1.00	54	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 11th Addition	7	11	02583501860000	1.00	53	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 11th Addition	7	12	02583501870000	1.00	54	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 11th Addition	7	13	02583501880000	1.00	60	0.17	0.17		1	1	\$12,199.82	\$2,163.12
The Wilds 13th Addition	1	1	02583700010000	1.00	63	0.19	0.19		1	1	\$12,199.82	\$2,239.65
The Wilds 13th Addition	1	2	02583700020000	1.00	62	0.19	0.19		1	1	\$12,199.82	\$2,239.65
The Wilds 13th Addition	1	3	02583700030000	1.00	62	0.19	0.19		1	1	\$12,199.82	\$2,239.65
The Wilds 13th Addition	1	4	02583700040000	1.00	62	0.19	0.19		1	1	\$12,199.82	\$2,239.65
The Wilds 15th Addition	1	1	02583900010000	1.00	195	0.24	0.24		1	1	\$12,199.82	\$2,430.98
The Wilds 15th Addition	1	2	02583900020000	1.00	59	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 15th Addition	1	3	02583900030000	1.00	60	0.14	0.14		1	1	\$12,199.82	\$2,048.33
The Wilds 15th Addition	1	4	02583900040000	1.00	54	0.22	0.22		1	1	\$12,199.82	\$2,354.45
The Wilds 15th Addition	1	5	02583900050000	1.00	58	0.20	0.20		1	1	\$12,199.82	\$2,277.92
The Wilds 15th Addition	1	6	02583900060000	1.00	50	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 15th Addition	1	7	02583900070000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 15th Addition	1	8	02583900080000	1.00	59	0.18	0.18		1	1	\$12,199.82	\$2,201.39
The Wilds 15th Addition	1	9	02583900090000	1.00	52	0.20	0.20		1	1	\$12,199.82	\$2,277.92
The Wilds 16th Addition	1	1	02584000010000	1.00	58	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 16th Addition	1	2	02584000020000	1.00	50	0.14	0.14		1	1	\$12,199.82	\$2,048.33
The Wilds 16th Addition	1	3	02584000030000	1.00	63	0.18	0.18		1	1	\$12,199.82	\$2,201.39
The Wilds 16th Addition	1	4	02584000040000	1.00	62	0.18	0.18		1	1	\$12,199.82	\$2,201.39
The Wilds 16th Addition	1	5	02584000050000	1.00	60	0.17	0.17		1	1	\$12,199.82	\$2,163.12
The Wilds 16th Addition	1	6	02584000060000	1.00	53	0.20	0.20		1	1	\$12,199.82	\$2,277.92
The Wilds 17th Addition	1	1	02584100010000	1.00	47	0.14	0.14		1	1	\$12,199.82	\$2,048.33
The Wilds 17th Addition	1	2	02584100020000	1.00	51	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 17th Addition	1	3	02584100030000	1.00	37	0.11	0.11		1	1	\$12,199.82	\$1,933.53
The Wilds 17th Addition	1	4	02584100040000	1.00	37	0.11	0.11		1	1	\$12,199.82	\$1,933.53
The Wilds 17th Addition	1	5	02584100050000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 17th Addition	1	6	02584100060000	1.00	36	0.11	0.11		1	1	\$12,199.82	\$1,933.53
The Wilds 17th Addition	1	7	02584100070000	1.00	37	0.11	0.11		1	1	\$12,199.82	\$1,933.53
The Wilds 17th Addition	1	8	02584100080000	1.00	29	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 17th Addition	1	9	02584100090000	1.00	36	0.26	0.26		1	1	\$12,199.82	\$2,507.51
The Wilds 17th Addition	1	10	02584100100000	1.00	28	0.26	0.26		1	1	\$12,199.82	\$2,507.51
The Wilds 17th Addition	1	11	02584100110000	1.00	40	0.25	0.25		1	1	\$12,199.82	\$2,469.25
The Wilds 17th Addition	1	12	02584100120000	1.00	43	0.13	0.13		1	1	\$12,199.82	\$2,010.06
The Wilds 17th Addition	1	13	02584100130000	1.00	60	0.19	0.19		1	1	\$12,199.82	\$2,239.65
The Wilds 18th Addition	1	1	02584200010000	1.00	27	0.23	0.23		1	1	\$12,199.82	\$2,392.72
The Wilds 18th Addition	1	2	02584200020000	1.00	36	0.27	0.27		1	1	\$12,199.82	\$2,545.78
The Wilds 18th Addition	1	3	02584200030000	1.00	41	0.19	0.19		1	1	\$12,199.82	\$2,239.65
The Wilds 18th Addition	1	4	02584200040000	1.00	28	0.13	0.13		1	1	\$12,199.82	\$2,010.06
The Wilds 18th Addition	1	5	02584200050000	1.00	222	2.61	2.61		11	21	\$150,896.31	\$40,650.97
The Wilds 18th Addition	1	6	02584200060000	1.00	48	0.14	0.14		1	1	\$12,199.82	\$2,048.33
The Wilds 18th Addition	1	7	02584200070000	1.00	46	0.20	0.20		1	1	\$12,199.82	\$2,277.92
The Wilds 18th Addition	1	8	02584200080000	1.00	36	0.13	0.13		1	1	\$12,199.82	\$2,010.06
The Wilds 18th Addition	1	9	02584200090000	1.00	51	0.14	0.14		1	1	\$12,199.82	\$2,048.33
The Wilds 18th Addition	1	10	02584200100000	1.00	37	0.10	0.10		1	1	\$12,199.82	\$1,895.27
The Wilds 18th Addition	1	11	02584200110000	1.00	46	0.12	0.12		1	1	\$12,199.82	\$1,971.80
The Wilds 18th Addition	1	12	02584200120000	1.00	36	0.10	0.10		1	1	\$12,199.82	\$1,895.27
The Wilds 18th Addition	1	13	02584200130000	0.00	0	0.34	0.00		0	0	\$0.00	\$0.00
The Wilds 18th Addition	1	14	02584200140000	1.00	37	0.12	0.12		1	1	\$12,199.82	\$1,971.80
The Wilds 18th Addition	1	15	02584200150000	1.00	36	0.10	0.10		1	1	\$12,199.82	\$1,895.27
The Wilds 18th Addition	1	16	02584200160000	1.00	51	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 18th Addition	1	17	02584200170000	1.00	36	0.11	0.11		1	1	\$12,199.82	\$1,933.53
The Wilds 18th Addition	1	18	02584200180000	1.00	36	0.11	0.11		1	1	\$12,199.82	\$1,933.53
The Wilds 18th Addition	1	19	02584200190000	1.00	51	0.16	0.16		1	1	\$12,199.82	\$2,124.86

Wilds 21st Addition - Phases 1, 2, & 3 (Park)

PRELIMINARY FINAL

BASED ON CONSTRUCTION & ENGINEERING COSTS - NO
FINAL CITY SOFT COSTS

Sewer, Water, Storm and Street Imp. Dist. No. 1337

Date: 06/19/2025

Division	Block	Lot	GIS PIN	Area Factor	Front Footage	Assessable Area (Acres)	REGIONAL Assessable Area (Acres)	LOCAL Assessable Area (Acres)	Equivalent Units	Regional Street Equivalent Units	Benefit	Total Assessment
The Wilds 18th Addition	1	20	02584200200000	1.00	36	0.13	0.13		1	1	\$12,199.82	\$2,010.06
The Wilds 18th Addition	1	21	02584200210000	1.00	47	0.24	0.24		1	1	\$12,199.82	\$2,430.98
The Wilds 20th Addition	1	1	02584400010000	1.00	56	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 20th Addition	1	2	02584400020000	1.00	50	0.13	0.13		1	1	\$12,199.82	\$2,010.06
The Wilds 20th Addition	1	3	02584400030000	1.00	50	0.14	0.14		1	1	\$12,199.82	\$2,048.33
The Wilds 20th Addition	1	4	02584400040000	1.00	50	0.14	0.14		1	1	\$12,199.82	\$2,048.33
The Wilds 20th Addition	1	5	02584400050000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 20th Addition	1	6	02584400060000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 20th Addition	1	7	02584400070000	1.00	47	0.18	0.18		1	1	\$12,199.82	\$2,201.39
The Wilds 20th Addition	1	8	02584400080000	1.00	41	0.27	0.27		1	1	\$12,199.82	\$2,545.78
The Wilds 20th Addition	1	9	02584400090000	1.00	41	0.24	0.24		1	1	\$12,199.82	\$2,430.98
The Wilds 20th Addition	1	10	02584400100000	1.00	41	0.24	0.24		1	1	\$12,199.82	\$2,430.98
The Wilds 20th Addition	1	11	02584400110000	1.00	48	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 20th Addition	1	12	02584400120000	1.00	50	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 20th Addition	1	13	02584400130000	1.00	60	0.18	0.18		1	1	\$12,199.82	\$2,201.39
The Wilds 20th Addition	1	14	02584400140000	1.00	90	0.17	0.17		1	1	\$12,199.82	\$2,163.12
The Wilds 20th Addition	1	15	02584400150000	1.00	92	0.17	0.17		1	1	\$12,199.82	\$2,163.12
The Wilds 20th Addition	1	16	02584400160000	1.00	62	0.19	0.19		1	1	\$12,199.82	\$2,239.65
The Wilds 20th Addition	1	17	02584400170000	1.00	62	0.19	0.19		1	1	\$12,199.82	\$2,239.65
The Wilds 20th Addition	1	18	02584400180000	1.00	62	0.19	0.19		1	1	\$12,199.82	\$2,239.65
The Wilds 20th Addition	1	19	02584400190000	0.00	0	0.12	0.00		0	0	\$0.00	\$0.00
The Wilds 20th Addition	2	1	02584400200000	1.00	68	0.20	0.20		1	1	\$12,199.82	\$2,277.92
The Wilds 20th Addition	2	2	02584400210000	1.00	60	0.18	0.18		1	1	\$12,199.82	\$2,201.39
The Wilds 20th Addition	2	3	02584400220000	1.00	60	0.18	0.18		1	1	\$12,199.82	\$2,201.39
The Wilds 20th Addition	2	4	02584400230000	1.00	60	0.18	0.18		1	1	\$12,199.82	\$2,201.39
The Wilds 20th Addition	2	5	02584400240000	1.00	42	0.22	0.22		1	1	\$12,199.82	\$2,354.45
The Wilds 20th Addition	2	6	02584400250000	1.00	41	0.24	0.24		1	1	\$12,199.82	\$2,430.98
The Wilds 20th Addition	2	7	02584400260000	1.00	52	0.17	0.17		1	1	\$12,199.82	\$2,163.12
The Wilds 20th Addition	2	8	02584400270000	1.00	55	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 20th Addition	2	9	02584400280000	1.00	55	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 20th Addition	2	10	02584400290000	1.00	55	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 20th Addition	2	11	02584400300000	1.00	55	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 20th Addition	2	12	02584400310000	1.00	55	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 20th Addition	2	13	02584400320000	1.00	55	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 20th Addition	2	14	02584400330000	1.00	62	0.18	0.18		1	1	\$12,199.82	\$2,201.39
The Wilds 20th Addition	2	15	02584400340000	1.00	60	0.17	0.17		1	1	\$12,199.82	\$2,163.12
The Wilds 20th Addition	2	16	02584400350000	1.00	50	0.14	0.14		1	1	\$12,199.82	\$2,048.33
The Wilds 20th Addition	2	17	02584400360000	1.00	50	0.14	0.14		1	1	\$12,199.82	\$2,048.33
The Wilds 20th Addition	2	18	02584400370000	1.00	50	0.14	0.14		1	1	\$12,199.82	\$2,048.33
The Wilds 20th Addition	2	19	02584400380000	1.00	50	0.14	0.14		1	1	\$12,199.82	\$2,048.33
The Wilds 20th Addition	2	20	02584400390000	1.00	50	0.14	0.14		1	1	\$12,199.82	\$2,048.33
The Wilds 20th Addition	2	21	02584400400000	1.00	50	0.14	0.14		1	1	\$12,199.82	\$2,048.33
The Wilds 20th Addition	2	22	02584400410000	1.00	50	0.14	0.14		1	1	\$12,199.82	\$2,048.33
The Wilds 20th Addition	2	23	02584400420000	1.00	50	0.14	0.14		1	1	\$12,199.82	\$2,048.33
The Wilds 20th Addition	2	24	02584400430000	1.00	50	0.14	0.14		1	1	\$12,199.82	\$2,048.33
The Wilds 20th Addition	2	25	02584400440000	1.00	55	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 20th Addition	2	26	02584400450000	1.00	561	3.61	3.61		16	24	\$208,555.78	\$49,235.57
The Wilds 20th Addition	3	1	02584400460000	1.00	57	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 20th Addition	3	2	02584400470000	1.00	36	0.10	0.10		1	1	\$12,199.82	\$1,895.27
The Wilds 20th Addition	3	3	02584400480000	1.00	47	0.14	0.14		1	1	\$12,199.82	\$2,048.33
The Wilds 20th Addition	3	4	02584400490000	1.00	37	0.11	0.11		1	1	\$12,199.82	\$1,933.53
The Wilds 20th Addition	3	5	02584400500000	1.00	51	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 20th Addition	3	6	02584400510000	1.00	36	0.10	0.10		1	1	\$12,199.82	\$1,895.27
The Wilds 20th Addition	3	7	02584400520000	1.00	52	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 20th Addition	3	8	02584400530000	1.00	37	0.11	0.11		1	1	\$12,199.82	\$1,933.53
The Wilds 20th Addition	3	9	02584400540000	1.00	36	0.10	0.10		1	1	\$12,199.82	\$1,895.27
The Wilds 20th Addition	3	10	02584400550000	1.00	58	0.17	0.17		1	1	\$12,199.82	\$2,163.12
The Wilds 20th Addition	3	11	02584400560000	1.00	46	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 20th Addition	3	12	02584400570000	1.00	36	0.10	0.10		1	1	\$12,199.82	\$1,895.27
The Wilds 20th Addition	3	13	02584400580000	1.00	37	0.11	0.11		1	1	\$12,199.82	\$1,933.53
The Wilds 20th Addition	3	14	02584400590000	1.00	52	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 20th Addition	3	15	02584400600000	1.00	36	0.10	0.10		1	1	\$12,199.82	\$1,895.27

Wilds 21st Addition - Phases 1, 2, & 3 (Park)

PRELIMINARY FINAL

BASED ON CONSTRUCTION & ENGINEERING COSTS - NO
FINAL CITY SOFT COSTS

Sewer, Water, Storm and Street Imp. Dist. No. 1337

Date: 06/19/2025

Division	Block	Lot	GIS PIN	Area Factor	Front Footage	Assessable Area (Acres)	REGIONAL Assessable Area (Acres)	LOCAL Assessable Area (Acres)	Equivalent Units	Regional Street Equivalent Units	Benefit	Total Assessment
The Wilds 20th Addition	3	16	02584400610000	1.00	37	0.11	0.11		1	1	\$12,199.82	\$1,933.53
The Wilds 20th Addition	3	17	02584400620000	1.00	51	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 20th Addition	3	18	02584400630000	1.00	47	0.14	0.14		1	1	\$12,199.82	\$2,048.33
The Wilds 20th Addition	3	19	02584400640000	1.00	36	0.10	0.10		1	1	\$12,199.82	\$1,895.27
The Wilds 20th Addition	3	20	02584400650000	1.00	53	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 20th Addition	4	1	02584400660000	1.00	44	0.13	0.13		1	1	\$12,199.82	\$2,010.06
The Wilds 20th Addition	4	2	02584400670000	1.00	36	0.10	0.10		1	1	\$12,199.82	\$1,895.27
The Wilds 20th Addition	4	3	02584400680000	1.00	37	0.11	0.11		1	1	\$12,199.82	\$1,933.53
The Wilds 20th Addition	4	4	02584400690000	1.00	47	0.14	0.14		1	1	\$12,199.82	\$2,048.33
The Wilds 20th Addition	4	5	02584400700000	1.00	36	0.10	0.10		1	1	\$12,199.82	\$1,895.27
The Wilds 20th Addition	4	6	02584400710000	1.00	36	0.10	0.10		1	1	\$12,199.82	\$1,895.27
The Wilds 20th Addition	4	7	02584400720000	1.00	51	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 20th Addition	4	8	02584400730000	1.00	37	0.11	0.11		1	1	\$12,199.82	\$1,933.53
The Wilds 20th Addition	4	9	02584400740000	1.00	37	0.11	0.11		1	1	\$12,199.82	\$1,933.53
The Wilds 20th Addition	4	10	02584400750000	1.00	36	0.10	0.10		1	1	\$12,199.82	\$1,895.27
The Wilds 20th Addition	4	11	02584400760000	1.00	37	0.14	0.14		1	1	\$12,199.82	\$2,048.33
The Wilds 20th Addition	4	12	02584400770000	1.00	50	0.14	0.14		1	1	\$12,199.82	\$2,048.33
The Wilds 20th Addition	4	13	02584400780000	1.00	36	0.10	0.10		1	1	\$12,199.82	\$1,895.27
The Wilds 20th Addition	4	14	02584400790000	1.00	37	0.11	0.11		1	1	\$12,199.82	\$1,933.53
The Wilds 20th Addition	4	15	02584400800000	1.00	37	0.11	0.11		1	1	\$12,199.82	\$1,933.53
The Wilds 20th Addition	4	16	02584400810000	1.00	51	0.15	0.15		1	1	\$12,199.82	\$2,086.59
The Wilds 20th Addition	4	17	02584400820000	1.00	36	0.10	0.10		1	1	\$12,199.82	\$1,895.27
The Wilds 20th Addition	4	18	02584400830000	1.00	36	0.10	0.10		1	1	\$12,199.82	\$1,895.27
The Wilds 20th Addition	4	19	02584400840000	1.00	47	0.14	0.14		1	1	\$12,199.82	\$2,048.33
The Wilds 20th Addition	4	20	02584400850000	1.00	37	0.11	0.11		1	1	\$12,199.82	\$1,933.53
The Wilds 20th Addition	4	21	02584400860000	1.00	36	0.10	0.10		1	1	\$12,199.82	\$1,895.27
The Wilds 20th Addition	4	22	02584400870000	1.00	44	0.13	0.13		1	1	\$12,199.82	\$2,010.06
The Wilds 20th Addition	5	1	02584400880000	1.00	60	0.18	0.18		1	1	\$12,199.82	\$2,201.39
The Wilds 20th Addition	5	2	02584400890000	1.00	53	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 20th Addition	5	3	02584400900000	1.00	53	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 20th Addition	5	4	02584400910000	1.00	53	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 20th Addition	5	5	02584400920000	1.00	53	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 20th Addition	5	6	02584400930000	1.00	53	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 20th Addition	5	7	02584400940000	1.00	53	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 20th Addition	5	8	02584400950000	1.00	53	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 20th Addition	5	9	02584400960000	1.00	53	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 20th Addition	5	10	02584400970000	1.00	52	0.16	0.16		1	1	\$12,199.82	\$2,124.86
The Wilds 20th Addition	5	11	02584400980000	1.00	60	0.18	0.18		1	1	\$12,199.82	\$2,201.39
The Wilds 20th Addition	5	12	02584400990000	1.00	60	0.18	0.18		1	1	\$12,199.82	\$2,201.39
The Wilds 20th Addition	5	13	02584401000000	1.00	60	0.18	0.18		1	1	\$12,199.82	\$2,201.39
The Wilds 20th Addition	5	14	02584401010000	1.00	44	0.21	0.21		1	1	\$12,199.82	\$2,316.18
The Wilds 20th Addition	5	15	02584401020000	1.00	41	0.32	0.32		1	1	\$12,199.82	\$2,737.10
The Wilds 20th Addition	5	16	02584401030000	1.00	41	0.32	0.32		1	1	\$12,199.82	\$2,737.10
The Wilds 20th Addition	5	17	02584401040000	1.00	44	0.19	0.19		1	1	\$12,199.82	\$2,239.65
The Wilds 20th Addition	5	18	02584401050000	1.00	50	0.14	0.14		1	1	\$12,199.82	\$2,048.33
The Wilds 20th Addition	5	19	02584401060000	1.00	50	0.14	0.14		1	1	\$12,199.82	\$2,048.33
The Wilds 20th Addition	5	20	02584401070000	1.00	50	0.14	0.14		1	1	\$12,199.82	\$2,048.33
The Wilds 20th Addition	5	21	02584401080000	1.00	50	0.14	0.14		1	1	\$12,199.82	\$2,048.33
The Wilds 20th Addition	5	22	02584401090000	1.00	50	0.14	0.14		1	1	\$12,199.82	\$2,048.33
The Wilds 20th Addition	5	23	02584401100000	1.00	50	0.14	0.14		1	1	\$12,199.82	\$2,048.33
The Wilds 20th Addition	5	24	02584401110000	1.00	50	0.14	0.14		1	1	\$12,199.82	\$2,048.33
The Wilds 20th Addition	5	25	02584401120000	1.00	50	0.14	0.14		1	1	\$12,199.82	\$2,048.33
The Wilds 20th Addition	5	26	02584401130000	1.00	50	0.14	0.14		1	1	\$12,199.82	\$2,048.33
The Wilds 20th Addition	5	27	02584401140000	1.00	50	0.13	0.13		1	1	\$12,199.82	\$2,010.06
The Wilds 20th Addition	5	28	02584401150000	1.00	56	0.14	0.14		1	1	\$12,199.82	\$2,048.33
The Wilds 20th Addition	5	29	02584401160000	1.00	377	1.86	1.86		8	23.4	\$123,313.89	\$40,816.72
Grant Addition	0	1	02093000010000	1.00	0	6.58	6.58		29	82.90	\$443,798.42	\$144,639.00
The Wilds 21st Addition	1	1	02584500010000	1.00	64	0.20	0.20	0.20	1	1	\$624,871.95	\$40,090.41
The Wilds 21st Addition	1	2	02584500020000	1.00	61	0.19	0.19	0.19	1	1	\$595,980.28	\$38,252.90
The Wilds 21st Addition	1	3	02584500030000	1.00	48	0.14	0.14	0.14	1	1	\$461,595.50	\$29,865.18
The Wilds 21st Addition	1	4	02584500040000	1.00	47	0.14	0.14	0.14	1	1	\$453,990.29	\$29,346.40
The Wilds 21st Addition	1	5	02584500050000	1.00	47	0.14	0.14	0.14	1	1	\$454,032.98	\$29,348.37

Wilds 21st Addition - Phases 1, 2, & 3 (Park)

PRELIMINARY FINAL

BASED ON CONSTRUCTION & ENGINEERING COSTS - NO FINAL CITY SOFT COSTS

Sewer, Water, Storm and Street Imp. Dist. No. 1337

Date: 06/19/2025

Division	Block	Lot	GIS PIN	Area Factor	Front Footage	Assessable Area (Acres)	REGIONAL Factored Assessable Area (Acres)	LOCAL Factored Assessable Area (Acres)	Equivalent Units	Regional Street Equivalent Units	Benefit	Total Assessment
The Wilds 21st Addition	1	6	02584500060000	1.00	40	0.12	0.12	0.12	1	1	\$390,110.09	\$25,222.39
The Wilds 21st Addition	1	7	02584500070000	1.00	40	0.12	0.12	0.12	1	1	\$390,110.09	\$25,222.39
The Wilds 21st Addition	1	8	02584500080000	1.00	47	0.14	0.14	0.14	1	1	\$454,032.98	\$29,348.37
The Wilds 21st Addition	1	9	02584500090000	1.00	49	0.18	0.18	0.18	1	1	\$521,010.68	\$32,781.51
The Wilds 21st Addition	1	10	02584500100000	1.00	49	0.27	0.27	0.27	1	1	\$649,817.02	\$38,742.13
The Wilds 21st Addition	1	11	02584500110000	1.00	40	0.28	0.28	0.28	1	1	\$621,255.72	\$35,918.85
The Wilds 21st Addition	1	12	02584500120000	1.00	40	0.18	0.18	0.18	1	1	\$478,504.37	\$29,312.91
The Wilds 21st Addition	1	13	02584500130000	1.00	48	0.16	0.16	0.16	1	1	\$488,219.08	\$31,097.21
The Wilds 21st Addition	1	14	02584500140000	1.00	38	0.11	0.11	0.11	1	1	\$365,024.34	\$23,727.84
The Wilds 21st Addition	1	15	02584500150000	1.00	51	0.15	0.15	0.15	1	1	\$482,376.29	\$31,327.35
The Wilds 21st Addition	1	16	02584500160000	1.00	40	0.12	0.12	0.12	1	1	\$383,479.10	\$24,915.53
The Wilds 21st Addition	1	17	02584500170000	1.00	40	0.12	0.12	0.12	1	1	\$383,479.10	\$24,915.53
The Wilds 21st Addition	1	18	02584500180000	1.00	47	0.13	0.13	0.13	1	1	\$446,263.62	\$28,988.84
The Wilds 21st Addition	1	19	02584500190000	1.00	47	0.13	0.13	0.13	1	1	\$446,263.62	\$28,988.84
The Wilds 21st Addition	1	20	02584500200000	1.00	38	0.11	0.11	0.11	1	1	\$364,995.88	\$23,726.52
The Wilds 21st Addition	1	21	02584500210000	1.00	38	0.11	0.11	0.11	1	1	\$365,024.34	\$23,727.84
The Wilds 21st Addition	1	22	02584500220000	1.00	47	0.13	0.13	0.13	1	1	\$446,277.85	\$28,989.50
The Wilds 21st Addition	1	23	02584500230000	1.00	40	0.12	0.12	0.12	1	1	\$383,493.33	\$24,916.19
The Wilds 21st Addition	1	24	02584500240000	1.00	55	0.16	0.16	0.16	1	1	\$518,488.96	\$33,665.87
The Wilds 21st Addition	1	25	02584500250000	1.00	58	0.17	0.17	0.17	1	1	\$555,064.61	\$35,858.96
The Wilds 21st Addition	1	26	02584500260000	1.00	55	0.16	0.16	0.16	1	1	\$527,467.84	\$34,081.37
The Wilds 21st Addition	1	27	02584500270000	1.00	55	0.16	0.16	0.16	1	1	\$527,467.84	\$34,081.37
The Wilds 21st Addition	1	28	02584500280000	1.00	55	0.16	0.16	0.16	1	1	\$527,467.84	\$34,081.37
The Wilds 21st Addition	1	29	02584500290000	1.00	55	0.16	0.16	0.16	1	1	\$527,467.84	\$34,081.37
The Wilds 21st Addition	1	30	02584500300000	1.00	55	0.16	0.16	0.16	1	1	\$527,467.84	\$34,081.37
The Wilds 21st Addition	1	31	02584500310000	1.00	55	0.16	0.16	0.16	1	1	\$527,467.84	\$34,081.37
The Wilds 21st Addition	1	32	02584500320000	1.00	55	0.16	0.16	0.16	1	1	\$527,467.84	\$34,081.37
The Wilds 21st Addition	1	33	02584500330000	1.00	55	0.16	0.16	0.16	1	1	\$527,467.84	\$34,081.37
The Wilds 21st Addition	1	34	02584500340000	1.00	54	0.22	0.22	0.22	1	1	\$608,868.78	\$37,681.43
The Wilds 21st Addition	1	35	02584500350000	1.00	51	0.35	0.35	0.35	1	1	\$765,360.34	\$44,422.68
The Wilds 21st Addition	1	36	02584500360000	1.00	52	0.29	0.29	0.29	1	1	\$696,993.72	\$41,425.80
The Wilds 21st Addition	1	37	02584500370000	1.00	51	0.19	0.19	0.19	1	1	\$541,884.48	\$34,081.14
The Wilds 21st Addition	1	38	02584500380000	1.00	50	0.15	0.15	0.15	1	1	\$481,587.06	\$31,123.99
The Wilds 21st Addition	1	39	02584500390000	1.00	50	0.15	0.15	0.15	1	1	\$481,587.06	\$31,123.99
The Wilds 21st Addition	1	40	02584500400000	1.00	50	0.15	0.15	0.15	1	1	\$481,572.83	\$31,123.33
The Wilds 21st Addition	1	41	02584500410000	1.00	50	0.15	0.15	0.15	1	1	\$482,156.24	\$31,150.33
The Wilds 21st Addition	1	42	02584500420000	1.00	69	0.21	0.21	0.21	1	1	\$668,276.77	\$42,933.22
The Wilds 21st Addition	1	43	02584500430000	0.00	0.00	0.00	0.00	0.00	0	0	\$0.00	\$0.00
The Wilds 21st Addition	1	44	02584500440000	1.00	50	0.14	0.14	0.14	1	1	\$473,348.12	\$30,742.72
The Wilds 21st Addition	1	45	02584500450000	1.00	50	0.14	0.14	0.14	1	1	\$473,348.12	\$30,742.72
The Wilds 21st Addition	1	46	02584500460000	1.00	50	0.14	0.14	0.14	1	1	\$473,348.12	\$30,742.72
The Wilds 21st Addition	1	47	02584500470000	1.00	50	0.14	0.14	0.14	1	1	\$473,348.12	\$30,742.72
The Wilds 21st Addition	1	48	02584500480000	1.00	50	0.14	0.14	0.14	1	1	\$473,362.35	\$30,743.38
The Wilds 21st Addition	1	49	02584500490000	1.00	50	0.14	0.14	0.14	1	1	\$473,376.58	\$30,744.04
The Wilds 21st Addition	1	50	02584500500000	1.00	50	0.14	0.14	0.14	1	1	\$473,376.58	\$30,744.04
The Wilds 21st Addition	1	51	02584500510000	1.00	50	0.14	0.14	0.14	1	1	\$473,376.58	\$30,744.04
The Wilds 21st Addition	1	52	02584500520000	1.00	50	0.14	0.14	0.14	1	1	\$473,376.58	\$30,744.04
The Wilds 21st Addition	1	53	02584500530000	1.00	58	0.17	0.17	0.17	1	1	\$545,601.92	\$35,421.07
The Wilds 21st Addition	1	54	02584500540000	1.00	57	0.17	0.17	0.17	1	1	\$548,754.29	\$35,400.10
The Wilds 21st Addition	1	55	02584500550000	1.00	50	0.15	0.15	0.15	1	1	\$485,813.25	\$31,319.56
The Wilds 21st Addition	1	56	02584500560000	1.00	50	0.15	0.15	0.15	1	1	\$484,333.37	\$31,251.08
The Wilds 21st Addition	1	57	02584500570000	1.00	50	0.15	0.15	0.15	1	1	\$482,853.49	\$31,182.59
The Wilds 21st Addition	1	58	02584500580000	1.00	50	0.15	0.15	0.15	1	1	\$481,373.62	\$31,114.11
The Wilds 21st Addition	1	59	02584500590000	1.00	50	0.15	0.15	0.15	1	1	\$479,893.74	\$31,045.63
The Wilds 21st Addition	1	60	02584500600000	1.00	50	0.15	0.15	0.15	1	1	\$478,399.63	\$30,976.49
The Wilds 21st Addition	1	61	02584500610000	1.00	50	0.15	0.15	0.15	1	1	\$476,905.52	\$30,907.35
The Wilds 21st Addition	1	62	02584500620000	1.00	50	0.14	0.14	0.14	1	1	\$475,425.64	\$30,838.86
The Wilds 21st Addition	1	63	02584500630000	1.00	50	0.14	0.14	0.14	1	1	\$473,945.76	\$30,770.38
The Wilds 21st Addition	1	64	02584500640000	1.00	52	0.16	0.16	0.16	1	1	\$500,155.66	\$32,316.95
The Wilds 21st Addition	1	65	02584500650000	1.00	50	0.15	0.15	0.15	1	1	\$481,558.60	\$31,122.67
The Wilds 21st Addition	1	66	02584500660000	1.00	50	0.15	0.15	0.15	1	1	\$481,544.37	\$31,122.01
The Wilds 21st Addition	1	67	02584500670000	1.00	50	0.15	0.15	0.15	1	1	\$481,544.37	\$31,122.01

Wilds 21st Addition - Phases 1, 2, & 3 (Park)

PRELIMINARY FINAL

BASED ON CONSTRUCTION & ENGINEERING COSTS - NO FINAL CITY SOFT COSTS

Sewer, Water, Storm and Street Imp. Dist. No. 1337

Date: 06/19/2025

Division	Block	Lot	GIS PIN	Area Factor	Front Footage	Assessable Area (Acres)	REGIONAL Factored Assessable Area (Acres)	LOCAL Factored Assessable Area (Acres)	Equivalent Units	Regional Street Equivalent Units	Benefit	Total Assessment
The Wilds 21st Addition	1	68	02584500680000	1.00	50	0.15	0.15	0.15	1	1	\$481,544.37	\$31,122.01
The Wilds 21st Addition	1	69	02584500690000	1.00	50	0.15	0.15	0.15	1	1	\$481,544.37	\$31,122.01
The Wilds 21st Addition	1	70	02584500700000	1.00	50	0.15	0.15	0.15	1	1	\$481,544.37	\$31,122.01
The Wilds 21st Addition	1	71	02584500710000	1.00	50	0.15	0.15	0.15	1	1	\$481,544.37	\$31,122.01
The Wilds 21st Addition	1	72	02584500720000	1.00	50	0.15	0.15	0.15	1	1	\$481,530.14	\$31,121.35
The Wilds 21st Addition	1	73	02584500730000	1.00	50	0.15	0.15	0.15	1	1	\$481,530.14	\$31,121.35
The Wilds 21st Addition	1	74	02584500740000	1.00	51	0.17	0.17	0.17	1	1	\$514,549.41	\$32,816.19
The Wilds 21st Addition	1	75	02584500750000	1.00	62	0.23	0.23	0.23	1	1	\$661,613.80	\$41,466.99
The Wilds 21st Addition	1	76	02584500760000	1.00	66	0.43	0.43	0.43	1	1	\$958,910.78	\$55,882.03
The Wilds 21st Addition	1	77	02584500770000	1.00	58	0.26	0.26	0.26	1	1	\$683,401.37	\$41,797.86
The Wilds 21st Addition	1	78	02584500780000	1.00	50	0.14	0.14	0.14	1	1	\$473,362.35	\$30,743.38
The Wilds 21st Addition	1	79	02584500790000	1.00	50	0.14	0.14	0.14	1	1	\$473,333.89	\$30,742.07
The Wilds 21st Addition	1	80	02584500800000	1.00	50	0.14	0.14	0.14	1	1	\$473,333.89	\$30,742.07
The Wilds 21st Addition	1	81	02584500810000	1.00	50	0.14	0.14	0.14	1	1	\$473,333.89	\$30,742.07
The Wilds 21st Addition	1	82	02584500820000	1.00	50	0.14	0.14	0.14	1	1	\$473,319.66	\$30,741.41
The Wilds 21st Addition	1	83	02584500830000	1.00	50	0.14	0.14	0.14	1	1	\$473,319.66	\$30,741.41
The Wilds 21st Addition	1	84	02584500840000	1.00	50	0.14	0.14	0.14	1	1	\$473,319.66	\$30,741.41
The Wilds 21st Addition	1	85	02584500850000	1.00	50	0.14	0.14	0.14	1	1	\$473,319.66	\$30,741.41
The Wilds 21st Addition	1	86	02584500860000	1.00	50	0.14	0.14	0.14	1	1	\$473,319.66	\$30,741.41
The Wilds 21st Addition	1	87	02584500870000	1.00	58	0.17	0.17	0.17	1	1	\$545,530.78	\$35,417.78
The Wilds 21st Addition	2	1	02584500880000	1.00	93	0.21	0.21	0.21	1	1	\$781,830.89	\$52,192.25
The Wilds 21st Addition	2	2	02584500890000	1.00	40	0.12	0.12	0.12	1	1	\$390,195.47	\$25,226.34
The Wilds 21st Addition	2	3	02584500900000	1.00	51	0.15	0.15	0.15	1	1	\$490,202.57	\$31,689.52
The Wilds 21st Addition	2	4	02584500910000	1.00	40	0.12	0.12	0.12	1	1	\$389,868.19	\$25,211.20
The Wilds 21st Addition	2	5	02584500920000	1.00	40	0.12	0.12	0.12	1	1	\$389,868.19	\$25,211.20
The Wilds 21st Addition	2	6	02584500930000	1.00	52	0.15	0.15	0.15	1	1	\$498,419.65	\$32,236.61
The Wilds 21st Addition	2	7	02584500940000	1.00	40	0.12	0.12	0.12	1	1	\$390,309.31	\$25,231.61
The Wilds 21st Addition	2	8	02584500950000	1.00	48	0.14	0.14	0.14	1	1	\$463,402.66	\$29,948.80
The Wilds 21st Addition	3	1	02584500960000	1.00	55	0.15	0.15	0.15	1	1	\$512,398.69	\$33,384.03
The Wilds 21st Addition	3	2	02584500970000	1.00	40	0.11	0.11	0.11	1	1	\$379,324.06	\$24,723.26
The Wilds 21st Addition	3	3	02584500980000	1.00	40	0.11	0.11	0.11	1	1	\$379,565.96	\$24,734.45
The Wilds 21st Addition	3	4	02584500990000	1.00	51	0.14	0.14	0.14	1	1	\$477,751.67	\$31,113.34
The Wilds 21st Addition	3	5	02584501000000	1.00	40	0.11	0.11	0.11	1	1	\$380,120.91	\$24,760.13
The Wilds 21st Addition	3	6	02584501010000	1.00	40	0.11	0.11	0.11	1	1	\$380,362.82	\$24,771.33
The Wilds 21st Addition	3	7	02584501020000	1.00	51	0.14	0.14	0.14	1	1	\$478,747.74	\$31,159.44
The Wilds 21st Addition	3	8	02584501030000	1.00	40	0.11	0.11	0.11	1	1	\$380,903.54	\$24,796.35
The Wilds 21st Addition	3	9	02584501040000	1.00	40	0.11	0.11	0.11	1	1	\$381,145.45	\$24,807.54
The Wilds 21st Addition	3	10	02584501050000	1.00	51	0.14	0.14	0.14	1	1	\$479,758.04	\$31,206.19
The Wilds 21st Addition	3	11	02584501060000	1.00	40	0.11	0.11	0.11	1	1	\$381,615.02	\$24,829.27
The Wilds 21st Addition	3	12	02584501070000	1.00	47	0.13	0.13	0.13	1	1	\$446,050.17	\$28,978.96
The Wilds 21st Addition	3	13	02584501080000	1.00	47	0.13	0.13	0.13	1	1	\$439,732.23	\$28,686.59
The Wilds 21st Addition	3	14	02584501090000	1.00	40	0.11	0.11	0.11	1	1	\$381,615.02	\$24,829.27
The Wilds 21st Addition	3	15	02584501100000	1.00	51	0.14	0.14	0.14	1	1	\$479,758.04	\$31,206.19
The Wilds 21st Addition	3	16	02584501110000	1.00	40	0.11	0.11	0.11	1	1	\$381,145.45	\$24,807.54
The Wilds 21st Addition	3	17	02584501120000	1.00	40	0.11	0.11	0.11	1	1	\$380,903.54	\$24,796.35
The Wilds 21st Addition	3	18	02584501130000	1.00	51	0.14	0.14	0.14	1	1	\$478,690.82	\$31,156.80
The Wilds 21st Addition	3	19	02584501140000	1.00	40	0.11	0.11	0.11	1	1	\$380,362.82	\$24,771.33
The Wilds 21st Addition	3	20	02584501150000	1.00	40	0.11	0.11	0.11	1	1	\$380,120.91	\$24,760.13
The Wilds 21st Addition	3	21	02584501160000	1.00	51	0.14	0.14	0.14	1	1	\$477,751.67	\$31,113.34
The Wilds 21st Addition	3	22	02584501170000	1.00	40	0.11	0.11	0.11	1	1	\$379,565.96	\$24,734.45
The Wilds 21st Addition	3	23	02584501180000	1.00	40	0.11	0.11	0.11	1	1	\$379,324.06	\$24,723.26
The Wilds 21st Addition	3	24	02584501190000	1.00	55	0.15	0.15	0.15	1	1	\$512,398.69	\$33,384.03
The Wilds 21st Addition	4	1	02584501200000	1.00	58	0.17	0.17	0.17	1	1	\$550,340.38	\$35,640.34
The Wilds 21st Addition	4	2	02584501210000	1.00	52	0.15	0.15	0.15	1	1	\$493,595.82	\$32,013.39
The Wilds 21st Addition	4	3	02584501220000	1.00	52	0.15	0.15	0.15	1	1	\$493,581.59	\$32,012.73
The Wilds 21st Addition	4	4	02584501230000	1.00	51	0.15	0.15	0.15	1	1	\$488,623.08	\$31,616.43
The Wilds 21st Addition	4	5	02584501240000	1.00	52	0.15	0.15	0.15	1	1	\$493,567.36	\$32,012.07
The Wilds 21st Addition	4	6	02584501250000	1.00	51	0.15	0.15	0.15	1	1	\$488,623.08	\$31,616.43
The Wilds 21st Addition	4	7	02584501260000	1.00	51	0.15	0.15	0.15	1	1	\$488,623.08	\$31,616.43
The Wilds 21st Addition	4	8	02584501270000	1.00	52	0.15	0.15	0.15	1	1	\$493,567.36	\$32,012.07
The Wilds 21st Addition	4	9	02584501280000	1.00	51	0.15	0.15	0.15	1	1	\$488,623.08	\$31,616.43
The Wilds 21st Addition	4	10	02584501290000	1.00	66	0.19	0.19	0.19	1	1	\$617,243.85	\$40,071.10

Wilds 21st Addition - Phases 1, 2, & 3 (Park)

PRELIMINARY FINAL

BASED ON CONSTRUCTION & ENGINEERING COSTS - NO
FINAL CITY SOFT COSTS

Sewer, Water, Storm and Street Imp. Dist. No. 1337

Date: 06/19/2025

Division	Block	Lot	GIS PIN	Area Factor	Front Footage	Assessable Area (Acres)	REGIONAL Factored Assessable Area (Acres)	LOCAL Factored Assessable Area (Acres)	Equivalent Units	Regional Street Equivalent Units	Benefit	Total Assessment
The Wilds 21st Addition	4	11	02584501300000	1.00	66	0.19	0.19	0.19	1	1	\$617,243.85	\$40,071.10
The Wilds 21st Addition	4	12	02584501310000	1.00	51	0.15	0.15	0.15	1	1	\$488,623.08	\$31,616.43
The Wilds 21st Addition	4	13	02584501320000	1.00	52	0.15	0.15	0.15	1	1	\$493,567.36	\$32,012.07
The Wilds 21st Addition	4	14	02584501330000	1.00	51	0.15	0.15	0.15	1	1	\$488,623.08	\$31,616.43
The Wilds 21st Addition	4	15	02584501340000	1.00	51	0.15	0.15	0.15	1	1	\$488,623.08	\$31,616.43
The Wilds 21st Addition	4	16	02584501350000	1.00	52	0.15	0.15	0.15	1	1	\$493,567.36	\$32,012.07
The Wilds 21st Addition	4	17	02584501360000	1.00	52	0.15	0.15	0.15	1	1	\$493,581.59	\$32,012.73
The Wilds 21st Addition	4	18	02584501370000	1.00	52	0.15	0.15	0.15	1	1	\$493,595.82	\$32,013.39
The Wilds 21st Addition	4	19	02584501380000	1.00	52	0.15	0.15	0.15	1	1	\$493,595.82	\$32,013.39
The Wilds 21st Addition	4	20	02584501390000	1.00	58	0.17	0.17	0.17	1	1	\$550,340.38	\$35,640.34
The Wilds 21st Addition	5	1	02584501400000	1.00	59	0.18	0.18	0.18	1	1	\$563,950.48	\$36,437.01
The Wilds 21st Addition	5	2	02584501410000	1.00	52	0.15	0.15	0.15	1	1	\$493,595.82	\$32,013.39
The Wilds 21st Addition	5	3	02584501420000	1.00	52	0.15	0.15	0.15	1	1	\$493,595.82	\$32,013.39
The Wilds 21st Addition	5	4	02584501430000	1.00	52	0.15	0.15	0.15	1	1	\$493,595.82	\$32,013.39
The Wilds 21st Addition	5	5	02584501440000	1.00	52	0.15	0.15	0.15	1	1	\$493,595.82	\$32,013.39
The Wilds 21st Addition	5	6	02584501450000	1.00	52	0.15	0.15	0.15	1	1	\$493,595.82	\$32,013.39
The Wilds 21st Addition	5	7	02584501460000	1.00	52	0.15	0.15	0.15	1	1	\$493,595.82	\$32,013.39
The Wilds 21st Addition	5	8	02584501470000	1.00	52	0.15	0.15	0.15	1	1	\$493,595.82	\$32,013.39
The Wilds 21st Addition	5	9	02584501480000	1.00	53	0.16	0.16	0.16	1	1	\$504,900.72	\$32,703.37
The Wilds 21st Addition	5	10	02584501490000	1.00	63	0.18	0.18	0.18	1	1	\$587,825.70	\$38,209.22
The Wilds 21st Addition	5	11	02584501500000	1.00	58	0.17	0.17	0.17	1	1	\$554,865.39	\$35,849.74
The Wilds 21st Addition	5	12	02584501510000	1.00	53	0.16	0.16	0.16	1	1	\$504,914.95	\$32,704.03
The Wilds 21st Addition	5	13	02584501520000	1.00	52	0.15	0.15	0.15	1	1	\$493,595.82	\$32,013.39
The Wilds 21st Addition	5	14	02584501530000	1.00	52	0.15	0.15	0.15	1	1	\$493,595.82	\$32,013.39
The Wilds 21st Addition	5	15	02584501540000	1.00	52	0.15	0.15	0.15	1	1	\$493,595.82	\$32,013.39
The Wilds 21st Addition	5	16	02584501550000	1.00	52	0.15	0.15	0.15	1	1	\$493,595.82	\$32,013.39
The Wilds 21st Addition	5	17	02584501560000	1.00	52	0.15	0.15	0.15	1	1	\$493,595.82	\$32,013.39
The Wilds 21st Addition	5	18	02584501570000	1.00	52	0.15	0.15	0.15	1	1	\$493,595.82	\$32,013.39
The Wilds 21st Addition	5	19	02584501580000	1.00	52	0.15	0.15	0.15	1	1	\$493,595.82	\$32,013.39
The Wilds 21st Addition	5	20	02584501590000	1.00	65	0.19	0.19	0.19	1	1	\$608,599.88	\$39,504.25
The Wilds 21st Addition	6	1	02584501600000	1.00	58	0.17	0.17	0.17	1	1	\$550,326.15	\$35,639.69
The Wilds 21st Addition	6	2	02584501610000	1.00	52	0.15	0.15	0.15	1	1	\$493,595.82	\$32,013.39
The Wilds 21st Addition	6	3	02584501620000	1.00	52	0.15	0.15	0.15	1	1	\$493,595.82	\$32,013.39
The Wilds 21st Addition	6	4	02584501630000	1.00	52	0.15	0.15	0.15	1	1	\$493,581.59	\$32,012.73
The Wilds 21st Addition	6	5	02584501640000	1.00	52	0.15	0.15	0.15	1	1	\$493,595.82	\$32,013.39
The Wilds 21st Addition	6	6	02584501650000	1.00	52	0.15	0.15	0.15	1	1	\$493,595.82	\$32,013.39
The Wilds 21st Addition	6	7	02584501660000	1.00	52	0.15	0.15	0.15	1	1	\$493,595.82	\$32,013.39
The Wilds 21st Addition	6	8	02584501670000	1.00	52	0.15	0.15	0.15	1	1	\$493,595.82	\$32,013.39
The Wilds 21st Addition	6	9	02584501680000	1.00	52	0.15	0.15	0.15	1	1	\$497,395.12	\$32,189.20
The Wilds 21st Addition	6	10	02584501690000	1.00	65	0.19	0.19	0.19	1	1	\$611,090.06	\$39,619.48
The Wilds 21st Addition	6	11	02584501700000	1.00	59	0.17	0.17	0.17	1	1	\$560,535.38	\$36,278.97
The Wilds 21st Addition	6	12	02584501710000	1.00	52	0.15	0.15	0.15	1	1	\$497,395.12	\$32,189.20
The Wilds 21st Addition	6	13	02584501720000	1.00	52	0.15	0.15	0.15	1	1	\$493,581.59	\$32,012.73
The Wilds 21st Addition	6	14	02584501730000	1.00	52	0.15	0.15	0.15	1	1	\$493,595.82	\$32,013.39
The Wilds 21st Addition	6	15	02584501740000	1.00	52	0.15	0.15	0.15	1	1	\$493,595.82	\$32,013.39
The Wilds 21st Addition	6	16	02584501750000	1.00	52	0.15	0.15	0.15	1	1	\$493,581.59	\$32,012.73
The Wilds 21st Addition	6	17	02584501760000	1.00	52	0.15	0.15	0.15	1	1	\$493,581.59	\$32,012.73
The Wilds 21st Addition	6	18	02584501770000	1.00	52	0.15	0.15	0.15	1	1	\$493,581.59	\$32,012.73
The Wilds 21st Addition	6	19	02584501780000	1.00	52	0.15	0.15	0.15	1	1	\$493,581.59	\$32,012.73
The Wilds 21st Addition	6	20	02584501790000	1.00	58	0.17	0.17	0.17	1	1	\$550,326.15	\$35,639.69
The Wilds 21st Addition	7	1	02584501800000	1.00	58	0.17	0.17	0.17	1	1	\$545,587.69	\$35,420.41
The Wilds 21st Addition	7	2	02584501810000	1.00	50	0.14	0.14	0.14	1	1	\$473,362.35	\$30,743.38
The Wilds 21st Addition	7	3	02584501820000	1.00	50	0.14	0.14	0.14	1	1	\$473,362.35	\$30,743.38
The Wilds 21st Addition	7	4	02584501830000	1.00	50	0.14	0.14	0.14	1	1	\$473,362.35	\$30,743.38
The Wilds 21st Addition	7	5	02584501840000	1.00	50	0.14	0.14	0.14	1	1	\$473,362.35	\$30,743.38
The Wilds 21st Addition	7	6	02584501850000	1.00	50	0.14	0.14	0.14	1	1	\$473,362.35	\$30,743.38
The Wilds 21st Addition	7	7	02584501860000	1.00	50	0.14	0.14	0.14	1	1	\$473,362.35	\$30,743.38
The Wilds 21st Addition	7	8	02584501870000	1.00	50	0.14	0.14	0.14	1	1	\$473,362.35	\$30,743.38
The Wilds 21st Addition	7	9	02584501880000	1.00	50	0.14	0.14	0.14	1	1	\$473,362.35	\$30,743.38
The Wilds 21st Addition	7	10	02584501890000	1.00	50	0.14	0.14	0.14	1	1	\$473,362.35	\$30,743.38
The Wilds 21st Addition	7	11	02584501900000	1.00	58	0.17	0.17	0.17	1	1	\$545,587.69	\$35,420.41
The Wilds 21st Addition	7	12	02584501910000	1.00	58	0.17	0.17	0.17	1	1	\$555,050.38	\$35,858.30

Wilds 21st Addition - Phases 1, 2, & 3 (Park)

PRELIMINARY FINAL

BASED ON CONSTRUCTION & ENGINEERING COSTS - NO FINAL CITY SOFT COSTS

Sewer, Water, Storm and Street Imp. Dist. No. 1337

Date: 06/19/2025

Division	Block	Lot	GIS PIN	Area Factor	Front Footage	Assessable Area (Acres)	REGIONAL Factored Assessable Area (Acres)	LOCAL Factored Assessable Area (Acres)	Equivalent Units	Regional Street Equivalent Units	Benefit	Total Assessment
The Wilds 21st Addition	7	13	02584501920000	1.00	50	0.15	0.15	0.15	1	1	\$481,515.91	\$31,120.70
The Wilds 21st Addition	7	14	02584501930000	1.00	50	0.15	0.15	0.15	1	1	\$481,515.91	\$31,120.70
The Wilds 21st Addition	7	15	02584501940000	1.00	50	0.15	0.15	0.15	1	1	\$481,515.91	\$31,120.70
The Wilds 21st Addition	7	16	02584501950000	1.00	50	0.15	0.15	0.15	1	1	\$481,515.91	\$31,120.70
The Wilds 21st Addition	7	17	02584501960000	1.00	50	0.15	0.15	0.15	1	1	\$481,515.91	\$31,120.70
The Wilds 21st Addition	7	18	02584501970000	1.00	50	0.15	0.15	0.15	1	1	\$481,515.91	\$31,120.70
The Wilds 21st Addition	7	19	02584501980000	1.00	50	0.15	0.15	0.15	1	1	\$481,515.91	\$31,120.70
The Wilds 21st Addition	7	20	02584501990000	1.00	50	0.15	0.15	0.15	1	1	\$481,530.14	\$31,121.35
The Wilds 21st Addition	7	21	02584502000000	1.00	50	0.15	0.15	0.15	1	1	\$481,530.14	\$31,121.35
The Wilds 21st Addition	7	22	02584502010000	1.00	58	0.17	0.17	0.17	1	1	\$555,064.61	\$35,858.96
The Wilds 21st Addition	8	1	02584502020000	1.00	507	3.85	3.85	0.61	17	48.5	\$8,411,200.86	\$337,931.79
The Wilds 21st Addition	8	2	02584502030000	0.00	0.00	0.00	0.00	0.00	0	0	\$0.00	\$0.00
The Wilds 21st Addition	8	3	02584502040000	1.00	60	0.19	0.19	0.19	1	1	\$585,941.81	\$37,621.52
The Wilds 21st Addition	8	4	02584502050000	1.00	60	0.19	0.19	0.19	1	1	\$582,626.32	\$37,468.09
The Wilds 21st Addition	8	5	02584502060000	1.00	60	0.18	0.18	0.18	1	1	\$579,310.82	\$37,314.66
The Wilds 21st Addition	8	6	02584502070000	1.00	60	0.18	0.18	0.18	1	1	\$575,995.32	\$37,161.23
The Wilds 21st Addition	8	7	02584502080000	1.00	61	0.18	0.18	0.18	1	1	\$581,821.83	\$37,597.70
The Wilds 21st Addition	8	8	02584502090000	1.00	62	0.18	0.18	0.18	1	1	\$587,491.81	\$38,026.93
The Wilds 21st Addition	8	9	02584502100000	1.00	70	0.20	0.20	0.20	1	1	\$656,188.22	\$42,540.65
The Wilds 21st Addition	8	10	02584502110000	1.00	70	0.20	0.20	0.20	1	1	\$653,925.71	\$42,435.95
The Wilds 21st Addition	8	11	02584502120000	1.00	62	0.18	0.18	0.18	1	1	\$581,700.37	\$37,758.92
The Wilds 21st Addition	8	12	02584502130000	1.00	61	0.18	0.18	0.18	1	1	\$572,686.43	\$37,174.95
The Wilds 21st Addition	8	13	02584502140000	1.00	60	0.17	0.17	0.17	1	1	\$563,658.26	\$36,590.33
The Wilds 21st Addition	8	14	02584502150000	1.00	55	0.18	0.18	0.18	1	1	\$555,229.79	\$35,366.08
The Wilds 21st Addition	8	15	02584502160000	1.00	57	0.24	0.24	0.24	1	1	\$645,643.64	\$39,883.74
The Wilds 21st Addition	8	16	02584502170000	1.00	56	0.22	0.22	0.22	1	1	\$611,898.66	\$38,155.32
The Wilds 21st Addition	8	17	02584502180000	1.00	60	0.18	0.18	0.18	1	1	\$574,757.35	\$37,103.95
The Wilds 21st Addition	8	18	02584502190000	1.00	60	0.17	0.17	0.17	1	1	\$560,527.75	\$36,445.46
The Wilds 21st Addition	8	19	02584502200000	1.00	60	0.17	0.17	0.17	1	1	\$560,527.75	\$36,445.46
The Wilds 21st Addition	8	20	02584502210000	1.00	60	0.17	0.17	0.17	1	1	\$560,527.75	\$36,445.46
The Wilds 21st Addition	8	21	02584502220000	1.00	60	0.17	0.17	0.17	1	1	\$560,527.75	\$36,445.46
The Wilds 21st Addition	8	22	02584502230000	1.00	60	0.17	0.17	0.17	1	1	\$560,527.75	\$36,445.46
The Wilds 21st Addition	8	23	02584502240000	1.00	65	0.35	0.35	0.35	1	1	\$841,381.91	\$50,276.44
The Wilds 21st Addition	9	1	02584502250000	1.00	50	0.21	0.21	0.21	1	1	\$572,628.04	\$35,336.99
The Wilds 21st Addition	9	2	02584502260000	1.00	60	0.16	0.16	0.16	1	1	\$544,675.97	\$35,711.90
The Wilds 21st Addition	9	3	02584502270000	1.00	60	0.16	0.16	0.16	1	1	\$545,771.65	\$35,762.61
The Wilds 21st Addition	9	4	02584502280000	1.00	60	0.16	0.16	0.16	1	1	\$552,288.81	\$36,064.19
The Wilds 21st Addition	9	5	02584502290000	1.00	60	0.17	0.17	0.17	1	1	\$564,213.21	\$36,616.01
The Wilds 21st Addition	9	6	02584502300000	1.00	58	0.16	0.16	0.16	1	1	\$543,481.71	\$35,322.95
The Wilds 21st Addition	9	7	02584502310000	1.00	69	0.18	0.18	0.18	1	1	\$617,434.41	\$40,580.44
The Wilds 21st Addition	9	8	02584502320000	1.00	64	0.18	0.18	0.18	1	1	\$587,576.16	\$38,364.52
The Wilds 21st Addition	9	9	02584502330000	1.00	72	0.18	0.18	0.18	1	1	\$640,605.78	\$42,153.25
The Wilds 21st Addition	9	10	02584502340000	1.00	60	0.19	0.19	0.19	1	1	\$583,963.90	\$37,529.99
The Wilds 21st Addition	9	11	02584502350000	1.00	63	0.19	0.19	0.19	1	1	\$599,792.79	\$38,763.01
The Wilds 21st Addition	9	12	02584502360000	1.00	70	0.21	0.21	0.21	1	1	\$661,239.72	\$42,774.41
The Wilds 21st Addition	9	13	02584502370000	1.00	70	0.21	0.21	0.21	1	1	\$661,239.72	\$42,774.41
The Wilds 21st Addition	9	14	02584502380000	1.00	63	0.18	0.18	0.18	1	1	\$594,983.18	\$38,540.44
The Wilds 21st Addition	9	15	02584502390000	1.00	60	0.22	0.22	0.22	1	1	\$628,232.18	\$39,578.54
The Wilds 21st Addition	9	16	02584502400000	1.00	61	0.24	0.24	0.24	1	1	\$663,684.72	\$41,385.98
The Wilds 21st Addition	9	17	02584502410000	1.00	63	0.19	0.19	0.19	1	1	\$606,352.63	\$39,066.57
The Wilds 21st Addition	9	18	02584502420000	1.00	60	0.16	0.16	0.16	1	1	\$543,082.26	\$35,638.15
The Wilds 21st Addition	9	19	02584502430000	1.00	60	0.16	0.16	0.16	1	1	\$540,179.42	\$35,503.82
The Wilds 21st Addition	9	20	02584502440000	1.00	60	0.15	0.15	0.15	1	1	\$532,836.95	\$35,164.04
The Wilds 21st Addition	9	21	02584502450000	1.00	59	0.22	0.22	0.22	1	1	\$631,384.55	\$39,557.58
The Wilds 21st Addition	10	2	02584502470000	1.00	72	0.16	0.16	0.16	1	1	\$610,197.12	\$40,746.06
The Wilds 21st Addition	10	3	02584502480000	1.00	50	0.14	0.14	0.14	1	1	\$474,529.18	\$30,797.38
The Wilds 21st Addition	10	4	02584502490000	1.00	50	0.14	0.14	0.14	1	1	\$473,362.35	\$30,743.38
The Wilds 21st Addition	10	5	02584502500000	1.00	50	0.14	0.14	0.14	1	1	\$473,362.35	\$30,743.38
The Wilds 21st Addition	10	6	02584502510000	1.00	50	0.14	0.14	0.14	1	1	\$473,362.35	\$30,743.38
The Wilds 21st Addition	10	7	02584502520000	1.00	50	0.14	0.14	0.14	1	1	\$473,348.12	\$30,742.72
The Wilds 21st Addition	10	8	02584502530000	1.00	50	0.14	0.14	0.14	1	1	\$473,348.12	\$30,742.72
The Wilds 21st Addition	10	9	02584502540000	1.00	50	0.14	0.14	0.14	1	1	\$473,348.12	\$30,742.72

Wilds 21st Addition - Phases 1, 2, & 3 (Park)

PRELIMINARY FINAL

BASED ON CONSTRUCTION & ENGINEERING COSTS - NO
FINAL CITY SOFT COSTS

Sewer, Water, Storm and Street Imp. Dist. No. 1337

Date: 06/19/2025

Division	Block	Lot	GIS PIN	Area Factor	Front Footage	Assessable Area (Acres)	REGIONAL Factored Assessable Area (Acres)	LOCAL Factored Assessable Area (Acres)	Equivalent Units	Regional Street Equivalent Units	Benefit	Total Assessment
The Wilds 21st Addition	10	10	02584502550000	1.00	58	0.17	0.17	0.17	1	1	\$545,573.46	\$35,419.75
The Wilds 21st Addition	11	1	02584502560000	1.00	62	0.18	0.18	0.18	1	1	\$581,330.40	\$37,741.80
The Wilds 21st Addition	11	2	02584502570000	1.00	51	0.15	0.15	0.15	1	1	\$482,333.60	\$31,325.38
The Wilds 21st Addition	11	3	02584502580000	1.00	51	0.15	0.15	0.15	1	1	\$482,319.37	\$31,324.72
The Wilds 21st Addition	11	4	02584502590000	1.00	51	0.15	0.15	0.15	1	1	\$482,319.37	\$31,324.72
The Wilds 21st Addition	11	5	02584502600000	1.00	51	0.15	0.15	0.15	1	1	\$482,319.37	\$31,324.72
The Wilds 21st Addition	11	6	02584502610000	1.00	51	0.15	0.15	0.15	1	1	\$482,319.37	\$31,324.72
The Wilds 21st Addition	11	7	02584502620000	1.00	51	0.15	0.15	0.15	1	1	\$482,319.37	\$31,324.72
The Wilds 21st Addition	11	8	02584502630000	1.00	51	0.15	0.15	0.15	1	1	\$482,305.14	\$31,324.06
The Wilds 21st Addition	11	9	02584502640000	1.00	51	0.15	0.15	0.15	1	1	\$482,305.14	\$31,324.06
The Wilds 21st Addition	11	10	02584502650000	1.00	51	0.15	0.15	0.15	1	1	\$482,305.14	\$31,324.06
The Wilds 21st Addition	11	11	02584502660000	1.00	51	0.15	0.15	0.15	1	1	\$482,305.14	\$31,324.06
The Wilds 21st Addition	11	12	02584502670000	1.00	51	0.15	0.15	0.15	1	1	\$482,305.14	\$31,324.06
The Wilds 21st Addition	11	13	02584502680000	1.00	51	0.15	0.15	0.15	1	1	\$482,290.91	\$31,323.40
The Wilds 21st Addition	11	14	02584502690000	1.00	51	0.15	0.15	0.15	1	1	\$482,290.91	\$31,323.40
The Wilds 21st Addition	11	15	02584502700000	1.00	51	0.15	0.15	0.15	1	1	\$482,290.91	\$31,323.40
The Wilds 21st Addition	11	16	02584502710000	1.00	51	0.15	0.15	0.15	1	1	\$482,290.91	\$31,323.40
The Wilds 21st Addition	11	17	02584502720000	1.00	51	0.15	0.15	0.15	1	1	\$482,290.91	\$31,323.40
The Wilds 21st Addition	11	18	02584502730000	1.00	51	0.15	0.15	0.15	1	1	\$482,276.68	\$31,322.74
The Wilds 21st Addition	11	19	02584502740000	1.00	66	0.19	0.19	0.19	1	1	\$615,635.91	\$39,996.69
The Wilds 24th Addition	1	1	02584800010000	1.00	575	3.78	3.78	3.78	16	25.8	\$8,591,281.11	\$514,427.10
					15,306.00	184.98	174.22	47.37	986	1114.6		

Based on Assessment Total												\$11,345,000.00
Local Sewer	\$2,598,250.75	Local Sewer Cost per FF		\$169.75								
Cass Rural Water	\$4,669,575.06	Cass Rural Water Cost not to be assessed by WF		\$0.00								
Local Storm	\$2,717,744.19	Local Storm Cost per SF		\$1.32								
Local Street	\$2,838,137.87	Local Street Cost per FF		\$185.43								
Local Street Lighting	\$619,319.47	Local Street Lighting Cost per FF		\$40.46								
Regional Park	\$106,043.37	Regional Park per EU		\$110.12								
Regional Storm Sewer	\$666,649.93	Regional Storm Sewer Cost per SF		\$0.09								
Regional Street	\$1,563,224.47	Regional Street Cost per EU		\$1,402.50								
Hookup Fee	\$235,629.95	Hookup Fee Cost per SF		\$0.11								
Total Assessment (minus cash-in-lieu)	\$13,014,575.06											

Benefit Value
Sewer per FF
Storm per SF
Local Street & Lighting per EU
Park per EU
Collector Street & Lighting per EU
User Delays per FF

CITY OF WEST FARGO
SPECIAL ASSESSMENT BENEFIT DETERMINATION

June 24, 2025

EXECUTIVE SUMMARY

The City of West Fargo is committed to maintaining a high standard of public infrastructure that meets the evolving needs of residents and businesses. To support this goal, the City relies on a mix of funding tools—including special assessments, which help allocate project costs to benefiting properties while keeping general property taxes lower. These assessments also allow for localized input on the type and quality of improvements that directly affect neighborhoods.

While West Fargo receives additional infrastructure funding through the Capital Improvements Sales Tax (CIST), available revenue remains insufficient to meet long-term infrastructure needs, a challenge shared by cities across the country. Recent policy changes have aimed to improve transparency and enhance public acceptance of special assessments by increasing the City's contribution to project costs.

The City has also holds public input opportunities throughout the project process, including neighborhood meetings, mailed notices, and public hearings. These forums allow residents to provide feedback on proposed improvements, estimated costs, and prioritization, helping ensure that final infrastructure decisions reflect community needs and values.

However, funding gaps persist, making the continued use of special assessments necessary to achieve community infrastructure goals.

In *Senske Rentals, LLC v. City of Grand Forks*, the North Dakota Supreme Court clarified that the determination of special assessment benefits must be based on the value of the benefit received, not the cost of the project itself. This document responds to that legal standard by outlining the public and private benefits associated with various types of infrastructure in West Fargo and demonstrating that those benefits far exceed the costs imposed through special assessments.

Although this document includes quantifiable benefit estimates, many critical community benefits are qualitative in nature and cannot easily be expressed in monetary terms. Infrastructure improvements not only serve essential functions—such as providing potable water, stormwater management, and safe, accessible transportation networks—but also contribute to quality of life, civic identity, and neighborhood vitality. While not assigned specific dollar values in this analysis, these intangible benefits should be considered as part of any fair and comprehensive benefit evaluation.

SANITARY SEWER

A sanitary sewer collection system provides numerous benefits for both urban and rural communities. It efficiently manages and transports wastewater from residential, commercial,

and industrial properties to treatment facilities, ensuring safe and proper disposal. The centralized maintenance of the system by municipal authorities ensures regular inspections, repairs, and upgrades, reducing the likelihood of failures and minimizing the burden on individual property owners. Sanitary sewers are also scalable, meaning they can accommodate population growth and urban expansion, making them ideal for areas that are expected to undergo future development. Additionally, these systems help protect the environment by preventing the discharge of untreated wastewater, thereby safeguarding local water sources and maintaining public health. Overall, a sanitary sewer system enhances the sustainability and livability of a community while also supporting economic growth through improved infrastructure.

The alternative to a sanitary sewer collection system would be individual septic systems. Due to West Fargo's terrain and soils, a septic mound system would be the only viable alternative to a centralized collection system. A septic mound system isn't a practical or permissible alternative for several reasons. First, the City's ordinance restricts the installation of septic systems within city limits due to concerns over groundwater contamination and other potential environmental hazards. Another reason is that mound systems require a significant amount of space, making them impractical for smaller lots or densely populated areas.

Although a septic mound system would not be an alternative to a sanitary sewer collection system within the city, it is the most economical option that can be utilized for quantifying the costs that property owners would incur in the absence of these improvements.

Owning a mound septic system over 25 years comes with several expenses that need to be anticipated to ensure its proper functioning and longevity. These include:

- Installation Costs
 - Initial Installation: Installing a mound septic system is generally more expensive than a conventional system due to the construction of the mound. Costs range from \$10,000 to \$20,000 or more, depending on site conditions, size of the property, and local regulations.
- Pumping and Routine Maintenance
 - Pumping: The system's septic tank should be pumped approximately every 4 years to prevent solids from overflowing into the mound. The cost of pumping typically ranges from \$500 to \$750 per service, so over 25 years, this could total around \$3,000 to \$4,500.
 - Routine Inspections and Maintenance: Regular inspections, required every few years, can cost \$300 to \$500 per inspection. Over 25 years, this might add another \$1,000 to \$2,500. Maintenance may include clearing obstructions or minor repairs, adding further costs.
- Repairs and Component Replacement
 - Pump Replacement: If the system uses an electric pump to move wastewater to the mound, it may need to be replaced every 10-15 years. Each replacement could cost \$1,000 to \$2,500, with the possibility of needing it twice over 25 years.
 - Leach Field Repairs: The mound system's leach field may develop issues, such as clogging, requiring repairs or rejuvenation. These repairs can cost between \$2,000 and \$10,000, depending on the severity of the problem.
- Electricity Costs
 - Electric Pumping System (if applicable): If the system uses an electric pump, there will be ongoing energy costs. This could be around \$100-\$300 annually, or \$2,500 to \$7,500 over 25 years, depending on usage and rates.

