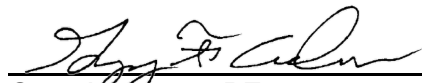


**FEASIBILITY REPORT  
AND COST ESTIMATE  
FOR  
IMPROVEMENT PROJECT NO. 21-07  
PAVEMENT MANAGEMENT PROGRAM  
132<sup>nd</sup> AVENUE/ HASTINGS STREET AREA**

**CITY OF BLAINE, MINNESOTA  
December 18, 2020**

**Water main gate valve replacement, spot storm sewer, spot concrete curb, asphalt pavement replacement, class 5 aggregate base, and related appurtenant construction.**

I hereby certify that this plan, specification, or 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, PE  
Minn. Reg. No. 26859



**CITY OF BLAINE**  
10801 Town Square Drive NE  
Blaine, Minnesota 55449  
(763) 784-6700  
Prepared By: Dustin Cesafsky



Building a Better World  
for All of Us®

# FEASIBILITY REPORT

## PROJECT NO. 21-07

### Table of Contents

<b>EXECUTIVE SUMMARY .....</b>	<b>1</b>
<b>1. PROJECT HISTORY .....</b>	<b>2</b>
<b>2. PROJECT AREA CHARACTERISTICS .....</b>	<b>2</b>
132 <sup>nd</sup> Avenue/Hastings Street Project area .....	2
<b>Photo 1 (130th Avenue) .....</b>	<b>3</b>
<b>Photo 2 (Hastings Street) .....</b>	<b>3</b>
<b>3. PROPOSED IMPROVEMENTS .....</b>	<b>4</b>
A Sanitary Sewer .....	4
B Water Main .....	4
C Street Construction .....	4
D Stormwater Drainage .....	4
<b>4. IMPACT OF PROPOSED IMPROVEMENTS .....</b>	<b>5</b>
<b>5. SUMMARY OF ESTIMATED PROJECT COSTS AND FUNDING .....</b>	<b>6</b>
<b>6. ASSESSMENT METHODOLOGY .....</b>	<b>7</b>
<b>7. FINANCE .....</b>	<b>7</b>
A Finance Director Statement .....	7
<b>8. PROJECTED SCHEDULE .....</b>	<b>8</b>
<b>9. PROJECT FEASIBILITY AND RECOMMENDATION .....</b>	<b>8</b>

### EXHIBITS

Exhibit 1	132 <sup>nd</sup> Ave. / Hastings St Area Rehabilitation
Exhibit 2	Typical Section
Exhibit 3	Parcel Assessment – 132nd Lane, 132nd Avenue, Davenport Street, Eldorado Street, Hastings Street, 131st Lane, 130th Lane, 130th Avenue, Chisholm Street, Goodhue Street
Exhibit 4	Proposed Assessment Roll – 132nd Lane, 132nd Avenue, Davenport Street, Eldorado Street, Hastings Street, 131st Lane, 130th Lane, 130th Avenue, Chisholm Street, Goodhue Street - Single Family Residential
Exhibit 5	Proposed Assessment Roll – 132nd Avenue- High Density/ Multi Family

# FEASIBILITY REPORT

## PROJECT NO. 21-07

### EXECUTIVE SUMMARY

The proposed project will replace pavement on the street segments listed in section 2 below. The proposed improvements include spot 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 **\$2,091,000** with **\$597,200** proposed to be assessed over a 15-year period. Replacement of existing sanitary sewer castings/rings at an estimated cost of **\$51,200**. The replacement of malfunctioning gate valves and the addition of gate valves at existing hydrants at an estimated cost of **\$78,100** is proposed to be paid for by City Public Utility Funds. The remaining portion of **\$1,364,500** is proposed to be paid from the City's Pavement Management Program Fund.

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

# FEASIBILITY REPORT

## PROJECT NO. 21-07

### 1. **PROJECT HISTORY**

The Blaine City Council initiated the project and ordered the preparation of a feasibility report on September 21, 2020, with Resolution No. 20-135.

This report is based on field observations, record drawing information, 2017 aerial photography, and a 2020 topographic survey.

### 2. **PROJECT AREA CHARACTERISTICS**

The project area includes the following streets:

- **132<sup>nd</sup> Lane from Davenport Street to Hastings Street**
- **132<sup>nd</sup> Avenue from Aberdeen Street to Hastings Street**
- **Davenport Street from 131<sup>st</sup> Avenue ending 1160' North**
- **Eldorado Street from 130<sup>th</sup> Avenue to 132<sup>nd</sup> Avenue**
- **Hastings Street from 130<sup>th</sup> Avenue to 132<sup>nd</sup> Lane**
- **131<sup>st</sup> Lane from Baltimore Street to Davenport Street**
- **130<sup>th</sup> Lane from Baltimore Street ending 460' East**
- **130<sup>th</sup> Avenue from Baltimore Street to Hasting Street**
- **Chisholm Street from 129<sup>th</sup> Avenue to 130<sup>th</sup> Avenue**
- **Goodhue Street from 130<sup>th</sup> Avenue to 131<sup>st</sup> Avenue**

#### **132<sup>nd</sup> Avenue/Hastings Street Project area**

The streets listed above were constructed in two separate phases from 1976-1977 with a roadway section consisting of 3.5 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. In 1998 an overlay was done on all 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 below) 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 below)

The Anoka County Soil Survey indicates the predominant soil types in the project area to be Sartell 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 location.

# FEASIBILITY REPORT

## PROJECT NO. 21-07



**Photo 1 (130th Avenue)**



**Photo 2 (Hastings Street)**

# FEASIBILITY REPORT

## PROJECT NO. 21-07

### 3. **PROPOSED IMPROVEMENTS**

The proposed improvements will include replacement of the existing street section, additional storm sewer, replacement of 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:

#### **A 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 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.

#### **B 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 iron water main installed between 1976 & 1977 has no issues indicating the need for replacement or repair. The project will include gate valve repairs and replacement as identified by public works located within the roadway. 6-inch gate valves will be added per MN Department of Health requirements to existing hydrants that do not currently have shut off valves.

#### **C Street Construction**

##### **132nd Avenue / Hastings Street area**

All the project streets will consist of 3.5 inches of bituminous pavement over 4 inches of aggregate base. (see exhibit 2) There will be D418 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.

