

Feasibility Report

# 2022 Street Reconstruction Project

BLAIN 163774

City No. 22-04

Blaine, Minnesota | January 10, 2022



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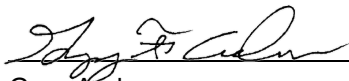
# Feasibility Report

2022 Street Reconstruction Project  
Blaine, Minnesota

City No. 22-04  
SEH No. BLAIN 163774

January 10, 2022

I hereby certify that this report was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

  
\_\_\_\_\_  
Greg Anderson

Date: January 10, 2022

License No.: 26859

Reviewed By: Dustin Cesafsky

Date: January 10, 2022

Short Elliott Hendrickson Inc.  
3535 Vadnais Center Drive  
St. Paul, MN 55110-3507  
651.490.2000



# Executive Summary

The proposed project will replace pavement and concrete curb and gutter on the street segments listed in section 2. The proposed improvements include concrete curb and gutter repair/replacement, minor storm drainage improvements, spot water main repair, asphalt surface replacement, traffic control signage, and appurtenant construction.

The estimated cost of improvements is \$5,290,576 with \$1,316,392 proposed to be assessed over a 15-year period. Replacement of existing sanitary sewer castings/rings at an estimated cost of \$90,585 and replacement of malfunctioning gate valves and broken access valve boxes at an estimated cost of \$134,393 is proposed to be paid for by City Public Utility Funds. The remaining portion of \$3,749,206 is proposed to be paid from the City's Pavement Management Program Fund and Municipal State Aid Funds.

The project is necessary, cost-effective, and feasible and will result in a benefit to the properties proposed to be assessed.

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# Feasibility Report

## 2022 Street Reconstruction Project

Prepared for City of Blaine, Minnesota

### 1 Project History

The Blaine City Council initiated the project and ordered the preparation of a feasibility report on September 20, 2021, with Resolution No. 21-179.

This report is based on field observations, record drawing information, 2017 aerial photography, and a 2021 topographic survey.

### 2 Project Area Characteristics

The project areas include the following streets:

- **Project Area 1: (123<sup>rd</sup> Ave./ Buchanan Area)**
  - 123rd Avenue from Buchanan Street to Ulysses Street
  - 124th Court from West cul-de-sac to Buchanan Street
  - 124th Court from West cul-de-sac to Pierce Street
  - 124th Lane from Pierce Street to Buchanan Street
  - Pierce Street from 123rd Avenue to 124th Lane
  - Pierce Court from Pierce Street to east cul-de-sac
  - Buchanan Street from Paul Parkway to 124th Lane
- **Project Area 2: (127<sup>th</sup> Ave./ Buchanan Area)**
  - 126th Avenue from Polk Street to Taylor Street
  - 126th Lane from Taylor Street to Buchanan Street
  - 127th Avenue from Taylor Street to Buchanan Street
  - 127th Lane from Taylor Street to Central Avenue
  - Polk Street from 125th Avenue to 126th Avenue
  - Taylor Street from 126th Avenue to 129th Avenue
  - Buchanan Street from 126th Avenue to 127th Lane
- **Project Area 3: (129<sup>th</sup> Ave.)**
  - 129th Avenue from 180' West of Isanti Street to Radisson Road

## 2.1 2022 Street Reconstruction Project Areas

### 2.1.1 Project Area 1 (123rd Ave./ Buchanan Area)

The streets in Project Area 1 were constructed in the early 1990's with a roadway section consisting of 3 inches of bituminous pavement on 4 inches of aggregate base and are 31 feet wide from back of curb to back of curb. All the streets are an urban section with surmountable concrete curb and gutter. There has been no recent maintenance performed on the project streets.

The pavement has reached the point of failure with transverse and longitudinal cracking and has failed to a point where an overlay is not feasible (see photo 1). In addition, a portion of the curb and gutter has reached the point of needing replacement with stress fractures and deteriorated joints (See photo 2).

**Photo 1 (Buchanan Street)**



**Photo 2 (124th Court)**



### 2.1.2 Project Area 2 (127th Ave./ Buchanan Area)

The streets in Project Area 2 were constructed in the early to mid 1970's with a roadway section consisting of 3 inches of bituminous pavement on 4 inches of aggregate base and are 31 feet wide from back of curb to back of curb. All the streets are an urban section with surmountable concrete curb and gutter. The streets in project area 2 received a mill and overlay in the early 2000's and no rehabilitation since.

The pavement has reached the point of failure with delamination of previous pavement maintenance procedures, transverse and longitudinal cracking and has failed to a point where an overlay is not feasible (see photo 3). In addition, the curb and gutter has reached the point of needing full replacement with stress fractures and deteriorated joints in over 40% of the total curb which is not cost effective to perform spot replacement (see photo 4).



**Photo 3 (Taylor Street)**



**Photo 4 (127th Lane)**



### 2.1.3 Project Area 3 (129th Ave)

The third and final, Project Area 3 is a municipal state aid route that was constructed in 1996. The roadway is a parkway style road with two 17-foot wide lanes (back of curb to back of curb) and a 31-foot wide center median with a 5' concrete sidewalk meandering through the center and no parking on the road. The roadway section consists of 3 inches of bituminous pavement on 4 inches of aggregate base. This section of street is an urban section with surmountable concrete curb and gutter. There has been no recent maintenance performed on this street.

The pavement has reached the point of failure with transverse and longitudinal cracking and has failed to a point where an overlay is not feasible. (See photo 5) In addition, the curb and gutter has reached the point of needing full replacement with stress fractures and deteriorated joints. (See photo 6).

The existing geometry of the roadway does not meet current City standards for parkway style roads, which call for 18.33-foot wide lanes (back of curb to back of curb). In addition, the sidewalk located in the center median has poorly defined access from the surrounding homes and streets and is not compliant with current Americans with Disabilities Act (ADA) standards.

The Anoka County Soil Survey indicates the predominant soil type in the project areas to be Zimmerman fine sand.

The proposed project is in the Coon Creek Watershed District. No portion of the project will impact wetlands as identified on the City's wetland inventory map.

See Exhibit No. 1 for the project locations.

**Photo 5 (129th Ave)**



**Photo 6 (129th Ave)**





## 3 Proposed Improvements

The proposed improvements will include replacement of the existing street section, additional storm sewer, replacement of select water main valves and sanitary and storm sewer manhole castings and rings. The improvements are necessary, cost-effective, and feasible. Each improvement is further described as follows:

### 3.1 Sanitary Sewer

Public Works and Engineering staff have reviewed the existing sanitary sewer along the project corridor and concur that there are no issues with the existing services or mains. The sanitary sewer lines throughout the project are lined VCP or polyvinyl chloride (PVC). The project will include the removal of the existing manhole castings/rings and installation of new castings/rings on all sanitary manholes.

### 3.2 Water Main

Public Works and Engineering staff has reviewed the water main installation dates and water main break data throughout the project area and concur that the existing ductile pipe has no issues indicating the need for replacement or repair. The project will include curb stop repair and replacement, gate valve repairs and replacement for deficient curb stops and gate valves as identified by the public works staff inspections.

### 3.3 Street Construction

#### 3.3.1 Project Area 1 (123<sup>rd</sup> Ave./ Buchanan Area)

The streets in project area 1 will consist of 3.5 inches of bituminous pavement over 4 inches of aggregate base (see Exhibit 2). There will be D312/ B618 spot curb replacement where curb has settled or if it shows sign of stress fractures or deteriorated joints. Curb and gutter will also be replaced in the areas where storm sewer improvements are made.

It is not anticipated that additional right-of-way will be needed for the project area.

#### 3.3.2 Project Area 2 (127<sup>th</sup> Ave./ Buchanan Area)

The streets in project area 2 will consist of 3.5 inches of bituminous pavement over 4 inches of aggregate base (see Exhibit 3). The curb will be replaced in full as the existing curb is beyond the point of repair. The new curb will be type B618 concrete curb and gutter to improve drainage and allow for better snow plowing practices.

It is not anticipated that additional right-of-way will be needed for the project area.

#### 3.3.3 Project Area 3 (129<sup>th</sup> Ave.)

Due to the deficiencies on 129<sup>th</sup> Avenue with the existing roadway geometrics identified in section 2.1.3, staff is recommending that the entire roadway corridor be redesigned to reflect current City and State Aid standards and provided safer and more user-friendly ADA compliant sidewalk access. City and SEH staff developed three alternative roadway layouts and held an open house on December 7, 2021 for all property owners adjacent to this section of 129<sup>th</sup> Avenue. At the open house, the three alternative layouts were presented, and neighborhood feedback was acquired. The consensus of all

property owners in attendance at this meeting was that the option of a two-lane roadway with parking on both sides and no median was preferred (see Exhibit 4).

This proposed layout also showed sidewalks along both sides of the road and concrete curb bump outs at the intersections of Kenyon Street, Isanti Street, and mid-block between the two intersections to aid in traffic calming. The property owners on the south side of 129<sup>th</sup> Avenue that were in attendance spoke in favor of having no sidewalk on the south side of the road and presented a petition, representing nine of the twelve property owners, requesting no sidewalk be constructed on the south side of the road. It should be noted that the petition stated one of the reasons opposing the sidewalk was that the existing driveways are short, and a sidewalk would infringe upon the ability of the residents to park personal property on their driveways. The proposed layout would have the nearest side of the sidewalk located further away from the homes than the existing road is, thus actually increasing the usable parking length of the driveways by over two feet from their current length. In addition, the 6-foot-wide sidewalk and 6 foot wide grassed boulevard would result in the road being moved over 14 feet further from the homes than it currently is.

Staff is proposing that 129<sup>th</sup> Avenue be reconstructed to the proposed roadway layout as shown in Exhibit 4 with sidewalks on both sides of the road. 129<sup>th</sup> Avenue west of the project currently has sidewalks on both sides of the road, and this would provide continuous sidewalks from just west of Chisholm Street to Radisson Road and eliminate the need for a mid-block crosswalk west of Isanti Street where the sidewalk currently ends. Future reconstruction of 129<sup>th</sup> Avenue from Chisholm Street to the Central Avenue Frontage Road would then connect to an existing sidewalk on the south side of 129<sup>th</sup> Avenue on the west side of Baltimore Street and an existing sidewalk on the north side of 129<sup>th</sup> Avenue at the Central Avenue Frontage Road, providing a continuous sidewalk network on both sides of 129<sup>th</sup> Avenue from Trunk Highway 65 to Radisson Road.

The proposed street section for 129<sup>th</sup> Avenue will consist of 3.5 inches of bituminous pavement over 8 inches of aggregate base (see Exhibit 4) with B618 concrete curb and gutter to improve drainage and allow for better snow plowing practices. The existing median will be removed and replaced with a 2-lane roadway with 7' parking and concrete curb bump outs along the corridor. Concrete driveway aprons will be installed between the back of curb and sidewalk to match other recently constructed State Aid routes with a boulevard and sidewalk throughout the City.

It is not anticipated that additional right-of-way will be needed for the project area.

## 3.4 Stormwater Drainage

### 3.4.1 Existing Conditions Capacity Analysis

The storm sewer systems were analyzed for capacity using the rational method for the 10-yr design storm event from Atlas 14 rainfall data in accordance with the City of Blaine design standards. The soil in the project area is assumed to be hydrologic soil group A, according to the web soil survey database. The analyses were performed for the following project areas, 123<sup>rd</sup> Avenue, 127<sup>th</sup> Avenue, and 129<sup>th</sup> Avenue. Based on feedback from residents, there were drainage issue reported on 129<sup>th</sup> Ave at Isanti Street and 127<sup>th</sup> Ave and Taylor Street. Outside 129<sup>th</sup> Ave. and 127<sup>th</sup> Ave., there were no drainage issues reported throughout the rest of the project areas.

#### 3.4.1.1 Project Area 1 (123rd Ave./ Buchanan):

This roadway section has five different storm sewer networks that all discharge to a stormwater pond just east of 124<sup>th</sup> Ct. NE. Three of these networks have trunk lines that are undersized for the 10-yr storm event. These trunk lines are under 123<sup>rd</sup> Ave. NE, Pierce Ct. NE, 124<sup>th</sup> Ln. NE, and Buchanan St. NE. The 123<sup>rd</sup> Ave. NE trunk line has the capacity for a 2-yr storm event. No additional catch basins were needed to meet a 3-year curb spread requirement.

#### 3.4.1.2 Project Area 2 (127<sup>th</sup> Ave./ Buchanan):

This roadway section has two different storm sewer networks that all discharge to County Ditch 60 that flows just north of Johnsonville School. The storm sewer trunk lines flow south under Taylor St. NE and Buchanan St. NE. The trunk line under Buchanan St. NE also serves as the overflow pipe for a stormwater pond located southeast of Buchanan St. NE & 127<sup>th</sup> Ln. NE. This pond overflow was not included in the capacity analysis. Both trunk lines have adequate capacity for the 10-yr event. Additional catch basins have been proposed to meet a 3-year curb spread requirement which will resolve the drainage issues at the intersection of 127<sup>th</sup> Ave. and Taylor Street.