- Landscaping and Erosion Control
 - Initial Landscaping: After the mound is built, you'll likely need to invest in landscaping to stabilize the soil and prevent erosion, which could cost \$500 to \$2,000.
 - Ongoing Erosion Control: Maintenance of landscaping and addressing any erosion issues that arise over time might add another \$500 to \$1,500 over 25 years.
- System Failure or Replacement
 - Major Repairs or System Failure: If the system experiences a major failure, such as the mound becoming clogged or overloaded, significant repairs or full system replacement may be required. Replacement costs can range from \$15,000 to \$30,000, depending on the size and complexity of the system.
 - Lifespan Considerations: Septic mound systems typically have a lifespan of around 20-30 years. By the 25-year mark, the system may be nearing the end of its life, requiring partial or full replacement.
- Total Estimated Costs Over 25 Years:
 - Initial Installation: \$10,000 to \$20,000+
 - Pumping and Routine Maintenance: \$4,000 to \$7,000
 - Pump Replacements: \$1,000 to \$5,000
 - Leach Field Repairs: \$2,000 to \$10,000
 - Electricity Costs: \$2,500 to \$7,500
 - Landscaping and Erosion Control: \$1,000 to \$3,500
 - Potential System Replacement: \$15,000 to \$30,000
- Overall Cost Estimate: \$35,500 to \$83,000+ over 25 years.
 - These costs vary based on factors such as the size of the system, soil conditions, and how well the system is maintained.

This analysis does not take into consideration any of the intangible or difficult-to-quantify benefits that the Special Assessment Commission may wish to consider when estimating present and future benefit, based on evidence and personal knowledge.

WATER MAIN

A water distribution system provides numerous benefits for both urban and rural communities. It ensures a consistent, reliable supply of potable water to residential, commercial, and industrial properties, meeting the diverse needs of the population. The system is centrally maintained by municipal authorities, who are responsible for inspections, repairs, and upgrades, ensuring water quality and reducing the burden on individual property owners. Water distribution systems are designed to handle varying demand levels, making them scalable to accommodate population growth and future urban development. Additionally, they enhance public health and safety by providing a clean and safe water supply, crucial for drinking, sanitation, and fire protection services. The centralized nature of the system also helps protect local water resources, as municipal treatment facilities adhere to strict regulations, ensuring compliance with water quality standards. A water distribution system thus increases property values and supports the economic growth of a community by offering dependable and long-term access to clean water, which is essential for both daily life and business operations.

The alternative to a municipal water distribution system is the use of individual wells. However, individual wells pose several challenges, particularly in urban areas. Wells require significant space for installation, making them impractical in densely populated neighborhoods.

Moreover, the quality and quantity of water from individual wells can vary depending on local groundwater conditions, often requiring additional filtration systems or treatment to ensure safe drinking water.

Wells also place the maintenance responsibility entirely on property owners, including costs related to water testing, pump maintenance, and potential repairs. Given these limitations, individual wells are not a practical solution within city limits, but they can be used as a cost benchmark for quantifying the expenses property owners would face in the absence of a water distribution system.

Owning and maintaining a well system over 25 years comes with a variety of expenses. These include:

- Installation Costs
 - Initial Well Installation: Installing an individual well typically costs between \$15,000 and \$40,000, depending on the depth of the well, local soil conditions, and the capacity required for the household or property.
- Pumping and Routine Maintenance
 - Well Pump Maintenance and Replacement: Well pumps generally need to be replaced every 10-15 years, with each replacement costing between \$1,500 and \$3,500. Over 25 years, this cost could be incurred twice.
 - Water Testing: To ensure the water meets safety standards, regular water quality testing is necessary. Annual testing costs range from \$150 to \$500. Over 25 years, this would total between \$3,750 and \$12,500.
 - Routine Inspections: Regular inspections to check the condition of the well and its components may cost \$300 to \$500 every few years. Over 25 years, this could add another \$1,000 to \$2,500.
- Repairs and Component Replacement
 - Pump Repair or Replacement: Well pumps may need occasional repairs, especially if sediment or debris affects performance. Repair costs can range from \$500 to \$2,000, depending on the extent of the issue.
 - Pressure Tank Replacement: Pressure tanks often need to be replaced every 10-15 years, with replacement costs between \$800 and \$2,500.
 - Water Filtration System: In areas with hard water or other contaminants, a filtration system may be required. Installation costs can range from \$1,000 to \$5,000, with filter replacements costing \$100 to \$500 annually.
- Electricity Costs
 - Pump Energy Consumption: The cost of electricity to operate the well pump is ongoing, typically amounting to \$100 to \$300 per year. Over 25 years, this could total \$2,500 to \$7,500.
- System Failure or Well Replacement
 - Major Repairs or Well Failure: If the well experiences significant issues, such as groundwater contamination or depletion, major repairs or even the drilling of a new well may be required. Drilling a new well can cost anywhere from \$10,000 to \$30,000, depending on the depth and complexity of the project.
 - Lifespan Considerations: While wells can last 30-50 years, many components, such as pumps and pressure tanks, will likely need replacement during a 25-year period.
- Total Estimated Costs Over 25 Years:
 - Initial Installation: \$15,000 to \$40,000

- Well Pump Maintenance and Replacement: \$3,000 to \$7,000
- Water Testing and Inspections: \$4,750 to \$15,000
- Pressure Tank Replacement: \$1,600 to \$5,000
- Water Filtration System: \$2,500 to \$10,000
- Electricity Costs: \$2,500 to \$7,500
- Potential Well Replacement: \$0 to \$50,000
- Overall Cost Estimate: \$29,350 to \$134,500+ over 25 years.

It is important to note that some of the water main systems within these Improvement Districts are owned and operated by the Cass Rural Water User District.

This analysis does not take into consideration any of the intangible or difficult-to-quantify benefits that the Special Assessment Commission may wish to consider when estimating present and future benefit, based on evidence and personal knowledge.

STORM SEWER

In addition to mitigating property damage, a well-functioning stormwater system enhances public safety by reducing the risk of roadway flooding and erosion, and it helps preserve infrastructure by directing water away from roads and buildings. It also provides environmental benefits by preventing uncontrolled runoff, reducing the entry of pollutants into local waterways, and minimizing the risk of soil erosion.

Underground stormwater storage systems, although effective in managing runoff, are often impractical in urban environments due to their high installation and maintenance costs. Despite these limitations, underground stormwater storage systems are the only feasible alternative for comparison because they provide a viable solution for stormwater management in areas where surface space is constrained and traditional drainage systems are not present. However, given these limitations, underground stormwater storage systems will be used as a benchmark for evaluating the costs and benefits of other stormwater improvements in urban improvement districts.

Over a 25-year period, owning and maintaining an underground storm water storage system will involve several expenses. These include initial installation, ongoing maintenance, repairs, and replacements. Here's a breakdown of the key costs:

- Installation Costs
 - Initial Installation: The installation of an underground storm water storage system is the largest upfront cost. Depending on the size, materials (e.g., concrete, plastic, or metal tanks), and complexity of the system, installation costs can range from \$50,000 to \$200,000 or more. Factors like excavation, site preparation, permitting, and labor will also influence the total cost.
 - Permitting and Design: Prior to installation, design and engineering services, as well as local permits, will be required. These costs typically range from \$5,000 to \$20,000, depending on the complexity of the project.
- Inspection and Routine Maintenance
 - Annual Inspections: Underground storage systems need regular inspections to check for sediment build-up, blockages, structural integrity, and proper drainage. Inspection costs typically range from \$500 to \$1,500 annually, totaling \$12,500 to \$37,500 over 25 years.
 - Sediment Removal and Cleaning: Sediment buildup in the storage tanks reduces capacity and can clog pipes. Cleaning the system every 3-5 years costs

- between \$2,000 and \$5,000 per service. Over 25 years, this totals between \$10,000 and \$25,000.
 - Debris and Blockage Clearing: Storm drains, and inflow/outflow pipes may need periodic clearing to remove debris. These services typically cost \$500 to \$1,500 per occurrence, depending on system size and access.
- Repairs and Component Replacements
 - Pump Replacement (if applicable): If the system relies on pumps to manage water flows, pumps typically need to be replaced every 10-15 years. The cost of a pump replacement is usually between \$5,000 and \$15,000, with the possibility of needing two replacements over 25 years.
- Landscaping and Surface Restoration
 - Surface Restoration Post-Maintenance: Accessing underground systems for major repairs or maintenance may require disturbance of surface infrastructure like roads, sidewalks, or landscaping. The cost of restoring the surface post-maintenance could range from \$2,000 to \$10,000 each time significant work is done.
- Electricity Costs (if applicable)
 - Pump Energy Costs: If the system uses electric pumps, the ongoing electricity costs could amount to \$500 to \$1,500 annually, adding up to \$12,500 to \$37,500 over 25 years.
- Total Estimated Costs Over 25 Years:
 - Initial Installation: \$50,000 to \$200,000+
 - Permitting and Design: \$5,000 to \$20,000
 - Annual Inspections: \$12,500 to \$37,500
 - Sediment Removal and Cleaning: \$10,000 to \$25,000
 - Debris Clearing: \$5,000 to \$15,000
 - Pump Replacement: \$5,000 to \$30,000 (for 1-2 replacements)
 - Surface Restoration: \$5,000 to \$20,000
 - Electricity Costs (if applicable): \$12,500 to \$37,500
- Overall Cost Estimate Over 25 Years: \$105,000 to \$385,000+

This analysis does not take into consideration any of the intangible or difficult-to-quantify benefits that the Special Assessment Commission may wish to consider when estimating present and future benefit, based on evidence and personal knowledge.

PAVING, SIGNALS, STREET LIGHTS, AND INCIDENTALS (STREET SYSTEMS)

Street systems are a critical component of safe and efficient transportation in urban communities. A well-maintained, paved roadway network enhances both vehicle and pedestrian safety by providing a smooth, stable surface that minimizes the risk of accidents and vehicle damage caused by uneven or deteriorating surfaces. In addition to improving safety, paved streets support better traffic flow, reduce congestion, and shorten travel times—benefits that directly contribute to the quality of life for residents and operational efficiency for businesses.

Paved roads are also more durable and resilient under a variety of weather conditions. They help prevent common issues such as erosion, dust, and water pooling—problems that frequently affect unpaved surfaces and lead to accelerated degradation and costly repairs.

Although unpaved roads may have lower initial construction costs, they are generally unsuitable for urban environments due to their high long-term maintenance needs, poor

performance under heavy traffic, and vulnerability to adverse weather conditions. These roads require frequent grading to remain passable and quickly deteriorate during periods of rain or snow, resulting in increased dust, potholes, and erosion. The resulting poor road conditions can diminish property values, increase vehicle maintenance costs, and negatively affect public safety.

While unpaved roads are not a viable long-term solution for urban areas, they are used in this analysis as a **baseline alternative** to evaluate the relative costs and benefits of paved street improvements in West Fargo's improvement districts.

Maintaining an unpaved road over a 25-year period requires substantial and recurring investment. The following section outlines key cost components, including routine grading, dust control, erosion management, and periodic resurfacing. The following is a breakdown of the estimated costs:

- Initial Grading and Road Construction: The initial construction of an unpaved road includes grading, compacting, and laying down gravel.
 - For a local roadway, these costs typically range from \$340,000 to \$510,000 per mile, depending on site preparation, roadway width, estimated daily traffic, and gravel thickness.
 - For a collector roadway, these costs typically range from \$620,000 to \$930,000 per mile, depending on site preparation, roadway width, estimated daily traffic, and gravel thickness.
 - For an arterial roadway, these costs typically range from \$930,000 to \$1,860,000 per mile, depending on site preparation, roadway width, estimated daily traffic, and gravel thickness.
- Routine Maintenance:
 - Grading:
 - On a local roadway, unpaved roads would need to be graded several times per month to maintain a smooth surface. Grading costs would typically range from \$400 to \$1,000 per mile per occurrence. Over 25 years, with grading required once weekly, this could total between \$520,000 and \$1,300,000.
 - On a collector roadway, unpaved roads would need to be graded several times per week to maintain a smooth surface. Grading costs would typically range from \$400 to \$1,000 per mile per occurrence. Over 25 years, with grading required three times weekly, this could total between \$1,560,000 and \$3,900,000.
 - On an arterial roadway, unpaved roads would need to be graded daily to maintain a smooth surface. Grading costs would typically range from \$400 to \$2,000 per mile per occurrence. Over 25 years, with grading required daily, this could total between \$3,650,000 and \$18,250,000.
 - Dust Control: To minimize dust from unpaved roads, dust control measures such as applying calcium chloride or water are often required.
 - On a local roadway, these treatments cost approximately \$2,000 to \$4,000 per mile per year, adding up to \$50,000 to \$100,000 over 25 years.
 - On a collector roadway, these treatments cost approximately \$24,000 to \$48,000 per mile per year, adding up to \$288,000 to \$576,000 over 25 years.

- On an arterial roadway, these treatments cost approximately \$104,000 to \$416,000 per mile per year, adding up to \$2,600,000 to \$10,400,000 over 25 years.
 - Resurfacing (Gravel Replenishment):
 - On a local roadway in an urban environment, gravel typically needs to be replenished on unpaved roads every 3-5 years to maintain drivability. Resurfacing costs typically range from \$35,000 to \$100,000 per mile. Over 25 years, resurfacing might be needed 5-8 times, totaling \$175,000 to \$800,000.
 - On a collector roadway in an urban environment, gravel typically needs to be replenished on unpaved roads every 1-3 years to maintain drivability. Resurfacing costs typically range from \$50,000 to \$150,000 per mile. Over 25 years, resurfacing might be needed 8-25 times, totaling \$400,000 to \$3,750,000.
 - On an arterial roadway in an urban environment, gravel would typically need to be replenished on unpaved roads 1-3 times per year to maintain drivability. Resurfacing costs typically range from \$70,000 to \$280,000 per mile. Over 25 years, resurfacing might be needed 25-75 times, totaling \$1,750,000 to \$21,000,000.
 - Vehicle Damage and Safety Implications:
 - Vehicle Damage: Although it is not quantified for this comparison, it is important to note that poor road conditions on unpaved roads can lead to higher vehicle maintenance and repair costs, including damage to tires, suspension, and alignment. This would potentially add significant expenses to property owners over a 25-year period.
 - Total Estimated Costs Over 25 Years for Maintenance:
 - Local Roadway:
 - Initial Installation: \$340,000 to \$510,000
 - Routine Maintenance (Grading): \$520,000 to \$1,300,000
 - Routine Maintenance (Dust Control): \$50,000 to \$100,000
 - Resurfacing (Gravel Replenishment): \$175,000 to \$800,000
 - Overall Cost Estimate Over 25 Years:
 - Per Mile: \$1,085,000 to \$2,710,000
 - Per Linear Foot: \$205.49 to \$513.26
 - Collector Roadway:
 - Initial Installation: \$620,000 to \$930,000
 - Routine Maintenance (Grading): \$1,560,000 to \$3,900,000
 - Routine Maintenance (Dust Control): \$288,000 to \$576,000
 - Resurfacing (Gravel Replenishment): \$400,000 to \$3,750,000
 - Overall Cost Estimate Over 25 Years:
 - Per Mile: \$2,868,000 to \$9,156,000
 - Per Linear Foot: \$543.18 to \$1,734.09
 - Arterial Roadway:
 - Initial Installation: \$930,000 to \$1,860,000
 - Routine Maintenance (Grading): \$3,650,000 to \$18,250,000
 - Routine Maintenance (Dust Control): \$2,600,000 to \$10,400,000
 - Resurfacing (Gravel Replenishment): \$1,750,000 to \$21,000,000
 - Overall Cost Estimate Over 25 Years:
 - Per Mile: \$8,930,000 to \$51,510,000

- Per Linear Foot: \$1,691.29 to \$9,755.68

This analysis must also consider the cost in delay to the average user. Considering user delay costs is crucial for effective transportation planning and infrastructure investment, but also in quantifying the dollar value of the benefit received. When roads are congested or inadequately maintained or built, users face longer commutes, which not only affects their personal productivity and quality of life but also leads to higher operational costs for businesses due to delayed deliveries and increased fuel consumption.

- User Delay Costs:
 - The average commute to work for a Fargo or West Fargo resident is 16 to 18 minutes. Although a typical dwelling unit generates nearly 10 trips per day, we can conservatively estimate that, on average, a typical resident makes 2 trips each day, with each trip averaging 16 minutes, resulting in a total of 32 minutes of travel time per day. Unpaved roadways, or roadways without warranted traffic signalization or street lighting, would significantly increase the travel time for each of these trips. A reasonable assumption based on local engineering judgement is that, with unpaved roadways, each trip would take twice as long, resulting in an additional 32 minutes of travel time per person per day. Over the course of a year, this would amount to an increase of 11,680 minutes, or approximately 194.67 hours.
 - The estimated population of West Fargo in 2025 is 41,400.
 - Based on the USDOT Benefit-Cost Analysis Guidance for Discretionary Grant Programs dated January 2023, the Passenger Car User Cost is \$18.80 per person-hour.
 - Based on this information, the total user delay costs would amount to approximately \$151,515,554.40 annually.
 - To express these avoided user delay costs in dollar value, the annual delay will be converted into a cost per centerline mile of roadway in West Fargo. West Fargo has approximately 185.5 centerline miles of roadway, which means this user delay cost equates to about \$154.70 per foot per year.
 - Over a period of 25 years, this amounts to approximately \$3,867 per front foot.

Traffic signals at a key intersection significantly improve vehicle and pedestrian safety, mobility, and property access. Based on national FHWA crash modification factors and USDOT value-of-time metrics, the installation of a signalized intersection yields millions of dollars in safety-related savings and user time savings over a 25-year period.

- Annual costs based off an estimated three to six crashes per year and a quantifiable breakdown assuming: two crashes involving property damage only, two involving non-fatal injury, and one fatal crash occurring every 15 years (varies depending on traffic volume and roadway geometry).
 - Property damage only annual cost: \$10,000
 - Non-fatal injury annual cost: \$200,000
 - Severe Injury or fatality: \$775,000
 - Total Annual Cost: \$985,000 – Applying a 23% crash reduction (FHWA CMF of 0.77 for signal installation) the estimated annual safety benefit is \$226,550
 - Overall Safety Cost Benefit Over 25 Years:

- Per Signal or District: \$5,663,750 to \$20,000,000 (based on local engineering judgement; costs increase dependent on Average ADT and intersection signal complexity)

Street Lighting enhances public safety, deters crime, improves quality of life, and improves property values. The following is a breakdown of quantified benefit cost:

- Crash Reduction (up to 30%)
 - USDOT crash cost estimates each non-fatal injury with property damage crash averages a total cost of \$150,000.
 - If West Fargo avoids one crash per year due to lighting (this is assumed to be very conservative) over a 25-year period, this amounts to a safety cost benefit of \$3,750,000.
 - Crime reduction (\$25,000/year)
 - Well-lit streets reduce petty crimes, vandalism, and theft. Assuming 10 fewer incidents per year (conservative) at an average incident cost of \$2,500 would provide for an annual safety cost saving benefit of \$25,000. Over a 25-year period this would yield \$625,000.
 - Property Value Uplift (2-5%)
 - Research shows that street lighting can increase residential property values between 2% and 5%. The average home value in West Fargo is \$351,000. Assuming a conservative uplift of 3% and an average lot width of 60 feet, this would equate to a one-time value increase of \$175.50 per front foot.

This analysis does not take into consideration any of the intangible or difficult-to-quantify benefits that the Special Assessment Commission may wish to consider when estimating present and future benefit, based on evidence and personal knowledge.

PARKS

Properties located near parks or green space benefit in several measurable and meaningful ways. Proximity to these amenities often leads to higher market values, as nearby green space enhances neighborhood desirability. Parks also serve as important venues for community events and social interaction, which can foster stronger neighborhood ties and contribute to reduced perceptions of crime. When green spaces include substantial tree coverage and natural landscaping, they are shown to improve air quality and increase demand for nearby properties—often resulting in lower turnover rates of ownership. In addition to these tangible benefits, parks and open spaces offer significant intangible value by supporting mental and physical well-being through access to nature and recreational opportunities. The following is an estimate of benefits:

- Increased property valuation (average)
 - The presence of a park or green space has been shown to increase adjacent property values by 5% to 20%, depending on proximity and park quality. Even assuming a conservative 3% increase, a property with an estimated build value of \$365,000 would see an approximate uplift of \$10,950 in value per unit.

References:

- City of Fargo, ND Special assessment determination document.

- FHWA Crash Modification Factors Clearinghouse: <https://www.cmfclearinghouse.org>.
- U.S. DOT Benefit-Cost Analysis Guidance for Discretionary Grant Programs (January 2023): <https://www.transportation.gov/office-policy/transportation-policy/benefit-cost-analysis-guidance>.
- FHWA Highway Safety Manual (HSM), 1st Edition.
- USDOT Value of Statistical Life (VSL) Guidance: <https://www.transportation.gov/office-policy/transportation-policy/guidance-value-statistical-life>.
- Studies on the impact of lighting and safety: IESNA RP-8 and multiple peer-reviewed planning publications.
- Trust for Public Land. (2009). Measuring the Economic Value of a City Park System. Retrieved from <https://www.tpl.org>
- Crompton, J.L. (2005). The impact of parks on property values: A review of the empirical evidence. *Journal of Leisure Research*, 37(1), 1–33.
- National Recreation and Park Association. (2020). The Economic Impact of Parks. Retrieved from <https://www.nrpa.org>
- USDA Forest Service. (2021). i-Tree Tools: Quantifying the benefits of urban forests. Retrieved from <https://www.itreetools.org>
- World Health Organization. (2022). Health Economic Assessment Tool (HEAT). Retrieved from <https://www.who.int/tools/heat>



To: Special Assessment Commission
From: Jerry Wallace, City Engineer
Date: June 24, 2025
Subject: Improvement District No. 1339; Stackyards 1st Addition - New Water Supply, Sewerage, and Incidentals
Action: Approve Assessment List, Direct Publication of List, and Notice of Hearing of Objections

SPECIAL ASSESSMENT COMMISSION

Chairman:
 Jim Brownlee
Commissioner:
 Eddie Sheeley
Commissioner:
 Elliot Steinbrink

BOARD OF CITY COMMISSIONERS

President:
 Bernie Dardis
Commissioner:
 Brad Olson
Commissioner:
 Roben Anderson
Commissioner:
 Rory Jorgenson
Commissioner:
 Amy Zundel

City Administrator:
 Dustin T. Scott

Senior Director of Community and Development:
 Dan Hanson

ENGINEERING DEPARTMENT

City Engineer:
 Jerry Wallace
Asst. City Engineer:
 Kyle McCamy
Eng. Project Administrator:
 Kayla Volness

Summary and Recommendation:

The Developer, GS5, LLC requested infrastructure improvements to service the 81.8-acre Stackyards 1st Addition located on the east side of 9th St. NW between 7th & 12th Avenues. Initially, the multi-phase project proposed to install water and sewer mains, services, and roadway surfacing within the proposed project location. Changes in market conditions led to amending the Engineer's report to focus on infrastructure improvements on the periphery of the site only, and satisfying State and Federal permitting requirements.

The scope of Improvement District No. 1339 included local improvements, consisting of water and sewer mains extended to rights-of-way adjacent to the property, US Army Corps of Engineers wetland permits and credits, and documentation and monuments for the State Historical Preservation Office.

Attachments:

1. District Boundary Map
2. Resolution Directing Assessments to be Levied
3. Sample construction plans and photos
4. Proposed Benefit Methodology (w/ Map)
5. Proposed Assessment Allocation Map
6. Proposed Assessment List

NOTE: Additional project information is available on the city's website:
<https://www.westfargond.gov/1021/Special-Assessment-Projects>

Staff Recommendation: Approve Assessment List, direct publication of list and notice of hearing of objections

Policy Analysis:

This improvement district was administrated in accordance with North Dakota Century Code as well as City of West Fargo policies and ordinances. The city's "Special Assessment Policy" is available on the city's website.

Financial Summary:

Total Project Cost:	\$ 1,297,453.55
Assessments	\$ 1,260,000.00
City Funds	\$ N/A
Other Funds	\$ 37,453.55

Previously Presented Information and Commission Actions:

May 19, 2025 -

- **Staff Recommendation:** Adopt Resolution directing assessments to be levied.
- **Commission Action:** Commissioner Olson moved and Commissioner Jorgenson seconded to approve as part of consent agenda. No opposition, motion carried.

September 6, 2022 -

- **Staff Recommendation:** Accept bid and award contract to KPH in the amount of \$431,349.00. It was noted that, per the City Attorney, a revised engineer's report was prepared due to the bid being over 40% higher than the initial corresponding Engineer's report. The City Attorney also recommended that the Developer provide a written acknowledgement to the City, acknowledging the increased costs of the project, prior to proceeding with the bid award.
- **Commission Action:** Commissioner Olson moved and Commissioner Anderson seconded to approve, contingent on receipt of letter of acknowledgement. Commissioner George opposed. Motion carried.

August 15, 2022 -

- **Staff Recommendation:** Approve amended Engineer's report and Resolution approving amended Engineer's report.
- **Commission Action:** Commissioner Olson moved and Commissioner Anderson seconded to approve. Commissioner George opposed, motion carried on a 4:1 vote.

July 18, 2022 -

- **Staff Recommendation:** Approve Plans and Specs and authorize advertisement for bids.
- **Commission Action:** Commissioner Olson moved and Commissioner Anderson seconded to approve. No opposition, motion carried.

March 21, 2022 -

- **Staff Recommendation:** Approve amended Engineer's report, approve task order 49-2, and authorize the Engineer to prepare plans and specs.
- **Commission Action:** Commissioner Olson moved and Commissioner Simmons seconded to approve. Commissioners George and Dardis opposed, Majority having voted aye, the motion carried.

September 7, 2021 -

- **Staff Recommendation:** Approve task order 49-1 in the amount of \$267,630 for Improvement District No. 1339.
- **Commission Action:** Commissioner Gjerdevig moved and Commissioner Simmons seconded to approve. No opposition, motion carried.

August 16, 2021 -

- **Staff Recommendation:** Create Improvement District No. 1339; Direct Engineer to prepare report; Approve Engineer's Report (\$2,900,000); Approve Task Order No. 49 (\$60,500); AND Direct Engineer to prepare Plans and Specifications.
- **Commission Action:** Commissioner Simmons moved and Commissioner Olson seconded to approve. Commissioner George was absent and not voting. No opposition, motion carried.

June 21, 2021 -

- **Staff Recommendation:** Create Improvement District No. 1339; Direct Engineer to prepare report; Approve Engineer's Report; Approve Task Order No. 49, AND Direct Engineer to prepare Plans and Specifications.
- **Commission Action:** Commissioner Olson moved, No second. Motion failed due to lack of a second. Commissioner Gjerdevig was absent and not voting.

May 17, 2021 -

- **Staff Recommendation:** Accept "Petition for Improvements" and authorize preliminary engineering
- **Commission Action:** Commissioner Simmons moved and Commissioner Olson seconded to approve. No opposition, motion carried.

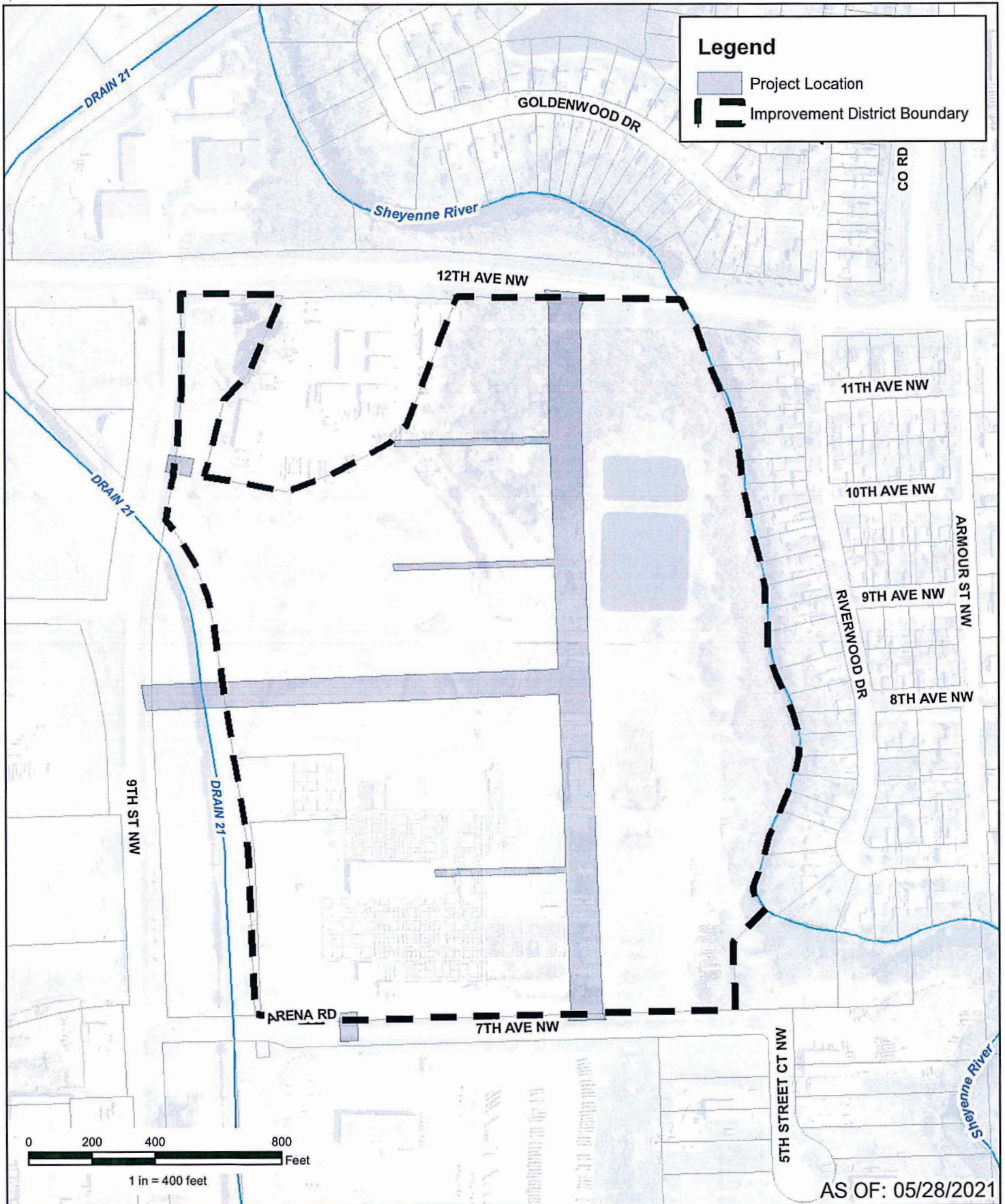
Upcoming Items and Commission Actions:

TBD – Publish assessment list and mail letters to all properties.

TBD – Special Assessment Commission meeting to hear objections.

TBD – Publish Notice of Confirmation of Assessment List filed with City Auditor and time/date of meeting for City Commission action.

TBD – City Commission hearing of written appeals and objections.



**IMPROVEMENT DISTRICT MAP
IMPROVEMENT DISTRICT 1339
STOCKYARDS 1ST ADDITION
WEST FARGO, NORTH DAKOTA**

Created By: TJS Date Created: 05/26/21 Date Saved: 05/28/21 Date Plotted: NEVER Date Exported: 05/28/21
 Plotted By: Tanner.Schmidt Parcel Date: N/A Aerial Image: FM Metro 2020 Elevation Data: Lidar
 Horizontal Datum: NAD 1983 StatePlane North Dakota South FIPS 3302 Feet Vertical Datum: NAVD1988
 T:\Projects\217002179721797_1339_ImprovementDistrictMap.mxd



Commissioner Olson introduced the following resolution and moved its adoption:

RESOLUTION DIRECTING ASSESSMENTS TO BE LEVIED

Be it resolved by the Board of City Commissioners of the City of West Fargo that the City Commission has estimated the cost in Improvement District No. 1339 - New Water Supply, Sewerage, Street Systems, and Incidentals, and does hereby direct assessments to be levied for the payment of such cost as follows:

Total Construction	\$	354,211.50
Engineering		235,956.35
Construction Interest		28,193.67
Capitalized Interest		53,804.17
Bond Discount		18,597.60
Testing and Consulting		73,458.70
Legal		16,672.00
Advertising		142.56
Land/Easements		500,000.00
Engineering Administrative		14,168.00
Bond Counsel		1,419.27
Rating Agency Fee		2,128.91
Underwriting Fee		1,774.09
Contingencies		240.39
Rounding		(3,353.08)
Service Charge		<u>39.42</u>
TOTAL:	\$	1,297,453.55
LESS: Reoffering Premium		<u>37,453.55</u>
TOTAL TO BE ASSESSED:	\$	1,260,000.00

and that the City Auditor be and he is hereby directed to notify the Chairman of the Special Assessment Commission and shall certify to the Chairman of the Special Assessment Commission the items of the total cost set forth herein.

Dated: May 19, 2025

APPROVED:



President of Board of City Commissioners

ATTEST:



City Auditor

The motion for the adoption of the foregoing resolution was duly seconded by **Commissioner Jorgensen**, and upon vote being taken thereon, the following voted in favor thereof: **Olson, Jorgensen, Anderson, Zundel and Dardis**. The following commissioners were absent and not voting: **None**. The following commissioners voted nay: **None**. The majority having voted aye, the motion carried and the resolution was duly adopted.

IMPROVEMENT DISTRICT NO. 1339

NEW WATER SUPPLY, SEWERAGE, & INCIDENTALS



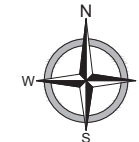
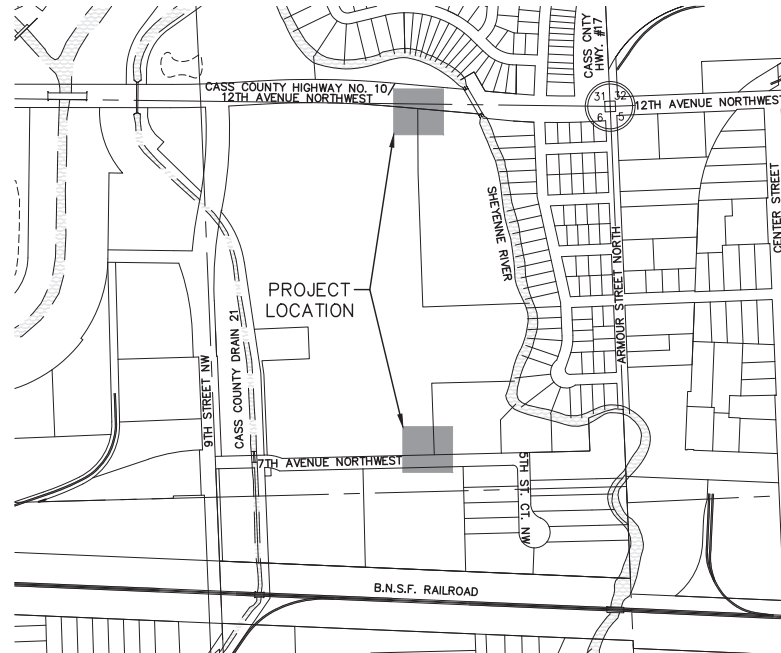
Consulting Engineering • Land Surveying
925 10th Avenue East, Suite 1 • West Fargo, North Dakota
www.mooreengineeringinc.com

STOCKYARDS 1ST ADDITION WEST FARGO, NORTH DAKOTA

PROJECT INFORMATION

PROJECT MANAGER:	Dan Hanson, PE
PROJECT ENGINEER:	Erik Gilbertson, PE
RESIDENT PROJECT REP.	Marty Lehman
SURVEY BY:	Moore Engineering, Inc.
YEAR OF CONSTRUCTION:	2022-2023
GENERAL CONTRACTOR:	KHP, Inc.
TRAFFIC CONTROL:	3D Specialties
TURF ESTABLISHMENT:	HCI
MATERIAL TESTING:	Braun Intertec

VICINITY MAP



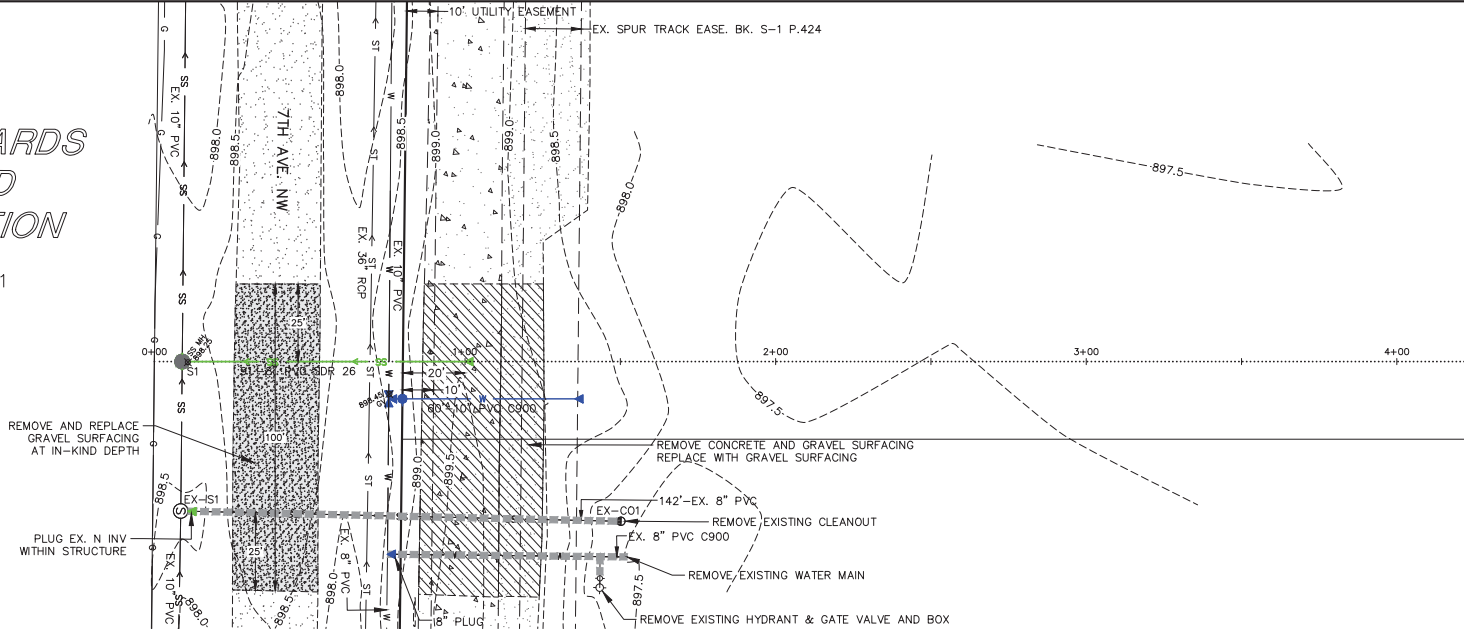
RECORD DRAWING: 06.22.23
PROJECT No. 21797

FILE LOCATION: R:\Projects\1210001217001\21797\CIVIL\PRODUCTION\21797-UNDERGROUND.dwg

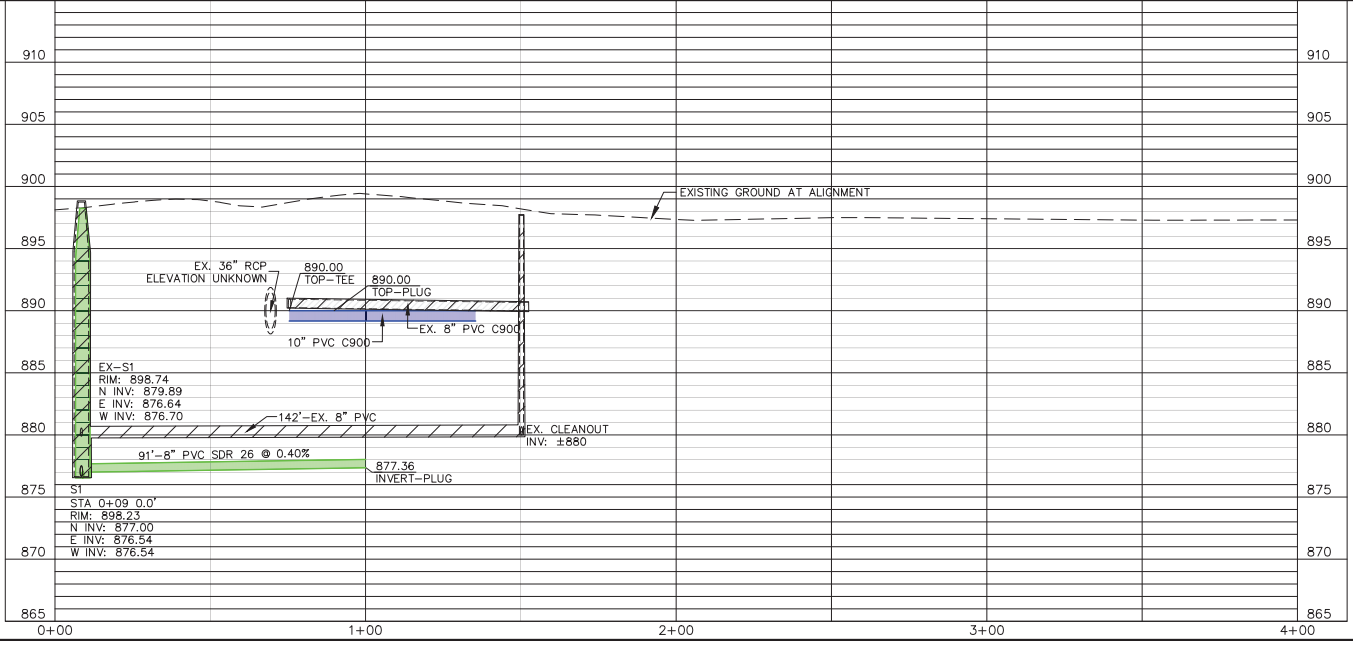
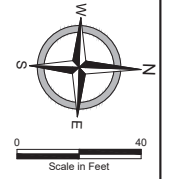
THE YARDS 2ND ADDITION

BLOCK 1

3



THIS RECORD
DRAWING CONTAINS
GPS SURVEY POINTS
FOR AS-BUILT UTILITY
LOCATIONS

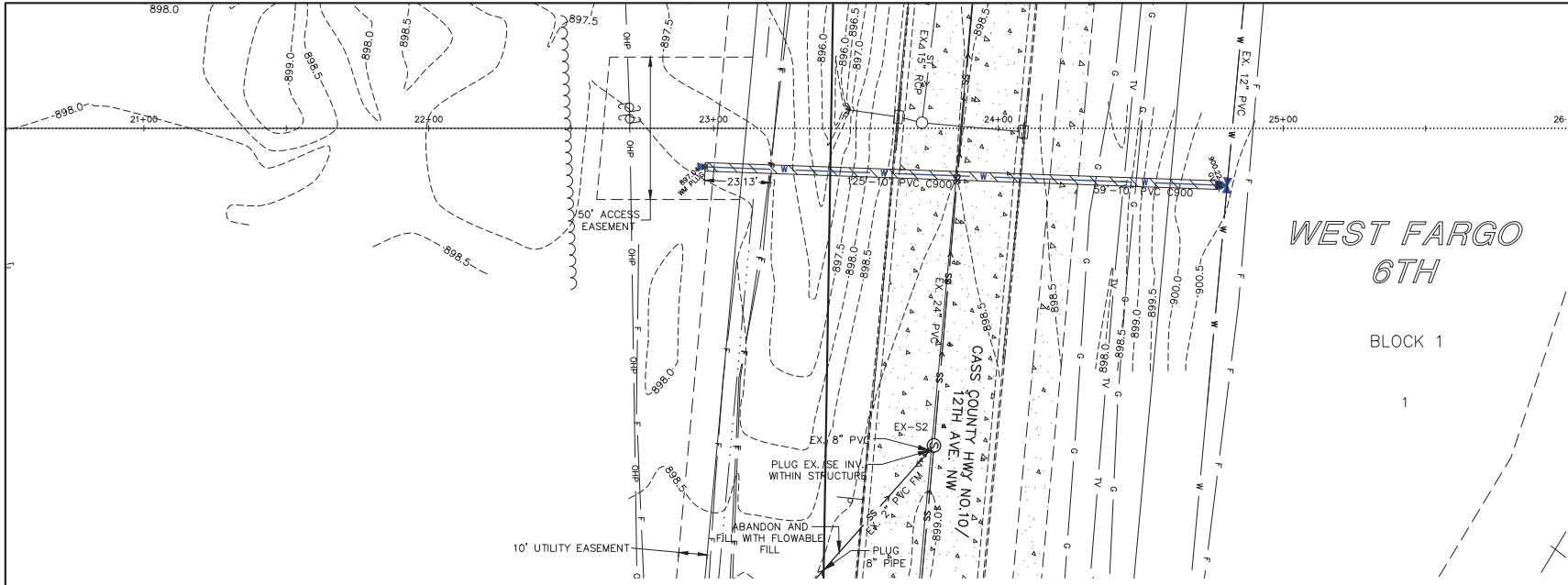


PLAN & PROFILE - UNDERGROUND
IMPROVEMENT DISTRICT NO. 1339
STOCKYARDS 1ST ADDITION
WEST FARGO, NORTH DAKOTA
PLAN & PROFILE UNDERGROUND-SOUTH PROJECT AREA

DATE:	7.22.22
REVISED:	8.03.22
REVISED:	---
REVISED:	---
REVISED:	---
REVISED:	---
RECORD:	06.22.23
PROJECT No.	21797
MANAGER:	MWW
DESIGNER:	EAG
DRAFTER:	DAT
REVIEWER:	MJP

RECORD DRAWING: 06.22.23

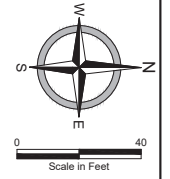
C-401



**THIS RECORD
DRAWING CONTAINS
GPS SURVEY POINTS
FOR AS-BUILT UTILITY
LOCATIONS**

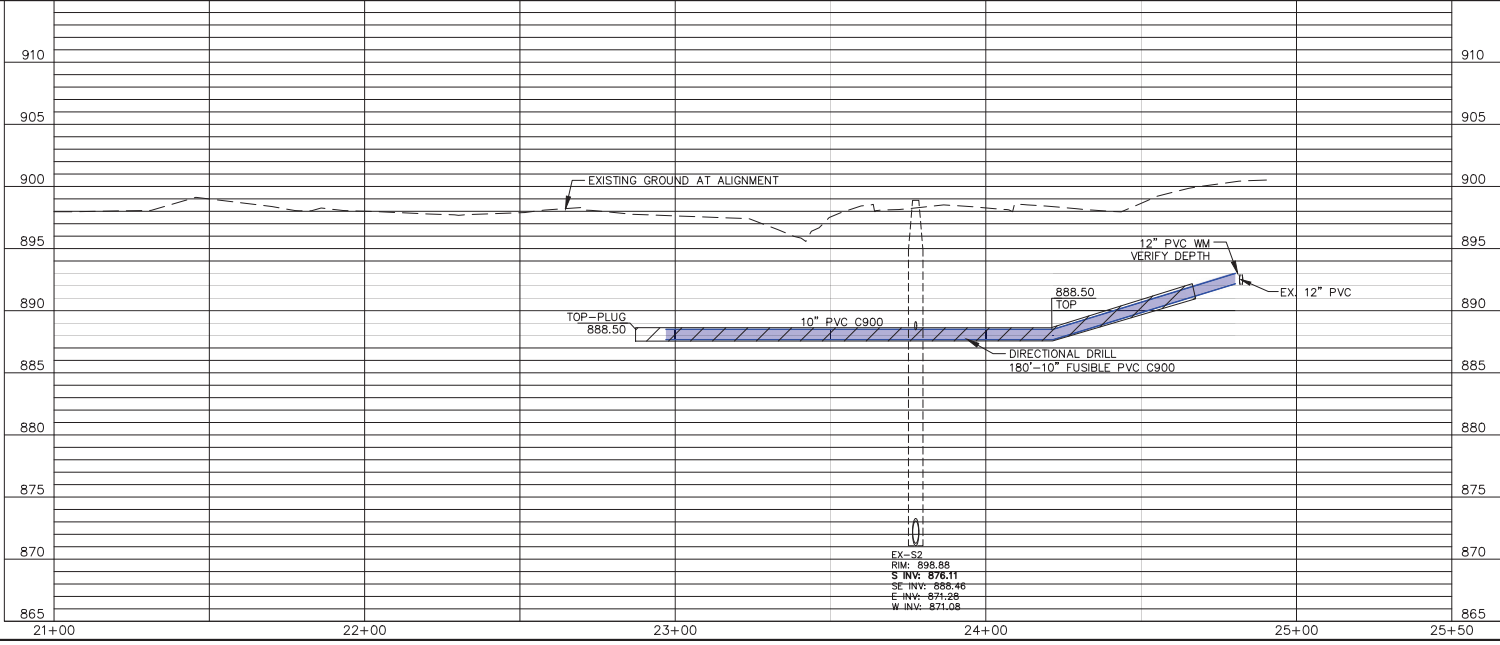
**WEST FARGO
6TH**

BLOCK 1



moore
engineering, inc.

PLAN & PROFILE - UNDERGROUND
IMPROVEMENT DISTRICT NO. 1339
STOCKYARDS 1ST ADDITION
WEST FARGO, NORTH DAKOTA
PLAN & PROFILE UNDERGROUND-NORTH PROJECT AREA



EX-S2
RIM: 898.88
S INV: 876.11
SE INV: 888.46
E INV: 871.28
W INV: 871.08

RECORD DRAWING: 06.22.23

DATE:	7.22.22
REVISED:	8.03.22
REVISED:	11.04.22
REVISED:	---
REVISED:	---
REVISED:	---
RECORD:	06.22.23
PROJECT No.	21797
MANAGER:	MWW
DESIGNER:	EAG
DRAFTER:	DAT
REVIEWER:	MJP

C-402

CONSTRUCTION PHOTOS – DISTRICT NO. 1339

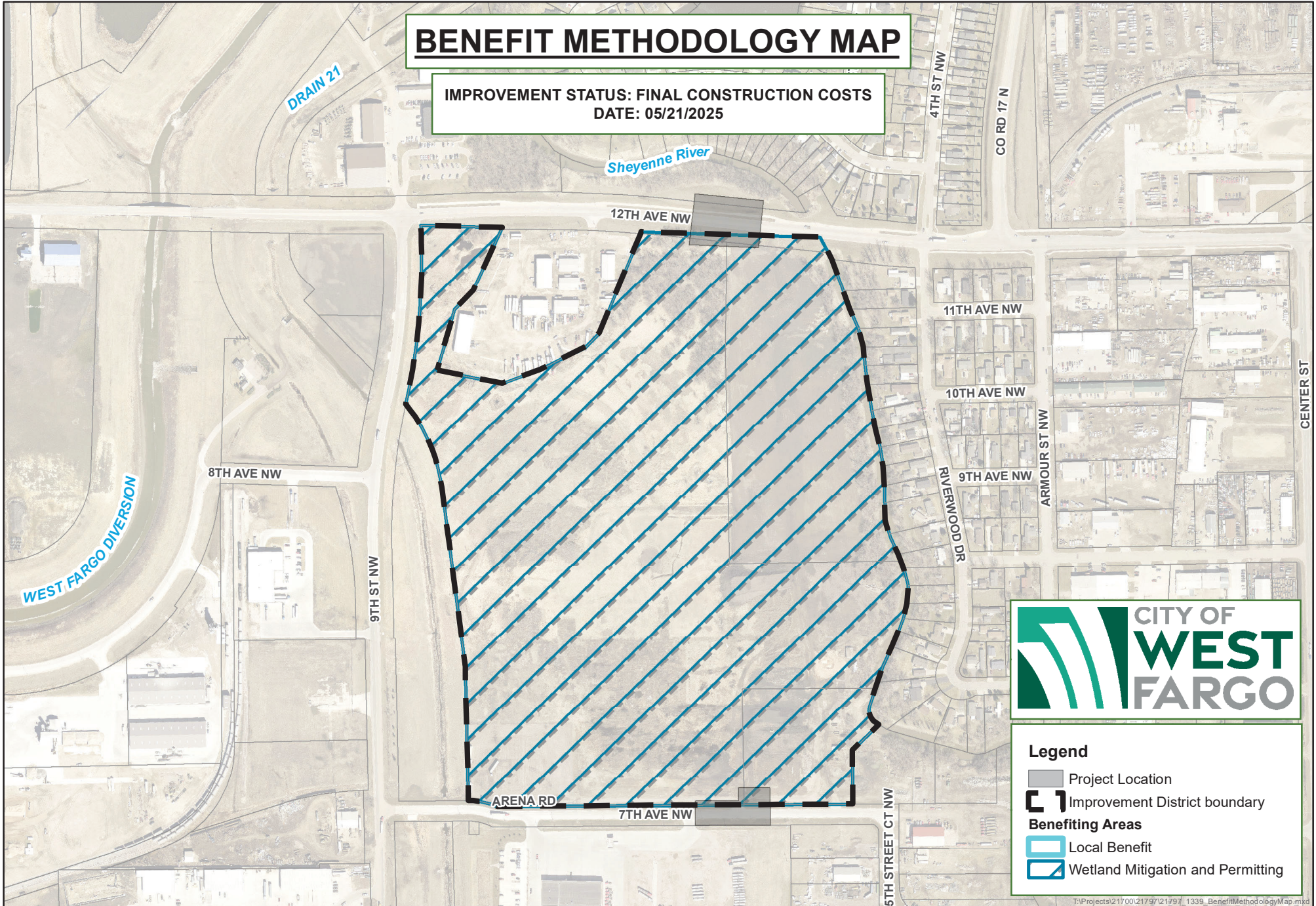


CONSTRUCTION PHOTOS – DISTRICT NO. 1339



BENEFIT METHODOLOGY MAP

IMPROVEMENT STATUS: FINAL CONSTRUCTION COSTS
DATE: 05/21/2025

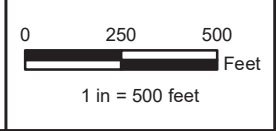
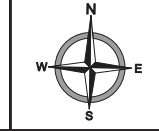


Legend

- Project Location
- Improvement District boundary
- Benefiting Areas**
- Local Benefit
- Wetland Mitigation and Permitting

T:\Projects\21700\21797\21797_1339_BenefitMethodologyMap.mxd

BENEFIT METHODOLOGY MAP
IMPROVEMENT DISTRICT NO. 1339
STOCKYARDS 1ST ADDTION
WEST FARGO, NORTH DAKOTA

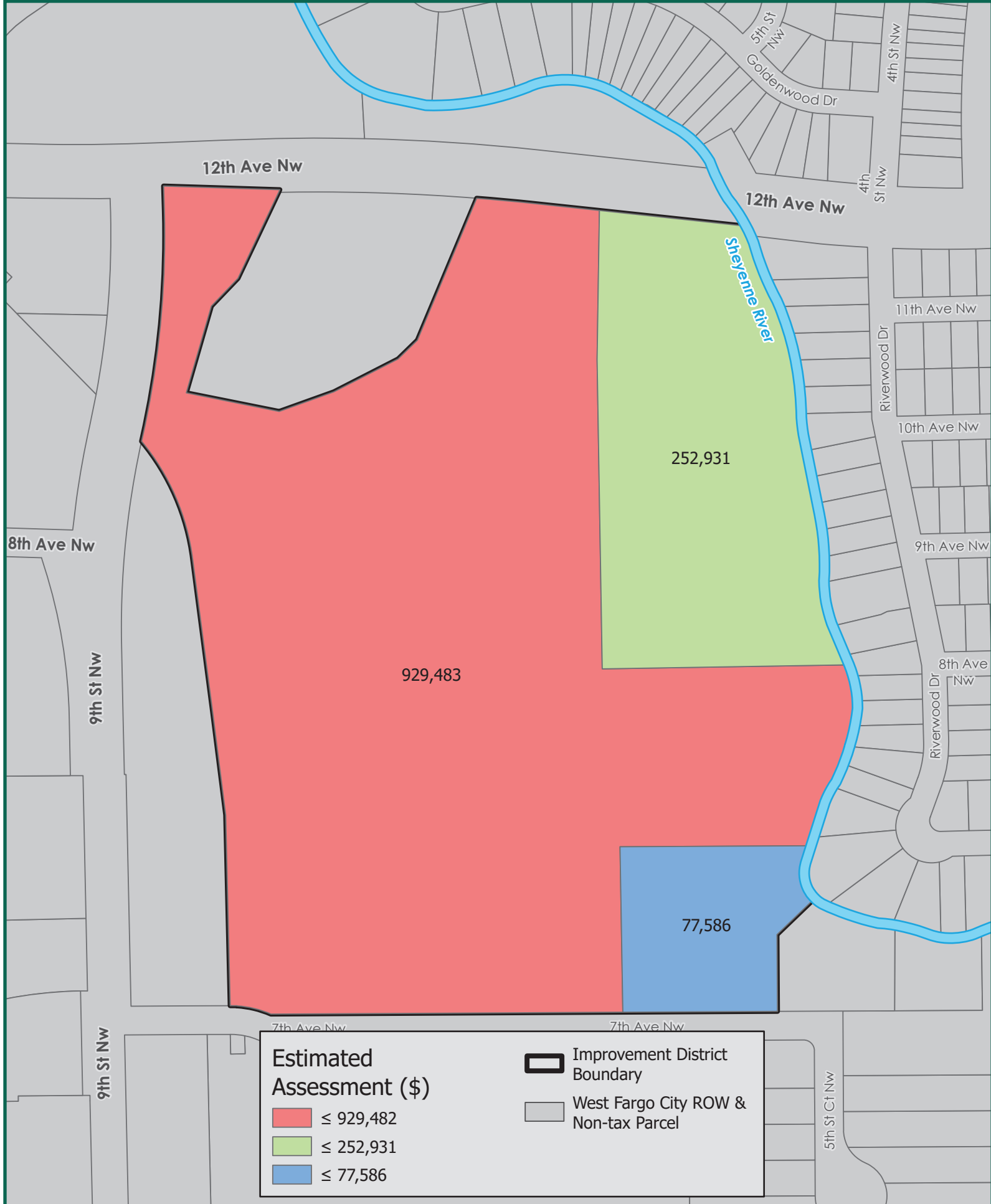


District No. 1339
Benefit Methodology
(Final Construction Costs)

Improvement District No. 1339 – New Water Supply, Sewerage, Street Systems; And Incidentals

Local Benefit: Stockyards 1st Addition Plat Boundary.

- Local Square Footage Basis:
 - Sanitary Sewer
 - Water Main
 - Wetland Mitigation and Permitting
 - Existing and Pending Special Assessments



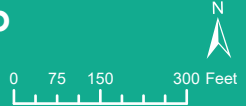
Estimated Assessment (\$)	Improvement District Boundary
≤ 929,482	West Fargo City ROW & Non-tax Parcel
≤ 252,931	
≤ 77,586	



Improvement District No. 1339 - Assessment Allocation Map

Prepared by West Fargo Engineering and GIS on 6/10/2025

Disclaimer: This map was created using preliminary data and is intended for general (NOT exact) reviewing purposes.



Preliminary Special Assessment Allocations based on Final Construction Cost 4/15/2025

Improvement District No. 1339										4/15/2025
New Water Supply, Sewerage, Street Systems; and Incidentals										
Stockyards 1st Addition										Moore Proj: 21797
Division	Block	Lot	GIS PIN	Area Factor	Assessable Area (Acres)	Factored Assessable Area (Acres)	Equivalent Units	Determined Benefit	Total Preliminary Assessment	
Stockyards 1st Addition	1	1	-	1.00	59.90	59.90	260	\$ 39,373,491.96	\$929,482.76	
Stockyards 1st Addition	1	2	-	1.00	16.30	16.30	71	\$ 10,714,322.52	\$252,931.03	
Stockyards 1st Addition	1	3	-	1.00	5.00	5.00	22	\$ 3,286,602.00	\$77,586.21	
					81.20	81.20	353	\$53,374,416.48	\$1,260,000.00	

Funding Summary	
Assessed	\$1,260,000.00
Other (e.g. Sales Tax, Cass Rural Water, etc.)	\$0.00
Total Project Cost	\$1,260,000.00
Based on Assessment Total	
Local Sanitary Sewer	\$481,726.08
Local Water Main	\$285,322.79
Local Storm Sewer	\$0.00
Local Street	\$54,073.37
General Items	\$438,877.76
Existing & Pending Assessments	#REF!
Total Assessment	\$1,260,000.00

		Project Actual
Local Sanitary Sewer Cost per SF		\$0.14
Local Water Main Cost per SF		\$0.08
Local Storm Sewer Cost per SF		\$0.00
Local Street Cost per SF		\$0.02
Local General Cost per SF		\$0.12

CITY OF WEST FARGO

SPECIAL ASSESSMENT BENEFIT DETERMINATION

June 24, 2025

EXECUTIVE SUMMARY

The City of West Fargo is committed to maintaining a high standard of public infrastructure that meets the evolving needs of residents and businesses. To support this goal, the City relies on a mix of funding tools—including special assessments, which help allocate project costs to benefiting properties while keeping general property taxes lower. These assessments also allow for localized input on the type and quality of improvements that directly affect neighborhoods.

While West Fargo receives additional infrastructure funding through the Capital Improvements Sales Tax (CIST), available revenue remains insufficient to meet long-term infrastructure needs, a challenge shared by cities across the country. Recent policy changes have aimed to improve transparency and enhance public acceptance of special assessments by increasing the City's contribution to project costs.

The City has also holds public input opportunities throughout the project process, including neighborhood meetings, mailed notices, and public hearings. These forums allow residents to provide feedback on proposed improvements, estimated costs, and prioritization, helping ensure that final infrastructure decisions reflect community needs and values.

However, funding gaps persist, making the continued use of special assessments necessary to achieve community infrastructure goals.

In *Senske Rentals, LLC v. City of Grand Forks*, the North Dakota Supreme Court clarified that the determination of special assessment benefits must be based on the value of the benefit received, not the cost of the project itself. This document responds to that legal standard by outlining the public and private benefits associated with various types of infrastructure in West Fargo and demonstrating that those benefits far exceed the costs imposed through special assessments.

Although this document includes quantifiable benefit estimates, many critical community benefits are qualitative in nature and cannot easily be expressed in monetary terms. Infrastructure improvements not only serve essential functions—such as providing potable water, stormwater management, and safe, accessible transportation networks—but also contribute to quality of life, civic identity, and neighborhood vitality. While not assigned specific dollar values in this analysis, these intangible benefits should be considered as part of any fair and comprehensive benefit evaluation.

SANITARY SEWER

A sanitary sewer collection system provides numerous benefits for both urban and rural communities. It efficiently manages and transports wastewater from residential, commercial,

and industrial properties to treatment facilities, ensuring safe and proper disposal. The centralized maintenance of the system by municipal authorities ensures regular inspections, repairs, and upgrades, reducing the likelihood of failures and minimizing the burden on individual property owners. Sanitary sewers are also scalable, meaning they can accommodate population growth and urban expansion, making them ideal for areas that are expected to undergo future development. Additionally, these systems help protect the environment by preventing the discharge of untreated wastewater, thereby safeguarding local water sources and maintaining public health. Overall, a sanitary sewer system enhances the sustainability and livability of a community while also supporting economic growth through improved infrastructure.

The alternative to a sanitary sewer collection system would be individual septic systems. Due to West Fargo's terrain and soils, a septic mound system would be the only viable alternative to a centralized collection system. A septic mound system isn't a practical or permissible alternative for several reasons. First, the City's ordinance restricts the installation of septic systems within city limits due to concerns over groundwater contamination and other potential environmental hazards. Another reason is that mound systems require a significant amount of space, making them impractical for smaller lots or densely populated areas.

Although a septic mound system would not be an alternative to a sanitary sewer collection system within the city, it is the most economical option that can be utilized for quantifying the costs that property owners would incur in the absence of these improvements.

Owning a mound septic system over 25 years comes with several expenses that need to be anticipated to ensure its proper functioning and longevity. These include:

- Installation Costs
 - Initial Installation: Installing a mound septic system is generally more expensive than a conventional system due to the construction of the mound. Costs range from \$10,000 to \$20,000 or more, depending on site conditions, size of the property, and local regulations.
- Pumping and Routine Maintenance
 - Pumping: The system's septic tank should be pumped approximately every 4 years to prevent solids from overflowing into the mound. The cost of pumping typically ranges from \$500 to \$750 per service, so over 25 years, this could total around \$3,000 to \$4,500.
 - Routine Inspections and Maintenance: Regular inspections, required every few years, can cost \$300 to \$500 per inspection. Over 25 years, this might add another \$1,000 to \$2,500. Maintenance may include clearing obstructions or minor repairs, adding further costs.
- Repairs and Component Replacement
 - Pump Replacement: If the system uses an electric pump to move wastewater to the mound, it may need to be replaced every 10-15 years. Each replacement could cost \$1,000 to \$2,500, with the possibility of needing it twice over 25 years.
 - Leach Field Repairs: The mound system's leach field may develop issues, such as clogging, requiring repairs or rejuvenation. These repairs can cost between \$2,000 and \$10,000, depending on the severity of the problem.
- Electricity Costs
 - Electric Pumping System (if applicable): If the system uses an electric pump, there will be ongoing energy costs. This could be around \$100-\$300 annually, or \$2,500 to \$7,500 over 25 years, depending on usage and rates.

- Landscaping and Erosion Control
 - Initial Landscaping: After the mound is built, you'll likely need to invest in landscaping to stabilize the soil and prevent erosion, which could cost \$500 to \$2,000.
 - Ongoing Erosion Control: Maintenance of landscaping and addressing any erosion issues that arise over time might add another \$500 to \$1,500 over 25 years.
- System Failure or Replacement
 - Major Repairs or System Failure: If the system experiences a major failure, such as the mound becoming clogged or overloaded, significant repairs or full system replacement may be required. Replacement costs can range from \$15,000 to \$30,000, depending on the size and complexity of the system.
 - Lifespan Considerations: Septic mound systems typically have a lifespan of around 20-30 years. By the 25-year mark, the system may be nearing the end of its life, requiring partial or full replacement.
- Total Estimated Costs Over 25 Years:
 - Initial Installation: \$10,000 to \$20,000+
 - Pumping and Routine Maintenance: \$4,000 to \$7,000
 - Pump Replacements: \$1,000 to \$5,000
 - Leach Field Repairs: \$2,000 to \$10,000
 - Electricity Costs: \$2,500 to \$7,500
 - Landscaping and Erosion Control: \$1,000 to \$3,500
 - Potential System Replacement: \$15,000 to \$30,000
- Overall Cost Estimate: \$35,500 to \$83,000+ over 25 years.
 - These costs vary based on factors such as the size of the system, soil conditions, and how well the system is maintained.

This analysis does not take into consideration any of the intangible or difficult-to-quantify benefits that the Special Assessment Commission may wish to consider when estimating present and future benefit, based on evidence and personal knowledge.

WATER MAIN

A water distribution system provides numerous benefits for both urban and rural communities. It ensures a consistent, reliable supply of potable water to residential, commercial, and industrial properties, meeting the diverse needs of the population. The system is centrally maintained by municipal authorities, who are responsible for inspections, repairs, and upgrades, ensuring water quality and reducing the burden on individual property owners. Water distribution systems are designed to handle varying demand levels, making them scalable to accommodate population growth and future urban development. Additionally, they enhance public health and safety by providing a clean and safe water supply, crucial for drinking, sanitation, and fire protection services. The centralized nature of the system also helps protect local water resources, as municipal treatment facilities adhere to strict regulations, ensuring compliance with water quality standards. A water distribution system thus increases property values and supports the economic growth of a community by offering dependable and long-term access to clean water, which is essential for both daily life and business operations.

The alternative to a municipal water distribution system is the use of individual wells. However, individual wells pose several challenges, particularly in urban areas. Wells require significant space for installation, making them impractical in densely populated neighborhoods.

Moreover, the quality and quantity of water from individual wells can vary depending on local groundwater conditions, often requiring additional filtration systems or treatment to ensure safe drinking water.

Wells also place the maintenance responsibility entirely on property owners, including costs related to water testing, pump maintenance, and potential repairs. Given these limitations, individual wells are not a practical solution within city limits, but they can be used as a cost benchmark for quantifying the expenses property owners would face in the absence of a water distribution system.