#### **D Stormwater Drainage**

Storm water runoff from the streets is captured and controlled with catch basins and a storm sewer pipe system. The existing storm sewer system was reviewed for just under a 2-year spread design to better manage our increasing rainfall events while minimizing the addition of storm sewer trunklines to keep costs down. Sump catch basin structures will be utilized where appropriate to aid in the removal of sediments to comply with Coon Creek Watershed District requirements.

# FEASIBILITY REPORT

## PROJECT NO. 21-07

### **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.

# FEASIBILITY REPORT

## PROJECT NO. 21-07

### 5. SUMMARY OF ESTIMATED PROJECT COSTS AND FUNDING

**Project:** 21-07

**Description:** 132<sup>nd</sup> Avenue/ Hastings Street Area Rehabilitation

Cost Item	Percent	Amount
<b>Construction Costs</b>		
Street Construction		\$ 1,453,200
Water Main		57,800
Sanitary Sewer		38,000
<b>Total Construction Costs</b>		<b>\$ 1,549,000</b>
<b>Administrative Costs</b>		
Engineering	18%	\$ 279,000
Assessment	1%	15,000
Legal	2%	31,000
Administration	4%	62,000
Capitalized Interest	8%	124,000
Bonding	2%	31,000
<b>Total Administrative Costs</b>		<b>\$ 542,000</b>
 <b>TOTAL ESTIMATED PROJECT COSTS</b>		 <b>\$ 2,091,000</b>

**Temporary Funding Source**

City Internal Funds

**Permanent Funding Source**

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

**Funding**

Total Paid from Public Utility Funds	\$ 129,300
Total Generation from Assessments	\$ 597,200
Total Paid from PMP Funds	\$ 1,364,500



# FEASIBILITY REPORT

## PROJECT NO. 21-07

### 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 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 high density residential do not include costs for water main or sanitary sewer work.

See Exhibit No. 3 for the parcels proposed to be assessed and Exhibits No. 4 and 5 for the proposed assessment rolls.

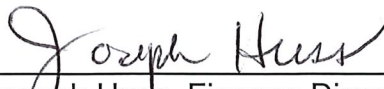
### 7. FINANCE

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, and the costs assessed to the benefiting parcels in accordance with current City Assessment Policy and Minnesota Statutes Chapter 429, Special Assessment Laws.

#### A Finance Director Statement

With reference to this Feasibility Report for Improvement Project 21-07 as prepared by the City of Blaine Engineering Department dated December 18, 2020, 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, 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 **\$597,200** 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 **\$129,300**.

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

# FEASIBILITY REPORT

## PROJECT NO. 21-07

### 8. PROJECTED SCHEDULE

FAQ sheet sent to residents to explain project and proposed assessments.....	<u>Jan. 8, 2020</u>
Receive Feasibility Report	
Order Public Hearing .....	<u>Jan. 4, 2020</u>
Hold Public Hearing	
Order Improvements (Order Preparation of Plans and Specifications) .....	<u>Feb. 1, 2020</u>
Approve Plans and Specifications	
Order Advertisement for Bids .....	<u>March 15, 2021</u>
Open Bids.....	<u>April 19, 2021</u>
Award Contract.....	<u>May 3, 2021</u>
Construct Improvements .....	<u>May-September 2021</u>
Assess Project.....	<u>October 2021</u>
First assessment payment due with real estate taxes .....	<u>2022</u>

### 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.

---

## List of Exhibits

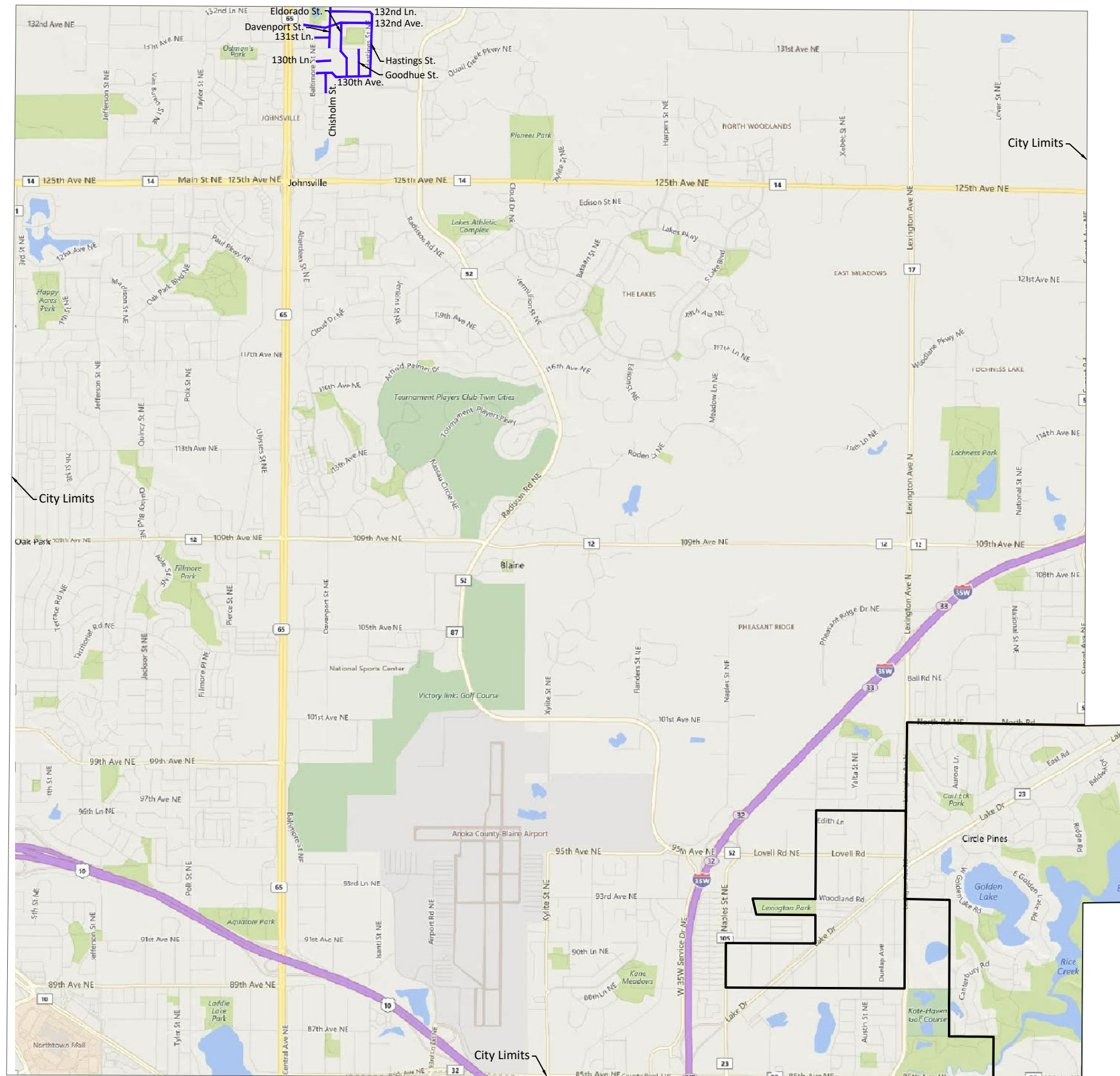
Exhibit 1 – 132<sup>nd</sup> Avenue/Hastings Area Rehabilitation

