

**PROPOSED ASSESSMENT ROLL  
STREET IMPROVEMENTS  
CITY PROJECT NO. 19-01**

**CITY OF WHITE BEAR LAKE  
2019 STREET RECONSTRUCTION PROJECT  
CITY PROJECT NO. 19-01**

CREATED:	10/9/2018
UPDATED:	9/25/2019

County Data Current 9/4/19

**ASSESSMENT CODE 93201901**

	PIN	NO *	PROPERTY ADDRESS	STREET ASSESSMENT CALCULATIONS			LOT AREA	STORM SEWER ASSESSMENT CALCULATIONS		STORM ASSESSMENT	ALLEY ASSESSMENT CALCULATIONS		SEWER WYE ASSESSMENT	WATER SERVICE ASSESSMENT	TOTAL ASSESSMENT
				FRONT FOOTAGE	ASSESSABLE FOOTAGE	STREET ASSESSMENT		ASSESSABLE AREA	PREVIOUS STORM SEWER ASSESSMENT		ALLEY ASSESSMENT				
1	133022230028	1	4871 Morehead Ave	191.63	60.52	\$2,380.86	7121.72	7121.72	\$854.61	\$0.00					\$2,380.86
2	133022230029	1	4872 Stewart Ave	191.61	60.50	\$2,380.07	7050.00	7050.00	\$810.75	\$0.00					\$2,380.07
3	133022230036	1	4871 Johnson Ave	191.35	60.48	\$2,379.28	7150.00	7150.00	\$858.00	\$0.00					\$2,379.28
4	133022230037		2299 7th St	70.40	70.40	\$2,769.54	6947.24	6947.24	\$0.00	\$833.67					\$3,603.20
5	133022230038	1	2291 7th St	171.32	60.43	\$2,377.32	7288.14	7288.14	\$874.58	\$0.00					\$2,377.32
6	133022230047		2343 7th St	87.00	81.00	\$3,186.54	12595.30	12595.30		\$1,511.44		\$1,078.54			\$5,776.52
7	133022230048		2335 7th St	100.00	100.00	\$3,934.00	15127.28	15127.28		\$1,815.27			\$1,150.00		\$6,899.27
8	133022230049	1	4870 Johnson Ave	150.00	50.00	\$1,967.00	5286.19	5286.19	\$634.34	\$0.00					\$1,967.00
9	133022230054	1,5	4859 Lake Ave	240.00	75.00	\$2,692.42	12365.29	12365.29	\$1,483.84	\$0.00				\$1,150.00	\$3,842.42
10	133022230056		2346 7th St	75.00	75.00	\$2,950.50	11568.31	11568.31		\$1,388.20	\$0.00	\$1,078.54	\$1,150.00		\$6,567.24
11	133022230057	22	2338 7th St	50.00	50.00	\$1,967.00	7769.03	7769.03		\$932.28	\$2,266.00	-\$221.46	\$1,150.00	\$1,150.00	\$6,093.82
12	133022230058		2330 7th St	50.00	50.00	\$1,967.00	7401.77	7401.77		\$888.21	\$2,266.00		\$1,150.00		\$6,271.21
13	133022230059		2326 7th St	50.00	50.00	\$1,967.00	7811.40	7811.40		\$937.37	\$2,266.00		\$1,150.00		\$6,320.37
14	133022230060	1, 22	4860 Johnson Ave	200.00	125.00	\$4,917.50	7667.65	7667.65		\$920.12	\$2,266.00				\$8,103.62
15	133022230062		2337 6th St	65.00	65.00	\$2,557.10	10050.82	10050.82		\$1,206.10	\$2,266.00				\$6,029.20
16	133022230063		2355 6th St	90.00	90.00	\$3,540.60	6797.61	6797.61		\$815.71					\$4,356.31
17	133022230064	1	4835 Lake Ave	200.00	62.50	\$2,458.75	8337.40	8337.40	\$1,000.49	\$0.00					\$2,458.75
18	133022230066	1	4859 Johnson Ave	194.64	124.23	\$4,887.21	8031.10	8031.10		\$963.73		\$2,580.00			\$8,430.94
19	133022230067		4853 Johnson Ave	47.00		\$1,848.98	6561.69	6561.69		\$787.40		\$2,580.00			\$5,216.38
20	133022230068	1, 4, 22	2309 6th St	342.64	201.64	\$5,384.40	30007.47	30007.47		\$3,600.90					\$8,985.30
21	133022230069		2299 6th St	76.00	76.00	\$2,989.84	10403.91	10403.91		\$1,248.47			\$1,150.00		\$5,388.31
22	133022230070	1	2291 6th St	175.84	100.84	\$3,967.05	7728.99	7728.99		\$927.48			\$1,150.00		\$6,044.52
23	133022230071	3	4846 Morehead Ave	100.84	100.00	\$3,934.00	12596.32	12596.32		\$1,511.56					\$5,445.56
24	133022230073	1	4859 Morehead Ave	191.74	121.10	\$4,764.07	7059.90	7059.90		\$847.19	\$2,266.00				\$7,877.26
25	133022230074		4853 Morehead Ave	50.46	50.46	\$1,985.10	6795.07	6795.07		\$815.41	\$2,266.00				\$5,066.50
26	133022230075		4847 Morehead Ave	50.46	50.46	\$1,985.10	7595.02	7595.02		\$911.40	\$2,266.00				\$5,162.50