Owning and maintaining a well system over 25 years comes with a variety of expenses. These include:

- Installation Costs
 - Initial Well Installation: Installing an individual well typically costs between \$15,000 and \$40,000, depending on the depth of the well, local soil conditions, and the capacity required for the household or property.
- Pumping and Routine Maintenance
 - Well Pump Maintenance and Replacement: Well pumps generally need to be replaced every 10-15 years, with each replacement costing between \$1,500 and \$3,500. Over 25 years, this cost could be incurred twice.
 - Water Testing: To ensure the water meets safety standards, regular water quality testing is necessary. Annual testing costs range from \$150 to \$500. Over 25 years, this would total between \$3,750 and \$12,500.
 - Routine Inspections: Regular inspections to check the condition of the well and its components may cost \$300 to \$500 every few years. Over 25 years, this could add another \$1,000 to \$2,500.
- Repairs and Component Replacement
 - Pump Repair or Replacement: Well pumps may need occasional repairs, especially if sediment or debris affects performance. Repair costs can range from \$500 to \$2,000, depending on the extent of the issue.
 - Pressure Tank Replacement: Pressure tanks often need to be replaced every 10-15 years, with replacement costs between \$800 and \$2,500.
 - Water Filtration System: In areas with hard water or other contaminants, a filtration system may be required. Installation costs can range from \$1,000 to \$5,000, with filter replacements costing \$100 to \$500 annually.
- Electricity Costs
 - Pump Energy Consumption: The cost of electricity to operate the well pump is ongoing, typically amounting to \$100 to \$300 per year. Over 25 years, this could total \$2,500 to \$7,500.
- System Failure or Well Replacement
 - Major Repairs or Well Failure: If the well experiences significant issues, such as groundwater contamination or depletion, major repairs or even the drilling of a new well may be required. Drilling a new well can cost anywhere from \$10,000 to \$30,000, depending on the depth and complexity of the project.
 - Lifespan Considerations: While wells can last 30-50 years, many components, such as pumps and pressure tanks, will likely need replacement during a 25-year period.
- Total Estimated Costs Over 25 Years:
 - Initial Installation: \$15,000 to \$40,000

- Well Pump Maintenance and Replacement: \$3,000 to \$7,000
- Water Testing and Inspections: \$4,750 to \$15,000
- Pressure Tank Replacement: \$1,600 to \$5,000
- Water Filtration System: \$2,500 to \$10,000
- Electricity Costs: \$2,500 to \$7,500
- Potential Well Replacement: \$0 to \$50,000
- Overall Cost Estimate: \$29,350 to \$134,500+ over 25 years.

It is important to note that some of the water main systems within these Improvement Districts are owned and operated by the Cass Rural Water User District.

This analysis does not take into consideration any of the intangible or difficult-to-quantify benefits that the Special Assessment Commission may wish to consider when estimating present and future benefit, based on evidence and personal knowledge.

STORM SEWER

In addition to mitigating property damage, a well-functioning stormwater system enhances public safety by reducing the risk of roadway flooding and erosion, and it helps preserve infrastructure by directing water away from roads and buildings. It also provides environmental benefits by preventing uncontrolled runoff, reducing the entry of pollutants into local waterways, and minimizing the risk of soil erosion.

Underground stormwater storage systems, although effective in managing runoff, are often impractical in urban environments due to their high installation and maintenance costs. Despite these limitations, underground stormwater storage systems are the only feasible alternative for comparison because they provide a viable solution for stormwater management in areas where surface space is constrained and traditional drainage systems are not present. However, given these limitations, underground stormwater storage systems will be used as a benchmark for evaluating the costs and benefits of other stormwater improvements in urban improvement districts.

Over a 25-year period, owning and maintaining an underground storm water storage system will involve several expenses. These include initial installation, ongoing maintenance, repairs, and replacements. Here's a breakdown of the key costs:

- Installation Costs
 - Initial Installation: The installation of an underground storm water storage system is the largest upfront cost. Depending on the size, materials (e.g., concrete, plastic, or metal tanks), and complexity of the system, installation costs can range from \$50,000 to \$200,000 or more. Factors like excavation, site preparation, permitting, and labor will also influence the total cost.
 - Permitting and Design: Prior to installation, design and engineering services, as well as local permits, will be required. These costs typically range from \$5,000 to \$20,000, depending on the complexity of the project.
- Inspection and Routine Maintenance
 - Annual Inspections: Underground storage systems need regular inspections to check for sediment build-up, blockages, structural integrity, and proper drainage. Inspection costs typically range from \$500 to \$1,500 annually, totaling \$12,500 to \$37,500 over 25 years.
 - Sediment Removal and Cleaning: Sediment buildup in the storage tanks reduces capacity and can clog pipes. Cleaning the system every 3-5 years costs

- between \$2,000 and \$5,000 per service. Over 25 years, this totals between \$10,000 and \$25,000.
 - Debris and Blockage Clearing: Storm drains, and inflow/outflow pipes may need periodic clearing to remove debris. These services typically cost \$500 to \$1,500 per occurrence, depending on system size and access.
- Repairs and Component Replacements
 - Pump Replacement (if applicable): If the system relies on pumps to manage water flows, pumps typically need to be replaced every 10-15 years. The cost of a pump replacement is usually between \$5,000 and \$15,000, with the possibility of needing two replacements over 25 years.
- Landscaping and Surface Restoration
 - Surface Restoration Post-Maintenance: Accessing underground systems for major repairs or maintenance may require disturbance of surface infrastructure like roads, sidewalks, or landscaping. The cost of restoring the surface post-maintenance could range from \$2,000 to \$10,000 each time significant work is done.
- Electricity Costs (if applicable)
 - Pump Energy Costs: If the system uses electric pumps, the ongoing electricity costs could amount to \$500 to \$1,500 annually, adding up to \$12,500 to \$37,500 over 25 years.
- Total Estimated Costs Over 25 Years:
 - Initial Installation: \$50,000 to \$200,000+
 - Permitting and Design: \$5,000 to \$20,000
 - Annual Inspections: \$12,500 to \$37,500
 - Sediment Removal and Cleaning: \$10,000 to \$25,000
 - Debris Clearing: \$5,000 to \$15,000
 - Pump Replacement: \$5,000 to \$30,000 (for 1-2 replacements)
 - Surface Restoration: \$5,000 to \$20,000
 - Electricity Costs (if applicable): \$12,500 to \$37,500
- Overall Cost Estimate Over 25 Years: \$105,000 to \$385,000+

This analysis does not take into consideration any of the intangible or difficult-to-quantify benefits that the Special Assessment Commission may wish to consider when estimating present and future benefit, based on evidence and personal knowledge.

PAVING, SIGNALS, STREET LIGHTS, AND INCIDENTALS (STREET SYSTEMS)

Street systems are a critical component of safe and efficient transportation in urban communities. A well-maintained, paved roadway network enhances both vehicle and pedestrian safety by providing a smooth, stable surface that minimizes the risk of accidents and vehicle damage caused by uneven or deteriorating surfaces. In addition to improving safety, paved streets support better traffic flow, reduce congestion, and shorten travel times—benefits that directly contribute to the quality of life for residents and operational efficiency for businesses.

Paved roads are also more durable and resilient under a variety of weather conditions. They help prevent common issues such as erosion, dust, and water pooling—problems that frequently affect unpaved surfaces and lead to accelerated degradation and costly repairs.

Although unpaved roads may have lower initial construction costs, they are generally unsuitable for urban environments due to their high long-term maintenance needs, poor

performance under heavy traffic, and vulnerability to adverse weather conditions. These roads require frequent grading to remain passable and quickly deteriorate during periods of rain or snow, resulting in increased dust, potholes, and erosion. The resulting poor road conditions can diminish property values, increase vehicle maintenance costs, and negatively affect public safety.

While unpaved roads are not a viable long-term solution for urban areas, they are used in this analysis as a **baseline alternative** to evaluate the relative costs and benefits of paved street improvements in West Fargo's improvement districts.

Maintaining an unpaved road over a 25-year period requires substantial and recurring investment. The following section outlines key cost components, including routine grading, dust control, erosion management, and periodic resurfacing. The following is a breakdown of the estimated costs:

- Initial Grading and Road Construction: The initial construction of an unpaved road includes grading, compacting, and laying down gravel.
 - For a local roadway, these costs typically range from \$340,000 to \$510,000 per mile, depending on site preparation, roadway width, estimated daily traffic, and gravel thickness.
 - For a collector roadway, these costs typically range from \$620,000 to \$930,000 per mile, depending on site preparation, roadway width, estimated daily traffic, and gravel thickness.
 - For an arterial roadway, these costs typically range from \$930,000 to \$1,860,000 per mile, depending on site preparation, roadway width, estimated daily traffic, and gravel thickness.
- Routine Maintenance:
 - Grading:
 - On a local roadway, unpaved roads would need to be graded several times per month to maintain a smooth surface. Grading costs would typically range from \$400 to \$1,000 per mile per occurrence. Over 25 years, with grading required once weekly, this could total between \$520,000 and \$1,300,000.
 - On a collector roadway, unpaved roads would need to be graded several times per week to maintain a smooth surface. Grading costs would typically range from \$400 to \$1,000 per mile per occurrence. Over 25 years, with grading required three times weekly, this could total between \$1,560,000 and \$3,900,000.
 - On an arterial roadway, unpaved roads would need to be graded daily to maintain a smooth surface. Grading costs would typically range from \$400 to \$2,000 per mile per occurrence. Over 25 years, with grading required daily, this could total between \$3,650,000 and \$18,250,000.
 - Dust Control: To minimize dust from unpaved roads, dust control measures such as applying calcium chloride or water are often required.
 - On a local roadway, these treatments cost approximately \$2,000 to \$4,000 per mile per year, adding up to \$50,000 to \$100,000 over 25 years.
 - On a collector roadway, these treatments cost approximately \$24,000 to \$48,000 per mile per year, adding up to \$288,000 to \$576,000 over 25 years.

- On an arterial roadway, these treatments cost approximately \$104,000 to \$416,000 per mile per year, adding up to \$2,600,000 to \$10,400,000 over 25 years.
 - Resurfacing (Gravel Replenishment):
 - On a local roadway in an urban environment, gravel typically needs to be replenished on unpaved roads every 3-5 years to maintain drivability. Resurfacing costs typically range from \$35,000 to \$100,000 per mile. Over 25 years, resurfacing might be needed 5-8 times, totaling \$175,000 to \$800,000.
 - On a collector roadway in an urban environment, gravel typically needs to be replenished on unpaved roads every 1-3 years to maintain drivability. Resurfacing costs typically range from \$50,000 to \$150,000 per mile. Over 25 years, resurfacing might be needed 8-25 times, totaling \$400,000 to \$3,750,000.
 - On an arterial roadway in an urban environment, gravel would typically need to be replenished on unpaved roads 1-3 times per year to maintain drivability. Resurfacing costs typically range from \$70,000 to \$280,000 per mile. Over 25 years, resurfacing might be needed 25-75 times, totaling \$1,750,000 to \$21,000,000.
- Vehicle Damage and Safety Implications:
 - Vehicle Damage: Although it is not quantified for this comparison, it is important to note that poor road conditions on unpaved roads can lead to higher vehicle maintenance and repair costs, including damage to tires, suspension, and alignment. This would potentially add significant expenses to property owners over a 25-year period.
- Total Estimated Costs Over 25 Years for Maintenance:
 - Local Roadway:
 - Initial Installation: \$340,000 to \$510,000
 - Routine Maintenance (Grading): \$520,000 to \$1,300,000
 - Routine Maintenance (Dust Control): \$50,000 to \$100,000
 - Resurfacing (Gravel Replenishment): \$175,000 to \$800,000
 - Overall Cost Estimate Over 25 Years:
 - Per Mile: \$1,085,000 to \$2,710,000
 - Per Linear Foot: \$205.49 to \$513.26
 - Collector Roadway:
 - Initial Installation: \$620,000 to \$930,000
 - Routine Maintenance (Grading): \$1,560,000 to \$3,900,000
 - Routine Maintenance (Dust Control): \$288,000 to \$576,000
 - Resurfacing (Gravel Replenishment): \$400,000 to \$3,750,000
 - Overall Cost Estimate Over 25 Years:
 - Per Mile: \$2,868,000 to \$9,156,000
 - Per Linear Foot: \$543.18 to \$1,734.09
 - Arterial Roadway:
 - Initial Installation: \$930,000 to \$1,860,000
 - Routine Maintenance (Grading): \$3,650,000 to \$18,250,000
 - Routine Maintenance (Dust Control): \$2,600,000 to \$10,400,000
 - Resurfacing (Gravel Replenishment): \$1,750,000 to \$21,000,000
 - Overall Cost Estimate Over 25 Years:
 - Per Mile: \$8,930,000 to \$51,510,000

- Per Linear Foot: \$1,691.29 to \$9,755.68

This analysis must also consider the cost in delay to the average user. Considering user delay costs is crucial for effective transportation planning and infrastructure investment, but also in quantifying the dollar value of the benefit received. When roads are congested or inadequately maintained or built, users face longer commutes, which not only affects their personal productivity and quality of life but also leads to higher operational costs for businesses due to delayed deliveries and increased fuel consumption.

- User Delay Costs:
 - The average commute to work for a Fargo or West Fargo resident is 16 to 18 minutes. Although a typical dwelling unit generates nearly 10 trips per day, we can conservatively estimate that, on average, a typical resident makes 2 trips each day, with each trip averaging 16 minutes, resulting in a total of 32 minutes of travel time per day. Unpaved roadways, or roadways without warranted traffic signalization or street lighting, would significantly increase the travel time for each of these trips. A reasonable assumption based on local engineering judgement is that, with unpaved roadways, each trip would take twice as long, resulting in an additional 32 minutes of travel time per person per day. Over the course of a year, this would amount to an increase of 11,680 minutes, or approximately 194.67 hours.
 - The estimated population of West Fargo in 2025 is 41,400.
 - Based on the USDOT Benefit-Cost Analysis Guidance for Discretionary Grant Programs dated January 2023, the Passenger Car User Cost is \$18.80 per person-hour.
 - Based on this information, the total user delay costs would amount to approximately \$151,515,554.40 annually.
 - To express these avoided user delay costs in dollar value, the annual delay will be converted into a cost per centerline mile of roadway in West Fargo. West Fargo has approximately 185.5 centerline miles of roadway, which means this user delay cost equates to about \$154.70 per foot per year.
 - Over a period of 25 years, this amounts to approximately \$3,867 per front foot.

Traffic signals at a key intersection significantly improve vehicle and pedestrian safety, mobility, and property access. Based on national FHWA crash modification factors and USDOT value-of-time metrics, the installation of a signalized intersection yields millions of dollars in safety-related savings and user time savings over a 25-year period.

- Annual costs based off an estimated three to six crashes per year and a quantifiable breakdown assuming: two crashes involving property damage only, two involving non-fatal injury, and one fatal crash occurring every 15 years (varies depending on traffic volume and roadway geometry).
 - Property damage only annual cost: \$10,000
 - Non-fatal injury annual cost: \$200,000
 - Severe Injury or fatality: \$775,000
 - Total Annual Cost: \$985,000 – Applying a 23% crash reduction (FHWA CMF of 0.77 for signal installation) the estimated annual safety benefit is \$226,550
 - Overall Safety Cost Benefit Over 25 Years:

- Per Signal or District: \$5,663,750 to \$20,000,000 (based on local engineering judgement; costs increase dependent on Average ADT and intersection signal complexity)

Street Lighting enhances public safety, deters crime, improves quality of life, and improves property values. The following is a breakdown of quantified benefit cost:

- Crash Reduction (up to 30%)
 - USDOT crash cost estimates each non-fatal injury with property damage crash averages a total cost of \$150,000.
 - If West Fargo avoids one crash per year due to lighting (this is assumed to be very conservative) over a 25-year period, this amounts to a safety cost benefit of \$3,750,000.
 - Crime reduction (\$25,000/year)
 - Well-lit streets reduce petty crimes, vandalism, and theft. Assuming 10 fewer incidents per year (conservative) at an average incident cost of \$2,500 would provide for an annual safety cost saving benefit of \$25,000. Over a 25-year period this would yield \$625,000.
 - Property Value Uplift (2-5%)
 - Research shows that street lighting can increase residential property values between 2% and 5%. The average home value in West Fargo is \$351,000. Assuming a conservative uplift of 3% and an average lot width of 60 feet, this would equate to a one-time value increase of \$175.50 per front foot.

This analysis does not take into consideration any of the intangible or difficult-to-quantify benefits that the Special Assessment Commission may wish to consider when estimating present and future benefit, based on evidence and personal knowledge.

PARKS

Properties located near parks or green space benefit in several measurable and meaningful ways. Proximity to these amenities often leads to higher market values, as nearby green space enhances neighborhood desirability. Parks also serve as important venues for community events and social interaction, which can foster stronger neighborhood ties and contribute to reduced perceptions of crime. When green spaces include substantial tree coverage and natural landscaping, they are shown to improve air quality and increase demand for nearby properties—often resulting in lower turnover rates of ownership. In addition to these tangible benefits, parks and open spaces offer significant intangible value by supporting mental and physical well-being through access to nature and recreational opportunities. The following is an estimate of benefits:

- Increased property valuation (average)
 - The presence of a park or green space has been shown to increase adjacent property values by 5% to 20%, depending on proximity and park quality. Even assuming a conservative 3% increase, a property with an estimated build value of \$365,000 would see an approximate uplift of \$10,950 in value per unit.

References:

- City of Fargo, ND Special assessment determination document.

- FHWA Crash Modification Factors Clearinghouse: <https://www.cmfclearinghouse.org>.
- U.S. DOT Benefit-Cost Analysis Guidance for Discretionary Grant Programs (January 2023): <https://www.transportation.gov/office-policy/transportation-policy/benefit-cost-analysis-guidance>.
- FHWA Highway Safety Manual (HSM), 1st Edition.
- USDOT Value of Statistical Life (VSL) Guidance: <https://www.transportation.gov/office-policy/transportation-policy/guidance-value-statistical-life>.
- Studies on the impact of lighting and safety: IESNA RP-8 and multiple peer-reviewed planning publications.
- Trust for Public Land. (2009). Measuring the Economic Value of a City Park System. Retrieved from <https://www.tpl.org>
- Crompton, J.L. (2005). The impact of parks on property values: A review of the empirical evidence. *Journal of Leisure Research*, 37(1), 1–33.
- National Recreation and Park Association. (2020). The Economic Impact of Parks. Retrieved from <https://www.nrpa.org>
- USDA Forest Service. (2021). i-Tree Tools: Quantifying the benefits of urban forests. Retrieved from <https://www.itreetools.org>
- World Health Organization. (2022). Health Economic Assessment Tool (HEAT). Retrieved from <https://www.who.int/tools/heat>



To: Special Assessment Commission
From: Jerry Wallace, City Engineer
Date: June 24, 2025
Subject: Improvement District No. 2270 – Traffic Signal at 9th Street W and 32nd Ave W
Action: Approve Assessment List, Direct Publication of List, and Notice of Hearing of Objections

SPECIAL ASSESSMENT COMMISSION

Chairman:
 Jim Brownlee
Commissioner:
 Eddie Sheeley
Commissioner:
 Elliot Steinbrink

BOARD OF CITY COMMISSIONERS

President:
 Bernie Dardis
Commissioner:
 Brad Olson
Commissioner:
 Roben Anderson
Commissioner:
 Rory Jorgenson
Commissioner:
 Amy Zundel

City Administrator:
 Dustin T. Scott

Senior Director of Community and Development:
 Dan Hanson

ENGINEERING DEPARTMENT

City Engineer:
 Jerry Wallace
Asst. City Engineer:
 Kyle McCamy
Eng. Project Administrator:
 Kayla Volness

Summary and Recommendation:

9th Street W was for many years a two-way stop at 32nd Avenue W. With the adjacent neighborhoods fully developed and commercial development in the area expanding, traffic at the intersection of 9th Street W and 32nd Avenue W continues to grow. At peak hours, the intersection experienced significant congestion in both the northbound and southbound directions. The intersection met established criteria for installation of a traffic signal.

The scope of Improvement District No. 2270 included regional street improvements, consisting of a four-way traffic signal, turn lane realignments, pavement markings, and incidental work.

Attachments:

1. District Boundary Map
2. Resolution Directing Assessments to be Levied
3. Sample construction plans and photos
4. Proposed Benefit Methodology (w/ Map)
5. Proposed Assessment Allocation Map
6. Proposed Assessment List

NOTE: Additional project information is available on the city's website:
<https://www.westfargond.gov/1021/Special-Assessment-Projects>

Staff Recommendation: Approve Assessment List, direct publication of list and notice of hearing of objections

Policy Analysis:

This improvement district was administrated in accordance with North Dakota Century Code as well as City of West Fargo policies and ordinances. The city's "Special Assessment Policy" is available on the city's website.

Financial Summary:

Total Project Cost:	\$ 862,063.45
Assessments	\$ 670,000.00
City Funds	\$ 172,000.00
Other Funds	\$ 20,063.45

Previously Presented Information and Commission Actions:

May 19, 2025-

- **Staff Recommendation:** Adopt Resolution directing assessments to be levied.
- **Commission Action:** Commissioner Olson moved and Commissioner Jorgenson seconded to approve as part of consent agenda. No opposition, motion carried.

May 1, 2023-

- **Staff Recommendation:** Authorize Notice to Proceed; and Adopt Resolution Approving Contract and Contractor's Bond.
- **Commission Action:** Commissioner Simmons moved and Commissioner Anderson seconded to approve. No opposition, motion carried.

April 3, 2023-

- **Staff Recommendation:** Accept Bids and Award Contract to Strata Corporation for their bid amount of \$658,894.80
- **Commission Action:** Commissioner Simmons moved and Commissioner Olson seconded to approve. No opposition, motion carried.

February 21, 2023-

- **Staff Recommendation:** Approve Plans and Specifications and Authorize Ad for Bid.
- **Commission Action:** Commissioner Olson moved and Commissioner Anderson seconded to approve. No opposition, motion Carried.

January 3, 2023-

- **Staff Recommendation:** Initiate Public Hearing for the recently approved Resolution Declaring Work Necessary, and Direct Engineer to prepare Plans and Specifications.
- **Commission Action:** Commissioner Simmons moved and Commissioner Olson seconded to approve. Commissioner George voted nay, motioned carried on a 4 to 1 vote.

November 21, 2022-

- **Staff Recommendation:** Create Improvement District No. 2270, Approve Engineer's Report and Authorize Resolution of Necessity
- **Commission Action:** Commissioner Simmons moved and Commissioner Olson seconded to approve. Commissioner George voted nay, motioned carried on a 4 to 1 vote.

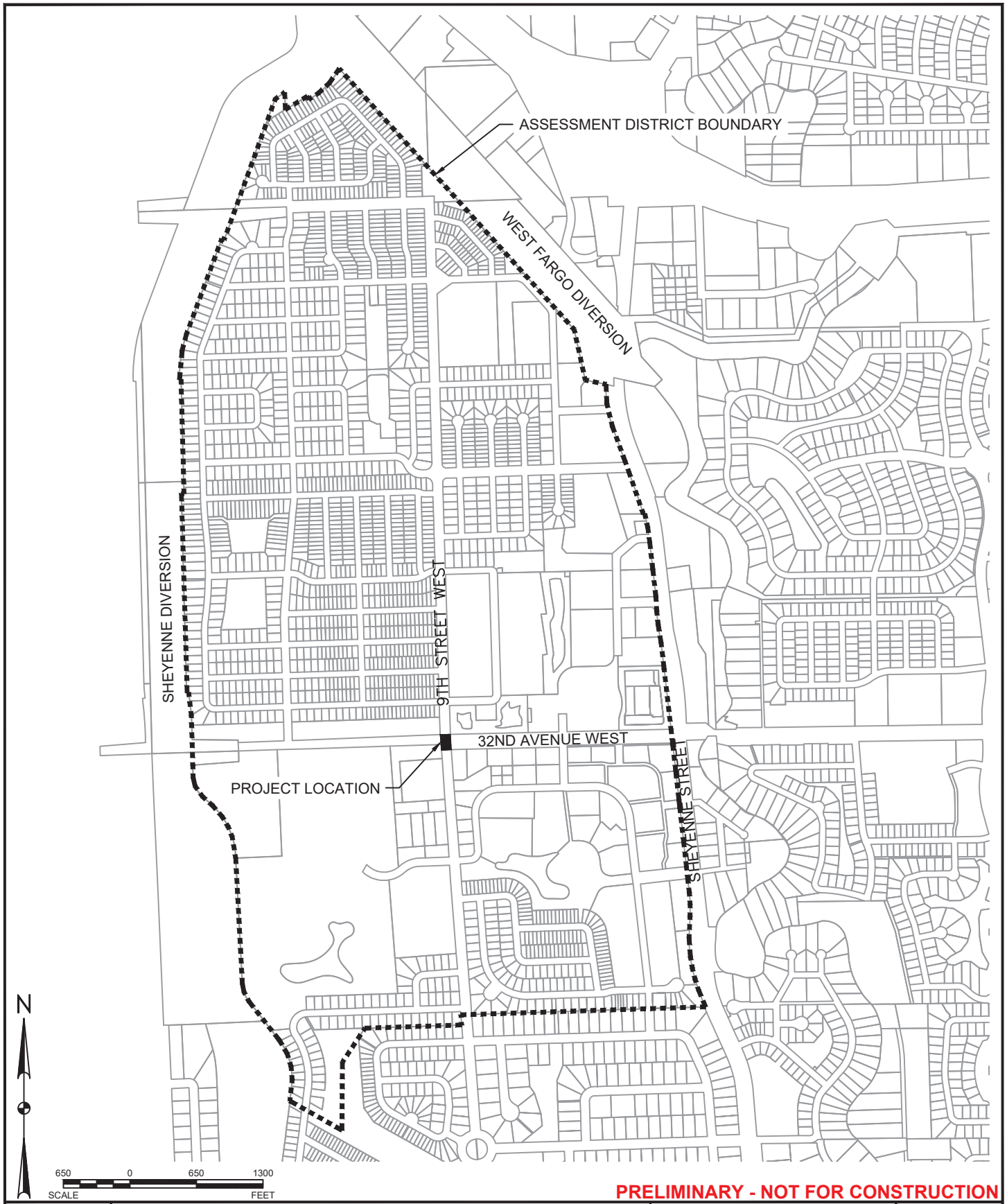
Upcoming Items and Commission Actions:

TBD – Publish assessment list and mail letters to all properties.

TBD – Special Assessment Commission meeting to hear objections.

TBD – Publish Notice of Confirmation of Assessment List filed with City Auditor and time/date of meeting for City Commission action.

TBD – City Commission hearing of written appeals and objections.



PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN BY:
C. VLAMINCK
CHECKED BY:
A. WRUCKE
REVISION DATE:
N/A
REVISION DATE:
N/A

ASSESSMENT DISTRICT MAP
STREET IMPROVEMENT DISTRICT NO. 2270

9TH STREET WEST AND 32ND AVENUE WEST
WEST FARGO, NORTH DAKOTA



SCALE:
1"=1300'
PROJECT NUMBER:
2270
SHEET NUMBER:
1 OF 1

Commissioner Olson introduced the following resolution and moved its adoption:

RESOLUTION DIRECTING ASSESSMENTS TO BE LEVIED

Be it resolved by the Board of City Commissioners of the City of West Fargo that the City Commission has estimated the cost in Improvement District No. 2270 - New Traffic Control System, Street Reconstruction, and Incidentals, and does hereby direct assessments to be levied for the payment of such cost as follows:

Total Construction	\$ 707,523.94
Engineering	59,000.00
Construction Interest	17,463.39
Capitalized Interest	28,623.61
Bond Discount	9,889.20
Testing and Consulting	1,614.50
Legal	4,248.12
Advertising	1,653.62
Engineering Administrative	28,301.00
Bond Counsel	754.69
Rating Agency Fee	1,132.04
Underwriting Fee	943.37
Contingencies	127.83
Rounding	767.18
Service Charge	<u>20.96</u>
TOTAL:	\$ 862,063.45
LESS: Reoffering Premium	20,063.45
LESS: Other Contributions	<u>172,000.00</u>
TOTAL TO BE ASSESSED:	\$ 670,000.00

and that the City Auditor be and he is hereby directed to notify the Chairman of the Special Assessment Commission and shall certify to the Chairman of the Special Assessment Commission the items of the total cost set forth herein.

Dated: May 19, 2025

APPROVED:


Dennis Olson
President of Board of City Commissioners

ATTEST

City Auditor

The motion for the adoption of the foregoing resolution was duly seconded by **Commissioner Jorgensen**, and upon vote being taken thereon, the following voted in favor thereof: **Olson, Jorgensen, Anderson, Zundel and Dardis**. The following commissioners were absent and not voting: **None**. The following commissioners voted nay: **None**. The majority having voted aye, the motion carried and the resolution was duly adopted.

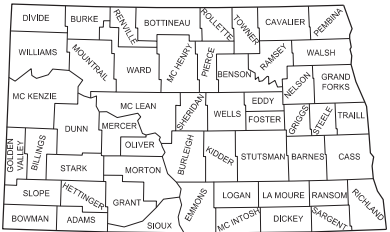
STATE	PROJECT NO.	PCN	SECTION NO.	SHEET NO.
ND	2270		1	1

CITY OF WEST FARGO



GOVERNING SPECIFICATIONS	Date Published and Adopted by the North Dakota Department of Transportation
NDDOT Standard Specifications	1/1/2022
City of West Fargo Engineering Specifications	NONE

PROJECT NUMBER \ DESCRIPTION
2270 Traffic Signal at 9th St W and 32nd Ave



STATE COUNTY MAP

DESIGNER Traci Sletmoe
DESIGNER Matt Clevenger
DESIGNER

CITY OF WEST FARGO	
Approval Name	Date Signed

NDDOT DIV-DIST OR CONSULTANT FIRM






This document was originally issued and sealed by Traci K. Sletmoe

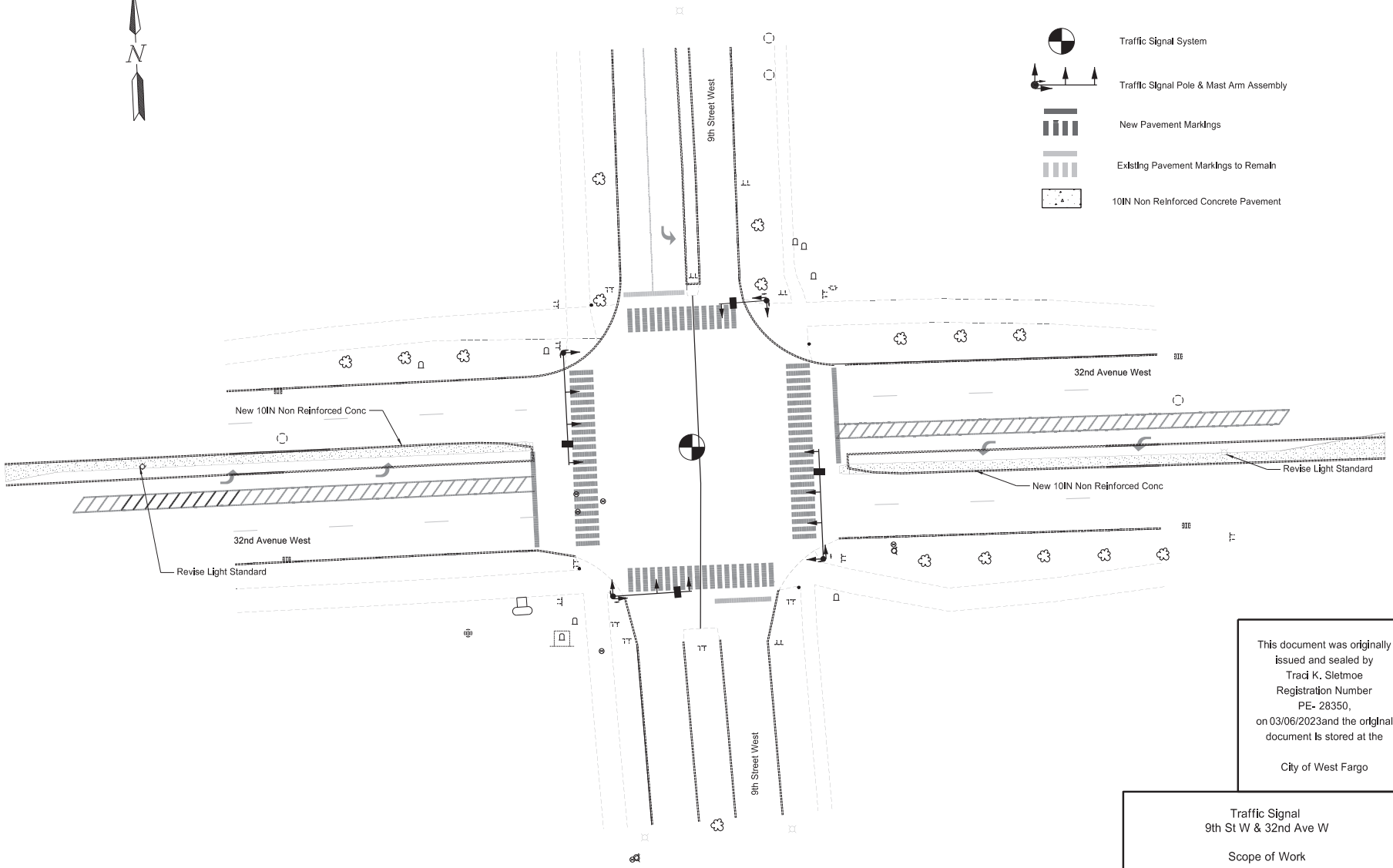
Registration Number 28350

on 03/06/2023 and the original document is stored at the City of West Fargo

STATE	PROJECT NO.	SECTION NO.	SHEET NO.
ND	2270	4	1



-  Traffic Signal System
-  Traffic Signal Pole & Mast Arm Assembly
-  New Pavement Markings
-  Existing Pavement Markings to Remain
-  10IN Non Reinforced Concrete Pavement



This document was originally issued and sealed by
 Traci K. Sletmoe
 Registration Number
 PE- 28350,
 on 03/06/2023 and the original document is stored at the
 City of West Fargo

Traffic Signal
 9th St W & 32nd Ave W
 Scope of Work

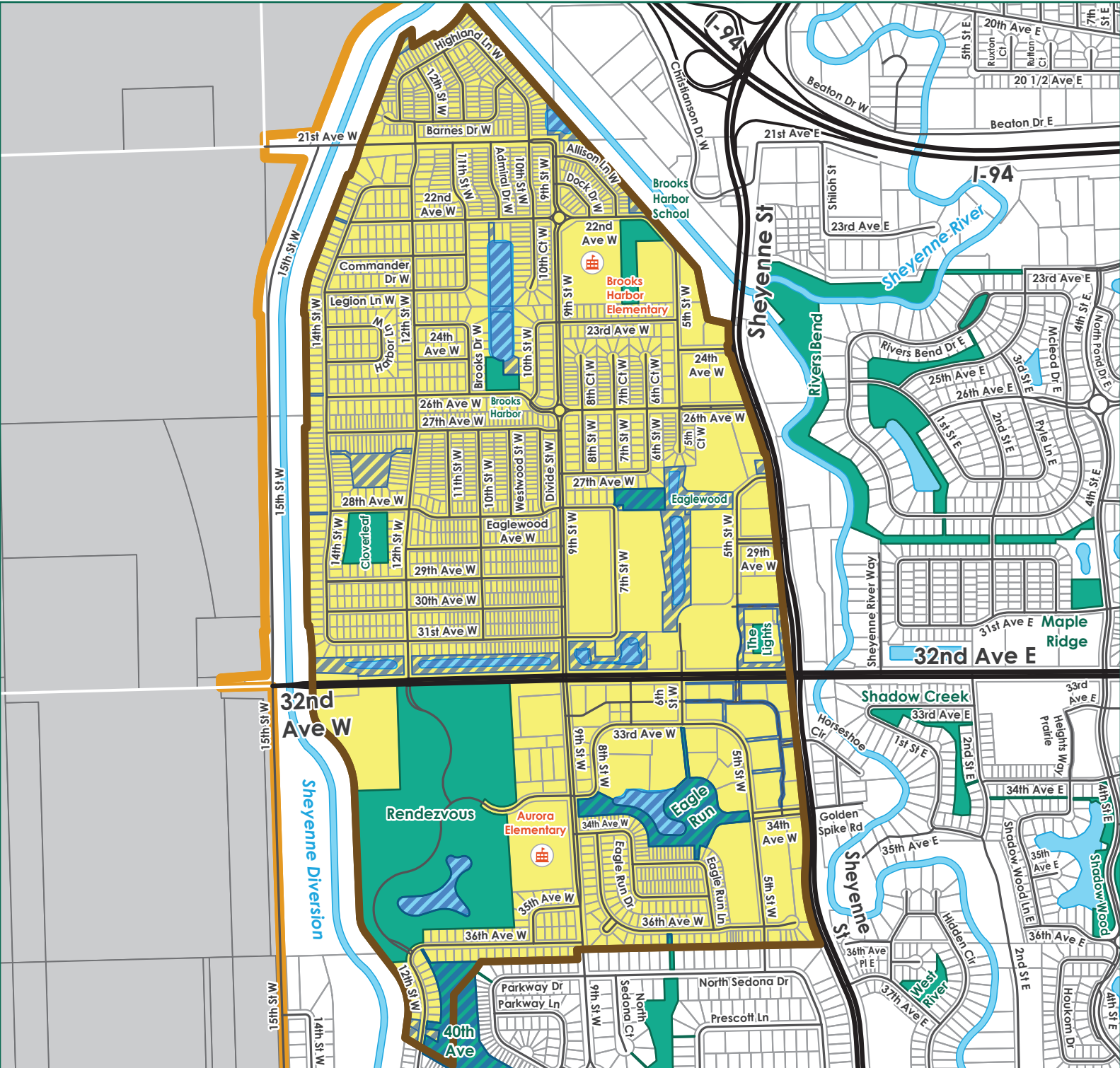
CONSTRUCTION PHOTOS – DISTRICT NO. 2270



District No. 2270
Benefit Methodology
(Final Construction Costs)

Improvement District No. 2270 – Traffic Signal at 9th St W and 32nd Ave W

Regional street infrastructure project: regional benefit for all work assessed on an EU basis per the City of West Fargo Special Assessment Policy.

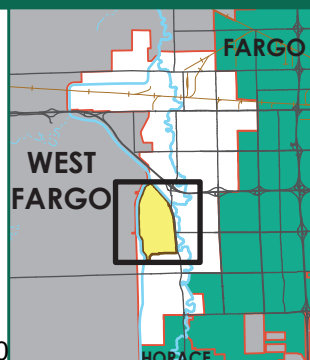







IMPROVEMENT DISTRICT NO. 2270

9th St W./32nd Ave W. Intersection Improvements


Issued: 6/4/2025

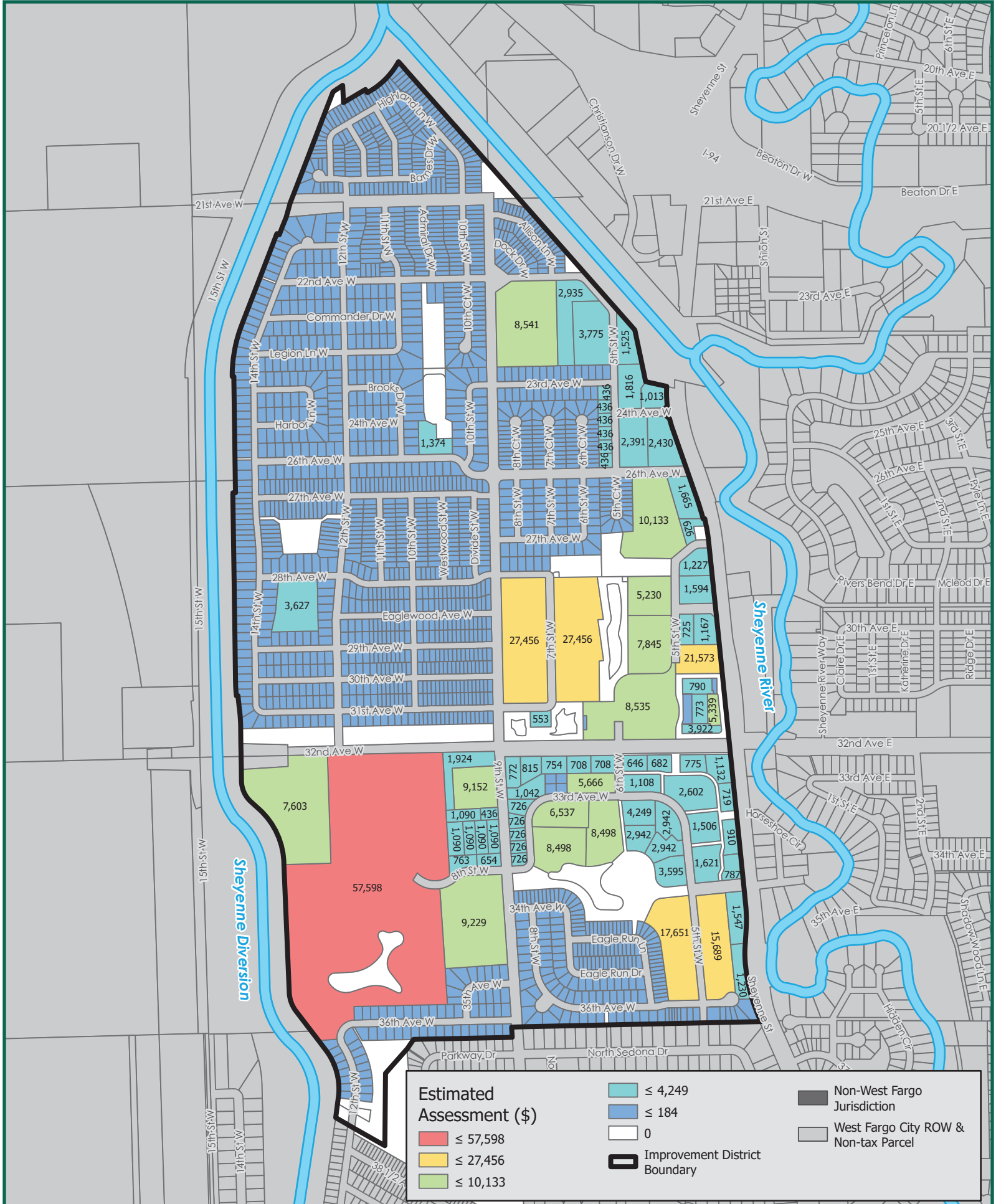
Prepared by:



-  Improvement District
-  Unassessed District Parcel
-  Parcel Boundary
-  Park District
-  City Limit

0 400 800 1,600 Feet

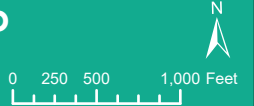




Improvement District No. 2270 - Assessment Allocation Map

Prepared by West Fargo Engineering and GIS on 5/20/2025

Disclaimer: This map was created using preliminary data and is for informational aid for general (NOT exact) reviewing purposes.



Draft - List of Assessments to be Levied - Improvement District No. 2270 - Traffic Signal at 9th St W and 32nd Ave W

GIS PIN	Subdivision or Legal Description	Lot Square Footage	Ac	EU	Benefit Determination	Total Assessment	
02018700010000	LOT 5 BLK 1 EAGLE RUN 8TH	17999.62	0.41	2.40	\$ 3,692.16	\$	726.36
02018700020000	LOT 6 BLK 1 EAGLE RUN 8TH	18000.35	0.41	2.40	\$ 3,692.16	\$	726.36
02018700030000	LOT 7 BLK 1 EAGLE RUN 8TH	20232.18	0.46	2.40	\$ 3,692.16	\$	726.36
02018700040000	LOT 8 BLK 1 EAGLE RUN 8TH	30377.01	0.70	2.40	\$ 3,692.16	\$	726.36
02019000010000	LOT 1 BLK 1 EAGLE RUN 11TH	17464.49	0.40	2.40	\$ 3,692.16	\$	726.36
02019000030000	LOT 2 BLK 2 EAGLE RUN 11TH	457586.27	10.50	0.00	\$ -	\$	-
02019000040000	LOT 3 BLK 2 EAGLE RUN 11TH	6104.46	0.14	1.00	\$ 1,538.40	\$	181.59
02019000050000	LOT 4 BLK 2 EAGLE RUN 11TH	5130.34	0.12	1.00	\$ 1,538.40	\$	181.59
02019000060000	LOT 5 BLK 2 EAGLE RUN 11TH	5130.30	0.12	1.00	\$ 1,538.40	\$	181.59
02019000070000	LOT 6 BLK 2 EAGLE RUN 11TH	5130.29	0.12	1.00	\$ 1,538.40	\$	181.59
02019000080000	LOT 7 BLK 2 EAGLE RUN 11TH	5129.94	0.12	1.00	\$ 1,538.40	\$	181.59
02019000090000	LOT 8 BLK 2 EAGLE RUN 11TH	5130.15	0.12	1.00	\$ 1,538.40	\$	181.59
02019000100000	LOT 9 BLK 2 EAGLE RUN 11TH	5130.29	0.12	1.00	\$ 1,538.40	\$	181.59
02019000110000	LOT 10 BLK 2 EAGLE RUN 11TH	5130.25	0.12	1.00	\$ 1,538.40	\$	181.59
02019000120000	LOT 11 BLK 2 EAGLE RUN 11TH	5130.33	0.12	1.00	\$ 1,538.40	\$	181.59
02019000130000	LOT 12 BLK 2 EAGLE RUN 11TH	5130.20	0.12	1.00	\$ 1,538.40	\$	181.59
02019000140000	LOT 13 BLK 2 EAGLE RUN 11TH	5627.61	0.13	1.00	\$ 1,538.40	\$	181.59
02019000150000	LOT 14 BLK 2 EAGLE RUN 11TH	6652.80	0.15	1.00	\$ 1,538.40	\$	181.59
02019000160000	LOT 15 BLK 2 EAGLE RUN 11TH	6652.87	0.15	1.00	\$ 1,538.40	\$	181.59
02019000170000	LOT 16 BLK 2 EAGLE RUN 11TH	6652.90	0.15	1.00	\$ 1,538.40	\$	181.59
02019000180000	LOT 17 BLK 2 EAGLE RUN 11TH	6652.85	0.15	1.00	\$ 1,538.40	\$	181.59
02019000190000	LOT 18 BLK 2 EAGLE RUN 11TH	6652.88	0.15	1.00	\$ 1,538.40	\$	181.59
02019000200000	LOT 19 BLK 2 EAGLE RUN 11TH	6031.07	0.14	1.00	\$ 1,538.40	\$	181.59
02019000210000	LOT 20 BLK 2 EAGLE RUN 11TH	5130.10	0.12	1.00	\$ 1,538.40	\$	181.59
02019000220000	LOT 21 BLK 2 EAGLE RUN 11TH	5130.12	0.12	1.00	\$ 1,538.40	\$	181.59
02019000230000	LOT 22 BLK 2 EAGLE RUN 11TH	5130.10	0.12	1.00	\$ 1,538.40	\$	181.59
02019000240000	LOT 23 BLK 2 EAGLE RUN 11TH	5130.07	0.12	1.00	\$ 1,538.40	\$	181.59
02019000250000	LOT 24 BLK 2 EAGLE RUN 11TH	6333.07	0.15	1.00	\$ 1,538.40	\$	181.59
02019000260000	LOT 25 BLK 2 EAGLE RUN 11TH	5252.86	0.12	1.00	\$ 1,538.40	\$	181.59
02019000270000	LOT 26 BLK 2 EAGLE RUN 11TH	4995.13	0.11	1.00	\$ 1,538.40	\$	181.59
02019000280000	LOT 27 BLK 2 EAGLE RUN 11TH	4995.10	0.11	1.00	\$ 1,538.40	\$	181.59
02019000290000	LOT 28 BLK 2 EAGLE RUN 11TH	4995.10	0.11	1.00	\$ 1,538.40	\$	181.59
02019000300000	LOT 29 BLK 2 EAGLE RUN 11TH	4995.07	0.11	1.00	\$ 1,538.40	\$	181.59
02019000310000	LOT 30 BLK 2 EAGLE RUN 11TH	4995.11	0.11	1.00	\$ 1,538.40	\$	181.59
02019000320000	LOT 31 BLK 2 EAGLE RUN 11TH	4995.09	0.11	1.00	\$ 1,538.40	\$	181.59
02019000330000	LOT 32 BLK 2 EAGLE RUN 11TH	4995.10	0.11	1.00	\$ 1,538.40	\$	181.59
02019000340000	LOT 33 BLK 2 EAGLE RUN 11TH	4995.07	0.11	1.00	\$ 1,538.40	\$	181.59
02019000350000	LOT 34 BLK 2 EAGLE RUN 11TH	4995.05	0.11	1.00	\$ 1,538.40	\$	181.59
02019000360000	LOT 35 BLK 2 EAGLE RUN 11TH	4995.07	0.11	1.00	\$ 1,538.40	\$	181.59
02019000370000	LOT 36 BLK 2 EAGLE RUN 11TH	4995.03	0.11	1.00	\$ 1,538.40	\$	181.59
02019000380000	LOT 37 BLK 2 EAGLE RUN 11TH	6476.76	0.15	1.00	\$ 1,538.40	\$	181.59
02019000390000	LOT 38 BLK 2 EAGLE RUN 11TH	6476.75	0.15	1.00	\$ 1,538.40	\$	181.59
02019000400000	LOT 39 BLK 2 EAGLE RUN 11TH	6476.80	0.15	1.00	\$ 1,538.40	\$	181.59
02019000410000	LOT 40 BLK 2 EAGLE RUN 11TH	6476.75	0.15	1.00	\$ 1,538.40	\$	181.59
02019000420000	LOT 41 BLK 2 EAGLE RUN 11TH	6476.81	0.15	1.00	\$ 1,538.40	\$	181.59
02019000430000	LOT 42 BLK 2 EAGLE RUN 11TH	5212.45	0.12	1.00	\$ 1,538.40	\$	181.59
02019000440000	LOT 43 BLK 2 EAGLE RUN 11TH	4995.03	0.11	1.00	\$ 1,538.40	\$	181.59
02019000450000	LOT 44 BLK 2 EAGLE RUN 11TH	4995.08	0.11	1.00	\$ 1,538.40	\$	181.59
02019000460000	LOT 45 BLK 2 EAGLE RUN 11TH	4995.08	0.11	1.00	\$ 1,538.40	\$	181.59
02019000470000	LOT 46 BLK 2 EAGLE RUN 11TH	4995.08	0.11	1.00	\$ 1,538.40	\$	181.59
02019000480000	LOT 47 BLK 2 EAGLE RUN 11TH	4995.04	0.11	1.00	\$ 1,538.40	\$	181.59
02019000490000	LOT 48 BLK 2 EAGLE RUN 11TH	4995.09	0.11	1.00	\$ 1,538.40	\$	181.59
02019000500000	LOT 49 BLK 2 EAGLE RUN 11TH	4995.08	0.11	1.00	\$ 1,538.40	\$	181.59
02019000510000	LOT 50 BLK 2 EAGLE RUN 11TH	4995.07	0.11	1.00	\$ 1,538.40	\$	181.59
02019000520000	LOT 51 BLK 2 EAGLE RUN 11TH	4995.06	0.11	1.00	\$ 1,538.40	\$	181.59
02019000530000	LOT 52 BLK 2 EAGLE RUN 11TH	4995.06	0.11	1.00	\$ 1,538.40	\$	181.59
02019000540000	LOT 53 BLK 2 EAGLE RUN 11TH	4995.10	0.11	1.00	\$ 1,538.40	\$	181.59
02019000550000	LOT 54 BLK 2 EAGLE RUN 11TH	4995.05	0.11	1.00	\$ 1,538.40	\$	181.59
02019000560000	LOT 55 BLK 2 EAGLE RUN 11TH	4995.05	0.11	1.00	\$ 1,538.40	\$	181.59
02019000570000	LOT 56 BLK 2 EAGLE RUN 11TH	5723.54	0.13	1.00	\$ 1,538.40	\$	181.59
02019000580000	LOT 57 BLK 2 EAGLE RUN 11TH	328902.78	7.55	97.20	\$ 149,532.48	\$	17,650.55
02019000590000	LOT 58 BLK 2 EAGLE RUN 11TH	137736.66	3.16	0.00	\$ -	\$	-
02019000610000	LOT 1 BLK 3 EAGLE RUN 11TH	5844.05	0.13	1.00	\$ 1,538.40	\$	181.59
02019000620000	LOT 2 BLK 3 EAGLE RUN 11TH	5070.13	0.12	1.00	\$ 1,538.40	\$	181.59
02019000630000	LOT 3 BLK 3 EAGLE RUN 11TH	5070.11	0.12	1.00	\$ 1,538.40	\$	181.59
02019000640000	LOT 4 BLK 3 EAGLE RUN 11TH	5070.10	0.12	1.00	\$ 1,538.40	\$	181.59
02019000650000	LOT 5 BLK 3 EAGLE RUN 11TH	5070.06	0.12	1.00	\$ 1,538.40	\$	181.59
02019000660000	LOT 6 BLK 3 EAGLE RUN 11TH	5070.11	0.12	1.00	\$ 1,538.40	\$	181.59
02019000670000	LOT 7 BLK 3 EAGLE RUN 11TH	5070.09	0.12	1.00	\$ 1,538.40	\$	181.59
02019000680000	LOT 8 BLK 3 EAGLE RUN 11TH	5070.09	0.12	1.00	\$ 1,538.40	\$	181.59
02019000690000	LOT 9 BLK 3 EAGLE RUN 11TH	5070.08	0.12	1.00	\$ 1,538.40	\$	181.59
02019000700000	LOT 10 BLK 3 EAGLE RUN 11TH	5070.11	0.12	1.00	\$ 1,538.40	\$	181.59
02019000710000	LOT 11 BLK 3 EAGLE RUN 11TH	5070.09	0.12	1.00	\$ 1,538.40	\$	181.59
02019000720000	LOT 12 BLK 3 EAGLE RUN 11TH	5070.06	0.12	1.00	\$ 1,538.40	\$	181.59
02019000730000	LOT 13 BLK 3 EAGLE RUN 11TH	5070.11	0.12	1.00	\$ 1,538.40	\$	181.59
02019000740000	LOT 14 BLK 3 EAGLE RUN 11TH	5070.09	0.12	1.00	\$ 1,538.40	\$	181.59
02019000750000	LOT 15 BLK 3 EAGLE RUN 11TH	5070.08	0.12	1.00	\$ 1,538.40	\$	181.59
02019000760000	LOT 16 BLK 3 EAGLE RUN 11TH	6361.29	0.15	1.00	\$ 1,538.40	\$	181.59
02019000770000	LOT 17 BLK 3 EAGLE RUN 11TH	7216.05	0.17	1.00	\$ 1,538.40	\$	181.59
02019000780000	LOT 18 BLK 3 EAGLE RUN 11TH	5070.11	0.12	1.00	\$ 1,538.40	\$	181.59
02019000790000	LOT 19 BLK 3 EAGLE RUN 11TH	5070.09	0.12	1.00	\$ 1,538.40	\$	181.59
02019000800000	LOT 20 BLK 3 EAGLE RUN 11TH	5070.08	0.12	1.00	\$ 1,538.40	\$	181.59
02019000810000	LOT 21 BLK 3 EAGLE RUN 11TH	5070.06	0.12	1.00	\$ 1,538.40	\$	181.59
02019000820000	LOT 22 BLK 3 EAGLE RUN 11TH	5070.11	0.12	1.00	\$ 1,538.40	\$	181.59
02019000830000	LOT 23 BLK 3 EAGLE RUN 11TH	5070.08	0.12	1.00	\$ 1,538.40	\$	181.59
02019000840000	LOT 24 BLK 3 EAGLE RUN 11TH	5070.11	0.12	1.00	\$ 1,538.40	\$	181.59
02019000850000	LOT 25 BLK 3 EAGLE RUN 11TH	5070.05	0.12	1.00	\$ 1,538.40	\$	181.59
02019000860000	LOT 26 BLK 3 EAGLE RUN 11TH	5070.11	0.12	1.00	\$ 1,538.40	\$	181.59
02019000870000	LOT 27 BLK 3 EAGLE RUN 11TH	5070.12	0.12	1.00	\$ 1,538.40	\$	181.59
02019000880000	LOT 28 BLK 3 EAGLE RUN 11TH	5070.09	0.12	1.00	\$ 1,538.40	\$	181.59

Draft - List of Assessments to be Levied - Improvement District No. 2270 - Traffic Signal at 9th St W and 32nd Ave W

GIS PIN	Subdivision or Legal Description	Lot Square Footage	Acres	EU's	Benefit Determination	Total Assessment
02019000890000	LOT 29 BLK 3 EAGLE RUN 11TH	5070.17	0.12	1.00	\$ 1,538.40	\$ 181.59
02019000900000	LOT 30 BLK 3 EAGLE RUN 11TH	5070.16	0.12	1.00	\$ 1,538.40	\$ 181.59
02019000910000	LOT 31 BLK 3 EAGLE RUN 11TH	5070.26	0.12	1.00	\$ 1,538.40	\$ 181.59
02019000920000	LOT 32 BLK 3 EAGLE RUN 11TH	6111.56	0.14	1.00	\$ 1,538.40	\$ 181.59
02019000930000	LOT 1 BLK 4 EAGLE RUN 11TH	9213.44	0.21	1.00	\$ 1,538.40	\$ 181.59
02019000940000	LOT 2 BLK 4 EAGLE RUN 11TH	8970.23	0.21	1.00	\$ 1,538.40	\$ 181.59
02019000950000	LOT 3 BLK 4 EAGLE RUN 11TH	8970.23	0.21	1.00	\$ 1,538.40	\$ 181.59
02019000960000	LOT 4 BLK 4 EAGLE RUN 11TH	8970.33	0.21	1.00	\$ 1,538.40	\$ 181.59
02019000970000	LOT 5 BLK 4 EAGLE RUN 11TH	8970.43	0.21	1.00	\$ 1,538.40	\$ 181.59
02019000980000	LOT 6 BLK 4 EAGLE RUN 11TH	8970.54	0.21	1.00	\$ 1,538.40	\$ 181.59
02019000990000	LOT 7 BLK 4 EAGLE RUN 11TH	8971.06	0.21	1.00	\$ 1,538.40	\$ 181.59
02019001000000	LOT 8 BLK 4 EAGLE RUN 11TH	8793.64	0.20	1.00	\$ 1,538.40	\$ 181.59
02019001010000	LOT 9 BLK 4 EAGLE RUN 11TH	11214.85	0.26	1.00	\$ 1,538.40	\$ 181.59
02019001020000	LOT 10 BLK 4 EAGLE RUN 11TH	11214.87	0.26	1.00	\$ 1,538.40	\$ 181.59
02019001030000	LOT 11 BLK 4 EAGLE RUN 11TH	11214.69	0.26	1.00	\$ 1,538.40	\$ 181.59
02019001040000	LOT 12 BLK 4 EAGLE RUN 11TH	9012.41	0.21	1.00	\$ 1,538.40	\$ 181.59
02019001050000	LOT 13 BLK 4 EAGLE RUN 11TH	8970.32	0.21	1.00	\$ 1,538.40	\$ 181.59
02019001060000	LOT 14 BLK 4 EAGLE RUN 11TH	8970.23	0.21	1.00	\$ 1,538.40	\$ 181.59
02019001070000	LOT 15 BLK 4 EAGLE RUN 11TH	8970.16	0.21	1.00	\$ 1,538.40	\$ 181.59
02019001080000	LOT 16 BLK 4 EAGLE RUN 11TH	8970.17	0.21	1.00	\$ 1,538.40	\$ 181.59
02019001090000	LOT 17 BLK 4 EAGLE RUN 11TH	8970.18	0.21	1.00	\$ 1,538.40	\$ 181.59
02019001100000	LOT 18 BLK 4 EAGLE RUN 11TH	8970.13	0.21	1.00	\$ 1,538.40	\$ 181.59
02019001110000	LOT 19 BLK 4 EAGLE RUN 11TH	8970.12	0.21	1.00	\$ 1,538.40	\$ 181.59
02019001120000	LOT 20 BLK 4 EAGLE RUN 11TH	10797.67	0.25	1.00	\$ 1,538.40	\$ 181.59
02019001130000	LOT 21 BLK 4 EAGLE RUN 11TH	10907.75	0.25	1.00	\$ 1,538.40	\$ 181.59
02019001140000	LOT 22 BLK 4 EAGLE RUN 11TH	8710.12	0.20	1.00	\$ 1,538.40	\$ 181.59
02019001150000	LOT 23 BLK 4 EAGLE RUN 11TH	8710.12	0.20	1.00	\$ 1,538.40	\$ 181.59
02019001160000	LOT 24 BLK 4 EAGLE RUN 11TH	8710.14	0.20	1.00	\$ 1,538.40	\$ 181.59
02019001170000	LOT 25 BLK 4 EAGLE RUN 11TH	8710.11	0.20	1.00	\$ 1,538.40	\$ 181.59
02019001180000	LOT 26 BLK 4 EAGLE RUN 11TH	8710.14	0.20	1.00	\$ 1,538.40	\$ 181.59
02019001190000	LOT 27 BLK 4 EAGLE RUN 11TH	8710.17	0.20	1.00	\$ 1,538.40	\$ 181.59
02019001200000	LOT 28 BLK 4 EAGLE RUN 11TH	8710.22	0.20	1.00	\$ 1,538.40	\$ 181.59
02019001210000	LOT 29 BLK 4 EAGLE RUN 11TH	8710.34	0.20	1.00	\$ 1,538.40	\$ 181.59
02019001220000	LOT 30 BLK 4 EAGLE RUN 11TH	9533.25	0.22	1.00	\$ 1,538.40	\$ 181.59
02019001230000	LOT 31 BLK 4 EAGLE RUN 11TH	9248.39	0.21	1.00	\$ 1,538.40	\$ 181.59
02019001240000	LOT 32 BLK 4 EAGLE RUN 11TH	9248.56	0.21	1.00	\$ 1,538.40	\$ 181.59
02019001250000	LOT 33 BLK 4 EAGLE RUN 11TH	9248.59	0.21	1.00	\$ 1,538.40	\$ 181.59
02019001260000	LOT 34 BLK 4 EAGLE RUN 11TH	9248.66	0.21	1.00	\$ 1,538.40	\$ 181.59
02019001270000	LOT 35 BLK 4 EAGLE RUN 11TH	9248.60	0.21	1.00	\$ 1,538.40	\$ 181.59
02019001280000	LOT 36 BLK 4 EAGLE RUN 11TH	9289.13	0.21	1.00	\$ 1,538.40	\$ 181.59
02019001290000	LOT 37 BLK 4 EAGLE RUN 11TH	8692.26	0.20	1.00	\$ 1,538.40	\$ 181.59
02019001300000	LOT 38 BLK 4 EAGLE RUN 11TH	8710.60	0.20	1.00	\$ 1,538.40	\$ 181.59
02019001310000	LOT 39 BLK 4 EAGLE RUN 11TH	8710.39	0.20	1.00	\$ 1,538.40	\$ 181.59
02019001320000	LOT 40 BLK 4 EAGLE RUN 11TH	8710.31	0.20	1.00	\$ 1,538.40	\$ 181.59
02019001330000	LOT 41 BLK 4 EAGLE RUN 11TH	8710.26	0.20	1.00	\$ 1,538.40	\$ 181.59
02019001340000	LOT 42 BLK 4 EAGLE RUN 11TH	8710.17	0.20	1.00	\$ 1,538.40	\$ 181.59
02019001350000	LOT 43 BLK 4 EAGLE RUN 11TH	8710.13	0.20	1.00	\$ 1,538.40	\$ 181.59
02019001360000	LOT 44 BLK 4 EAGLE RUN 11TH	9749.60	0.22	1.00	\$ 1,538.40	\$ 181.59
02019001400000	LOT 4 BLK 5 EAGLE RUN 11TH	10328.75	0.24	1.00	\$ 1,538.40	\$ 181.59
02019001410000	LOT 5 BLK 5 EAGLE RUN 11TH	11057.78	0.25	1.00	\$ 1,538.40	\$ 181.59
02019001420000	LOT 6 BLK 5 EAGLE RUN 11TH	11049.89	0.25	1.00	\$ 1,538.40	\$ 181.59
02019001430000	LOT 7 BLK 5 EAGLE RUN 11TH	9750.00	0.22	1.00	\$ 1,538.40	\$ 181.59
02019001440000	LOT 8 BLK 5 EAGLE RUN 11TH	9750.06	0.22	1.00	\$ 1,538.40	\$ 181.59
02019001450000	LOT 9 BLK 5 EAGLE RUN 11TH	9750.09	0.22	1.00	\$ 1,538.40	\$ 181.59
02019001460000	LOT 10 BLK 5 EAGLE RUN 11TH	9750.12	0.22	1.00	\$ 1,538.40	\$ 181.59
02019001470000	LOT 11 BLK 5 EAGLE RUN 11TH	5200.10	0.12	0.00	\$ -	\$ -
02019001480000	LOT 12 BLK 5 EAGLE RUN 11TH	10400.20	0.24	1.00	\$ 1,538.40	\$ 181.59
02019001490000	LOT 13 BLK 5 EAGLE RUN 11TH	10400.33	0.24	1.00	\$ 1,538.40	\$ 181.59
02019001500000	LOT 14 BLK 5 EAGLE RUN 11TH	10497.96	0.24	1.00	\$ 1,538.40	\$ 181.59
02019001510000	LOT 15 BLK 5 EAGLE RUN 11TH	11662.94	0.27	1.00	\$ 1,538.40	\$ 181.59
02019001520000	LOT 16 BLK 5 EAGLE RUN 11TH	13579.40	0.31	1.00	\$ 1,538.40	\$ 181.59
02019001530000	LOT 17 BLK 5 EAGLE RUN 11TH	12026.20	0.28	1.00	\$ 1,538.40	\$ 181.59
02019001540000	LOT 18 BLK 5 EAGLE RUN 11TH	18498.48	0.42	1.00	\$ 1,538.40	\$ 181.59
02019001550000	LOT 19 BLK 5 EAGLE RUN 11TH	17283.82	0.40	1.00	\$ 1,538.40	\$ 181.59
02019001560000	LOT 20 BLK 5 EAGLE RUN 11TH	17281.98	0.40	1.00	\$ 1,538.40	\$ 181.59
02019001570000	LOT 21 BLK 5 EAGLE RUN 11TH	18500.98	0.42	1.00	\$ 1,538.40	\$ 181.59
02019001580000	LOT 22 BLK 5 EAGLE RUN 11TH	12026.87	0.28	1.00	\$ 1,538.40	\$ 181.59
02019001590000	LOT 23 BLK 5 EAGLE RUN 11TH	12960.93	0.30	1.00	\$ 1,538.40	\$ 181.59
02019001600000	LOT 24 BLK 5 EAGLE RUN 11TH	11148.94	0.26	1.00	\$ 1,538.40	\$ 181.59
02019001610000	LOT 25 BLK 5 EAGLE RUN 11TH	10035.97	0.23	1.00	\$ 1,538.40	\$ 181.59
02019001620000	LOT 26 BLK 5 EAGLE RUN 11TH	10400.51	0.24	1.00	\$ 1,538.40	\$ 181.59
02019001630000	LOT 27 BLK 5 EAGLE RUN 11TH	10400.31	0.24	1.00	\$ 1,538.40	\$ 181.59
02019001640000	LOT 28 BLK 5 EAGLE RUN 11TH	10400.12	0.24	1.00	\$ 1,538.40	\$ 181.59
02019001650000	LOT 29 BLK 5 EAGLE RUN 11TH	10399.92	0.24	1.00	\$ 1,538.40	\$ 181.59
02019001660000	LOT 30 BLK 5 EAGLE RUN 11TH	10399.48	0.24	1.00	\$ 1,538.40	\$ 181.59
02019001670000	LOT 31 BLK 5 EAGLE RUN 11TH	11048.12	0.25	1.00	\$ 1,538.40	\$ 181.59
02019100010000	LOT 1 BLK 1 EAGLE RUN 12TH	512873.54	11.77	151.20	\$ 232,606.08	\$ 27,456.41
02019100050000	LOT 4 BLK 2 EAGLE RUN 12TH	518441.83	11.90	151.20	\$ 232,606.08	\$ 27,456.41
02019100060000	LOT 5 BLK 2 EAGLE RUN 12TH	96885.29	2.22	0.00	\$ -	\$ -
02019100070000	LOT 6 BLK 2 EAGLE RUN 12TH	190524.28	4.37	0.00	\$ -	\$ -
02019100080000	LOT 7 BLK 2 EAGLE RUN 12TH	2494.34	0.06	0.00	\$ -	\$ -
02019100100000	LOT 1 BLK 3 EAGLE RUN 12TH	87782.02	2.02	8.78	\$ 13,504.39	\$ 1,594.03
02019200030000	LOT 3 BLK 1 EAGLE RUN 13TH	11977.58	0.27	1.00	\$ 1,538.40	\$ 181.59
02019200040000	LOT 4 BLK 1 EAGLE RUN 13TH	10799.93	0.25	1.00	\$ 1,538.40	\$ 181.59
02019200050000	LOT 5 BLK 1 EAGLE RUN 13TH	10800.17	0.25	1.00	\$ 1,538.40	\$ 181.59
02019200060000	LOT 6 BLK 1 EAGLE RUN 13TH	10800.01	0.25	1.00	\$ 1,538.40	\$ 181.59
02019200070000	LOT 7 BLK 1 EAGLE RUN 13TH	12249.88	0.28	1.00	\$ 1,538.40	\$ 181.59
02019200080000	LOT 8 BLK 1 EAGLE RUN 13TH	18878.17	0.43	1.00	\$ 1,538.40	\$ 181.59
02019200090000	LOT 9 BLK 1 EAGLE RUN 13TH	23154.74	0.53	1.00	\$ 1,538.40	\$ 181.59
02019200100000	LOT 10 BLK 1 EAGLE RUN 13TH	13608.16	0.31	1.00	\$ 1,538.40	\$ 181.59

Draft - List of Assessments to be Levied - Improvement District No. 2270 - Traffic Signal at 9th St W and 32nd Ave W

