

**Recommended
2015 Uniform Assessment Rates**

Improvement Category	Benefited Parcel Category	2015	2014	2013	2012
		Approved Rate per sq ft	Approved Assessment Rate	Approved Assessment Rate	Approved Assessment Rate
Construction	Non-Residential	\$2.46	\$2.39	\$2.39	\$2.21
Construction	Residential	\$0.82	\$0.80	\$0.80	\$0.77
Renovation	Non-Residential	\$1.23	\$1.20	\$1.20	\$1.11
Renovation	Residential	\$0.41	\$0.40	\$0.40	\$0.39
Resurfacing	Non-Residential	\$0.62	\$0.60	\$0.60	\$0.56
Resurfacing	Residential	\$0.21	\$0.20	\$0.20	\$0.20
Alley Construction	Non-Residential	\$0.27	\$0.26	n/a	n/a
Alley Resurfacing	Residential	\$0.067	\$0.065	\$0.065	\$0.065

Resolution No. 2014R-503, passed December 5, 2014

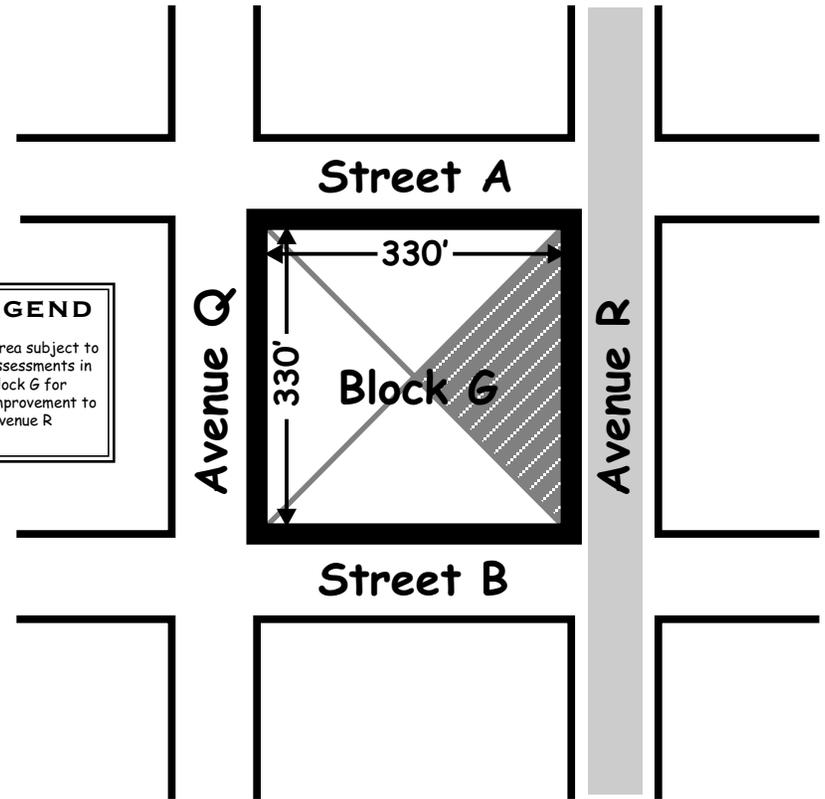
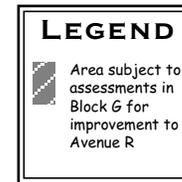
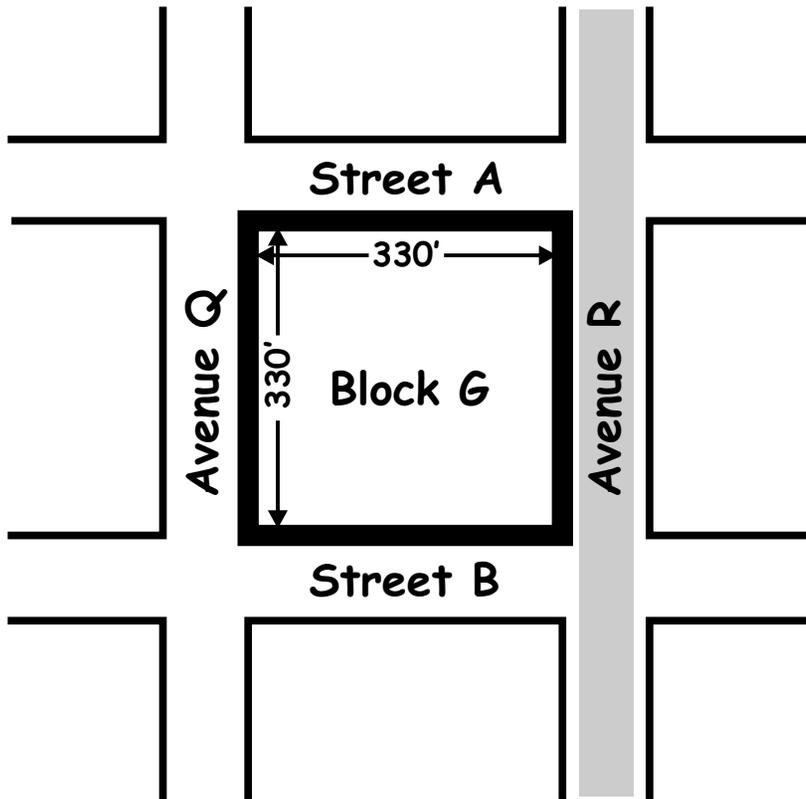
Reconstruction Assessment Annual Payment Estimate

