



4635 35th Avenue North, Reile's Acres, ND 58102

Special Assessment Commission benefit of assessment breakout for each improvement sub-project;

Definitions:

Fronting Property – Driveway enters/exits to/from improved road.

Arterial Road - High-capacity urban road. The primary function of an arterial road is to deliver traffic (residents, school busses, fire department, emergency services, and maintenance vehicles from collector roads to limited access roads.

Sub-Project 2, Reile's Acres 3rd Addition - Mill and Overlay

100% benefit was given to fronting properties as there is not shared benefit to any other property outside that defined sub-project improvement.

Sub-Project 3, Adams Drive - Road Re-construct

100% benefit was given to fronting properties as there is not shared benefit to any other property outside that defined sub-project improvement.

Sub-Project 4, Bakers Lane - Full Road Re-reconstruct

100% benefit was given to fronting properties as there is not shared benefit to any other property outside that defined sub-project improvement.

Sub-Project 1 - Landview from 32nd Ave to the 9th Addition, 35th Ave east of Landview, 32nd Ave east and west of Landview.

32 fronting properties or 18% of properties in sub-project 1 were given 33% of the benefit units of the total cost of sub-project 1. The fronting property units were equal to the cost of the full road re-construct on Bakers Lane. An additional unit equal to the units the remaining 142 Sub-Project 1, non fronting properties received was also assumed by the fronting properties of Sub-Project 1. The 142 Sub-Project 1, non fronting property units were included, as all of Sub-project 1 roads were arterial roads and a shared benefit to all Reile's Acres Properties.

Engineer's estimates that were approved by the City Council's adoption of the Resolution of Necessity in January of 2016 and opposed by 6 Reile's Acre's residents at the public hearing.

Project Area	Estimated w/out fees	Actual w/out fees
Sub-Project 1	\$1,556,789	\$1,362,033
Bakers Lane	\$148,865	\$112,955
Adams Drive	\$149,019	\$90,415
3 rd Addition Overlay	\$130,733	\$67,832
TOTAL	\$1,985,406	\$1,633,235

\$7,503 for 25 years = \$300 annually or \$25 monthly
 \$12,055 for 25 years = \$482 annually or \$40 monthly
 \$13,919 for 25 years = \$556 annually or \$46 monthly
 \$16,126 for 25 years = \$645 annually or \$54 monthly