Exhibit 2 – Typical Section

Exhibit 3 – Parcel Assessment – 132<sup>nd</sup> Avenue/Hastings Area Rehabilitation

Exhibits 4 – Proposed Assessment Roll – 132<sup>nd</sup> Avenue/Hastings Area - Single Family  
Residential

Exhibits 5 – Proposed Assessment Roll – 132<sup>nd</sup> Avenue/Hastings Area – High Density/  
Multi Family Residential



# City of Blaine, Minnesota



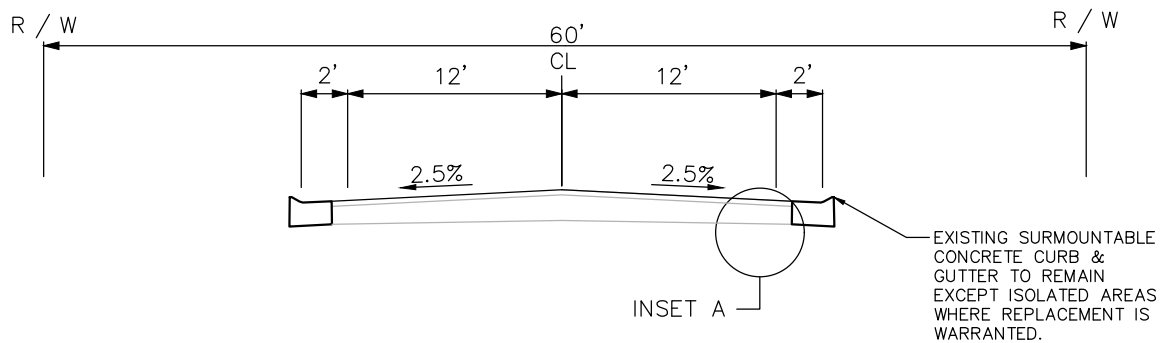
## 132nd Avenue/Hastings Street Area Rehabilitation

### PROPOSED STREET IMPROVEMENTS

 BITUMINOUS REPLACEMENT W/ SPOT CURB AND GUTTER REPLACEMENT

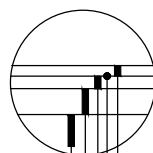






### BITUMINOUS REPLACEMENT W/ SPOT CURB REPLACEMENT

132nd Lane	131st Lane
132nd Avenue	130th Lane
Davenport Street	130th Avenue
Eldorado Street	Chisholm Street
Hastings Street	Goodhue Street



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](http://www.sehinc.com)

FILE NO.  
 BLAIN148566

DATE  
 09.21.2020

TYPICAL SECTION  
 132ND AVE. / HASTINGS ST. AREA  
 RECONSTRUCTION BLAINE, MINNESOTA

EXHIBIT  
 NO. 2



PROJECT 21-07  
132ND AVENUE / HASTINGS STREET AREA REHABILITATION  
CITY OF BLAINE  
EXHIBIT NO.4 - SINGLE FAMILY RESIDENTIAL PROPERTY  
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN						
CONSTRUCTION COSTS*		\$1,453,300.00	*(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)			
ADMINISTRATIVE COSTS		\$508,600.00				
TOTAL COST		\$1,961,900.00				
RESIDENTIAL RATE		x35%	TOTAL FRONT FOOTAGE		ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST		\$686,665.00 /	21291.0 LF		=	\$32.25
RESIDENTIAL PROPERTY						
ASSESSMENT RATE		ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE	AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
\$32.25		X 18295.0 LF	= \$590,013.75		/ 225	= \$2,622.28
Map ID	PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
1	053123110001	1615 132ND LN NE	ROGERS JASON	1	\$2,622.28	\$2,622.28
2	053123110002	1629 132ND LN NE	BROWN DARLENE	1	\$2,622.28	\$2,622.28
3	053123110003	1643 132ND LN NE	GUSTAFSON KIM B & MARLENE A	1	\$2,622.28	\$2,622.28
4	053123110004	1657 132ND LN NE	WOLFE CODY	1	\$2,622.28	\$2,622.28
5	053123110005	1671 132ND LN NE	JOHNSON GERALD & JUDITH TRUSTEE	1	\$2,622.28	\$2,622.28
6	053123110006	1695 132ND LN NE	REDHEAD TIMOTHY J & JOYCE M	1	\$2,622.28	\$2,622.28
7	053123110007	1701 132ND LN NE	PREGLER MARYA & MIKKIE	1	\$2,622.28	\$2,622.28
8	053123110008	1715 132ND LN NE	HERDER GREGORY & SUSAN	1	\$2,622.28	\$2,622.28
9	053123110009	1729 132ND LN NE	TAKKUNEN ROBERT L & HARJU AMY	1	\$2,622.28	\$2,622.28
10	053123110010	1743 132ND LN NE	RUFF MICHAEL A & SUSAN L	1	\$2,622.28	\$2,622.28
11	053123110011	1757 132ND LN NE	KUTSCHEID DAVID B & BARBARA	1	\$2,622.28	\$2,622.28
12	053123110012	1771 132ND LN NE	BENDER SHIRLEY	1	\$2,622.28	\$2,622.28
13	053123110013	1785 132ND LN NE	PAGE CHRISTOPHER & JESSICA	1	\$2,622.28	\$2,622.28
14	053123110014	1799 132ND LN NE	TELLO MICHAEL F	1	\$2,622.28	\$2,622.28
15	053123110015	13249 HASTINGS ST NE	HPA BORROWER 2017-1 LLC	1	\$2,622.28	\$2,622.28
16	053123110016	13237 HASTINGS ST NE	LOMICKY JOSEPH	1	\$2,622.28	\$2,622.28
17	053123110017	13225 HASTINGS ST NE	STUBBS TROY	1	\$2,622.28	\$2,622.28
18	053123110018	13213 HASTINGS ST NE	ZAMBRANO BYRON	1	\$2,622.28	\$2,622.28
19	053123110019	13201 HASTINGS ST NE	MEYER RODNEY & KIMBERLY	1	\$2,622.28	\$2,622.28
20	053123110020	13197 HASTINGS ST NE	MAHONEY TIMOTHY	1	\$2,622.28	\$2,622.28
21	053123110021	13185 HASTINGS ST NE	GROSSHAUSER STEVEN	1	\$2,622.28	\$2,622.28
22	053123110022	13173 HASTINGS ST NE	JACOBS KENNETH A & DEBORAH A	1	\$2,622.28	\$2,622.28
23	053123110023	13161 HASTINGS ST NE	WALDOCK CORY & NICOLE	1	\$2,622.28	\$2,622.28
24	053123110024	13149 HASTINGS ST NE	SWANSON JANET	1	\$2,622.28	\$2,622.28
25	053123110025	13137 HASTINGS ST NE	OLLESTAD BECKI JEAN & GEORGE	1	\$2,622.28	\$2,622.28
26	053123110026	13125 HASTINGS ST NE	MARTIN SARAH	1	\$2,622.28	\$2,622.28
27	053123110027	13113 HASTINGS ST NE	FREDRICKSON ROY & FRANCINE	1	\$2,622.28	\$2,622.28
28	053123110028	13101 HASTINGS ST NE	EPP PARKER & SARA	1	\$2,622.28	\$2,622.28
29	053123110033	13100 HASTINGS ST NE	HENTGES LAURENCE	1	\$2,622.28	\$2,622.28
30	053123110034	13112 HASTINGS ST NE	BODIN MARY & RODGER TRUSTEE	1	\$2,622.28	\$2,622.28
31	053123110035	13124 HASTINGS ST NE	FREUNDSCHUH TIMOTHY J & TRACY	1	\$2,622.28	\$2,622.28
32	053123110036	13136 HASTINGS ST NE	LARSON EMILY & SYDNEY TRUSTEE	1	\$2,622.28	\$2,622.28
33	053123110037	13148 HASTINGS ST NE	MORRIS EMMA	1	\$2,622.28	\$2,622.28
34	053123110042	1714 132ND AVE NE	CHAREST DAVID & TERI L	1	\$2,622.28	\$2,622.28
35	053123110043	1728 132ND AVE NE	OVIK GREGORY P & DIANE L	1	\$2,622.28	\$2,622.28