RESIDENTIAL	2013		\$0.80 /sq ft		
Estimated lot size	40	ft by	150	ft total	6000 sq ft
Total Assessment	6000 sq ft	*	\$0.80	total	\$4,800.00
Annual Assessment	\$4,800.00	/	20 yr		\$240.00 per year
1st yr principal balance	\$4,800.00	-	0		\$4,800.00
1st year interest	\$4,800.00	*	5.00%		\$240.00
1st year payment	\$240.00	+	\$240.00	TOTAL	\$480.00
2nd yr principal balance	\$4,800.00	-	\$240.00		\$4,560.00
2nd year interest	\$4,560.00	*	5.00%		\$228.00
2nd year payment	\$240.00	+	\$228.00	TOTAL	\$468.00
3rd yr principal balance	\$4,560.00	-	\$240.00		\$4,320.00
3rd year interest	\$4,320.00	*	5.00%		\$216.00
3rd year payment	\$240.00	+	\$216.00	TOTAL	\$456.00
	ETC.				

NON-RESIDENTIAL	2013		\$2.39 /sq ft		
Estimated lot size	50	ft by	150	ft total	7500 sq ft
Total Assessment	7500 sq ft	*	\$2.39	total	\$17,925.00
Annual Assessment	\$17,925.00	/	20 yr		\$896.25 per year
1st yr principal balance	\$17,925.00	-	0		\$17,925.00
1st year interest	\$17,925.00	*	5.00%		\$896.25
1st year payment	\$896.25	+	\$896.25	TOTAL	\$1,792.50
2nd yr principal balance	\$17,925.00	-	\$896.25		\$17,028.75
2nd year interest	\$17,028.75	*	5.00%		\$851.44
2nd year payment	\$896.25	+	\$851.44	TOTAL	\$1,747.69
3rd yr principal balance	\$17,028.75	-	\$896.25		\$16,132.50
3rd year interest	\$16,132.50	*	5.00%		\$806.63
3rd year payment	\$896.25	+	\$806.63	TOTAL	\$1,702.88
	ETC.				

DEVELOPMENT OF THE INFLUENCE AREA ASSESSMENT METHOD

MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS



Question: How do we assess Block G for improvements to Avenue R AND allow for future assessment to Block G for similar improvements to streets A & B and Avenue Q, to be done at a later date ?

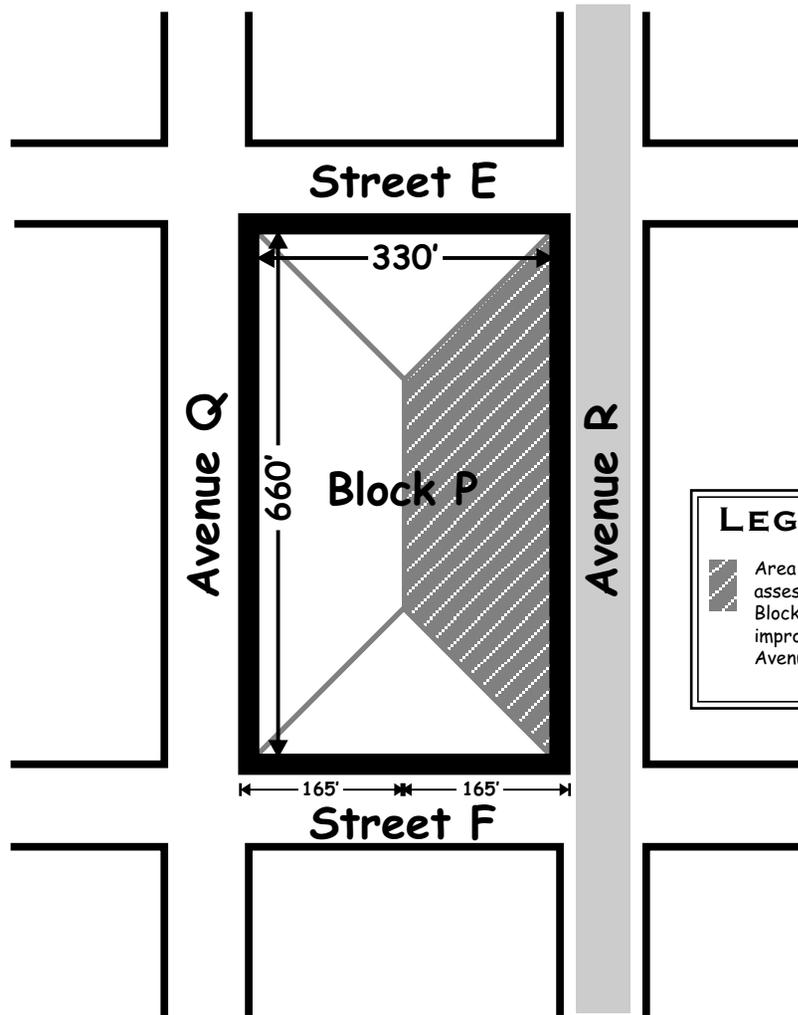
Answer: Assess $\frac{1}{4}$ the land area of Block G