GIS PIN	Subdivision or Legal Description	Lot Square Footage	Acres	EU's	Benefit Determination	Total Assessment
02019200110000	LOT 11 BLK 1 EAGLE RUN 13TH	10261.13	0.24	1.00	\$ 1,538.40	\$ 181.59
02019200120000	LOT 12 BLK 1 EAGLE RUN 13TH	11049.95	0.25	1.00	\$ 1,538.40	\$ 181.59
02019200130000	LOT 13 BLK 1 EAGLE RUN 13TH	10400.01	0.24	1.00	\$ 1,538.40	\$ 181.59
02019200140000	LOT 14 BLK 1 EAGLE RUN 13TH	10399.99	0.24	1.00	\$ 1,538.40	\$ 181.59
02019200150000	LOT 15 BLK 1 EAGLE RUN 13TH	10400.01	0.24	1.00	\$ 1,538.40	\$ 181.59
02019200160000	LOT 16 BLK 1 EAGLE RUN 13TH	10399.96	0.24	1.00	\$ 1,538.40	\$ 181.59
02019200170000	LOT 17 BLK 1 EAGLE RUN 13TH	10399.95	0.24	1.00	\$ 1,538.40	\$ 181.59
02019200180000	LOT 18 BLK 1 EAGLE RUN 13TH	10400.18	0.24	1.00	\$ 1,538.40	\$ 181.59
02019200190000	LOT 19 BLK 1 EAGLE RUN 13TH	10399.93	0.24	1.00	\$ 1,538.40	\$ 181.59
02019200200000	LOT 20 BLK 1 EAGLE RUN 13TH	10399.99	0.24	1.00	\$ 1,538.40	\$ 181.59
02019200210000	LOT 21 BLK 1 EAGLE RUN 13TH	10400.01	0.24	1.00	\$ 1,538.40	\$ 181.59
02019200220000	LOT 22 BLK 1 EAGLE RUN 13TH	10256.94	0.24	1.00	\$ 1,538.40	\$ 181.59
02019200230000	LOT 23 BLK 1 EAGLE RUN 13TH	10257.05	0.24	1.00	\$ 1,538.40	\$ 181.59
02019200240000	LOT 24 BLK 1 EAGLE RUN 13TH	10260.92	0.24	1.00	\$ 1,538.40	\$ 181.59
02019200250000	LOT 25 BLK 1 EAGLE RUN 13TH	13619.54	0.31	1.00	\$ 1,538.40	\$ 181.59
02019200260000	LOT 26 BLK 1 EAGLE RUN 13TH	9576.87	0.22	1.00	\$ 1,538.40	\$ 181.59
02019200270000	LOT 27 BLK 1 EAGLE RUN 13TH	8936.69	0.21	1.00	\$ 1,538.40	\$ 181.59
02019200280000	LOT 28 BLK 1 EAGLE RUN 13TH	8936.67	0.21	1.00	\$ 1,538.40	\$ 181.59
02019200290000	LOT 29 BLK 1 EAGLE RUN 13TH	8936.46	0.21	1.00	\$ 1,538.40	\$ 181.59
02019200300000	LOT 30 BLK 1 EAGLE RUN 13TH	8910.42	0.20	1.00	\$ 1,538.40	\$ 181.59
02019200310000	LOT 31 BLK 1 EAGLE RUN 13TH	8910.30	0.20	1.00	\$ 1,538.40	\$ 181.59
02019200320000	LOT 32 BLK 1 EAGLE RUN 13TH	8936.51	0.21	1.00	\$ 1,538.40	\$ 181.59
02019200330000	LOT 33 BLK 1 EAGLE RUN 13TH	10322.97	0.24	0.00	\$ -	\$ -
02019200340000	LOT 34 BLK 1 EAGLE RUN 13TH	16866.19	0.39	0.00	\$ -	\$ -
02019200360000	LOT 1 BLK 2 EAGLE RUN 13TH	10755.23	0.25	1.00	\$ 1,538.40	\$ 181.59
02019200370000	LOT 2 BLK 2 EAGLE RUN 13TH	10059.83	0.23	1.00	\$ 1,538.40	\$ 181.59
02019200380000	LOT 3 BLK 2 EAGLE RUN 13TH	10289.49	0.24	1.00	\$ 1,538.40	\$ 181.59
02019200390000	LOT 4 BLK 2 EAGLE RUN 13TH	10519.08	0.24	1.00	\$ 1,538.40	\$ 181.59
02019200400000	LOT 5 BLK 2 EAGLE RUN 13TH	12924.62	0.30	1.00	\$ 1,538.40	\$ 181.59
02019200410000	LOT 6 BLK 2 EAGLE RUN 13TH	11543.84	0.27	1.00	\$ 1,538.40	\$ 181.59
02019200420000	LOT 7 BLK 2 EAGLE RUN 13TH	9304.02	0.21	1.00	\$ 1,538.40	\$ 181.59
02019200430000	LOT 8 BLK 2 EAGLE RUN 13TH	9303.99	0.21	1.00	\$ 1,538.40	\$ 181.59
02019200440000	LOT 9 BLK 2 EAGLE RUN 13TH	9304.06	0.21	1.00	\$ 1,538.40	\$ 181.59
02019200450000	LOT 10 BLK 2 EAGLE RUN 13TH	11050.04	0.25	1.00	\$ 1,538.40	\$ 181.59
02019200460000	LOT 1 BLK 3 EAGLE RUN 13TH	11429.50	0.26	1.00	\$ 1,538.40	\$ 181.59
02019200470000	LOT 2 BLK 3 EAGLE RUN 13TH	10399.97	0.24	1.00	\$ 1,538.40	\$ 181.59
02019200480000	LOT 3 BLK 3 EAGLE RUN 13TH	10399.97	0.24	1.00	\$ 1,538.40	\$ 181.59
02019200490000	LOT 4 BLK 3 EAGLE RUN 13TH	10399.83	0.24	1.00	\$ 1,538.40	\$ 181.59
02019200500000	LOT 5 BLK 3 EAGLE RUN 13TH	10400.08	0.24	1.00	\$ 1,538.40	\$ 181.59
02019200510000	LOT 6 BLK 3 EAGLE RUN 13TH	10399.80	0.24	1.00	\$ 1,538.40	\$ 181.59
02019200520000	LOT 7 BLK 3 EAGLE RUN 13TH	10400.05	0.24	1.00	\$ 1,538.40	\$ 181.59
02019200530000	LOT 8 BLK 3 EAGLE RUN 13TH	10399.99	0.24	1.00	\$ 1,538.40	\$ 181.59
02019200540000	LOT 9 BLK 3 EAGLE RUN 13TH	10399.90	0.24	1.00	\$ 1,538.40	\$ 181.59
02019200550000	LOT 10 BLK 3 EAGLE RUN 13TH	10399.96	0.24	1.00	\$ 1,538.40	\$ 181.59
02019200560000	LOT 11 BLK 3 EAGLE RUN 13TH	10400.01	0.24	1.00	\$ 1,538.40	\$ 181.59
02019200570000	LOT 12 BLK 3 EAGLE RUN 13TH	10400.03	0.24	1.00	\$ 1,538.40	\$ 181.59
02019200580000	LOT 13 BLK 3 EAGLE RUN 13TH	10399.87	0.24	1.00	\$ 1,538.40	\$ 181.59
02019200590000	LOT 14 BLK 3 EAGLE RUN 13TH	10399.98	0.24	1.00	\$ 1,538.40	\$ 181.59
02019200600000	LOT 15 BLK 3 EAGLE RUN 13TH	10399.95	0.24	1.00	\$ 1,538.40	\$ 181.59
02019200610000	LOT 16 BLK 3 EAGLE RUN 13TH	10789.98	0.25	1.00	\$ 1,538.40	\$ 181.59
02019200620000	LOT 17 BLK 3 EAGLE RUN 13TH	10789.80	0.25	1.00	\$ 1,538.40	\$ 181.59
02019200630000	LOT 18 BLK 3 EAGLE RUN 13TH	13062.95	0.30	1.00	\$ 1,538.40	\$ 181.59
02019200640000	LOT 19 BLK 3 EAGLE RUN 13TH	14941.58	0.34	1.00	\$ 1,538.40	\$ 181.59
02019200650000	LOT 20 BLK 3 EAGLE RUN 13TH	9619.57	0.22	1.00	\$ 1,538.40	\$ 181.59
02019200660000	LOT 21 BLK 3 EAGLE RUN 13TH	9617.63	0.22	1.00	\$ 1,538.40	\$ 181.59
02019200670000	LOT 22 BLK 3 EAGLE RUN 13TH	9617.42	0.22	1.00	\$ 1,538.40	\$ 181.59
02019200680000	LOT 23 BLK 3 EAGLE RUN 13TH	9617.64	0.22	1.00	\$ 1,538.40	\$ 181.59
02019200690000	LOT 24 BLK 3 EAGLE RUN 13TH	9617.57	0.22	1.00	\$ 1,538.40	\$ 181.59
02019200700000	LOT 25 BLK 3 EAGLE RUN 13TH	9617.55	0.22	1.00	\$ 1,538.40	\$ 181.59
02019200710000	LOT 26 BLK 3 EAGLE RUN 13TH	9617.53	0.22	1.00	\$ 1,538.40	\$ 181.59
02019200720000	LOT 27 BLK 3 EAGLE RUN 13TH	9617.46	0.22	1.00	\$ 1,538.40	\$ 181.59
02019200730000	LOT 28 BLK 3 EAGLE RUN 13TH	11681.83	0.27	0.00	\$ -	\$ -
02019200740000	LOT 29 BLK 3 EAGLE RUN 13TH	876253.13	20.12	0.00	\$ -	\$ -
02019400020000	LOT 2 BLK 1 EAGLE RUN 15TH	166393.65	3.82	50.40	\$ 77,535.36	\$ 9,152.14
02019500065015	LOT 8-11 BLK 1 EAGLE RUN 16TH EAGLE RUN 16 LOTS 8-1	18750.41	0.43	0.60	\$ 923.04	\$ 108.95
02019500065025	LOT 8-11 BLK 1 EAGLE RUN 16TH EAGLE RUN 16 LOTS 8-1	18750.41	0.43	0.60	\$ 923.04	\$ 108.95
02019500065035	LOT 8-11 BLK 1 EAGLE RUN 16TH EAGLE RUN 16 LOTS 8-1	18750.41	0.43	0.60	\$ 923.04	\$ 108.95
02019500065045	LOT 8-11 BLK 1 EAGLE RUN 16TH EAGLE RUN 16 LOTS 8-1	18750.41	0.43	0.60	\$ 923.04	\$ 108.95
02019500180000	LOT 7 BLK 2 EAGLE RUN 16TH	5248.99	0.12	0.60	\$ 923.04	\$ 108.95
02019500190000	LOT 8 BLK 2 EAGLE RUN 16TH	3899.50	0.09	0.60	\$ 923.04	\$ 108.95
02019500200000	LOT 9 BLK 2 EAGLE RUN 16TH	3899.62	0.09	0.60	\$ 923.04	\$ 108.95
02019500210000	LOT 10 BLK 2 EAGLE RUN 16TH	3899.93	0.09	0.60	\$ 923.04	\$ 108.95
02019500220000	LOT 11 BLK 2 EAGLE RUN 16TH	5356.85	0.12	0.60	\$ 923.04	\$ 108.95
02019600010000	LOT 1 BLK 1 EAGLE RUN 17TH	8253.79	0.19	1.00	\$ 1,538.40	\$ 181.59
02019600020000	LOT 2 BLK 1 EAGLE RUN 17TH	7440.81	0.17	1.00	\$ 1,538.40	\$ 181.59
02019600030000	LOT 3 BLK 1 EAGLE RUN 17TH	7654.48	0.18	1.00	\$ 1,538.40	\$ 181.59
02019600040000	LOT 4 BLK 1 EAGLE RUN 17TH	12986.20	0.30	1.00	\$ 1,538.40	\$ 181.59
02019700010000	LOT 1 BLK 1 EAGLE RUN 18TH	281038.52	6.45	86.40	\$ 132,917.76	\$ 15,689.38
02019800010000	LOT 1 BLK 1 EAGLE RUN 19TH	105931.25	2.43	10.59	\$ 16,296.46	\$ 1,923.61
02019800030000	LOT 3 BLK 1 EAGLE RUN 19TH	508213.87	11.67	50.82	\$ 78,183.62	\$ 9,228.66
02019800040000	LOT 4 BLK 1 EAGLE RUN 19TH	3171892.27	72.82	317.19	\$ 487,963.91	\$ 57,598.39
02019800050000	LOT 5 BLK 1 EAGLE RUN 19TH	166728.68	3.83	0.00	\$ -	\$ -
02019900010000	LOT 1 BLK 1 EAGLE RUN 20TH	9749.49	0.22	1.00	\$ 1,538.40	\$ 181.59
02019900020000	LOT 2 BLK 1 EAGLE RUN 20TH	8703.18	0.20	1.00	\$ 1,538.40	\$ 181.59
02019900030000	LOT 3 BLK 1 EAGLE RUN 20TH	8691.76	0.20	1.00	\$ 1,538.40	\$ 181.59
02021000010000	LOT 1 BLK 1 EAGLE RUN PLAZA 1ST	119944.56	2.75	0.00	\$ -	\$ -
02021000020000	LOT 2 BLK 1 EAGLE RUN PLAZA 1ST	35551.12	0.82	3.56	\$ 5,469.18	\$ 645.57
02021000030000	LOT 3 BLK 1 EAGLE RUN PLAZA 1ST	37533.97	0.86	3.75	\$ 5,774.23	\$ 681.58
02021000040000	LOT 4 BLK 1 EAGLE RUN PLAZA 1ST	42697.18	0.98	4.27	\$ 6,568.53	\$ 775.34
02021000070000	LOT 7 BLK 1 EAGLE RUN PLAZA 1ST	50088.78	1.15	5.01	\$ 7,705.66	\$ 909.57

Draft - List of Assessments to be Levied - Improvement District No. 2270 - Traffic Signal at 9th St W and 32nd Ave W

GIS PIN	Subdivision or Legal Description	Lot Square Footage	Acres	EU's	Benefit Determination	Total Assessment
02021000080000	LOT 8 BLK 1 EAGLE RUN PLAZA 1ST	43332.46	0.99	4.33	\$ 6,666.27	\$ 786.87
02021000090000	LOT 9 BLK 1 EAGLE RUN PLAZA 1ST	89293.43	2.05	8.93	\$ 13,736.90	\$ 1,621.48
02021000100000	LOT 10 BLK 1 EAGLE RUN PLAZA 1ST	82920.86	1.90	8.29	\$ 12,756.55	\$ 1,505.76
02021000110000	LOT 11 BLK 1 EAGLE RUN PLAZA 1ST	143276.59	3.29	14.33	\$ 22,041.67	\$ 2,601.76
02021000120000	LOT 12 BLK 1 EAGLE RUN PLAZA 1ST	61023.18	1.40	6.10	\$ 9,387.81	\$ 1,108.12
02021200010000	LOT 1 BLK 1 EAGLE RUN PLAZA 3RD	4723.39	0.11	1.00	\$ 1,538.40	\$ 181.59
02021400030000	LOT 1 BLK 2 EAGLE RUN PLAZA 5TH	470017.00	10.79	47.00	\$ 72,307.42	\$ 8,535.04
02021500020000	LOT 2 BLK 1 EAGLE RUN PLAZA 6TH	107237.16	2.46	0.00	\$ -	\$ -
02021500030000	LOT 3 BLK 1 EAGLE RUN PLAZA 6TH	6780.57	0.16	1.00	\$ 1,538.40	\$ 181.59
02021500040000	LOT 4 BLK 1 EAGLE RUN PLAZA 6TH	43527.95	1.00	4.35	\$ 6,696.34	\$ 790.42
02021500071010	LOT 7 BLK 1 EAGLE RUN PLAZA 6TH UNIT A	34185.36	0.78	1.00	\$ 1,538.40	\$ 181.59
02021500071020	LOT 7 BLK 1 EAGLE RUN PLAZA 6TH UNIT B	34185.36	0.78	1.00	\$ 1,538.40	\$ 181.59
02021500071030	LOT 7 BLK 1 EAGLE RUN PLAZA 6TH UNIT C	34185.36	0.78	1.00	\$ 1,538.40	\$ 181.59
02021500071040	LOT 7 BLK 1 EAGLE RUN PLAZA 6TH UNIT D	34185.36	0.78	1.00	\$ 1,538.40	\$ 181.59
02021500071050	LOT 7 BLK 1 EAGLE RUN PLAZA 6TH UNIT E	34185.36	0.78	1.00	\$ 1,538.40	\$ 181.59
02021500071060	LOT 7 BLK 1 EAGLE RUN PLAZA 6TH UNIT F	34185.36	0.78	1.00	\$ 1,538.40	\$ 181.59
02021500071070	LOT 7 BLK 1 EAGLE RUN PLAZA 6TH UNIT G	34185.36	0.78	1.00	\$ 1,538.40	\$ 181.59
02021500071080	LOT 7 BLK 1 EAGLE RUN PLAZA 6TH UNIT H	34185.36	0.78	1.00	\$ 1,538.40	\$ 181.59
02021500071090	LOT 7 BLK 1 EAGLE RUN PLAZA 6TH UNIT I	34185.36	0.78	29.40	\$ 45,228.96	\$ 5,338.75
02021500080010	LOT 8 BLK 1 EAGLE RUN PLAZA 6TH UNIT 1	32713.47	0.75	1.00	\$ 1,538.40	\$ 181.59
02021500080020	LOT 8 BLK 1 EAGLE RUN PLAZA 6TH UNIT 2	32713.47	0.75	1.00	\$ 1,538.40	\$ 181.59
02021500080030	LOT 8 BLK 1 EAGLE RUN PLAZA 6TH UNIT 3	32713.47	0.75	21.60	\$ 33,229.44	\$ 3,922.34
02021700030000	LOT 3 BLK 1 EAGLE RUN PLAZA 8TH	39932.09	0.92	3.99	\$ 6,143.15	\$ 725.13
02021800010000	LOT 1 BLK 1 EAGLE RUN PLAZA 9TH	42495.55	0.98	4.25	\$ 6,537.52	\$ 771.68
02021800020000	LOT 2 BLK 1 EAGLE RUN PLAZA 9TH	44881.42	1.03	4.49	\$ 6,904.56	\$ 815.00
02021800030000	LOT 3 BLK 1 EAGLE RUN PLAZA 9TH	41528.53	0.95	4.15	\$ 6,388.75	\$ 754.12
02021800040000	LOT 4 BLK 1 EAGLE RUN PLAZA 9TH	38985.92	0.89	3.90	\$ 5,997.59	\$ 707.95
02021800050000	LOT 5 BLK 1 EAGLE RUN PLAZA 9TH	38986.07	0.89	3.90	\$ 5,997.62	\$ 707.95
02021800090000	LOT 9 BLK 1 EAGLE RUN PLAZA 9TH	57383.73	1.32	5.74	\$ 8,827.91	\$ 1,042.03
02021900010010	LOT 1 BLK 1 EAGLE RUN PLAZA 10TH UNIT 100	24628.59	0.57	1.00	\$ 1,538.40	\$ 181.59
02021900010020	LOT 1 BLK 1 EAGLE RUN PLAZA 10TH UNIT 300	24628.59	0.57	1.00	\$ 1,538.40	\$ 181.59
02021900010030	LOT 1 BLK 1 EAGLE RUN PLAZA 10TH UNIT 501	24628.59	0.57	0.60	\$ 923.04	\$ 108.95
02021900010040	LOT 1 BLK 1 EAGLE RUN PLAZA 10TH UNIT 502	24628.59	0.57	0.60	\$ 923.04	\$ 108.95
02021900010050	LOT 1 BLK 1 EAGLE RUN PLAZA 10TH UNIT 503	24628.59	0.57	0.60	\$ 923.04	\$ 108.95
02021900010060	LOT 1 BLK 1 EAGLE RUN PLAZA 10TH UNIT 505	24628.59	0.57	0.60	\$ 923.04	\$ 108.95
02021900010070	LOT 1 BLK 1 EAGLE RUN PLAZA 10TH UNIT 506	24628.59	0.57	0.60	\$ 923.04	\$ 108.95
02021900010080	LOT 1 BLK 1 EAGLE RUN PLAZA 10TH UNIT 508	24628.59	0.57	0.60	\$ 923.04	\$ 108.95
02021900010090	LOT 1 BLK 1 EAGLE RUN PLAZA 10TH UNIT 509	24628.59	0.57	0.60	\$ 923.04	\$ 108.95
02021900010100	LOT 1 BLK 1 EAGLE RUN PLAZA 10TH UNIT 511	24628.59	0.57	0.60	\$ 923.04	\$ 108.95
02021900010110	LOT 1 BLK 1 EAGLE RUN PLAZA 10TH UNIT 512	24628.59	0.57	0.60	\$ 923.04	\$ 108.95
02021900010120	LOT 1 BLK 1 EAGLE RUN PLAZA 10TH UNIT 513	24628.59	0.57	0.60	\$ 923.04	\$ 108.95
02021900010130	LOT 1 BLK 1 EAGLE RUN PLAZA 10TH UNIT 601	24628.59	0.57	0.60	\$ 923.04	\$ 108.95
02021900010140	LOT 1 BLK 1 EAGLE RUN PLAZA 10TH UNIT 602	24628.59	0.57	0.60	\$ 923.04	\$ 108.95
02021900010150	LOT 1 BLK 1 EAGLE RUN PLAZA 10TH UNIT 603	24628.59	0.57	0.60	\$ 923.04	\$ 108.95
02021900010160	LOT 1 BLK 1 EAGLE RUN PLAZA 10TH UNIT 604	24628.59	0.57	0.60	\$ 923.04	\$ 108.95
02021900010170	LOT 1 BLK 1 EAGLE RUN PLAZA 10TH UNIT 607	24628.59	0.57	0.60	\$ 923.04	\$ 108.95
02021900010180	LOT 1 BLK 1 EAGLE RUN PLAZA 10TH UNIT 608	24628.59	0.57	0.60	\$ 923.04	\$ 108.95
02021900010190	LOT 1 BLK 1 EAGLE RUN PLAZA 10TH UNIT 609	24628.59	0.57	0.60	\$ 923.04	\$ 108.95
02021900010200	LOT 1 BLK 1 EAGLE RUN PLAZA 10TH UNIT 610	24628.59	0.57	0.60	\$ 923.04	\$ 108.95
02021900010210	LOT 1 BLK 1 EAGLE RUN PLAZA 10TH UNIT 611	24628.59	0.57	0.60	\$ 923.04	\$ 108.95
02021900010220	LOT 1 BLK 1 EAGLE RUN PLAZA 10TH UNIT 613	24628.59	0.57	0.60	\$ 923.04	\$ 108.95
02021900010230	LOT 1 BLK 1 EAGLE RUN PLAZA 10TH UNIT 701	24628.59	0.57	0.60	\$ 923.04	\$ 108.95
02021900010240	LOT 1 BLK 1 EAGLE RUN PLAZA 10TH UNIT 702	24628.59	0.57	0.60	\$ 923.04	\$ 108.95
02021900010250	LOT 1 BLK 1 EAGLE RUN PLAZA 10TH UNIT 703	24628.59	0.57	0.60	\$ 923.04	\$ 108.95
02021900010260	LOT 1 BLK 1 EAGLE RUN PLAZA 10TH UNIT 704	24628.59	0.57	0.60	\$ 923.04	\$ 108.95
02021900010270	LOT 1 BLK 1 EAGLE RUN PLAZA 10TH UNIT 705	24628.59	0.57	0.60	\$ 923.04	\$ 108.95
02021900010280	LOT 1 BLK 1 EAGLE RUN PLAZA 10TH UNIT 706	24628.59	0.57	0.60	\$ 923.04	\$ 108.95
02021900010290	LOT 1 BLK 1 EAGLE RUN PLAZA 10TH UNIT 707	24628.59	0.57	0.60	\$ 923.04	\$ 108.95
02021900010300	LOT 1 BLK 1 EAGLE RUN PLAZA 10TH UNIT 708	24628.59	0.57	0.60	\$ 923.04	\$ 108.95
02021900020000	LOT 2 BLK 1 EAGLE RUN PLAZA 10TH	42118.72	0.97	4.21	\$ 6,479.54	\$ 773.30
02022000010000	LOT 1 BLK 1 EAGLE RUN 21ST	156704.34	3.60	28.80	\$ 44,305.92	\$ 5,229.79
02022000020000	LOT 2 BLK 1 EAGLE RUN 21ST	229506.78	5.27	43.20	\$ 66,458.88	\$ 7,844.69
02022100010000	LOT 1 BLK 1 EAGLE RUN 22ND	85180.49	1.96	8.52	\$ 13,104.17	\$ 1,546.79
02022100020000	LOT 2 BLK 1 EAGLE RUN 22ND	67744.08	1.56	6.77	\$ 10,421.75	\$ 1,230.16
02022100030000	LOT 3 BLK 1 EAGLE RUN 22ND	28195.34	0.65	1.00	\$ 1,538.40	\$ 181.59
02032000010000	LOT 1 BLK 1 EAGLE RUN PLAZA 11TH	113842.96	2.61	118.80	\$ 182,761.92	\$ 21,572.89
02032000020000	LOT 2 BLK 1 EAGLE RUN PLAZA 11TH	64263.46	1.48	6.43	\$ 9,886.29	\$ 1,166.96
02032100010000	LOT 1 BLK 1 EAGLE RUN PLAZA 12TH	10105.48	0.23	1.01	\$ 1,554.63	\$ 183.51
02032100020000	LOT 2 BLK 1 EAGLE RUN PLAZA 12TH	9896.46	0.23	0.99	\$ 1,522.47	\$ 179.71
02032100030000	LOT 3 BLK 1 EAGLE RUN PLAZA 12TH	9896.53	0.23	0.99	\$ 1,522.48	\$ 179.71
02032100040000	LOT 4 BLK 1 EAGLE RUN PLAZA 12TH	9896.55	0.23	0.99	\$ 1,522.49	\$ 179.71
02032200010000	LOT 1 BLK 1 EAGLE RUN PLAZA 13TH	86711.97	1.99	31.20	\$ 47,998.08	\$ 5,665.61
02032300010000	LOT 1 BLK 1 EAGLE RUN PLAZA 14TH	62338.09	1.43	6.23	\$ 9,590.09	\$ 1,132.00
02032300020000	LOT 2 BLK 1 EAGLE RUN PLAZA 14TH	39611.37	0.91	3.96	\$ 6,093.81	\$ 719.30
02300001150000	PT OF NW1/4 30-139-49 UNPLATTED UNPLATTED	632198.35	14.51	41.87	\$ 64,413.07	\$ 7,603.20
02332500030000	LOT 3 BLK 1 WEST LAKE 1ST	196921.24	4.52	46.80	\$ 71,997.12	\$ 8,498.41
02332600010000	LOT 1 BLK 1 WEST LAKE 2ND	129883.59	2.98	36.00	\$ 55,382.40	\$ 6,537.24
02332600020000	LOT 2 BLK 1 WEST LAKE 2ND	195966.06	4.50	46.80	\$ 71,997.12	\$ 8,498.41
02332700010000	LOT 1 BLK 1 WEST LAKE 3RD	79023.83	1.81	19.80	\$ 30,460.32	\$ 3,595.48
02332700020000	LOT 2 BLK 1 WEST LAKE 3RD	67910.78	1.56	16.20	\$ 24,922.08	\$ 2,941.76
02332700030000	LOT 3 BLK 1 WEST LAKE 3RD	63559.47	1.46	16.20	\$ 24,922.08	\$ 2,941.76
02332700040000	LOT 4 BLK 1 WEST LAKE 3RD	70328.88	1.61	16.20	\$ 24,922.08	\$ 2,941.76
02332700050000	LOT 5 BLK 1 WEST LAKE 3RD	74673.99	1.71	23.40	\$ 35,998.56	\$ 4,249.21
02410000010000	LOT 1 BLK 1 HIGHLAND MEADOWS 1ST	7436.97	0.17	1.00	\$ 1,538.40	\$ 181.59
02410000020000	LOT 2 BLK 1 HIGHLAND MEADOWS 1ST	7761.04	0.18	1.00	\$ 1,538.40	\$ 181.59
02410000470000	LOT 47 BLK 1 HIGHLAND MEADOWS 1ST	65278.18	1.50	0.00	\$ -	\$ -
02410000480000	LOT 1 BLK 2 HIGHLAND MEADOWS 1ST	7423.31	0.17	1.00	\$ 1,538.40	\$ 181.59
02410000540000	LOT 7 BLK 2 HIGHLAND MEADOWS 1ST	9594.09	0.22	1.00	\$ 1,538.40	\$ 181.59
02410000610000	LOT 14 BLK 2 HIGHLAND MEADOWS 1ST	7276.56	0.17	1.00	\$ 1,538.40	\$ 181.59
02410000620000	LOT 15 BLK 2 HIGHLAND MEADOWS 1ST	7234.02	0.17	1.00	\$ 1,538.40	\$ 181.59

Draft - List of Assessments to be Levied - Improvement District No. 2270 - Traffic Signal at 9th St W and 32nd Ave W

GIS PIN	Subdivision or Legal Description	Lot Square Footage	Acres	EU's	Benefit Determination	Total Assessment
02410000630000	LOT 16 BLK 2 HIGHLAND MEADOWS 1ST	7233.87	0.17	1.00	\$ 1,538.40	\$ 181.59
02410000640000	LOT 17 BLK 2 HIGHLAND MEADOWS 1ST	7056.81	0.16	1.00	\$ 1,538.40	\$ 181.59
02410000650000	LOT 18 BLK 2 HIGHLAND MEADOWS 1ST	5970.91	0.14	1.00	\$ 1,538.40	\$ 181.59
02410000660000	LOT 19 BLK 2 HIGHLAND MEADOWS 1ST	5517.22	0.13	1.00	\$ 1,538.40	\$ 181.59
02410000670000	LOT 20 BLK 2 HIGHLAND MEADOWS 1ST	5493.98	0.13	1.00	\$ 1,538.40	\$ 181.59
02410000680000	LOT 21 BLK 2 HIGHLAND MEADOWS 1ST	5493.94	0.13	1.00	\$ 1,538.40	\$ 181.59
02410000690000	LOT 22 BLK 2 HIGHLAND MEADOWS 1ST	5493.96	0.13	1.00	\$ 1,538.40	\$ 181.59
02410000700000	LOT 23 BLK 2 HIGHLAND MEADOWS 1ST	5493.88	0.13	1.00	\$ 1,538.40	\$ 181.59
02410000710000	LOT 24 BLK 2 HIGHLAND MEADOWS 1ST	5493.84	0.13	1.00	\$ 1,538.40	\$ 181.59
02410000720000	LOT 25 BLK 2 HIGHLAND MEADOWS 1ST	5493.88	0.13	1.00	\$ 1,538.40	\$ 181.59
02410000730000	LOT 26 BLK 2 HIGHLAND MEADOWS 1ST	5493.80	0.13	1.00	\$ 1,538.40	\$ 181.59
02410000740000	LOT 27 BLK 2 HIGHLAND MEADOWS 1ST	5493.78	0.13	1.00	\$ 1,538.40	\$ 181.59
02410000750000	LOT 28 BLK 2 HIGHLAND MEADOWS 1ST	5493.76	0.13	1.00	\$ 1,538.40	\$ 181.59
02410000760000	LOT 29 BLK 2 HIGHLAND MEADOWS 1ST	5493.75	0.13	1.00	\$ 1,538.40	\$ 181.59
02410000770000	LOT 30 BLK 2 HIGHLAND MEADOWS 1ST	5493.72	0.13	1.00	\$ 1,538.40	\$ 181.59
02410000780000	LOT 31 BLK 2 HIGHLAND MEADOWS 1ST	5493.68	0.13	1.00	\$ 1,538.40	\$ 181.59
02410000790000	LOT 32 BLK 2 HIGHLAND MEADOWS 1ST	5493.69	0.13	1.00	\$ 1,538.40	\$ 181.59
02410000800000	LOT 33 BLK 2 HIGHLAND MEADOWS 1ST	6422.52	0.15	1.00	\$ 1,538.40	\$ 181.59
02410000910000	LOT 5 BLK 4 HIGHLAND MEADOWS 1ST	5999.21	0.14	1.00	\$ 1,538.40	\$ 181.59
02410000920000	LOT 6 BLK 4 HIGHLAND MEADOWS 1ST	5999.15	0.14	1.00	\$ 1,538.40	\$ 181.59
02410001090000	LOT 1 BLK 5 HIGHLAND MEADOWS 1ST	8188.88	0.19	1.00	\$ 1,538.40	\$ 181.59
02410001100000	LOT 2 BLK 5 HIGHLAND MEADOWS 1ST	7149.02	0.16	1.00	\$ 1,538.40	\$ 181.59
02410001110000	LOT 3 BLK 5 HIGHLAND MEADOWS 1ST	6992.86	0.16	1.00	\$ 1,538.40	\$ 181.59
02410001120000	LOT 4 BLK 5 HIGHLAND MEADOWS 1ST	9079.02	0.21	1.00	\$ 1,538.40	\$ 181.59
02410001260000	LOT 18 BLK 5 HIGHLAND MEADOWS 1ST	7539.28	0.17	1.00	\$ 1,538.40	\$ 181.59
02410001270000	LOT 19 BLK 5 HIGHLAND MEADOWS 1ST	6499.41	0.15	1.00	\$ 1,538.40	\$ 181.59
02410001280000	LOT 20 BLK 5 HIGHLAND MEADOWS 1ST	6499.39	0.15	1.00	\$ 1,538.40	\$ 181.59
02410001290000	LOT 21 BLK 5 HIGHLAND MEADOWS 1ST	6499.46	0.15	1.00	\$ 1,538.40	\$ 181.59
02410001300000	LOT 22 BLK 5 HIGHLAND MEADOWS 1ST	6499.43	0.15	1.00	\$ 1,538.40	\$ 181.59
02410001310000	LOT 23 BLK 5 HIGHLAND MEADOWS 1ST	6499.45	0.15	1.00	\$ 1,538.40	\$ 181.59
02410001350000	LOT 27 BLK 5 HIGHLAND MEADOWS 1ST	6963.77	0.16	1.00	\$ 1,538.40	\$ 181.59
02410001360000	LOT 28 BLK 5 HIGHLAND MEADOWS 1ST	6730.30	0.15	1.00	\$ 1,538.40	\$ 181.59
02410100010000	LOT 1 BLK 1 HIGHLAND MEADOWS 2ND	7193.94	0.17	1.00	\$ 1,538.40	\$ 181.59
02410100020000	LOT 2 BLK 1 HIGHLAND MEADOWS 2ND	5654.60	0.13	1.00	\$ 1,538.40	\$ 181.59
02410100030000	LOT 3 BLK 1 HIGHLAND MEADOWS 2ND	8423.18	0.19	1.00	\$ 1,538.40	\$ 181.59
02410100040000	LOT 4 BLK 1 HIGHLAND MEADOWS 2ND	3962.98	0.09	1.00	\$ 1,538.40	\$ 181.59
02410100050000	LOT 5 BLK 1 HIGHLAND MEADOWS 2ND	3960.88	0.09	1.00	\$ 1,538.40	\$ 181.59
02410100060000	LOT 6 BLK 1 HIGHLAND MEADOWS 2ND	5501.64	0.13	1.00	\$ 1,538.40	\$ 181.59
02410100070000	LOT 7 BLK 1 HIGHLAND MEADOWS 2ND	4469.78	0.10	1.00	\$ 1,538.40	\$ 181.59
02410100080000	LOT 8 BLK 1 HIGHLAND MEADOWS 2ND	4470.00	0.10	1.00	\$ 1,538.40	\$ 181.59
02410100090000	LOT 9 BLK 1 HIGHLAND MEADOWS 2ND	4470.21	0.10	1.00	\$ 1,538.40	\$ 181.59
02410100100000	LOT 10 BLK 1 HIGHLAND MEADOWS 2ND	5209.33	0.12	1.00	\$ 1,538.40	\$ 181.59
02410100110000	LOT 1 BLK 2 HIGHLAND MEADOWS 2ND	4485.75	0.10	1.00	\$ 1,538.40	\$ 181.59
02410100120000	LOT 2 BLK 2 HIGHLAND MEADOWS 2ND	4214.32	0.10	1.00	\$ 1,538.40	\$ 181.59
02410100130000	LOT 3 BLK 2 HIGHLAND MEADOWS 2ND	6421.63	0.15	1.00	\$ 1,538.40	\$ 181.59
02410100140000	LOT 4 BLK 2 HIGHLAND MEADOWS 2ND	3852.97	0.09	1.00	\$ 1,538.40	\$ 181.59
02410100150000	LOT 5 BLK 2 HIGHLAND MEADOWS 2ND	3852.96	0.09	1.00	\$ 1,538.40	\$ 181.59
02410100160000	LOT 6 BLK 2 HIGHLAND MEADOWS 2ND	7096.06	0.16	1.00	\$ 1,538.40	\$ 181.59
02410100170000	LOT 7 BLK 2 HIGHLAND MEADOWS 2ND	20412.16	0.47	1.00	\$ 1,538.40	\$ 181.59
02410100180000	LOT 8 BLK 2 HIGHLAND MEADOWS 2ND	10409.92	0.24	1.00	\$ 1,538.40	\$ 181.59
02410100190000	LOT 9 BLK 2 HIGHLAND MEADOWS 2ND	10098.15	0.23	1.00	\$ 1,538.40	\$ 181.59
02410100200000	LOT 10 BLK 2 HIGHLAND MEADOWS 2ND	6649.53	0.15	1.00	\$ 1,538.40	\$ 181.59
02410100210000	LOT 11 BLK 2 HIGHLAND MEADOWS 2ND	4064.08	0.09	1.00	\$ 1,538.40	\$ 181.59
02410100220000	LOT 12 BLK 2 HIGHLAND MEADOWS 2ND	6837.28	0.16	1.00	\$ 1,538.40	\$ 181.59
02410100230000	LOT 13 BLK 2 HIGHLAND MEADOWS 2ND	7856.96	0.18	1.00	\$ 1,538.40	\$ 181.59
02410100240000	LOT 14 BLK 2 HIGHLAND MEADOWS 2ND	5783.93	0.13	1.00	\$ 1,538.40	\$ 181.59
02410100250000	LOT 15 BLK 2 HIGHLAND MEADOWS 2ND	5241.10	0.12	1.00	\$ 1,538.40	\$ 181.59
02410100260000	LOT 16 BLK 2 HIGHLAND MEADOWS 2ND	6516.44	0.15	1.00	\$ 1,538.40	\$ 181.59
02410100270000	LOT 17 BLK 2 HIGHLAND MEADOWS 2ND	4581.20	0.11	1.00	\$ 1,538.40	\$ 181.59
02410100280000	LOT 18 BLK 2 HIGHLAND MEADOWS 2ND	4271.30	0.10	1.00	\$ 1,538.40	\$ 181.59
02410100290000	LOT 19 BLK 2 HIGHLAND MEADOWS 2ND	6549.88	0.15	1.00	\$ 1,538.40	\$ 181.59
02410100300000	LOT 20 BLK 2 HIGHLAND MEADOWS 2ND	7064.34	0.16	1.00	\$ 1,538.40	\$ 181.59
02410100310000	LOT 21 BLK 2 HIGHLAND MEADOWS 2ND	6562.66	0.15	1.00	\$ 1,538.40	\$ 181.59
02410100320000	LOT 22 BLK 2 HIGHLAND MEADOWS 2ND	8191.48	0.19	1.00	\$ 1,538.40	\$ 181.59
02410100330000	LOT 23 BLK 2 HIGHLAND MEADOWS 2ND	6635.15	0.15	1.00	\$ 1,538.40	\$ 181.59
02410100340000	LOT 24 BLK 2 HIGHLAND MEADOWS 2ND	6635.84	0.15	1.00	\$ 1,538.40	\$ 181.59
02410100350000	LOT 25 BLK 2 HIGHLAND MEADOWS 2ND	6635.97	0.15	1.00	\$ 1,538.40	\$ 181.59
02410100360000	LOT 26 BLK 2 HIGHLAND MEADOWS 2ND	23286.44	0.53	0.00	\$ -	\$ -
02410200010000	LOT 1 BLK 1 HIGHLAND MEADOWS 3RD	6690.45	0.15	1.00	\$ 1,538.40	\$ 181.59
02410200020000	LOT 2 BLK 1 HIGHLAND MEADOWS 3RD	6685.90	0.15	1.00	\$ 1,538.40	\$ 181.59
02410200030000	LOT 3 BLK 1 HIGHLAND MEADOWS 3RD	6691.80	0.15	1.00	\$ 1,538.40	\$ 181.59
02410200040000	LOT 4 BLK 1 HIGHLAND MEADOWS 3RD	5786.78	0.13	1.00	\$ 1,538.40	\$ 181.59
02410200050000	LOT 5 BLK 1 HIGHLAND MEADOWS 3RD	4683.33	0.11	1.00	\$ 1,538.40	\$ 181.59
02410200060000	LOT 6 BLK 1 HIGHLAND MEADOWS 3RD	5292.41	0.12	1.00	\$ 1,538.40	\$ 181.59
02410200070000	LOT 7 BLK 1 HIGHLAND MEADOWS 3RD	4788.05	0.11	1.00	\$ 1,538.40	\$ 181.59
02410200080000	LOT 8 BLK 1 HIGHLAND MEADOWS 3RD	4933.70	0.11	1.00	\$ 1,538.40	\$ 181.59
02410200090000	LOT 9 BLK 1 HIGHLAND MEADOWS 3RD	5810.66	0.13	1.00	\$ 1,538.40	\$ 181.59
02410200100000	LOT 10 BLK 1 HIGHLAND MEADOWS 3RD	5708.08	0.13	1.00	\$ 1,538.40	\$ 181.59
02410200110000	LOT 11 BLK 1 HIGHLAND MEADOWS 3RD	6815.37	0.16	1.00	\$ 1,538.40	\$ 181.59
02410200160000	LOT 16 BLK 1 HIGHLAND MEADOWS 3RD	5457.74	0.13	1.00	\$ 1,538.40	\$ 181.59
02410200170000	LOT 17 BLK 1 HIGHLAND MEADOWS 3RD	5266.70	0.12	1.00	\$ 1,538.40	\$ 181.59
02410200180000	LOT 18 BLK 1 HIGHLAND MEADOWS 3RD	4679.33	0.11	1.00	\$ 1,538.40	\$ 181.59
02410200190000	LOT 19 BLK 1 HIGHLAND MEADOWS 3RD	5719.16	0.13	1.00	\$ 1,538.40	\$ 181.59
02410200200000	LOT 20 BLK 1 HIGHLAND MEADOWS 3RD	5459.24	0.13	1.00	\$ 1,538.40	\$ 181.59
02410200210000	LOT 21 BLK 1 HIGHLAND MEADOWS 3RD	5459.22	0.13	1.00	\$ 1,538.40	\$ 181.59
02410200220000	LOT 22 BLK 1 HIGHLAND MEADOWS 3RD	5459.25	0.13	1.00	\$ 1,538.40	\$ 181.59
02410200230000	LOT 23 BLK 1 HIGHLAND MEADOWS 3RD	5632.14	0.13	1.00	\$ 1,538.40	\$ 181.59
02410200240000	LOT 24 BLK 1 HIGHLAND MEADOWS 3RD	5264.29	0.12	1.00	\$ 1,538.40	\$ 181.59
02410200250000	LOT 25 BLK 1 HIGHLAND MEADOWS 3RD	5849.22	0.13	1.00	\$ 1,538.40	\$ 181.59
02410200260000	LOT 26 BLK 1 HIGHLAND MEADOWS 3RD	4679.41	0.11	1.00	\$ 1,538.40	\$ 181.59

Draft - List of Assessments to be Levied - Improvement District No. 2270 - Traffic Signal at 9th St W and 32nd Ave W

GIS PIN	Subdivision or Legal Description	Lot Square Footage	Acres	EU's	Benefit Determination	Total Assessment
02410200270000	LOT 27 BLK 1 HIGHLAND MEADOWS 3RD	5849.27	0.13	1.00	\$ 1,538.40	\$ 181.59
02410200280000	LOT 28 BLK 1 HIGHLAND MEADOWS 3RD	5849.33	0.13	1.00	\$ 1,538.40	\$ 181.59
02410200290000	LOT 29 BLK 1 HIGHLAND MEADOWS 3RD	5849.31	0.13	1.00	\$ 1,538.40	\$ 181.59
02410200300000	LOT 30 BLK 1 HIGHLAND MEADOWS 3RD	5849.46	0.13	1.00	\$ 1,538.40	\$ 181.59
02410200310000	LOT 31 BLK 1 HIGHLAND MEADOWS 3RD	7604.09	0.17	1.00	\$ 1,538.40	\$ 181.59
02410200320000	LOT 32 BLK 1 HIGHLAND MEADOWS 3RD	5849.29	0.13	1.00	\$ 1,538.40	\$ 181.59
02410300010000	LOT 1 BLK 1 HIGHLAND MEADOWS 4TH	10908.86	0.25	1.00	\$ 1,538.40	\$ 181.59
02410300020000	LOT 2 BLK 1 HIGHLAND MEADOWS 4TH	7361.24	0.17	1.00	\$ 1,538.40	\$ 181.59
02410300030000	LOT 3 BLK 1 HIGHLAND MEADOWS 4TH	7369.26	0.17	1.00	\$ 1,538.40	\$ 181.59
02410300040000	LOT 4 BLK 1 HIGHLAND MEADOWS 4TH	7369.41	0.17	1.00	\$ 1,538.40	\$ 181.59
02410300050000	LOT 5 BLK 1 HIGHLAND MEADOWS 4TH	6900.65	0.16	1.00	\$ 1,538.40	\$ 181.59
02410300060000	LOT 1 BLK 2 HIGHLAND MEADOWS 4TH	5796.87	0.13	1.00	\$ 1,538.40	\$ 181.59
02410300070000	LOT 2 BLK 2 HIGHLAND MEADOWS 4TH	6539.08	0.15	1.00	\$ 1,538.40	\$ 181.59
02410300080000	LOT 3 BLK 2 HIGHLAND MEADOWS 4TH	7400.67	0.17	1.00	\$ 1,538.40	\$ 181.59
02410300090000	LOT 4 BLK 2 HIGHLAND MEADOWS 4TH	9338.51	0.21	1.00	\$ 1,538.40	\$ 181.59
02410300100000	LOT 5 BLK 2 HIGHLAND MEADOWS 4TH	8894.72	0.20	1.00	\$ 1,538.40	\$ 181.59
02410300110000	LOT 6 BLK 2 HIGHLAND MEADOWS 4TH	6500.29	0.15	1.00	\$ 1,538.40	\$ 181.59
02410300120000	LOT 7 BLK 2 HIGHLAND MEADOWS 4TH	6276.75	0.14	1.00	\$ 1,538.40	\$ 181.59
02410300130000	LOT 8 BLK 2 HIGHLAND MEADOWS 4TH	6276.69	0.14	1.00	\$ 1,538.40	\$ 181.59
02410300140000	LOT 9 BLK 2 HIGHLAND MEADOWS 4TH	5579.30	0.13	1.00	\$ 1,538.40	\$ 181.59
02410300150000	LOT 10 BLK 2 HIGHLAND MEADOWS 4TH	5581.22	0.13	1.00	\$ 1,538.40	\$ 181.59
02410300160000	LOT 11 BLK 2 HIGHLAND MEADOWS 4TH	8190.38	0.19	1.00	\$ 1,538.40	\$ 181.59
02410400010000	LOT 1 BLK 1 HIGHLAND MEADOWS 5TH	4712.20	0.11	1.00	\$ 1,538.40	\$ 181.59
02410400020000	LOT 2 BLK 1 HIGHLAND MEADOWS 5TH	4714.89	0.11	1.00	\$ 1,538.40	\$ 181.59
02410400030000	LOT 3 BLK 1 HIGHLAND MEADOWS 5TH	5876.86	0.13	1.00	\$ 1,538.40	\$ 181.59
02410400040000	LOT 4 BLK 1 HIGHLAND MEADOWS 5TH	6076.35	0.14	1.00	\$ 1,538.40	\$ 181.59
02410400050000	LOT 5 BLK 1 HIGHLAND MEADOWS 5TH	6073.20	0.14	1.00	\$ 1,538.40	\$ 181.59
02410400060000	LOT 6 BLK 1 HIGHLAND MEADOWS 5TH	6072.86	0.14	1.00	\$ 1,538.40	\$ 181.59
02410400070000	LOT 7 BLK 1 HIGHLAND MEADOWS 5TH	6072.48	0.14	1.00	\$ 1,538.40	\$ 181.59
02410400080000	LOT 8 BLK 1 HIGHLAND MEADOWS 5TH	7423.11	0.17	1.00	\$ 1,538.40	\$ 181.59
02410400090000	LOT 1 BLK 2 HIGHLAND MEADOWS 5TH	7639.61	0.18	1.00	\$ 1,538.40	\$ 181.59
02410400100000	LOT 2 BLK 2 HIGHLAND MEADOWS 5TH	5305.73	0.12	1.00	\$ 1,538.40	\$ 181.59
02410400110000	LOT 3 BLK 2 HIGHLAND MEADOWS 5TH	5305.71	0.12	1.00	\$ 1,538.40	\$ 181.59
02410400120000	LOT 4 BLK 2 HIGHLAND MEADOWS 5TH	5305.71	0.12	1.00	\$ 1,538.40	\$ 181.59
02410400130000	LOT 5 BLK 2 HIGHLAND MEADOWS 5TH	7638.73	0.18	1.00	\$ 1,538.40	\$ 181.59
02410400140000	LOT 6 BLK 2 HIGHLAND MEADOWS 5TH	4428.96	0.10	1.00	\$ 1,538.40	\$ 181.59
02410400150000	LOT 7 BLK 2 HIGHLAND MEADOWS 5TH	4427.45	0.10	1.00	\$ 1,538.40	\$ 181.59
02410400160000	LOT 8 BLK 2 HIGHLAND MEADOWS 5TH	5275.15	0.12	1.00	\$ 1,538.40	\$ 181.59
02410400170000	LOT 9 BLK 2 HIGHLAND MEADOWS 5TH	5708.46	0.13	1.00	\$ 1,538.40	\$ 181.59
02410400180000	LOT 10 BLK 2 HIGHLAND MEADOWS 5TH	6597.88	0.15	1.00	\$ 1,538.40	\$ 181.59
02410400190000	LOT 11 BLK 2 HIGHLAND MEADOWS 5TH	4859.58	0.11	1.00	\$ 1,538.40	\$ 181.59
02410400200000	LOT 12 BLK 2 HIGHLAND MEADOWS 5TH	4859.50	0.11	1.00	\$ 1,538.40	\$ 181.59
02410400210000	LOT 13 BLK 2 HIGHLAND MEADOWS 5TH	4859.49	0.11	1.00	\$ 1,538.40	\$ 181.59
02410400220000	LOT 14 BLK 2 HIGHLAND MEADOWS 5TH	4859.53	0.11	1.00	\$ 1,538.40	\$ 181.59
02410400230000	LOT 15 BLK 2 HIGHLAND MEADOWS 5TH	5879.18	0.13	1.00	\$ 1,538.40	\$ 181.59
02410400240000	LOT 16 BLK 2 HIGHLAND MEADOWS 5TH	5879.10	0.13	1.00	\$ 1,538.40	\$ 181.59
02410400280000	LOT 20 BLK 2 HIGHLAND MEADOWS 5TH	5579.77	0.13	1.00	\$ 1,538.40	\$ 181.59
02410400290000	LOT 21 BLK 2 HIGHLAND MEADOWS 5TH	4919.20	0.11	1.00	\$ 1,538.40	\$ 181.59
02410400300000	LOT 22 BLK 2 HIGHLAND MEADOWS 5TH	4326.16	0.10	1.00	\$ 1,538.40	\$ 181.59
02410400310000	LOT 23 BLK 2 HIGHLAND MEADOWS 5TH	4465.81	0.10	1.00	\$ 1,538.40	\$ 181.59
02410400320000	LOT 24 BLK 2 HIGHLAND MEADOWS 5TH	4368.85	0.10	1.00	\$ 1,538.40	\$ 181.59
02410400330000	LOT 25 BLK 2 HIGHLAND MEADOWS 5TH	4319.54	0.10	1.00	\$ 1,538.40	\$ 181.59
02410400340000	LOT 1 BLK 3 HIGHLAND MEADOWS 5TH	5986.94	0.14	1.00	\$ 1,538.40	\$ 181.59
02410400350000	LOT 2 BLK 3 HIGHLAND MEADOWS 5TH	4670.36	0.11	1.00	\$ 1,538.40	\$ 181.59
02410400360000	LOT 3 BLK 3 HIGHLAND MEADOWS 5TH	4679.58	0.11	1.00	\$ 1,538.40	\$ 181.59
02410400370000	LOT 4 BLK 3 HIGHLAND MEADOWS 5TH	5329.53	0.12	1.00	\$ 1,538.40	\$ 181.59
02410400380000	LOT 5 BLK 3 HIGHLAND MEADOWS 5TH	5329.84	0.12	1.00	\$ 1,538.40	\$ 181.59
02410400390000	LOT 6 BLK 3 HIGHLAND MEADOWS 5TH	5329.27	0.12	1.00	\$ 1,538.40	\$ 181.59
02410400400000	LOT 7 BLK 3 HIGHLAND MEADOWS 5TH	6025.14	0.14	1.00	\$ 1,538.40	\$ 181.59
02410400410000	LOT 8 BLK 3 HIGHLAND MEADOWS 5TH	7257.65	0.17	1.00	\$ 1,538.40	\$ 181.59
02410400420000	LOT 9 BLK 3 HIGHLAND MEADOWS 5TH	7454.33	0.17	1.00	\$ 1,538.40	\$ 181.59
02410400430000	LOT 10 BLK 3 HIGHLAND MEADOWS 5TH	4707.54	0.11	1.00	\$ 1,538.40	\$ 181.59
02410400440000	LOT 11 BLK 3 HIGHLAND MEADOWS 5TH	6409.02	0.15	1.00	\$ 1,538.40	\$ 181.59
02410400450000	LOT 12 BLK 3 HIGHLAND MEADOWS 5TH	6859.71	0.16	1.00	\$ 1,538.40	\$ 181.59
02410400460000	LOT 13 BLK 3 HIGHLAND MEADOWS 5TH	6687.76	0.15	1.00	\$ 1,538.40	\$ 181.59
02410400470000	LOT 14 BLK 3 HIGHLAND MEADOWS 5TH	6516.11	0.15	1.00	\$ 1,538.40	\$ 181.59
02410400480000	LOT 15 BLK 3 HIGHLAND MEADOWS 5TH	6344.37	0.15	1.00	\$ 1,538.40	\$ 181.59
02410400490000	LOT 16 BLK 3 HIGHLAND MEADOWS 5TH	6172.68	0.14	1.00	\$ 1,538.40	\$ 181.59
02410400500000	LOT 17 BLK 3 HIGHLAND MEADOWS 5TH	5999.71	0.14	1.00	\$ 1,538.40	\$ 181.59
02410400510000	LOT 18 BLK 3 HIGHLAND MEADOWS 5TH	5884.00	0.14	1.00	\$ 1,538.40	\$ 181.59
02410400520000	LOT 19 BLK 3 HIGHLAND MEADOWS 5TH	5296.53	0.12	1.00	\$ 1,538.40	\$ 181.59
02410400530000	LOT 20 BLK 3 HIGHLAND MEADOWS 5TH	8328.68	0.19	1.00	\$ 1,538.40	\$ 181.59
02410400540000	LOT 21 BLK 3 HIGHLAND MEADOWS 5TH	8335.44	0.19	1.00	\$ 1,538.40	\$ 181.59
02410400550000	LOT 1 BLK 4 HIGHLAND MEADOWS 5TH	6004.59	0.14	1.00	\$ 1,538.40	\$ 181.59
02410400560000	LOT 2 BLK 4 HIGHLAND MEADOWS 5TH	6052.46	0.14	1.00	\$ 1,538.40	\$ 181.59
02410400570000	LOT 3 BLK 4 HIGHLAND MEADOWS 5TH	5635.98	0.13	1.00	\$ 1,538.40	\$ 181.59
02410400580000	LOT 4 BLK 4 HIGHLAND MEADOWS 5TH	5028.55	0.12	1.00	\$ 1,538.40	\$ 181.59
02410400590000	LOT 5 BLK 4 HIGHLAND MEADOWS 5TH	5011.65	0.12	1.00	\$ 1,538.40	\$ 181.59
02410400600000	LOT 6 BLK 4 HIGHLAND MEADOWS 5TH	4998.43	0.11	1.00	\$ 1,538.40	\$ 181.59
02410400610000	LOT 7 BLK 4 HIGHLAND MEADOWS 5TH	5180.90	0.12	1.00	\$ 1,538.40	\$ 181.59
02410400620000	LOT 8 BLK 4 HIGHLAND MEADOWS 5TH	5911.85	0.14	1.00	\$ 1,538.40	\$ 181.59
02410400630000	LOT 9 BLK 4 HIGHLAND MEADOWS 5TH	5349.78	0.12	1.00	\$ 1,538.40	\$ 181.59
02410400640000	LOT 10 BLK 4 HIGHLAND MEADOWS 5TH	5349.71	0.12	1.00	\$ 1,538.40	\$ 181.59
02410400650000	LOT 11 BLK 4 HIGHLAND MEADOWS 5TH	5349.70	0.12	1.00	\$ 1,538.40	\$ 181.59
02410400660000	LOT 12 BLK 4 HIGHLAND MEADOWS 5TH	5349.78	0.12	1.00	\$ 1,538.40	\$ 181.59
02410400670000	LOT 13 BLK 4 HIGHLAND MEADOWS 5TH	5343.74	0.12	1.00	\$ 1,538.40	\$ 181.59
02410400680000	LOT 14 BLK 4 HIGHLAND MEADOWS 5TH	5060.72	0.12	1.00	\$ 1,538.40	\$ 181.59
02410500010000	LOT 1 BLK 1 HIGHLAND MEADOWS 6TH	7236.35	0.17	1.00	\$ 1,538.40	\$ 181.59
02410500020000	LOT 2 BLK 1 HIGHLAND MEADOWS 6TH	6262.23	0.14	1.00	\$ 1,538.40	\$ 181.59
02415000030000	LOT 1 BLK 3 BROOKS HARBOR 1ST	5901.09	0.14	1.00	\$ 1,538.40	\$ 181.59

Draft - List of Assessments to be Levied - Improvement District No. 2270 - Traffic Signal at 9th St W and 32nd Ave W

GIS PIN	Subdivision or Legal Description	Lot Square Footage	Acres	EUs	Benefit Determination	Total Assessment
02415000040000	LOT 2 BLK 3 BROOKS HARBOR 1ST	5248.00	0.12	1.00	\$ 1,538.40	\$ 181.59
02415000050000	LOT 3 BLK 3 BROOKS HARBOR 1ST	5248.03	0.12	1.00	\$ 1,538.40	\$ 181.59
02415000060000	LOT 4 BLK 3 BROOKS HARBOR 1ST	5248.01	0.12	1.00	\$ 1,538.40	\$ 181.59
02415000070000	LOT 5 BLK 3 BROOKS HARBOR 1ST	5247.99	0.12	1.00	\$ 1,538.40	\$ 181.59
02415000080000	LOT 6 BLK 3 BROOKS HARBOR 1ST	5248.02	0.12	1.00	\$ 1,538.40	\$ 181.59
02415000090000	LOT 7 BLK 3 BROOKS HARBOR 1ST	5247.98	0.12	1.00	\$ 1,538.40	\$ 181.59
02415000100000	LOT 8 BLK 3 BROOKS HARBOR 1ST	5242.08	0.12	1.00	\$ 1,538.40	\$ 181.59
02415000110000	LOT 9 BLK 3 BROOKS HARBOR 1ST	5250.37	0.12	1.00	\$ 1,538.40	\$ 181.59
02415000120000	LOT 10 BLK 3 BROOKS HARBOR 1ST	4977.72	0.11	1.00	\$ 1,538.40	\$ 181.59
02415000130000	LOT 11 BLK 3 BROOKS HARBOR 1ST	5215.04	0.12	1.00	\$ 1,538.40	\$ 181.59
02415000140000	LOT 12 BLK 3 BROOKS HARBOR 1ST	8079.64	0.19	1.00	\$ 1,538.40	\$ 181.59
02415000150000	LOT 13 BLK 3 BROOKS HARBOR 1ST	14145.45	0.32	1.00	\$ 1,538.40	\$ 181.59
02415000160000	LOT 14 BLK 3 BROOKS HARBOR 1ST	10917.64	0.25	1.00	\$ 1,538.40	\$ 181.59
02415000170000	LOT 15 BLK 3 BROOKS HARBOR 1ST	14150.03	0.32	1.00	\$ 1,538.40	\$ 181.59
02415000180000	LOT 16 BLK 3 BROOKS HARBOR 1ST	8085.67	0.19	1.00	\$ 1,538.40	\$ 181.59
02415000190000	LOT 17 BLK 3 BROOKS HARBOR 1ST	5218.22	0.12	1.00	\$ 1,538.40	\$ 181.59
02415000200000	LOT 18 BLK 3 BROOKS HARBOR 1ST	4979.04	0.11	1.00	\$ 1,538.40	\$ 181.59
02415000210000	LOT 19 BLK 3 BROOKS HARBOR 1ST	5244.43	0.12	1.00	\$ 1,538.40	\$ 181.59
02415000220000	LOT 20 BLK 3 BROOKS HARBOR 1ST	5248.02	0.12	1.00	\$ 1,538.40	\$ 181.59
02415000230000	LOT 21 BLK 3 BROOKS HARBOR 1ST	5247.98	0.12	1.00	\$ 1,538.40	\$ 181.59
02415000240000	LOT 22 BLK 3 BROOKS HARBOR 1ST	5248.01	0.12	1.00	\$ 1,538.40	\$ 181.59
02415000250000	LOT 23 BLK 3 BROOKS HARBOR 1ST	5248.02	0.12	1.00	\$ 1,538.40	\$ 181.59
02415000260000	LOT 24 BLK 3 BROOKS HARBOR 1ST	5247.99	0.12	1.00	\$ 1,538.40	\$ 181.59
02415000270000	LOT 25 BLK 3 BROOKS HARBOR 1ST	5248.01	0.12	1.00	\$ 1,538.40	\$ 181.59
02415000280000	LOT 26 BLK 3 BROOKS HARBOR 1ST	5247.98	0.12	1.00	\$ 1,538.40	\$ 181.59
02415000290000	LOT 27 BLK 3 BROOKS HARBOR 1ST	5901.12	0.14	1.00	\$ 1,538.40	\$ 181.59
02415000300000	LOT 28 BLK 3 BROOKS HARBOR 1ST	5901.11	0.14	1.00	\$ 1,538.40	\$ 181.59
02415000310000	LOT 29 BLK 3 BROOKS HARBOR 1ST	5247.97	0.12	1.00	\$ 1,538.40	\$ 181.59
02415000320000	LOT 30 BLK 3 BROOKS HARBOR 1ST	5248.01	0.12	1.00	\$ 1,538.40	\$ 181.59
02415000330000	LOT 31 BLK 3 BROOKS HARBOR 1ST	5247.97	0.12	1.00	\$ 1,538.40	\$ 181.59
02415000340000	LOT 32 BLK 3 BROOKS HARBOR 1ST	5248.03	0.12	1.00	\$ 1,538.40	\$ 181.59
02415000350000	LOT 33 BLK 3 BROOKS HARBOR 1ST	5248.01	0.12	1.00	\$ 1,538.40	\$ 181.59
02415000360000	LOT 34 BLK 3 BROOKS HARBOR 1ST	5248.00	0.12	1.00	\$ 1,538.40	\$ 181.59
02415000370000	LOT 35 BLK 3 BROOKS HARBOR 1ST	5247.98	0.12	1.00	\$ 1,538.40	\$ 181.59
02415000380000	LOT 36 BLK 3 BROOKS HARBOR 1ST	5244.39	0.12	1.00	\$ 1,538.40	\$ 181.59
02415000390000	LOT 37 BLK 3 BROOKS HARBOR 1ST	4977.73	0.11	1.00	\$ 1,538.40	\$ 181.59
02415000400000	LOT 38 BLK 3 BROOKS HARBOR 1ST	5218.67	0.12	1.00	\$ 1,538.40	\$ 181.59
02415000410000	LOT 39 BLK 3 BROOKS HARBOR 1ST	8083.95	0.19	1.00	\$ 1,538.40	\$ 181.59
02415000420000	LOT 40 BLK 3 BROOKS HARBOR 1ST	14142.48	0.32	1.00	\$ 1,538.40	\$ 181.59
02415000430000	LOT 41 BLK 3 BROOKS HARBOR 1ST	10913.34	0.25	1.00	\$ 1,538.40	\$ 181.59
02415000440000	LOT 42 BLK 3 BROOKS HARBOR 1ST	14143.84	0.32	1.00	\$ 1,538.40	\$ 181.59
02415000450000	LOT 43 BLK 3 BROOKS HARBOR 1ST	8089.91	0.19	1.00	\$ 1,538.40	\$ 181.59
02415000460000	LOT 44 BLK 3 BROOKS HARBOR 1ST	5221.73	0.12	1.00	\$ 1,538.40	\$ 181.59
02415000470000	LOT 45 BLK 3 BROOKS HARBOR 1ST	4979.01	0.11	1.00	\$ 1,538.40	\$ 181.59
02415000480000	LOT 46 BLK 3 BROOKS HARBOR 1ST	5244.49	0.12	1.00	\$ 1,538.40	\$ 181.59
02415000490000	LOT 47 BLK 3 BROOKS HARBOR 1ST	5248.01	0.12	1.00	\$ 1,538.40	\$ 181.59
02415000500000	LOT 48 BLK 3 BROOKS HARBOR 1ST	5247.99	0.12	1.00	\$ 1,538.40	\$ 181.59
02415000510000	LOT 49 BLK 3 BROOKS HARBOR 1ST	5248.02	0.12	1.00	\$ 1,538.40	\$ 181.59
02415000520000	LOT 50 BLK 3 BROOKS HARBOR 1ST	5247.97	0.12	1.00	\$ 1,538.40	\$ 181.59
02415000530000	LOT 51 BLK 3 BROOKS HARBOR 1ST	5248.00	0.12	1.00	\$ 1,538.40	\$ 181.59
02415000540000	LOT 52 BLK 3 BROOKS HARBOR 1ST	5247.97	0.12	1.00	\$ 1,538.40	\$ 181.59
02415000550000	LOT 53 BLK 3 BROOKS HARBOR 1ST	5248.02	0.12	1.00	\$ 1,538.40	\$ 181.59
02415000560000	LOT 54 BLK 3 BROOKS HARBOR 1ST	5901.04	0.14	1.00	\$ 1,538.40	\$ 181.59
02415000570000	LOT 55 BLK 3 BROOKS HARBOR 1ST	5900.98	0.14	1.00	\$ 1,538.40	\$ 181.59
02415000580000	LOT 56 BLK 3 BROOKS HARBOR 1ST	5248.02	0.12	1.00	\$ 1,538.40	\$ 181.59
02415000590000	LOT 57 BLK 3 BROOKS HARBOR 1ST	5247.98	0.12	1.00	\$ 1,538.40	\$ 181.59
02415000600000	LOT 58 BLK 3 BROOKS HARBOR 1ST	5248.01	0.12	1.00	\$ 1,538.40	\$ 181.59
02415000610000	LOT 59 BLK 3 BROOKS HARBOR 1ST	5247.98	0.12	1.00	\$ 1,538.40	\$ 181.59
02415000620000	LOT 60 BLK 3 BROOKS HARBOR 1ST	5248.02	0.12	1.00	\$ 1,538.40	\$ 181.59
02415000630000	LOT 61 BLK 3 BROOKS HARBOR 1ST	5247.96	0.12	1.00	\$ 1,538.40	\$ 181.59
02415000640000	LOT 62 BLK 3 BROOKS HARBOR 1ST	5248.03	0.12	1.00	\$ 1,538.40	\$ 181.59
02415000650000	LOT 63 BLK 3 BROOKS HARBOR 1ST	5244.45	0.12	1.00	\$ 1,538.40	\$ 181.59
02415000660000	LOT 64 BLK 3 BROOKS HARBOR 1ST	4978.35	0.11	1.00	\$ 1,538.40	\$ 181.59
02415000670000	LOT 65 BLK 3 BROOKS HARBOR 1ST	5217.10	0.12	1.00	\$ 1,538.40	\$ 181.59
02415000680000	LOT 66 BLK 3 BROOKS HARBOR 1ST	8087.98	0.19	1.00	\$ 1,538.40	\$ 181.59
02415000690000	LOT 67 BLK 3 BROOKS HARBOR 1ST	14147.62	0.32	1.00	\$ 1,538.40	\$ 181.59
02415000700000	LOT 68 BLK 3 BROOKS HARBOR 1ST	10914.25	0.25	1.00	\$ 1,538.40	\$ 181.59
02415000710000	LOT 69 BLK 3 BROOKS HARBOR 1ST	14655.96	0.34	1.00	\$ 1,538.40	\$ 181.59
02415000720000	LOT 70 BLK 3 BROOKS HARBOR 1ST	9067.52	0.21	1.00	\$ 1,538.40	\$ 181.59
02415000730000	LOT 71 BLK 3 BROOKS HARBOR 1ST	5706.27	0.13	1.00	\$ 1,538.40	\$ 181.59
02415000740000	LOT 72 BLK 3 BROOKS HARBOR 1ST	5329.70	0.12	1.00	\$ 1,538.40	\$ 181.59
02415000750000	LOT 73 BLK 3 BROOKS HARBOR 1ST	5598.71	0.13	1.00	\$ 1,538.40	\$ 181.59
02415000760000	LOT 74 BLK 3 BROOKS HARBOR 1ST	5605.14	0.13	1.00	\$ 1,538.40	\$ 181.59
02415000770000	LOT 75 BLK 3 BROOKS HARBOR 1ST	5608.04	0.13	1.00	\$ 1,538.40	\$ 181.59
02415000780000	LOT 76 BLK 3 BROOKS HARBOR 1ST	5610.88	0.13	1.00	\$ 1,538.40	\$ 181.59
02415000790000	LOT 77 BLK 3 BROOKS HARBOR 1ST	5613.85	0.13	1.00	\$ 1,538.40	\$ 181.59
02415000800000	LOT 78 BLK 3 BROOKS HARBOR 1ST	5616.73	0.13	1.00	\$ 1,538.40	\$ 181.59
02415000810000	LOT 79 BLK 3 BROOKS HARBOR 1ST	5619.62	0.13	1.00	\$ 1,538.40	\$ 181.59
02415000820000	LOT 80 BLK 3 BROOKS HARBOR 1ST	5622.53	0.13	1.00	\$ 1,538.40	\$ 181.59
02415000830000	LOT 81 BLK 3 BROOKS HARBOR 1ST	5980.96	0.14	1.00	\$ 1,538.40	\$ 181.59
02415000840000	LOT 82 BLK 3 BROOKS HARBOR 1ST	9491.84	0.22	1.00	\$ 1,538.40	\$ 181.59
02415000850000	LOT 83 BLK 3 BROOKS HARBOR 1ST	9100.06	0.21	1.00	\$ 1,538.40	\$ 181.59
02415000860000	LOT 84 BLK 3 BROOKS HARBOR 1ST	9100.07	0.21	1.00	\$ 1,538.40	\$ 181.59
02415000870000	LOT 85 BLK 3 BROOKS HARBOR 1ST	8840.02	0.20	1.00	\$ 1,538.40	\$ 181.59
02415000880000	LOT 86 BLK 3 BROOKS HARBOR 1ST	8840.06	0.20	1.00	\$ 1,538.40	\$ 181.59
02415000890000	LOT 87 BLK 3 BROOKS HARBOR 1ST	8840.01	0.20	1.00	\$ 1,538.40	\$ 181.59
02415000900000	LOT 88 BLK 3 BROOKS HARBOR 1ST	8840.02	0.20	1.00	\$ 1,538.40	\$ 181.59
02415000910000	LOT 89 BLK 3 BROOKS HARBOR 1ST	8840.03	0.20	1.00	\$ 1,538.40	\$ 181.59
02415000920000	LOT 90 BLK 3 BROOKS HARBOR 1ST	8840.03	0.20	1.00	\$ 1,538.40	\$ 181.59
02415000930000	LOT 91 BLK 3 BROOKS HARBOR 1ST	8840.03	0.20	1.00	\$ 1,538.40	\$ 181.59