#### 3.4.1.3 Project Area 3 (129<sup>th</sup> Ave.):

This roadway section has one storm sewer network that discharges south of 129<sup>th</sup> Ave. NE to County Ditch 60. This trunk line has adequate capacity for the 10-yr storm event. Additional catch basins have been proposed to meet State Aid requirements which will also resolve drainage issues at the intersection of 129<sup>th</sup> Ave. and Isanti Street.

### 3.4.2 Proposed Conditions Capacity Analysis

The recommended improvements to the storm sewer networks will address spread capacity issues identified in the existing conditions analysis. The undersized trunk lines are recommended to remain in place as there have been no reports of flooding. Altering the current system could alter the time of concentration causing issues downstream.

Sump catch basin structures will be utilized where appropriate to aid in the removal of sediments to comply with Coon Creek Watershed District requirements.

### 3.4.3 Stormwater Permitting Requirements

The following entities and associated design requirements will be consulted and adhered to as part of this project, unless noted otherwise in this report.

- Coon Creek Watershed District – a watershed district permit will be required, which will include a full project submittal to the District, as well as District staff conducting a plan review for the project. Coordination meetings are anticipated throughout the final design phase of the project, including one presentation meeting to the District Board as part of final approval.
- Minnesota Pollution Control Agency – a Storm Water Pollution Prevention Plan will need to be prepared and included in the project plans. This plan will be designed to meet MPCA requirements for stormwater management during and after project construction. A National Pollutant Discharge Elimination Program (NPDES) permit will need to be submitted, most likely by the Contractor, who will use the prepared SWPPP and plans as supporting documentation.

## 4 Impact of Proposed Improvements

The proposed street improvements will not create new maintenance issues for the Public Works staff other than the annual cleaning of the sump manholes. The City will work with affected property owners and the Contractor to resolve any situation that may arise during construction. Short term traffic delays, construction dust and noise, and erosion will occur. Efforts to minimize these impacts include the restriction of work hours and dust and erosion control measures included in the project. Any disruptions that occur to existing yards and driveways will be restored. Any disruptions that occur to existing sprinkler systems will be repaired and landscape items in the city right of way will be removed and provided to the owner.



## 5 Summary of Estimated Project Costs and Funding

**Project:** 22-04

**Description:** 2022 Street Reconstruction

Cost Item	Percent	Amount
<b>Construction Costs</b>		
Street Construction		\$ 3,752,296
Water Main		99,550
Sanitary Sewer		67,100
<b>Total Construction Costs</b>		<b>\$ 3,918,946</b>
<b>Administrative Costs</b>		
Engineering	18%	\$ 705,409
Assessment	1%	39,189
Legal	2%	78,379
Administration	4%	156,758
Capitalized Interest	8%	313,516
Bonding	2%	78,379
<b>Total Administrative Costs</b>		<b>\$ 1,371,630</b>
<b>TOTAL ESTIMATED PROJECT COSTS</b>		<b>\$ 5,290,576</b>

**Temporary Funding Source**

City Internal Funds

**Permanent Funding Source**

Assessments, Pavement  
Management Program Funds  
(PMP Funds), Public Utility  
Funds, and MSAS Funds

**Funding**

Total Paid from Public Utility Funds	\$ 224,978
Total Generation from Assessments	\$ 1,316,392
Total Paid from PMP Funds	\$ 3,349,206
Total Paid from MSAS Funds	\$ 400,000

## 6 Assessment Methodology

It is proposed that the project be assessed over 15 years in accordance with the City's Assessment Policy. It is proposed to assess this project using the unit method for the single-family residential properties and by the front foot for commercial and high-density residential properties. Proposed assessments are based on 35% of the entire cost of the improved street section for single family residential properties and 50% for commercial and high-density residential units. The assessments do not include costs for water main or sanitary sewer work. Based on the City of Blaine special assessment policy for State Aid Routes, properties on 129<sup>th</sup> Avenue will be assessed for 35% of the cost of a typical 29' street section (back of curb to back of curb). All oversizing and sidewalk costs will not be assessed.

See Exhibits 8-10 for the proposed parcels to be assessed and Exhibits 11-15 for the proposed assessment rolls.

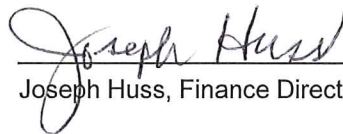
## 7 Finance

The proposed project will be temporarily financed by the City. Permanent funding will be provided by the Pavement Management Program Funds, city water and sewer utility funds, MSAS funds and the costs assessed to the benefiting parcels in accordance with current City Assessment Policy and Minnesota Statutes Chapter 429, Special Assessment Laws.

### 7.1 Finance Director Statement

With reference to this Feasibility Report for Improvement Project 22-04 as prepared by the City of Blaine Engineering Department dated January 10, 2022, I find the following:

1. The project will be temporarily funded through existing City internal funds whereupon permanent financing will be obtained through the Pavement Management Program Funds, MSAS Funds, Public Utility Funds, and assessments.
2. Sufficient moneys are currently available from the City's internal funds to temporarily fund the special assessment portion of the project. It is estimated that \$1,316,392 will be assessed.
3. Sufficient moneys are currently available from the City's Public Utility Funds to pay for proposed utility improvements for street reconstruction at an estimated cost of \$224,978.

  
\_\_\_\_\_  
Joseph Huss, Finance Director

## 8 Projected Schedule

- Receive Feasibility Report  
Order Public Hearing.....Jan. 17, 2022
- Open House for residents to explain project and  
proposed assessments .....Feb. 3, 2022
- Hold Public Hearing  
Order Improvements (Order Preparation of  
Plans and Specifications)..... Feb. 7, 2022
- Approve Plans and Specifications  
Order Advertisement for Bids..... April 4, 2022
- Open Bids..... April 28, 2022
- Award Contract .....May 16, 2022
- Construct Improvements ..... May-October 2022
- Assess Project ..... February 2023
- First assessment payment due with real estate taxes ..... 2024

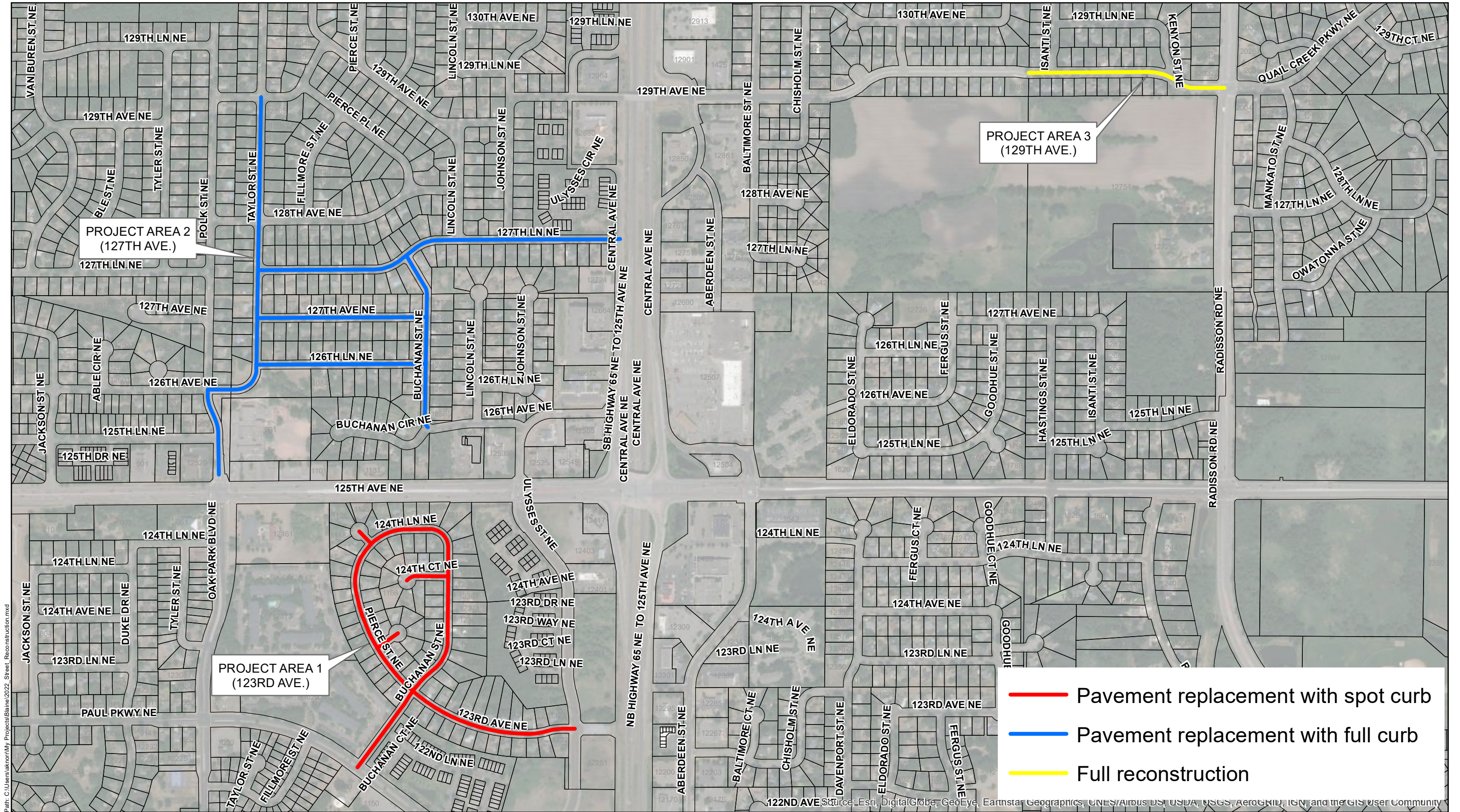
## 9 Project Feasibility and Recommendation

The project as proposed is technically and financially feasible, cost effective, and will result in a benefit to the properties proposed to be assessed. It is recommended that the Council accept this report, hold the public hearing, and order the improvements.

# Exhibits

- Exhibit 1 – 2022 Street Reconstruction Project Area
- Exhibit 2 – Typical Sections (Project Area 1)
- Exhibit 3 – Typical Sections (Project Area 2)
- Exhibit 4 – Typical Sections (Project Area 3)
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Path: C:\Users\blain\My Projects\Blaine\2022 Street Reconstruction.mxd



3535 VADNAIS CENTER DR.  
ST. PAUL, MN 55110  
PHONE: (651) 490-2000  
FAX: (888) 908-8166  
TF: (800) 325-2055  
www.sehinc.com

Project: BLAIN 159199  
Print Date: 12/30/2021

1 inch = 600 feet

## 2022 STREET RECONSTRUCTION

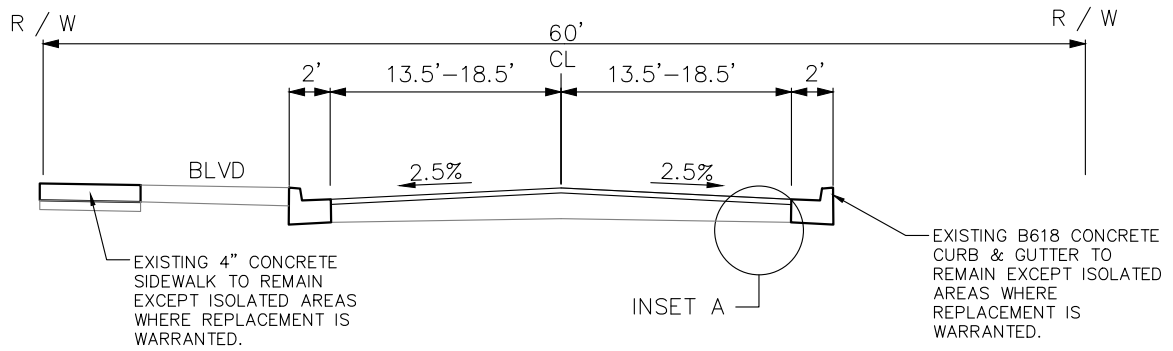
Blaine, Minnesota



EXHIBIT

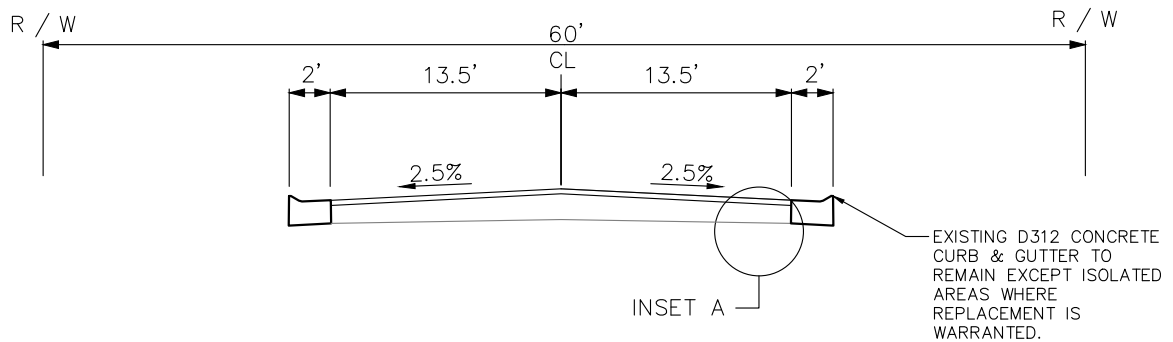
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### BITUMINOUS REPLACEMENT W/ SPOT CURB REPLACEMENT