PROJECT 21-07  
132ND AVENUE / HASTINGS STREET AREA REHABILITATION  
CITY OF BLAINE  
EXHIBIT NO.4 - SINGLE FAMILY RESIDENTIAL PROPERTY  
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN						
CONSTRUCTION COSTS*		\$1,453,300.00	*(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)			
ADMINISTRATIVE COSTS		\$508,600.00				
TOTAL COST		\$1,961,900.00				
RESIDENTIAL RATE		x35%	TOTAL FRONT FOOTAGE		ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST		\$686,665.00 /	21291.0 LF		=	\$32.25
36	053123110044	1742 132ND AVE NE	LARSON DAVID M & CYNTHIA	1	\$2,622.28	\$2,622.28
37	053123110045	1756 132ND AVE NE	STANEK JAMES A & CONNIE J	1	\$2,622.28	\$2,622.28
38	053123110046	13196 HASTINGS ST NE	PAINTER STEPHANIE & DEBORAH SNOW	1	\$2,622.28	\$2,622.28
39	053123110047	13184 HASTINGS ST NE	KAMBEITZ KATHRYN	1	\$2,622.28	\$2,622.28
40	053123110048	13172 HASTINGS ST NE	ALBATTAT MOHAMMED	1	\$2,622.28	\$2,622.28
41	053123110049	13137 ELDORADO ST NE	GAZICH STEPHEN & STEFANIE A	1	\$2,622.28	\$2,622.28
42	053123110050	13149 ELDORADO ST NE	SANCHEZ PLIEGO MARCOS & SANCHEZ-SOLORZANO JANNIEL	1	\$2,622.28	\$2,622.28
43	053123110051	13161 ELDORADO ST NE	FOLEY DAVID & DIANE	1	\$2,622.28	\$2,622.28
44	053123110052	13173 ELDORADO ST NE	HRUSKA SCOTT	1	\$2,622.28	\$2,622.28
45	053123110053	1656 132ND AVE NE	NELSON JONATHAN	1	\$2,622.28	\$2,622.28
46	053123110054	1670 132ND AVE NE	HIME DAVID M & PATRICIA M	1	\$2,622.28	\$2,622.28
47	053123110055	1684 132ND AVE NE	PEPIN ALEXANDER & LYNDA	1	\$2,622.28	\$2,622.28
48	053123110056	1700 132ND AVE NE	BREKKESTRAN JEFFERY A & RHONDA	1	\$2,622.28	\$2,622.28
49	053123110057	1601 132ND AVE NE	DIDUR LEYA & SHANE	1	\$2,622.28	\$2,622.28
50	053123110058	1615 132ND AVE NE	RICKS JOHN F & JUDY T	1	\$2,622.28	\$2,622.28
51	053123110059	1629 132ND AVE NE	SCHICHEL BLAKE & BRIE	1	\$2,622.28	\$2,622.28
52	053123110060	1643 132ND AVE NE	TUOMINEN BRETT & KELSEY	1	\$2,622.28	\$2,622.28
53	053123110061	1657 132ND AVE NE	HELMER MERLE	1	\$2,622.28	\$2,622.28
54	053123110062	1671 132ND AVE NE	MARKUSON BRITTANY & DANIEL ROWE	1	\$2,622.28	\$2,622.28
55	053123110063	1685 132ND AVE NE	WOYTASEK MICHAEL	1	\$2,622.28	\$2,622.28
56	053123110064	1701 132ND AVE NE	LIBBY CHARLES W & ELAINE L	1	\$2,622.28	\$2,622.28
57	053123110065	1715 132ND AVE NE	NIEVES PATRICIA	1	\$2,622.28	\$2,622.28
58	053123110066	1729 132ND AVE NE	GRAVES PAMELA	1	\$2,622.28	\$2,622.28
59	053123110067	1743 132ND AVE NE	NELSON JOHN & RACHEL	1	\$2,622.28	\$2,622.28
60	053123110068	1757 132ND AVE NE	HEIDEN LISA	1	\$2,622.28	\$2,622.28
61	053123110069	1771 132ND AVE NE	BUNDY COLE M & LYNDA M	1	\$2,622.28	\$2,622.28
62	053123110070	1785 132ND AVE NE	HAMMERSTROM MICHAEL C	1	\$2,622.28	\$2,622.28
63	053123110071	1784 132ND LN NE	SCHEFF RONALD J & KIMBERLY L	1	\$2,622.28	\$2,622.28
64	053123110072	1770 132ND LN NE	KOEHLER DONALD F & LOIS A	1	\$2,622.28	\$2,622.28
65	053123110073	1756 132ND LN NE	BEAUDUY LEE C & LAURA J	1	\$2,622.28	\$2,622.28
66	053123110074	1742 132ND LN NE	RAYMOND TIMOTHY P & D A	1	\$2,622.28	\$2,622.28
67	053123110075	1728 132ND LN NE	OLSON BENJAMIN & DANIELLE	1	\$2,622.28	\$2,622.28
68	053123110076	1714 132ND LN NE	AHMED TAMANNA	1	\$2,622.28	\$2,622.28
69	053123110077	1700 132ND LN NE	JOHNSON DAMON K & TERRI L	1	\$2,622.28	\$2,622.28
70	053123110078	1684 132ND LN NE	GRUSSING KIMBERLY	1	\$2,622.28	\$2,622.28
71	053123110079	1670 132ND LN NE	CUMES-ORTEGA HENRY	1	\$2,622.28	\$2,622.28
72	053123110080	1656 132ND LN NE	VUE CHENGXENG	1	\$2,622.28	\$2,622.28
73	053123110081	1642 132ND LN NE	SNYDER RICHARD J & DENISE M	1	\$2,622.28	\$2,622.28
74	053123110082	1628 132ND LN NE	PEKA DAVID E & JEAN E	1	\$2,622.28	\$2,622.28
75	053123110083	1614 132ND LN NE	CONELLY JOHN D & THERESA M	1	\$2,622.28	\$2,622.28
76	053123110084	1600 132ND LN NE	CONBOY MARK & LINDA	1	\$2,622.28	\$2,622.28
77	053123110085	13196 ELDORADO ST NE	KURAK MICHELE	1	\$2,622.28	\$2,622.28
78	053123110086	13184 ELDORADO ST NE	CARPENTER ALEXANDRA & DANIEL	1	\$2,622.28	\$2,622.28
79	053123110087	13172 ELDORADO ST NE	FISCHER MARIA & DAN JOHNSON	1	\$2,622.28	\$2,622.28
80	053123110088	13160 ELDORADO ST NE	MAHTO BEVERLY & WAYNE	1	\$2,622.28	\$2,622.28
81	053123110089	13148 ELDORADO ST NE	WILLIAMS DAVID A & PAMELA M	1	\$2,622.28	\$2,622.28
82	053123110090	13136 ELDORADO ST NE	JOHNSON STEVEN R & ANN M	1	\$2,622.28	\$2,622.28
83	053123110091	13124 ELDORADO ST NE	GUIDER MICHELE	1	\$2,622.28	\$2,622.28