Draft - List of Assessments to be Levied - Improvement District No. 2270 - Traffic Signal at 9th St W and 32nd Ave W

GIS PIN	Subdivision or Legal Description	Lot Square Footage	Acres	EU's	Benefit Determination	Total Assessment
02415000940000	LOT 92 BLK 3 BROOKS HARBOR 1ST	8840.03	0.20	1.00	\$ 1,538.40	\$ 181.59
02415000950000	LOT 93 BLK 3 BROOKS HARBOR 1ST	8840.02	0.20	1.00	\$ 1,538.40	\$ 181.59
02415000960000	LOT 94 BLK 3 BROOKS HARBOR 1ST	8840.00	0.20	1.00	\$ 1,538.40	\$ 181.59
02415000970000	LOT 95 BLK 3 BROOKS HARBOR 1ST	8969.92	0.21	1.00	\$ 1,538.40	\$ 181.59
02415000990000	LOT 1 BLK 4 BROOKS HARBOR 1ST	10342.92	0.24	1.00	\$ 1,538.40	\$ 181.59
02415001000000	LOT 2 BLK 4 BROOKS HARBOR 1ST	9379.98	0.22	1.00	\$ 1,538.40	\$ 181.59
02415001010000	LOT 3 BLK 4 BROOKS HARBOR 1ST	9379.96	0.22	1.00	\$ 1,538.40	\$ 181.59
02415001020000	LOT 4 BLK 4 BROOKS HARBOR 1ST	9379.96	0.22	1.00	\$ 1,538.40	\$ 181.59
02415001030000	LOT 5 BLK 4 BROOKS HARBOR 1ST	9379.95	0.22	1.00	\$ 1,538.40	\$ 181.59
02415001040000	LOT 6 BLK 4 BROOKS HARBOR 1ST	9379.99	0.22	1.00	\$ 1,538.40	\$ 181.59
02415001050000	LOT 7 BLK 4 BROOKS HARBOR 1ST	9379.97	0.22	1.00	\$ 1,538.40	\$ 181.59
02415001060000	LOT 8 BLK 4 BROOKS HARBOR 1ST	9379.99	0.22	1.00	\$ 1,538.40	\$ 181.59
02415001070000	LOT 9 BLK 4 BROOKS HARBOR 1ST	9379.97	0.22	1.00	\$ 1,538.40	\$ 181.59
02415001080000	LOT 10 BLK 4 BROOKS HARBOR 1ST	9380.01	0.22	1.00	\$ 1,538.40	\$ 181.59
02415001090000	LOT 11 BLK 4 BROOKS HARBOR 1ST	9379.95	0.22	1.00	\$ 1,538.40	\$ 181.59
02415001100000	LOT 12 BLK 4 BROOKS HARBOR 1ST	9380.03	0.22	1.00	\$ 1,538.40	\$ 181.59
02415001110000	LOT 13 BLK 4 BROOKS HARBOR 1ST	9379.97	0.22	1.00	\$ 1,538.40	\$ 181.59
02415001120000	LOT 14 BLK 4 BROOKS HARBOR 1ST	9380.03	0.22	1.00	\$ 1,538.40	\$ 181.59
02415001130000	LOT 15 BLK 4 BROOKS HARBOR 1ST	9379.94	0.22	1.00	\$ 1,538.40	\$ 181.59
02415001140000	LOT 16 BLK 4 BROOKS HARBOR 1ST	10472.40	0.24	1.00	\$ 1,538.40	\$ 181.59
02415001150000	LOT 1 BLK 5 BROOKS HARBOR 1ST	11410.76	0.26	1.00	\$ 1,538.40	\$ 181.59
02415001160000	LOT 2 BLK 5 BROOKS HARBOR 1ST	10920.02	0.25	1.00	\$ 1,538.40	\$ 181.59
02415001170000	LOT 3 BLK 5 BROOKS HARBOR 1ST	10920.01	0.25	1.00	\$ 1,538.40	\$ 181.59
02415001180000	LOT 4 BLK 5 BROOKS HARBOR 1ST	10919.95	0.25	1.00	\$ 1,538.40	\$ 181.59
02415001190000	LOT 5 BLK 5 BROOKS HARBOR 1ST	10920.01	0.25	1.00	\$ 1,538.40	\$ 181.59
02415001200000	LOT 6 BLK 5 BROOKS HARBOR 1ST	10920.01	0.25	1.00	\$ 1,538.40	\$ 181.59
02415001210000	LOT 7 BLK 5 BROOKS HARBOR 1ST	10920.00	0.25	1.00	\$ 1,538.40	\$ 181.59
02415001220000	LOT 8 BLK 5 BROOKS HARBOR 1ST	10922.54	0.25	1.00	\$ 1,538.40	\$ 181.59
02415001230000	LOT 9 BLK 5 BROOKS HARBOR 1ST	11777.42	0.27	1.00	\$ 1,538.40	\$ 181.59
02415001240000	LOT 10 BLK 5 BROOKS HARBOR 1ST	13801.32	0.32	1.00	\$ 1,538.40	\$ 181.59
02415001260000	LOT 2 BLK 6 BROOKS HARBOR 1ST	121033.92	2.78	0.00	\$ -	\$ -
02415001270000	LOT 3 BLK 6 BROOKS HARBOR 1ST	75672.22	1.74	7.57	\$ 11,641.41	\$ 1,374.13
02415001280000	LOT 4 BLK 6 BROOKS HARBOR 1ST	13344.24	0.31	1.00	\$ 1,538.40	\$ 181.59
02415001290000	LOT 5 BLK 6 BROOKS HARBOR 1ST	11199.99	0.26	1.00	\$ 1,538.40	\$ 181.59
02415001300000	LOT 6 BLK 6 BROOKS HARBOR 1ST	11200.01	0.26	1.00	\$ 1,538.40	\$ 181.59
02415001310000	LOT 7 BLK 6 BROOKS HARBOR 1ST	11200.01	0.26	1.00	\$ 1,538.40	\$ 181.59
02415001320000	LOT 8 BLK 6 BROOKS HARBOR 1ST	14047.21	0.32	1.00	\$ 1,538.40	\$ 181.59
02415001330000	LOT 9 BLK 6 BROOKS HARBOR 1ST	14625.07	0.34	1.00	\$ 1,538.40	\$ 181.59
02415001340000	LOT 10 BLK 6 BROOKS HARBOR 1ST	14624.96	0.34	1.00	\$ 1,538.40	\$ 181.59
02415001350000	LOT 11 BLK 6 BROOKS HARBOR 1ST	15100.47	0.35	1.00	\$ 1,538.40	\$ 181.59
02415001360000	LOT 12 BLK 6 BROOKS HARBOR 1ST	26589.66	0.61	1.00	\$ 1,538.40	\$ 181.59
02415001370000	LOT 13 BLK 6 BROOKS HARBOR 1ST	21282.22	0.49	1.00	\$ 1,538.40	\$ 181.59
02415001380000	LOT 14 BLK 6 BROOKS HARBOR 1ST	12418.00	0.29	1.00	\$ 1,538.40	\$ 181.59
02415001390000	LOT 15 BLK 6 BROOKS HARBOR 1ST	11216.81	0.26	1.00	\$ 1,538.40	\$ 181.59
02415001400000	LOT 1 BLK 7 BROOKS HARBOR 1ST	13090.57	0.30	1.00	\$ 1,538.40	\$ 181.59
02415001410000	LOT 2 BLK 7 BROOKS HARBOR 1ST	10476.32	0.24	1.00	\$ 1,538.40	\$ 181.59
02415001420000	LOT 3 BLK 7 BROOKS HARBOR 1ST	10476.33	0.24	1.00	\$ 1,538.40	\$ 181.59
02415001430000	LOT 4 BLK 7 BROOKS HARBOR 1ST	10476.31	0.24	1.00	\$ 1,538.40	\$ 181.59
02415001440000	LOT 5 BLK 7 BROOKS HARBOR 1ST	10493.06	0.24	1.00	\$ 1,538.40	\$ 181.59
02415100010000	LOT 1 BLK 1 BROOKS HARBOR 2ND	10038.27	0.23	1.00	\$ 1,538.40	\$ 181.59
02415100020000	LOT 2 BLK 1 BROOKS HARBOR 2ND	10057.54	0.23	1.00	\$ 1,538.40	\$ 181.59
02415100030000	LOT 3 BLK 1 BROOKS HARBOR 2ND	10057.52	0.23	1.00	\$ 1,538.40	\$ 181.59
02415100040000	LOT 4 BLK 1 BROOKS HARBOR 2ND	10057.48	0.23	1.00	\$ 1,538.40	\$ 181.59
02415100050000	LOT 5 BLK 1 BROOKS HARBOR 2ND	10057.52	0.23	1.00	\$ 1,538.40	\$ 181.59
02415100060000	LOT 6 BLK 1 BROOKS HARBOR 2ND	10064.54	0.23	1.00	\$ 1,538.40	\$ 181.59
02415100070000	LOT 7 BLK 1 BROOKS HARBOR 2ND	10050.48	0.23	1.00	\$ 1,538.40	\$ 181.59
02415100080000	LOT 8 BLK 1 BROOKS HARBOR 2ND	10196.77	0.23	1.00	\$ 1,538.40	\$ 181.59
02415100090000	LOT 9 BLK 1 BROOKS HARBOR 2ND	11859.18	0.27	1.00	\$ 1,538.40	\$ 181.59
02415100100000	LOT 1 BLK 2 BROOKS HARBOR 2ND	12042.36	0.28	1.00	\$ 1,538.40	\$ 181.59
02415100110000	LOT 2 BLK 2 BROOKS HARBOR 2ND	11314.33	0.26	1.00	\$ 1,538.40	\$ 181.59
02415100120000	LOT 3 BLK 2 BROOKS HARBOR 2ND	11314.29	0.26	1.00	\$ 1,538.40	\$ 181.59
02415100130000	LOT 4 BLK 2 BROOKS HARBOR 2ND	11301.76	0.26	1.00	\$ 1,538.40	\$ 181.59
02415100140000	LOT 5 BLK 2 BROOKS HARBOR 2ND	11329.35	0.26	1.00	\$ 1,538.40	\$ 181.59
02415100150000	LOT 6 BLK 2 BROOKS HARBOR 2ND	11319.91	0.26	1.00	\$ 1,538.40	\$ 181.59
02415100160000	LOT 7 BLK 2 BROOKS HARBOR 2ND	11306.15	0.26	1.00	\$ 1,538.40	\$ 181.59
02415100170000	LOT 8 BLK 2 BROOKS HARBOR 2ND	11314.26	0.26	1.00	\$ 1,538.40	\$ 181.59
02415100180000	LOT 9 BLK 2 BROOKS HARBOR 2ND	11314.29	0.26	1.00	\$ 1,538.40	\$ 181.59
02415100190000	LOT 10 BLK 2 BROOKS HARBOR 2ND	11937.48	0.27	1.00	\$ 1,538.40	\$ 181.59
02415100200000	LOT 1 BLK 3 BROOKS HARBOR 2ND	11128.03	0.26	1.00	\$ 1,538.40	\$ 181.59
02415100210000	LOT 2 BLK 3 BROOKS HARBOR 2ND	10432.51	0.24	1.00	\$ 1,538.40	\$ 181.59
02415100220000	LOT 3 BLK 3 BROOKS HARBOR 2ND	10432.51	0.24	1.00	\$ 1,538.40	\$ 181.59
02415100230000	LOT 4 BLK 3 BROOKS HARBOR 2ND	10432.50	0.24	1.00	\$ 1,538.40	\$ 181.59
02415100240000	LOT 5 BLK 3 BROOKS HARBOR 2ND	10432.55	0.24	1.00	\$ 1,538.40	\$ 181.59
02415100250000	LOT 6 BLK 3 BROOKS HARBOR 2ND	11127.98	0.26	1.00	\$ 1,538.40	\$ 181.59
02415100260000	LOT 7 BLK 3 BROOKS HARBOR 2ND	11199.96	0.26	1.00	\$ 1,538.40	\$ 181.59
02415100270000	LOT 8 BLK 3 BROOKS HARBOR 2ND	10500.03	0.24	1.00	\$ 1,538.40	\$ 181.59
02415100280000	LOT 9 BLK 3 BROOKS HARBOR 2ND	10500.01	0.24	1.00	\$ 1,538.40	\$ 181.59
02415100290000	LOT 10 BLK 3 BROOKS HARBOR 2ND	10500.01	0.24	1.00	\$ 1,538.40	\$ 181.59
02415100300000	LOT 11 BLK 3 BROOKS HARBOR 2ND	10499.95	0.24	1.00	\$ 1,538.40	\$ 181.59
02415100310000	LOT 12 BLK 3 BROOKS HARBOR 2ND	11200.04	0.26	1.00	\$ 1,538.40	\$ 181.59
02415100320000	LOT 1 BLK 4 BROOKS HARBOR 2ND	11199.95	0.26	1.00	\$ 1,538.40	\$ 181.59
02415100330000	LOT 2 BLK 4 BROOKS HARBOR 2ND	10500.04	0.24	1.00	\$ 1,538.40	\$ 181.59
02415100340000	LOT 3 BLK 4 BROOKS HARBOR 2ND	10499.99	0.24	1.00	\$ 1,538.40	\$ 181.59
02415100350000	LOT 4 BLK 4 BROOKS HARBOR 2ND	10500.01	0.24	1.00	\$ 1,538.40	\$ 181.59
02415100360000	LOT 5 BLK 4 BROOKS HARBOR 2ND	10499.95	0.24	1.00	\$ 1,538.40	\$ 181.59
02415100370000	LOT 6 BLK 4 BROOKS HARBOR 2ND	11200.04	0.26	1.00	\$ 1,538.40	\$ 181.59
02415100380000	LOT 7 BLK 4 BROOKS HARBOR 2ND	11006.88	0.25	1.00	\$ 1,538.40	\$ 181.59
02415100390000	LOT 8 BLK 4 BROOKS HARBOR 2ND	10499.99	0.24	1.00	\$ 1,538.40	\$ 181.59
02415100400000	LOT 9 BLK 4 BROOKS HARBOR 2ND	10499.99	0.24	1.00	\$ 1,538.40	\$ 181.59
02415100410000	LOT 10 BLK 4 BROOKS HARBOR 2ND	10499.99	0.24	1.00	\$ 1,538.40	\$ 181.59

Draft - List of Assessments to be Levied - Improvement District No. 2270 - Traffic Signal at 9th St W and 32nd Ave W

GIS PIN	Subdivision or Legal Description	Lot Square Footage	Acres	EU's	Benefit Determination	Total Assessment
02415100420000	LOT 11 BLK 4 BROOKS HARBOR 2ND	10500.04	0.24	1.00	\$ 1,538.40	\$ 181.59
02415100430000	LOT 12 BLK 4 BROOKS HARBOR 2ND	11006.81	0.25	1.00	\$ 1,538.40	\$ 181.59
02415100440000	LOT 1 BLK 5 BROOKS HARBOR 2ND	11906.23	0.27	1.00	\$ 1,538.40	\$ 181.59
02415100450000	LOT 2 BLK 5 BROOKS HARBOR 2ND	11217.13	0.26	1.00	\$ 1,538.40	\$ 181.59
02415100460000	LOT 3 BLK 5 BROOKS HARBOR 2ND	11228.23	0.26	1.00	\$ 1,538.40	\$ 181.59
02415100470000	LOT 4 BLK 5 BROOKS HARBOR 2ND	11146.89	0.26	1.00	\$ 1,538.40	\$ 181.59
02415100480000	LOT 5 BLK 5 BROOKS HARBOR 2ND	16285.32	0.37	1.00	\$ 1,538.40	\$ 181.59
02415100490000	LOT 6 BLK 5 BROOKS HARBOR 2ND	15661.14	0.36	1.00	\$ 1,538.40	\$ 181.59
02415100500000	LOT 7 BLK 5 BROOKS HARBOR 2ND	15672.16	0.36	1.00	\$ 1,538.40	\$ 181.59
02415100510000	LOT 8 BLK 5 BROOKS HARBOR 2ND	22460.75	0.52	1.00	\$ 1,538.40	\$ 181.59
02415100520000	LOT 9 BLK 5 BROOKS HARBOR 2ND	32867.06	0.75	1.00	\$ 1,538.40	\$ 181.59
02415100530000	LOT 10 BLK 5 BROOKS HARBOR 2ND	14525.51	0.33	1.00	\$ 1,538.40	\$ 181.59
02415100540000	LOT 11 BLK 5 BROOKS HARBOR 2ND	11060.04	0.25	1.00	\$ 1,538.40	\$ 181.59
02415100550000	LOT 12 BLK 5 BROOKS HARBOR 2ND	11060.02	0.25	1.00	\$ 1,538.40	\$ 181.59
02415100560000	LOT 13 BLK 5 BROOKS HARBOR 2ND	11060.02	0.25	1.00	\$ 1,538.40	\$ 181.59
02415100570000	LOT 14 BLK 5 BROOKS HARBOR 2ND	11059.74	0.25	1.00	\$ 1,538.40	\$ 181.59
02415100620000	LOT 19 BLK 5 BROOKS HARBOR 2ND	10920.05	0.25	1.00	\$ 1,538.40	\$ 181.59
02415100630000	LOT 20 BLK 5 BROOKS HARBOR 2ND	10919.96	0.25	1.00	\$ 1,538.40	\$ 181.59
02415100640000	LOT 21 BLK 5 BROOKS HARBOR 2ND	10920.01	0.25	1.00	\$ 1,538.40	\$ 181.59
02415100650000	LOT 22 BLK 5 BROOKS HARBOR 2ND	10920.01	0.25	1.00	\$ 1,538.40	\$ 181.59
02415100660000	LOT 23 BLK 5 BROOKS HARBOR 2ND	11200.01	0.26	1.00	\$ 1,538.40	\$ 181.59
02415100670000	LOT 24 BLK 5 BROOKS HARBOR 2ND	11687.22	0.27	1.00	\$ 1,538.40	\$ 181.59
02415100680000	LOT 25 BLK 5 BROOKS HARBOR 2ND	11267.09	0.26	1.00	\$ 1,538.40	\$ 181.59
02415100690000	LOT 26 BLK 5 BROOKS HARBOR 2ND	11267.11	0.26	1.00	\$ 1,538.40	\$ 181.59
02415100700000	LOT 27 BLK 5 BROOKS HARBOR 2ND	11267.14	0.26	1.00	\$ 1,538.40	\$ 181.59
02415100710000	LOT 28 BLK 5 BROOKS HARBOR 2ND	11267.11	0.26	1.00	\$ 1,538.40	\$ 181.59
02415100720000	LOT 29 BLK 5 BROOKS HARBOR 2ND	11267.11	0.26	1.00	\$ 1,538.40	\$ 181.59
02415100730000	LOT 30 BLK 5 BROOKS HARBOR 2ND	11267.11	0.26	1.00	\$ 1,538.40	\$ 181.59
02415100740000	LOT 31 BLK 5 BROOKS HARBOR 2ND	11267.10	0.26	1.00	\$ 1,538.40	\$ 181.59
02415100750000	LOT 32 BLK 5 BROOKS HARBOR 2ND	11267.14	0.26	1.00	\$ 1,538.40	\$ 181.59
02415100760000	LOT 33 BLK 5 BROOKS HARBOR 2ND	12007.25	0.28	1.00	\$ 1,538.40	\$ 181.59
02415100770000	LOT 34 BLK 5 BROOKS HARBOR 2ND	11961.81	0.27	1.00	\$ 1,538.40	\$ 181.59
02415100780000	LOT 35 BLK 5 BROOKS HARBOR 2ND	10920.01	0.25	1.00	\$ 1,538.40	\$ 181.59
02415100790000	LOT 36 BLK 5 BROOKS HARBOR 2ND	10920.00	0.25	1.00	\$ 1,538.40	\$ 181.59
02415100800000	LOT 37 BLK 5 BROOKS HARBOR 2ND	10920.00	0.25	1.00	\$ 1,538.40	\$ 181.59
02415100810000	LOT 38 BLK 5 BROOKS HARBOR 2ND	10919.97	0.25	1.00	\$ 1,538.40	\$ 181.59
02415100820000	LOT 39 BLK 5 BROOKS HARBOR 2ND	10853.80	0.25	1.00	\$ 1,538.40	\$ 181.59
02415100830000	LOT 40 BLK 5 BROOKS HARBOR 2ND	15846.86	0.36	1.00	\$ 1,538.40	\$ 181.59
02415100840000	LOT 41 BLK 5 BROOKS HARBOR 2ND	18862.16	0.43	1.00	\$ 1,538.40	\$ 181.59
02415100850000	LOT 42 BLK 5 BROOKS HARBOR 2ND	11576.35	0.27	1.00	\$ 1,538.40	\$ 181.59
02415100860000	LOT 43 BLK 5 BROOKS HARBOR 2ND	10140.02	0.23	1.00	\$ 1,538.40	\$ 181.59
02415100870000	LOT 44 BLK 5 BROOKS HARBOR 2ND	10139.99	0.23	1.00	\$ 1,538.40	\$ 181.59
02415100880000	LOT 45 BLK 5 BROOKS HARBOR 2ND	11576.38	0.27	1.00	\$ 1,538.40	\$ 181.59
02415100890000	LOT 46 BLK 5 BROOKS HARBOR 2ND	19108.93	0.44	1.00	\$ 1,538.40	\$ 181.59
02415100900000	LOT 47 BLK 5 BROOKS HARBOR 2ND	15887.76	0.36	1.00	\$ 1,538.40	\$ 181.59
02415100910000	LOT 48 BLK 5 BROOKS HARBOR 2ND	10769.65	0.25	1.00	\$ 1,538.40	\$ 181.59
02415100920000	LOT 49 BLK 5 BROOKS HARBOR 2ND	10779.98	0.25	1.00	\$ 1,538.40	\$ 181.59
02415100930000	LOT 50 BLK 5 BROOKS HARBOR 2ND	10780.01	0.25	1.00	\$ 1,538.40	\$ 181.59
02415100940000	LOT 51 BLK 5 BROOKS HARBOR 2ND	10779.99	0.25	1.00	\$ 1,538.40	\$ 181.59
02415100950000	LOT 52 BLK 5 BROOKS HARBOR 2ND	10780.00	0.25	1.00	\$ 1,538.40	\$ 181.59
02415100960000	LOT 53 BLK 5 BROOKS HARBOR 2ND	11838.20	0.27	1.00	\$ 1,538.40	\$ 181.59
02415100970000	LOT 54 BLK 5 BROOKS HARBOR 2ND	12529.04	0.29	0.00	\$ -	\$ -
02415100980000	LOT 1 BLK 6 BROOKS HARBOR 2ND	11547.87	0.27	1.00	\$ 1,538.40	\$ 181.59
02415100990000	LOT 2 BLK 6 BROOKS HARBOR 2ND	11060.03	0.25	1.00	\$ 1,538.40	\$ 181.59
02415101000000	LOT 3 BLK 6 BROOKS HARBOR 2ND	11059.99	0.25	1.00	\$ 1,538.40	\$ 181.59
02415101010000	LOT 4 BLK 6 BROOKS HARBOR 2ND	11059.99	0.25	1.00	\$ 1,538.40	\$ 181.59
02415101020000	LOT 5 BLK 6 BROOKS HARBOR 2ND	11060.02	0.25	1.00	\$ 1,538.40	\$ 181.59
02415101030000	LOT 6 BLK 6 BROOKS HARBOR 2ND	11805.28	0.27	1.00	\$ 1,538.40	\$ 181.59
02415101040000	LOT 7 BLK 6 BROOKS HARBOR 2ND	11681.77	0.27	1.00	\$ 1,538.40	\$ 181.59
02415101050000	LOT 8 BLK 6 BROOKS HARBOR 2ND	11060.03	0.25	1.00	\$ 1,538.40	\$ 181.59
02415101060000	LOT 9 BLK 6 BROOKS HARBOR 2ND	11059.98	0.25	1.00	\$ 1,538.40	\$ 181.59
02415101070000	LOT 10 BLK 6 BROOKS HARBOR 2ND	11060.02	0.25	1.00	\$ 1,538.40	\$ 181.59
02415101080000	LOT 11 BLK 6 BROOKS HARBOR 2ND	11060.02	0.25	1.00	\$ 1,538.40	\$ 181.59
02415101090000	LOT 12 BLK 6 BROOKS HARBOR 2ND	11543.33	0.26	1.00	\$ 1,538.40	\$ 181.59
02415101100000	LOT 1 BLK 7 BROOKS HARBOR 2ND	15550.14	0.36	1.00	\$ 1,538.40	\$ 181.59
02415101110000	LOT 2 BLK 7 BROOKS HARBOR 2ND	15520.28	0.36	1.00	\$ 1,538.40	\$ 181.59
02415101120000	LOT 3 BLK 7 BROOKS HARBOR 2ND	3200.03	0.07	0.00	\$ -	\$ -
02415101130000	LOT 4 BLK 7 BROOKS HARBOR 2ND	11944.02	0.27	1.00	\$ 1,538.40	\$ 181.59
02415101140000	LOT 5 BLK 7 BROOKS HARBOR 2ND	11944.05	0.27	1.00	\$ 1,538.40	\$ 181.59
02415101150000	LOT 6 BLK 7 BROOKS HARBOR 2ND	11943.99	0.27	1.00	\$ 1,538.40	\$ 181.59
02415101160000	LOT 7 BLK 7 BROOKS HARBOR 2ND	11944.01	0.27	1.00	\$ 1,538.40	\$ 181.59
02415101170000	LOT 8 BLK 7 BROOKS HARBOR 2ND	11944.05	0.27	1.00	\$ 1,538.40	\$ 181.59
02415101180000	LOT 9 BLK 7 BROOKS HARBOR 2ND	11944.04	0.27	1.00	\$ 1,538.40	\$ 181.59
02415101190000	LOT 10 BLK 7 BROOKS HARBOR 2ND	11944.04	0.27	1.00	\$ 1,538.40	\$ 181.59
02415101200000	LOT 11 BLK 7 BROOKS HARBOR 2ND	11944.02	0.27	1.00	\$ 1,538.40	\$ 181.59
02415101210000	LOT 12 BLK 7 BROOKS HARBOR 2ND	11943.99	0.27	1.00	\$ 1,538.40	\$ 181.59
02415101220000	LOT 13 BLK 7 BROOKS HARBOR 2ND	11943.99	0.27	1.00	\$ 1,538.40	\$ 181.59
02415101230000	LOT 14 BLK 7 BROOKS HARBOR 2ND	12436.07	0.29	1.00	\$ 1,538.40	\$ 181.59
02415200010000	LOT 1 BLK 1 BROOKS HARBOR 3RD	16943.85	0.39	2.40	\$ 3,692.16	\$ 435.82
02415200020000	LOT 2 BLK 1 BROOKS HARBOR 3RD	15999.97	0.37	2.40	\$ 3,692.16	\$ 435.82
02415200030000	LOT 3 BLK 1 BROOKS HARBOR 3RD	15999.97	0.37	2.40	\$ 3,692.16	\$ 435.82
02415200040000	LOT 4 BLK 1 BROOKS HARBOR 3RD	15999.95	0.37	2.40	\$ 3,692.16	\$ 435.82
02415200050000	LOT 5 BLK 1 BROOKS HARBOR 3RD	15999.94	0.37	2.40	\$ 3,692.16	\$ 435.82
02415200060000	LOT 6 BLK 1 BROOKS HARBOR 3RD	16943.77	0.39	2.40	\$ 3,692.16	\$ 435.82
02415300010000	LOT 1 BLK 1 BROOKS HARBOR 4TH	13001.47	0.30	1.00	\$ 1,538.40	\$ 181.59
02415300020000	LOT 2 BLK 1 BROOKS HARBOR 4TH	12484.85	0.29	1.00	\$ 1,538.40	\$ 181.59
02415300030000	LOT 3 BLK 1 BROOKS HARBOR 4TH	13179.44	0.30	1.00	\$ 1,538.40	\$ 181.59
02415300040000	LOT 4 BLK 1 BROOKS HARBOR 4TH	12835.84	0.29	1.00	\$ 1,538.40	\$ 181.59
02415300050000	LOT 5 BLK 1 BROOKS HARBOR 4TH	11838.24	0.27	1.00	\$ 1,538.40	\$ 181.59
02415300060000	LOT 6 BLK 1 BROOKS HARBOR 4TH	11995.88	0.28	1.00	\$ 1,538.40	\$ 181.59

Draft - List of Assessments to be Levied - Improvement District No. 2270 - Traffic Signal at 9th St W and 32nd Ave W

GIS PIN	Subdivision or Legal Description	Lot Square Footage	Acres	EU's	Benefit Determination	Total Assessment
02415300070000	LOT 7 BLK 1 BROOKS HARBOR 4TH	12000.01	0.28	1.00	\$ 1,538.40	\$ 181.59
02415300080000	LOT 8 BLK 1 BROOKS HARBOR 4TH	12000.00	0.28	1.00	\$ 1,538.40	\$ 181.59
02415300090000	LOT 9 BLK 1 BROOKS HARBOR 4TH	12000.05	0.28	1.00	\$ 1,538.40	\$ 181.59
02415300100000	LOT 10 BLK 1 BROOKS HARBOR 4TH	12000.03	0.28	1.00	\$ 1,538.40	\$ 181.59
02415300110000	LOT 11 BLK 1 BROOKS HARBOR 4TH	12000.01	0.28	1.00	\$ 1,538.40	\$ 181.59
02415300120000	LOT 12 BLK 1 BROOKS HARBOR 4TH	12000.00	0.28	1.00	\$ 1,538.40	\$ 181.59
02415300130000	LOT 13 BLK 1 BROOKS HARBOR 4TH	3200.01	0.07	0.00	\$ -	\$ -
02415300140000	LOT 14 BLK 1 BROOKS HARBOR 4TH	11999.99	0.28	1.00	\$ 1,538.40	\$ 181.59
02415300150000	LOT 15 BLK 1 BROOKS HARBOR 4TH	11999.98	0.28	1.00	\$ 1,538.40	\$ 181.59
02415300160000	LOT 16 BLK 1 BROOKS HARBOR 4TH	11999.98	0.28	1.00	\$ 1,538.40	\$ 181.59
02415300170000	LOT 17 BLK 1 BROOKS HARBOR 4TH	12001.67	0.28	1.00	\$ 1,538.40	\$ 181.59
02415300180000	LOT 18 BLK 1 BROOKS HARBOR 4TH	12703.95	0.29	1.00	\$ 1,538.40	\$ 181.59
02415300190000	LOT 19 BLK 1 BROOKS HARBOR 4TH	20766.43	0.48	1.00	\$ 1,538.40	\$ 181.59
02415300200000	LOT 20 BLK 1 BROOKS HARBOR 4TH	30962.74	0.71	1.00	\$ 1,538.40	\$ 181.59
02415300210000	LOT 21 BLK 1 BROOKS HARBOR 4TH	25413.30	0.58	1.00	\$ 1,538.40	\$ 181.59
02415300220000	LOT 22 BLK 1 BROOKS HARBOR 4TH	32339.78	0.74	1.00	\$ 1,538.40	\$ 181.59
02415300230000	LOT 23 BLK 1 BROOKS HARBOR 4TH	12479.31	0.29	1.00	\$ 1,538.40	\$ 181.59
02415300240000	LOT 24 BLK 1 BROOKS HARBOR 4TH	13421.30	0.31	1.00	\$ 1,538.40	\$ 181.59
02415300250000	LOT 25 BLK 1 BROOKS HARBOR 4TH	15573.97	0.36	1.00	\$ 1,538.40	\$ 181.59
02415300260000	LOT 1 BLK 2 BROOKS HARBOR 4TH	16000.67	0.37	1.00	\$ 1,538.40	\$ 181.59
02415300270000	LOT 2 BLK 2 BROOKS HARBOR 4TH	11040.01	0.25	1.00	\$ 1,538.40	\$ 181.59
02415300280000	LOT 3 BLK 2 BROOKS HARBOR 4TH	11039.99	0.25	1.00	\$ 1,538.40	\$ 181.59
02415300290000	LOT 4 BLK 2 BROOKS HARBOR 4TH	11040.00	0.25	1.00	\$ 1,538.40	\$ 181.59
02415300300000	LOT 5 BLK 2 BROOKS HARBOR 4TH	11730.03	0.27	1.00	\$ 1,538.40	\$ 181.59
02415300310000	LOT 6 BLK 2 BROOKS HARBOR 4TH	11730.01	0.27	1.00	\$ 1,538.40	\$ 181.59
02415300320000	LOT 7 BLK 2 BROOKS HARBOR 4TH	11040.00	0.25	1.00	\$ 1,538.40	\$ 181.59
02415300330000	LOT 8 BLK 2 BROOKS HARBOR 4TH	11040.01	0.25	1.00	\$ 1,538.40	\$ 181.59
02415300340000	LOT 9 BLK 2 BROOKS HARBOR 4TH	11039.99	0.25	1.00	\$ 1,538.40	\$ 181.59
02415300350000	LOT 10 BLK 2 BROOKS HARBOR 4TH	11039.96	0.25	1.00	\$ 1,538.40	\$ 181.59
02415300360000	LOT 11 BLK 2 BROOKS HARBOR 4TH	13547.19	0.31	1.00	\$ 1,538.40	\$ 181.59
02415300370000	LOT 1 BLK 3 BROOKS HARBOR 4TH	14240.91	0.33	1.00	\$ 1,538.40	\$ 181.59
02415300380000	LOT 2 BLK 3 BROOKS HARBOR 4TH	11040.01	0.25	1.00	\$ 1,538.40	\$ 181.59
02415300390000	LOT 3 BLK 3 BROOKS HARBOR 4TH	11040.01	0.25	1.00	\$ 1,538.40	\$ 181.59
02415300400000	LOT 4 BLK 3 BROOKS HARBOR 4TH	11040.01	0.25	1.00	\$ 1,538.40	\$ 181.59
02415300410000	LOT 5 BLK 3 BROOKS HARBOR 4TH	11039.99	0.25	1.00	\$ 1,538.40	\$ 181.59
02415300420000	LOT 6 BLK 3 BROOKS HARBOR 4TH	11040.00	0.25	1.00	\$ 1,538.40	\$ 181.59
02415300430000	LOT 7 BLK 3 BROOKS HARBOR 4TH	11730.02	0.27	1.00	\$ 1,538.40	\$ 181.59
02415300440000	LOT 8 BLK 3 BROOKS HARBOR 4TH	11729.98	0.27	1.00	\$ 1,538.40	\$ 181.59
02415300450000	LOT 9 BLK 3 BROOKS HARBOR 4TH	11039.99	0.25	1.00	\$ 1,538.40	\$ 181.59
02415300460000	LOT 10 BLK 3 BROOKS HARBOR 4TH	11040.00	0.25	1.00	\$ 1,538.40	\$ 181.59
02415300470000	LOT 11 BLK 3 BROOKS HARBOR 4TH	11039.99	0.25	1.00	\$ 1,538.40	\$ 181.59
02415300480000	LOT 12 BLK 3 BROOKS HARBOR 4TH	11039.97	0.25	1.00	\$ 1,538.40	\$ 181.59
02415300490000	LOT 13 BLK 3 BROOKS HARBOR 4TH	11039.97	0.25	1.00	\$ 1,538.40	\$ 181.59
02415300500000	LOT 14 BLK 3 BROOKS HARBOR 4TH	11040.04	0.25	1.00	\$ 1,538.40	\$ 181.59
02415300510000	LOT 15 BLK 3 BROOKS HARBOR 4TH	10985.75	0.25	1.00	\$ 1,538.40	\$ 181.59
02415300520000	LOT 1 BLK 4 BROOKS HARBOR 4TH	11448.07	0.26	1.00	\$ 1,538.40	\$ 181.59
02415300530000	LOT 2 BLK 4 BROOKS HARBOR 4TH	11199.99	0.26	1.00	\$ 1,538.40	\$ 181.59
02415300540000	LOT 3 BLK 4 BROOKS HARBOR 4TH	11200.00	0.26	1.00	\$ 1,538.40	\$ 181.59
02415300550000	LOT 4 BLK 4 BROOKS HARBOR 4TH	11200.02	0.26	1.00	\$ 1,538.40	\$ 181.59
02415300560000	LOT 5 BLK 4 BROOKS HARBOR 4TH	11200.06	0.26	1.00	\$ 1,538.40	\$ 181.59
02415300570000	LOT 6 BLK 4 BROOKS HARBOR 4TH	11199.93	0.26	1.00	\$ 1,538.40	\$ 181.59
02415300580000	LOT 7 BLK 4 BROOKS HARBOR 4TH	11200.02	0.26	1.00	\$ 1,538.40	\$ 181.59
02415300590000	LOT 8 BLK 4 BROOKS HARBOR 4TH	11199.94	0.26	1.00	\$ 1,538.40	\$ 181.59
02415300600000	LOT 9 BLK 4 BROOKS HARBOR 4TH	11900.07	0.27	1.00	\$ 1,538.40	\$ 181.59
02415300610000	LOT 10 BLK 4 BROOKS HARBOR 4TH	11200.00	0.26	1.00	\$ 1,538.40	\$ 181.59
02415300620000	LOT 11 BLK 4 BROOKS HARBOR 4TH	10640.04	0.24	1.00	\$ 1,538.40	\$ 181.59
02415300630000	LOT 12 BLK 4 BROOKS HARBOR 4TH	10640.00	0.24	1.00	\$ 1,538.40	\$ 181.59
02415300640000	LOT 13 BLK 4 BROOKS HARBOR 4TH	10640.01	0.24	1.00	\$ 1,538.40	\$ 181.59
02415300650000	LOT 14 BLK 4 BROOKS HARBOR 4TH	10639.99	0.24	1.00	\$ 1,538.40	\$ 181.59
02415300660000	LOT 15 BLK 4 BROOKS HARBOR 4TH	10639.99	0.24	1.00	\$ 1,538.40	\$ 181.59
02415300670000	LOT 16 BLK 4 BROOKS HARBOR 4TH	10640.00	0.24	1.00	\$ 1,538.40	\$ 181.59
02415300680000	LOT 17 BLK 4 BROOKS HARBOR 4TH	10640.01	0.24	1.00	\$ 1,538.40	\$ 181.59
02415300690000	LOT 18 BLK 4 BROOKS HARBOR 4TH	10639.97	0.24	1.00	\$ 1,538.40	\$ 181.59
02415300700000	LOT 19 BLK 4 BROOKS HARBOR 4TH	13333.16	0.31	1.00	\$ 1,538.40	\$ 181.59
02415300710000	LOT 1 BLK 5 BROOKS HARBOR 4TH	11290.64	0.26	1.00	\$ 1,538.40	\$ 181.59
02415300720000	LOT 2 BLK 5 BROOKS HARBOR 4TH	10150.08	0.23	1.00	\$ 1,538.40	\$ 181.59
02415300730000	LOT 3 BLK 5 BROOKS HARBOR 4TH	10150.03	0.23	1.00	\$ 1,538.40	\$ 181.59
02415300740000	LOT 4 BLK 5 BROOKS HARBOR 4TH	10149.99	0.23	1.00	\$ 1,538.40	\$ 181.59
02415300750000	LOT 5 BLK 5 BROOKS HARBOR 4TH	10149.99	0.23	1.00	\$ 1,538.40	\$ 181.59
02415300760000	LOT 6 BLK 5 BROOKS HARBOR 4TH	10149.99	0.23	1.00	\$ 1,538.40	\$ 181.59
02415300770000	LOT 7 BLK 5 BROOKS HARBOR 4TH	10150.01	0.23	1.00	\$ 1,538.40	\$ 181.59
02415300780000	LOT 8 BLK 5 BROOKS HARBOR 4TH	10149.99	0.23	1.00	\$ 1,538.40	\$ 181.59
02415300790000	LOT 9 BLK 5 BROOKS HARBOR 4TH	10149.98	0.23	1.00	\$ 1,538.40	\$ 181.59
02415300800000	LOT 10 BLK 5 BROOKS HARBOR 4TH	10149.99	0.23	1.00	\$ 1,538.40	\$ 181.59
02415300810000	LOT 11 BLK 5 BROOKS HARBOR 4TH	11200.01	0.26	1.00	\$ 1,538.40	\$ 181.59
02415300820000	LOT 12 BLK 5 BROOKS HARBOR 4TH	10218.49	0.23	1.00	\$ 1,538.40	\$ 181.59
02415300830000	LOT 13 BLK 5 BROOKS HARBOR 4TH	10219.86	0.23	1.00	\$ 1,538.40	\$ 181.59
02415300840000	LOT 14 BLK 5 BROOKS HARBOR 4TH	10219.85	0.23	1.00	\$ 1,538.40	\$ 181.59
02415300850000	LOT 15 BLK 5 BROOKS HARBOR 4TH	10221.29	0.23	1.00	\$ 1,538.40	\$ 181.59
02415300860000	LOT 1 BLK 6 BROOKS HARBOR 4TH	11584.53	0.27	1.00	\$ 1,538.40	\$ 181.59
02415300870000	LOT 2 BLK 6 BROOKS HARBOR 4TH	11585.08	0.27	1.00	\$ 1,538.40	\$ 181.59
02415300880000	LOT 3 BLK 6 BROOKS HARBOR 4TH	11059.16	0.25	1.00	\$ 1,538.40	\$ 181.59
02415300890000	LOT 1 BLK 7 BROOKS HARBOR 4TH	11340.00	0.26	1.00	\$ 1,538.40	\$ 181.59
02415300900000	LOT 2 BLK 7 BROOKS HARBOR 4TH	10500.01	0.24	1.00	\$ 1,538.40	\$ 181.59
02415300910000	LOT 3 BLK 7 BROOKS HARBOR 4TH	10499.97	0.24	1.00	\$ 1,538.40	\$ 181.59
02415300920000	LOT 4 BLK 7 BROOKS HARBOR 4TH	11340.01	0.26	1.00	\$ 1,538.40	\$ 181.59
02415300930000	LOT 1 BLK 8 BROOKS HARBOR 4TH	11177.97	0.26	1.00	\$ 1,538.40	\$ 181.59
02415300940000	LOT 2 BLK 8 BROOKS HARBOR 4TH	10349.98	0.24	1.00	\$ 1,538.40	\$ 181.59
02415300950000	LOT 3 BLK 8 BROOKS HARBOR 4TH	10350.02	0.24	1.00	\$ 1,538.40	\$ 181.59
02415300960000	LOT 4 BLK 8 BROOKS HARBOR 4TH	11177.99	0.26	1.00	\$ 1,538.40	\$ 181.59

Draft - List of Assessments to be Levied - Improvement District No. 2270 - Traffic Signal at 9th St W and 32nd Ave W

GIS PIN	Subdivision or Legal Description	Lot Square Footage	Ac	EUs	Benefit Determination	Total Assessment
02415300970000	LOT 1 BLK 9 BROOKS HARBOR 4TH	11200.00	0.26	1.00	\$ 1,538.40	\$ 181.59
02415300980000	LOT 2 BLK 9 BROOKS HARBOR 4TH	10220.00	0.23	1.00	\$ 1,538.40	\$ 181.59
02415300990000	LOT 3 BLK 9 BROOKS HARBOR 4TH	10220.02	0.23	1.00	\$ 1,538.40	\$ 181.59
02415301000000	LOT 4 BLK 9 BROOKS HARBOR 4TH	10219.98	0.23	1.00	\$ 1,538.40	\$ 181.59
02415301010000	LOT 5 BLK 9 BROOKS HARBOR 4TH	10942.43	0.25	1.00	\$ 1,538.40	\$ 181.59
02415301020000	LOT 6 BLK 9 BROOKS HARBOR 4TH	11780.58	0.27	1.00	\$ 1,538.40	\$ 181.59
02415301030000	LOT 7 BLK 9 BROOKS HARBOR 4TH	11598.36	0.27	1.00	\$ 1,538.40	\$ 181.59
02415301040000	LOT 8 BLK 9 BROOKS HARBOR 4TH	10955.83	0.25	1.00	\$ 1,538.40	\$ 181.59
02415301050000	LOT 9 BLK 9 BROOKS HARBOR 4TH	11698.57	0.27	1.00	\$ 1,538.40	\$ 181.59
02415400040000	LOT 2 BLK 2 BROOKS HARBOR 5TH	19584.60	0.45	0.00	\$ -	\$ -
02415400050000	LOT 1 BLK 3 BROOKS HARBOR 5TH	470367.59	10.80	47.04	\$ 72,361.35	\$ 8,541.41
02415400060000	LOT 2 BLK 3 BROOKS HARBOR 5TH	161651.47	3.71	16.17	\$ 24,868.46	\$ 2,935.43
02415400070000	LOT 3 BLK 3 BROOKS HARBOR 5TH	207909.07	4.77	20.79	\$ 31,984.73	\$ 3,775.42
02415400080000	LOT 1 BLK 4 BROOKS HARBOR 5TH	83977.17	1.93	8.40	\$ 12,919.05	\$ 1,524.94
02415500010000	LOT 1 BLK 1 BROOKS HARBOR 6TH	11074.28	0.25	1.00	\$ 1,538.40	\$ 181.59
02415500020000	LOT 2 BLK 1 BROOKS HARBOR 6TH	11048.58	0.25	1.00	\$ 1,538.40	\$ 181.59
02415500030000	LOT 3 BLK 1 BROOKS HARBOR 6TH	11050.35	0.25	1.00	\$ 1,538.40	\$ 181.59
02415500040000	LOT 4 BLK 1 BROOKS HARBOR 6TH	14612.04	0.34	1.00	\$ 1,538.40	\$ 181.59
02415500050000	LOT 5 BLK 1 BROOKS HARBOR 6TH	31398.56	0.72	1.00	\$ 1,538.40	\$ 181.59
02415500060000	LOT 6 BLK 1 BROOKS HARBOR 6TH	23700.29	0.54	1.00	\$ 1,538.40	\$ 181.59
02415500070000	LOT 7 BLK 1 BROOKS HARBOR 6TH	15386.33	0.35	1.00	\$ 1,538.40	\$ 181.59
02415500080000	LOT 8 BLK 1 BROOKS HARBOR 6TH	15386.31	0.35	1.00	\$ 1,538.40	\$ 181.59
02415500090000	LOT 9 BLK 1 BROOKS HARBOR 6TH	15386.31	0.35	1.00	\$ 1,538.40	\$ 181.59
02415500100000	LOT 10 BLK 1 BROOKS HARBOR 6TH	15386.31	0.35	1.00	\$ 1,538.40	\$ 181.59
02415500110000	LOT 11 BLK 1 BROOKS HARBOR 6TH	15386.32	0.35	1.00	\$ 1,538.40	\$ 181.59
02415500120000	LOT 12 BLK 1 BROOKS HARBOR 6TH	15386.26	0.35	1.00	\$ 1,538.40	\$ 181.59
02415500130000	LOT 13 BLK 1 BROOKS HARBOR 6TH	16977.01	0.39	1.00	\$ 1,538.40	\$ 181.59
02415500140000	LOT 14 BLK 1 BROOKS HARBOR 6TH	142098.29	3.26	0.00	\$ -	\$ -
02415500150000	LOT 15 BLK 1 BROOKS HARBOR 6TH	15796.70	0.36	1.00	\$ 1,538.40	\$ 181.59
02415500160000	LOT 16 BLK 1 BROOKS HARBOR 6TH	15758.24	0.36	1.00	\$ 1,538.40	\$ 181.59
02415500170000	LOT 1 BLK 2 BROOKS HARBOR 6TH	10531.49	0.24	1.00	\$ 1,538.40	\$ 181.59
02415500180000	LOT 2 BLK 2 BROOKS HARBOR 6TH	10501.08	0.24	1.00	\$ 1,538.40	\$ 181.59
02415500190000	LOT 3 BLK 2 BROOKS HARBOR 6TH	10502.69	0.24	1.00	\$ 1,538.40	\$ 181.59
02415500200000	LOT 4 BLK 2 BROOKS HARBOR 6TH	11396.60	0.26	1.00	\$ 1,538.40	\$ 181.59
02415500210000	LOT 5 BLK 2 BROOKS HARBOR 6TH	11168.76	0.26	1.00	\$ 1,538.40	\$ 181.59
02415500220000	LOT 6 BLK 2 BROOKS HARBOR 6TH	10501.08	0.24	1.00	\$ 1,538.40	\$ 181.59
02415500230000	LOT 7 BLK 2 BROOKS HARBOR 6TH	10501.09	0.24	1.00	\$ 1,538.40	\$ 181.59
02415500240000	LOT 8 BLK 2 BROOKS HARBOR 6TH	10536.45	0.24	1.00	\$ 1,538.40	\$ 181.59
02415500250000	LOT 1 BLK 3 BROOKS HARBOR 6TH	10369.20	0.24	1.00	\$ 1,538.40	\$ 181.59
02415500260000	LOT 2 BLK 3 BROOKS HARBOR 6TH	10351.14	0.24	1.00	\$ 1,538.40	\$ 181.59
02415500270000	LOT 3 BLK 3 BROOKS HARBOR 6TH	10351.09	0.24	1.00	\$ 1,538.40	\$ 181.59
02415500280000	LOT 4 BLK 3 BROOKS HARBOR 6TH	11312.58	0.26	1.00	\$ 1,538.40	\$ 181.59
02415500290000	LOT 5 BLK 3 BROOKS HARBOR 6TH	11278.10	0.26	1.00	\$ 1,538.40	\$ 181.59
02415500300000	LOT 6 BLK 3 BROOKS HARBOR 6TH	10346.60	0.24	1.00	\$ 1,538.40	\$ 181.59
02415500310000	LOT 7 BLK 3 BROOKS HARBOR 6TH	10343.69	0.24	1.00	\$ 1,538.40	\$ 181.59
02415500320000	LOT 8 BLK 3 BROOKS HARBOR 6TH	10369.61	0.24	1.00	\$ 1,538.40	\$ 181.59
02415500330000	LOT 1 BLK 4 BROOKS HARBOR 6TH	6518.80	0.15	1.00	\$ 1,538.40	\$ 181.59
02415500340000	LOT 2 BLK 4 BROOKS HARBOR 6TH	6512.45	0.15	1.00	\$ 1,538.40	\$ 181.59
02415500350000	LOT 3 BLK 4 BROOKS HARBOR 6TH	5471.03	0.13	1.00	\$ 1,538.40	\$ 181.59
02415500360000	LOT 4 BLK 4 BROOKS HARBOR 6TH	5368.06	0.12	1.00	\$ 1,538.40	\$ 181.59
02415500370000	LOT 5 BLK 4 BROOKS HARBOR 6TH	6356.77	0.15	1.00	\$ 1,538.40	\$ 181.59
02415500380000	LOT 6 BLK 4 BROOKS HARBOR 6TH	5541.42	0.13	1.00	\$ 1,538.40	\$ 181.59
02415500390000	LOT 7 BLK 4 BROOKS HARBOR 6TH	6528.57	0.15	1.00	\$ 1,538.40	\$ 181.59
02415500400000	LOT 8 BLK 4 BROOKS HARBOR 6TH	9708.39	0.22	1.00	\$ 1,538.40	\$ 181.59
02415500410000	LOT 9 BLK 4 BROOKS HARBOR 6TH	9207.24	0.21	1.00	\$ 1,538.40	\$ 181.59
02415500420000	LOT 10 BLK 4 BROOKS HARBOR 6TH	9369.14	0.22	1.00	\$ 1,538.40	\$ 181.59
02415500430000	LOT 11 BLK 4 BROOKS HARBOR 6TH	9898.71	0.23	1.00	\$ 1,538.40	\$ 181.59
02415500440000	LOT 12 BLK 4 BROOKS HARBOR 6TH	9333.86	0.21	1.00	\$ 1,538.40	\$ 181.59
02415500450000	LOT 13 BLK 4 BROOKS HARBOR 6TH	8745.78	0.20	1.00	\$ 1,538.40	\$ 181.59
02415500460000	LOT 14 BLK 4 BROOKS HARBOR 6TH	8157.70	0.19	1.00	\$ 1,538.40	\$ 181.59
02415500470000	LOT 15 BLK 4 BROOKS HARBOR 6TH	5973.97	0.14	1.00	\$ 1,538.40	\$ 181.59
02415500480000	LOT 16 BLK 4 BROOKS HARBOR 6TH	5619.43	0.13	1.00	\$ 1,538.40	\$ 181.59
02415500490000	LOT 17 BLK 4 BROOKS HARBOR 6TH	7637.22	0.18	1.00	\$ 1,538.40	\$ 181.59
02415500500000	LOT 18 BLK 4 BROOKS HARBOR 6TH	5501.51	0.13	1.00	\$ 1,538.40	\$ 181.59
02415500510000	LOT 19 BLK 4 BROOKS HARBOR 6TH	8267.59	0.19	1.00	\$ 1,538.40	\$ 181.59
02415500520000	LOT 1 BLK 5 BROOKS HARBOR 6TH	7770.05	0.18	1.00	\$ 1,538.40	\$ 181.59
02415500530000	LOT 2 BLK 5 BROOKS HARBOR 6TH	4904.45	0.11	1.00	\$ 1,538.40	\$ 181.59
02415500540000	LOT 3 BLK 5 BROOKS HARBOR 6TH	5940.97	0.14	1.00	\$ 1,538.40	\$ 181.59
02415500550000	LOT 4 BLK 5 BROOKS HARBOR 6TH	6222.24	0.14	1.00	\$ 1,538.40	\$ 181.59
02415500560000	LOT 5 BLK 5 BROOKS HARBOR 6TH	5693.76	0.13	1.00	\$ 1,538.40	\$ 181.59
02415500570000	LOT 6 BLK 5 BROOKS HARBOR 6TH	8593.10	0.20	1.00	\$ 1,538.40	\$ 181.59
02415500580000	LOT 7 BLK 5 BROOKS HARBOR 6TH	7476.49	0.17	1.00	\$ 1,538.40	\$ 181.59
02415500590000	LOT 8 BLK 5 BROOKS HARBOR 6TH	5583.57	0.13	1.00	\$ 1,538.40	\$ 181.59
02415500600000	LOT 9 BLK 5 BROOKS HARBOR 6TH	5580.59	0.13	1.00	\$ 1,538.40	\$ 181.59
02415500610000	LOT 10 BLK 5 BROOKS HARBOR 6TH	7905.86	0.18	1.00	\$ 1,538.40	\$ 181.59
02415500620000	LOT 11 BLK 5 BROOKS HARBOR 6TH	7285.76	0.17	1.00	\$ 1,538.40	\$ 181.59
02415500630000	LOT 12 BLK 5 BROOKS HARBOR 6TH	7130.74	0.16	1.00	\$ 1,538.40	\$ 181.59
02415500640000	LOT 13 BLK 5 BROOKS HARBOR 6TH	7646.93	0.18	1.00	\$ 1,538.40	\$ 181.59
02415500650000	LOT 14 BLK 5 BROOKS HARBOR 6TH	5580.59	0.13	1.00	\$ 1,538.40	\$ 181.59
02415500660000	LOT 15 BLK 5 BROOKS HARBOR 6TH	8371.29	0.19	1.00	\$ 1,538.40	\$ 181.59
02415500670000	LOT 16 BLK 5 BROOKS HARBOR 6TH	7104.84	0.16	1.00	\$ 1,538.40	\$ 181.59
02415500680000	LOT 17 BLK 5 BROOKS HARBOR 6TH	6355.72	0.15	1.00	\$ 1,538.40	\$ 181.59
02415500690000	LOT 18 BLK 5 BROOKS HARBOR 6TH	6355.68	0.15	1.00	\$ 1,538.40	\$ 181.59
02415500700000	LOT 19 BLK 5 BROOKS HARBOR 6TH	6355.68	0.15	1.00	\$ 1,538.40	\$ 181.59
02415500710000	LOT 20 BLK 5 BROOKS HARBOR 6TH	6355.66	0.15	1.00	\$ 1,538.40	\$ 181.59
02415500720000	LOT 21 BLK 5 BROOKS HARBOR 6TH	6355.69	0.15	1.00	\$ 1,538.40	\$ 181.59
02415500730000	LOT 22 BLK 5 BROOKS HARBOR 6TH	6355.71	0.15	1.00	\$ 1,538.40	\$ 181.59
02415500740000	LOT 23 BLK 5 BROOKS HARBOR 6TH	6413.25	0.15	1.00	\$ 1,538.40	\$ 181.59
02415500750000	LOT 24 BLK 5 BROOKS HARBOR 6TH	6590.66	0.15	1.00	\$ 1,538.40	\$ 181.59
02415500760000	LOT 25 BLK 5 BROOKS HARBOR 6TH	6396.79	0.15	1.00	\$ 1,538.40	\$ 181.59

Draft - List of Assessments to be Levied - Improvement District No. 2270 - Traffic Signal at 9th St W and 32nd Ave W

GIS PIN	Subdivision or Legal Description	Lot Square Footage	Acres	EU's	Benefit Determination	Total Assessment
02415500770000	LOT 26 BLK 5 BROOKS HARBOR 6TH	6357.50	0.15	1.00	\$ 1,538.40	\$ 181.59
02415500780000	LOT 27 BLK 5 BROOKS HARBOR 6TH	6197.16	0.14	1.00	\$ 1,538.40	\$ 181.59
02415500790000	LOT 28 BLK 5 BROOKS HARBOR 6TH	5698.77	0.13	1.00	\$ 1,538.40	\$ 181.59
02415500800000	LOT 29 BLK 5 BROOKS HARBOR 6TH	5491.56	0.13	1.00	\$ 1,538.40	\$ 181.59
02415500810000	LOT 30 BLK 5 BROOKS HARBOR 6TH	5491.61	0.13	1.00	\$ 1,538.40	\$ 181.59
02415500820000	LOT 31 BLK 5 BROOKS HARBOR 6TH	5960.98	0.14	1.00	\$ 1,538.40	\$ 181.59
02415500830000	LOT 1 BLK 6 BROOKS HARBOR 6TH	6050.78	0.14	1.00	\$ 1,538.40	\$ 181.59
02415500840000	LOT 2 BLK 6 BROOKS HARBOR 6TH	5574.24	0.13	1.00	\$ 1,538.40	\$ 181.59
02415500850000	LOT 3 BLK 6 BROOKS HARBOR 6TH	5574.22	0.13	1.00	\$ 1,538.40	\$ 181.59
02415500860000	LOT 4 BLK 6 BROOKS HARBOR 6TH	5624.08	0.13	1.00	\$ 1,538.40	\$ 181.59
02415500870000	LOT 5 BLK 6 BROOKS HARBOR 6TH	5638.94	0.13	1.00	\$ 1,538.40	\$ 181.59
02415500880000	LOT 6 BLK 6 BROOKS HARBOR 6TH	5670.83	0.13	1.00	\$ 1,538.40	\$ 181.59
02415500890000	LOT 7 BLK 6 BROOKS HARBOR 6TH	5982.34	0.14	1.00	\$ 1,538.40	\$ 181.59
02415500900000	LOT 8 BLK 6 BROOKS HARBOR 6TH	6190.05	0.14	1.00	\$ 1,538.40	\$ 181.59
02415500910000	LOT 9 BLK 6 BROOKS HARBOR 6TH	6289.09	0.14	1.00	\$ 1,538.40	\$ 181.59
02415500920000	LOT 10 BLK 6 BROOKS HARBOR 6TH	6355.65	0.15	1.00	\$ 1,538.40	\$ 181.59
02415500930000	LOT 11 BLK 6 BROOKS HARBOR 6TH	6355.70	0.15	1.00	\$ 1,538.40	\$ 181.59
02415500940000	LOT 12 BLK 6 BROOKS HARBOR 6TH	6355.67	0.15	1.00	\$ 1,538.40	\$ 181.59
02415500950000	LOT 13 BLK 6 BROOKS HARBOR 6TH	6355.66	0.15	1.00	\$ 1,538.40	\$ 181.59
02415500960000	LOT 14 BLK 6 BROOKS HARBOR 6TH	6355.64	0.15	1.00	\$ 1,538.40	\$ 181.59
02415500970000	LOT 15 BLK 6 BROOKS HARBOR 6TH	6355.66	0.15	1.00	\$ 1,538.40	\$ 181.59
02415500980000	LOT 16 BLK 6 BROOKS HARBOR 6TH	7105.95	0.16	1.00	\$ 1,538.40	\$ 181.59
02415500990000	LOT 17 BLK 6 BROOKS HARBOR 6TH	7106.67	0.16	1.00	\$ 1,538.40	\$ 181.59
02415501000000	LOT 18 BLK 6 BROOKS HARBOR 6TH	6355.63	0.15	1.00	\$ 1,538.40	\$ 181.59
02415501010000	LOT 19 BLK 6 BROOKS HARBOR 6TH	6355.62	0.15	1.00	\$ 1,538.40	\$ 181.59
02415501020000	LOT 20 BLK 6 BROOKS HARBOR 6TH	6355.64	0.15	1.00	\$ 1,538.40	\$ 181.59
02415501030000	LOT 21 BLK 6 BROOKS HARBOR 6TH	6355.63	0.15	1.00	\$ 1,538.40	\$ 181.59
02415501040000	LOT 22 BLK 6 BROOKS HARBOR 6TH	6355.63	0.15	1.00	\$ 1,538.40	\$ 181.59
02415501050000	LOT 23 BLK 6 BROOKS HARBOR 6TH	6355.62	0.15	1.00	\$ 1,538.40	\$ 181.59
02415501060000	LOT 24 BLK 6 BROOKS HARBOR 6TH	6355.96	0.15	1.00	\$ 1,538.40	\$ 181.59
02415501070000	LOT 25 BLK 6 BROOKS HARBOR 6TH	6168.78	0.14	1.00	\$ 1,538.40	\$ 181.59
02415501080000	LOT 26 BLK 6 BROOKS HARBOR 6TH	5936.99	0.14	1.00	\$ 1,538.40	\$ 181.59
02415501090000	LOT 27 BLK 6 BROOKS HARBOR 6TH	5904.27	0.14	1.00	\$ 1,538.40	\$ 181.59
02415501100000	LOT 28 BLK 6 BROOKS HARBOR 6TH	5743.56	0.13	1.00	\$ 1,538.40	\$ 181.59
02415501110000	LOT 29 BLK 6 BROOKS HARBOR 6TH	5573.81	0.13	1.00	\$ 1,538.40	\$ 181.59
02415501120000	LOT 30 BLK 6 BROOKS HARBOR 6TH	5574.23	0.13	1.00	\$ 1,538.40	\$ 181.59
02415501130000	LOT 31 BLK 6 BROOKS HARBOR 6TH	5574.25	0.13	1.00	\$ 1,538.40	\$ 181.59
02415501140000	LOT 32 BLK 6 BROOKS HARBOR 6TH	6050.75	0.14	1.00	\$ 1,538.40	\$ 181.59
02415501150000	LOT 1 BLK 7 BROOKS HARBOR 6TH	6225.21	0.14	1.00	\$ 1,538.40	\$ 181.59
02415501160000	LOT 2 BLK 7 BROOKS HARBOR 6TH	5734.81	0.13	1.00	\$ 1,538.40	\$ 181.59
02415501170000	LOT 3 BLK 7 BROOKS HARBOR 6TH	5735.26	0.13	1.00	\$ 1,538.40	\$ 181.59
02415501180000	LOT 4 BLK 7 BROOKS HARBOR 6TH	5736.03	0.13	1.00	\$ 1,538.40	\$ 181.59
02415501190000	LOT 5 BLK 7 BROOKS HARBOR 6TH	5802.15	0.13	1.00	\$ 1,538.40	\$ 181.59
02415501200000	LOT 6 BLK 7 BROOKS HARBOR 6TH	6075.88	0.14	1.00	\$ 1,538.40	\$ 181.59
02415501210000	LOT 7 BLK 7 BROOKS HARBOR 6TH	6547.22	0.15	1.00	\$ 1,538.40	\$ 181.59
02415501220000	LOT 8 BLK 7 BROOKS HARBOR 6TH	6887.22	0.16	1.00	\$ 1,538.40	\$ 181.59
02415501230000	LOT 9 BLK 7 BROOKS HARBOR 6TH	6967.59	0.16	1.00	\$ 1,538.40	\$ 181.59
02415501240000	LOT 10 BLK 7 BROOKS HARBOR 6TH	6968.36	0.16	1.00	\$ 1,538.40	\$ 181.59
02415501250000	LOT 11 BLK 7 BROOKS HARBOR 6TH	6968.68	0.16	1.00	\$ 1,538.40	\$ 181.59
02415501260000	LOT 12 BLK 7 BROOKS HARBOR 6TH	6969.19	0.16	1.00	\$ 1,538.40	\$ 181.59
02415501270000	LOT 13 BLK 7 BROOKS HARBOR 6TH	6969.53	0.16	1.00	\$ 1,538.40	\$ 181.59
02415501280000	LOT 14 BLK 7 BROOKS HARBOR 6TH	6970.00	0.16	1.00	\$ 1,538.40	\$ 181.59
02415501290000	LOT 15 BLK 7 BROOKS HARBOR 6TH	6970.42	0.16	1.00	\$ 1,538.40	\$ 181.59
02415501300000	LOT 16 BLK 7 BROOKS HARBOR 6TH	7795.69	0.18	1.00	\$ 1,538.40	\$ 181.59
02415600010000	LOT 1 BLK 1 BROOKS HARBOR 7TH	10014.49	2.30	10.00	\$ 15,386.23	\$ 1,816.16
02415600021000	LOT 2 LESS R/W BLK 1 BROOKS HARBOR 7TH	55803.52	1.28	5.58	\$ 8,584.81	\$ 1,013.34
02415700010000	LOT 1 BLK 1 BROOKS HARBOR 8TH	6987.22	0.16	1.00	\$ 1,538.40	\$ 181.59
02415700020000	LOT 2 BLK 1 BROOKS HARBOR 8TH	6300.18	0.14	1.00	\$ 1,538.40	\$ 181.59
02415700030000	LOT 3 BLK 1 BROOKS HARBOR 8TH	6300.20	0.14	1.00	\$ 1,538.40	\$ 181.59
02415700040000	LOT 4 BLK 1 BROOKS HARBOR 8TH	6300.18	0.14	1.00	\$ 1,538.40	\$ 181.59
02415700050000	LOT 5 BLK 1 BROOKS HARBOR 8TH	6300.18	0.14	1.00	\$ 1,538.40	\$ 181.59
02415700060000	LOT 6 BLK 1 BROOKS HARBOR 8TH	6300.14	0.14	1.00	\$ 1,538.40	\$ 181.59
02415700070000	LOT 7 BLK 1 BROOKS HARBOR 8TH	6300.14	0.14	1.00	\$ 1,538.40	\$ 181.59
02415700080000	LOT 8 BLK 1 BROOKS HARBOR 8TH	6300.10	0.14	1.00	\$ 1,538.40	\$ 181.59
02415700090000	LOT 9 BLK 1 BROOKS HARBOR 8TH	7000.17	0.16	1.00	\$ 1,538.40	\$ 181.59
02415700100000	LOT 10 BLK 1 BROOKS HARBOR 8TH	7000.12	0.16	1.00	\$ 1,538.40	\$ 181.59
02415700110000	LOT 11 BLK 1 BROOKS HARBOR 8TH	7000.10	0.16	1.00	\$ 1,538.40	\$ 181.59
02415700120000	LOT 12 BLK 1 BROOKS HARBOR 8TH	7700.12	0.18	1.00	\$ 1,538.40	\$ 181.59
02415700130000	LOT 13 BLK 1 BROOKS HARBOR 8TH	7703.94	0.18	1.00	\$ 1,538.40	\$ 181.59
02415700140000	LOT 14 BLK 1 BROOKS HARBOR 8TH	12686.02	0.29	1.00	\$ 1,538.40	\$ 181.59
02415700150000	LOT 15 BLK 1 BROOKS HARBOR 8TH	16722.26	0.38	1.00	\$ 1,538.40	\$ 181.59
02415700160000	LOT 16 BLK 1 BROOKS HARBOR 8TH	10627.20	0.24	1.00	\$ 1,538.40	\$ 181.59
02415700170000	LOT 17 BLK 1 BROOKS HARBOR 8TH	14190.54	0.33	1.00	\$ 1,538.40	\$ 181.59
02415700180000	LOT 18 BLK 1 BROOKS HARBOR 8TH	15396.62	0.35	1.00	\$ 1,538.40	\$ 181.59
02415700190000	LOT 19 BLK 1 BROOKS HARBOR 8TH	7484.52	0.17	1.00	\$ 1,538.40	\$ 181.59
02415700200000	LOT 20 BLK 1 BROOKS HARBOR 8TH	9405.80	0.22	1.00	\$ 1,538.40	\$ 181.59
02415700210000	LOT 21 BLK 1 BROOKS HARBOR 8TH	11630.49	0.27	1.00	\$ 1,538.40	\$ 181.59
02415700220000	LOT 22 BLK 1 BROOKS HARBOR 8TH	11700.03	0.27	1.00	\$ 1,538.40	\$ 181.59
02415700230000	LOT 23 BLK 1 BROOKS HARBOR 8TH	11700.04	0.27	1.00	\$ 1,538.40	\$ 181.59
02415700240000	LOT 24 BLK 1 BROOKS HARBOR 8TH	11700.02	0.27	1.00	\$ 1,538.40	\$ 181.59
02415700250000	LOT 25 BLK 1 BROOKS HARBOR 8TH	9750.06	0.22	1.00	\$ 1,538.40	\$ 181.59
02415700260000	LOT 26 BLK 1 BROOKS HARBOR 8TH	9750.04	0.22	1.00	\$ 1,538.40	\$ 181.59
02415700270000	LOT 27 BLK 1 BROOKS HARBOR 8TH	9750.04	0.22	1.00	\$ 1,538.40	\$ 181.59
02415700280000	LOT 28 BLK 1 BROOKS HARBOR 8TH	8775.05	0.20	1.00	\$ 1,538.40	\$ 181.59
02415700290000	LOT 29 BLK 1 BROOKS HARBOR 8TH	8775.00	0.20	1.00	\$ 1,538.40	\$ 181.59
02415700300000	LOT 30 BLK 1 BROOKS HARBOR 8TH	9749.05	0.22	1.00	\$ 1,538.40	\$ 181.59
02415800011000	LOT 1 AND THE W 2' OF LOT 2 BLK 1 BROOKS HARBOR 9TH	5060.53	0.12	1.00	\$ 1,538.40	\$ 181.59
02415800021000	LOT 2 BLK 1 BROOKS HARBOR 9TH EXCEPT THE W 2' OF S	5592.36	0.13	1.00	\$ 1,538.40	\$ 181.59
02415800030000	LOT 3 BLK 1 BROOKS HARBOR 9TH	3543.84	0.08	1.00	\$ 1,538.40	\$ 181.59
02415800040000	LOT 4 BLK 1 BROOKS HARBOR 9TH	3543.73	0.08	1.00	\$ 1,538.40	\$ 181.59