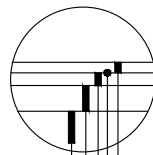
Buchanan Street  
width varies on the  
south end



### BITUMINOUS REPLACEMENT W/ SPOT CURB REPLACEMENT

123rd Avenue  
124th Lane  
Pierce Street  
Buchanan Street NE

124th Court NE  
124th Court NE  
Pierce Court NE



INSET A

1.5" WEARING COURSE SPWEA330C  
BITUMINOUS TACK COAT  
2.0" NON WEARING COURSE SPWEB330C  
4" AGGREGATE BASE CLASS 5  
EXISTING SUBGRADE



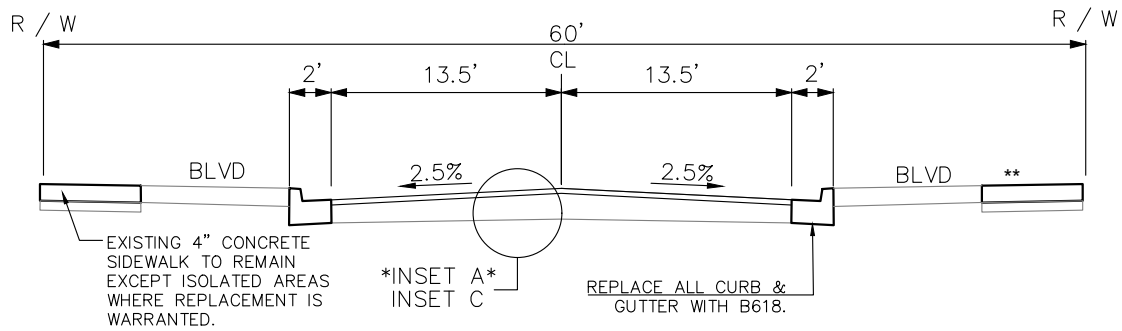
PHONE: 651.490.2000  
3535 VADNAIS CENTER DR.  
ST. PAUL, MN 55110-5196  
www.sehinc.com

FILE NO.  
BLAIN163774

DATE  
12.01.2021

TYPICAL SECTION  
PROJECT AREA 1 RECONSTRUCTION  
BLAINE, MINNESOTA

EXHIBIT  
2

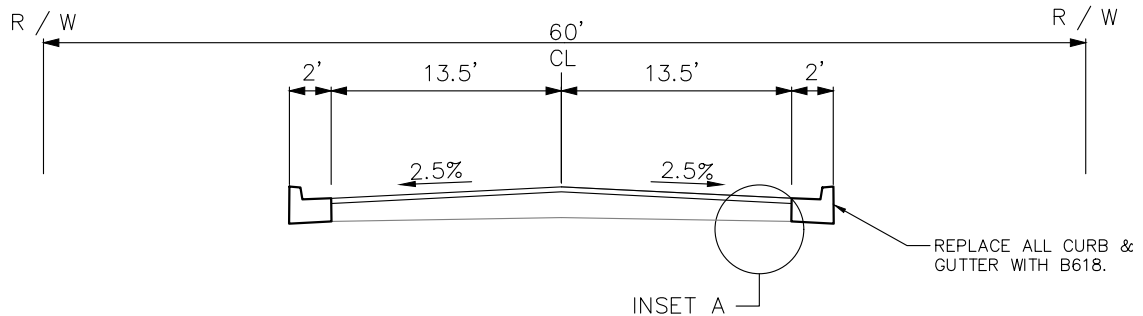


### **BITUMINOUS REPLACEMENT W/ FULL CURB REPLACEMENT**

Polk Street (sidewalk is on left side)

\*126th Avenue (sidewalk is on right side)\*

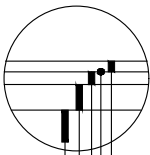
\*\*5' CONCRETE SIDEWALK TO BE INSTALLED  
AT BACK OF CURB FROM EXISTING SCHOOL  
STUB ALONG EAST SIDE TO 126TH AVE.  
INTERSECTION



### **BITUMINOUS REPLACEMENT W/ FULL CURB REPLACEMENT**

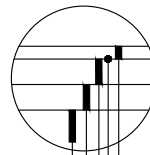
Taylor Street  
127th lane

126th Lane  
127th Avenue  
Buchanan Street



INSET A

1.5" WEARING COURSE SPWEA330C  
BITUMINOUS TACK COAT  
2.0" NON WEARING COURSE SPWEB330C  
4" AGGREGATE BASE CLASS 5  
EXISTING SUBGRADE



INSET C

2.0" WEARING COURSE SPWEA330C  
BITUMINOUS TACK COAT  
4.0" NON WEARING COURSE SPWEB330C  
4" AGGREGATE BASE CLASS 5  
EXISTING SUBGRADE



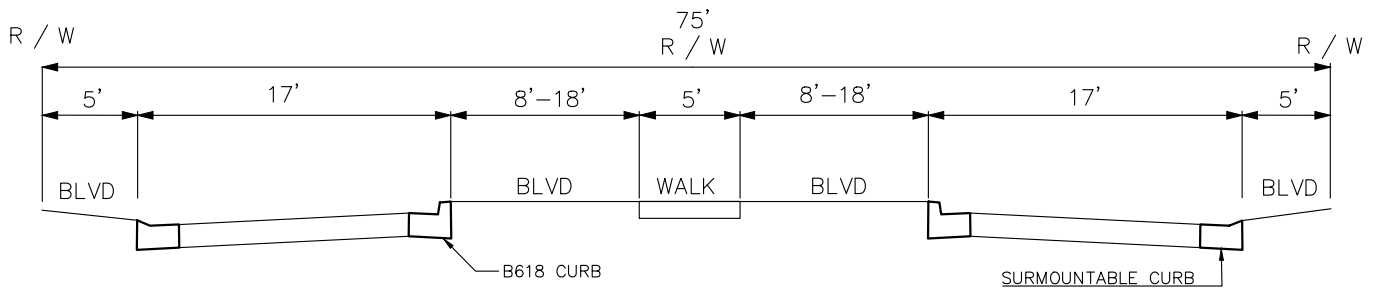
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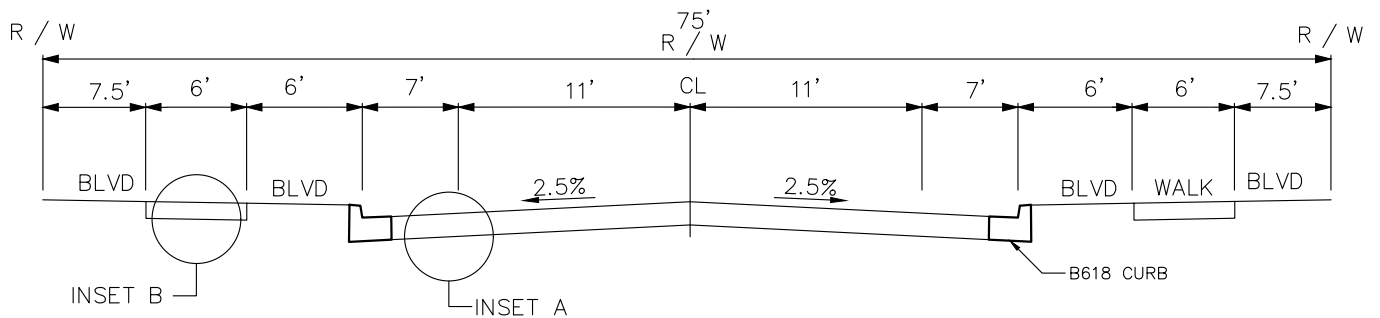
DATE  
12.01.2021

TYPICAL SECTION  
PROJECT AREA 2 RECONSTRUCTION  
BLAINE, MINNESOTA

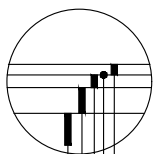
EXHIBIT  
3



**EXISTING STREET CONFIGURATION**  
**129TH STREET**

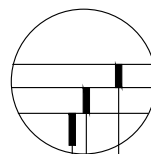


**BITUMINOUS REPLACEMENT W/ FULL CURB + SIDEWALK**  
**OPTION 3**  
**129th Avenue**



**INSET A**

1.5" WEARING COURSE SPWEA330C  
BITUMINOUS TACK COAT  
2.0" NON WEARING COURSE SPWEB330C  
8" AGGREGATE BASE CLASS 5  
EXISTING SUBGRADE



**INSET B**

4" CONCRETE SIDEWALK  
4" AGGREGATE BASE CLASS 5  
EXISTING SUBGRADE



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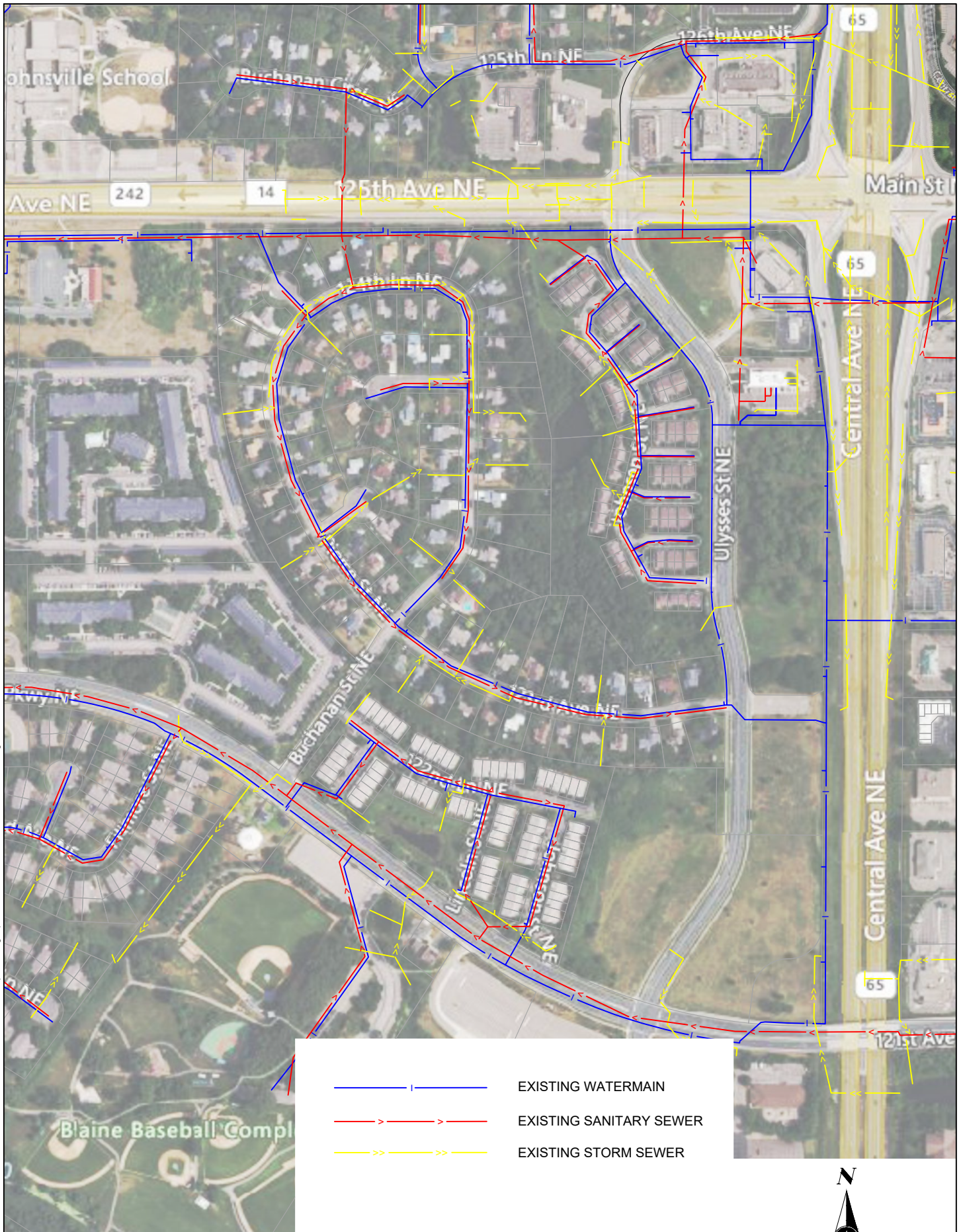
DATE  
12.07.2021

**TYPICAL SECTION**  
**PROJECT AREA 3 RECONSTRUCTION**  
**BLAINE, MINNESOTA**

**EXHIBIT**  
**4**



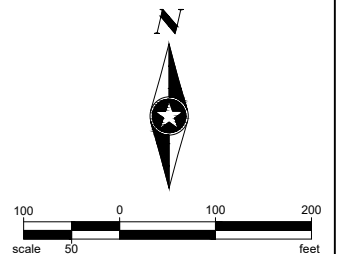
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DATE:  
12.01.21

