

# Estimated Special Assessments for Mid-Block Lots (Corner Lots Included) [Excluding Sales Tax]

Total Street Cost	\$7,354,000		
Total Front Footage	16,243 (26,600)		
Cost per Front Foot	\$452.75 (\$276.47)		
For a 50' Lot:	Total Assessed:	\$22,637.50	(13,823.50)
	Cost Per Year:	\$1,593	(973.50)
	Cost Per Month:	\$132.75	(81.00)
For a 75' Lot:	Total Assessed:	\$33,956.25	(20,735.25)
	Cost Per Year:	\$2,389.50	(1,459.00)
	Cost Per Month:	\$199.13	(121.50)
For a 100' Lot:	Total Assessed:	\$45,275.00	(27,647.00)
	Cost Per Year:	\$3,186.00	(1,945.27)
	Cost Per Month:	\$265.50	(162.00)

~39% REDUCTION  
TO MID-BLOCK  
LOTS IF CORNER  
LOTS ASSESSED  
ON BOTH SIDES

# Estimated Special Assessments for Mid-Block Lots Including Corner Lots & Sales Tax

Total Street Cost	\$7,354,000			
Total Front Footage	26,600			
Cost per Front Foot	Total: \$276.47	Sales Tax: \$150.37	Net: \$126.10	
For a 50' Lot:	Total Assessed: \$13,823.50	Total Reduction: \$7,518.50	Net Total:	\$6,305.00
	Cost Per Year: \$973.00	Less Per Year: \$375.92	Net Per Year:	\$597.58
	Cost Per Month: \$81.00	Less Per Month: \$31.32	Net Per Month:	\$49.68
For a 75' Lot:	Total Assessed: \$20,735.25	Total Reduction: \$11,277.50	Net Total:	\$9,457.50
	Cost Per Year: \$1,459.00	Less Per Year: \$563.89	Net Per Year:	\$895.06
	Cost Per Month: \$121.50	Less Per Month: \$47.00	Net Per Month:	\$74.59
For a 100' Lot:	Total Assessed: \$27,647.00	Total Reduction: \$15,037	Net Total:	\$12,610.00
	Cost Per Year: \$1,945.27	Less Per Year: \$751.85	Net Per Year:	\$1,193.42
	Cost Per Month: \$162.00	Less Per Month: \$62.65	Net Per Month:	\$99.45

# Estimated Special Assessments Corner Lot Scenarios



- Example Corner Lot: 60' x 125'

- Without Sales Tax

- Excluding 2<sup>nd</sup> Side:

- Cost per Front Foot: \$452.75
    - Total Assessment: \$27,165.00
    - Cost per Year: \$1,911.00
    - Cost per Month: \$159.00

- Including 2<sup>nd</sup> Side:

- Cost per Front Foot: \$276.47
    - Total Assessment: \$51,147.00
    - Cost per Year: \$3,599.00
    - Cost per Month: \$299.90

- Increased by 88%

- With Sales Tax

- Excluding 2<sup>nd</sup> Side:

- Cost per Front Foot: \$206.75
    - Total Assessment: \$12,405.00
    - Cost per Year: \$1,173.36
    - Cost per Month: \$97.78

- Including 2<sup>nd</sup> Side:

- Cost per Front Foot: \$126.10
    - Total Assessment: \$23,328.50
    - Cost per Year: \$2,207.83
    - Cost per Month: \$183.99

- Increased by 88%

# Estimated Special Assessments Corner Lot Scenarios



- Example Corner Lot: 100' x 125'

- Without Sales Tax

- Excluding 2<sup>nd</sup> Side:

- Cost per Front Foot: \$452.75
    - Total Assessment: \$45,275
    - Cost per Year: \$3,185.60
    - Cost per Month: \$265.47

- Including 2<sup>nd</sup> Side:

- Cost per Front Foot: \$276.47
    - Total Assessment: \$62,206.00
    - Cost per Year: \$4,376.86
    - Cost per Month: \$364.74

- Increased by 37%

- With Sales Tax

- Excluding 2<sup>nd</sup> Side:

- Cost per Front Foot: \$206.75
    - Total Assessment: \$20,675.00
    - Cost per Year: \$1,955.60
    - Cost per Month: \$162.97

- Including 2<sup>nd</sup> Side:

- Cost per Front Foot: \$126.10
    - Total Assessment: \$28,372.50
    - Cost per Year: \$2,685.20
    - Cost per Month: \$223.77

- Increased by 37%

# Estimated Special Assessments Summary



- If both sides of corner lots are special assessed:
  - Adds More Front Footage To Be Assessed
    - +10,400 front feet
  - Decreases Cost per Front Foot
    - \$452.75/front foot → \$246.47/front foot
  - Decreases Special Assessment Reduction from Sales Tax Revenue
    - \$246/front foot → \$150.37/front foot
- Cost per Front Foot:
  - \$452.75 – No Sales Tax, 1 Side Corner Lots
  - \$276.47 – No Sales Tax, 2 Side Corner Lots
  - \$206.75 – 2% Sales Tax, 1 Side Corner Lots
  - \$126.10 – 2% Sales Tax, 2 Side Corner Lots

# Estimated Special Assessments Summary



Special Assessment Summary Scenarios							
	Initial	No Sales Tax + 2 Side Corner Lots		2% Sales Tax + 1 Side Corner Lots		2% Sales Tax + 2 Side Corner Lots	
	Total	Total	% Change*	Total	% Change*	Total	% Change*
<b>Mid-Block Lots</b>	<b>\$452.75/FF</b>	<b>\$276.47/FF</b>	<b>-39%</b>	<b>\$206.75/FF</b>	<b>-54%</b>	<b>\$126.10/FF</b>	<b>-72%</b>
50	\$ 22,637.50	\$ 13,823.50	-39%	\$ 10,337.50	-54%	\$ 6,305.00	-72%
75	\$ 33,956.25	\$ 20,735.25	-39%	\$ 15,506.25	-54%	\$ 9,457.50	-72%
100	\$ 45,275.00	\$ 27,647.00	-39%	\$ 20,675.00	-54%	\$ 12,610.00	-72%
<b>Corner Lots</b>	<b>\$452.75/FF</b>	<b>\$276.47/FF</b>	<b>-39%</b>	<b>\$206.75/FF</b>	<b>-54%</b>	<b>\$126.10/FF</b>	<b>-72%</b>
60'x125'	\$ 27,165.00	\$ 51,146.95	88%	\$ 12,405.00	-54%	\$ 23,328.50	-14%
100'x125'	\$ 45,275.00	\$ 62,205.75	37%	\$ 20,675.00	-54%	\$ 28,372.50	-37%

*\*From Initial*