Draft - List of Assessments to be Levied - Improvement District No. 2270 - Traffic Signal at 9th St W and 32nd Ave W

GIS PIN	Subdivision or Legal Description	Lot Square Footage	Acres	EU's	Benefit Determination	Total Assessment
02415800050000	LOT 5 BLK 1 BROOKS HARBOR 9TH	3543.94	0.08	1.00	\$ 1,538.40	\$ 181.59
02415800060000	LOT 6 BLK 1 BROOKS HARBOR 9TH	3544.18	0.08	1.00	\$ 1,538.40	\$ 181.59
02415800070000	LOT 7 BLK 1 BROOKS HARBOR 9TH	3544.39	0.08	1.00	\$ 1,538.40	\$ 181.59
02415800080000	LOT 8 BLK 1 BROOKS HARBOR 9TH	3544.70	0.08	1.00	\$ 1,538.40	\$ 181.59
02415800090000	LOT 9 BLK 1 BROOKS HARBOR 9TH	5091.52	0.12	1.00	\$ 1,538.40	\$ 181.59
02415800100000	LOT 10 BLK 1 BROOKS HARBOR 9TH	3736.94	0.09	1.00	\$ 1,538.40	\$ 181.59
02415800110000	LOT 11 BLK 1 BROOKS HARBOR 9TH	3737.51	0.09	1.00	\$ 1,538.40	\$ 181.59
02415800120000	LOT 12 BLK 1 BROOKS HARBOR 9TH	3737.95	0.09	1.00	\$ 1,538.40	\$ 181.59
02415800130000	LOT 13 BLK 1 BROOKS HARBOR 9TH	3738.34	0.09	1.00	\$ 1,538.40	\$ 181.59
02415800140000	LOT 14 BLK 1 BROOKS HARBOR 9TH	3738.70	0.09	1.00	\$ 1,538.40	\$ 181.59
02415800150000	LOT 15 BLK 1 BROOKS HARBOR 9TH	3738.93	0.09	1.00	\$ 1,538.40	\$ 181.59
02415800160000	LOT 16 BLK 1 BROOKS HARBOR 9TH	3739.12	0.09	1.00	\$ 1,538.40	\$ 181.59
02415800170000	LOT 17 BLK 1 BROOKS HARBOR 9TH	3739.23	0.09	1.00	\$ 1,538.40	\$ 181.59
02415800180000	LOT 18 BLK 1 BROOKS HARBOR 9TH	3739.35	0.09	1.00	\$ 1,538.40	\$ 181.59
02415800190000	LOT 19 BLK 1 BROOKS HARBOR 9TH	3739.44	0.09	1.00	\$ 1,538.40	\$ 181.59
02415800200000	LOT 20 BLK 1 BROOKS HARBOR 9TH	3739.56	0.09	1.00	\$ 1,538.40	\$ 181.59
02415800210000	LOT 21 BLK 1 BROOKS HARBOR 9TH	4750.20	0.11	1.00	\$ 1,538.40	\$ 181.59
02415800220000	LOT 22 BLK 1 BROOKS HARBOR 9TH	4720.17	0.11	1.00	\$ 1,538.40	\$ 181.59
02415800230000	LOT 23 BLK 1 BROOKS HARBOR 9TH	3497.96	0.08	1.00	\$ 1,538.40	\$ 181.59
02415800240000	LOT 24 BLK 1 BROOKS HARBOR 9TH	3500.66	0.08	1.00	\$ 1,538.40	\$ 181.59
02415800250000	LOT 25 BLK 1 BROOKS HARBOR 9TH	4003.96	0.09	1.00	\$ 1,538.40	\$ 181.59
02415800260000	LOT 26 BLK 1 BROOKS HARBOR 9TH	4987.02	0.11	1.00	\$ 1,538.40	\$ 181.59
02415800270000	LOT 1 BLK 2 BROOKS HARBOR 9TH	4909.20	0.11	1.00	\$ 1,538.40	\$ 181.59
02415800280000	LOT 2 BLK 2 BROOKS HARBOR 9TH	3703.18	0.09	1.00	\$ 1,538.40	\$ 181.59
02415800290000	LOT 3 BLK 2 BROOKS HARBOR 9TH	3702.29	0.08	1.00	\$ 1,538.40	\$ 181.59
02415800300000	LOT 4 BLK 2 BROOKS HARBOR 9TH	3701.64	0.08	1.00	\$ 1,538.40	\$ 181.59
02415800310000	LOT 5 BLK 2 BROOKS HARBOR 9TH	3701.28	0.08	1.00	\$ 1,538.40	\$ 181.59
02415800320000	LOT 6 BLK 2 BROOKS HARBOR 9TH	4905.71	0.11	1.00	\$ 1,538.40	\$ 181.59
02415800330000	LOT 7 BLK 2 BROOKS HARBOR 9TH	4903.23	0.11	1.00	\$ 1,538.40	\$ 181.59
02415800340000	LOT 8 BLK 2 BROOKS HARBOR 9TH	3700.42	0.08	1.00	\$ 1,538.40	\$ 181.59
02415800350000	LOT 9 BLK 2 BROOKS HARBOR 9TH	3700.24	0.08	1.00	\$ 1,538.40	\$ 181.59
02415800360000	LOT 10 BLK 2 BROOKS HARBOR 9TH	3700.03	0.08	1.00	\$ 1,538.40	\$ 181.59
02415800370000	LOT 11 BLK 2 BROOKS HARBOR 9TH	3699.75	0.08	1.00	\$ 1,538.40	\$ 181.59
02415800380000	LOT 12 BLK 2 BROOKS HARBOR 9TH	3699.39	0.08	1.00	\$ 1,538.40	\$ 181.59
02415800390000	LOT 13 BLK 2 BROOKS HARBOR 9TH	3698.95	0.08	1.00	\$ 1,538.40	\$ 181.59
02415800400000	LOT 14 BLK 2 BROOKS HARBOR 9TH	3698.60	0.08	1.00	\$ 1,538.40	\$ 181.59
02415800410000	LOT 15 BLK 2 BROOKS HARBOR 9TH	4936.63	0.11	1.00	\$ 1,538.40	\$ 181.59
02415800420000	LOT 16 BLK 2 BROOKS HARBOR 9TH	4724.16	0.11	1.00	\$ 1,538.40	\$ 181.59
02415800430000	LOT 17 BLK 2 BROOKS HARBOR 9TH	3996.65	0.09	1.00	\$ 1,538.40	\$ 181.59
02415800440000	LOT 18 BLK 2 BROOKS HARBOR 9TH	4995.16	0.11	1.00	\$ 1,538.40	\$ 181.59
02415800450000	LOT 19 BLK 2 BROOKS HARBOR 9TH	4996.81	0.11	1.00	\$ 1,538.40	\$ 181.59
02415800460000	LOT 20 BLK 2 BROOKS HARBOR 9TH	5066.49	0.12	1.00	\$ 1,538.40	\$ 181.59
02415800470000	LOT 21 BLK 2 BROOKS HARBOR 9TH	4978.89	0.11	1.00	\$ 1,538.40	\$ 181.59
02415800480000	LOT 22 BLK 2 BROOKS HARBOR 9TH	3499.04	0.08	1.00	\$ 1,538.40	\$ 181.59
02415800490000	LOT 23 BLK 2 BROOKS HARBOR 9TH	3499.39	0.08	1.00	\$ 1,538.40	\$ 181.59
02415800500000	LOT 24 BLK 2 BROOKS HARBOR 9TH	3499.78	0.08	1.00	\$ 1,538.40	\$ 181.59
02415800510000	LOT 25 BLK 2 BROOKS HARBOR 9TH	3500.15	0.08	1.00	\$ 1,538.40	\$ 181.59
02415800520000	LOT 26 BLK 2 BROOKS HARBOR 9TH	3500.51	0.08	1.00	\$ 1,538.40	\$ 181.59
02415800530000	LOT 27 BLK 2 BROOKS HARBOR 9TH	3500.88	0.08	1.00	\$ 1,538.40	\$ 181.59
02415800540000	LOT 28 BLK 2 BROOKS HARBOR 9TH	4053.86	0.09	1.00	\$ 1,538.40	\$ 181.59
02415800550000	LOT 29 BLK 2 BROOKS HARBOR 9TH	5381.46	0.12	1.00	\$ 1,538.40	\$ 181.59
02415800560000	LOT 30 BLK 2 BROOKS HARBOR 9TH	3702.31	0.08	1.00	\$ 1,538.40	\$ 181.59
02415800570000	LOT 31 BLK 2 BROOKS HARBOR 9TH	3702.78	0.09	1.00	\$ 1,538.40	\$ 181.59
02415800580000	LOT 32 BLK 2 BROOKS HARBOR 9TH	5298.10	0.12	1.00	\$ 1,538.40	\$ 181.59
02415800590000	LOT 1 BLK 3 BROOKS HARBOR 9TH	7881.31	0.18	1.00	\$ 1,538.40	\$ 181.59
02415800600000	LOT 2 BLK 3 BROOKS HARBOR 9TH	6939.21	0.16	1.00	\$ 1,538.40	\$ 181.59
02415800610000	LOT 3 BLK 3 BROOKS HARBOR 9TH	6988.57	0.16	1.00	\$ 1,538.40	\$ 181.59
02415800620000	LOT 4 BLK 3 BROOKS HARBOR 9TH	6624.36	0.15	1.00	\$ 1,538.40	\$ 181.59
02415800630000	LOT 5 BLK 3 BROOKS HARBOR 9TH	6259.93	0.14	1.00	\$ 1,538.40	\$ 181.59
02415800640000	LOT 6 BLK 3 BROOKS HARBOR 9TH	6591.39	0.15	1.00	\$ 1,538.40	\$ 181.59
02415900010000	LOT 1 BLK 1 BROOKS HARBOR 10TH	131643.94	3.02	13.16	\$ 20,252.10	\$ 2,390.52
02415900020000	LOT 2 BLK 1 BROOKS HARBOR 10TH	133804.16	3.07	13.38	\$ 20,584.43	\$ 2,429.75
02435000010000	LOT 1 BLK 1 EAGLEWOOD 1ST	5640.05	0.13	1.00	\$ 1,538.40	\$ 181.59
02435000020000	LOT 2 BLK 1 EAGLEWOOD 1ST	4799.98	0.11	1.00	\$ 1,538.40	\$ 181.59
02435000030000	LOT 3 BLK 1 EAGLEWOOD 1ST	4799.99	0.11	1.00	\$ 1,538.40	\$ 181.59
02435000040000	LOT 4 BLK 1 EAGLEWOOD 1ST	4800.00	0.11	1.00	\$ 1,538.40	\$ 181.59
02435000050000	LOT 5 BLK 1 EAGLEWOOD 1ST	4800.00	0.11	1.00	\$ 1,538.40	\$ 181.59
02435000060000	LOT 6 BLK 1 EAGLEWOOD 1ST	4800.00	0.11	1.00	\$ 1,538.40	\$ 181.59
02435000070000	LOT 7 BLK 1 EAGLEWOOD 1ST	4799.99	0.11	1.00	\$ 1,538.40	\$ 181.59
02435000080000	LOT 8 BLK 1 EAGLEWOOD 1ST	4800.01	0.11	1.00	\$ 1,538.40	\$ 181.59
02435000090000	LOT 9 BLK 1 EAGLEWOOD 1ST	4799.99	0.11	1.00	\$ 1,538.40	\$ 181.59
02435000100000	LOT 10 BLK 1 EAGLEWOOD 1ST	4499.99	0.10	1.00	\$ 1,538.40	\$ 181.59
02435000110000	LOT 11 BLK 1 EAGLEWOOD 1ST	4499.99	0.10	1.00	\$ 1,538.40	\$ 181.59
02435000120000	LOT 12 BLK 1 EAGLEWOOD 1ST	4500.00	0.10	1.00	\$ 1,538.40	\$ 181.59
02435000130000	LOT 13 BLK 1 EAGLEWOOD 1ST	4500.00	0.10	1.00	\$ 1,538.40	\$ 181.59
02435000140000	LOT 14 BLK 1 EAGLEWOOD 1ST	4499.98	0.10	1.00	\$ 1,538.40	\$ 181.59
02435000150000	LOT 15 BLK 1 EAGLEWOOD 1ST	4499.97	0.10	1.00	\$ 1,538.40	\$ 181.59
02435000160000	LOT 16 BLK 1 EAGLEWOOD 1ST	4499.98	0.10	1.00	\$ 1,538.40	\$ 181.59
02435000170000	LOT 17 BLK 1 EAGLEWOOD 1ST	4500.01	0.10	1.00	\$ 1,538.40	\$ 181.59
02435000180000	LOT 18 BLK 1 EAGLEWOOD 1ST	5770.77	0.13	1.00	\$ 1,538.40	\$ 181.59
02435000190000	LOT 1 BLK 2 EAGLEWOOD 1ST	5640.26	0.13	1.00	\$ 1,538.40	\$ 181.59
02435000200000	LOT 2 BLK 2 EAGLEWOOD 1ST	4800.04	0.11	1.00	\$ 1,538.40	\$ 181.59
02435000210000	LOT 3 BLK 2 EAGLEWOOD 1ST	4799.99	0.11	1.00	\$ 1,538.40	\$ 181.59
02435000220000	LOT 4 BLK 2 EAGLEWOOD 1ST	4800.01	0.11	1.00	\$ 1,538.40	\$ 181.59
02435000230000	LOT 5 BLK 2 EAGLEWOOD 1ST	4800.00	0.11	1.00	\$ 1,538.40	\$ 181.59
02435000240000	LOT 6 BLK 2 EAGLEWOOD 1ST	4800.02	0.11	1.00	\$ 1,538.40	\$ 181.59
02435000250000	LOT 7 BLK 2 EAGLEWOOD 1ST	4800.00	0.11	1.00	\$ 1,538.40	\$ 181.59
02435000260000	LOT 8 BLK 2 EAGLEWOOD 1ST	4799.99	0.11	1.00	\$ 1,538.40	\$ 181.59
02435000270000	LOT 9 BLK 2 EAGLEWOOD 1ST	4800.07	0.11	1.00	\$ 1,538.40	\$ 181.59
02435000280000	LOT 10 BLK 2 EAGLEWOOD 1ST	4500.03	0.10	1.00	\$ 1,538.40	\$ 181.59

Draft - List of Assessments to be Levied - Improvement District No. 2270 - Traffic Signal at 9th St W and 32nd Ave W

GIS PIN	Subdivision or Legal Description	Lot Square Footage	Ac	EU	Benefit Determination	Total Assessment	
02435000290000	LOT 11 BLK 2 EAGLEWOOD 1ST	4500.06	0.10	1.00	\$ 1,538.40	\$	181.59
02435000300000	LOT 12 BLK 2 EAGLEWOOD 1ST	4500.05	0.10	1.00	\$ 1,538.40	\$	181.59
02435000310000	LOT 13 BLK 2 EAGLEWOOD 1ST	4500.04	0.10	1.00	\$ 1,538.40	\$	181.59
02435000320000	LOT 14 BLK 2 EAGLEWOOD 1ST	4500.05	0.10	1.00	\$ 1,538.40	\$	181.59
02435000330000	LOT 15 BLK 2 EAGLEWOOD 1ST	4500.04	0.10	1.00	\$ 1,538.40	\$	181.59
02435000340000	LOT 16 BLK 2 EAGLEWOOD 1ST	4500.05	0.10	1.00	\$ 1,538.40	\$	181.59
02435000350000	LOT 17 BLK 2 EAGLEWOOD 1ST	4500.03	0.10	1.00	\$ 1,538.40	\$	181.59
02435000360000	LOT 18 BLK 2 EAGLEWOOD 1ST	5733.28	0.13	1.00	\$ 1,538.40	\$	181.59
02435000370000	LOT 19 BLK 2 EAGLEWOOD 1ST	5708.47	0.13	1.00	\$ 1,538.40	\$	181.59
02435000380000	LOT 20 BLK 2 EAGLEWOOD 1ST	4500.00	0.10	1.00	\$ 1,538.40	\$	181.59
02435000390000	LOT 21 BLK 2 EAGLEWOOD 1ST	4500.00	0.10	1.00	\$ 1,538.40	\$	181.59
02435000400000	LOT 22 BLK 2 EAGLEWOOD 1ST	4499.99	0.10	1.00	\$ 1,538.40	\$	181.59
02435000410000	LOT 23 BLK 2 EAGLEWOOD 1ST	4500.02	0.10	1.00	\$ 1,538.40	\$	181.59
02435000420000	LOT 24 BLK 2 EAGLEWOOD 1ST	4500.01	0.10	1.00	\$ 1,538.40	\$	181.59
02435000430000	LOT 25 BLK 2 EAGLEWOOD 1ST	4499.99	0.10	1.00	\$ 1,538.40	\$	181.59
02435000440000	LOT 26 BLK 2 EAGLEWOOD 1ST	4500.01	0.10	1.00	\$ 1,538.40	\$	181.59
02435000450000	LOT 27 BLK 2 EAGLEWOOD 1ST	4499.95	0.10	1.00	\$ 1,538.40	\$	181.59
02435000460000	LOT 28 BLK 2 EAGLEWOOD 1ST	4800.03	0.11	1.00	\$ 1,538.40	\$	181.59
02435000470000	LOT 29 BLK 2 EAGLEWOOD 1ST	4800.01	0.11	1.00	\$ 1,538.40	\$	181.59
02435000480000	LOT 30 BLK 2 EAGLEWOOD 1ST	4799.97	0.11	1.00	\$ 1,538.40	\$	181.59
02435000490000	LOT 31 BLK 2 EAGLEWOOD 1ST	4800.02	0.11	1.00	\$ 1,538.40	\$	181.59
02435000500000	LOT 32 BLK 2 EAGLEWOOD 1ST	4800.00	0.11	1.00	\$ 1,538.40	\$	181.59
02435000510000	LOT 33 BLK 2 EAGLEWOOD 1ST	4799.99	0.11	1.00	\$ 1,538.40	\$	181.59
02435000520000	LOT 34 BLK 2 EAGLEWOOD 1ST	4800.00	0.11	1.00	\$ 1,538.40	\$	181.59
02435000530000	LOT 35 BLK 2 EAGLEWOOD 1ST	4800.00	0.11	1.00	\$ 1,538.40	\$	181.59
02435000540000	LOT 36 BLK 2 EAGLEWOOD 1ST	5639.75	0.13	1.00	\$ 1,538.40	\$	181.59
02435000550000	LOT 1 BLK 3 EAGLEWOOD 1ST	9359.97	0.21	1.00	\$ 1,538.40	\$	181.59
02435000560000	LOT 2 BLK 3 EAGLEWOOD 1ST	8640.00	0.20	1.00	\$ 1,538.40	\$	181.59
02435000570000	LOT 3 BLK 3 EAGLEWOOD 1ST	8639.99	0.20	1.00	\$ 1,538.40	\$	181.59
02435000580000	LOT 4 BLK 3 EAGLEWOOD 1ST	8640.00	0.20	1.00	\$ 1,538.40	\$	181.59
02435000590000	LOT 5 BLK 3 EAGLEWOOD 1ST	8639.99	0.20	1.00	\$ 1,538.40	\$	181.59
02435000600000	LOT 6 BLK 3 EAGLEWOOD 1ST	8639.99	0.20	1.00	\$ 1,538.40	\$	181.59
02435000610000	LOT 7 BLK 3 EAGLEWOOD 1ST	7680.01	0.18	1.00	\$ 1,538.40	\$	181.59
02435000620000	LOT 8 BLK 3 EAGLEWOOD 1ST	7680.00	0.18	1.00	\$ 1,538.40	\$	181.59
02435000630000	LOT 9 BLK 3 EAGLEWOOD 1ST	7680.00	0.18	1.00	\$ 1,538.40	\$	181.59
02435000640000	LOT 10 BLK 3 EAGLEWOOD 1ST	7680.01	0.18	1.00	\$ 1,538.40	\$	181.59
02435000650000	LOT 11 BLK 3 EAGLEWOOD 1ST	4949.96	0.11	1.00	\$ 1,538.40	\$	181.59
02435000660000	LOT 12 BLK 3 EAGLEWOOD 1ST	4950.02	0.11	1.00	\$ 1,538.40	\$	181.59
02435000670000	LOT 13 BLK 3 EAGLEWOOD 1ST	4949.97	0.11	1.00	\$ 1,538.40	\$	181.59
02435000680000	LOT 14 BLK 3 EAGLEWOOD 1ST	4950.03	0.11	1.00	\$ 1,538.40	\$	181.59
02435000690000	LOT 15 BLK 3 EAGLEWOOD 1ST	4949.98	0.11	1.00	\$ 1,538.40	\$	181.59
02435000700000	LOT 16 BLK 3 EAGLEWOOD 1ST	4950.00	0.11	1.00	\$ 1,538.40	\$	181.59
02435000710000	LOT 17 BLK 3 EAGLEWOOD 1ST	4949.97	0.11	1.00	\$ 1,538.40	\$	181.59
02435000720000	LOT 18 BLK 3 EAGLEWOOD 1ST	4950.03	0.11	1.00	\$ 1,538.40	\$	181.59
02435000730000	LOT 19 BLK 3 EAGLEWOOD 1ST	4949.97	0.11	1.00	\$ 1,538.40	\$	181.59
02435000740000	LOT 20 BLK 3 EAGLEWOOD 1ST	4950.00	0.11	1.00	\$ 1,538.40	\$	181.59
02435000750000	LOT 21 BLK 3 EAGLEWOOD 1ST	4949.99	0.11	1.00	\$ 1,538.40	\$	181.59
02435000760000	LOT 22 BLK 3 EAGLEWOOD 1ST	4950.02	0.11	1.00	\$ 1,538.40	\$	181.59
02435000770000	LOT 23 BLK 3 EAGLEWOOD 1ST	4949.97	0.11	1.00	\$ 1,538.40	\$	181.59
02435000780000	LOT 24 BLK 3 EAGLEWOOD 1ST	4950.02	0.11	1.00	\$ 1,538.40	\$	181.59
02435000790000	LOT 25 BLK 3 EAGLEWOOD 1ST	4949.97	0.11	1.00	\$ 1,538.40	\$	181.59
02435000800000	LOT 26 BLK 3 EAGLEWOOD 1ST	4950.03	0.11	1.00	\$ 1,538.40	\$	181.59
02435000810000	LOT 27 BLK 3 EAGLEWOOD 1ST	4949.96	0.11	1.00	\$ 1,538.40	\$	181.59
02435000820000	LOT 28 BLK 3 EAGLEWOOD 1ST	6027.93	0.14	1.00	\$ 1,538.40	\$	181.59
02435000830000	LOT 29 BLK 3 EAGLEWOOD 1ST	254432.65	5.84	0.00	\$ -	\$	-
02435000840000	LOT 1 BLK 4 EAGLEWOOD 1ST	8640.01	0.20	1.00	\$ 1,538.40	\$	181.59
02435000850000	LOT 2 BLK 4 EAGLEWOOD 1ST	8099.99	0.19	1.00	\$ 1,538.40	\$	181.59
02435000860000	LOT 3 BLK 4 EAGLEWOOD 1ST	8099.98	0.19	1.00	\$ 1,538.40	\$	181.59
02435000870000	LOT 4 BLK 4 EAGLEWOOD 1ST	8100.04	0.19	1.00	\$ 1,538.40	\$	181.59
02435000880000	LOT 5 BLK 4 EAGLEWOOD 1ST	8099.99	0.19	1.00	\$ 1,538.40	\$	181.59
02435000890000	LOT 6 BLK 4 EAGLEWOOD 1ST	4800.02	0.11	1.00	\$ 1,538.40	\$	181.59
02435000900000	LOT 7 BLK 4 EAGLEWOOD 1ST	4799.98	0.11	1.00	\$ 1,538.40	\$	181.59
02435000910000	LOT 8 BLK 4 EAGLEWOOD 1ST	4800.01	0.11	1.00	\$ 1,538.40	\$	181.59
02435000920000	LOT 9 BLK 4 EAGLEWOOD 1ST	4800.01	0.11	1.00	\$ 1,538.40	\$	181.59
02435000930000	LOT 10 BLK 4 EAGLEWOOD 1ST	4799.99	0.11	1.00	\$ 1,538.40	\$	181.59
02435000940000	LOT 11 BLK 4 EAGLEWOOD 1ST	4800.01	0.11	1.00	\$ 1,538.40	\$	181.59
02435000950000	LOT 12 BLK 4 EAGLEWOOD 1ST	4799.97	0.11	1.00	\$ 1,538.40	\$	181.59
02435000960000	LOT 13 BLK 4 EAGLEWOOD 1ST	5667.06	0.13	1.00	\$ 1,538.40	\$	181.59
02435000970000	LOT 14 BLK 4 EAGLEWOOD 1ST	5667.00	0.13	1.00	\$ 1,538.40	\$	181.59
02435000980000	LOT 15 BLK 4 EAGLEWOOD 1ST	4799.99	0.11	1.00	\$ 1,538.40	\$	181.59
02435000990000	LOT 16 BLK 4 EAGLEWOOD 1ST	4800.01	0.11	1.00	\$ 1,538.40	\$	181.59
02435001000000	LOT 17 BLK 4 EAGLEWOOD 1ST	4800.03	0.11	1.00	\$ 1,538.40	\$	181.59
02435001010000	LOT 18 BLK 4 EAGLEWOOD 1ST	4799.98	0.11	1.00	\$ 1,538.40	\$	181.59
02435001020000	LOT 19 BLK 4 EAGLEWOOD 1ST	4800.02	0.11	1.00	\$ 1,538.40	\$	181.59
02435001030000	LOT 20 BLK 4 EAGLEWOOD 1ST	4800.01	0.11	1.00	\$ 1,538.40	\$	181.59
02435001040000	LOT 21 BLK 4 EAGLEWOOD 1ST	4799.98	0.11	1.00	\$ 1,538.40	\$	181.59
02435001050000	LOT 22 BLK 4 EAGLEWOOD 1ST	8099.98	0.19	1.00	\$ 1,538.40	\$	181.59
02435001060000	LOT 23 BLK 4 EAGLEWOOD 1ST	8100.04	0.19	1.00	\$ 1,538.40	\$	181.59
02435001070000	LOT 24 BLK 4 EAGLEWOOD 1ST	8100.00	0.19	1.00	\$ 1,538.40	\$	181.59
02435001080000	LOT 25 BLK 4 EAGLEWOOD 1ST	8099.99	0.19	1.00	\$ 1,538.40	\$	181.59
02435001090000	LOT 26 BLK 4 EAGLEWOOD 1ST	8640.02	0.20	1.00	\$ 1,538.40	\$	181.59
02435001100000	LOT 1 BLK 5 EAGLEWOOD 1ST	8641.59	0.20	1.00	\$ 1,538.40	\$	181.59
02435001110000	LOT 2 BLK 5 EAGLEWOOD 1ST	8100.09	0.19	1.00	\$ 1,538.40	\$	181.59
02435001120000	LOT 3 BLK 5 EAGLEWOOD 1ST	8100.07	0.19	1.00	\$ 1,538.40	\$	181.59
02435001130000	LOT 4 BLK 5 EAGLEWOOD 1ST	8100.12	0.19	1.00	\$ 1,538.40	\$	181.59
02435001140000	LOT 5 BLK 5 EAGLEWOOD 1ST	8098.62	0.19	1.00	\$ 1,538.40	\$	181.59
02435001150000	LOT 6 BLK 5 EAGLEWOOD 1ST	4800.06	0.11	1.00	\$ 1,538.40	\$	181.59
02435001160000	LOT 7 BLK 5 EAGLEWOOD 1ST	4800.02	0.11	1.00	\$ 1,538.40	\$	181.59
02435001170000	LOT 8 BLK 5 EAGLEWOOD 1ST	4800.07	0.11	1.00	\$ 1,538.40	\$	181.59
02435001180000	LOT 9 BLK 5 EAGLEWOOD 1ST	4800.03	0.11	1.00	\$ 1,538.40	\$	181.59

Draft - List of Assessments to be Levied - Improvement District No. 2270 - Traffic Signal at 9th St W and 32nd Ave W

GIS PIN	Subdivision or Legal Description	Lot Square Footage	Ac	EU	Benefit Determination	Total Assessment	
02435001190000	LOT 10 BLK 5 EAGLEWOOD 1ST	4800.06	0.11	1.00	\$ 1,538.40	\$	181.59
02435001200000	LOT 11 BLK 5 EAGLEWOOD 1ST	4800.06	0.11	1.00	\$ 1,538.40	\$	181.59
02435001210000	LOT 12 BLK 5 EAGLEWOOD 1ST	4800.03	0.11	1.00	\$ 1,538.40	\$	181.59
02435001220000	LOT 13 BLK 5 EAGLEWOOD 1ST	5667.05	0.13	1.00	\$ 1,538.40	\$	181.59
02435001230000	LOT 1 BLK 6 EAGLEWOOD 1ST	9283.66	0.21	1.00	\$ 1,538.40	\$	181.59
02435001240000	LOT 2 BLK 6 EAGLEWOOD 1ST	8400.08	0.19	1.00	\$ 1,538.40	\$	181.59
02435001250000	LOT 3 BLK 6 EAGLEWOOD 1ST	8400.09	0.19	1.00	\$ 1,538.40	\$	181.59
02435001260000	LOT 4 BLK 6 EAGLEWOOD 1ST	8400.07	0.19	1.00	\$ 1,538.40	\$	181.59
02435001270000	LOT 5 BLK 6 EAGLEWOOD 1ST	8400.10	0.19	1.00	\$ 1,538.40	\$	181.59
02435001280000	LOT 6 BLK 6 EAGLEWOOD 1ST	8400.10	0.19	1.00	\$ 1,538.40	\$	181.59
02435001290000	LOT 7 BLK 6 EAGLEWOOD 1ST	8400.11	0.19	1.00	\$ 1,538.40	\$	181.59
02435001300000	LOT 8 BLK 6 EAGLEWOOD 1ST	8400.09	0.19	1.00	\$ 1,538.40	\$	181.59
02435001310000	LOT 9 BLK 6 EAGLEWOOD 1ST	8400.12	0.19	1.00	\$ 1,538.40	\$	181.59
02435001320000	LOT 10 BLK 6 EAGLEWOOD 1ST	9300.10	0.21	1.00	\$ 1,538.40	\$	181.59
02435001330000	LOT 1 BLK 7 EAGLEWOOD 1ST	8401.24	0.19	1.00	\$ 1,538.40	\$	181.59
02435001340000	LOT 2 BLK 7 EAGLEWOOD 1ST	7680.00	0.18	1.00	\$ 1,538.40	\$	181.59
02435001350000	LOT 3 BLK 7 EAGLEWOOD 1ST	7679.98	0.18	1.00	\$ 1,538.40	\$	181.59
02435001360000	LOT 4 BLK 7 EAGLEWOOD 1ST	7680.02	0.18	1.00	\$ 1,538.40	\$	181.59
02435001370000	LOT 5 BLK 7 EAGLEWOOD 1ST	7679.98	0.18	1.00	\$ 1,538.40	\$	181.59
02435001380000	LOT 6 BLK 7 EAGLEWOOD 1ST	7680.02	0.18	1.00	\$ 1,538.40	\$	181.59
02435001390000	LOT 7 BLK 7 EAGLEWOOD 1ST	7680.01	0.18	1.00	\$ 1,538.40	\$	181.59
02435001400000	LOT 8 BLK 7 EAGLEWOOD 1ST	7680.00	0.18	1.00	\$ 1,538.40	\$	181.59
02435001410000	LOT 9 BLK 7 EAGLEWOOD 1ST	7680.02	0.18	1.00	\$ 1,538.40	\$	181.59
02435001420000	LOT 10 BLK 7 EAGLEWOOD 1ST	7679.99	0.18	1.00	\$ 1,538.40	\$	181.59
02435001430000	LOT 11 BLK 7 EAGLEWOOD 1ST	8400.00	0.19	1.00	\$ 1,538.40	\$	181.59
02435001440000	LOT 12 BLK 7 EAGLEWOOD 1ST	8399.98	0.19	1.00	\$ 1,538.40	\$	181.59
02435001450000	LOT 13 BLK 7 EAGLEWOOD 1ST	7679.98	0.18	1.00	\$ 1,538.40	\$	181.59
02435001460000	LOT 14 BLK 7 EAGLEWOOD 1ST	7680.03	0.18	1.00	\$ 1,538.40	\$	181.59
02435001470000	LOT 15 BLK 7 EAGLEWOOD 1ST	7679.98	0.18	1.00	\$ 1,538.40	\$	181.59
02435001480000	LOT 16 BLK 7 EAGLEWOOD 1ST	7679.98	0.18	1.00	\$ 1,538.40	\$	181.59
02435001490000	LOT 17 BLK 7 EAGLEWOOD 1ST	7680.01	0.18	1.00	\$ 1,538.40	\$	181.59
02435001500000	LOT 18 BLK 7 EAGLEWOOD 1ST	7679.98	0.18	1.00	\$ 1,538.40	\$	181.59
02435001510000	LOT 19 BLK 7 EAGLEWOOD 1ST	7680.02	0.18	1.00	\$ 1,538.40	\$	181.59
02435001520000	LOT 20 BLK 7 EAGLEWOOD 1ST	7680.01	0.18	1.00	\$ 1,538.40	\$	181.59
02435001530000	LOT 21 BLK 7 EAGLEWOOD 1ST	7680.00	0.18	1.00	\$ 1,538.40	\$	181.59
02435001540000	LOT 22 BLK 7 EAGLEWOOD 1ST	7947.56	0.18	1.00	\$ 1,538.40	\$	181.59
02435001550000	LOT 1 BLK 8 EAGLEWOOD 1ST	150792.58	3.46	0.00	\$ -	\$	-
02435001560000	LOT 2 BLK 8 EAGLEWOOD 1ST	9888.13	0.23	1.00	\$ 1,538.40	\$	181.59
02435001570000	LOT 3 BLK 8 EAGLEWOOD 1ST	8639.99	0.20	1.00	\$ 1,538.40	\$	181.59
02435001580000	LOT 4 BLK 8 EAGLEWOOD 1ST	8640.02	0.20	1.00	\$ 1,538.40	\$	181.59
02435001590000	LOT 5 BLK 8 EAGLEWOOD 1ST	8639.99	0.20	1.00	\$ 1,538.40	\$	181.59
02435001600000	LOT 6 BLK 8 EAGLEWOOD 1ST	8640.00	0.20	1.00	\$ 1,538.40	\$	181.59
02435001610000	LOT 7 BLK 8 EAGLEWOOD 1ST	8640.03	0.20	1.00	\$ 1,538.40	\$	181.59
02435001620000	LOT 8 BLK 8 EAGLEWOOD 1ST	8639.99	0.20	1.00	\$ 1,538.40	\$	181.59
02435001630000	LOT 9 BLK 8 EAGLEWOOD 1ST	8639.98	0.20	1.00	\$ 1,538.40	\$	181.59
02435001640000	LOT 10 BLK 8 EAGLEWOOD 1ST	8639.99	0.20	1.00	\$ 1,538.40	\$	181.59
02435001650000	LOT 11 BLK 8 EAGLEWOOD 1ST	12296.19	0.28	1.00	\$ 1,538.40	\$	181.59
02435001660000	LOT 12 BLK 8 EAGLEWOOD 1ST	20221.04	0.46	1.00	\$ 1,538.40	\$	181.59
02435001670000	LOT 13 BLK 8 EAGLEWOOD 1ST	13509.04	0.31	1.00	\$ 1,538.40	\$	181.59
02435001680000	LOT 14 BLK 8 EAGLEWOOD 1ST	9687.74	0.22	1.00	\$ 1,538.40	\$	181.59
02435001690000	LOT 15 BLK 8 EAGLEWOOD 1ST	11123.37	0.26	1.00	\$ 1,538.40	\$	181.59
02435001700000	LOT 16 BLK 8 EAGLEWOOD 1ST	11490.67	0.26	1.00	\$ 1,538.40	\$	181.59
02435001710000	LOT 17 BLK 8 EAGLEWOOD 1ST	11520.04	0.26	1.00	\$ 1,538.40	\$	181.59
02435001720000	LOT 18 BLK 8 EAGLEWOOD 1ST	11519.93	0.26	1.00	\$ 1,538.40	\$	181.59
02435100031000	LOT 3 LESS R/W BLK 1 EAGLEWOOD 2ND	91714.00	2.11	9.17	\$ 14,109.28	\$	1,665.43
02435100050000	LOT 5 BLK 1 EAGLEWOOD 2ND	10436.17	0.24	1.00	\$ 1,538.40	\$	181.59
02435100060000	LOT 6 BLK 1 EAGLEWOOD 2ND	9487.57	0.22	1.00	\$ 1,538.40	\$	181.59
02435100070000	LOT 7 BLK 1 EAGLEWOOD 2ND	9487.59	0.22	1.00	\$ 1,538.40	\$	181.59
02435100080000	LOT 8 BLK 1 EAGLEWOOD 2ND	9487.60	0.22	1.00	\$ 1,538.40	\$	181.59
02435100090000	LOT 9 BLK 1 EAGLEWOOD 2ND	9487.58	0.22	1.00	\$ 1,538.40	\$	181.59
02435100100000	LOT 10 BLK 1 EAGLEWOOD 2ND	9487.65	0.22	1.00	\$ 1,538.40	\$	181.59
02435100110000	LOT 11 BLK 1 EAGLEWOOD 2ND	9618.71	0.22	1.00	\$ 1,538.40	\$	181.59
02435100120000	LOT 12 BLK 1 EAGLEWOOD 2ND	14727.76	0.34	1.00	\$ 1,538.40	\$	181.59
02435100130000	LOT 13 BLK 1 EAGLEWOOD 2ND	19049.59	0.44	1.00	\$ 1,538.40	\$	181.59
02435100140000	LOT 14 BLK 1 EAGLEWOOD 2ND	10767.70	0.25	1.00	\$ 1,538.40	\$	181.59
02435100150000	LOT 15 BLK 1 EAGLEWOOD 2ND	10530.25	0.24	1.00	\$ 1,538.40	\$	181.59
02435100160000	LOT 16 BLK 1 EAGLEWOOD 2ND	10530.20	0.24	1.00	\$ 1,538.40	\$	181.59
02435100170000	LOT 17 BLK 1 EAGLEWOOD 2ND	10530.19	0.24	1.00	\$ 1,538.40	\$	181.59
02435100180000	LOT 18 BLK 1 EAGLEWOOD 2ND	10530.17	0.24	1.00	\$ 1,538.40	\$	181.59
02435100190000	LOT 19 BLK 1 EAGLEWOOD 2ND	10530.11	0.24	1.00	\$ 1,538.40	\$	181.59
02435100200000	LOT 20 BLK 1 EAGLEWOOD 2ND	10530.09	0.24	1.00	\$ 1,538.40	\$	181.59
02435100210000	LOT 21 BLK 1 EAGLEWOOD 2ND	10530.02	0.24	1.00	\$ 1,538.40	\$	181.59
02435100220000	LOT 22 BLK 1 EAGLEWOOD 2ND	10530.04	0.24	1.00	\$ 1,538.40	\$	181.59
02435100230000	LOT 23 BLK 1 EAGLEWOOD 2ND	11558.68	0.27	1.00	\$ 1,538.40	\$	181.59
02435100240000	LOT 24 BLK 1 EAGLEWOOD 2ND	11951.78	0.27	1.00	\$ 1,538.40	\$	181.59
02435100250000	LOT 25 BLK 1 EAGLEWOOD 2ND	10913.16	0.25	1.00	\$ 1,538.40	\$	181.59
02435100260000	LOT 26 BLK 1 EAGLEWOOD 2ND	10965.96	0.25	1.00	\$ 1,538.40	\$	181.59
02435100270000	LOT 27 BLK 1 EAGLEWOOD 2ND	11018.81	0.25	1.00	\$ 1,538.40	\$	181.59
02435100280000	LOT 28 BLK 1 EAGLEWOOD 2ND	11071.59	0.25	1.00	\$ 1,538.40	\$	181.59
02435100290000	LOT 29 BLK 1 EAGLEWOOD 2ND	11083.05	0.25	1.00	\$ 1,538.40	\$	181.59
02435100300000	LOT 30 BLK 1 EAGLEWOOD 2ND	97987.65	2.25	0.00	\$ -	\$	-
02435100305000	LOT 31 BLK 1 EAGLEWOOD 2ND	2635.72	0.06	0.00	\$ -	\$	-
02435100310000	LOT 1 BLK 2 EAGLEWOOD 2ND	10559.92	0.24	1.00	\$ 1,538.40	\$	181.59
02435100320000	LOT 2 BLK 2 EAGLEWOOD 2ND	9599.95	0.22	1.00	\$ 1,538.40	\$	181.59
02435100330000	LOT 3 BLK 2 EAGLEWOOD 2ND	9599.93	0.22	1.00	\$ 1,538.40	\$	181.59
02435100340000	LOT 4 BLK 2 EAGLEWOOD 2ND	9599.96	0.22	1.00	\$ 1,538.40	\$	181.59
02435100350000	LOT 5 BLK 2 EAGLEWOOD 2ND	9600.00	0.22	1.00	\$ 1,538.40	\$	181.59
02435100360000	LOT 6 BLK 2 EAGLEWOOD 2ND	9599.94	0.22	1.00	\$ 1,538.40	\$	181.59
02435100370000	LOT 7 BLK 2 EAGLEWOOD 2ND	10559.97	0.24	1.00	\$ 1,538.40	\$	181.59
02435100380000	LOT 8 BLK 2 EAGLEWOOD 2ND	10559.92	0.24	1.00	\$ 1,538.40	\$	181.59

Draft - List of Assessments to be Levied - Improvement District No. 2270 - Traffic Signal at 9th St W and 32nd Ave W

GIS PIN	Subdivision or Legal Description	Lot Square Footage	Ac	EUs	Benefit Determination	Total Assessment
02435100390000	LOT 9 BLK 2 EAGLEWOOD 2ND	9599.90	0.22	1.00	\$ 1,538.40	\$ 181.59
02435100400000	LOT 10 BLK 2 EAGLEWOOD 2ND	9599.85	0.22	1.00	\$ 1,538.40	\$ 181.59
02435100410000	LOT 11 BLK 2 EAGLEWOOD 2ND	9599.89	0.22	1.00	\$ 1,538.40	\$ 181.59
02435100420000	LOT 12 BLK 2 EAGLEWOOD 2ND	9599.89	0.22	1.00	\$ 1,538.40	\$ 181.59
02435100430000	LOT 13 BLK 2 EAGLEWOOD 2ND	9599.96	0.22	1.00	\$ 1,538.40	\$ 181.59
02435100440000	LOT 14 BLK 2 EAGLEWOOD 2ND	10559.90	0.24	1.00	\$ 1,538.40	\$ 181.59
02435100450000	LOT 1 BLK 3 EAGLEWOOD 2ND	10559.85	0.24	1.00	\$ 1,538.40	\$ 181.59
02435100460000	LOT 2 BLK 3 EAGLEWOOD 2ND	9599.97	0.22	1.00	\$ 1,538.40	\$ 181.59
02435100470000	LOT 3 BLK 3 EAGLEWOOD 2ND	9599.92	0.22	1.00	\$ 1,538.40	\$ 181.59
02435100480000	LOT 4 BLK 3 EAGLEWOOD 2ND	9599.97	0.22	1.00	\$ 1,538.40	\$ 181.59
02435100490000	LOT 5 BLK 3 EAGLEWOOD 2ND	9599.94	0.22	1.00	\$ 1,538.40	\$ 181.59
02435100500000	LOT 6 BLK 3 EAGLEWOOD 2ND	9599.99	0.22	1.00	\$ 1,538.40	\$ 181.59
02435100510000	LOT 7 BLK 3 EAGLEWOOD 2ND	10559.93	0.24	1.00	\$ 1,538.40	\$ 181.59
02435100520000	LOT 8 BLK 3 EAGLEWOOD 2ND	10559.84	0.24	1.00	\$ 1,538.40	\$ 181.59
02435100530000	LOT 9 BLK 3 EAGLEWOOD 2ND	9599.86	0.22	1.00	\$ 1,538.40	\$ 181.59
02435100540000	LOT 10 BLK 3 EAGLEWOOD 2ND	9599.85	0.22	1.00	\$ 1,538.40	\$ 181.59
02435100550000	LOT 11 BLK 3 EAGLEWOOD 2ND	9599.91	0.22	1.00	\$ 1,538.40	\$ 181.59
02435100560000	LOT 12 BLK 3 EAGLEWOOD 2ND	9599.87	0.22	1.00	\$ 1,538.40	\$ 181.59
02435100570000	LOT 13 BLK 3 EAGLEWOOD 2ND	9599.97	0.22	1.00	\$ 1,538.40	\$ 181.59
02435100580000	LOT 14 BLK 3 EAGLEWOOD 2ND	10559.88	0.24	1.00	\$ 1,538.40	\$ 181.59
02435100590000	LOT 1 BLK 4 EAGLEWOOD 2ND	11405.39	0.26	1.00	\$ 1,538.40	\$ 181.59
02435100600000	LOT 2 BLK 4 EAGLEWOOD 2ND	10358.45	0.24	1.00	\$ 1,538.40	\$ 181.59
02435100610000	LOT 3 BLK 4 EAGLEWOOD 2ND	10348.76	0.24	1.00	\$ 1,538.40	\$ 181.59
02435100620000	LOT 4 BLK 4 EAGLEWOOD 2ND	10339.09	0.24	1.00	\$ 1,538.40	\$ 181.59
02435100630000	LOT 5 BLK 4 EAGLEWOOD 2ND	10329.43	0.24	1.00	\$ 1,538.40	\$ 181.59
02435100640000	LOT 6 BLK 4 EAGLEWOOD 2ND	10319.75	0.24	1.00	\$ 1,538.40	\$ 181.59
02435100650000	LOT 7 BLK 4 EAGLEWOOD 2ND	10998.38	0.25	1.00	\$ 1,538.40	\$ 181.59
02435200010000	LOT 1 BLK 1 EAGLEWOOD 3RD	13039.99	0.30	1.00	\$ 1,538.40	\$ 181.59
02435200020000	LOT 2 BLK 1 EAGLEWOOD 3RD	13039.96	0.30	1.00	\$ 1,538.40	\$ 181.59
02435200030000	LOT 3 BLK 1 EAGLEWOOD 3RD	13040.03	0.30	1.00	\$ 1,538.40	\$ 181.59
02435200040000	LOT 4 BLK 1 EAGLEWOOD 3RD	13042.90	0.30	1.00	\$ 1,538.40	\$ 181.59
02435200050000	LOT 5 BLK 1 EAGLEWOOD 3RD	13268.99	0.30	1.00	\$ 1,538.40	\$ 181.59
02435200060000	LOT 6 BLK 1 EAGLEWOOD 3RD	14063.20	0.32	1.00	\$ 1,538.40	\$ 181.59
02435200070000	LOT 7 BLK 1 EAGLEWOOD 3RD	15026.93	0.34	1.00	\$ 1,538.40	\$ 181.59
02435200080000	LOT 8 BLK 1 EAGLEWOOD 3RD	15835.70	0.36	1.00	\$ 1,538.40	\$ 181.59
02435200090000	LOT 9 BLK 1 EAGLEWOOD 3RD	16482.99	0.38	1.00	\$ 1,538.40	\$ 181.59
02435200100000	LOT 10 BLK 1 EAGLEWOOD 3RD	16970.01	0.39	1.00	\$ 1,538.40	\$ 181.59
02435200110000	LOT 11 BLK 1 EAGLEWOOD 3RD	3563.32	0.08	0.00	\$ -	\$ -
02435200120000	LOT 12 BLK 1 EAGLEWOOD 3RD	17024.67	0.39	1.00	\$ 1,538.40	\$ 181.59
02435200130000	LOT 1 BLK 2 EAGLEWOOD 3RD	11333.69	0.26	1.00	\$ 1,538.40	\$ 181.59
02435200140000	LOT 2 BLK 2 EAGLEWOOD 3RD	10125.02	0.23	1.00	\$ 1,538.40	\$ 181.59
02435200150000	LOT 3 BLK 2 EAGLEWOOD 3RD	10125.01	0.23	1.00	\$ 1,538.40	\$ 181.59
02435200160000	LOT 4 BLK 2 EAGLEWOOD 3RD	10124.99	0.23	1.00	\$ 1,538.40	\$ 181.59
02435200170000	LOT 5 BLK 2 EAGLEWOOD 3RD	10125.04	0.23	1.00	\$ 1,538.40	\$ 181.59
02435200180000	LOT 6 BLK 2 EAGLEWOOD 3RD	10124.97	0.23	1.00	\$ 1,538.40	\$ 181.59
02435200190000	LOT 7 BLK 2 EAGLEWOOD 3RD	10124.98	0.23	1.00	\$ 1,538.40	\$ 181.59
02435200200000	LOT 8 BLK 2 EAGLEWOOD 3RD	10833.02	0.25	1.00	\$ 1,538.40	\$ 181.59
02435200210000	LOT 9 BLK 2 EAGLEWOOD 3RD	9998.99	0.23	1.00	\$ 1,538.40	\$ 181.59
02435200220000	LOT 10 BLK 2 EAGLEWOOD 3RD	10687.58	0.25	1.00	\$ 1,538.40	\$ 181.59
02435200230000	LOT 11 BLK 2 EAGLEWOOD 3RD	11070.38	0.25	1.00	\$ 1,538.40	\$ 181.59
02435200240000	LOT 12 BLK 2 EAGLEWOOD 3RD	11294.46	0.26	1.00	\$ 1,538.40	\$ 181.59
02435200250000	LOT 13 BLK 2 EAGLEWOOD 3RD	11280.97	0.26	1.00	\$ 1,538.40	\$ 181.59
02435200260000	LOT 14 BLK 2 EAGLEWOOD 3RD	11401.32	0.26	1.00	\$ 1,538.40	\$ 181.59
02435200270000	LOT 15 BLK 2 EAGLEWOOD 3RD	12653.95	0.29	1.00	\$ 1,538.40	\$ 181.59
02435200280000	LOT 16 BLK 2 EAGLEWOOD 3RD	199755.23	4.59	19.98	\$ 30,730.34	\$ 3,627.36
02435200290000	LOT 1 BLK 3 EAGLEWOOD 3RD	8642.98	0.20	1.00	\$ 1,538.40	\$ 181.59
02435200300000	LOT 2 BLK 3 EAGLEWOOD 3RD	8100.02	0.19	1.00	\$ 1,538.40	\$ 181.59
02435200310000	LOT 3 BLK 3 EAGLEWOOD 3RD	8099.97	0.19	1.00	\$ 1,538.40	\$ 181.59
02435200320000	LOT 4 BLK 3 EAGLEWOOD 3RD	8100.03	0.19	1.00	\$ 1,538.40	\$ 181.59
02435200330000	LOT 5 BLK 3 EAGLEWOOD 3RD	4919.99	0.11	1.00	\$ 1,538.40	\$ 181.59
02435200340000	LOT 6 BLK 3 EAGLEWOOD 3RD	4919.97	0.11	1.00	\$ 1,538.40	\$ 181.59
02435200350000	LOT 7 BLK 3 EAGLEWOOD 3RD	4919.99	0.11	1.00	\$ 1,538.40	\$ 181.59
02435200360000	LOT 8 BLK 3 EAGLEWOOD 3RD	4919.98	0.11	1.00	\$ 1,538.40	\$ 181.59
02435200370000	LOT 9 BLK 3 EAGLEWOOD 3RD	4919.98	0.11	1.00	\$ 1,538.40	\$ 181.59
02435200380000	LOT 10 BLK 3 EAGLEWOOD 3RD	4920.00	0.11	1.00	\$ 1,538.40	\$ 181.59
02435200390000	LOT 11 BLK 3 EAGLEWOOD 3RD	4919.98	0.11	1.00	\$ 1,538.40	\$ 181.59
02435200400000	LOT 12 BLK 3 EAGLEWOOD 3RD	5999.99	0.14	1.00	\$ 1,538.40	\$ 181.59
02435200410000	LOT 13 BLK 3 EAGLEWOOD 3RD	6924.01	0.16	1.00	\$ 1,538.40	\$ 181.59
02435200420000	LOT 1 BLK 4 EAGLEWOOD 3RD	7368.02	0.17	1.00	\$ 1,538.40	\$ 181.59
02435200430000	LOT 2 BLK 4 EAGLEWOOD 3RD	6720.00	0.15	1.00	\$ 1,538.40	\$ 181.59
02435200440000	LOT 3 BLK 4 EAGLEWOOD 3RD	6720.01	0.15	1.00	\$ 1,538.40	\$ 181.59
02435200450000	LOT 4 BLK 4 EAGLEWOOD 3RD	4920.00	0.11	1.00	\$ 1,538.40	\$ 181.59
02435200460000	LOT 5 BLK 4 EAGLEWOOD 3RD	4920.00	0.11	1.00	\$ 1,538.40	\$ 181.59
02435200470000	LOT 6 BLK 4 EAGLEWOOD 3RD	4920.02	0.11	1.00	\$ 1,538.40	\$ 181.59
02435200480000	LOT 7 BLK 4 EAGLEWOOD 3RD	4920.01	0.11	1.00	\$ 1,538.40	\$ 181.59
02435200490000	LOT 8 BLK 4 EAGLEWOOD 3RD	4920.02	0.11	1.00	\$ 1,538.40	\$ 181.59
02435200500000	LOT 9 BLK 4 EAGLEWOOD 3RD	4920.01	0.11	1.00	\$ 1,538.40	\$ 181.59
02435200510000	LOT 10 BLK 4 EAGLEWOOD 3RD	4920.01	0.11	1.00	\$ 1,538.40	\$ 181.59
02435200520000	LOT 11 BLK 4 EAGLEWOOD 3RD	4920.04	0.11	1.00	\$ 1,538.40	\$ 181.59
02435200530000	LOT 12 BLK 4 EAGLEWOOD 3RD	4920.03	0.11	1.00	\$ 1,538.40	\$ 181.59
02435200540000	LOT 13 BLK 4 EAGLEWOOD 3RD	4919.98	0.11	1.00	\$ 1,538.40	\$ 181.59
02435200550000	LOT 14 BLK 4 EAGLEWOOD 3RD	4920.03	0.11	1.00	\$ 1,538.40	\$ 181.59
02435200560000	LOT 15 BLK 4 EAGLEWOOD 3RD	4920.02	0.11	1.00	\$ 1,538.40	\$ 181.59
02435200570000	LOT 16 BLK 4 EAGLEWOOD 3RD	6025.29	0.14	1.00	\$ 1,538.40	\$ 181.59
02435200580000	LOT 1 BLK 5 EAGLEWOOD 3RD	7367.99	0.17	1.00	\$ 1,538.40	\$ 181.59
02435200590000	LOT 2 BLK 5 EAGLEWOOD 3RD	6720.01	0.15	1.00	\$ 1,538.40	\$ 181.59
02435200600000	LOT 3 BLK 5 EAGLEWOOD 3RD	6719.98	0.15	1.00	\$ 1,538.40	\$ 181.59
02435200610000	LOT 4 BLK 5 EAGLEWOOD 3RD	4920.00	0.11	1.00	\$ 1,538.40	\$ 181.59
02435200620000	LOT 5 BLK 5 EAGLEWOOD 3RD	4920.00	0.11	1.00	\$ 1,538.40	\$ 181.59
02435200630000	LOT 6 BLK 5 EAGLEWOOD 3RD	4919.98	0.11	1.00	\$ 1,538.40	\$ 181.59

Draft - List of Assessments to be Levied - Improvement District No. 2270 - Traffic Signal at 9th St W and 32nd Ave W

GIS PIN	Subdivision or Legal Description	Lot Square Footage	Acres	EU's	Benefit Determination	Total Assessment
02435200640000	LOT 7 BLK 5 EAGLEWOOD 3RD	4920.00	0.11	1.00	\$ 1,538.40	\$ 181.59
02435200650000	LOT 8 BLK 5 EAGLEWOOD 3RD	4920.00	0.11	1.00	\$ 1,538.40	\$ 181.59
02435200660000	LOT 9 BLK 5 EAGLEWOOD 3RD	4919.98	0.11	1.00	\$ 1,538.40	\$ 181.59
02435200670000	LOT 10 BLK 5 EAGLEWOOD 3RD	4920.01	0.11	1.00	\$ 1,538.40	\$ 181.59
02435200680000	LOT 11 BLK 5 EAGLEWOOD 3RD	4919.99	0.11	1.00	\$ 1,538.40	\$ 181.59
02435200690000	LOT 12 BLK 5 EAGLEWOOD 3RD	4920.03	0.11	1.00	\$ 1,538.40	\$ 181.59
02435200700000	LOT 13 BLK 5 EAGLEWOOD 3RD	4920.00	0.11	1.00	\$ 1,538.40	\$ 181.59
02435200710000	LOT 14 BLK 5 EAGLEWOOD 3RD	4919.99	0.11	1.00	\$ 1,538.40	\$ 181.59
02435200720000	LOT 15 BLK 5 EAGLEWOOD 3RD	4920.02	0.11	1.00	\$ 1,538.40	\$ 181.59
02435200730000	LOT 16 BLK 5 EAGLEWOOD 3RD	5987.64	0.14	1.00	\$ 1,538.40	\$ 181.59
02435200740000	LOT 1 BLK 6 EAGLEWOOD 3RD	8643.11	0.20	1.00	\$ 1,538.40	\$ 181.59
02435200750000	LOT 2 BLK 6 EAGLEWOOD 3RD	8100.10	0.19	1.00	\$ 1,538.40	\$ 181.59
02435200760000	LOT 3 BLK 6 EAGLEWOOD 3RD	8100.12	0.19	1.00	\$ 1,538.40	\$ 181.59
02435200770000	LOT 4 BLK 6 EAGLEWOOD 3RD	8100.11	0.19	1.00	\$ 1,538.40	\$ 181.59
02435200780000	LOT 5 BLK 6 EAGLEWOOD 3RD	4920.07	0.11	1.00	\$ 1,538.40	\$ 181.59
02435200790000	LOT 6 BLK 6 EAGLEWOOD 3RD	4920.09	0.11	1.00	\$ 1,538.40	\$ 181.59
02435200800000	LOT 7 BLK 6 EAGLEWOOD 3RD	4920.03	0.11	1.00	\$ 1,538.40	\$ 181.59
02435200810000	LOT 8 BLK 6 EAGLEWOOD 3RD	4920.08	0.11	1.00	\$ 1,538.40	\$ 181.59
02435200820000	LOT 9 BLK 6 EAGLEWOOD 3RD	4920.06	0.11	1.00	\$ 1,538.40	\$ 181.59
02435200830000	LOT 10 BLK 6 EAGLEWOOD 3RD	4920.04	0.11	1.00	\$ 1,538.40	\$ 181.59
02435200840000	LOT 11 BLK 6 EAGLEWOOD 3RD	4920.07	0.11	1.00	\$ 1,538.40	\$ 181.59
02435200850000	LOT 12 BLK 6 EAGLEWOOD 3RD	6000.08	0.14	1.00	\$ 1,538.40	\$ 181.59
02435200860000	LOT 13 BLK 6 EAGLEWOOD 3RD	6924.10	0.16	1.00	\$ 1,538.40	\$ 181.59
02435200870000	LOT 1 BLK 7 EAGLEWOOD 3RD	9192.92	0.21	1.00	\$ 1,538.40	\$ 181.59
02435200880000	LOT 2 BLK 7 EAGLEWOOD 3RD	8400.12	0.19	1.00	\$ 1,538.40	\$ 181.59
02435200890000	LOT 3 BLK 7 EAGLEWOOD 3RD	8400.13	0.19	1.00	\$ 1,538.40	\$ 181.59
02435200900000	LOT 4 BLK 7 EAGLEWOOD 3RD	8400.11	0.19	1.00	\$ 1,538.40	\$ 181.59
02435200910000	LOT 5 BLK 7 EAGLEWOOD 3RD	8400.09	0.19	1.00	\$ 1,538.40	\$ 181.59
02435200920000	LOT 6 BLK 7 EAGLEWOOD 3RD	8400.09	0.19	1.00	\$ 1,538.40	\$ 181.59
02435200930000	LOT 7 BLK 7 EAGLEWOOD 3RD	8400.12	0.19	1.00	\$ 1,538.40	\$ 181.59
02435200940000	LOT 8 BLK 7 EAGLEWOOD 3RD	8400.11	0.19	1.00	\$ 1,538.40	\$ 181.59
02435200950000	LOT 9 BLK 7 EAGLEWOOD 3RD	8400.12	0.19	1.00	\$ 1,538.40	\$ 181.59
02435200960000	LOT 10 BLK 7 EAGLEWOOD 3RD	9300.12	0.21	1.00	\$ 1,538.40	\$ 181.59
02435300010000	LOT 1 BLK 1 EAGLEWOOD 4TH	18231.73	0.42	1.00	\$ 1,538.40	\$ 181.59
02435300020000	LOT 2 BLK 1 EAGLEWOOD 4TH	18202.79	0.42	1.00	\$ 1,538.40	\$ 181.59
02435300030000	LOT 1 BLK 2 EAGLEWOOD 4TH	11966.81	0.27	1.00	\$ 1,538.40	\$ 181.59
02435300040000	LOT 2 BLK 2 EAGLEWOOD 4TH	11310.00	0.26	1.00	\$ 1,538.40	\$ 181.59
02435300050000	LOT 3 BLK 2 EAGLEWOOD 4TH	13680.74	0.31	1.00	\$ 1,538.40	\$ 181.59
02435300060000	LOT 4 BLK 2 EAGLEWOOD 4TH	14430.01	0.33	1.00	\$ 1,538.40	\$ 181.59
02435300070000	LOT 5 BLK 2 EAGLEWOOD 4TH	14430.01	0.33	1.00	\$ 1,538.40	\$ 181.59
02435300080000	LOT 6 BLK 2 EAGLEWOOD 4TH	14430.01	0.33	1.00	\$ 1,538.40	\$ 181.59
02435300090000	LOT 7 BLK 2 EAGLEWOOD 4TH	13929.62	0.32	1.00	\$ 1,538.40	\$ 181.59
02435300100000	LOT 8 BLK 2 EAGLEWOOD 4TH	11019.95	0.25	1.00	\$ 1,538.40	\$ 181.59
02435300110000	LOT 9 BLK 2 EAGLEWOOD 4TH	12869.54	0.30	1.00	\$ 1,538.40	\$ 181.59
02435300120000	LOT 1 BLK 3 EAGLEWOOD 4TH	9040.96	0.21	1.00	\$ 1,538.40	\$ 181.59
02435300130000	LOT 2 BLK 3 EAGLEWOOD 4TH	7857.91	0.18	1.00	\$ 1,538.40	\$ 181.59
02435300140000	LOT 3 BLK 3 EAGLEWOOD 4TH	8583.83	0.20	1.00	\$ 1,538.40	\$ 181.59
02435300150000	LOT 4 BLK 3 EAGLEWOOD 4TH	8271.36	0.19	1.00	\$ 1,538.40	\$ 181.59
02435300160000	LOT 5 BLK 3 EAGLEWOOD 4TH	8013.51	0.18	1.00	\$ 1,538.40	\$ 181.59
02435300170000	LOT 1 BLK 4 EAGLEWOOD 4TH	6299.75	0.14	1.00	\$ 1,538.40	\$ 181.59
02435300180000	LOT 2 BLK 4 EAGLEWOOD 4TH	5400.03	0.12	1.00	\$ 1,538.40	\$ 181.59
02435300190000	LOT 3 BLK 4 EAGLEWOOD 4TH	5399.98	0.12	1.00	\$ 1,538.40	\$ 181.59
02435300200000	LOT 4 BLK 4 EAGLEWOOD 4TH	5399.98	0.12	1.00	\$ 1,538.40	\$ 181.59
02435300210000	LOT 5 BLK 4 EAGLEWOOD 4TH	6300.20	0.14	1.00	\$ 1,538.40	\$ 181.59
02435300220000	LOT 1 BLK 5 EAGLEWOOD 4TH	6299.81	0.14	1.00	\$ 1,538.40	\$ 181.59
02435300230000	LOT 2 BLK 5 EAGLEWOOD 4TH	5400.00	0.12	1.00	\$ 1,538.40	\$ 181.59
02435300240000	LOT 3 BLK 5 EAGLEWOOD 4TH	5400.00	0.12	1.00	\$ 1,538.40	\$ 181.59
02435300250000	LOT 4 BLK 5 EAGLEWOOD 4TH	5400.00	0.12	1.00	\$ 1,538.40	\$ 181.59
02435300260000	LOT 5 BLK 5 EAGLEWOOD 4TH	6300.18	0.14	1.00	\$ 1,538.40	\$ 181.59
02435300270000	LOT 1 BLK 6 EAGLEWOOD 4TH	6214.87	0.14	1.00	\$ 1,538.40	\$ 181.59
02435300280000	LOT 2 BLK 6 EAGLEWOOD 4TH	5400.01	0.12	1.00	\$ 1,538.40	\$ 181.59
02435300290000	LOT 3 BLK 6 EAGLEWOOD 4TH	5400.01	0.12	1.00	\$ 1,538.40	\$ 181.59
02435300300000	LOT 4 BLK 6 EAGLEWOOD 4TH	5400.01	0.12	1.00	\$ 1,538.40	\$ 181.59
02435300310000	LOT 5 BLK 6 EAGLEWOOD 4TH	6185.42	0.14	1.00	\$ 1,538.40	\$ 181.59
02435300320000	LOT 1 BLK 7 EAGLEWOOD 4TH	7555.36	0.17	1.00	\$ 1,538.40	\$ 181.59
02435300330000	LOT 1 BLK 8 EAGLEWOOD 4TH	7368.01	0.17	1.00	\$ 1,538.40	\$ 181.59
02435300340000	LOT 2 BLK 8 EAGLEWOOD 4TH	6720.02	0.15	1.00	\$ 1,538.40	\$ 181.59
02435300350000	LOT 3 BLK 8 EAGLEWOOD 4TH	6720.00	0.15	1.00	\$ 1,538.40	\$ 181.59
02435300360000	LOT 4 BLK 8 EAGLEWOOD 4TH	4920.04	0.11	1.00	\$ 1,538.40	\$ 181.59
02435300370000	LOT 5 BLK 8 EAGLEWOOD 4TH	4920.00	0.11	1.00	\$ 1,538.40	\$ 181.59
02435300380000	LOT 6 BLK 8 EAGLEWOOD 4TH	4920.02	0.11	1.00	\$ 1,538.40	\$ 181.59
02435300390000	LOT 7 BLK 8 EAGLEWOOD 4TH	4920.00	0.11	1.00	\$ 1,538.40	\$ 181.59
02435300400000	LOT 8 BLK 8 EAGLEWOOD 4TH	4920.00	0.11	1.00	\$ 1,538.40	\$ 181.59
02435300410000	LOT 9 BLK 8 EAGLEWOOD 4TH	4920.01	0.11	1.00	\$ 1,538.40	\$ 181.59
02435300420000	LOT 10 BLK 8 EAGLEWOOD 4TH	4920.00	0.11	1.00	\$ 1,538.40	\$ 181.59
02435300430000	LOT 11 BLK 8 EAGLEWOOD 4TH	4920.11	0.11	1.00	\$ 1,538.40	\$ 181.59
02435300440000	LOT 12 BLK 8 EAGLEWOOD 4TH	4981.77	0.11	1.00	\$ 1,538.40	\$ 181.59
02435300450000	LOT 13 BLK 8 EAGLEWOOD 4TH	5279.81	0.12	1.00	\$ 1,538.40	\$ 181.59
02435300460000	LOT 14 BLK 8 EAGLEWOOD 4TH	5658.36	0.13	1.00	\$ 1,538.40	\$ 181.59
02435300470000	LOT 15 BLK 8 EAGLEWOOD 4TH	6138.07	0.14	1.00	\$ 1,538.40	\$ 181.59
02435300480000	LOT 16 BLK 8 EAGLEWOOD 4TH	7970.62	0.18	1.00	\$ 1,538.40	\$ 181.59
02435300490000	LOT 17 BLK 8 EAGLEWOOD 4TH	7433.39	0.17	1.00	\$ 1,538.40	\$ 181.59
02435300500000	LOT 18 BLK 8 EAGLEWOOD 4TH	5546.18	0.13	1.00	\$ 1,538.40	\$ 181.59
02435300510000	LOT 19 BLK 8 EAGLEWOOD 4TH	5128.72	0.12	1.00	\$ 1,538.40	\$ 181.59
02435300520000	LOT 20 BLK 8 EAGLEWOOD 4TH	4919.97	0.11	1.00	\$ 1,538.40	\$ 181.59
02435300530000	LOT 21 BLK 8 EAGLEWOOD 4TH	4919.99	0.11	1.00	\$ 1,538.40	\$ 181.59
02435300540000	LOT 22 BLK 8 EAGLEWOOD 4TH	4920.00	0.11	1.00	\$ 1,538.40	\$ 181.59
02435300550000	LOT 23 BLK 8 EAGLEWOOD 4TH	4920.00	0.11	1.00	\$ 1,538.40	\$ 181.59
02435300560000	LOT 24 BLK 8 EAGLEWOOD 4TH	4919.99	0.11	1.00	\$ 1,538.40	\$ 181.59
02435300570000	LOT 25 BLK 8 EAGLEWOOD 4TH	4920.00	0.11	1.00	\$ 1,538.40	\$ 181.59