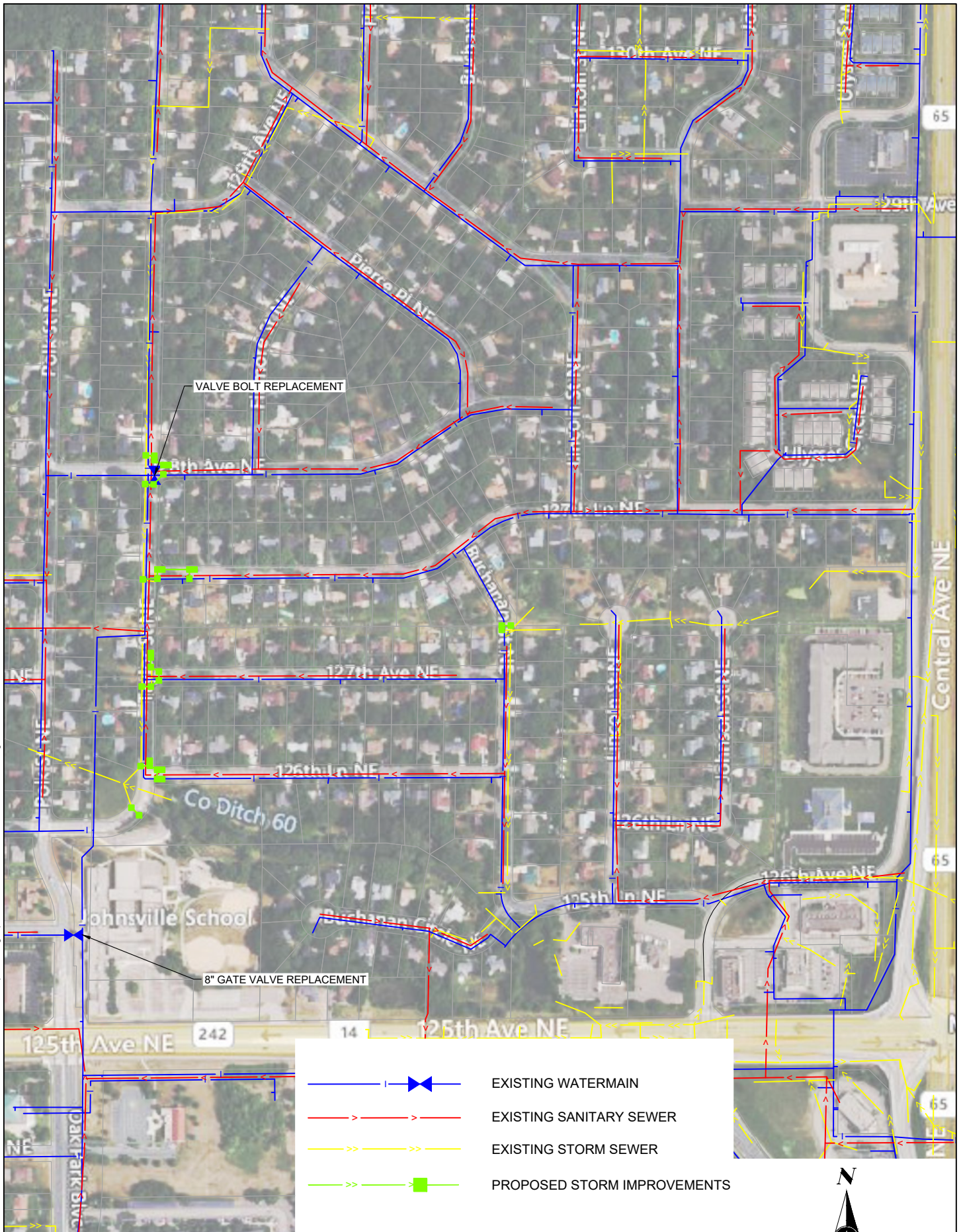
UTILITY INFORMATION  
2022 BLAINE STREET IMPROVEMENT  
PROJECT AREA 1

EXHIBIT  
5





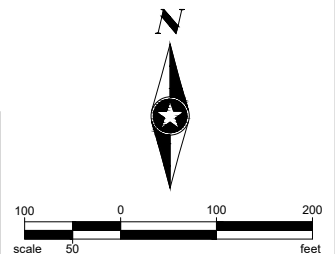
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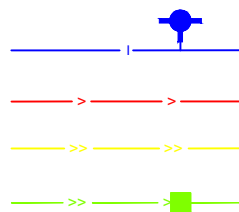
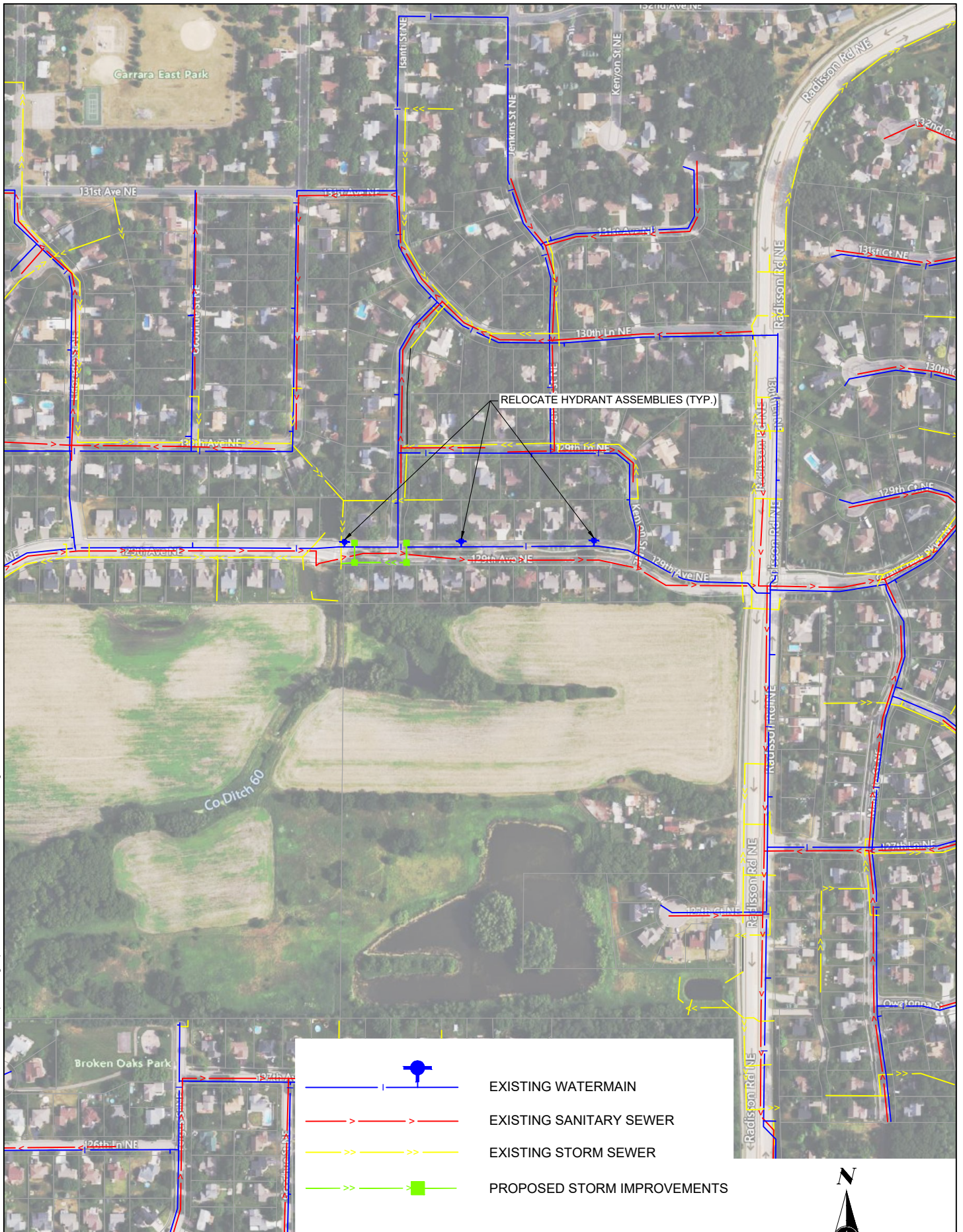
UTILITY INFORMATION  
2022 BLAINE STREET IMPROVEMENT  
PROJECT AREA 2

EXHIBIT  
6





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EXISTING WATERMAIN

EXISTING SANITARY SEWER

EXISTING STORM SEWER

PROPOSED STORM IMPROVEMENTS



FILE NO.  
BLAIN163774

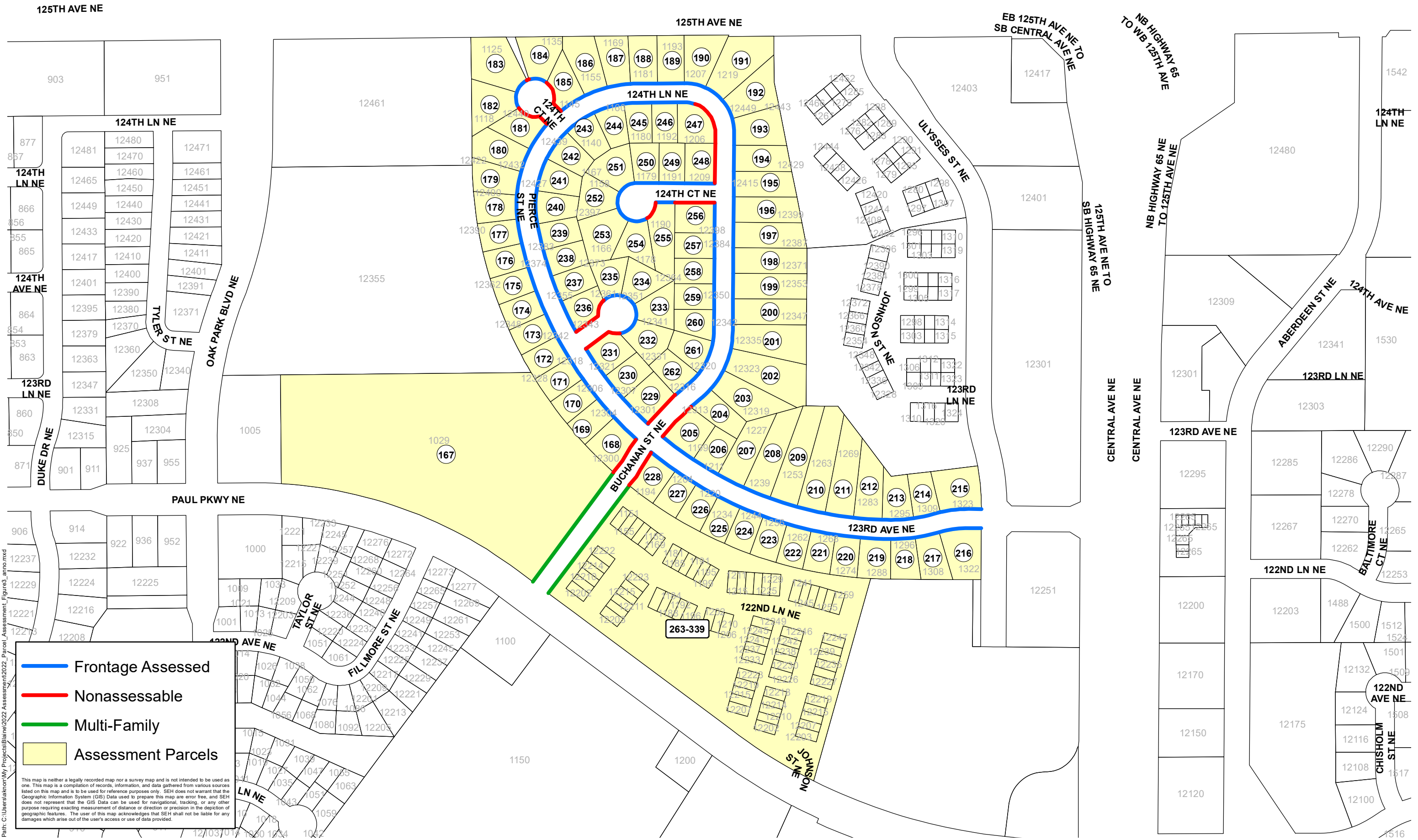
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12.01.21

# UTILITY INFORMATION 2022 BLAINE STREET IMPROVEMENT PROJECT AREA 3

EXHIBIT  
7











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Frontage Assessed

Nonassessable

Assessment Parcels

This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources listed on this map and is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and SEH does not represent that the GIS Data can be used for navigational, tracking, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that SEH shall not be liable for any damages which arise out of the user's access or use of data provided.