Question: How do we assess Block G for improvements to Avenue R AND allow for future assessment to Block G for similar improvements to streets A & B and Avenue Q, to be done at a later date ?

Answer: Assess $\frac{1}{4}$ the land area of Block G, by splitting the block into 4 equal triangles.

DEVELOPMENT OF THE INFLUENCE AREA ASSESSMENT METHOD

MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS

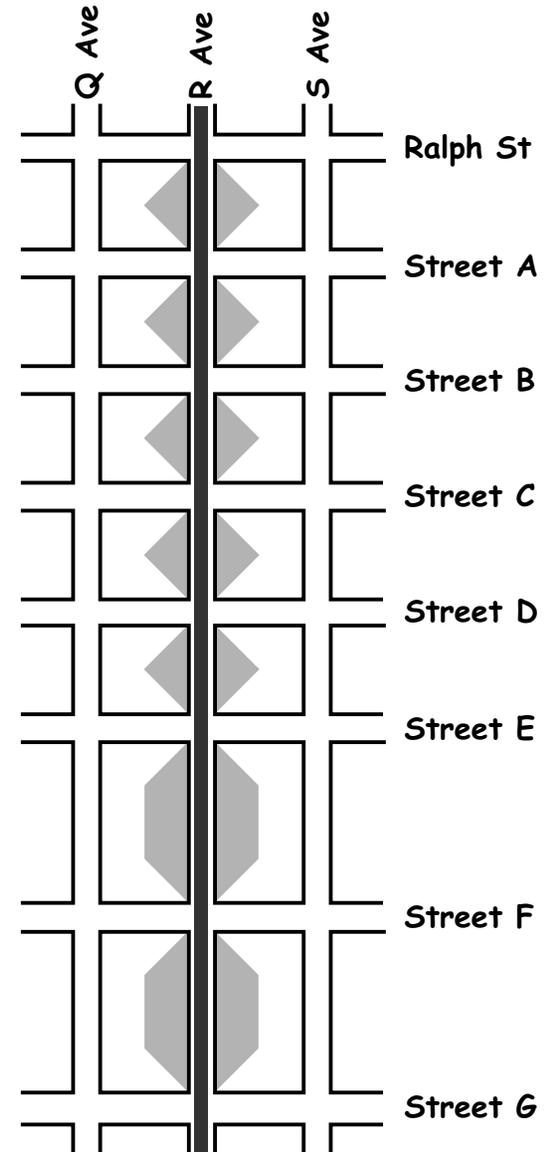


LEGEND

 Area subject to assessments in Block P for improvement to Avenue R

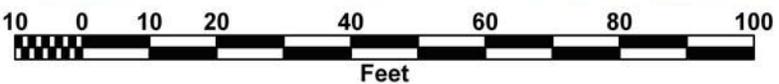
LEGEND

 Area subject to assessments for improvements to Avenue R





Non-Residential UAR 2013 = \$2.39/Sq Ft
 Parcel area subject to assessments
 = 1,631.25 Sq Ft
 Assessment= UAR x Sq Ft
 = \$2.39/Sq Ft x 1,636.25 Sq Ft
 ~ \$3,900

