

The Cedar Street Project

Understanding Special Assessments



We Need to Fix Cedar Street!

Cedar Street Project

Water Main	\$10,000
Sanitary Sewer	\$10,000
Storm Sewer	\$10,000
Street Lights	\$10,000
Street Work	\$50,000

Total Project **\$90,000**



Water and Sewer Improvements

- The water main is a maintenance item so the Water Fund pays for the \$10,000 improvement...same goes for the \$10,000 in sanitary sewer work
- This work is not assessed to property owners in the project area



Collector Street Construction

The City Pays for Oversizing

- Cedar Street is a “collector street” so the additional material needed for this type of road is paid by all residents of the City - \$5,000
- The work needed to make the road a collector street is not assessed to property owners in the project area



Oversizing and Maintenance

Total Project Costs \$90,000

Subtract Water Main \$10,000

Subtract Sanitary Sewer \$10,000

Subtract Collector Road \$5,000

Revised Costs \$65,000

**for Property Owners
on Cedar Street**





Special Benefit

In order for a special assessment to be valid

- The land must receive a special benefit from the improvement being constructed
- The assessment must be uniform upon the same class of property
- The assessment may not exceed the special benefit. Special benefit is measured by the increase in the market value of the land owing the improvement

We Assess Based on the Benefit to Your Property

Revised Project Costs \$65,000
(Less Maintenance & Oversizing)

The City Determines a 40%
Assessment for the Project
(subtract)

\$39,000

Final Costs for
the Property Owners
on Cedar Street
(40% of \$65,000)

\$26,000



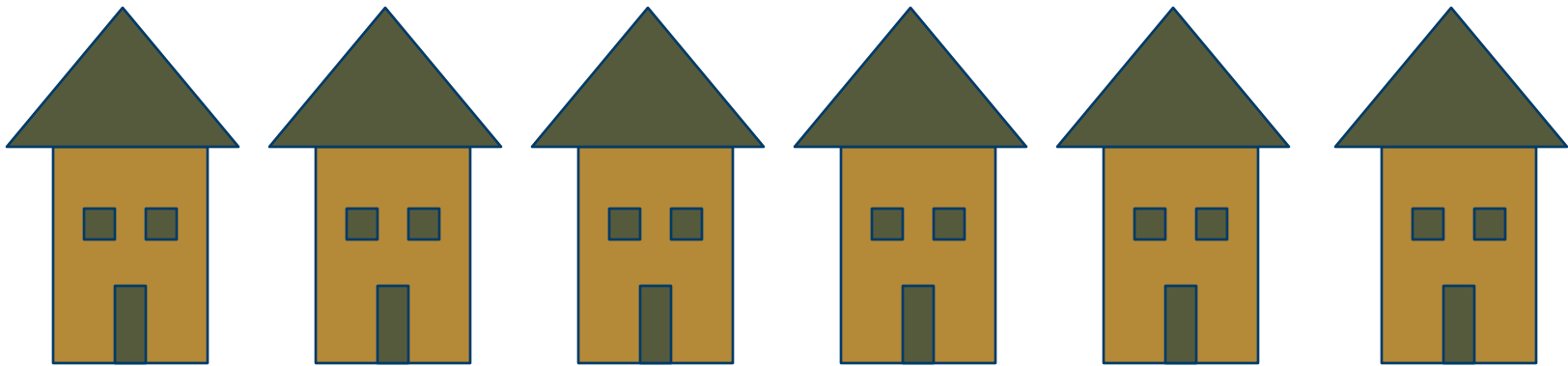
Special Assessments for Cedar Street 1/2 Parcel & 1/2 Front Footage

- The City has determined that \$26,000 of the \$90,000 project can be assessed to property owners on Cedar Street
- 1/2 of the total project assessment is based on a per parcel calculation - \$13,000
- 1/2 of the total project assessment is based a per front foot calculation - \$13,000