PROJECT AREA 3 - (129th Ave. Area)  
Blaine, Minnesota



PROJECT 22-04  
2022 STREET RECONSTRUCTIONS  
**PROJECT AREA 1 (123RD AVE. AREA)**  
CITY OF BLAINE  
EXHIBIT NO. 11 - SINGLE FAMILY RESIDENTIAL  
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*	\$652,736	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)			
ADMINISTRATIVE COSTS	\$228,458				
TOTAL COST	\$881,194				
	RESIDENTIAL RATE	x 35%	TOTAL FRONT FOOTAGE	RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST	\$308,418	÷	10307.0 LF	=	\$29.92

**RESIDENTIAL PROPERTY**

ASSESSMENT RATE		ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
\$29.92	X	9194.0 LF	=	\$275,084.48	÷	95	=	\$2,895.63

SPECIAL ID	PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
168	83123230087	12300 PIERCE ST NE	NDAGA, VERONICA	1	\$2,895.63	\$2,895.63
169	83123220017	12304 PIERCE ST NE	TIRADO J JESUS GOMEZ	1	\$2,895.63	\$2,895.63
170	83123220016	12306 PIERCE ST NE	SERBUS SCOTT T & PATRICIA N	1	\$2,895.63	\$2,895.63
171	83123220015	12318 PIERCE ST NE	THELEN, JANE M	1	\$2,895.63	\$2,895.63
172	83123220014	12328 PIERCE ST NE	TOLESA, BELEN	1	\$2,895.63	\$2,895.63
173	83123220013	12342 PIERCE ST NE	REDDINGTON MELISSA V	1	\$2,895.63	\$2,895.63
174	83123220030	12348 PIERCE ST NE	MATHIASON DANIEL L & KRISTINE	1	\$2,895.63	\$2,895.63
175	83123220029	12362 PIERCE ST NE	HERNANDEZ CORTES ANGEL U	1	\$2,895.63	\$2,895.63
176	83123220028	12374 PIERCE ST NE	HANS TRUSTEE, RANDELL J	1	\$2,895.63	\$2,895.63
177	83123220027	12390 PIERCE ST NE	LAUTIZI STEVEN E & TAMMY	1	\$2,895.63	\$2,895.63
178	83123220026	12400 PIERCE ST NE	LAM, TRAM M	1	\$2,895.63	\$2,895.63
179	83123220025	12422 PIERCE ST NE	BENNETT, CLYDIA F	1	\$2,895.63	\$2,895.63
180	83123220024	12432 PIERCE ST NE	MALIKOWSKI CHAD & WELTER SALLY	1	\$2,895.63	\$2,895.63
181	83123220023	12440 PIERCE ST NE	WELLS, BONNIE JEAN	1	\$2,895.63	\$2,895.63
182	83123220022	1118 124TH CT NE	SCHALESKY ALWOOD JAMES	1	\$2,895.63	\$2,895.63
183	83123220021	1125 124TH CT NE	LUX CRAIG M & BARBARA M	1	\$2,895.63	\$2,895.63
184	83123220019	1135 124TH CT NE	LUND HEATHER L & GREGORY R	1	\$2,895.63	\$2,895.63
185	83123220020	1145 124TH LN NE	ICKLER KIM L & BETTY L	1	\$2,895.63	\$2,895.63
186	83123220042	1155 124TH LN NE	DANG HOAPHUONG T & NGUYEN KHUE	1	\$2,895.63	\$2,895.63
187	83123220041	1169 124TH LN NE	HARGROVE ERIC J & LEAH M	1	\$2,895.63	\$2,895.63
188	83123220040	1181 124TH LN NE	DHEIN AMANDA J	1	\$2,895.63	\$2,895.63
189	83123220039	1193 124TH LN NE	DINH THOAT T & NGUYEN MAI T	1	\$2,895.63	\$2,895.63
190	83123210025	1207 124TH LN NE	DOLINSKY MARY LOU & BAXLEY J L	1	\$2,895.63	\$2,895.63
191	83123210024	1219 124TH LN NE	SPARRE CHAD D & SHEILA I	1	\$2,895.63	\$2,895.63
192	83123210023	12449 BUCHANAN ST NE	LARSON T M & K T CARPENTER-	1	\$2,895.63	\$2,895.63
193	83123210022	12443 BUCHANAN ST NE	BJELLAND, MOLLIE	1	\$2,895.63	\$2,895.63
194	83123210021	12429 BUCHANAN ST NE	HENDRICKSON BRENT H & C R	1	\$2,895.63	\$2,895.63
195	83123210020	12415 BUCHANAN ST NE	KROHNBERG TERRY R & SUSAN M	1	\$2,895.63	\$2,895.63
196	83123210019	12399 BUCHANAN ST NE	SHINDE DEVENDRA	1	\$2,895.63	\$2,895.63
197	83123210018	12387 BUCHANAN ST NE	ALWIN, PETER S	1	\$2,895.63	\$2,895.63
198	83123210017	12371 BUCHANAN ST NE	PUTZ, KRISTINE E	1	\$2,895.63	\$2,895.63
199	83123210016	12353 BUCHANAN ST NE	WIRKKULA, EMILY M	1	\$2,895.63	\$2,895.63
200	83123210015	12347 BUCHANAN ST NE	SMITH TIMOTHY E & KATHLEEN M	1	\$2,895.63	\$2,895.63
201	83123210014	12335 BUCHANAN ST NE	FRANCIS RIGOBERTO F & MIESCHE	1	\$2,895.63	\$2,895.63
202	83123210013	12323 BUCHANAN ST NE	DISTEL MARK D	1	\$2,895.63	\$2,895.63

PROJECT 22-04  
2022 STREET RECONSTRUCTIONS  
**PROJECT AREA 1 (123RD AVE. AREA)**  
CITY OF BLAINE  
EXHIBIT NO. 11 - SINGLE FAMILY RESIDENTIAL  
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN						
CONSTRUCTION COSTS*	\$652,736	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)				
ADMINISTRATIVE COSTS	\$228,458					
TOTAL COST	\$881,194					
	RESIDENTIAL RATE	x 35%	TOTAL FRONT FOOTAGE	RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT		
ASSESSABLE COST	\$308,418	÷	10307.0 LF	=	\$29.92	

203	83123210012	12319 BUCHANAN ST NE	BOYER CHRISTOPHER W	1	\$2,895.63	\$2,895.63
204	83123210011	12313 BUCHANAN ST NE	WOGENSEN, LARRY S	1	\$2,895.63	\$2,895.63
205	83123210008	1199 123RD AVE NE	BARNEY JEROME R	1	\$2,895.63	\$2,895.63
206	83123240005	1211 123RD AVE NE	MARLOW RYAN J & TAMMY L	1	\$2,895.63	\$2,895.63
207	83123240006	1227 123RD AVE NE	VAN HORN MICHAEL G & RANDELL K	1	\$2,895.63	\$2,895.63
208	83123240007	1239 123RD AVE NE	RADER RICHARD JOHN & PATRICIA	1	\$2,895.63	\$2,895.63
209	83123240008	1253 123RD AVE NE	ABDI, ADBIRASHID	1	\$2,895.63	\$2,895.63
210	83123240009	1263 123RD AVE NE	BUCKREY, BENJAMIN J	1	\$2,895.63	\$2,895.63
211	83123240010	1269 123RD AVE NE	KRAWCZYK JAMES J	1	\$2,895.63	\$2,895.63
212	83123240011	1283 123RD AVE NE	WHEELAN DANNY R & JULIANNE M	1	\$2,895.63	\$2,895.63
213	83123240012	1295 123RD AVE NE	BURNS, TYRONE	1	\$2,895.63	\$2,895.63
214	83123240013	1309 123RD AVE NE	HEIT JAMES L & LAUREL N	1	\$2,895.63	\$2,895.63
215	83123240014	1323 123RD AVE NE	HAYFORD, HEIDI	1	\$2,895.63	\$2,895.63
216	83123240025	1322 123RD AVE NE	RAZZAQI, SYED S	1	\$2,895.63	\$2,895.63
217	83123240024	1308 123RD AVE NE	MATTSON ROBERT J & GAIDA M L	1	\$2,895.63	\$2,895.63
218	83123240023	1296 123RD AVE NE	QUESNELL, GERALDINE B	1	\$2,895.63	\$2,895.63
219	83123240022	1288 123RD AVE NE	PROM, KIM L	1	\$2,895.63	\$2,895.63
220	83123240021	1274 123RD AVE NE	MUREITHI, CHRIS M	1	\$2,895.63	\$2,895.63
221	83123240020	1268 123RD AVE NE	KHAN, NADIYA	1	\$2,895.63	\$2,895.63
222	83123240019	1262 123RD AVE NE	EVANS THOMAS J & SARA S	1	\$2,895.63	\$2,895.63
223	83123240018	1256 123RD AVE NE	GARCIA III, JOSEPH	1	\$2,895.63	\$2,895.63
224	83123240017	1244 123RD AVE NE	FRUKE, BRIAN	1	\$2,895.63	\$2,895.63
225	83123240016	1234 123RD AVE NE	STOTTLER, CAM	1	\$2,895.63	\$2,895.63
226	83123240015	1220 123RD AVE NE	TESCH, FIANNA CRYSLA	1	\$2,895.63	\$2,895.63
227	83123230086	1204 123RD AVE NE	MORKEN MATTHEW J & TAMARA L	1	\$2,895.63	\$2,895.63
228	83123230085	1194 123RD AVE NE	WELLE PAUL A	1	\$2,895.63	\$2,895.63
229	83123220012	12301 PIERCE ST NE	WAHLBERG DOUGLAS C & R K	1	\$2,895.63	\$2,895.63
230	83123220011	12307 PIERCE ST NE	TSCHIDA, JESSICA V	1	\$2,895.63	\$2,895.63
231	83123220010	12321 PIERCE ST NE	DUNIGAN, SANDRA L	1	\$2,895.63	\$2,895.63
232	83123220009	12331 PIERCE CT NE	FRISK, PAULA E	1	\$2,895.63	\$2,895.63
233	83123220008	12341 PIERCE CT NE	SLAGERMAN, JOHN C	1	\$2,895.63	\$2,895.63
234	83123220007	12351 PIERCE CT NE	NGUYEN, STEVEN	1	\$2,895.63	\$2,895.63
235	83123220006	12361 PIERCE CT NE	ASTORGA JUAN M	1	\$2,895.63	\$2,895.63
236	83123220005	12343 PIERCE ST NE	JOHNSON ROGER B & NANCY J	1	\$2,895.63	\$2,895.63
237	83123220037	12355 PIERCE ST NE	GIDDINGS DAVID	1	\$2,895.63	\$2,895.63
238	83123220036	12373 PIERCE ST NE	SHEHATA, MOHAMED	1	\$2,895.63	\$2,895.63
239	83123220035	12383 PIERCE ST NE	NGUYEN, PATRICK P	1	\$2,895.63	\$2,895.63
240	83123220034	12397 PIERCE ST NE	KILTHAU, SCOTT FREDERICK	1	\$2,895.63	\$2,895.63
241	83123220033	12427 PIERCE ST NE	FILSTRUP, KRISTIN JO	1	\$2,895.63	\$2,895.63
242	83123220032	12439 PIERCE ST NE	MAGNUSSON SHANNON K	1	\$2,895.63	\$2,895.63
243	83123220031	1140 124TH LN NE	MEHMETI SKENDER	1	\$2,895.63	\$2,895.63
244	83123220053	1160 124TH LN NE	ALHALTA, NIVEEN	1	\$2,895.63	\$2,895.63
245	83123220052	1180 124TH LN NE	RENNAKER PAMELA L	1	\$2,895.63	\$2,895.63
246	83123220051	1192 124TH LN NE	HEIL, TYLER E	1	\$2,895.63	\$2,895.63
247	83123210033	1206 124TH LN NE	PERSGARD, JUSTIN	1	\$2,895.63	\$2,895.63
248	83123210032	1209 124TH CT NE	LAAKSO BRIAN K	1	\$2,895.63	\$2,895.63
249	83123220050	1191 124TH CT NE	ISLER, DEAN R	1	\$2,895.63	\$2,895.63



PROJECT 22-04  
2022 STREET RECONSTRUCTIONS  
**PROJECT AREA 1 (123RD AVE. AREA)**  
CITY OF BLAINE  
EXHIBIT NO. 11 - SINGLE FAMILY RESIDENTIAL  
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN						
CONSTRUCTION COSTS*	\$652,736	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)				
ADMINISTRATIVE COSTS	\$228,458					
TOTAL COST	\$881,194					
	RESIDENTIAL RATE	x 35%	TOTAL FRONT FOOTAGE		RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST	\$308,418	÷	10307.0 LF	=	\$29.92	