Draft - List of Assessments to be Levied - Improvement District No. 2270 - Traffic Signal at 9th St W and 32nd Ave W

GIS PIN	Subdivision or Legal Description	Lot Square Footage	Ac	EU	Benefit Determination	Total Assessment
02435300580000	LOT 26 BLK 8 EAGLEWOOD 4TH	4919.98	0.11	1.00	\$ 1,538.40	\$ 181.59
02435300590000	LOT 27 BLK 8 EAGLEWOOD 4TH	4919.99	0.11	1.00	\$ 1,538.40	\$ 181.59
02435300600000	LOT 28 BLK 8 EAGLEWOOD 4TH	4920.01	0.11	1.00	\$ 1,538.40	\$ 181.59
02435300610000	LOT 29 BLK 8 EAGLEWOOD 4TH	4920.03	0.11	1.00	\$ 1,538.40	\$ 181.59
02435300620000	LOT 30 BLK 8 EAGLEWOOD 4TH	6719.97	0.15	1.00	\$ 1,538.40	\$ 181.59
02435300630000	LOT 31 BLK 8 EAGLEWOOD 4TH	6720.02	0.15	1.00	\$ 1,538.40	\$ 181.59
02435300640000	LOT 32 BLK 8 EAGLEWOOD 4TH	7367.99	0.17	1.00	\$ 1,538.40	\$ 181.59
02435300650000	LOT 1 BLK 9 EAGLEWOOD 4TH	10876.07	0.25	1.00	\$ 1,538.40	\$ 181.59
02435300660000	LOT 2 BLK 9 EAGLEWOOD 4TH	9366.58	0.22	1.00	\$ 1,538.40	\$ 181.59
02435300670000	LOT 3 BLK 9 EAGLEWOOD 4TH	8233.91	0.19	1.00	\$ 1,538.40	\$ 181.59
02435300680000	LOT 4 BLK 9 EAGLEWOOD 4TH	7307.54	0.17	1.00	\$ 1,538.40	\$ 181.59
02435300690000	LOT 5 BLK 9 EAGLEWOOD 4TH	4922.09	0.11	1.00	\$ 1,538.40	\$ 181.59
02435300700000	LOT 6 BLK 9 EAGLEWOOD 4TH	4920.01	0.11	1.00	\$ 1,538.40	\$ 181.59
02435300710000	LOT 7 BLK 9 EAGLEWOOD 4TH	4919.99	0.11	1.00	\$ 1,538.40	\$ 181.59
02435300720000	LOT 8 BLK 9 EAGLEWOOD 4TH	4920.01	0.11	1.00	\$ 1,538.40	\$ 181.59
02435300730000	LOT 9 BLK 9 EAGLEWOOD 4TH	4920.01	0.11	1.00	\$ 1,538.40	\$ 181.59
02435300740000	LOT 10 BLK 9 EAGLEWOOD 4TH	4920.01	0.11	1.00	\$ 1,538.40	\$ 181.59
02435300750000	LOT 11 BLK 9 EAGLEWOOD 4TH	4920.03	0.11	1.00	\$ 1,538.40	\$ 181.59
02435300760000	LOT 12 BLK 9 EAGLEWOOD 4TH	6000.01	0.14	1.00	\$ 1,538.40	\$ 181.59
02435300770000	LOT 13 BLK 9 EAGLEWOOD 4TH	6923.99	0.16	1.00	\$ 1,538.40	\$ 181.59
02435300780000	LOT 14 BLK 9 EAGLEWOOD 4TH	6924.00	0.16	1.00	\$ 1,538.40	\$ 181.59
02435300790000	LOT 15 BLK 9 EAGLEWOOD 4TH	6000.01	0.14	1.00	\$ 1,538.40	\$ 181.59
02435300800000	LOT 16 BLK 9 EAGLEWOOD 4TH	4920.02	0.11	1.00	\$ 1,538.40	\$ 181.59
02435300810000	LOT 17 BLK 9 EAGLEWOOD 4TH	4919.98	0.11	1.00	\$ 1,538.40	\$ 181.59
02435300820000	LOT 18 BLK 9 EAGLEWOOD 4TH	4920.00	0.11	1.00	\$ 1,538.40	\$ 181.59
02435300830000	LOT 19 BLK 9 EAGLEWOOD 4TH	4920.01	0.11	1.00	\$ 1,538.40	\$ 181.59
02435300840000	LOT 20 BLK 9 EAGLEWOOD 4TH	4919.96	0.11	1.00	\$ 1,538.40	\$ 181.59
02435300850000	LOT 21 BLK 9 EAGLEWOOD 4TH	4920.01	0.11	1.00	\$ 1,538.40	\$ 181.59
02435300860000	LOT 22 BLK 9 EAGLEWOOD 4TH	4920.01	0.11	1.00	\$ 1,538.40	\$ 181.59
02435300870000	LOT 23 BLK 9 EAGLEWOOD 4TH	7853.17	0.18	1.00	\$ 1,538.40	\$ 181.59
02435300880000	LOT 24 BLK 9 EAGLEWOOD 4TH	8007.40	0.18	1.00	\$ 1,538.40	\$ 181.59
02435300890000	LOT 25 BLK 9 EAGLEWOOD 4TH	8915.03	0.20	1.00	\$ 1,538.40	\$ 181.59
02435300900000	LOT 26 BLK 9 EAGLEWOOD 4TH	10658.85	0.24	1.00	\$ 1,538.40	\$ 181.59
02435300910000	LOT 1 BLK 10 EAGLEWOOD 4TH	10533.69	0.24	1.00	\$ 1,538.40	\$ 181.59
02435300920000	LOT 2 BLK 10 EAGLEWOOD 4TH	10133.68	0.23	1.00	\$ 1,538.40	\$ 181.59
02435300930000	LOT 3 BLK 10 EAGLEWOOD 4TH	10429.95	0.24	1.00	\$ 1,538.40	\$ 181.59
02435300940000	LOT 4 BLK 10 EAGLEWOOD 4TH	11022.47	0.25	1.00	\$ 1,538.40	\$ 181.59
02435300950000	LOT 5 BLK 10 EAGLEWOOD 4TH	11614.97	0.27	1.00	\$ 1,538.40	\$ 181.59
02435300960000	LOT 6 BLK 10 EAGLEWOOD 4TH	12207.51	0.28	1.00	\$ 1,538.40	\$ 181.59
02435300970000	LOT 7 BLK 10 EAGLEWOOD 4TH	14355.06	0.33	1.00	\$ 1,538.40	\$ 181.59
02435300980000	LOT 1 BLK 11 EAGLEWOOD 4TH	6923.99	0.16	1.00	\$ 1,538.40	\$ 181.59
02435300990000	LOT 2 BLK 11 EAGLEWOOD 4TH	5999.98	0.14	1.00	\$ 1,538.40	\$ 181.59
02435301000000	LOT 3 BLK 11 EAGLEWOOD 4TH	4920.00	0.11	1.00	\$ 1,538.40	\$ 181.59
02435301010000	LOT 4 BLK 11 EAGLEWOOD 4TH	4920.00	0.11	1.00	\$ 1,538.40	\$ 181.59
02435301020000	LOT 5 BLK 11 EAGLEWOOD 4TH	4919.99	0.11	1.00	\$ 1,538.40	\$ 181.59
02435301030000	LOT 6 BLK 11 EAGLEWOOD 4TH	4919.97	0.11	1.00	\$ 1,538.40	\$ 181.59
02435301040000	LOT 7 BLK 11 EAGLEWOOD 4TH	4919.98	0.11	1.00	\$ 1,538.40	\$ 181.59
02435301050000	LOT 8 BLK 11 EAGLEWOOD 4TH	4920.02	0.11	1.00	\$ 1,538.40	\$ 181.59
02435301060000	LOT 9 BLK 11 EAGLEWOOD 4TH	4919.98	0.11	1.00	\$ 1,538.40	\$ 181.59
02435301070000	LOT 10 BLK 11 EAGLEWOOD 4TH	8099.95	0.19	1.00	\$ 1,538.40	\$ 181.59
02435301080000	LOT 11 BLK 11 EAGLEWOOD 4TH	8099.97	0.19	1.00	\$ 1,538.40	\$ 181.59
02435301090000	LOT 12 BLK 11 EAGLEWOOD 4TH	8100.04	0.19	1.00	\$ 1,538.40	\$ 181.59
02435301100000	LOT 13 BLK 11 EAGLEWOOD 4TH	8643.03	0.20	1.00	\$ 1,538.40	\$ 181.59
02435301110000	LOT 1 BLK 12 EAGLEWOOD 4TH	6049.96	0.14	1.00	\$ 1,538.40	\$ 181.59
02435301120000	LOT 2 BLK 12 EAGLEWOOD 4TH	4920.01	0.11	1.00	\$ 1,538.40	\$ 181.59
02435301130000	LOT 3 BLK 12 EAGLEWOOD 4TH	4920.00	0.11	1.00	\$ 1,538.40	\$ 181.59
02435301140000	LOT 4 BLK 12 EAGLEWOOD 4TH	4919.98	0.11	1.00	\$ 1,538.40	\$ 181.59
02435301150000	LOT 5 BLK 12 EAGLEWOOD 4TH	4920.00	0.11	1.00	\$ 1,538.40	\$ 181.59
02435301160000	LOT 6 BLK 12 EAGLEWOOD 4TH	4920.03	0.11	1.00	\$ 1,538.40	\$ 181.59
02435301170000	LOT 7 BLK 12 EAGLEWOOD 4TH	4919.99	0.11	1.00	\$ 1,538.40	\$ 181.59
02435301180000	LOT 8 BLK 12 EAGLEWOOD 4TH	4919.98	0.11	1.00	\$ 1,538.40	\$ 181.59
02435301190000	LOT 9 BLK 12 EAGLEWOOD 4TH	4920.02	0.11	1.00	\$ 1,538.40	\$ 181.59
02435301200000	LOT 10 BLK 12 EAGLEWOOD 4TH	4919.98	0.11	1.00	\$ 1,538.40	\$ 181.59
02435301210000	LOT 11 BLK 12 EAGLEWOOD 4TH	4920.02	0.11	1.00	\$ 1,538.40	\$ 181.59
02435301220000	LOT 12 BLK 12 EAGLEWOOD 4TH	4920.04	0.11	1.00	\$ 1,538.40	\$ 181.59
02435301230000	LOT 13 BLK 12 EAGLEWOOD 4TH	4920.00	0.11	1.00	\$ 1,538.40	\$ 181.59
02435301240000	LOT 14 BLK 12 EAGLEWOOD 4TH	6720.02	0.15	1.00	\$ 1,538.40	\$ 181.59
02435301250000	LOT 15 BLK 12 EAGLEWOOD 4TH	6720.04	0.15	1.00	\$ 1,538.40	\$ 181.59
02435301260000	LOT 16 BLK 12 EAGLEWOOD 4TH	7368.04	0.17	1.00	\$ 1,538.40	\$ 181.59
02435400010000	LOT 1 BLK 1 EAGLEWOOD 5TH	5899.47	0.14	1.00	\$ 1,538.40	\$ 181.59
02435400020000	LOT 2 BLK 1 EAGLEWOOD 5TH	5898.99	0.14	1.00	\$ 1,538.40	\$ 181.59
02435400030000	LOT 3 BLK 1 EAGLEWOOD 5TH	5899.05	0.14	1.00	\$ 1,538.40	\$ 181.59
02435400040000	LOT 4 BLK 1 EAGLEWOOD 5TH	5898.99	0.14	1.00	\$ 1,538.40	\$ 181.59
02435400050000	LOT 5 BLK 1 EAGLEWOOD 5TH	5898.99	0.14	1.00	\$ 1,538.40	\$ 181.59
02435400060000	LOT 6 BLK 1 EAGLEWOOD 5TH	5899.04	0.14	1.00	\$ 1,538.40	\$ 181.59
02435400070000	LOT 7 BLK 1 EAGLEWOOD 5TH	5899.01	0.14	1.00	\$ 1,538.40	\$ 181.59
02435400080000	LOT 8 BLK 1 EAGLEWOOD 5TH	5899.01	0.14	1.00	\$ 1,538.40	\$ 181.59
02435400090000	LOT 9 BLK 1 EAGLEWOOD 5TH	5899.00	0.14	1.00	\$ 1,538.40	\$ 181.59
02435400100000	LOT 10 BLK 1 EAGLEWOOD 5TH	5899.00	0.14	1.00	\$ 1,538.40	\$ 181.59
02435400110000	LOT 11 BLK 1 EAGLEWOOD 5TH	5899.03	0.14	1.00	\$ 1,538.40	\$ 181.59
02435400120000	LOT 12 BLK 1 EAGLEWOOD 5TH	5899.02	0.14	1.00	\$ 1,538.40	\$ 181.59
02435400130000	LOT 13 BLK 1 EAGLEWOOD 5TH	5899.00	0.14	1.00	\$ 1,538.40	\$ 181.59
02435400140000	LOT 14 BLK 1 EAGLEWOOD 5TH	5899.00	0.14	1.00	\$ 1,538.40	\$ 181.59
02435400150000	LOT 15 BLK 1 EAGLEWOOD 5TH	5899.02	0.14	1.00	\$ 1,538.40	\$ 181.59
02435400160000	LOT 16 BLK 1 EAGLEWOOD 5TH	5898.97	0.14	1.00	\$ 1,538.40	\$ 181.59
02435400170000	LOT 17 BLK 1 EAGLEWOOD 5TH	5899.03	0.14	1.00	\$ 1,538.40	\$ 181.59
02435400180000	LOT 18 BLK 1 EAGLEWOOD 5TH	5899.03	0.14	1.00	\$ 1,538.40	\$ 181.59
02435400190000	LOT 19 BLK 1 EAGLEWOOD 5TH	5899.02	0.14	1.00	\$ 1,538.40	\$ 181.59
02435400200000	LOT 20 BLK 1 EAGLEWOOD 5TH	5899.00	0.14	1.00	\$ 1,538.40	\$ 181.59
02435400210000	LOT 21 BLK 1 EAGLEWOOD 5TH	7249.41	0.17	1.00	\$ 1,538.40	\$ 181.59

Draft - List of Assessments to be Levied - Improvement District No. 2270 - Traffic Signal at 9th St W and 32nd Ave W

GIS PIN	Subdivision or Legal Description	Lot Square Footage	Ac	EU	Benefit Determination	Total Assessment
02435400220000	LOT 22 BLK 1 EAGLEWOOD 5TH	6556.70	0.15	1.00	\$ 1,538.40	\$ 181.59
02435400230000	LOT 23 BLK 1 EAGLEWOOD 5TH	5701.20	0.13	1.00	\$ 1,538.40	\$ 181.59
02435400240000	LOT 24 BLK 1 EAGLEWOOD 5TH	6276.63	0.14	1.00	\$ 1,538.40	\$ 181.59
02435400250000	LOT 25 BLK 1 EAGLEWOOD 5TH	6784.74	0.16	1.00	\$ 1,538.40	\$ 181.59
02435400260000	LOT 1 BLK 2 EAGLEWOOD 5TH	6339.17	0.15	1.00	\$ 1,538.40	\$ 181.59
02435400270000	LOT 2 BLK 2 EAGLEWOOD 5TH	5026.40	0.12	1.00	\$ 1,538.40	\$ 181.59
02435400280000	LOT 3 BLK 2 EAGLEWOOD 5TH	5035.02	0.12	1.00	\$ 1,538.40	\$ 181.59
02435400290000	LOT 4 BLK 2 EAGLEWOOD 5TH	5043.71	0.12	1.00	\$ 1,538.40	\$ 181.59
02435400300000	LOT 5 BLK 2 EAGLEWOOD 5TH	5052.39	0.12	1.00	\$ 1,538.40	\$ 181.59
02435400310000	LOT 6 BLK 2 EAGLEWOOD 5TH	5061.00	0.12	1.00	\$ 1,538.40	\$ 181.59
02435400320000	LOT 7 BLK 2 EAGLEWOOD 5TH	5069.65	0.12	1.00	\$ 1,538.40	\$ 181.59
02435400330000	LOT 8 BLK 2 EAGLEWOOD 5TH	5078.33	0.12	1.00	\$ 1,538.40	\$ 181.59
02435400340000	LOT 9 BLK 2 EAGLEWOOD 5TH	5086.99	0.12	1.00	\$ 1,538.40	\$ 181.59
02435400350000	LOT 10 BLK 2 EAGLEWOOD 5TH	5095.64	0.12	1.00	\$ 1,538.40	\$ 181.59
02435400360000	LOT 11 BLK 2 EAGLEWOOD 5TH	5104.28	0.12	1.00	\$ 1,538.40	\$ 181.59
02435400370000	LOT 12 BLK 2 EAGLEWOOD 5TH	5112.97	0.12	1.00	\$ 1,538.40	\$ 181.59
02435400380000	LOT 13 BLK 2 EAGLEWOOD 5TH	5904.39	0.14	1.00	\$ 1,538.40	\$ 181.59
02435400390000	LOT 14 BLK 2 EAGLEWOOD 5TH	5906.45	0.14	1.00	\$ 1,538.40	\$ 181.59
02435400400000	LOT 1 BLK 3 EAGLEWOOD 5TH	6596.74	0.15	1.00	\$ 1,538.40	\$ 181.59
02435400410000	LOT 2 BLK 3 EAGLEWOOD 5TH	5024.89	0.12	1.00	\$ 1,538.40	\$ 181.59
02435400420000	LOT 3 BLK 3 EAGLEWOOD 5TH	5014.04	0.12	1.00	\$ 1,538.40	\$ 181.59
02435400430000	LOT 4 BLK 3 EAGLEWOOD 5TH	5003.06	0.11	1.00	\$ 1,538.40	\$ 181.59
02435400440000	LOT 5 BLK 3 EAGLEWOOD 5TH	4992.10	0.11	1.00	\$ 1,538.40	\$ 181.59
02435400450000	LOT 6 BLK 3 EAGLEWOOD 5TH	4981.20	0.11	1.00	\$ 1,538.40	\$ 181.59
02435400460000	LOT 7 BLK 3 EAGLEWOOD 5TH	4970.28	0.11	1.00	\$ 1,538.40	\$ 181.59
02435400470000	LOT 8 BLK 3 EAGLEWOOD 5TH	4959.35	0.11	1.00	\$ 1,538.40	\$ 181.59
02435400480000	LOT 9 BLK 3 EAGLEWOOD 5TH	4948.44	0.11	1.00	\$ 1,538.40	\$ 181.59
02435400490000	LOT 10 BLK 3 EAGLEWOOD 5TH	4937.52	0.11	1.00	\$ 1,538.40	\$ 181.59
02435400500000	LOT 11 BLK 3 EAGLEWOOD 5TH	4926.62	0.11	1.00	\$ 1,538.40	\$ 181.59
02435400510000	LOT 12 BLK 3 EAGLEWOOD 5TH	4915.62	0.11	1.00	\$ 1,538.40	\$ 181.59
02435400520000	LOT 13 BLK 3 EAGLEWOOD 5TH	4904.79	0.11	1.00	\$ 1,538.40	\$ 181.59
02435400530000	LOT 14 BLK 3 EAGLEWOOD 5TH	5824.77	0.13	1.00	\$ 1,538.40	\$ 181.59
02435400540000	LOT 15 BLK 3 EAGLEWOOD 5TH	6389.35	0.15	1.00	\$ 1,538.40	\$ 181.59
02435400550000	LOT 16 BLK 3 EAGLEWOOD 5TH	6599.96	0.15	1.00	\$ 1,538.40	\$ 181.59
02435400560000	LOT 17 BLK 3 EAGLEWOOD 5TH	6000.01	0.14	1.00	\$ 1,538.40	\$ 181.59
02435400570000	LOT 18 BLK 3 EAGLEWOOD 5TH	5040.09	0.12	1.00	\$ 1,538.40	\$ 181.59
02435400580000	LOT 19 BLK 3 EAGLEWOOD 5TH	5039.99	0.12	1.00	\$ 1,538.40	\$ 181.59
02435400590000	LOT 20 BLK 3 EAGLEWOOD 5TH	5040.04	0.12	1.00	\$ 1,538.40	\$ 181.59
02435400600000	LOT 21 BLK 3 EAGLEWOOD 5TH	5039.96	0.12	1.00	\$ 1,538.40	\$ 181.59
02435400610000	LOT 22 BLK 3 EAGLEWOOD 5TH	5040.04	0.12	1.00	\$ 1,538.40	\$ 181.59
02435400620000	LOT 23 BLK 3 EAGLEWOOD 5TH	5040.02	0.12	1.00	\$ 1,538.40	\$ 181.59
02435400630000	LOT 24 BLK 3 EAGLEWOOD 5TH	5040.01	0.12	1.00	\$ 1,538.40	\$ 181.59
02435400640000	LOT 25 BLK 3 EAGLEWOOD 5TH	5040.00	0.12	1.00	\$ 1,538.40	\$ 181.59
02435400650000	LOT 26 BLK 3 EAGLEWOOD 5TH	5040.01	0.12	1.00	\$ 1,538.40	\$ 181.59
02435400660000	LOT 27 BLK 3 EAGLEWOOD 5TH	5040.00	0.12	1.00	\$ 1,538.40	\$ 181.59
02435400670000	LOT 28 BLK 3 EAGLEWOOD 5TH	5039.99	0.12	1.00	\$ 1,538.40	\$ 181.59
02435400680000	LOT 29 BLK 3 EAGLEWOOD 5TH	5040.03	0.12	1.00	\$ 1,538.40	\$ 181.59
02435400690000	LOT 30 BLK 3 EAGLEWOOD 5TH	6600.03	0.15	1.00	\$ 1,538.40	\$ 181.59
02435400700000	LOT 1 BLK 4 EAGLEWOOD 5TH	6599.95	0.15	1.00	\$ 1,538.40	\$ 181.59
02435400710000	LOT 2 BLK 4 EAGLEWOOD 5TH	5040.02	0.12	1.00	\$ 1,538.40	\$ 181.59
02435400720000	LOT 3 BLK 4 EAGLEWOOD 5TH	5040.01	0.12	1.00	\$ 1,538.40	\$ 181.59
02435400730000	LOT 4 BLK 4 EAGLEWOOD 5TH	5039.99	0.12	1.00	\$ 1,538.40	\$ 181.59
02435400740000	LOT 5 BLK 4 EAGLEWOOD 5TH	5039.99	0.12	1.00	\$ 1,538.40	\$ 181.59
02435400750000	LOT 6 BLK 4 EAGLEWOOD 5TH	5040.02	0.12	1.00	\$ 1,538.40	\$ 181.59
02435400760000	LOT 7 BLK 4 EAGLEWOOD 5TH	5039.97	0.12	1.00	\$ 1,538.40	\$ 181.59
02435400770000	LOT 8 BLK 4 EAGLEWOOD 5TH	5040.03	0.12	1.00	\$ 1,538.40	\$ 181.59
02435400780000	LOT 9 BLK 4 EAGLEWOOD 5TH	5039.98	0.12	1.00	\$ 1,538.40	\$ 181.59
02435400790000	LOT 10 BLK 4 EAGLEWOOD 5TH	5039.99	0.12	1.00	\$ 1,538.40	\$ 181.59
02435400800000	LOT 11 BLK 4 EAGLEWOOD 5TH	5040.01	0.12	1.00	\$ 1,538.40	\$ 181.59
02435400810000	LOT 12 BLK 4 EAGLEWOOD 5TH	5040.00	0.12	1.00	\$ 1,538.40	\$ 181.59
02435400820000	LOT 13 BLK 4 EAGLEWOOD 5TH	5040.04	0.12	1.00	\$ 1,538.40	\$ 181.59
02435400830000	LOT 14 BLK 4 EAGLEWOOD 5TH	5999.99	0.14	1.00	\$ 1,538.40	\$ 181.59
02435400840000	LOT 15 BLK 4 EAGLEWOOD 5TH	6600.03	0.15	1.00	\$ 1,538.40	\$ 181.59
02435400850000	LOT 16 BLK 4 EAGLEWOOD 5TH	6600.00	0.15	1.00	\$ 1,538.40	\$ 181.59
02435400860000	LOT 17 BLK 4 EAGLEWOOD 5TH	6000.02	0.14	1.00	\$ 1,538.40	\$ 181.59
02435400870000	LOT 18 BLK 4 EAGLEWOOD 5TH	5040.08	0.12	1.00	\$ 1,538.40	\$ 181.59
02435400880000	LOT 19 BLK 4 EAGLEWOOD 5TH	5040.00	0.12	1.00	\$ 1,538.40	\$ 181.59
02435400890000	LOT 20 BLK 4 EAGLEWOOD 5TH	5040.01	0.12	1.00	\$ 1,538.40	\$ 181.59
02435400900000	LOT 21 BLK 4 EAGLEWOOD 5TH	5040.00	0.12	1.00	\$ 1,538.40	\$ 181.59
02435400910000	LOT 22 BLK 4 EAGLEWOOD 5TH	5040.00	0.12	1.00	\$ 1,538.40	\$ 181.59
02435400920000	LOT 23 BLK 4 EAGLEWOOD 5TH	5040.03	0.12	1.00	\$ 1,538.40	\$ 181.59
02435400930000	LOT 24 BLK 4 EAGLEWOOD 5TH	5039.95	0.12	1.00	\$ 1,538.40	\$ 181.59
02435400940000	LOT 25 BLK 4 EAGLEWOOD 5TH	5040.03	0.12	1.00	\$ 1,538.40	\$ 181.59
02435400950000	LOT 26 BLK 4 EAGLEWOOD 5TH	5039.95	0.12	1.00	\$ 1,538.40	\$ 181.59
02435400960000	LOT 27 BLK 4 EAGLEWOOD 5TH	5040.01	0.12	1.00	\$ 1,538.40	\$ 181.59
02435400970000	LOT 28 BLK 4 EAGLEWOOD 5TH	5040.03	0.12	1.00	\$ 1,538.40	\$ 181.59
02435400980000	LOT 29 BLK 4 EAGLEWOOD 5TH	5039.99	0.12	1.00	\$ 1,538.40	\$ 181.59
02435400990000	LOT 30 BLK 4 EAGLEWOOD 5TH	6599.95	0.15	1.00	\$ 1,538.40	\$ 181.59
02435401000000	LOT 1 BLK 5 EAGLEWOOD 5TH	6599.95	0.15	1.00	\$ 1,538.40	\$ 181.59
02435401010000	LOT 2 BLK 5 EAGLEWOOD 5TH	5040.00	0.12	1.00	\$ 1,538.40	\$ 181.59
02435401020000	LOT 3 BLK 5 EAGLEWOOD 5TH	5040.00	0.12	1.00	\$ 1,538.40	\$ 181.59
02435401030000	LOT 4 BLK 5 EAGLEWOOD 5TH	5039.98	0.12	1.00	\$ 1,538.40	\$ 181.59
02435401040000	LOT 5 BLK 5 EAGLEWOOD 5TH	5040.00	0.12	1.00	\$ 1,538.40	\$ 181.59
02435401050000	LOT 6 BLK 5 EAGLEWOOD 5TH	5040.00	0.12	1.00	\$ 1,538.40	\$ 181.59
02435401060000	LOT 7 BLK 5 EAGLEWOOD 5TH	5040.00	0.12	1.00	\$ 1,538.40	\$ 181.59
02435401070000	LOT 8 BLK 5 EAGLEWOOD 5TH	5039.99	0.12	1.00	\$ 1,538.40	\$ 181.59
02435401080000	LOT 9 BLK 5 EAGLEWOOD 5TH	5040.01	0.12	1.00	\$ 1,538.40	\$ 181.59
02435401090000	LOT 10 BLK 5 EAGLEWOOD 5TH	5040.00	0.12	1.00	\$ 1,538.40	\$ 181.59
02435401100000	LOT 11 BLK 5 EAGLEWOOD 5TH	5039.98	0.12	1.00	\$ 1,538.40	\$ 181.59
02435401110000	LOT 12 BLK 5 EAGLEWOOD 5TH	5040.01	0.12	1.00	\$ 1,538.40	\$ 181.59

Draft - List of Assessments to be Levied - Improvement District No. 2270 - Traffic Signal at 9th St W and 32nd Ave W

GIS PIN	Subdivision or Legal Description	Lot Square Footage	Acres	EU's	Benefit Determination	Total Assessment
02435401120000	LOT 13 BLK 5 EAGLEWOOD 5TH	5040.12	0.12	1.00	\$ 1,538.40	\$ 181.59
02435401130000	LOT 14 BLK 5 EAGLEWOOD 5TH	5999.99	0.14	1.00	\$ 1,538.40	\$ 181.59
02435401140000	LOT 15 BLK 5 EAGLEWOOD 5TH	6600.06	0.15	1.00	\$ 1,538.40	\$ 181.59
02435401150000	LOT 16 BLK 5 EAGLEWOOD 5TH	6600.02	0.15	1.00	\$ 1,538.40	\$ 181.59
02435401160000	LOT 17 BLK 5 EAGLEWOOD 5TH	5999.99	0.14	1.00	\$ 1,538.40	\$ 181.59
02435401170000	LOT 18 BLK 5 EAGLEWOOD 5TH	5040.12	0.12	1.00	\$ 1,538.40	\$ 181.59
02435401180000	LOT 19 BLK 5 EAGLEWOOD 5TH	5040.01	0.12	1.00	\$ 1,538.40	\$ 181.59
02435401190000	LOT 20 BLK 5 EAGLEWOOD 5TH	5039.98	0.12	1.00	\$ 1,538.40	\$ 181.59
02435401200000	LOT 21 BLK 5 EAGLEWOOD 5TH	5040.00	0.12	1.00	\$ 1,538.40	\$ 181.59
02435401210000	LOT 22 BLK 5 EAGLEWOOD 5TH	5040.00	0.12	1.00	\$ 1,538.40	\$ 181.59
02435401220000	LOT 23 BLK 5 EAGLEWOOD 5TH	5039.97	0.12	1.00	\$ 1,538.40	\$ 181.59
02435401230000	LOT 24 BLK 5 EAGLEWOOD 5TH	5040.01	0.12	1.00	\$ 1,538.40	\$ 181.59
02435401240000	LOT 25 BLK 5 EAGLEWOOD 5TH	5039.99	0.12	1.00	\$ 1,538.40	\$ 181.59
02435401250000	LOT 26 BLK 5 EAGLEWOOD 5TH	5040.00	0.12	1.00	\$ 1,538.40	\$ 181.59
02435401260000	LOT 27 BLK 5 EAGLEWOOD 5TH	5040.00	0.12	1.00	\$ 1,538.40	\$ 181.59
02435401270000	LOT 28 BLK 5 EAGLEWOOD 5TH	5039.98	0.12	1.00	\$ 1,538.40	\$ 181.59
02435401280000	LOT 29 BLK 5 EAGLEWOOD 5TH	5039.99	0.12	1.00	\$ 1,538.40	\$ 181.59
02435401290000	LOT 30 BLK 5 EAGLEWOOD 5TH	6599.91	0.15	1.00	\$ 1,538.40	\$ 181.59
02435401300000	LOT 1 BLK 6 EAGLEWOOD 5TH	8479.16	0.19	1.00	\$ 1,538.40	\$ 181.59
02435401310000	LOT 2 BLK 6 EAGLEWOOD 5TH	7946.11	0.18	1.00	\$ 1,538.40	\$ 181.59
02435401320000	LOT 3 BLK 6 EAGLEWOOD 5TH	6384.76	0.15	1.00	\$ 1,538.40	\$ 181.59
02435401330000	LOT 4 BLK 6 EAGLEWOOD 5TH	6266.68	0.14	1.00	\$ 1,538.40	\$ 181.59
02435401340000	LOT 5 BLK 6 EAGLEWOOD 5TH	6148.59	0.14	1.00	\$ 1,538.40	\$ 181.59
02435401350000	LOT 6 BLK 6 EAGLEWOOD 5TH	6030.57	0.14	1.00	\$ 1,538.40	\$ 181.59
02435401360000	LOT 7 BLK 6 EAGLEWOOD 5TH	5912.51	0.14	1.00	\$ 1,538.40	\$ 181.59
02435401370000	LOT 8 BLK 6 EAGLEWOOD 5TH	5794.46	0.13	1.00	\$ 1,538.40	\$ 181.59
02435401380000	LOT 9 BLK 6 EAGLEWOOD 5TH	5676.41	0.13	1.00	\$ 1,538.40	\$ 181.59
02435401390000	LOT 10 BLK 6 EAGLEWOOD 5TH	5558.35	0.13	1.00	\$ 1,538.40	\$ 181.59
02435401400000	LOT 11 BLK 6 EAGLEWOOD 5TH	5440.29	0.12	1.00	\$ 1,538.40	\$ 181.59
02435401410000	LOT 12 BLK 6 EAGLEWOOD 5TH	5322.21	0.12	1.00	\$ 1,538.40	\$ 181.59
02435401420000	LOT 13 BLK 6 EAGLEWOOD 5TH	5204.17	0.12	1.00	\$ 1,538.40	\$ 181.59
02435401430000	LOT 14 BLK 6 EAGLEWOOD 5TH	5086.13	0.12	1.00	\$ 1,538.40	\$ 181.59
02435401440000	LOT 15 BLK 6 EAGLEWOOD 5TH	6637.37	0.15	1.00	\$ 1,538.40	\$ 181.59
02435500010000	LOT 1 BLK 1 EAGLEWOOD 6TH	6333.98	0.15	1.00	\$ 1,538.40	\$ 181.59
02435500020000	LOT 2 BLK 1 EAGLEWOOD 6TH	4554.99	0.10	1.00	\$ 1,538.40	\$ 181.59
02435500030000	LOT 3 BLK 1 EAGLEWOOD 6TH	5092.88	0.12	1.00	\$ 1,538.40	\$ 181.59
02435500040000	LOT 4 BLK 1 EAGLEWOOD 6TH	5092.91	0.12	1.00	\$ 1,538.40	\$ 181.59
02435500050000	LOT 5 BLK 1 EAGLEWOOD 6TH	4555.27	0.10	1.00	\$ 1,538.40	\$ 181.59
02435500060000	LOT 6 BLK 1 EAGLEWOOD 6TH	4555.29	0.10	1.00	\$ 1,538.40	\$ 181.59
02435500070000	LOT 7 BLK 1 EAGLEWOOD 6TH	5045.83	0.12	1.00	\$ 1,538.40	\$ 181.59
02435500080000	LOT 8 BLK 1 EAGLEWOOD 6TH	4601.42	0.11	1.00	\$ 1,538.40	\$ 181.59
02435500090000	LOT 9 BLK 1 EAGLEWOOD 6TH	4447.49	0.10	1.00	\$ 1,538.40	\$ 181.59
02435500100000	LOT 10 BLK 1 EAGLEWOOD 6TH	6655.17	0.15	1.00	\$ 1,538.40	\$ 181.59
02435500110000	LOT 11 BLK 1 EAGLEWOOD 6TH	12962.42	0.30	1.00	\$ 1,538.40	\$ 181.59
02435500120000	LOT 12 BLK 1 EAGLEWOOD 6TH	9039.25	0.21	1.00	\$ 1,538.40	\$ 181.59
02435500130000	LOT 13 BLK 1 EAGLEWOOD 6TH	11901.11	0.27	1.00	\$ 1,538.40	\$ 181.59
02435500140000	LOT 14 BLK 1 EAGLEWOOD 6TH	6408.14	0.15	1.00	\$ 1,538.40	\$ 181.59
02435500150000	LOT 15 BLK 1 EAGLEWOOD 6TH	4392.88	0.10	1.00	\$ 1,538.40	\$ 181.59
02435500160000	LOT 16 BLK 1 EAGLEWOOD 6TH	4524.40	0.10	1.00	\$ 1,538.40	\$ 181.59
02435500170000	LOT 17 BLK 1 EAGLEWOOD 6TH	4982.40	0.11	1.00	\$ 1,538.40	\$ 181.59
02435500180000	LOT 18 BLK 1 EAGLEWOOD 6TH	4499.75	0.10	1.00	\$ 1,538.40	\$ 181.59
02435500190000	LOT 19 BLK 1 EAGLEWOOD 6TH	4499.80	0.10	1.00	\$ 1,538.40	\$ 181.59
02435500200000	LOT 20 BLK 1 EAGLEWOOD 6TH	5031.11	0.12	1.00	\$ 1,538.40	\$ 181.59
02435500210000	LOT 21 BLK 1 EAGLEWOOD 6TH	5031.16	0.12	1.00	\$ 1,538.40	\$ 181.59
02435500220000	LOT 22 BLK 1 EAGLEWOOD 6TH	4500.02	0.10	1.00	\$ 1,538.40	\$ 181.59
02435500230000	LOT 23 BLK 1 EAGLEWOOD 6TH	6256.09	0.14	1.00	\$ 1,538.40	\$ 181.59
02435500240000	LOT 24 BLK 1 EAGLEWOOD 6TH	359704.27	8.26	55.80	\$ 85,842.72	\$ 10,132.72
02435500250000	LOT 25 BLK 1 EAGLEWOOD 6TH	163365.19	3.75	0.00	\$ -	\$ -
02435500260000	LOT 26 BLK 1 EAGLEWOOD 6TH	34494.59	0.79	3.45	\$ 5,306.65	\$ 626.39
02435500270000	LOT 27 BLK 1 EAGLEWOOD 6TH	15815.87	0.36	0.00	\$ -	\$ -
02435500280000	LOT 1 BLK 2 EAGLEWOOD 6TH	67546.14	1.55	6.75	\$ 10,391.30	\$ 1,226.57
02435600010000	LOT 1 BLK 1 EAGLEWOOD 7TH	13778.74	0.32	1.00	\$ 1,538.40	\$ 181.59
02435600020000	LOT 2 BLK 1 EAGLEWOOD 7TH	12529.79	0.29	1.00	\$ 1,538.40	\$ 181.59
02435600030000	LOT 3 BLK 1 EAGLEWOOD 7TH	11268.16	0.26	1.00	\$ 1,538.40	\$ 181.59
02435600040000	LOT 4 BLK 1 EAGLEWOOD 7TH	10020.44	0.23	1.00	\$ 1,538.40	\$ 181.59
02435600050000	LOT 5 BLK 1 EAGLEWOOD 7TH	9802.71	0.23	1.00	\$ 1,538.40	\$ 181.59
02435600060000	LOT 6 BLK 1 EAGLEWOOD 7TH	9631.04	0.22	1.00	\$ 1,538.40	\$ 181.59
02435600070000	LOT 7 BLK 1 EAGLEWOOD 7TH	10029.52	0.23	1.00	\$ 1,538.40	\$ 181.59
02435600080000	LOT 8 BLK 1 EAGLEWOOD 7TH	9004.12	0.21	1.00	\$ 1,538.40	\$ 181.59
02435600090000	LOT 9 BLK 1 EAGLEWOOD 7TH	9303.76	0.21	1.00	\$ 1,538.40	\$ 181.59
02435600100000	LOT 10 BLK 1 EAGLEWOOD 7TH	9260.27	0.21	1.00	\$ 1,538.40	\$ 181.59
02435600110000	LOT 11 BLK 1 EAGLEWOOD 7TH	10255.65	0.24	1.00	\$ 1,538.40	\$ 181.59
02435600120000	LOT 12 BLK 1 EAGLEWOOD 7TH	9578.65	0.22	1.00	\$ 1,538.40	\$ 181.59
02435600130000	LOT 13 BLK 1 EAGLEWOOD 7TH	9472.63	0.22	1.00	\$ 1,538.40	\$ 181.59
02435600140000	LOT 1 BLK 2 EAGLEWOOD 7TH	8749.31	0.20	1.00	\$ 1,538.40	\$ 181.59
02435600150000	LOT 2 BLK 2 EAGLEWOOD 7TH	7249.41	0.17	1.00	\$ 1,538.40	\$ 181.59
02435600160000	LOT 3 BLK 2 EAGLEWOOD 7TH	7249.37	0.17	1.00	\$ 1,538.40	\$ 181.59
02435600170000	LOT 4 BLK 2 EAGLEWOOD 7TH	5827.94	0.13	1.00	\$ 1,538.40	\$ 181.59
02435600180000	LOT 5 BLK 2 EAGLEWOOD 7TH	5827.98	0.13	1.00	\$ 1,538.40	\$ 181.59
02435600190000	LOT 6 BLK 2 EAGLEWOOD 7TH	5827.94	0.13	1.00	\$ 1,538.40	\$ 181.59
02435600200000	LOT 7 BLK 2 EAGLEWOOD 7TH	5827.91	0.13	1.00	\$ 1,538.40	\$ 181.59
02435600210000	LOT 8 BLK 2 EAGLEWOOD 7TH	5827.94	0.13	1.00	\$ 1,538.40	\$ 181.59
02435600220000	LOT 9 BLK 2 EAGLEWOOD 7TH	5827.91	0.13	1.00	\$ 1,538.40	\$ 181.59
02435600230000	LOT 10 BLK 2 EAGLEWOOD 7TH	5827.96	0.13	1.00	\$ 1,538.40	\$ 181.59
02435600240000	LOT 11 BLK 2 EAGLEWOOD 7TH	5827.91	0.13	1.00	\$ 1,538.40	\$ 181.59
02435600250000	LOT 12 BLK 2 EAGLEWOOD 7TH	5827.94	0.13	1.00	\$ 1,538.40	\$ 181.59
02435600260000	LOT 13 BLK 2 EAGLEWOOD 7TH	5827.95	0.13	1.00	\$ 1,538.40	\$ 181.59
02435600270000	LOT 14 BLK 2 EAGLEWOOD 7TH	5827.93	0.13	1.00	\$ 1,538.40	\$ 181.59
02435600280000	LOT 15 BLK 2 EAGLEWOOD 7TH	5827.95	0.13	1.00	\$ 1,538.40	\$ 181.59
02435600290000	LOT 16 BLK 2 EAGLEWOOD 7TH	7249.39	0.17	1.00	\$ 1,538.40	\$ 181.59

Draft - List of Assessments to be Levied - Improvement District No. 2270 - Traffic Signal at 9th St W and 32nd Ave W

GIS PIN	Subdivision or Legal Description	Lot Square Footage	Acres	EUs	Benefit Determination	Total Assessment
02435600300000	LOT 17 BLK 2 EAGLEWOOD 7TH	7249.41	0.17	1.00	\$ 1,538.40	\$ 181.59
02435600310000	LOT 18 BLK 2 EAGLEWOOD 7TH	8956.68	0.21	1.00	\$ 1,538.40	\$ 181.59
02435600320000	LOT 1 BLK 3 EAGLEWOOD 7TH	8496.41	0.20	1.00	\$ 1,538.40	\$ 181.59
02435600330000	LOT 2 BLK 3 EAGLEWOOD 7TH	6396.52	0.15	1.00	\$ 1,538.40	\$ 181.59
02435600340000	LOT 3 BLK 3 EAGLEWOOD 7TH	5899.03	0.14	1.00	\$ 1,538.40	\$ 181.59
02435600350000	LOT 4 BLK 3 EAGLEWOOD 7TH	5899.00	0.14	1.00	\$ 1,538.40	\$ 181.59
02435600360000	LOT 5 BLK 3 EAGLEWOOD 7TH	5898.99	0.14	1.00	\$ 1,538.40	\$ 181.59
02435600370000	LOT 1 BLK 4 EAGLEWOOD 7TH	6872.48	0.16	1.00	\$ 1,538.40	\$ 181.59
02435600380000	LOT 2 BLK 4 EAGLEWOOD 7TH	5234.37	0.12	1.00	\$ 1,538.40	\$ 181.59
02435600390000	LOT 3 BLK 4 EAGLEWOOD 7TH	5329.33	0.12	1.00	\$ 1,538.40	\$ 181.59
02435600400000	LOT 4 BLK 4 EAGLEWOOD 7TH	5424.35	0.12	1.00	\$ 1,538.40	\$ 181.59
02435600410000	LOT 5 BLK 4 EAGLEWOOD 7TH	5519.34	0.13	1.00	\$ 1,538.40	\$ 181.59
02435600420000	LOT 6 BLK 4 EAGLEWOOD 7TH	5614.35	0.13	1.00	\$ 1,538.40	\$ 181.59
02435600430000	LOT 7 BLK 4 EAGLEWOOD 7TH	5709.35	0.13	1.00	\$ 1,538.40	\$ 181.59
02435600440000	LOT 8 BLK 4 EAGLEWOOD 7TH	5804.38	0.13	1.00	\$ 1,538.40	\$ 181.59
02435600450000	LOT 9 BLK 4 EAGLEWOOD 7TH	5899.37	0.14	1.00	\$ 1,538.40	\$ 181.59
02435600460000	LOT 10 BLK 4 EAGLEWOOD 7TH	5994.35	0.14	1.00	\$ 1,538.40	\$ 181.59
02435600470000	LOT 11 BLK 4 EAGLEWOOD 7TH	6635.04	0.15	1.00	\$ 1,538.40	\$ 181.59
02435600480000	LOT 12 BLK 4 EAGLEWOOD 7TH	8262.42	0.19	1.00	\$ 1,538.40	\$ 181.59
02435600490000	LOT 13 BLK 4 EAGLEWOOD 7TH	10988.64	0.25	1.00	\$ 1,538.40	\$ 181.59
02435600500000	LOT 1 BLK 5 EAGLEWOOD 7TH	12192.35	0.28	1.00	\$ 1,538.40	\$ 181.59
02435600510000	LOT 2 BLK 5 EAGLEWOOD 7TH	9898.22	0.23	1.00	\$ 1,538.40	\$ 181.59
02435600520000	LOT 3 BLK 5 EAGLEWOOD 7TH	7835.16	0.18	1.00	\$ 1,538.40	\$ 181.59
02435600530000	LOT 4 BLK 5 EAGLEWOOD 7TH	7746.62	0.18	1.00	\$ 1,538.40	\$ 181.59
02435600540000	LOT 5 BLK 5 EAGLEWOOD 7TH	7676.89	0.18	1.00	\$ 1,538.40	\$ 181.59
02435600550000	LOT 6 BLK 5 EAGLEWOOD 7TH	7626.24	0.18	1.00	\$ 1,538.40	\$ 181.59
02435600560000	LOT 7 BLK 5 EAGLEWOOD 7TH	7795.22	0.18	1.00	\$ 1,538.40	\$ 181.59
02435600570000	LOT 8 BLK 5 EAGLEWOOD 7TH	8146.37	0.19	1.00	\$ 1,538.40	\$ 181.59
02435600580000	LOT 9 BLK 5 EAGLEWOOD 7TH	8777.01	0.20	1.00	\$ 1,538.40	\$ 181.59
02435600590000	LOT 10 BLK 5 EAGLEWOOD 7TH	7499.95	0.17	1.00	\$ 1,538.40	\$ 181.59
02435600600000	LOT 11 BLK 5 EAGLEWOOD 7TH	6150.01	0.14	1.00	\$ 1,538.40	\$ 181.59
02435600610000	LOT 12 BLK 5 EAGLEWOOD 7TH	6765.00	0.16	1.00	\$ 1,538.40	\$ 181.59
02435600620000	LOT 13 BLK 5 EAGLEWOOD 7TH	7380.02	0.17	1.00	\$ 1,538.40	\$ 181.59
02435600630000	LOT 14 BLK 5 EAGLEWOOD 7TH	7379.93	0.17	1.00	\$ 1,538.40	\$ 181.59
02435600640000	LOT 15 BLK 5 EAGLEWOOD 7TH	7380.02	0.17	1.00	\$ 1,538.40	\$ 181.59
02435600650000	LOT 16 BLK 5 EAGLEWOOD 7TH	7380.05	0.17	1.00	\$ 1,538.40	\$ 181.59
02435600660000	LOT 17 BLK 5 EAGLEWOOD 7TH	7380.05	0.17	1.00	\$ 1,538.40	\$ 181.59
02435600670000	LOT 18 BLK 5 EAGLEWOOD 7TH	7379.97	0.17	1.00	\$ 1,538.40	\$ 181.59
02435600680000	LOT 19 BLK 5 EAGLEWOOD 7TH	7379.97	0.17	1.00	\$ 1,538.40	\$ 181.59
02435600690000	LOT 20 BLK 5 EAGLEWOOD 7TH	7380.02	0.17	1.00	\$ 1,538.40	\$ 181.59
02435600700000	LOT 21 BLK 5 EAGLEWOOD 7TH	7379.97	0.17	1.00	\$ 1,538.40	\$ 181.59
02435600710000	LOT 22 BLK 5 EAGLEWOOD 7TH	7380.02	0.17	1.00	\$ 1,538.40	\$ 181.59
02435600720000	LOT 23 BLK 5 EAGLEWOOD 7TH	7759.53	0.18	1.00	\$ 1,538.40	\$ 181.59
02435600730000	LOT 24 BLK 5 EAGLEWOOD 7TH	6789.00	0.16	1.00	\$ 1,538.40	\$ 181.59
02435600740000	LOT 25 BLK 5 EAGLEWOOD 7TH	6584.09	0.15	1.00	\$ 1,538.40	\$ 181.59
02435600750000	LOT 26 BLK 5 EAGLEWOOD 7TH	8815.65	0.20	1.00	\$ 1,538.40	\$ 181.59
02435600760000	LOT 27 BLK 5 EAGLEWOOD 7TH	137552.55	3.16	0.00	\$ -	\$ -
02435600770000	LOT 28 BLK 5 EAGLEWOOD 7TH	7200.91	0.17	1.00	\$ 1,538.40	\$ 181.59
02435600780000	LOT 29 BLK 5 EAGLEWOOD 7TH	7914.29	0.18	1.00	\$ 1,538.40	\$ 181.59
02435600790000	LOT 30 BLK 5 EAGLEWOOD 7TH	7960.03	0.18	1.00	\$ 1,538.40	\$ 181.59
02435600800000	LOT 31 BLK 5 EAGLEWOOD 7TH	8005.77	0.18	1.00	\$ 1,538.40	\$ 181.59
02435600810000	LOT 32 BLK 5 EAGLEWOOD 7TH	8051.51	0.18	1.00	\$ 1,538.40	\$ 181.59
02435600820000	LOT 33 BLK 5 EAGLEWOOD 7TH	8097.25	0.19	1.00	\$ 1,538.40	\$ 181.59
02435600830000	LOT 34 BLK 5 EAGLEWOOD 7TH	10934.02	0.25	1.00	\$ 1,538.40	\$ 181.59
02435600840000	LOT 35 BLK 5 EAGLEWOOD 7TH	13228.44	0.30	1.00	\$ 1,538.40	\$ 181.59
02445000010000	LOT 1 BLK 1 LAKE CREST 1ST	152570.20	3.50	0.00	\$ -	\$ -
02445000020000	LOT 2 BLK 1 LAKE CREST 1ST	38035.58	0.87	0.00	\$ -	\$ -
02445000030000	LOT 3 BLK 1 LAKE CREST 1ST	17337.15	0.40	0.00	\$ -	\$ -
02445000040000	LOT 4 BLK 1 LAKE CREST 1ST	30462.24	0.70	3.05	\$ 4,686.31	\$ 553.16
02532500030000	LOT 3 BLK 1 MONTGOMERY HOMESTEAD	37356.46	0.86	6.00	\$ 9,230.40	\$ 1,089.54
02532500040000	LOT 4 BLK 1 MONTGOMERY HOMESTEAD	37356.64	0.86	6.00	\$ 9,230.40	\$ 1,089.54
02532500050000	LOT 5 BLK 1 MONTGOMERY HOMESTEAD	37356.51	0.86	6.00	\$ 9,230.40	\$ 1,089.54
02532500060000	LOT 6 BLK 1 MONTGOMERY HOMESTEAD	49814.11	1.14	6.00	\$ 9,230.40	\$ 1,089.54
02532500070000	LOT 7 BLK 1 MONTGOMERY HOMESTEAD	35331.57	0.81	4.20	\$ 6,461.28	\$ 762.68
02532500080000	LOT 8 BLK 1 MONTGOMERY HOMESTEAD	27809.87	0.64	3.60	\$ 5,538.24	\$ 653.72
02532600010000	LOT 1 BLK 1 MONTGOMERY HOMESTEAD 2ND	38030.53	0.87	6.00	\$ 9,230.40	\$ 1,089.54
02532600020000	LOT 2 BLK 1 MONTGOMERY HOMESTEAD 2ND	19262.56	0.44	2.40	\$ 3,692.16	\$ 435.82
					\$	\$ 670,000.00

CITY OF WEST FARGO
SPECIAL ASSESSMENT BENEFIT DETERMINATION

June 24, 2025

EXECUTIVE SUMMARY

The City of West Fargo is committed to maintaining a high standard of public infrastructure that meets the evolving needs of residents and businesses. To support this goal, the City relies on a mix of funding tools—including special assessments, which help allocate project costs to benefiting properties while keeping general property taxes lower. These assessments also allow for localized input on the type and quality of improvements that directly affect neighborhoods.

While West Fargo receives additional infrastructure funding through the Capital Improvements Sales Tax (CIST), available revenue remains insufficient to meet long-term infrastructure needs, a challenge shared by cities across the country. Recent policy changes have aimed to improve transparency and enhance public acceptance of special assessments by increasing the City's contribution to project costs.

The City has also holds public input opportunities throughout the project process, including neighborhood meetings, mailed notices, and public hearings. These forums allow residents to provide feedback on proposed improvements, estimated costs, and prioritization, helping ensure that final infrastructure decisions reflect community needs and values.

However, funding gaps persist, making the continued use of special assessments necessary to achieve community infrastructure goals.

In *Senske Rentals, LLC v. City of Grand Forks*, the North Dakota Supreme Court clarified that the determination of special assessment benefits must be based on the value of the benefit received, not the cost of the project itself. This document responds to that legal standard by outlining the public and private benefits associated with various types of infrastructure in West Fargo and demonstrating that those benefits far exceed the costs imposed through special assessments.

Although this document includes quantifiable benefit estimates, many critical community benefits are qualitative in nature and cannot easily be expressed in monetary terms. Infrastructure improvements not only serve essential functions—such as providing potable water, stormwater management, and safe, accessible transportation networks—but also contribute to quality of life, civic identity, and neighborhood vitality. While not assigned specific dollar values in this analysis, these intangible benefits should be considered as part of any fair and comprehensive benefit evaluation.

SANITARY SEWER

A sanitary sewer collection system provides numerous benefits for both urban and rural communities. It efficiently manages and transports wastewater from residential, commercial,

and industrial properties to treatment facilities, ensuring safe and proper disposal. The centralized maintenance of the system by municipal authorities ensures regular inspections, repairs, and upgrades, reducing the likelihood of failures and minimizing the burden on individual property owners. Sanitary sewers are also scalable, meaning they can accommodate population growth and urban expansion, making them ideal for areas that are expected to undergo future development. Additionally, these systems help protect the environment by preventing the discharge of untreated wastewater, thereby safeguarding local water sources and maintaining public health. Overall, a sanitary sewer system enhances the sustainability and livability of a community while also supporting economic growth through improved infrastructure.

The alternative to a sanitary sewer collection system would be individual septic systems. Due to West Fargo's terrain and soils, a septic mound system would be the only viable alternative to a centralized collection system. A septic mound system isn't a practical or permissible alternative for several reasons. First, the City's ordinance restricts the installation of septic systems within city limits due to concerns over groundwater contamination and other potential environmental hazards. Another reason is that mound systems require a significant amount of space, making them impractical for smaller lots or densely populated areas.

Although a septic mound system would not be an alternative to a sanitary sewer collection system within the city, it is the most economical option that can be utilized for quantifying the costs that property owners would incur in the absence of these improvements.

Owning a mound septic system over 25 years comes with several expenses that need to be anticipated to ensure its proper functioning and longevity. These include:

- Installation Costs
 - Initial Installation: Installing a mound septic system is generally more expensive than a conventional system due to the construction of the mound. Costs range from \$10,000 to \$20,000 or more, depending on site conditions, size of the property, and local regulations.
- Pumping and Routine Maintenance
 - Pumping: The system's septic tank should be pumped approximately every 4 years to prevent solids from overflowing into the mound. The cost of pumping typically ranges from \$500 to \$750 per service, so over 25 years, this could total around \$3,000 to \$4,500.
 - Routine Inspections and Maintenance: Regular inspections, required every few years, can cost \$300 to \$500 per inspection. Over 25 years, this might add another \$1,000 to \$2,500. Maintenance may include clearing obstructions or minor repairs, adding further costs.
- Repairs and Component Replacement
 - Pump Replacement: If the system uses an electric pump to move wastewater to the mound, it may need to be replaced every 10-15 years. Each replacement could cost \$1,000 to \$2,500, with the possibility of needing it twice over 25 years.
 - Leach Field Repairs: The mound system's leach field may develop issues, such as clogging, requiring repairs or rejuvenation. These repairs can cost between \$2,000 and \$10,000, depending on the severity of the problem.
- Electricity Costs
 - Electric Pumping System (if applicable): If the system uses an electric pump, there will be ongoing energy costs. This could be around \$100-\$300 annually, or \$2,500 to \$7,500 over 25 years, depending on usage and rates.

- Landscaping and Erosion Control
 - Initial Landscaping: After the mound is built, you'll likely need to invest in landscaping to stabilize the soil and prevent erosion, which could cost \$500 to \$2,000.
 - Ongoing Erosion Control: Maintenance of landscaping and addressing any erosion issues that arise over time might add another \$500 to \$1,500 over 25 years.
- System Failure or Replacement
 - Major Repairs or System Failure: If the system experiences a major failure, such as the mound becoming clogged or overloaded, significant repairs or full system replacement may be required. Replacement costs can range from \$15,000 to \$30,000, depending on the size and complexity of the system.
 - Lifespan Considerations: Septic mound systems typically have a lifespan of around 20-30 years. By the 25-year mark, the system may be nearing the end of its life, requiring partial or full replacement.
- Total Estimated Costs Over 25 Years:
 - Initial Installation: \$10,000 to \$20,000+
 - Pumping and Routine Maintenance: \$4,000 to \$7,000
 - Pump Replacements: \$1,000 to \$5,000
 - Leach Field Repairs: \$2,000 to \$10,000
 - Electricity Costs: \$2,500 to \$7,500
 - Landscaping and Erosion Control: \$1,000 to \$3,500
 - Potential System Replacement: \$15,000 to \$30,000
- Overall Cost Estimate: \$35,500 to \$83,000+ over 25 years.
 - These costs vary based on factors such as the size of the system, soil conditions, and how well the system is maintained.

This analysis does not take into consideration any of the intangible or difficult-to-quantify benefits that the Special Assessment Commission may wish to consider when estimating present and future benefit, based on evidence and personal knowledge.

WATER MAIN

A water distribution system provides numerous benefits for both urban and rural communities. It ensures a consistent, reliable supply of potable water to residential, commercial, and industrial properties, meeting the diverse needs of the population. The system is centrally maintained by municipal authorities, who are responsible for inspections, repairs, and upgrades, ensuring water quality and reducing the burden on individual property owners. Water distribution systems are designed to handle varying demand levels, making them scalable to accommodate population growth and future urban development. Additionally, they enhance public health and safety by providing a clean and safe water supply, crucial for drinking, sanitation, and fire protection services. The centralized nature of the system also helps protect local water resources, as municipal treatment facilities adhere to strict regulations, ensuring compliance with water quality standards. A water distribution system thus increases property values and supports the economic growth of a community by offering dependable and long-term access to clean water, which is essential for both daily life and business operations.

The alternative to a municipal water distribution system is the use of individual wells. However, individual wells pose several challenges, particularly in urban areas. Wells require significant space for installation, making them impractical in densely populated neighborhoods.

Moreover, the quality and quantity of water from individual wells can vary depending on local groundwater conditions, often requiring additional filtration systems or treatment to ensure safe drinking water.

Wells also place the maintenance responsibility entirely on property owners, including costs related to water testing, pump maintenance, and potential repairs. Given these limitations, individual wells are not a practical solution within city limits, but they can be used as a cost benchmark for quantifying the expenses property owners would face in the absence of a water distribution system.

Owning and maintaining a well system over 25 years comes with a variety of expenses. These include:

- Installation Costs
 - Initial Well Installation: Installing an individual well typically costs between \$15,000 and \$40,000, depending on the depth of the well, local soil conditions, and the capacity required for the household or property.
- Pumping and Routine Maintenance
 - Well Pump Maintenance and Replacement: Well pumps generally need to be replaced every 10-15 years, with each replacement costing between \$1,500 and \$3,500. Over 25 years, this cost could be incurred twice.
 - Water Testing: To ensure the water meets safety standards, regular water quality testing is necessary. Annual testing costs range from \$150 to \$500. Over 25 years, this would total between \$3,750 and \$12,500.
 - Routine Inspections: Regular inspections to check the condition of the well and its components may cost \$300 to \$500 every few years. Over 25 years, this could add another \$1,000 to \$2,500.
- Repairs and Component Replacement
 - Pump Repair or Replacement: Well pumps may need occasional repairs, especially if sediment or debris affects performance. Repair costs can range from \$500 to \$2,000, depending on the extent of the issue.
 - Pressure Tank Replacement: Pressure tanks often need to be replaced every 10-15 years, with replacement costs between \$800 and \$2,500.
 - Water Filtration System: In areas with hard water or other contaminants, a filtration system may be required. Installation costs can range from \$1,000 to \$5,000, with filter replacements costing \$100 to \$500 annually.
- Electricity Costs
 - Pump Energy Consumption: The cost of electricity to operate the well pump is ongoing, typically amounting to \$100 to \$300 per year. Over 25 years, this could total \$2,500 to \$7,500.
- System Failure or Well Replacement
 - Major Repairs or Well Failure: If the well experiences significant issues, such as groundwater contamination or depletion, major repairs or even the drilling of a new well may be required. Drilling a new well can cost anywhere from \$10,000 to \$30,000, depending on the depth and complexity of the project.
 - Lifespan Considerations: While wells can last 30-50 years, many components, such as pumps and pressure tanks, will likely need replacement during a 25-year period.
- Total Estimated Costs Over 25 Years:
 - Initial Installation: \$15,000 to \$40,000

- Well Pump Maintenance and Replacement: \$3,000 to \$7,000
- Water Testing and Inspections: \$4,750 to \$15,000
- Pressure Tank Replacement: \$1,600 to \$5,000
- Water Filtration System: \$2,500 to \$10,000
- Electricity Costs: \$2,500 to \$7,500
- Potential Well Replacement: \$0 to \$50,000
- Overall Cost Estimate: \$29,350 to \$134,500+ over 25 years.

It is important to note that some of the water main systems within these Improvement Districts are owned and operated by the Cass Rural Water User District.

This analysis does not take into consideration any of the intangible or difficult-to-quantify benefits that the Special Assessment Commission may wish to consider when estimating present and future benefit, based on evidence and personal knowledge.

STORM SEWER

In addition to mitigating property damage, a well-functioning stormwater system enhances public safety by reducing the risk of roadway flooding and erosion, and it helps preserve infrastructure by directing water away from roads and buildings. It also provides environmental benefits by preventing uncontrolled runoff, reducing the entry of pollutants into local waterways, and minimizing the risk of soil erosion.

Underground stormwater storage systems, although effective in managing runoff, are often impractical in urban environments due to their high installation and maintenance costs. Despite these limitations, underground stormwater storage systems are the only feasible alternative for comparison because they provide a viable solution for stormwater management in areas where surface space is constrained and traditional drainage systems are not present. However, given these limitations, underground stormwater storage systems will be used as a benchmark for evaluating the costs and benefits of other stormwater improvements in urban improvement districts.

Over a 25-year period, owning and maintaining an underground storm water storage system will involve several expenses. These include initial installation, ongoing maintenance, repairs, and replacements. Here's a breakdown of the key costs:

- Installation Costs
 - Initial Installation: The installation of an underground storm water storage system is the largest upfront cost. Depending on the size, materials (e.g., concrete, plastic, or metal tanks), and complexity of the system, installation costs can range from \$50,000 to \$200,000 or more. Factors like excavation, site preparation, permitting, and labor will also influence the total cost.
 - Permitting and Design: Prior to installation, design and engineering services, as well as local permits, will be required. These costs typically range from \$5,000 to \$20,000, depending on the complexity of the project.
- Inspection and Routine Maintenance
 - Annual Inspections: Underground storage systems need regular inspections to check for sediment build-up, blockages, structural integrity, and proper drainage. Inspection costs typically range from \$500 to \$1,500 annually, totaling \$12,500 to \$37,500 over 25 years.
 - Sediment Removal and Cleaning: Sediment buildup in the storage tanks reduces capacity and can clog pipes. Cleaning the system every 3-5 years costs

- between \$2,000 and \$5,000 per service. Over 25 years, this totals between \$10,000 and \$25,000.
 - Debris and Blockage Clearing: Storm drains, and inflow/outflow pipes may need periodic clearing to remove debris. These services typically cost \$500 to \$1,500 per occurrence, depending on system size and access.
- Repairs and Component Replacements
 - Pump Replacement (if applicable): If the system relies on pumps to manage water flows, pumps typically need to be replaced every 10-15 years. The cost of a pump replacement is usually between \$5,000 and \$15,000, with the possibility of needing two replacements over 25 years.
- Landscaping and Surface Restoration
 - Surface Restoration Post-Maintenance: Accessing underground systems for major repairs or maintenance may require disturbance of surface infrastructure like roads, sidewalks, or landscaping. The cost of restoring the surface post-maintenance could range from \$2,000 to \$10,000 each time significant work is done.
- Electricity Costs (if applicable)
 - Pump Energy Costs: If the system uses electric pumps, the ongoing electricity costs could amount to \$500 to \$1,500 annually, adding up to \$12,500 to \$37,500 over 25 years.
- Total Estimated Costs Over 25 Years:
 - Initial Installation: \$50,000 to \$200,000+
 - Permitting and Design: \$5,000 to \$20,000
 - Annual Inspections: \$12,500 to \$37,500
 - Sediment Removal and Cleaning: \$10,000 to \$25,000
 - Debris Clearing: \$5,000 to \$15,000
 - Pump Replacement: \$5,000 to \$30,000 (for 1-2 replacements)
 - Surface Restoration: \$5,000 to \$20,000
 - Electricity Costs (if applicable): \$12,500 to \$37,500
- Overall Cost Estimate Over 25 Years: \$105,000 to \$385,000+

This analysis does not take into consideration any of the intangible or difficult-to-quantify benefits that the Special Assessment Commission may wish to consider when estimating present and future benefit, based on evidence and personal knowledge.

PAVING, SIGNALS, STREET LIGHTS, AND INCIDENTALS (STREET SYSTEMS)

Street systems are a critical component of safe and efficient transportation in urban communities. A well-maintained, paved roadway network enhances both vehicle and pedestrian safety by providing a smooth, stable surface that minimizes the risk of accidents and vehicle damage caused by uneven or deteriorating surfaces. In addition to improving safety, paved streets support better traffic flow, reduce congestion, and shorten travel times—benefits that directly contribute to the quality of life for residents and operational efficiency for businesses.

Paved roads are also more durable and resilient under a variety of weather conditions. They help prevent common issues such as erosion, dust, and water pooling—problems that frequently affect unpaved surfaces and lead to accelerated degradation and costly repairs.