½ of the Project Cost is Calculated By Parcel

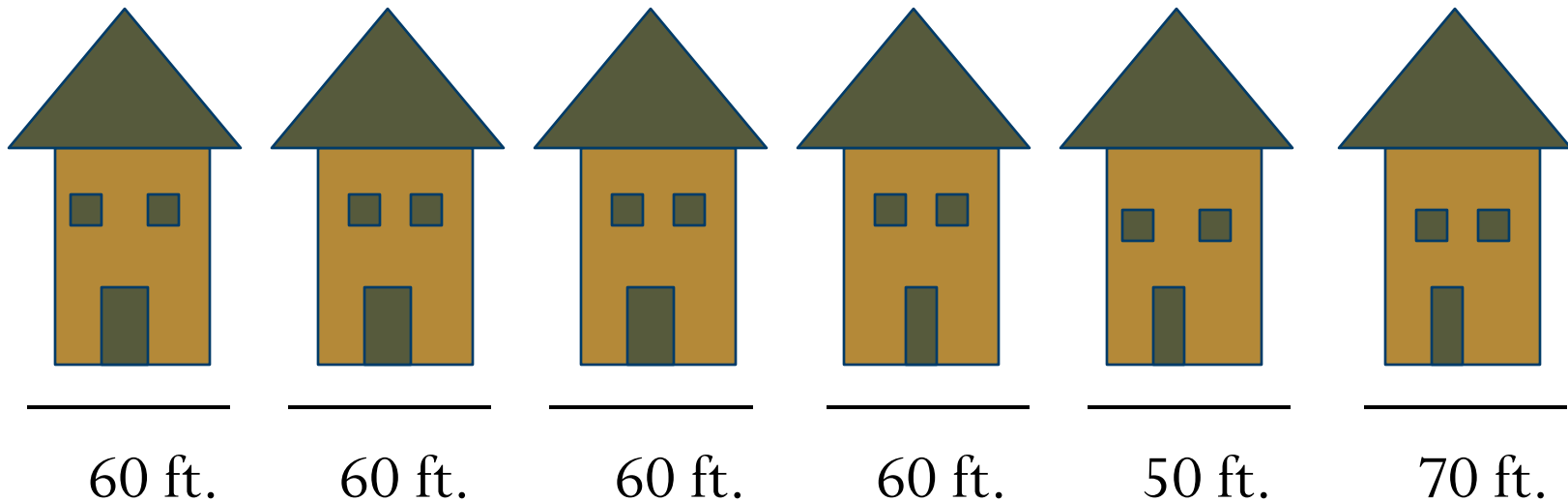
There are 6 houses/parcels on Cedar Street



$$\text{\$13,000} / 6 \text{ parcels} = \text{\$2,166.67 per parcel}$$

½ of the Project Cost is Calculated By Street Footage

Cedar Street has 360 feet of street frontage



$$\$13,000 / 360 \text{ ft.} = \$36.11 \text{ per ft.}$$

Special Assessment 1422 Cedar Street

1 Parcel

@ \$2,166.67 per parcel

60 ft. of Street Frontage

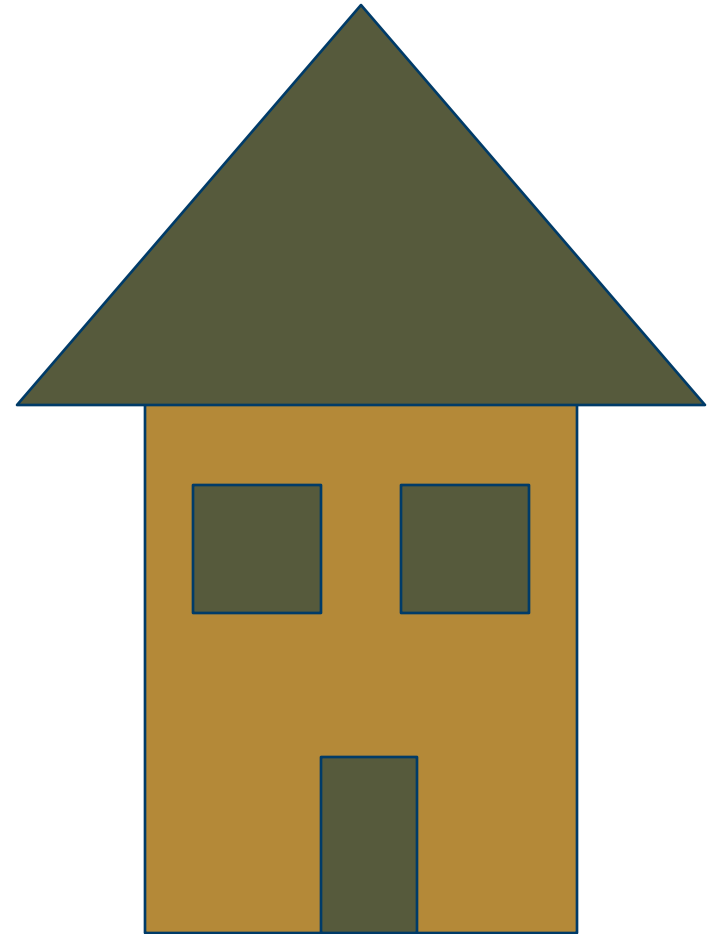
@ \$36.11 per foot

Parcel	\$2,166.67
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Street Frontage	\$2,166.60
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**Special Assessment
for 1422**

Cedar Street	\$4,333.27
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The Cedar Street Project

Although every project is different, we hope this guide helps you understand the basics of how special assessments are calculated. If you have additional questions on how assessments work or may impact your property, please contact Brent Mareck at (952) 448-5353

or

by e-mail at bmareck@ci.carver.mn.us.