250	83123220049	1179 124TH CT NE	HELLER SHARON	1	\$2,895.63	\$2,895.63
251	83123220048	1167 124TH CT NE	MENKOVIC SENAD & DIKA	1	\$2,895.63	\$2,895.63
252	83123220047	1158 124TH CT NE	LINDERHOLM SEAN F & DENISE E	1	\$2,895.63	\$2,895.63
253	83123220046	1166 124TH CT NE	EMERY WILLIAM J & LORI A	1	\$2,895.63	\$2,895.63
254	83123220045	1178 124TH CT NE	CURRIER, DAWN RENE	1	\$2,895.63	\$2,895.63
255	83123220044	1190 124TH CT NE	SPANO DOUGLAS E & MARIA L	1	\$2,895.63	\$2,895.63
256	83123210031	12398 BUCHANAN ST NE	STOTT NICOLE E.	1	\$2,895.63	\$2,895.63
257	83123210030	12384 BUCHANAN ST NE	GRANT, DANIEL	1	\$2,895.63	\$2,895.63
258	83123210029	12364 BUCHANAN ST NE	MORRIS, ERIKA	1	\$2,895.63	\$2,895.63
259	83123210028	12350 BUCHANAN ST NE	NIVALA, KARI A	1	\$2,895.63	\$2,895.63
260	83123210027	12342 BUCHANAN ST NE	KIRSCHER, JENNIFER M	1	\$2,895.63	\$2,895.63
261	83123210026	12320 BUCHANAN ST NE	HOLLE, LAURA A	1	\$2,895.63	\$2,895.63
262	83123220043	12316 BUCHANAN ST NE	VASILEV, ROZANA IZZETOVNA	1	\$2,895.63	\$2,895.63

PROJECT 22-04  
2022 STREET RECONSTRUCTIONS  
**PROJECT AREA 1 (123RD AVE. AREA)**  
CITY OF BLAINE  
EXHIBIT NO. 12 - MULTI FAMILY/COMMERCIAL  
PROPOSED ASSESSMENT ROLL

**ASSESSMENT RATE BREAKDOWN**

CONSTRUCTION COSTS*	\$652,736	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)
ADMINISTRATIVE COSTS	\$228,458	
TOTAL COST	\$881,194	COMM./MULTI FAMILY ASSESSMENT RATE PER FRONT FOOT
MULTI FAMILY/COMMERCIAL RATE	x 50%	TOTAL FRONT FOOTAGE
<b>ASSESSABLE COST</b>	<b>\$440,597 ÷</b>	<b>10307.0 LF = \$42.75</b>

**MULTI FAMILY/COMMERCAIL PROPERTY**

ASSESSMENT RATE	ASSESSABLE MULTI FAMILY/COMM. FOOTAGE	AMOUNT ASSESSED	ASSESSABLE FRONTAGE FEET	ASSESSMENT RATE PER FRONT FOOT
<b>\$42.75</b>	<b>X 1113.0 LF</b>	<b>= \$47,580.75</b>	<b>÷ 1113</b>	<b>= \$42.75</b>

SPECIAL ID	PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE FRONT FOOTAGE	ASSESSMENT RATE PER FRONTAGE FOOT	PROPOSED ASSESSMENT
167	83123230084	1029 PAUL PKWY NE	BLAINE PARTNERS LLC	657	\$42.75	\$28,086.75
263	83123230125	1151 122ND LN NE	VAN BUREN, PAMELA A	6	\$42.75	\$256.50
264	83123230126	1155 122ND LN NE	MCMILLIAN HENRY & PENNY	6	\$42.75	\$256.50
265	83123230127	1159 122ND LN NE	MWAKALUNDWA GWANTWA	6	\$42.75	\$256.50
266	83123230128	1161 122ND LN NE	PLUM, ELLEN M	6	\$42.75	\$256.50
267	83123230129	1165 122ND LN NE	LORENZEN, GARY V	6	\$42.75	\$256.50
268	83123230130	1169 122ND LN NE	KNITTER, BENJAMIN M	6	\$42.75	\$256.50
269	83123230131	1181 122ND LN NE	SUSICK, KEELY	6	\$42.75	\$256.50
270	83123240121	1185 122ND LN NE	BESCH JANET M	6	\$42.75	\$256.50
271	83123240122	1189 122ND LN NE	SYKES, CLEO	6	\$42.75	\$256.50
272	83123240123	1191 122ND LN NE	BECK, ROBYN RENEE	6	\$42.75	\$256.50
273	83123240124	1195 122ND LN NE	SCHOONOVER, PATRICIA M	6	\$42.75	\$256.50
274	83123240125	1199 122ND LN NE	KALUZA LINDA K	6	\$42.75	\$256.50
275	83123240126	1211 122ND LN NE	KHAN ANIS	6	\$42.75	\$256.50
276	83123240127	1215 122ND LN NE	ATKINSON TRUSTEE, VONDA R	6	\$42.75	\$256.50
277	83123240128	1219 122ND LN NE	THOMPSON, FORREST R	6	\$42.75	\$256.50
278	83123240129	1221 122ND LN NE	JOHNSON TRACY A	6	\$42.75	\$256.50
279	83123240130	1225 122ND LN NE	OCONNOR, KATHY	6	\$42.75	\$256.50
280	83123240131	1229 122ND LN NE	KNAUER ROBERT	6	\$42.75	\$256.50
281	83123240132	1241 122ND LN NE	SIIRA SALLY K	6	\$42.75	\$256.50
282	83123240133	1245 122ND LN NE	SCHOTT, LINDA L	6	\$42.75	\$256.50
283	83123240134	1249 122ND LN NE	SAHLIN, KATHLEEN	6	\$42.75	\$256.50
284	83123240135	1251 122ND LN NE	BAKER JOHN G	6	\$42.75	\$256.50
285	83123240136	1255 122ND LN NE	JACOBSON, DOUGLAS R	6	\$42.75	\$256.50
286	83123240137	1259 122ND LN NE	GREENE, FREDRICK C	6	\$42.75	\$256.50
287	83123230110	12222 BUCHANAN CT NE	NADOLNEY, DANIEL ANDRES	6	\$42.75	\$256.50
288	83123230111	12218 BUCHANAN CT NE	MURRAY TRUSTEE, KATHLEEN M	6	\$42.75	\$256.50
289	83123230112	12214 BUCHANAN CT NE	DIFFLEY TERRY J	6	\$42.75	\$256.50
290	83123230113	12210 BUCHANAN CT NE	HA THAO NGUYEN	6	\$42.75	\$256.50
291	83123230114	12206 BUCHANAN CT NE	HOLLENBECK, DIANE	6	\$42.75	\$256.50
292	83123230115	12202 BUCHANAN CT NE	GATZKE SHIRLEY A	6	\$42.75	\$256.50
293	83123230116	12223 BUCHANAN CT NE	STAVISH, JENNIFER A	6	\$42.75	\$256.50
294	83123230117	12219 BUCHANAN CT NE	YANKAWAY, SHAUN L	6	\$42.75	\$256.50
295	83123230118	12215 BUCHANAN CT NE	MWAKALUNDWA TRUSTEE, GWANTWA	6	\$42.75	\$256.50
296	83123230119	12211 BUCHANAN CT NE	MADISON JOSEPH	6	\$42.75	\$256.50

PROJECT 22-04  
2022 STREET RECONSTRUCTIONS  
**PROJECT AREA 1 (123RD AVE. AREA)**  
CITY OF BLAINE  
EXHIBIT NO. 12 - MULTI FAMILY/COMMERCIAL  
PROPOSED ASSESSMENT ROLL

**ASSESSMENT RATE BREAKDOWN**

CONSTRUCTION COSTS*	\$652,736	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)
ADMINISTRATIVE COSTS	\$228,458	
TOTAL COST	\$881,194	
MULTI FAMILY/COMMERCIAL RATE	x 50%	
ASSESSABLE COST	\$440,597 ÷	
	TOTAL FRONT FOOTAGE	
	10307.0 LF	
		COMM./MULTI FAMILY ASSESSMENT RATE PER FRONT FOOT
	=	\$42.75

297	83123230120	12207 BUCHANAN CT NE	FAGERLIE CHRISTOPHER B	6	\$42.75	\$256.50
298	83123230121	12203 BUCHANAN CT NE	VRABEC, STACY	6	\$42.75	\$256.50
299	83123230122	1180 122ND LN NE	BERNIER, RYAN	6	\$42.75	\$256.50
300	83123230123	1184 122ND LN NE	HOENIE, DEBORAH S	6	\$42.75	\$256.50
301	83123230124	1188 122ND LN NE	CASTLE, CAROLYN C	6	\$42.75	\$256.50
302	83123240083	1192 122ND LN NE	LOSEE TRUSTEE, KENNETH ALLEN	6	\$42.75	\$256.50
303	83123240084	1196 122ND LN NE	KLEIN JOANNE E	6	\$42.75	\$256.50
304	83123240086	1202 122ND LN NE	HOLMAN, LISA	6	\$42.75	\$256.50
305	83123240087	1206 122ND LN NE	TOMCZAK, JULIANNE R	6	\$42.75	\$256.50
306	83123240088	1210 122ND LN NE	DRUSKO, AMIR	6	\$42.75	\$256.50
307	83123240089	12249 LINCOLN ST NE	JOHNSON, STEPHANIE M	6	\$42.75	\$256.50
308	83123240090	12245 LINCOLN ST NE	DOMOGALLA, KRAIG A	6	\$42.75	\$256.50
309	83123240091	12241 LINCOLN ST NE	TAYLOR, TIMOTHY	6	\$42.75	\$256.50
310	83123240092	12237 LINCOLN ST NE	GOMEZ, MARNA L	6	\$42.75	\$256.50
311	83123240093	12233 LINCOLN ST NE	GIANG, LILY HANH	6	\$42.75	\$256.50
312	83123240094	12223 LINCOLN ST NE	KRETSCH VICTOR L & SUSAN M	6	\$42.75	\$256.50
313	83123240095	12219 LINCOLN ST NE	PLUFF BRAD	6	\$42.75	\$256.50
314	83123240096	12215 LINCOLN ST NE	DEBA, FARAH	6	\$42.75	\$256.50
315	83123240097	12211 LINCOLN ST NE	ZEIER, RYAN	6	\$42.75	\$256.50
316	83123240098	12207 LINCOLN ST NE	SPENCER, SARAH R	6	\$42.75	\$256.50
317	83123240099	12246 JOHNSON ST NE	BRIGGS, DOUGLAS M	6	\$42.75	\$256.50
318	83123240100	12242 JOHNSON ST NE	WIECKS DONNA J	6	\$42.75	\$256.50
319	83123240101	12238 JOHNSON ST NE	AUBART, STACIE MARIKO	6	\$42.75	\$256.50
320	83123240102	12234 JOHNSON ST NE	CUNNINGHAM, CHRISTOPHER L	6	\$42.75	\$256.50
321	83123240103	12230 JOHNSON ST NE	TESSEMA MENBERE & BABETA KONJITE	6	\$42.75	\$256.50
322	83123240104	12226 JOHNSON ST NE	ROSSI, JORGE A	6	\$42.75	\$256.50
323	83123240105	12218 JOHNSON ST NE	SUN WOO PROPERTIES LLC	6	\$42.75	\$256.50
324	83123240106	12214 JOHNSON ST NE	LEMKE, JESSICA J	6	\$42.75	\$256.50
325	83123240107	12210 JOHNSON ST NE	NGUYEN, TO ANH H	6	\$42.75	\$256.50
326	83123240108	12206 JOHNSON ST NE	PEEK, EDWARD	6	\$42.75	\$256.50
327	83123240109	12202 JOHNSON ST NE	TURNBULL, CHRIS A	6	\$42.75	\$256.50
328	83123240110	12247 JOHNSON ST NE	FISHER TRUSTEE, SCOTT D	6	\$42.75	\$256.50
329	83123240111	12243 JOHNSON ST NE	SCHLEGEL, JANINE	6	\$42.75	\$256.50
330	83123240112	12239 JOHNSON ST NE	DIZDAREVIC, MIRSA D	6	\$42.75	\$256.50
331	83123240113	12235 JOHNSON ST NE	OMUNDSON DALE E & SANDRA M	6	\$42.75	\$256.50
332	83123240114	12231 JOHNSON ST NE	GONZALEZ, LAURA	6	\$42.75	\$256.50
333	83123240115	12227 JOHNSON ST NE	SWIERZEWSKI, MICHAEL P	6	\$42.75	\$256.50
334	83123240116	12219 JOHNSON ST NE	MORTENSON, LORI A	6	\$42.75	\$256.50
335	83123240117	12215 JOHNSON ST NE	HILLOCK CONNIE S	6	\$42.75	\$256.50
336	83123240118	12211 JOHNSON ST NE	BOHMAN, JILL M	6	\$42.75	\$256.50
337	83123240119	12207 JOHNSON ST NE	HIRUY, YEZINA S	6	\$42.75	\$256.50
338	83123240120	12203 JOHNSON ST NE	HAMILTON, KRISTI	6	\$42.75	\$256.50

PROJECT 22-04  
2022 STREET RECONSTRUCTIONS  
**PROJECT AREA 2 (127TH AVE. AREA)**  
CITY OF BLAINE  
EXHIBIT NO. 13 - SINGLE FAMILY RESIDENTIAL  
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN				
CONSTRUCTION COSTS*	\$2,271,665	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)		
ADMINISTRATIVE COSTS	\$795,083			
TOTAL COST	\$3,066,748			
	RESIDENTIAL RATE	x 35%	TOTAL FRONT FOOTAGE	RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT
ASSESSABLE COST	\$1,073,362	÷	15879.0 LF	= \$67.60