PROJECT 21-07  
132ND AVENUE / HASTINGS STREET AREA REHABILITATION  
CITY OF BLAINE  
EXHIBIT NO.4 - SINGLE FAMILY RESIDENTIAL PROPERTY  
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN						
CONSTRUCTION COSTS*		\$1,453,300.00	*(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)			
ADMINISTRATIVE COSTS		\$508,600.00				
TOTAL COST		\$1,961,900.00				
RESIDENTIAL RATE		x35%	TOTAL FRONT FOOTAGE		ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST		\$686,665.00 /	21291.0 LF		=	\$32.25
84	053123110092	13112 ELDORADO ST NE	WAY CHRISTIAN & SARAH	1	\$2,622.28	\$2,622.28
85	053123110093	13100 ELDORADO ST NE	PIEKARSKI DENNIS L & KAREN	1	\$2,622.28	\$2,622.28
86	053123110094	13101 DAVENPORT ST NE	DARBY HEATHER	1	\$2,622.28	\$2,622.28
87	053123110095	13113 DAVENPORT ST NE	LAM HUNG & MELISSA	1	\$2,622.28	\$2,622.28
88	053123110096	13125 DAVENPORT ST NE	JEVNAGER BRUCE D & JANET L	1	\$2,622.28	\$2,622.28
89	053123110097	13137 DAVENPORT ST NE	FORREST SANDRA & THOMAS TRUSTEE	1	\$2,622.28	\$2,622.28
90	053123110098	13149 DAVENPORT ST NE	MEYER MICHAEL F & NITA A	1	\$2,622.28	\$2,622.28
91	053123110099	13161 DAVENPORT ST NE	ADAM ADAM & MOHAMED NASRO	1	\$2,622.28	\$2,622.28
92	053123110100	13173 DAVENPORT ST NE	HERRICK CARA & KIRILL MALOYLO	1	\$2,622.28	\$2,622.28
93	053123110101	13185 DAVENPORT ST NE	CHRISTENSON JAMES & SONJA	1	\$2,622.28	\$2,622.28
94	053123110103	1601 132ND LN NE	ARNESON DALE G & S L	1	\$2,622.28	\$2,622.28
95	053123120001	1515 132ND AVE NE	HOLMQUIST BETH A	1	\$2,622.28	\$2,622.28
96	053123120002	1529 132ND AVE NE	LATTIMER JACQUELINE	1	\$2,622.28	\$2,622.28
97	053123120003	13200 DAVENPORT ST NE	COFFIN TIMOTHY	1	\$2,622.28	\$2,622.28
98	053123120004	13214 DAVENPORT ST NE	KLITZKE K E & HENDRICKSON L A	1	\$2,622.28	\$2,622.28
99	053123120005	13228 DAVENPORT ST NE	JOHNSON BRIAN	1	\$2,622.28	\$2,622.28
100	053123120006	13242 DAVENPORT ST NE	RAFOS KEITH A	1	\$2,622.28	\$2,622.28
101	053123120007	1500 131ST LN NE	SATTER CLIFFORD	1	\$2,622.28	\$2,622.28
102	053123120008	1514 131ST LN NE	LIESCH CHRISTOPHER P & GRACE M	1	\$2,622.28	\$2,622.28
103	053123120009	1528 131ST LN NE	SANDERSON CHRISTOPHER	1	\$2,622.28	\$2,622.28
104	053123120010	1542 131ST LN NE	JOHNSON DELONNA J	1	\$2,622.28	\$2,622.28
105	053123120011	1556 131ST LN NE	LAPOINTE AARON & ANGELA	1	\$2,622.28	\$2,622.28
106	053123120017	1500 132ND AVE NE	WEST STEVEN M & CINDY RENE	1	\$2,622.28	\$2,622.28
107	053123120018	1514 132ND AVE NE	HARMON JEFFREY	1	\$2,622.28	\$2,622.28
108	053123120019	1528 132ND AVE NE	HORNING NICKOLAS & REBECCA	1	\$2,622.28	\$2,622.28
109	053123120020	1542 132ND AVE NE	BARTHOLOMEW DANIELLE & CHRISTOPHER CROOKS	1	\$2,622.28	\$2,622.28
110	053123120021	1556 132ND AVE NE	SCHMUCKER ALAN & ANNALESSA	1	\$2,622.28	\$2,622.28
111	053123120022	1557 131ST LN NE	STACHOWSKI CYNTHIA J & JAMES R	1	\$2,622.28	\$2,622.28
112	053123120023	1543 131ST LN NE	TUCKER DIANNA & GARRISON	1	\$2,622.28	\$2,622.28
113	053123120024	1529 131ST LN NE	L&B PARTNERS LLC	1	\$2,622.28	\$2,622.28
114	053123120025	1515 131ST LN NE	VANG JOHN	1	\$2,622.28	\$2,622.28
115	053123120026	1501 131ST LN NE	KRIESEL STEVEN A	1	\$2,622.28	\$2,622.28
116	053123120044	13284 DAVENPORT ST NE	OLSON DONALD K & BONNIE M	1	\$2,622.28	\$2,622.28
117	053123120045	13270 DAVENPORT ST NE	WRAZIDLO BENJAMIN, DDEBRA, FRITZ	1	\$2,622.28	\$2,622.28
118	053123120046	13256 DAVENPORT ST NE	BELL MEROSIL & WILLIAM	1	\$2,622.28	\$2,622.28
123	053123130016	12984 CHISHOLM ST NE	HEULE PETER A & CANDACE A	1	\$2,622.28	\$2,622.28
124	053123130017	12970 CHISHOLM ST NE	SARAZIN SCOTT	1	\$2,622.28	\$2,622.28
125	053123130018	12956 CHISHOLM ST NE	BILADEAU PAMELA	1	\$2,622.28	\$2,622.28
126	053123130019	12942 CHISHOLM ST NE	LENTSCH CATHERINE & EHREN	1	\$2,622.28	\$2,622.28
127	053123130020	12928 CHISHOLM ST NE	WEEGMAN LARRY ETAL	1	\$2,622.28	\$2,622.28
128	053123130021	12914 CHISHOLM ST NE	DIETSCH MICHAEL & PATRICE TRUSTEE	1	\$2,622.28	\$2,622.28
129	053123130022	12900 CHISHOLM ST NE	FROEMING ANGELA & ERIC	1	\$2,622.28	\$2,622.28
130	053123130030	12985 CHISHOLM ST NE	VOLLMAR MICHAEL & SONYA	1	\$2,622.28	\$2,622.28
131	053123130031	12971 CHISHOLM ST NE	ANDERSON KIMBERLY & BRENT REID	1	\$2,622.28	\$2,622.28
132	053123130032	12957 CHISHOLM ST NE	KIRBY JOHN & LAURA	1	\$2,622.28	\$2,622.28
133	053123130033	12943 CHISHOLM ST NE	SIEGFRIED JEFFREY V & JILL M	1	\$2,622.28	\$2,622.28
134	053123130034	12929 CHISHOLM ST NE	SATTERLUND LEAH	1	\$2,622.28	\$2,622.28
135	053123130035	12915 CHISHOLM ST NE	WILLIAMS MELISSA	1	\$2,622.28	\$2,622.28