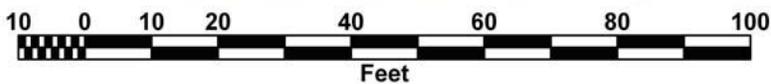


Non - Residential Corner Parcel Assessment Example

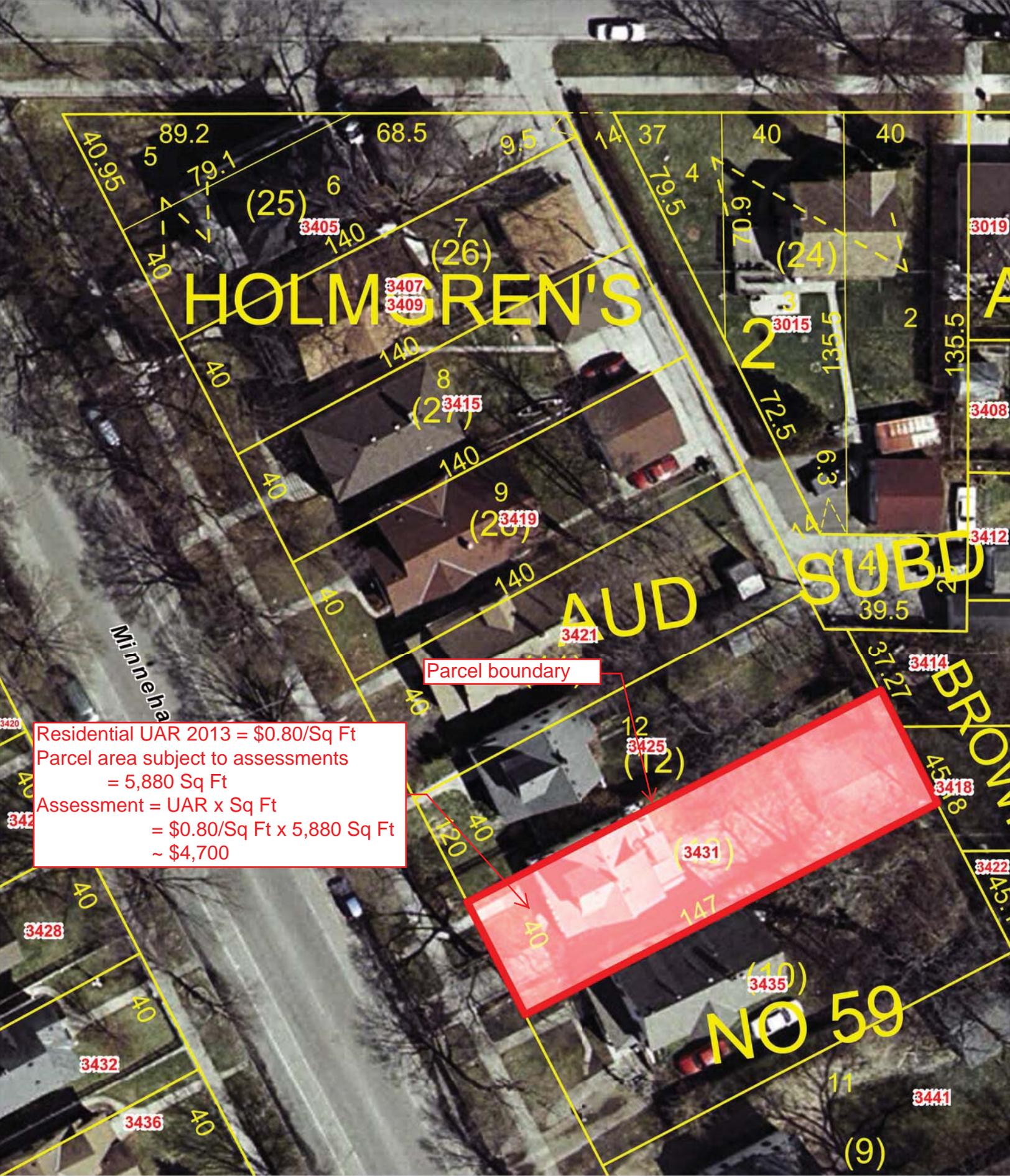


Parcel boundary

Non-Residential UAR 2013 = \$2.39/Sq Ft
 Residential UAR 2013 = \$0.80/Sq Ft
 Parcel area subject to assessments
 = 5,200 Sq Ft
 % Residential = 60%
 % Non-Residential = 40%
 Assessment= \$2.39/Sq Ft x 40% x 5,200 Sq Ft +
 \$0.80/Sq Ft x 60% x 5,200 Sq Ft
 ~\$4,600



Mid Block Mixed Use Property Assessment Example



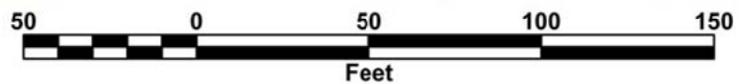
34th St E

Parcel boundary

Bisected angle line

Parcel area not subject to assessments

Residential UAR 2013 = \$0.80/Sq Ft
 Parcel area subject to assessment
 = 4,500 Sq Ft
 Assessments = UAR x Sq Ft
 = \$0.80/Sq Ft x 4,500 Sq Ft
 ~ \$3,600



Residential Corner Parcel
Assessment Example