2018 Street and Utility Improvements - City of Maple Plain

Proposed Assessment Roll - September 27, 2018

Property Owner	House #	Street Address	Parcel No.	Parcel (Utility)	Adjusted Frontage	Market Value	12-2017 Feas. Rpt. - Est. Total Assessment (35%)	Estimated Preliminary Assessment (35%) - Note (1)	Proposed Adjustment based on Special Benefit Analysis & Utility Adjust	Preliminary Assessment Roll
GREGORY A DAHLAGER	1785	HOWARD AVE	2411824440002	1	99.4	$209,000	$18,098	$ 15,745.51		$ 15,745.51
MARCENE E SHAFFER	1769	HOWARD AVE	2411824440003	1	99.0	$234,000	$18,052	$ 15,704.55		$ 15,704.55
J D FERRIL & W J FERRIL	1755	HOWARD AVE	2411824440004	1	99.0	$340,000	$18,052	$ 15,704.55		$ 15,704.55
J & B HEINZER	1739	HOWARD AVE	2411824440005	1	99.0	$205,000	$18,052	$ 15,704.55		$ 15,704.55
J A DOUGHTY & J M DOUGHTY	1725	HOWARD AVE	2411824440006	1	99.0	$231,000	$18,052	$ 15,704.55		$ 15,704.55
CAROL ANN QUAST	1709	HOWARD AVE	2411824440007	1	99.0	$219,000	$18,052	$ 15,704.55		$ 15,704.55
M E & S W BETZ	1701	HOWARD AVE	2411824440008	1	66.0	$309,000	$14,251	$ 12,325.35		$ 12,325.35
BRYAN R & JOLLEEN K SWENSON	1685	HOWARD AVE	2411824440009	1	99.0	$164,000	$18,052	$ 15,704.55	$ (704.55)	$ 15,000.00
M ANDERSON & P ANDERSON	1784	HOWARD AVE (5)	2411824440011	1	74.0	$229,000	$8,524	$ 13,144.55		$ 13,144.55
JOHN G OMAN ETAL	1774	HOWARD AVE	2411824440012	1	75.0	$184,000	$15,287	$ 13,246.95		$ 13,246.95
GERALD M ESNOUGH	1764	HOWARD AVE	2411824440013	1	74.0	$165,000	$15,172	$ 13,144.55		$ 13,144.55
LARRY HANKE/ROBERTA ROTT TRS	1754	HOWARD AVE	2411824440014	1	75.0	$229,000	$15,287	$ 13,246.95		$ 13,246.95
C J DOYLE & J VESEL	1740	HOWARD AVE (4)	2411824440015	1	99.0	$262,000	$18,052	$ 15,704.55		$ 15,704.55
ERIN M PHILLIPS & BRETTINA S PHILLIPS	1730	HOWARD AVE	2411824440016	1	66.0	$224,000	$14,251	$ 12,325.35		$ 12,325.35
JAMES D & ANN M BROWN	1718	HOWARD AVE	2411824440017	1	66.0	$196,000	$14,251	$ 12,325.35		$ 12,325.35
RAYMOND J CEBULLA ETAL	1706	HOWARD AVE	2411824440018	1	99.0	$143,000	$18,052	$ 15,704.55	$ (704.55)	$ 15,000.00
S J & C GOSEWISCH	1690	HOWARD AVE	2411824440019	1	132.0	$165,000	$21,853	$ 19,083.75	$ (4,083.75)	$ 15,000.00
ROBERT J WENZ	4869	INDEPENDENCE ST (3)	2411824440020	1	80.0	$80,000	$15,863	$ 13,758.95		$ 13,758.95
ARDIS N EVAVOLD	1649	BAKER PARK RD	2411824440022	1	191.5	$190,000	$28,707	$ 21,728.02	$ (1,728.02)	$ 20,000.00
D HALLING & N HALLING	4829	INDEPENDENCE ST	2411824440027	1	80.0	$160,000	$15,863	$ 13,758.95		$ 13,758.95
ROBERT A OVSHAK ETAL	1669	BAKER PARK RD	2411824440028	1	169.7	$170,000	$26,196	$ 19,495.70	$ (4,495.70)	$ 15,000.00