PROJECT 21-07  
132ND AVENUE / HASTINGS STREET AREA REHABILITATION  
CITY OF BLAINE  
EXHIBIT NO.4 - SINGLE FAMILY RESIDENTIAL PROPERTY  
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN						
CONSTRUCTION COSTS*		\$1,453,300.00	*(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)			
ADMINISTRATIVE COSTS		\$508,600.00				
TOTAL COST		\$1,961,900.00				
RESIDENTIAL RATE		x35%	TOTAL FRONT FOOTAGE		ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST		\$686,665.00 /	21291.0 LF		=	\$32.25
136	053123130036	12901 CHISHOLM ST NE	BRYNTESON ROBERT J & MARY K	1	\$2,622.28	\$2,622.28
137	053123130043	1551 130TH AVE NE	OSELL LEANNE A	1	\$2,622.28	\$2,622.28
138	053123130044	1541 130TH AVE NE	KENOW AMY & WILLIAM	1	\$2,622.28	\$2,622.28
139	053123130045	1531 130TH AVE NE	KIRKEEIDE KIM J	1	\$2,622.28	\$2,622.28
140	053123130046	1521 130TH AVE NE	NGUYEN SANG VAN & DUyen THI MY	1	\$2,622.28	\$2,622.28
141	053123130047	1511 130TH AVE NE	SHELLEY JEFFERY W & SUSAN J	1	\$2,622.28	\$2,622.28
142	053123130048	1501 130TH AVE NE	ONSTAD RICHARD JR	1	\$2,622.28	\$2,622.28
143	053123130049	1500 130TH LN NE	LANE SHERI	1	\$2,622.28	\$2,622.28
144	053123130050	1510 130TH LN NE	CLARK RANDY E	1	\$2,622.28	\$2,622.28
145	053123130051	1520 130TH LN NE	ABDURAHMAN NAOMY	1	\$2,622.28	\$2,622.28
146	053123130052	1530 130TH LN NE	LATUFF AMANDA & DIANE	1	\$2,622.28	\$2,622.28
147	053123130053	1540 130TH LN NE	NOYES DORIS TRUSTEE	1	\$2,622.28	\$2,622.28
148	053123130054	1550 130TH LN NE	WEST RYAN M & LEANNE K	1	\$2,622.28	\$2,622.28
149	053123130055	1541 130TH LN NE	NELSON DONNA R	1	\$2,622.28	\$2,622.28
150	053123130056	1531 130TH LN NE	OLSON BLAKE	1	\$2,622.28	\$2,622.28
151	053123130057	1521 130TH LN NE	SNYDER JAMES J & JULIE A	1	\$2,622.28	\$2,622.28
152	053123130058	1511 130TH LN NE	STEVENS CHERI A	1	\$2,622.28	\$2,622.28
153	053123130059	1501 130TH LN NE	SHYPULSKI GERALD S & ANN K	1	\$2,622.28	\$2,622.28
154	053123140002	1650 130TH AVE NE	BLENKER BERNARD & JENELL	1	\$2,622.28	\$2,622.28
155	053123140003	1640 130TH AVE NE	GAPP REMY	1	\$2,622.28	\$2,622.28
156	053123140004	1630 130TH AVE NE	ASFAW KIROS & ZIGETA ATSE	1	\$2,622.28	\$2,622.28
157	053123140005	1620 130TH AVE NE	LANDAU KATIE & STEVEN	1	\$2,622.28	\$2,622.28
158	053123140006	1610 130TH AVE NE	BUDNICK DANIEL & DIANE	1	\$2,622.28	\$2,622.28
159	053123140007	1600 130TH AVE NE	RUBLE JAMES M	1	\$2,622.28	\$2,622.28
160	053123140011	13084 ELDORADO ST NE	MITCHELL JAMES M & DAWN M	1	\$2,622.28	\$2,622.28
161	053123140012	13072 ELDORADO ST NE	JOHNSON DANIEL E & BONNIE J	1	\$2,622.28	\$2,622.28
162	053123140013	13060 ELDORADO ST NE	ANDERSON CLAREMONT A & D H	1	\$2,622.28	\$2,622.28
163	053123140014	13048 ELDORADO ST NE	RAUSCHER JR MICHAEL & ANNA	1	\$2,622.28	\$2,622.28
164	053123140015	13036 ELDORADO ST NE	RUSSELL BERNADETTE	1	\$2,622.28	\$2,622.28
165	053123140016	13024 ELDORADO ST NE	SANTOS LAURA & MARCELLUS	1	\$2,622.28	\$2,622.28
166	053123140017	13012 ELDORADO ST NE	MATHESON DARIN K & JODI L	1	\$2,622.28	\$2,622.28
167	053123140018	1641 130TH AVE NE	KIMBLER SCOTT A & JULIE	1	\$2,622.28	\$2,622.28
168	053123140019	1631 130TH AVE NE	LEDWITH SANDRA & STEPHEN	1	\$2,622.28	\$2,622.28
169	053123140020	1621 130TH AVE NE	BELMER GLEN & SAMANTHA	1	\$2,622.28	\$2,622.28
170	053123140021	1611 130TH AVE NE	PIERCE JENNIFER	1	\$2,622.28	\$2,622.28
171	053123140022	1601 130TH AVE NE	HALL CHARLES & DONNA TRUSTEE	1	\$2,622.28	\$2,622.28
172	053123140023	1560 130TH LN NE	JONES RALPH R & COLLEEN T	1	\$2,622.28	\$2,622.28
173	053123140024	1551 130TH LN NE	FORGA WILLIAM H II & NONNA J	1	\$2,622.28	\$2,622.28
174	053123140025	13098 GOODHUE ST NE	XIONG GER	1	\$2,622.28	\$2,622.28
175	053123140026	13084 GOODHUE ST NE	GREENMAN DOUGLAS	1	\$2,622.28	\$2,622.28
176	053123140027	13070 GOODHUE ST NE	WESTERBERG ANDREW & CATHERINE	1	\$2,622.28	\$2,622.28
177	053123140028	13056 GOODHUE ST NE	FLOMO MARPAH & TALE	1	\$2,622.28	\$2,622.28
178	053123140029	13042 GOODHUE ST NE	MATEGKO MICHAEL J & JANET L	1	\$2,622.28	\$2,622.28
179	053123140030	13028 GOODHUE ST NE	HAWKINSON MICHAEL L & S M	1	\$2,622.28	\$2,622.28
180	053123140031	13014 GOODHUE ST NE	SEICHTER DANIEL M & BONNIE J	1	\$2,622.28	\$2,622.28
181	053123140032	1731 130TH AVE NE	ADAMS MERLIN & VICTORIA	1	\$2,622.28	\$2,622.28
182	053123140033	1721 130TH AVE NE	ARGUETA YESENIA	1	\$2,622.28	\$2,622.28
183	053123140034	1711 130TH AVE NE	WIMBERLY BRIAN & PATRICIA	1	\$2,622.28	\$2,622.28