RESIDENTIAL PROPERTY

ASSESSMENT RATE		ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
\$67.60	X	11123.0 LF	=	\$751,914.80	÷	143	=	\$5,258.15

SPECIAL ID	PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
1	53123320096	12872 TAYLOR ST NE	KRULL JEFFREY	1	\$5,258.15	\$5,258.15
2	53123320097	12864 TAYLOR ST NE	ERICKSON, JOAN A	1	\$5,258.15	\$5,258.15
3	53123320098	12856 TAYLOR ST NE	JOHNSON LISA D & REED H	1	\$5,258.15	\$5,258.15
4	53123320099	12848 TAYLOR ST NE	KETCHER, TRACEY L	1	\$5,258.15	\$5,258.15
5	53123320100	12840 TAYLOR ST NE	SANDIN, PATRICIA L	1	\$5,258.15	\$5,258.15
6	53123320101	12832 TAYLOR ST NE	REID, CARRIE J	1	\$5,258.15	\$5,258.15
7	53123320102	12824 TAYLOR ST NE	ARSENEAU, BRYAN C	1	\$5,258.15	\$5,258.15
8	53123320103	12816 TAYLOR ST NE	KASPSZAK DAVID L & JOAN J	1	\$5,258.15	\$5,258.15
9	53123320104	12808 TAYLOR ST NE	PLATZ JAMES G JR & TONI M	1	\$5,258.15	\$5,258.15
10	53123320105	12800 TAYLOR ST NE	FRANZEN, DANIELLE L	1	\$5,258.15	\$5,258.15
11	53123320106	12788 TAYLOR ST NE	SNELL JEAN M TRUSTEE	1	\$5,258.15	\$5,258.15
12	53123320107	12780 TAYLOR ST NE	LALONDE, BENJAMIN D	1	\$5,258.15	\$5,258.15
13	53123320108	12772 TAYLOR ST NE	BURCH, JOHN	1	\$5,258.15	\$5,258.15
14	53123320109	12764 TAYLOR ST NE	SCHHEELER S P & HINRICHS K A	1	\$5,258.15	\$5,258.15
15	53123320110	12756 TAYLOR ST NE	CHEVALIER KARI	1	\$5,258.15	\$5,258.15
16	53123320111	12748 TAYLOR ST NE	PEREZ, JOSE M	1	\$5,258.15	\$5,258.15
17	53123330007	12700 TAYLOR ST NE	ZAFKE MARLENE M & SANDAGER N T	1	\$5,258.15	\$5,258.15
19	53123330021	12680 TAYLOR ST NE	KIM OK C	1	\$5,258.15	\$5,258.15
20	53123330022	12660 TAYLOR ST NE	JUNTUNEN THOMAS M & LINDA G	1	\$5,258.15	\$5,258.15
21	53123330023	12640 TAYLOR ST NE	PIEH RUSSELL G & JOAN K	1	\$5,258.15	\$5,258.15
26	53123320095	12857 TAYLOR ST NE	BROUGH TRUSTEE, MARGARET A	1	\$5,258.15	\$5,258.15
27	53123320094	12849 TAYLOR ST NE	ERICKSON LEW A	1	\$5,258.15	\$5,258.15
28	53123320093	12841 TAYLOR ST NE #A	CRANE, DAVID ANTHONY	1	\$5,258.15	\$5,258.15
29	53123320092	12833 TAYLOR ST NE	JOST JAV J & JUDITH K	1	\$5,258.15	\$5,258.15
30	53123320091	12825 TAYLOR ST NE	BROUGH TRUSTEE, MARGARET A	1	\$5,258.15	\$5,258.15
31	53123320090	12817 TAYLOR ST NE	VERSTYAK, NADIYA	1	\$5,258.15	\$5,258.15
32	53123320089	12809 TAYLOR ST NE	WITTE GENE L & P K	1	\$5,258.15	\$5,258.15
33	53123320088	12801 TAYLOR ST NE	CASTILLO MARCOS	1	\$5,258.15	\$5,258.15
34	53123320027	1000 128TH AVE NE	OSTHOFF, CHRISTOPHER T	1	\$5,258.15	\$5,258.15
35	53123320056	1001 127TH LN NE	WHALEN, MICHAEL P	1	\$5,258.15	\$5,258.15
36	53123320055	1009 127TH LN NE	JULIN, THOMAS A	1	\$5,258.15	\$5,258.15
37	53123320054	1017 127TH LN NE	KIEFNER NEAL J	1	\$5,258.15	\$5,258.15
38	53123320053	1025 127TH LN NE	OLSON STEVEN M & RUFINA H	1	\$5,258.15	\$5,258.15
39	53123320052	1033 127TH LN NE	DARRINGTON JOSEPH & MARY	1	\$5,258.15	\$5,258.15
40	53123320051	1041 127TH LN NE	BROWN, MATTHEW	1	\$5,258.15	\$5,258.15
41	53123320050	1049 127TH LN NE	TIGNOR, PETER	1	\$5,258.15	\$5,258.15
42	53123320049	1057 127TH LN NE	FARRAR, GISELA	1	\$5,258.15	\$5,258.15
43	53123320048	1101 127TH LN NE	WOELFFER MICHAEL D & JODIE A	1	\$5,258.15	\$5,258.15
44	53123320047	1109 127TH LN NE	DEJONG, KARLA A	1	\$5,258.15	\$5,258.15
45	53123320046	1117 127TH LN NE	TROM TRUSTEE, JODI L	1	\$5,258.15	\$5,258.15
46	53123320045	1125 127TH LN NE	MACCKOW STANLEY B & K M	1	\$5,258.15	\$5,258.15
47	53123320044	1133 127TH LN NE	LEMOINE JILL M	1	\$5,258.15	\$5,258.15
48	53123320043	1141 127TH LN NE	EDIN LAURA	1	\$5,258.15	\$5,258.15
49	53123320042	1149 127TH LN NE	JOHNSON, DAVID L	1	\$5,258.15	\$5,258.15
50	53123310063	1157 127TH LN NE	DALEY PROPERTIES MINNESOTA LLC	1	\$5,258.15	\$5,258.15
51	53123310062	1165 127TH LN NE	THILL, BRADLEY	1	\$5,258.15	\$5,258.15
52	53123310024	1231 127TH LN NE	NURANI, JAVED S	1	\$5,258.15	\$5,258.15

PROJECT 22-04  
2022 STREET RECONSTRUCTIONS  
**PROJECT AREA 2 (127TH AVE. AREA)**  
CITY OF BLAINE  
EXHIBIT NO. 13 - SINGLE FAMILY RESIDENTIAL  
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*	\$2,271,665	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)			
ADMINISTRATIVE COSTS	\$795,083				
TOTAL COST	\$3,066,748				
	RESIDENTIAL RATE	x 35%	TOTAL FRONT FOOTAGE	RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST	\$1,073,362	÷	15879.0 LF	=	\$67.60

53	53123310023	1241 127TH LN NE	ROSIER, RADHAMES	1	\$5,258.15	\$5,258.15
54	53123310022	1251 127TH LN NE	NATHE KEVIN J & SHERRI A	1	\$5,258.15	\$5,258.15
55	53123320014	1000 127TH LN NE	DITZIG DENNIS J & CHRISTINE L	1	\$5,258.15	\$5,258.15
56	53123320015	1008 127TH LN NE	CULP, NICHOLAS	1	\$5,258.15	\$5,258.15
57	53123320016	1016 127TH LN NE	WIMPFHEIMER, SCOTT A	1	\$5,258.15	\$5,258.15
58	53123320017	1024 127TH LN NE	HUIJANEN TODD A & SHANNON C	1	\$5,258.15	\$5,258.15
59	53123320018	1032 127TH LN NE	DOWD, BETTY ARLENE TRUSTEE	1	\$5,258.15	\$5,258.15
60	53123320019	1040 127TH LN NE	MILLER, THOMAS S	1	\$5,258.15	\$5,258.15
61	53123320020	1048 127TH LN NE	LOPEZ, BRENDA	1	\$5,258.15	\$5,258.15
62	53123320021	1056 127TH LN NE	SWANSON DONNA M	1	\$5,258.15	\$5,258.15
63	53123320022	1064 127TH LN NE	PETTIOHNN KEVIN L & WANDA L	1	\$5,258.15	\$5,258.15
64	53123320023	1072 127TH LN NE	BABLER HARRY JR & JUDY L	1	\$5,258.15	\$5,258.15
65	53123320024	1080 127TH LN NE	HOFSCCHILD TRUSTEE, SUSAN M	1	\$5,258.15	\$5,258.15
66	53123320025	1088 127TH LN NE	JOHNSON ROBERT L & KAREN M	1	\$5,258.15	\$5,258.15
67	53123320026	1096 127TH LN NE	ANDERSON, BLAIN	1	\$5,258.15	\$5,258.15
68	53123320012	1200 127TH LN NE	NIEMI RICHARD E & DARLENE M	1	\$5,258.15	\$5,258.15
69	53123320013	1208 127TH LN NE	BENOIT, RACHEL	1	\$5,258.15	\$5,258.15
70	53123310045	1216 127TH LN NE	PETERSON J J & ERICKSEN J M	1	\$5,258.15	\$5,258.15
71	53123310046	1224 127TH LN NE	SWENSON, MARY H	1	\$5,258.15	\$5,258.15
72	53123310047	1232 127TH LN NE	YANG CELINE	1	\$5,258.15	\$5,258.15
73	53123310048	1248 127TH LN NE	FISHER, SIRI LEE MEE FAY	1	\$5,258.15	\$5,258.15
74	53123310049	1256 127TH LN NE	GAARD, SANFORD A	1	\$5,258.15	\$5,258.15
75	53123310050	1264 127TH LN NE	PEARCE, BRANDI	1	\$5,258.15	\$5,258.15
76	53123310051	1272 127TH LN NE	MCMAHON, RUSSELL	1	\$5,258.15	\$5,258.15
77	53123310052	1300 127TH LN NE	AUNE, BRUCE ARNOLD	1	\$5,258.15	\$5,258.15
78	53123310053	1308 127TH LN NE	ELVESTER TRUSTEE, MARK A	1	\$5,258.15	\$5,258.15
79	53123310054	1316 127TH LN NE	MARTIGNACCO, MARIA H	1	\$5,258.15	\$5,258.15
80	53123310055	1324 127TH LN NE	JORDAN JENNIFER & CONNELLY C J	1	\$5,258.15	\$5,258.15
81	53123310056	1332 127TH LN NE	CREE, MELANIE J	1	\$5,258.15	\$5,258.15
82	53123310057	1340 127TH LN NE	CERIC EMIR & PERALES LUCIA M	1	\$5,258.15	\$5,258.15
83	53123310058	1348 127TH LN NE	KATKE, CHRISTINA M	1	\$5,258.15	\$5,258.15
84	53123310059	1350 127TH LN NE	HOWARD, KEVIN R	1	\$5,258.15	\$5,258.15
85	53123330008	1011 127TH AVE NE	GENOSKY MARK	1	\$5,258.15	\$5,258.15
86	53123330009	1021 127TH AVE NE	FABER SHARON A & CRAIG H	1	\$5,258.15	\$5,258.15
87	53123330010	1041 127TH AVE NE	BARNITT, NICHOLAS W	1	\$5,258.15	\$5,258.15
88	53123330011	1061 127TH AVE NE	KIRCHNER, DENIS R	1	\$5,258.15	\$5,258.15
89	53123330012	1081 127TH AVE NE	OGURA WILLIAM	1	\$5,258.15	\$5,258.15
90	53123330013	1101 127TH AVE NE	BROWNLEE, MATTHEW J	1	\$5,258.15	\$5,258.15
91	53123330014	1111 127TH AVE NE	PERKINS, NICOLE	1	\$5,258.15	\$5,258.15
92	53123330015	1121 127TH AVE NE	FUNKHOUSER, LINDSAY	1	\$5,258.15	\$5,258.15
93	53123330016	1131 127TH AVE NE	HEEM SARAH	1	\$5,258.15	\$5,258.15
94	53123330017	1141 127TH AVE NE	GARCIA, VICTOR TRINIDAD	1	\$5,258.15	\$5,258.15
95	53123330018	1151 127TH AVE NE	DOBESH DARRYL & KATHLEEN	1	\$5,258.15	\$5,258.15
96	53123330019	1161 127TH AVE NE	HALE, TERRY	1	\$5,258.15	\$5,258.15
97	53123330020	1171 127TH AVE NE	URGESSA, GAMMADA	1	\$5,258.15	\$5,258.15
98	53123330024	1012 127TH AVE NE	GINTER, NANCY L	1	\$5,258.15	\$5,258.15
99	53123330025	1022 127TH AVE NE	SCHULTZ, THERESA S	1	\$5,258.15	\$5,258.15
100	53123330026	1042 127TH AVE NE	SCHROEDER, EDMUND A	1	\$5,258.15	\$5,258.15
101	53123330027	1062 127TH AVE NE	COPLAN, DANIEL S	1	\$5,258.15	\$5,258.15
102	53123330028	1082 127TH AVE NE	PATTERSON, JOANNE M	1	\$5,258.15	\$5,258.15
103	53123330029	1102 127TH AVE NE	COLEMAN, PAUL JAMES	1	\$5,258.15	\$5,258.15
104	53123330030	1112 127TH AVE NE	JOYCE, LUCILLE M	1	\$5,258.15	\$5,258.15
105	53123330031	1122 127TH AVE NE	SATOVICH-ROUSSELL, KIMBERLY	1	\$5,258.15	\$5,258.15
106	53123330032	1132 127TH AVE NE	CREMERS STEVEN H & P C	1	\$5,258.15	\$5,258.15
107	53123330033	1142 127TH AVE NE	ZUTZ MICHELE DAWN	1	\$5,258.15	\$5,258.15
108	53123330034	1152 127TH AVE NE	VANRIPER MAX H & JULIE A	1	\$5,258.15	\$5,258.15
109	53123330035	1162 127TH AVE NE	HOGLUND, JODIE L	1	\$5,258.15	\$5,258.15
110	53123330036	1172 127TH AVE NE	MURPHY, MEGAN G	1	\$5,258.15	\$5,258.15
111	53123330049	1013 126TH LN NE	DALEIDEN JOHN G & JULIE A	1	\$5,258.15	\$5,258.15