RUSSELL C & BARBARA A JERDE	4845	INDEPENDENCE ST (3)	2411824440031	1	73.0	$39,000	$15,057	$ 13,042.15		$ 13,042.15
RUSSELL C JERDE ETAL	4845	INDEPENDENCE ST (4)	2411824440032	1	87.0	$212,000	$16,670	$ 14,475.75	$ (2,118.42)	$ 12,357.33
ALICE MCPHERSON	4890	MAIN ST E	2411824440033	1	80.0	$206,000	$15,863	$ 13,758.95		$ 13,758.95
M J JONES & J J CARLSON	4905	INDEPENDENCE ST	2411824440036	1	80.0	$217,000	$15,863	$ 13,758.95		$ 13,758.95
GRANT ARVESON	1644	HOWARD AVE	2411824440037	1	82.5	$156,000	$16,151	$ 14,014.95		$ 14,014.95
N L & H V HALBERG	1634	HOWARD AVE	2411824440038	1	82.5	$158,000	$16,151	$ 14,014.95		$ 14,014.95
J J SHELP & M L SHELP	1666	HOWARD AVE (4)	2411824440041	1	162.8	$174,000	$25,401	$ 22,237.36	$ (2,237.36)	$ 20,000.00
MARGARET ANDERSEN	4944	MAIN ST E	2411824440042	1	165.0	$189,000	$25,654	$ 19,014.42		$ 19,014.42
JAMES M H PEDERSON ET AL	4970	MAIN ST E	2411824440047	1	198.0	$150,000	$29,456	$ 22,393.62	$ (7,393.62)	$ 15,000.00
NICOLE J LEA	4900	INDEPENDENCE ST (3)	2411824440070	0	120.0	$193,000	$13,823	$ 12,288.00		$ 12,288.00
K K IVERSON & J A IVERSON	1668	PERKINS LA	2411824440083	1	100.5	$220,000	$18,225	$ 15,858.15		$ 15,858.15
IURIE IVANOV/TATIANA IVANOV	4880	INDEPENDENCE ST	2411824440084	1	113.0	$218,000	$19,665	$ 17,138.15		$ 17,138.15
JANET K MCFARLIN	4850	INDEPENDENCE ST	2411824440085	1	113.0	$201,000	$19,665	$ 17,138.15		$ 17,138.15
CHARLES L RUUD/DONNA M RUUD	4848	INDEPENDENCE ST	2411824440086	1	116.0	$214,000	$20,010	$ 17,445.35		$ 17,445.35
DENISE MARIE SWEET	4919	INDEPENDENCE ST	2411824440087	1	114.5	$187,000	$19,837	$ 17,291.75		$ 17,291.75
R A LAFAVOR/R LAFAVOR TRUSTS	4881	INDEPENDENCE ST	2411824440089	1	70.5	$255,000	$14,769	$ 12,786.15		$ 12,786.15
D C STREETER & J STREETER	1645	HOWARD AVE	2411824440091	1	132.0	$214,000	$21,853	$ 19,083.75		$ 19,083.75
DON R JOHNSON	1669	HOWARD AVE	2411824440094	1	99.0	$183,000	$18,052	$ 15,704.55		$ 15,704.55
Totals				**38**	**4029.9**		**$ 710,184.65**	**$ 610,411.43**		**$ 586,945.46**
								35.00%		33.66%
						City Cost =	$ 1,318,915.35	$ 1,133,588.57	City Cost =	$ 1,157,054.54

Note(s):

(1) After Bid Opening.

(2) Yellow highlighted lots have a sewer service but no water service. Thus 34 parcels used for water service assessment.

(3) A Special Benefit Analysis was done on these parcels resulting in a proposed $15,000 benefit.

(4) A Special Benefit Analysis was done on these parcels resulting in a proposed $20,000 benefit.

(5) At the time of the feasibility report, it was thought the utilities came from Drake St. but during design, they came from Howard.