27	133022230076	1, 4	2287 6th St	232.68	151.38	\$5,384.40	11707.10	11707.10		\$1,404.85					\$6,789.25
28	133022230077		2281 6th St	60.00	60.00	\$2,360.40	8810.87	8810.87		\$1,057.30	\$2,266.00				\$5,683.70
29	133022230078	1	4834 Stewart Ave	191.62	60.48	\$2,379.28	7050.00	7050.00	\$810.75	\$0.00	\$2,266.00				\$4,645.28
30	133022230079		4838 Stewart Ave		0.00	\$0.00	7050.00	7050.00	\$810.75	\$0.00	\$2,266.00				\$2,266.00
31	133022230080		4842 Stewart Ave		0.00	\$0.00	7050.00	7050.00	\$810.75	\$0.00	\$2,266.00				\$2,266.00
32	133022230081		4848 Stewart Ave		0.00	\$0.00	7050.00	7050.00	\$810.75	\$0.00	\$2,266.00				\$2,266.00
33	133022230082		4854 Stewart Ave		0.00	\$0.00	7050.00	7050.00	\$810.75	\$0.00	\$2,266.00				\$2,266.00
34	133022230083		4860 Stewart Ave	191.59	70.64	\$2,778.98	7050.00	7050.00	\$810.75	\$0.00	\$2,266.00				\$5,044.98
35	133022230085		4819 Morehead Ave	50.43	50.43	\$1,983.92	6634.00	6634.00		\$796.08	\$2,266.00				\$5,046.00
36	133022230086		4815 Morehead Ave	80.86	80.86	\$3,181.03	11065.60	11065.60		\$1,327.87	\$2,266.00				\$6,774.90
37	133022230087	1, 4	2287 5th St	210.53	140.10	\$5,384.40	10170.17	10170.17		\$1,220.42	\$2,266.00	\$1,078.54			\$9,949.36
38	133022230088		2277 5th St	70.55	70.55	\$2,775.44	10726.13	10726.13		\$1,287.14	\$2,266.00				\$6,328.57
39	133022230089	1, 5	2269 5th St	146.10	73.05	\$2,692.42	11058.30	11058.30	\$1,293.75	\$0.00					\$2,692.42
40	133022230090		4818 Stewart Ave	50.37	0.00	\$0.00	6768.62	6768.62	\$810.75	\$0.00	\$2,266.00				\$2,266.00
41	133022230091		4820 Stewart Ave	241.99	70.62	\$2,692.42	14230.00	14230.00	\$1,636.45	\$0.00	\$2,266.00				\$4,958.42
42	133022230092	1, 4	4821 Johnson Ave	230.00	150.00	\$5,384.40	12172.22	12172.22		\$1,460.67					\$6,845.07
43	133022230093		2304 6th St	55.00	55.00	\$2,163.70	8363.06	8363.06		\$1,003.57			\$1,150.00		\$4,317.27
44	133022230094		2298 6th St	75.00	75.00	\$2,950.50	11131.17	11131.17		\$1,335.74			\$1,150.00		\$5,436.24
45	133022230095	1, 4	2292 6th St	240.00	150.00	\$5,384.40	13127.35	13127.35		\$1,575.28					\$6,959.68
46	133022230096	1	2291 5th St	210.00	135.00	\$5,310.90	9421.61	9421.61		\$1,130.59					\$6,441.49
47	133022230097		2297 5th St	90.00	90.00	\$3,540.60	13727.90	13727.90		\$1,647.35			\$1,150.00		\$6,337.95
48	133022230098		2303 5th St	75.00	75.00	\$2,950.50	11412.81	11412.81		\$1,369.54					\$4,320.04
49	133022230099	1, 4	4807 Johnson Ave	225.00	150.00	\$5,384.40	11187.83	11187.83		\$1,342.54					\$6,726.94
50	133022230100	1	4823 Lake Ave	111.85	55.93	\$2,200.29	6358.23	6358.23	\$762.99	\$0.00					\$2,200.29
51	133022230101		2356 6th St	63.00	63.00	\$2,478.42	7406.45	7406.45		\$888.77					\$3,367.19
51a	133022230102		4821 Lake Ave	0.00	0.00	\$0.00				\$0.00					\$0.00
52	133022230103		4819 Lake Ave		0.00	\$0.00	9350.99	9350.99	\$1,122.12	\$0.00	\$2,266.00				\$2,266.00
53	133022230105	1	4807 Lake Ave	110.00	55.00	\$2,163.70	9677.99	9677.99	\$1,161.36	\$0.00					\$2,163.70
54	133022230106		2355 5th St	45.00	59.00	\$2,321.06	8173.01	8173.01		\$980.76					\$3,301.82
55	133022230107		2345 5th St	47.50	47.50	\$1,868.65	6658.39	6658.39		\$799.01	\$2,266.00				\$4,933.66
56	133022230108	3, 22	2329 5th St	157.50	100.00	\$3,934.00	21763.48	21763.48		\$2,611.62	\$2,266.00				\$8,811.62
57	133022230109	1	2321 5th St	200.00	130.00	\$5,114.20	8371.90	8371.90		\$1,004.63	\$2,266.00				\$8,384.83
58	133022230110	1	2322 6th St	190.00	120.00	\$4,720.80	6968.86	6968.86		\$836.26	\$2,266.00				\$7,823.06