PROJECT 21-07  
132ND AVENUE / HASTINGS STREET AREA REHABILITATION  
CITY OF BLAINE  
EXHIBIT NO.4 - SINGLE FAMILY RESIDENTIAL PROPERTY  
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN						
CONSTRUCTION COSTS*		\$1,453,300.00	*(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)			
ADMINISTRATIVE COSTS		\$508,600.00				
TOTAL COST		\$1,961,900.00				
RESIDENTIAL RATE		x35%	TOTAL FRONT FOOTAGE		ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST		\$686,665.00 /	21291.0 LF		=	\$32.25
184	053123140035	1701 130TH AVE NE	WARD KEVIN R & SUSAN L	1	\$2,622.28	\$2,622.28
185	053123140036	13013 ELDORADO ST NE	TIADEN LAVONNE TRUSTEE	1	\$2,622.28	\$2,622.28
186	053123140037	13025 ELDORADO ST NE	FROST JOANN	1	\$2,622.28	\$2,622.28
187	053123140038	13037 ELDORADO ST NE	PETERSON MICHAEL	1	\$2,622.28	\$2,622.28
188	053123140039	13049 ELDORADO ST NE	FAIRCHILD CHERYL	1	\$2,622.28	\$2,622.28
189	053123140040	13061 ELDORADO ST NE	SETTERGREN PAUL R & JANE A	1	\$2,622.28	\$2,622.28
190	053123140041	13073 ELDORADO ST NE	VAKE BRETT R & CARRIE J	1	\$2,622.28	\$2,622.28
191	053123140042	13085 ELDORADO ST NE	BOSTON JAMES J & KAREN M	1	\$2,622.28	\$2,622.28
192	053123140043	13097 ELDORADO ST NE	STICKNEY JEREMY & KRISTINA	1	\$2,622.28	\$2,622.28
193	053123140044	13096 HASTINGS ST NE	OWENS DAVID & TALLULAH	1	\$2,622.28	\$2,622.28
194	053123140045	13084 HASTINGS ST NE	BROWN GREGORY & STACY	1	\$2,622.28	\$2,622.28
195	053123140046	13072 HASTINGS ST NE	STITH BRYAN & JESSICA	1	\$2,622.28	\$2,622.28
196	053123140047	13060 HASTINGS ST NE	STRUBEL JENNIFER	1	\$2,622.28	\$2,622.28
197	053123140048	13048 HASTINGS ST NE	LOR NANELA	1	\$2,622.28	\$2,622.28
198	053123140049	13036 HASTINGS ST NE	MCLLENAN DONNA TRUSTEE	1	\$2,622.28	\$2,622.28
199	053123140050	13024 HASTINGS ST NE	GOURLEY DAVID & KIMBERLY	1	\$2,622.28	\$2,622.28
200	053123140051	13012 HASTINGS ST NE	JAMES SCHAFER & BARBARA J P	1	\$2,622.28	\$2,622.28
201	053123140052	13000 HASTINGS ST NE	MOENGA JESSICA	1	\$2,622.28	\$2,622.28
202	053123140053	13001 GOODHUE ST NE	RAHELIMALALA CHRISTINE & MIHOBY	1	\$2,622.28	\$2,622.28
203	053123140054	13013 GOODHUE ST NE	LERUD WILLIS D & JANICE E	1	\$2,622.28	\$2,622.28
204	053123140055	13025 GOODHUE ST NE	REIDER CONNIE & DALE	1	\$2,622.28	\$2,622.28
205	053123140056	13037 GOODHUE ST NE	HALL BRIAN & ERIN	1	\$2,622.28	\$2,622.28
206	053123140057	13049 GOODHUE ST NE	ZINKEN BRADLEY & MARILYN	1	\$2,622.28	\$2,622.28
207	053123140058	13061 GOODHUE ST NE	LOGAN JAMES K & DEBRA J	1	\$2,622.28	\$2,622.28
208	053123140059	13073 GOODHUE ST NE	SULLIVAN LINDA & THOMAS	1	\$2,622.28	\$2,622.28
209	053123140060	13085 GOODHUE ST NE	SPH PROPERTY ONE LLC	1	\$2,622.28	\$2,622.28
210	053123140061	13097 GOODHUE ST NE	BURNS TERRY W & BARBARA L	1	\$2,622.28	\$2,622.28
211	053123140062	13097 HASTINGS ST NE	HOLLERUD KERI	1	\$2,622.28	\$2,622.28
212	053123140063	13085 HASTINGS ST NE	POWELL ANDREW & CAROL	1	\$2,622.28	\$2,622.28
213	053123140064	13073 HASTINGS ST NE	WILLIAMS ROBERT & DIANA	1	\$2,622.28	\$2,622.28
214	053123140065	13061 HASTINGS ST NE	MCLAIN MARK D & FAY MARIE	1	\$2,622.28	\$2,622.28
215	053123140066	13049 HASTINGS ST NE	LOSO DANIEL M & GRANLUND JODI	1	\$2,622.28	\$2,622.28
216	053123140067	13037 HASTINGS ST NE	MAKELA ANTHONY	1	\$2,622.28	\$2,622.28
217	053123140068	13025 HASTINGS ST NE	DUBOIS JESSICA & RAYMOND	1	\$2,622.28	\$2,622.28
218	053123140069	13013 HASTINGS ST NE	YOUNG ANNA & JOSHUA	1	\$2,622.28	\$2,622.28
219	053123140070	13001 HASTINGS ST NE	MURPHY NIKOLE RICHARD	1	\$2,622.28	\$2,622.28
220	053123140071	1790 130TH AVE NE	REMIARZ DIANA	1	\$2,622.28	\$2,622.28
221	053123140072	1780 130TH AVE NE	NEUMANN JOANN	1	\$2,622.28	\$2,622.28
222	053123140073	1770 130TH AVE NE	ERIC JOHNSON	1	\$2,622.28	\$2,622.28
223	053123140074	1760 130TH AVE NE	YOUNG DENISE & ERIC	1	\$2,622.28	\$2,622.28
224	053123140075	1750 130TH AVE NE	ABDURAHMAN NAOMY & IBRAHIM, ZAKO	1	\$2,622.28	\$2,622.28
225	053123140076	1740 130TH AVE NE	CLARK CHRISTINA & NATHAN	1	\$2,622.28	\$2,622.28
226	053123140077	1730 130TH AVE NE	FEINE ROY A & PATRICIA A	1	\$2,622.28	\$2,622.28
227	053123140078	1720 130TH AVE NE	KEIMIG JONATHAN & MACKENZIE	1	\$2,622.28	\$2,622.28
228	053123140079	1710 130TH AVE NE	PETERSON CURTIS & VIRGINIA	1	\$2,622.28	\$2,622.28
229	053123140080	1700 130TH AVE NE	KLAERS RICHARD & STEPHANIE	1	\$2,622.28	\$2,622.28