PROJECT 22-04  
2022 STREET RECONSTRUCTIONS  
**PROJECT AREA 2 (127TH AVE. AREA)**  
CITY OF BLAINE  
EXHIBIT NO. 13 - SINGLE FAMILY RESIDENTIAL  
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*	\$2,271,665	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)			
ADMINISTRATIVE COSTS	\$795,083				
TOTAL COST	\$3,066,748				
	RESIDENTIAL RATE	x 35%	TOTAL FRONT FOOTAGE	RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST	\$1,073,362	÷	15879.0 LF	=	\$67.60

112	53123330048	1023 126TH LN NE	SULLIVAN, CONNIE SUE	1	\$5,258.15	\$5,258.15
113	53123330047	1043 126TH LN NE	ANDERSEN, DOUGLAS O	1	\$5,258.15	\$5,258.15
114	53123330046	1063 126TH LN NE	ERICKSON GARY A & JANE E	1	\$5,258.15	\$5,258.15
115	53123330045	1083 126TH LN NE	SWANSON STEVEN W & JANET L	1	\$5,258.15	\$5,258.15
116	53123330044	1103 126TH LN NE	LEO, MEGAN ELIZABETH	1	\$5,258.15	\$5,258.15
117	53123330043	1113 126TH LN NE	MALPASS, JULIE	1	\$5,258.15	\$5,258.15
118	53123330042	1123 126TH LN NE	BIETZ, KENNETH	1	\$5,258.15	\$5,258.15
119	53123330041	1133 126TH LN NE	NOVOSAD, WILLIAM R	1	\$5,258.15	\$5,258.15
120	53123330040	1143 126TH LN NE	MUND TRUSTEE, DELWIN L	1	\$5,258.15	\$5,258.15
121	53123330039	1153 126TH LN NE	MILES, DUSTIN	1	\$5,258.15	\$5,258.15
122	53123330038	1163 126TH LN NE	HANSEN WAYNE A & LOLA J	1	\$5,258.15	\$5,258.15
123	53123330037	1173 126TH LN NE	WATCHKE KIM A	1	\$5,258.15	\$5,258.15
124	53123330078	1084 126TH LN NE	ROHRS, BRANDON	1	\$5,258.15	\$5,258.15
125	53123330051	1104 126TH LN NE	WYNN, DANNY	1	\$5,258.15	\$5,258.15
126	53123330052	1114 126TH LN NE	VERGARA-SANCHEZ GUADALUPE ETAL	1	\$5,258.15	\$5,258.15
127	53123330053	1124 126TH LN NE	WONG KAYLA MARIE	1	\$5,258.15	\$5,258.15
128	53123330054	1134 126TH LN NE	FRITZ, CHRISTINE M	1	\$5,258.15	\$5,258.15
129	53123330055	1144 126TH LN NE	HOVLAND HAROLD D & MARY B	1	\$5,258.15	\$5,258.15
130	53123330056	1154 126TH LN NE	JOHNSON, SAMUEL	1	\$5,258.15	\$5,258.15
131	53123330057	12626 BUCHANAN ST NE	GREGORY TRUSTEE, SCOTT E	1	\$5,258.15	\$5,258.15
132	53123330058	12606 BUCHANAN ST NE	HELGESON, JONATHAN ARLEN	1	\$5,258.15	\$5,258.15
133	53123330059	12586 BUCHANAN ST NE	WISNIEWSKI MITCHELL W & CAROLE	1	\$5,258.15	\$5,258.15
135	53123340014	12725 BUCHANAN ST NE	NYLAND DONALD L & P A	1	\$5,258.15	\$5,258.15
136	53123340015	12705 BUCHANAN ST NE	CANTELE JOSEPH & CAROL	1	\$5,258.15	\$5,258.15
137	53123340016	12695 BUCHANAN ST NE	LABROSSE EDWARD P & CHERYL	1	\$5,258.15	\$5,258.15
138	53123340017	12685 BUCHANAN ST NE	MINET HARVEY D & NOREEN K	1	\$5,258.15	\$5,258.15
139	53123340018	12665 BUCHANAN ST NE	QUAM, JOSEPH A	1	\$5,258.15	\$5,258.15
140	53123340019	12645 BUCHANAN ST NE	LARSON, ROBIN LYNN	1	\$5,258.15	\$5,258.15
141	53123340020	12625 BUCHANAN ST NE	RADMAN LLOYD & BERNA CHRISTINE	1	\$5,258.15	\$5,258.15
142	53123340021	12605 BUCHANAN ST NE	MENNE, JOSHUA	1	\$5,258.15	\$5,258.15
143	53123340022	12585 BUCHANAN ST NE	CARLSON WILLIAM H & L J	1	\$5,258.15	\$5,258.15
144	53123340023	12565 BUCHANAN ST NE	NGUYEN TAN TRI	1	\$5,258.15	\$5,258.15

PROJECT 22-04  
2022 STREET RECONSTRUCTIONS  
**PROJECT AREA 2 (127TH AVE. AREA)**  
CITY OF BLAINE  
EXHIBIT NO. 14 - MULTI FAMILY/COMMERCIAL/ISD  
PROPOSED ASSESSMENT ROLL

**ASSESSMENT RATE BREAKDOWN**

CONSTRUCTION COSTS*	\$2,271,665	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)	
ADMINISTRATIVE COSTS	\$795,083		
TOTAL COST	\$3,066,748		
	MULTI FAMILY/COMMERCIAL RATE x 50%	TOTAL FRONT FOOTAGE	COMM./MULTI FAMILY ASSESSMENT RATE PER FRONT FOOT
<b>ASSESSABLE COST</b>	<b>\$1,533,374 ÷</b>	<b>15879.0 LF</b>	<b>= \$96.57</b>

**MULTI FAMILY/COMMERCAIL PROPERTY**

ASSESSMENT RATE		ASSESSABLE MULTI FAMILY/COMM. FOOTAGE		AMOUNT ASSESSED		ASSESSABLE FRONTAGE FEET		ASSESSMENT RATE PER COMMERCIAL FRONT FOOT
<b>\$96.57</b>	<b>X</b>	<b>105.0 LF</b>	<b>=</b>	<b>\$10,139.85</b>	<b>÷</b>	<b>105</b>	<b>=</b>	<b>\$96.57</b>

SPECIAL ID	PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
23	63123440101	12520 POLK ST NE	NORTH METRO TELECOMMUNICATIONS	105	\$96.57	\$10,139.85

PROJECT 22-04  
2022 STREET RECONSTRUCTIONS  
**PROJECT AREA 2 (127TH AVE. AREA)**  
CITY OF BLAINE  
EXHIBIT NO. 15 - INDEPENDENT SCHOOL DISTRICT  
PROPOSED ASSESSMENT ROLL

**ASSESSMENT RATE BREAKDOWN**

CONSTRUCTION COSTS*	\$2,271,665	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)	
ADMINISTRATIVE COSTS	\$795,083		
TOTAL COST	\$3,066,748		
	ISD RATE (RESIDENTIAL) x 35%	TOTAL FRONT FOOTAGE	COMM./MULTI FAMILY ASSESSMENT RATE PER FRONT FOOT
<b>ASSESSABLE COST</b>	<b>\$1,073,362 ÷</b>	<b>15879.0 LF</b>	<b>= \$67.60</b>

**INDEPENDENT SCHOOL DISTRICT PROPERTY**

ASSESSMENT RATE		ASSESSABLE ISD FOOTAGE		AMOUNT ASSESSED		ASSESSABLE FRONTAGE FEET	ASSESSMENT RATE PER RESIDENTIAL FRONT FOOT
<b>\$67.60</b>	<b>X</b>	<b>1280.0 LF</b>	<b>=</b>	<b>\$86,528.00</b>	<b>÷</b>	<b>1280</b>	<b>= \$67.60</b>

SPECIAL ID	PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
18	53123330079	2727 N FERRY ST	ANOKA HENN IND SCHOOL DIST #11	30	\$67.60	\$2,028.00
22	53123330079	2727 N FERRY ST	ANOKA HENN IND SCHOOL DIST #11	719	\$67.60	\$48,604.40
24	63123440002	2727 N FERRY ST	ANOKA HENN IND SCHOOL DIST #11	358	\$67.60	\$24,200.80
25	63123440102	2727 N FERRY ST	ANOKA HENN IND SCHOOL DIST #11	173	\$67.60	\$11,694.80



PROJECT 22-04  
2022 STREET RECONSTRUCTIONS  
**PROJECT AREA 3 (129TH AVE.)**  
CITY OF BLAINE  
EXHIBIT NO. 16 - SINGLE FAMILY RESIDENTIAL  
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*	\$385,556	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN, SANITARY SEWER, SIDEWALK, AND OVER SIZED STREET COSTS)			
ADMINISTRATIVE COSTS	\$134,945				
TOTAL COST	\$520,501				
	RESIDENTIAL RATE	x 35%	TOTAL FRONT FOOTAGE	RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST	\$182,175	÷	2459.0 LF	=	\$74.09

**RESIDENTIAL PROPERTY**

ASSESSMENT RATE		ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
\$74.09	X	1959.0 LF	=	\$145,142.31	÷	22	=	\$6,597.38

SPECIAL ID	PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
145	43123230080	1805 129TH AVE NE	DICKENS, DANIELLE	1	\$6,597.38	\$6,597.38
146	43123230081	1835 129TH AVE NE	MOIS, ERICA L	1	\$6,597.38	\$6,597.38
147	43123230082	1847 129TH AVE NE	LUNZER DAVID M & NANCY J	1	\$6,597.38	\$6,597.38
148	43123230083	1859 129TH AVE NE	BRENEMAN, JOHN	1	\$6,597.38	\$6,597.38
149	43123230084	1871 129TH AVE NE	SCHNEIDER, KRYSTA	1	\$6,597.38	\$6,597.38
150	43123230085	1883 129TH AVE NE	SABA, JOSEPH	1	\$6,597.38	\$6,597.38
151	43123230086	1895 129TH AVE NE	RAJALA, TRACY ANN	1	\$6,597.38	\$6,597.38
152	43123230087	1907 129TH AVE NE	WEHR GERHARD P JR & RENEE M	1	\$6,597.38	\$6,597.38
153	43123230088	1919 129TH AVE NE	COOK MARVIN E & MARY L	1	\$6,597.38	\$6,597.38
154	43123230009	12932 RADISSON RD NE	PANGBURN WILLIAM A	1	\$6,597.38	\$6,597.38
155	43123230092	1804 129TH AVE NE	OTTOSEN, JEFFREY S	1	\$6,597.38	\$6,597.38
156	43123230093	1816 129TH AVE NE	OBRIEN MICHAEL R & KIMBERLY R	1	\$6,597.38	\$6,597.38
157	43123230094	1828 129TH AVE NE	BUCK AARON L & SARAH L B	1	\$6,597.38	\$6,597.38
158	43123230095	1840 129TH AVE NE	FORTMAN STEVEN J	1	\$6,597.38	\$6,597.38
159	43123230096	1852 129TH AVE NE	HUBBARD, ASHLEY N	1	\$6,597.38	\$6,597.38
160	43123230097	1864 129TH AVE NE	MADDEN GARY J	1	\$6,597.38	\$6,597.38
161	43123230098	1876 129TH AVE NE	CASALE, DAVID F	1	\$6,597.38	\$6,597.38
162	43123230099	1888 129TH AVE NE	ANDERSON, AMBER R	1	\$6,597.38	\$6,597.38
163	43123230100	1900 129TH AVE NE	HASSE, CAROLE J	1	\$6,597.38	\$6,597.38
164	43123230101	1912 129TH AVE NE	WASKOSKY, BRANDON	1	\$6,597.38	\$6,597.38
165	43123230102	1924 129TH AVE NE	PRYDE, MARK	1	\$6,597.38	\$6,597.38
166	43123230103	1932 129TH AVE NE	JOHANNSEN WILLIAM G & CHARLENE	1	\$6,597.38	\$6,597.38

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