Although unpaved roads may have lower initial construction costs, they are generally unsuitable for urban environments due to their high long-term maintenance needs, poor

performance under heavy traffic, and vulnerability to adverse weather conditions. These roads require frequent grading to remain passable and quickly deteriorate during periods of rain or snow, resulting in increased dust, potholes, and erosion. The resulting poor road conditions can diminish property values, increase vehicle maintenance costs, and negatively affect public safety.

While unpaved roads are not a viable long-term solution for urban areas, they are used in this analysis as a **baseline alternative** to evaluate the relative costs and benefits of paved street improvements in West Fargo's improvement districts.

Maintaining an unpaved road over a 25-year period requires substantial and recurring investment. The following section outlines key cost components, including routine grading, dust control, erosion management, and periodic resurfacing. The following is a breakdown of the estimated costs:

- Initial Grading and Road Construction: The initial construction of an unpaved road includes grading, compacting, and laying down gravel.
 - For a local roadway, these costs typically range from \$340,000 to \$510,000 per mile, depending on site preparation, roadway width, estimated daily traffic, and gravel thickness.
 - For a collector roadway, these costs typically range from \$620,000 to \$930,000 per mile, depending on site preparation, roadway width, estimated daily traffic, and gravel thickness.
 - For an arterial roadway, these costs typically range from \$930,000 to \$1,860,000 per mile, depending on site preparation, roadway width, estimated daily traffic, and gravel thickness.
- Routine Maintenance:
 - Grading:
 - On a local roadway, unpaved roads would need to be graded several times per month to maintain a smooth surface. Grading costs would typically range from \$400 to \$1,000 per mile per occurrence. Over 25 years, with grading required once weekly, this could total between \$520,000 and \$1,300,000.
 - On a collector roadway, unpaved roads would need to be graded several times per week to maintain a smooth surface. Grading costs would typically range from \$400 to \$1,000 per mile per occurrence. Over 25 years, with grading required three times weekly, this could total between \$1,560,000 and \$3,900,000.
 - On an arterial roadway, unpaved roads would need to be graded daily to maintain a smooth surface. Grading costs would typically range from \$400 to \$2,000 per mile per occurrence. Over 25 years, with grading required daily, this could total between \$3,650,000 and \$18,250,000.
 - Dust Control: To minimize dust from unpaved roads, dust control measures such as applying calcium chloride or water are often required.
 - On a local roadway, these treatments cost approximately \$2,000 to \$4,000 per mile per year, adding up to \$50,000 to \$100,000 over 25 years.
 - On a collector roadway, these treatments cost approximately \$24,000 to \$48,000 per mile per year, adding up to \$288,000 to \$576,000 over 25 years.

- On an arterial roadway, these treatments cost approximately \$104,000 to \$416,000 per mile per year, adding up to \$2,600,000 to \$10,400,000 over 25 years.
 - Resurfacing (Gravel Replenishment):
 - On a local roadway in an urban environment, gravel typically needs to be replenished on unpaved roads every 3-5 years to maintain drivability. Resurfacing costs typically range from \$35,000 to \$100,000 per mile. Over 25 years, resurfacing might be needed 5-8 times, totaling \$175,000 to \$800,000.
 - On a collector roadway in an urban environment, gravel typically needs to be replenished on unpaved roads every 1-3 years to maintain drivability. Resurfacing costs typically range from \$50,000 to \$150,000 per mile. Over 25 years, resurfacing might be needed 8-25 times, totaling \$400,000 to \$3,750,000.
 - On an arterial roadway in an urban environment, gravel would typically need to be replenished on unpaved roads 1-3 times per year to maintain drivability. Resurfacing costs typically range from \$70,000 to \$280,000 per mile. Over 25 years, resurfacing might be needed 25-75 times, totaling \$1,750,000 to \$21,000,000.
- Vehicle Damage and Safety Implications:
 - Vehicle Damage: Although it is not quantified for this comparison, it is important to note that poor road conditions on unpaved roads can lead to higher vehicle maintenance and repair costs, including damage to tires, suspension, and alignment. This would potentially add significant expenses to property owners over a 25-year period.
- Total Estimated Costs Over 25 Years for Maintenance:
 - Local Roadway:
 - Initial Installation: \$340,000 to \$510,000
 - Routine Maintenance (Grading): \$520,000 to \$1,300,000
 - Routine Maintenance (Dust Control): \$50,000 to \$100,000
 - Resurfacing (Gravel Replenishment): \$175,000 to \$800,000
 - Overall Cost Estimate Over 25 Years:
 - Per Mile: \$1,085,000 to \$2,710,000
 - Per Linear Foot: \$205.49 to \$513.26
 - Collector Roadway:
 - Initial Installation: \$620,000 to \$930,000
 - Routine Maintenance (Grading): \$1,560,000 to \$3,900,000
 - Routine Maintenance (Dust Control): \$288,000 to \$576,000
 - Resurfacing (Gravel Replenishment): \$400,000 to \$3,750,000
 - Overall Cost Estimate Over 25 Years:
 - Per Mile: \$2,868,000 to \$9,156,000
 - Per Linear Foot: \$543.18 to \$1,734.09
 - Arterial Roadway:
 - Initial Installation: \$930,000 to \$1,860,000
 - Routine Maintenance (Grading): \$3,650,000 to \$18,250,000
 - Routine Maintenance (Dust Control): \$2,600,000 to \$10,400,000
 - Resurfacing (Gravel Replenishment): \$1,750,000 to \$21,000,000
 - Overall Cost Estimate Over 25 Years:
 - Per Mile: \$8,930,000 to \$51,510,000

- Per Linear Foot: \$1,691.29 to \$9,755.68

This analysis must also consider the cost in delay to the average user. Considering user delay costs is crucial for effective transportation planning and infrastructure investment, but also in quantifying the dollar value of the benefit received. When roads are congested or inadequately maintained or built, users face longer commutes, which not only affects their personal productivity and quality of life but also leads to higher operational costs for businesses due to delayed deliveries and increased fuel consumption.

- User Delay Costs:
 - The average commute to work for a Fargo or West Fargo resident is 16 to 18 minutes. Although a typical dwelling unit generates nearly 10 trips per day, we can conservatively estimate that, on average, a typical resident makes 2 trips each day, with each trip averaging 16 minutes, resulting in a total of 32 minutes of travel time per day. Unpaved roadways, or roadways without warranted traffic signalization or street lighting, would significantly increase the travel time for each of these trips. A reasonable assumption based on local engineering judgement is that, with unpaved roadways, each trip would take twice as long, resulting in an additional 32 minutes of travel time per person per day. Over the course of a year, this would amount to an increase of 11,680 minutes, or approximately 194.67 hours.
 - The estimated population of West Fargo in 2025 is 41,400.
 - Based on the USDOT Benefit-Cost Analysis Guidance for Discretionary Grant Programs dated January 2023, the Passenger Car User Cost is \$18.80 per person-hour.
 - Based on this information, the total user delay costs would amount to approximately \$151,515,554.40 annually.
 - To express these avoided user delay costs in dollar value, the annual delay will be converted into a cost per centerline mile of roadway in West Fargo. West Fargo has approximately 185.5 centerline miles of roadway, which means this user delay cost equates to about \$154.70 per foot per year.
 - Over a period of 25 years, this amounts to approximately \$3,867 per front foot.

Traffic signals at a key intersection significantly improve vehicle and pedestrian safety, mobility, and property access. Based on national FHWA crash modification factors and USDOT value-of-time metrics, the installation of a signalized intersection yields millions of dollars in safety-related savings and user time savings over a 25-year period.

- Annual costs based off an estimated three to six crashes per year and a quantifiable breakdown assuming: two crashes involving property damage only, two involving non-fatal injury, and one fatal crash occurring every 15 years (varies depending on traffic volume and roadway geometry).
 - Property damage only annual cost: \$10,000
 - Non-fatal injury annual cost: \$200,000
 - Severe Injury or fatality: \$775,000
 - Total Annual Cost: \$985,000 – Applying a 23% crash reduction (FHWA CMF of 0.77 for signal installation) the estimated annual safety benefit is \$226,550
 - Overall Safety Cost Benefit Over 25 Years:

- Per Signal or District: \$5,663,750 to \$20,000,000 (based on local engineering judgement; costs increase dependent on Average ADT and intersection signal complexity)

Street Lighting enhances public safety, deters crime, improves quality of life, and improves property values. The following is a breakdown of quantified benefit cost:

- Crash Reduction (up to 30%)
 - USDOT crash cost estimates each non-fatal injury with property damage crash averages a total cost of \$150,000.
 - If West Fargo avoids one crash per year due to lighting (this is assumed to be very conservative) over a 25-year period, this amounts to a safety cost benefit of \$3,750,000.
 - Crime reduction (\$25,000/year)
 - Well-lit streets reduce petty crimes, vandalism, and theft. Assuming 10 fewer incidents per year (conservative) at an average incident cost of \$2,500 would provide for an annual safety cost saving benefit of \$25,000. Over a 25-year period this would yield \$625,000.
 - Property Value Uplift (2-5%)
 - Research shows that street lighting can increase residential property values between 2% and 5%. The average home value in West Fargo is \$351,000. Assuming a conservative uplift of 3% and an average lot width of 60 feet, this would equate to a one-time value increase of \$175.50 per front foot.

This analysis does not take into consideration any of the intangible or difficult-to-quantify benefits that the Special Assessment Commission may wish to consider when estimating present and future benefit, based on evidence and personal knowledge.

PARKS

Properties located near parks or green space benefit in several measurable and meaningful ways. Proximity to these amenities often leads to higher market values, as nearby green space enhances neighborhood desirability. Parks also serve as important venues for community events and social interaction, which can foster stronger neighborhood ties and contribute to reduced perceptions of crime. When green spaces include substantial tree coverage and natural landscaping, they are shown to improve air quality and increase demand for nearby properties—often resulting in lower turnover rates of ownership. In addition to these tangible benefits, parks and open spaces offer significant intangible value by supporting mental and physical well-being through access to nature and recreational opportunities. The following is an estimate of benefits:

- Increased property valuation (average)
 - The presence of a park or green space has been shown to increase adjacent property values by 5% to 20%, depending on proximity and park quality. Even assuming a conservative 3% increase, a property with an estimated build value of \$365,000 would see an approximate uplift of \$10,950 in value per unit.

References:

- City of Fargo, ND Special assessment determination document.

- FHWA Crash Modification Factors Clearinghouse: <https://www.cmfclearinghouse.org>.
- U.S. DOT Benefit-Cost Analysis Guidance for Discretionary Grant Programs (January 2023): <https://www.transportation.gov/office-policy/transportation-policy/benefit-cost-analysis-guidance>.
- FHWA Highway Safety Manual (HSM), 1st Edition.
- USDOT Value of Statistical Life (VSL) Guidance: <https://www.transportation.gov/office-policy/transportation-policy/guidance-value-statistical-life>.
- Studies on the impact of lighting and safety: IESNA RP-8 and multiple peer-reviewed planning publications.
- Trust for Public Land. (2009). Measuring the Economic Value of a City Park System. Retrieved from <https://www.tpl.org>
- Crompton, J.L. (2005). The impact of parks on property values: A review of the empirical evidence. *Journal of Leisure Research*, 37(1), 1–33.
- National Recreation and Park Association. (2020). The Economic Impact of Parks. Retrieved from <https://www.nrpa.org>
- USDA Forest Service. (2021). i-Tree Tools: Quantifying the benefits of urban forests. Retrieved from <https://www.itreetools.org>
- World Health Organization. (2022). Health Economic Assessment Tool (HEAT). Retrieved from <https://www.who.int/tools/heat>



To: Special Assessment Commission
From: Jerry Wallace, City Engineer
Date: June 24, 2025
Subject: Improvement District No. 2271 – Concrete Paving, Street Lighting, Storm Sewer; and Incidentals – 7th Avenue NW & 5th St Ct. NW
Action: Approve Assessment List, Direct Publication of List, and Notice of Hearing of Objections

SPECIAL ASSESSMENT COMMISSION

Chairman:
 Jim Brownlee
Commissioner:
 Eddie Sheeley
Commissioner:
 Elliot Steinbrink

BOARD OF CITY COMMISSIONERS

President:
 Bernie Dardis
Commissioner:
 Brad Olson
Commissioner:
 Roben Anderson
Commissioner:
 Rory Jorgenson
Commissioner:
 Amy Zundel

City Administrator:
 Dustin T. Scott

Senior Director of Community and Development:
 Dan Hanson

ENGINEERING DEPARTMENT

City Engineer:
 Jerry Wallace
Asst. City Engineer:
 Kyle McCamy
Eng. Project Administrator:
 Kayla Volness

Summary and Recommendation:

7th Avenue NW and 5th Street Court NW were initially constructed with gravel surfacing, incorporating geotextile separation fabric in select areas. City utilities were installed in 2006, with the understanding that future development in the area would eventually necessitate roadway improvements. With the upcoming Stockyards development and the ongoing growth of heavy industrial uses, a concrete roadway section, along with associated storm sewer and utility modifications, will be required to support the long-term infrastructure needs of the area.

The scope of Improvement District No. 2271 included street improvements incorporating concrete pavement, street lighting, storm sewer, and incidentals.

Attachments:

1. District Boundary Map
2. Resolution Directing Assessments to be Levied
3. Sample construction plans and photos
4. Proposed Benefit Methodology (w/ Map)
5. Proposed Assessment Allocation Map
6. Proposed Assessment List

NOTE: Additional project information is available on the city's website: <https://www.westfargond.gov/1021/Special-Assessment-Projects>

Staff Recommendation: Approve Assessment List, direct publication of list and notice of hearing of objections

Policy Analysis:

This improvement district was administrated in accordance with North Dakota Century Code as well as City of West Fargo policies and ordinances. The city's "Special Assessment Policy" is available on the city's website.

Financial Summary:

Total Project Cost:	\$ 2,785,967.05
Assessments	\$ 2,705,000.00
City Funds	\$ N/A
Other Funds	\$ 80,967.05

Previously Presented Information and Commission Actions:

May 19, 2025 -

- **Staff Recommendation:** Adopt the Resolution directing assessments to be levied.
- **Commission Action:** Commissioner Olson moved and Commissioner Jorgenson seconded to approve on the consent agenda. Motion carried, no opposition.

May 15, 2023-

- **Staff Recommendation:** Authorize Notice to Proceed: and Adopt Resolution Approving Contract and Contractor's Bond.
- **Commission Action:** Commissioner Simmons moved and Commissioner Anderson seconded to approve. No opposition, motion carried.

April 12, 2023-

- **Staff Recommendation:** Accept Bids and Award Contract to All Finish Concrete for their base bid amount of \$1,562,664.00 AND their Alternate bid amount of \$336,870.00 totaling an award amount of \$1,899,534.00.
- **Commission Action:** Commissioner Olson moved and Commissioner Simmons seconded to approve. Commissioner George was absent and not voting. No opposition, motion carried.

February 21, 2023-

- **Staff Recommendation:** Approve Plans and Specifications and Authorize Ad for Bid.
- **Commission Action:** Commissioner Olson moved and Commissioner Anderson seconded to approve. No opposition, motion carried.

January 16, 2023-

- **Staff Recommendation:** Project Update.
- **Commission Action:** No action requested.

December 19, 2022-

- **Staff Recommendation:** Initiate Public Hearing for recently approved Resolution Declaring Work Necessary, Approve Task Order for "Basic Services" and Direct Engineer to prepare Plans and Specifications.
- **Commission Action:** Commissioner Olson moved and Commissioner Simmons seconded to approve. Commissioner Anderson voted no. Motion carried on a 4 to 1 vote.

November 7, 2022-

- **Staff Recommendation:** Create Improvement District No. 2271, Approve Engineer's Report and Authorize Resolution of Necessity.
- **Commission Action:** Commissioner Olson moved and Commissioner Anderson seconded to approve. Commissioner Dardis voted nay and Commissioner George was absent, motion carried on a 3 to 1 vote.

Upcoming Items and Commission Actions:

TBD – Publish assessment list and mail letters to all properties.

TBD – Special Assessment Commission meeting to hear objections.

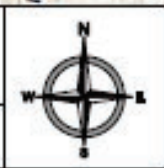
TBD – Publish Notice of Confirmation of Assessment List filed with City Auditor and time/date of meeting for City Commission action.

TBD – City Commission hearing of written appeals and objections.



**IMPROVEMENT DISTRICT MAP
IMPROVEMENT DISTRICT 2271
7TH AVENUE NW & 5TH STREET COURT NW
WEST FARGO, NORTH DAKOTA**

Created By: JLB Date Created: 10/24/22 Date Saved: 10/24/22 Date Plotted: N/A Date Reported: 10/25/22
 Plotted By: Terence Schmitt Project Date: 10/24/2022 Aerial Image: FM Metro 2021 Elevation Data: LIDAR
 Horizontal Datum: NAD 1983 StatePlane North Dakota South FIPS 5002 Feet Vertical Datum: NAVD1988
 T:\proj\2271\2271_24_18_Aerial_10/24/22\2271_24_18_ImprovementDistrictMap.mxd



Commissioner Olson introduced the following resolution and moved its adoption:

RESOLUTION DIRECTING ASSESSMENTS TO BE LEVIED

Be it resolved by the Board of City Commissioners of the City of West Fargo that the City Commission has estimated the cost in Improvement District No. 2271 - New Concrete Pavement, Street Lighting, Storm Sewer, and Incidentals, and does hereby direct assessments to be levied for the payment of such cost as follows:

Total Construction	\$ 2,052,003.80
Engineering	288,764.91
Construction Interest	65,751.02
Capitalized Interest	115,522.22
Bond Discount	39,925.80
Testing and Consulting	28,037.70
Legal	2,092.74
Advertising	155.52
Land/Easements	100,695.75
Engineering Administrative	82,080.00
Bond Counsel	3,046.93
Rating Agency Fee	4,570.40
Underwriting Fee	3,808.67
Contingencies	516.07
Rounding	(1,089.12)
Service Charge	<u>84.64</u>
TOTAL:	\$ 2,785,967.05
LESS: Reoffering Premium	<u>80,967.05</u>
TOTAL TO BE ASSESSED:	\$ 2,705,000.00

and that the City Auditor be and he is hereby directed to notify the Chairman of the Special Assessment Commission and shall certify to the Chairman of the Special Assessment Commission the items of the total cost set forth herein.

Dated: May 19, 2025

APPROVED:


Bernie Dargin
President of Board of City Commissioners

ATTEST:



City Auditor

The motion for the adoption of the foregoing resolution was duly seconded by **Commissioner Jorgensen**, and upon vote being taken thereon, the following voted in favor thereof: **Olson, Jorgensen, Anderson, Zundel and Dardis**. The following commissioners were absent and not voting: **None**. The following commissioners voted nay: **None**. The majority having voted aye, the motion carried and the resolution was duly adopted.

IMPROVEMENT DISTRICT NO. 2271

CONCRETE PAVING, STREET LIGHTING, STORM SEWER; AND INCIDENTALS



Consulting Engineering • Land Surveying
925 10th Avenue East, Suite 1 • West Fargo, North Dakota
www.mooreengineeringinc.com



7TH AVENUE NW & 5TH STREET CT. NW WEST FARGO

PROJECT INFORMATION

PROJECT MANAGER: MATT PROCHNIAK.....

PROJECT ENGINEER: DYLAN DUNN, PE.....

PROJECT DESIGNER: DYLAN DUNN, PE.....

RESIDENT PROJECT REP.: LYNN LESLIE.....

SURVEY BY: MOORE.....

YEAR OF CONSTRUCTION: 2023.....

GENERAL CONTRACTOR: ALL FINISH CONCRETE.....

UTILITIES / EARTHWORK: KPH.....

CONCRETE PAVING: ALL FINISH CONCRETE.....

ASPHALT PAVING: FM ASPHALT.....

CONCRETE SIDEWALKS: N/A.....

TRAFFIC CONTROL: NORTHSTAR SAFETY.....

SIGNING AND STRIPING: NORTHSTAR SAFETY.....

TURF ESTABLISHMENT: HCI.....

MATERIAL TESTING: BRAUN INTERTEC.....

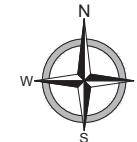
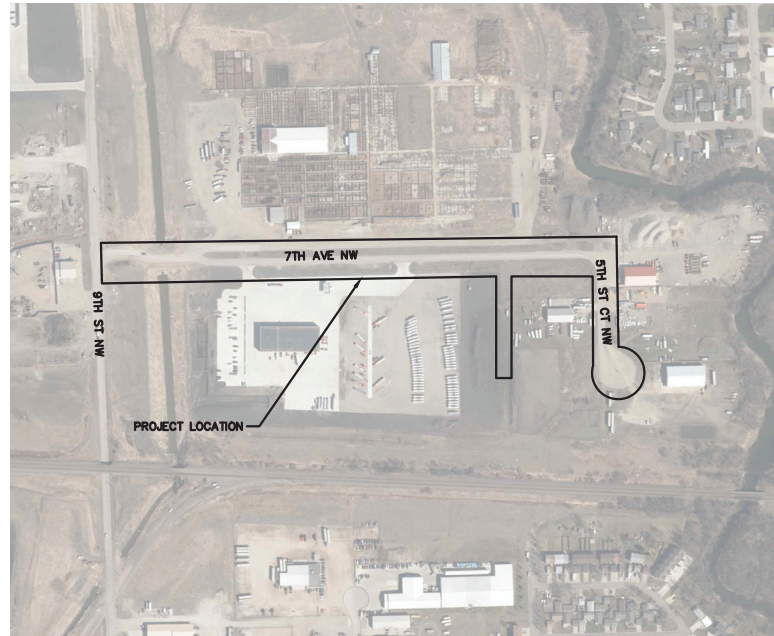
LIFT STATION PUMPS & PANEL: N/A.....

ELECTRICAL WORK:

DESIGN: LKA ENGINEERS.....

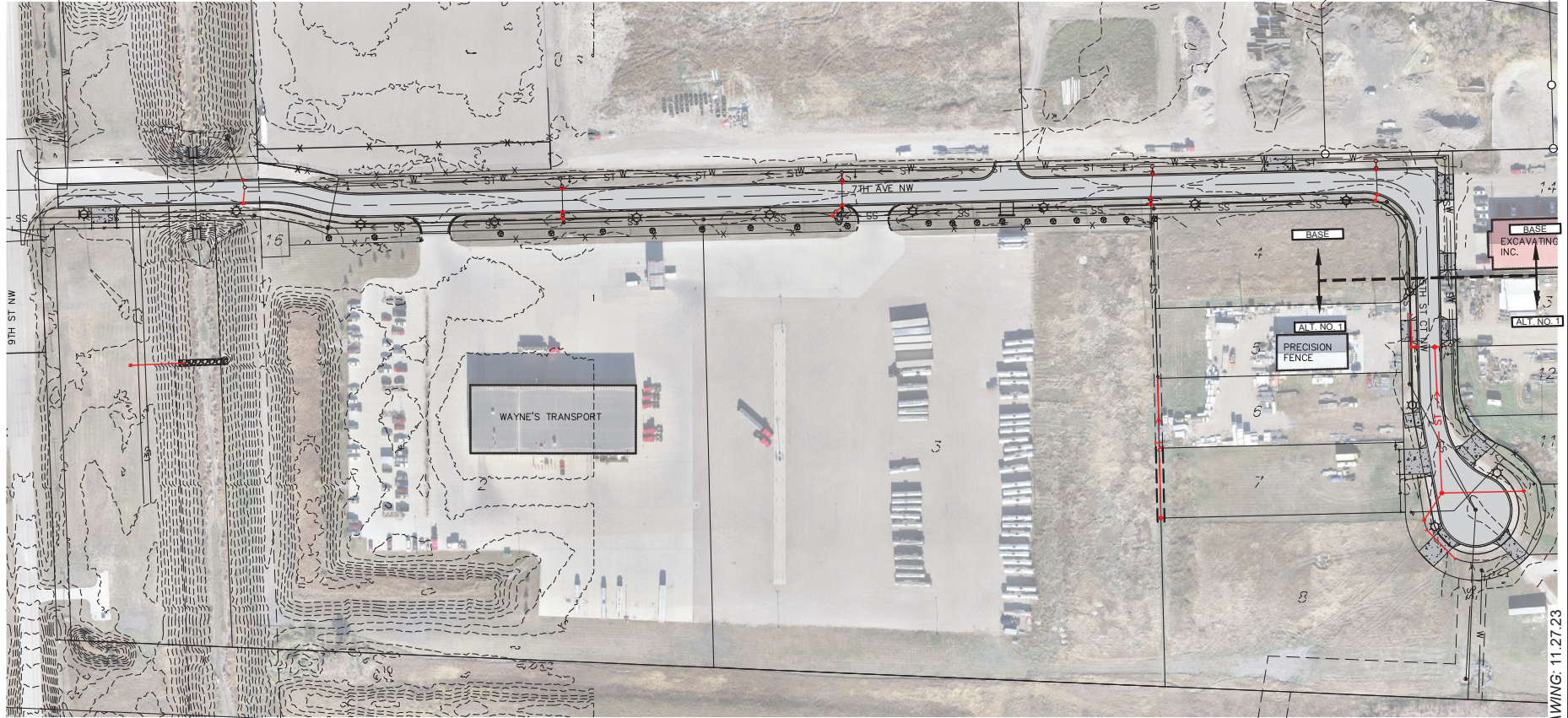
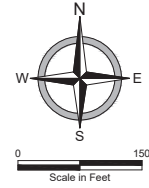
CONTRACTOR: SCOTT'S ELECTRIC.....

VICINITY MAP



RECORD DRAWING: 11.27.23

PROJECT No. 22824



PROJECT LAYOUTS
 IMPROVEMENTS DISTRICT NO. 2271
 7TH AVENUE NW & 5TH STREET CT. NW
 WEST FARGO, NORTH DAKOTA
GENERAL LAYOUT

RECORD DRAWING: 11.27.23

DATE:	03.06.23
REV DATE:	03.20.23
REV NUM:	1
RECORD:	11.27.23
PROJECT No.	22824
MANAGER:	MJP
DESIGNER:	DJD
DRAFTER:	DJD
REVIEWER:	NPG

C-102

DURING CONSTRUCTION PHOTOS – DISTRICT NO. 2271



AFTER CONSTRUCTION PHOTOS – DISTRICT NO. 2271



DISTRICT NO. 2271
BENEFIT METHODOLOGY
IMPROVEMENT STAUS: FINAL
DATE: 1/22/2024

Concrete Paving, Street Lighting, Storm Sewer; and Incidentals Improvement Dist. No. 2271
7th Avenue NW & 5th Street Court NW
West Fargo, North Dakota

Summary of Location for Improvements

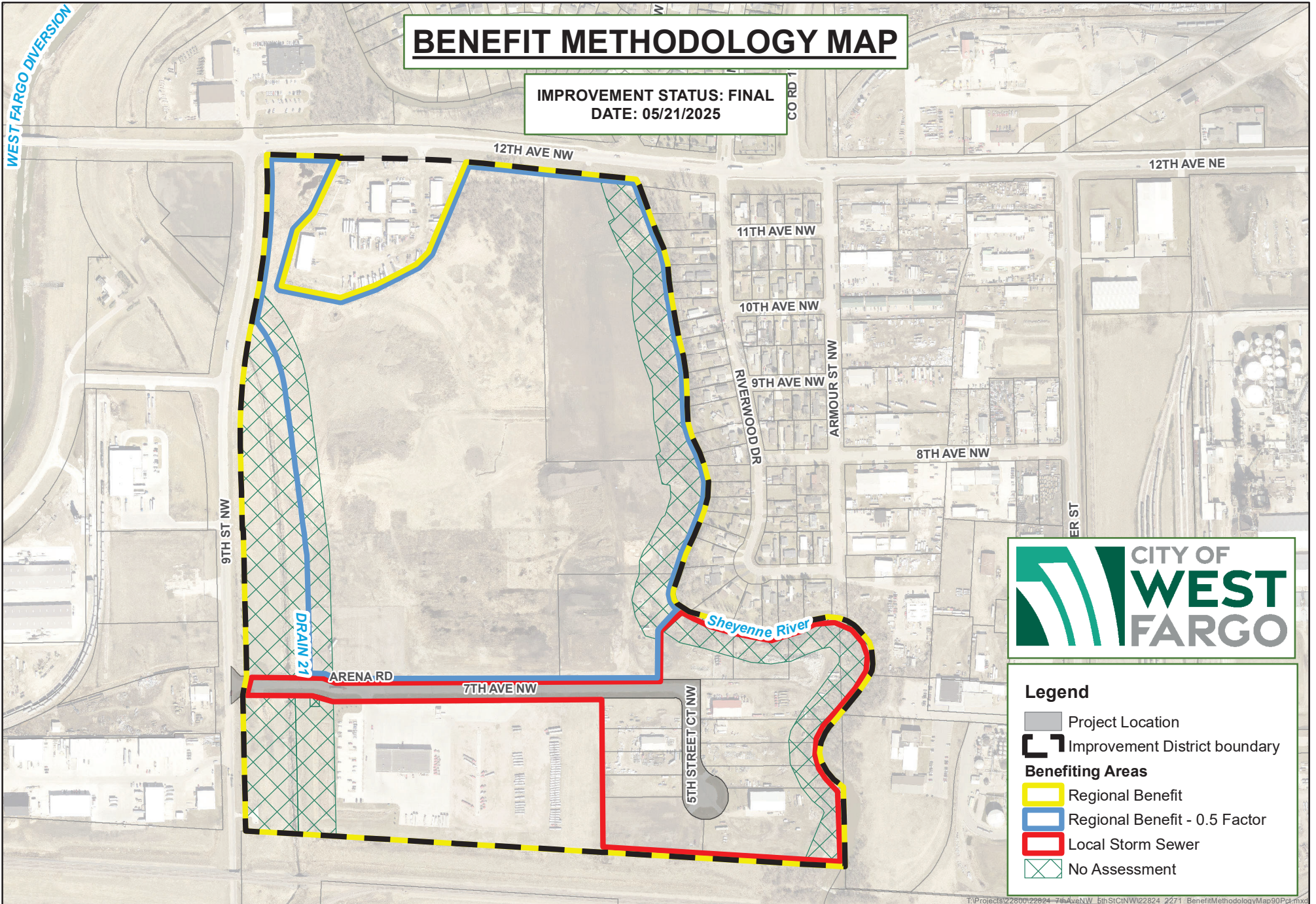
- Local Storm Sewer Benefitting Area
 - Portions of The Yards 1st and 2nd Addition Plats (see Benefit Methodology Map)
- Regional Benefitting Area
 - Portions of the Improvement District Boundary

Assessment Methodology

- No Assessments
 - West Fargo 7th Addition – Lot 4, Block 1
 - The Yards 2nd Addition – Lot 1, Block 1
 - The Yards 2nd Addition – Lot 16, Block 1
 - Sheyenne River setback areas – Approximately 100' setback from the established riverbank as shown on Stockyards 1st Addition and The Yards 2nd Addition plats.
 - Drain No. 21 setback areas – Approximately 100' setback from the established drain property line as shown on Stockyards 1st Addition plat and per City policy for The Yards 2nd Addition plat.
- Local Storm Sewer Benefit
 - Storm Sewer – Square Footage
 - The proposed storm sewer will improve serviceability and increase the amount of retention for only the benefitting area as defined on the Benefit Methodology Map.
 - No Benefit
 - The Yards 2nd Addition – Block 1, Lot 2 (i.e. Wayne's Transport, Inc.) utilizes a private storm sewer system, thus, has been excluded from the storm sewer benefit area. No storm sewer assessments were allocated to The Yards 2nd Addition – Block 1, Lot 2.
 - Parcels within the Stockyards 1st Addition plat boundary will utilize a private storm sewer network separate from the existing 7th Avenue NW public infrastructure. No parcels within Stockyards 1st Addition are within the local storm sewer benefit area.
- Regional Benefit
 - Street – Square Footage
 - General Items – Square Footage
 - Street Lighting – Square Footage
 - Typically, these items are assessed on a front foot basis, however, due to the platting and parcels arrangement a square footage methodology was utilized to allocate the proposed specials assessments.
 - Per the Subdivision Development Agreement associated with the Stockyards 1st Addition plat, a private roadway will be established connecting 7th Avenue NW to 12th Avenue NW. This private roadway connection to 7th Avenue NW provides a local benefit to the associated parcels. Thus, a factor of 0.5 is applied to the total assessable square footage of all the Stockyards 1st Addition parcels.

BENEFIT METHODOLOGY MAP

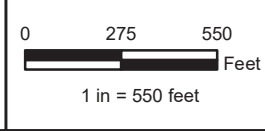
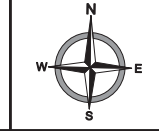
IMPROVEMENT STATUS: FINAL
DATE: 05/21/2025

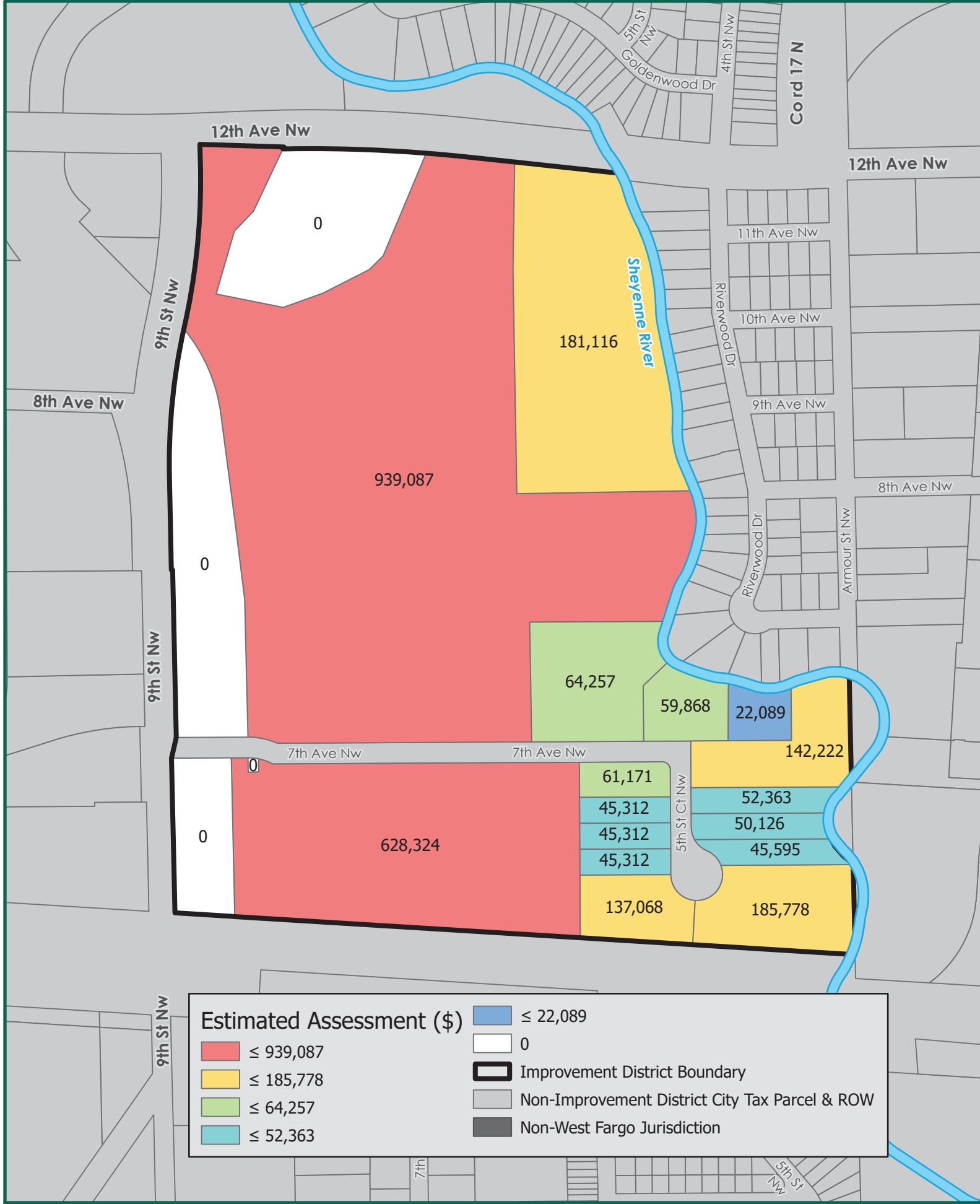


Legend

- Project Location
- Improvement District boundary
- Benefiting Areas**
- Regional Benefit
- Regional Benefit - 0.5 Factor
- Local Storm Sewer
- No Assessment

BENEFIT METHODOLOGY MAP
IMPROVEMENT DISTRICT NO. 2271 - 7TH AVENUE NW & 5TH STREET CT. NW
BASE BID WITH ALTERNATE 1 (5TH STREET CT. NW IMPROVEMENTS)
WEST FARGO, NORTH DAKOTA





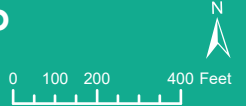
Estimated Assessment (\$)	
■	≤ 939,087
■	≤ 185,778
■	≤ 64,257
■	≤ 52,363
■	≤ 22,089
■	0
	Improvement District Boundary
	Non-Improvement District City Tax Parcel & ROW
	Non-West Fargo Jurisdiction



Improvement District No. 2271 - Assessment Allocation Map

Prepared by West Fargo Engineering and GIS on 5/20/2025

Disclaimer: This map was created using preliminary data and is intended for general (NOT exact) reviewing purposes.



Preliminary Special Assessment Allocations based on Projected Final District Cost 4/15/2025
Base Bid with Alternate 1 (5th Street Ct. NW Improvements)

Improvement District No. 2271
Concrete Paving, Street Lighting, Storm Sewer; and Incidentals
7th Avenue NW & 5th Street Ct. NW

4/15/2025

Moore Proj: 22824

Division	Block	Lot	GIS PIN	Lot Area	Area Factor	Developable/Assessable Area (Acres)	Factored Assessable Area (Acres)	Equivalent Units	Local Storm Sewer	Regional Street	Existing Assessments	Pending Assessments	Benefit Determination	Proposed Assessments	Total Preliminary Assessment (Final District Cost 9/26/2024)	Total Preliminary Assessment (Engineer's Statement of Cost 3/23/2023)	Total Preliminary Assessment (Engineer's Report 11/7/2022)
Maul's 2nd Addition	1	1	0208700010000	7.43	0.00	7.43	0.00	0	\$0.00	\$0.00	\$161,295.79	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Stockyards 1st Addition	1	1	0238500010000	60.12	0.50	58.02	29.01	126	\$0.00	\$939,086.65	\$581,588.50	\$905,876.85	\$16,225,594.70	\$939,086.65	\$939,086.65	\$954,559.93	\$1,334,211.35
Stockyards 1st Addition	1	2	0238500020000	16.14	0.50	11.19	5.60	24	\$0.00	\$181,116.50	\$157,760.87	\$246,507.39	\$3,129,341.69	\$181,116.50	\$181,116.50	\$184,100.75	\$257,322.04
Stockyards 1st Addition	1	3	0238500030000	4.98	0.50	3.97	1.99	9	\$0.00	\$64,256.70	\$48,577.41	\$75,615.76	\$1,110,231.14	\$64,256.70	\$64,256.70	\$65,315.46	\$91,292.99
The Yards 1st Addition	1	8	0238000085000	2.03	1.00	1.06	1.06	5	\$25,651.84	\$34,216.29	\$18,742.30	\$0.00	\$591,191.09	\$59,868.13	\$59,868.13	\$59,161.02	\$65,388.06
The Yards 1st Addition	1	9	0238000095000	1.18	1.00	0.39	0.39	2	\$9,464.73	\$12,524.74	\$12,494.87	\$0.00	\$218,131.06	\$22,089.47	\$22,089.47	\$21,828.57	\$24,126.15
West Fargo 7th Addition	1	4	0265060040000	8.19	0.00	8.19	0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
The Yards 2nd Addition	1	1	0238010001000	3.19	0.00	3.19	0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
The Yards 2nd Addition	1	2	02380100025000	19.41	1.00	19.41	19.41	84	\$0.00	\$628,323.74	\$257,549.18	\$0.00	\$10,856,214.86	\$628,323.74	\$628,323.74	\$638,676.60	\$892,693.63
The Yards 2nd Addition	1	16	02380100160000	0.05	0.00	0.05	0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
The Yards 2nd Addition	1	4	02380100040000	1.08	1.00	1.08	1.08	5	\$26,210.02	\$34,960.83	\$15,012.63	\$0.00	\$604,055.23	\$61,170.84	\$61,170.84	\$60,448.35	\$66,810.88
The Yards 2nd Addition	1	5	02380100050000	0.80	1.00	0.80	0.80	3	\$19,414.83	\$25,896.91	\$9,036.95	\$0.00	\$447,448.32	\$45,311.74	\$45,311.74	\$44,776.55	\$49,489.54
The Yards 2nd Addition	1	6	02380100060000	0.80	1.00	0.80	0.80	3	\$19,414.83	\$25,896.91	\$9,036.95	\$0.00	\$447,448.32	\$45,311.74	\$45,311.74	\$44,776.55	\$49,489.54
The Yards 2nd Addition	1	7	02380100070000	0.80	1.00	0.80	0.80	3	\$19,414.83	\$25,896.91	\$9,036.95	\$0.00	\$447,448.32	\$45,311.74	\$45,311.74	\$44,776.55	\$49,489.54
The Yards 2nd Addition	1	8	02380100080000	2.42	1.00	2.42	2.42	11	\$58,729.85	\$78,328.15	\$30,071.27	\$0.00	\$1,353,531.17	\$137,068.00	\$137,068.00	\$135,449.08	\$149,705.86
The Yards 2nd Addition	1	9	02380100095000	4.33	1.00	3.28	3.28	14	\$79,600.79	\$106,177.32	\$53,373.42	\$0.00	\$1,834,538.11	\$185,778.12	\$185,778.12	\$183,583.87	\$202,907.12
The Yards 2nd Addition	1	11	02380100110000	1.17	1.00	0.81	0.81	4	\$19,536.17	\$26,058.76	\$13,201.37	\$0.00	\$450,244.87	\$45,594.93	\$45,594.93	\$45,056.41	\$49,798.85
The Yards 2nd Addition	1	12	02380100120000	1.20	1.00	0.89	0.89	4	\$21,477.65	\$28,648.45	\$14,097.27	\$0.00	\$494,989.70	\$50,126.11	\$50,126.11	\$49,534.06	\$54,747.80
The Yards 2nd Addition	1	13	02380100130000	1.28	1.00	0.92	0.92	4	\$22,436.26	\$29,927.11	\$16,185.83	\$0.00	\$517,082.46	\$52,363.38	\$52,363.38	\$51,744.91	\$57,191.35
The Yards 2nd Addition	1	14	02380100140000	3.84	1.00	2.51	2.51	11	\$60,938.29	\$81,283.92	\$45,551.37	\$0.00	\$1,404,428.41	\$142,222.21	\$142,222.21	\$140,542.41	\$155,335.30
				140.44		127.20	71.75	312.00	\$382,290.10	\$2,322,709.90	\$1,452,612.93	\$1,228,000.00	\$40,131,919.48	\$2,705,000.00	\$2,705,000.00	\$2,724,331.07	\$3,550,000.00

Funding Summary	
Assessed	\$2,705,000.00
Other (e.g. Sales Tax, CARS Rural Water, etc.)	\$0.00
Total Project Cost	\$2,705,000.00
Based on Assessment Total	
Local Storm Sewer	\$382,290.10
Regional Street	\$2,322,709.90
Total Assessment	\$2,705,000.00

Local Storm Sewer Cost per SF	\$0.56
Regional Street Cost per SF	\$0.74

CITY OF WEST FARGO
SPECIAL ASSESSMENT BENEFIT DETERMINATION

June 24, 2025

EXECUTIVE SUMMARY

The City of West Fargo is committed to maintaining a high standard of public infrastructure that meets the evolving needs of residents and businesses. To support this goal, the City relies on a mix of funding tools—including special assessments, which help allocate project costs to benefiting properties while keeping general property taxes lower. These assessments also allow for localized input on the type and quality of improvements that directly affect neighborhoods.

While West Fargo receives additional infrastructure funding through the Capital Improvements Sales Tax (CIST), available revenue remains insufficient to meet long-term infrastructure needs, a challenge shared by cities across the country. Recent policy changes have aimed to improve transparency and enhance public acceptance of special assessments by increasing the City's contribution to project costs.

The City has also holds public input opportunities throughout the project process, including neighborhood meetings, mailed notices, and public hearings. These forums allow residents to provide feedback on proposed improvements, estimated costs, and prioritization, helping ensure that final infrastructure decisions reflect community needs and values.

However, funding gaps persist, making the continued use of special assessments necessary to achieve community infrastructure goals.

In *Senske Rentals, LLC v. City of Grand Forks*, the North Dakota Supreme Court clarified that the determination of special assessment benefits must be based on the value of the benefit received, not the cost of the project itself. This document responds to that legal standard by outlining the public and private benefits associated with various types of infrastructure in West Fargo and demonstrating that those benefits far exceed the costs imposed through special assessments.

Although this document includes quantifiable benefit estimates, many critical community benefits are qualitative in nature and cannot easily be expressed in monetary terms. Infrastructure improvements not only serve essential functions—such as providing potable water, stormwater management, and safe, accessible transportation networks—but also contribute to quality of life, civic identity, and neighborhood vitality. While not assigned specific dollar values in this analysis, these intangible benefits should be considered as part of any fair and comprehensive benefit evaluation.

SANITARY SEWER

A sanitary sewer collection system provides numerous benefits for both urban and rural communities. It efficiently manages and transports wastewater from residential, commercial,

and industrial properties to treatment facilities, ensuring safe and proper disposal. The centralized maintenance of the system by municipal authorities ensures regular inspections, repairs, and upgrades, reducing the likelihood of failures and minimizing the burden on individual property owners. Sanitary sewers are also scalable, meaning they can accommodate population growth and urban expansion, making them ideal for areas that are expected to undergo future development. Additionally, these systems help protect the environment by preventing the discharge of untreated wastewater, thereby safeguarding local water sources and maintaining public health. Overall, a sanitary sewer system enhances the sustainability and livability of a community while also supporting economic growth through improved infrastructure.

The alternative to a sanitary sewer collection system would be individual septic systems. Due to West Fargo's terrain and soils, a septic mound system would be the only viable alternative to a centralized collection system. A septic mound system isn't a practical or permissible alternative for several reasons. First, the City's ordinance restricts the installation of septic systems within city limits due to concerns over groundwater contamination and other potential environmental hazards. Another reason is that mound systems require a significant amount of space, making them impractical for smaller lots or densely populated areas.

Although a septic mound system would not be an alternative to a sanitary sewer collection system within the city, it is the most economical option that can be utilized for quantifying the costs that property owners would incur in the absence of these improvements.

Owning a mound septic system over 25 years comes with several expenses that need to be anticipated to ensure its proper functioning and longevity. These include:

- Installation Costs
 - Initial Installation: Installing a mound septic system is generally more expensive than a conventional system due to the construction of the mound. Costs range from \$10,000 to \$20,000 or more, depending on site conditions, size of the property, and local regulations.
- Pumping and Routine Maintenance
 - Pumping: The system's septic tank should be pumped approximately every 4 years to prevent solids from overflowing into the mound. The cost of pumping typically ranges from \$500 to \$750 per service, so over 25 years, this could total around \$3,000 to \$4,500.
 - Routine Inspections and Maintenance: Regular inspections, required every few years, can cost \$300 to \$500 per inspection. Over 25 years, this might add another \$1,000 to \$2,500. Maintenance may include clearing obstructions or minor repairs, adding further costs.
- Repairs and Component Replacement
 - Pump Replacement: If the system uses an electric pump to move wastewater to the mound, it may need to be replaced every 10-15 years. Each replacement could cost \$1,000 to \$2,500, with the possibility of needing it twice over 25 years.
 - Leach Field Repairs: The mound system's leach field may develop issues, such as clogging, requiring repairs or rejuvenation. These repairs can cost between \$2,000 and \$10,000, depending on the severity of the problem.
- Electricity Costs
 - Electric Pumping System (if applicable): If the system uses an electric pump, there will be ongoing energy costs. This could be around \$100-\$300 annually, or \$2,500 to \$7,500 over 25 years, depending on usage and rates.

- Landscaping and Erosion Control
 - Initial Landscaping: After the mound is built, you'll likely need to invest in landscaping to stabilize the soil and prevent erosion, which could cost \$500 to \$2,000.
 - Ongoing Erosion Control: Maintenance of landscaping and addressing any erosion issues that arise over time might add another \$500 to \$1,500 over 25 years.
- System Failure or Replacement
 - Major Repairs or System Failure: If the system experiences a major failure, such as the mound becoming clogged or overloaded, significant repairs or full system replacement may be required. Replacement costs can range from \$15,000 to \$30,000, depending on the size and complexity of the system.
 - Lifespan Considerations: Septic mound systems typically have a lifespan of around 20-30 years. By the 25-year mark, the system may be nearing the end of its life, requiring partial or full replacement.
- Total Estimated Costs Over 25 Years:
 - Initial Installation: \$10,000 to \$20,000+
 - Pumping and Routine Maintenance: \$4,000 to \$7,000
 - Pump Replacements: \$1,000 to \$5,000
 - Leach Field Repairs: \$2,000 to \$10,000
 - Electricity Costs: \$2,500 to \$7,500
 - Landscaping and Erosion Control: \$1,000 to \$3,500
 - Potential System Replacement: \$15,000 to \$30,000
- Overall Cost Estimate: \$35,500 to \$83,000+ over 25 years.
 - These costs vary based on factors such as the size of the system, soil conditions, and how well the system is maintained.

This analysis does not take into consideration any of the intangible or difficult-to-quantify benefits that the Special Assessment Commission may wish to consider when estimating present and future benefit, based on evidence and personal knowledge.

WATER MAIN

A water distribution system provides numerous benefits for both urban and rural communities. It ensures a consistent, reliable supply of potable water to residential, commercial, and industrial properties, meeting the diverse needs of the population. The system is centrally maintained by municipal authorities, who are responsible for inspections, repairs, and upgrades, ensuring water quality and reducing the burden on individual property owners. Water distribution systems are designed to handle varying demand levels, making them scalable to accommodate population growth and future urban development. Additionally, they enhance public health and safety by providing a clean and safe water supply, crucial for drinking, sanitation, and fire protection services. The centralized nature of the system also helps protect local water resources, as municipal treatment facilities adhere to strict regulations, ensuring compliance with water quality standards. A water distribution system thus increases property values and supports the economic growth of a community by offering dependable and long-term access to clean water, which is essential for both daily life and business operations.

The alternative to a municipal water distribution system is the use of individual wells. However, individual wells pose several challenges, particularly in urban areas. Wells require significant space for installation, making them impractical in densely populated neighborhoods.

Moreover, the quality and quantity of water from individual wells can vary depending on local groundwater conditions, often requiring additional filtration systems or treatment to ensure safe drinking water.

Wells also place the maintenance responsibility entirely on property owners, including costs related to water testing, pump maintenance, and potential repairs. Given these limitations, individual wells are not a practical solution within city limits, but they can be used as a cost benchmark for quantifying the expenses property owners would face in the absence of a water distribution system.

Owning and maintaining a well system over 25 years comes with a variety of expenses. These include:

- Installation Costs
 - Initial Well Installation: Installing an individual well typically costs between \$15,000 and \$40,000, depending on the depth of the well, local soil conditions, and the capacity required for the household or property.
- Pumping and Routine Maintenance
 - Well Pump Maintenance and Replacement: Well pumps generally need to be replaced every 10-15 years, with each replacement costing between \$1,500 and \$3,500. Over 25 years, this cost could be incurred twice.
 - Water Testing: To ensure the water meets safety standards, regular water quality testing is necessary. Annual testing costs range from \$150 to \$500. Over 25 years, this would total between \$3,750 and \$12,500.
 - Routine Inspections: Regular inspections to check the condition of the well and its components may cost \$300 to \$500 every few years. Over 25 years, this could add another \$1,000 to \$2,500.
- Repairs and Component Replacement
 - Pump Repair or Replacement: Well pumps may need occasional repairs, especially if sediment or debris affects performance. Repair costs can range from \$500 to \$2,000, depending on the extent of the issue.
 - Pressure Tank Replacement: Pressure tanks often need to be replaced every 10-15 years, with replacement costs between \$800 and \$2,500.
 - Water Filtration System: In areas with hard water or other contaminants, a filtration system may be required. Installation costs can range from \$1,000 to \$5,000, with filter replacements costing \$100 to \$500 annually.
- Electricity Costs
 - Pump Energy Consumption: The cost of electricity to operate the well pump is ongoing, typically amounting to \$100 to \$300 per year. Over 25 years, this could total \$2,500 to \$7,500.
- System Failure or Well Replacement
 - Major Repairs or Well Failure: If the well experiences significant issues, such as groundwater contamination or depletion, major repairs or even the drilling of a new well may be required. Drilling a new well can cost anywhere from \$10,000 to \$30,000, depending on the depth and complexity of the project.
 - Lifespan Considerations: While wells can last 30-50 years, many components, such as pumps and pressure tanks, will likely need replacement during a 25-year period.
- Total Estimated Costs Over 25 Years:
 - Initial Installation: \$15,000 to \$40,000

- Well Pump Maintenance and Replacement: \$3,000 to \$7,000
- Water Testing and Inspections: \$4,750 to \$15,000
- Pressure Tank Replacement: \$1,600 to \$5,000
- Water Filtration System: \$2,500 to \$10,000
- Electricity Costs: \$2,500 to \$7,500
- Potential Well Replacement: \$0 to \$50,000
- Overall Cost Estimate: \$29,350 to \$134,500+ over 25 years.

It is important to note that some of the water main systems within these Improvement Districts are owned and operated by the Cass Rural Water User District.

This analysis does not take into consideration any of the intangible or difficult-to-quantify benefits that the Special Assessment Commission may wish to consider when estimating present and future benefit, based on evidence and personal knowledge.

STORM SEWER

In addition to mitigating property damage, a well-functioning stormwater system enhances public safety by reducing the risk of roadway flooding and erosion, and it helps preserve infrastructure by directing water away from roads and buildings. It also provides environmental benefits by preventing uncontrolled runoff, reducing the entry of pollutants into local waterways, and minimizing the risk of soil erosion.

Underground stormwater storage systems, although effective in managing runoff, are often impractical in urban environments due to their high installation and maintenance costs. Despite these limitations, underground stormwater storage systems are the only feasible alternative for comparison because they provide a viable solution for stormwater management in areas where surface space is constrained and traditional drainage systems are not present. However, given these limitations, underground stormwater storage systems will be used as a benchmark for evaluating the costs and benefits of other stormwater improvements in urban improvement districts.

Over a 25-year period, owning and maintaining an underground storm water storage system will involve several expenses. These include initial installation, ongoing maintenance, repairs, and replacements. Here's a breakdown of the key costs:

- Installation Costs
 - Initial Installation: The installation of an underground storm water storage system is the largest upfront cost. Depending on the size, materials (e.g., concrete, plastic, or metal tanks), and complexity of the system, installation costs can range from \$50,000 to \$200,000 or more. Factors like excavation, site preparation, permitting, and labor will also influence the total cost.
 - Permitting and Design: Prior to installation, design and engineering services, as well as local permits, will be required. These costs typically range from \$5,000 to \$20,000, depending on the complexity of the project.
- Inspection and Routine Maintenance
 - Annual Inspections: Underground storage systems need regular inspections to check for sediment build-up, blockages, structural integrity, and proper drainage. Inspection costs typically range from \$500 to \$1,500 annually, totaling \$12,500 to \$37,500 over 25 years.
 - Sediment Removal and Cleaning: Sediment buildup in the storage tanks reduces capacity and can clog pipes. Cleaning the system every 3-5 years costs

- between \$2,000 and \$5,000 per service. Over 25 years, this totals between \$10,000 and \$25,000.
 - Debris and Blockage Clearing: Storm drains, and inflow/outflow pipes may need periodic clearing to remove debris. These services typically cost \$500 to \$1,500 per occurrence, depending on system size and access.
- Repairs and Component Replacements
 - Pump Replacement (if applicable): If the system relies on pumps to manage water flows, pumps typically need to be replaced every 10-15 years. The cost of a pump replacement is usually between \$5,000 and \$15,000, with the possibility of needing two replacements over 25 years.
- Landscaping and Surface Restoration
 - Surface Restoration Post-Maintenance: Accessing underground systems for major repairs or maintenance may require disturbance of surface infrastructure like roads, sidewalks, or landscaping. The cost of restoring the surface post-maintenance could range from \$2,000 to \$10,000 each time significant work is done.
- Electricity Costs (if applicable)
 - Pump Energy Costs: If the system uses electric pumps, the ongoing electricity costs could amount to \$500 to \$1,500 annually, adding up to \$12,500 to \$37,500 over 25 years.
- Total Estimated Costs Over 25 Years:
 - Initial Installation: \$50,000 to \$200,000+
 - Permitting and Design: \$5,000 to \$20,000
 - Annual Inspections: \$12,500 to \$37,500
 - Sediment Removal and Cleaning: \$10,000 to \$25,000
 - Debris Clearing: \$5,000 to \$15,000
 - Pump Replacement: \$5,000 to \$30,000 (for 1-2 replacements)
 - Surface Restoration: \$5,000 to \$20,000
 - Electricity Costs (if applicable): \$12,500 to \$37,500
- Overall Cost Estimate Over 25 Years: \$105,000 to \$385,000+

This analysis does not take into consideration any of the intangible or difficult-to-quantify benefits that the Special Assessment Commission may wish to consider when estimating present and future benefit, based on evidence and personal knowledge.

PAVING, SIGNALS, STREET LIGHTS, AND INCIDENTALS (STREET SYSTEMS)

Street systems are a critical component of safe and efficient transportation in urban communities. A well-maintained, paved roadway network enhances both vehicle and pedestrian safety by providing a smooth, stable surface that minimizes the risk of accidents and vehicle damage caused by uneven or deteriorating surfaces. In addition to improving safety, paved streets support better traffic flow, reduce congestion, and shorten travel times—benefits that directly contribute to the quality of life for residents and operational efficiency for businesses.

Paved roads are also more durable and resilient under a variety of weather conditions. They help prevent common issues such as erosion, dust, and water pooling—problems that frequently affect unpaved surfaces and lead to accelerated degradation and costly repairs.

Although unpaved roads may have lower initial construction costs, they are generally unsuitable for urban environments due to their high long-term maintenance needs, poor

performance under heavy traffic, and vulnerability to adverse weather conditions. These roads require frequent grading to remain passable and quickly deteriorate during periods of rain or snow, resulting in increased dust, potholes, and erosion. The resulting poor road conditions can diminish property values, increase vehicle maintenance costs, and negatively affect public safety.

While unpaved roads are not a viable long-term solution for urban areas, they are used in this analysis as a **baseline alternative** to evaluate the relative costs and benefits of paved street improvements in West Fargo's improvement districts.

Maintaining an unpaved road over a 25-year period requires substantial and recurring investment. The following section outlines key cost components, including routine grading, dust control, erosion management, and periodic resurfacing. The following is a breakdown of the estimated costs:

- Initial Grading and Road Construction: The initial construction of an unpaved road includes grading, compacting, and laying down gravel.
 - For a local roadway, these costs typically range from \$340,000 to \$510,000 per mile, depending on site preparation, roadway width, estimated daily traffic, and gravel thickness.
 - For a collector roadway, these costs typically range from \$620,000 to \$930,000 per mile, depending on site preparation, roadway width, estimated daily traffic, and gravel thickness.
 - For an arterial roadway, these costs typically range from \$930,000 to \$1,860,000 per mile, depending on site preparation, roadway width, estimated daily traffic, and gravel thickness.
- Routine Maintenance:
 - Grading:
 - On a local roadway, unpaved roads would need to be graded several times per month to maintain a smooth surface. Grading costs would typically range from \$400 to \$1,000 per mile per occurrence. Over 25 years, with grading required once weekly, this could total between \$520,000 and \$1,300,000.
 - On a collector roadway, unpaved roads would need to be graded several times per week to maintain a smooth surface. Grading costs would typically range from \$400 to \$1,000 per mile per occurrence. Over 25 years, with grading required three times weekly, this could total between \$1,560,000 and \$3,900,000.
 - On an arterial roadway, unpaved roads would need to be graded daily to maintain a smooth surface. Grading costs would typically range from \$400 to \$2,000 per mile per occurrence. Over 25 years, with grading required daily, this could total between \$3,650,000 and \$18,250,000.
 - Dust Control: To minimize dust from unpaved roads, dust control measures such as applying calcium chloride or water are often required.
 - On a local roadway, these treatments cost approximately \$2,000 to \$4,000 per mile per year, adding up to \$50,000 to \$100,000 over 25 years.
 - On a collector roadway, these treatments cost approximately \$24,000 to \$48,000 per mile per year, adding up to \$288,000 to \$576,000 over 25 years.

- On an arterial roadway, these treatments cost approximately \$104,000 to \$416,000 per mile per year, adding up to \$2,600,000 to \$10,400,000 over 25 years.
 - Resurfacing (Gravel Replenishment):
 - On a local roadway in an urban environment, gravel typically needs to be replenished on unpaved roads every 3-5 years to maintain drivability. Resurfacing costs typically range from \$35,000 to \$100,000 per mile. Over 25 years, resurfacing might be needed 5-8 times, totaling \$175,000 to \$800,000.
 - On a collector roadway in an urban environment, gravel typically needs to be replenished on unpaved roads every 1-3 years to maintain drivability. Resurfacing costs typically range from \$50,000 to \$150,000 per mile. Over 25 years, resurfacing might be needed 8-25 times, totaling \$400,000 to \$3,750,000.
 - On an arterial roadway in an urban environment, gravel would typically need to be replenished on unpaved roads 1-3 times per year to maintain drivability. Resurfacing costs typically range from \$70,000 to \$280,000 per mile. Over 25 years, resurfacing might be needed 25-75 times, totaling \$1,750,000 to \$21,000,000.
- Vehicle Damage and Safety Implications:
 - Vehicle Damage: Although it is not quantified for this comparison, it is important to note that poor road conditions on unpaved roads can lead to higher vehicle maintenance and repair costs, including damage to tires, suspension, and alignment. This would potentially add significant expenses to property owners over a 25-year period.
- Total Estimated Costs Over 25 Years for Maintenance:
 - Local Roadway:
 - Initial Installation: \$340,000 to \$510,000
 - Routine Maintenance (Grading): \$520,000 to \$1,300,000
 - Routine Maintenance (Dust Control): \$50,000 to \$100,000
 - Resurfacing (Gravel Replenishment): \$175,000 to \$800,000
 - Overall Cost Estimate Over 25 Years:
 - Per Mile: \$1,085,000 to \$2,710,000
 - Per Linear Foot: \$205.49 to \$513.26
 - Collector Roadway:
 - Initial Installation: \$620,000 to \$930,000
 - Routine Maintenance (Grading): \$1,560,000 to \$3,900,000
 - Routine Maintenance (Dust Control): \$288,000 to \$576,000
 - Resurfacing (Gravel Replenishment): \$400,000 to \$3,750,000
 - Overall Cost Estimate Over 25 Years:
 - Per Mile: \$2,868,000 to \$9,156,000
 - Per Linear Foot: \$543.18 to \$1,734.09
 - Arterial Roadway:
 - Initial Installation: \$930,000 to \$1,860,000
 - Routine Maintenance (Grading): \$3,650,000 to \$18,250,000
 - Routine Maintenance (Dust Control): \$2,600,000 to \$10,400,000
 - Resurfacing (Gravel Replenishment): \$1,750,000 to \$21,000,000
 - Overall Cost Estimate Over 25 Years:
 - Per Mile: \$8,930,000 to \$51,510,000

- Per Linear Foot: \$1,691.29 to \$9,755.68

This analysis must also consider the cost in delay to the average user. Considering user delay costs is crucial for effective transportation planning and infrastructure investment, but also in quantifying the dollar value of the benefit received. When roads are congested or inadequately maintained or built, users face longer commutes, which not only affects their personal productivity and quality of life but also leads to higher operational costs for businesses due to delayed deliveries and increased fuel consumption.

- User Delay Costs:
 - The average commute to work for a Fargo or West Fargo resident is 16 to 18 minutes. Although a typical dwelling unit generates nearly 10 trips per day, we can conservatively estimate that, on average, a typical resident makes 2 trips each day, with each trip averaging 16 minutes, resulting in a total of 32 minutes of travel time per day. Unpaved roadways, or roadways without warranted traffic signalization or street lighting, would significantly increase the travel time for each of these trips. A reasonable assumption based on local engineering judgement is that, with unpaved roadways, each trip would take twice as long, resulting in an additional 32 minutes of travel time per person per day. Over the course of a year, this would amount to an increase of 11,680 minutes, or approximately 194.67 hours.
 - The estimated population of West Fargo in 2025 is 41,400.
 - Based on the USDOT Benefit-Cost Analysis Guidance for Discretionary Grant Programs dated January 2023, the Passenger Car User Cost is \$18.80 per person-hour.
 - Based on this information, the total user delay costs would amount to approximately \$151,515,554.40 annually.
 - To express these avoided user delay costs in dollar value, the annual delay will be converted into a cost per centerline mile of roadway in West Fargo. West Fargo has approximately 185.5 centerline miles of roadway, which means this user delay cost equates to about \$154.70 per foot per year.
 - Over a period of 25 years, this amounts to approximately \$3,867 per front foot.

Traffic signals at a key intersection significantly improve vehicle and pedestrian safety, mobility, and property access. Based on national FHWA crash modification factors and USDOT value-of-time metrics, the installation of a signalized intersection yields millions of dollars in safety-related savings and user time savings over a 25-year period.

- Annual costs based off an estimated three to six crashes per year and a quantifiable breakdown assuming: two crashes involving property damage only, two involving non-fatal injury, and one fatal crash occurring every 15 years (varies depending on traffic volume and roadway geometry).
 - Property damage only annual cost: \$10,000
 - Non-fatal injury annual cost: \$200,000
 - Severe Injury or fatality: \$775,000
 - Total Annual Cost: \$985,000 – Applying a 23% crash reduction (FHWA CMF of 0.77 for signal installation) the estimated annual safety benefit is \$226,550
 - Overall Safety Cost Benefit Over 25 Years:

- Per Signal or District: \$5,663,750 to \$20,000,000 (based on local engineering judgement; costs increase dependent on Average ADT and intersection signal complexity)

Street Lighting enhances public safety, deters crime, improves quality of life, and improves property values. The following is a breakdown of quantified benefit cost:

- Crash Reduction (up to 30%)
 - USDOT crash cost estimates each non-fatal injury with property damage crash averages a total cost of \$150,000.
 - If West Fargo avoids one crash per year due to lighting (this is assumed to be very conservative) over a 25-year period, this amounts to a safety cost benefit of \$3,750,000.
 - Crime reduction (\$25,000/year)
 - Well-lit streets reduce petty crimes, vandalism, and theft. Assuming 10 fewer incidents per year (conservative) at an average incident cost of \$2,500 would provide for an annual safety cost saving benefit of \$25,000. Over a 25-year period this would yield \$625,000.
 - Property Value Uplift (2-5%)
 - Research shows that street lighting can increase residential property values between 2% and 5%. The average home value in West Fargo is \$351,000. Assuming a conservative uplift of 3% and an average lot width of 60 feet, this would equate to a one-time value increase of \$175.50 per front foot.

This analysis does not take into consideration any of the intangible or difficult-to-quantify benefits that the Special Assessment Commission may wish to consider when estimating present and future benefit, based on evidence and personal knowledge.

PARKS

Properties located near parks or green space benefit in several measurable and meaningful ways. Proximity to these amenities often leads to higher market values, as nearby green space enhances neighborhood desirability. Parks also serve as important venues for community events and social interaction, which can foster stronger neighborhood ties and contribute to reduced perceptions of crime. When green spaces include substantial tree coverage and natural landscaping, they are shown to improve air quality and increase demand for nearby properties—often resulting in lower turnover rates of ownership. In addition to these tangible benefits, parks and open spaces offer significant intangible value by supporting mental and physical well-being through access to nature and recreational opportunities. The following is an estimate of benefits:

- Increased property valuation (average)
 - The presence of a park or green space has been shown to increase adjacent property values by 5% to 20%, depending on proximity and park quality. Even assuming a conservative 3% increase, a property with an estimated build value of \$365,000 would see an approximate uplift of \$10,950 in value per unit.

References:

- City of Fargo, ND Special assessment determination document.

- FHWA Crash Modification Factors Clearinghouse: <https://www.cmfclearinghouse.org>.
- U.S. DOT Benefit-Cost Analysis Guidance for Discretionary Grant Programs (January 2023): <https://www.transportation.gov/office-policy/transportation-policy/benefit-cost-analysis-guidance>.
- FHWA Highway Safety Manual (HSM), 1st Edition.
- USDOT Value of Statistical Life (VSL) Guidance: <https://www.transportation.gov/office-policy/transportation-policy/guidance-value-statistical-life>.
- Studies on the impact of lighting and safety: IESNA RP-8 and multiple peer-reviewed planning publications.
- Trust for Public Land. (2009). Measuring the Economic Value of a City Park System. Retrieved from <https://www.tpl.org>
- Crompton, J.L. (2005). The impact of parks on property values: A review of the empirical evidence. *Journal of Leisure Research*, 37(1), 1–33.
- National Recreation and Park Association. (2020). The Economic Impact of Parks. Retrieved from <https://www.nrpa.org>
- USDA Forest Service. (2021). i-Tree Tools: Quantifying the benefits of urban forests. Retrieved from <https://www.itreetools.org>
- World Health Organization. (2022). Health Economic Assessment Tool (HEAT). Retrieved from <https://www.who.int/tools/heat>