PROJECT 21-07  
132ND AVENUE / HASTINGS STREET AREA REHABILITATION  
**132nd Avenue NE**

CITY OF BLAINE  
EXHIBIT NO.5 - HIGH DENSITY/ MULTI FAMILY RESIDENTIAL PROPERTY  
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN						
CONSTRUCTION COSTS	\$1,453,300.00	*(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)				
ADMINISTRATIVE COSTS	\$508,600.00					
TOTAL COST	\$1,961,900.00					
			TOTAL FRONT FOOTAGE	TOTAL COST PER FRONT FOOT	HIGH DENSITY / MULTI FAMILY RESIDENTIAL ASSESSMENT PERCENTAGE	HIGH DENSITY / MULTI FAMILY RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT
<b>ASSESSABLE COST</b>	<b>\$1,961,900.00</b>	<b>/</b>	<b>21291.00</b>	<b>= \$92.15</b>	<b>* 50%</b>	<b>= \$46.08</b>

Map ID	PROPERTY PIN	PROPERTY OWNER	PROPERTY ADDRESS	ASSESSABLE FRONT FOOTAGE		ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
119	053123120195	TOURVILLE LISA	1480 132ND AVE NE	39.0		\$46.08	\$1,797.12
120	053123120196	MARSHALL KRISTIN & LEWIS	1472 132ND AVE NE	39.0		\$46.08	\$1,797.12
121	053123120197	PETERSON DONNA	1464 132ND AVE NE	39.0		\$46.08	\$1,797.12
122	053123120198	WELMAN GREG & LOIS	1456 132ND AVE NE	39.0		\$46.08	\$1,797.12