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				FRONT FOOTAGE	ASSESSABLE FOOTAGE	STREET ASSESSMENT		ASSESSABLE AREA	PREVIOUS STORM SEWER ASSESSMENT								
59	133022230111		2326 6th St	50.00	50.00	\$1,967.00	7109.34	7109.34					\$5,086.12				
60	133022230112	22	2338 6th St	90.00	90.00	\$3,540.60	13413.29	13413.29					\$7,416.20				
61	133022230113		2346 6th St	50.00	50.00	\$1,967.00	6035.56	6035.56					\$4,957.27				
62	133022230116	1,5	4871 Lake Ave	161.50	80.75	\$2,692.42	18278.70	12778.17	\$1,533.88				\$2,692.42				
63	133022230117	1	2290 7th St	176.84	126.42	\$4,973.36	7384.53	7384.53					\$5,859.51				
64	133022230118		2292 7th St	74.80	74.80	\$2,942.63	7462.76	7462.76					\$3,838.16				
65	133022230121	1	4825 Morehead Ave	191.68	121.05	\$4,762.11	7008.42	7008.42					\$7,869.12				
66	133022230122		4821 Morehead Ave	50.43	50.43	\$1,983.92	7010.64	7010.64					\$5,091.19				
67	133022230125	1,4, 22	4830 Johnson Ave	230.00	150.00	\$5,384.40	11726.44	11726.44					\$9,057.57				
68	133022230126		2327 6th St	80.00	80.00	\$3,147.20	12118.70	12118.70					\$6,867.44				
69	1330222320001	1,5	4779 Lake Ave	150.00	75.00	\$2,692.42	9566.31	9566.31	\$1,207.85				\$2,692.42				
70	1330222320002	3	2330 5th St	121.35	100.00	\$3,934.00	6312.77	6312.77					\$6,736.07				
71	1330222320003	22	2322 5th St	0.00	40.00	\$1,573.60	5082.20	5082.20					\$4,449.46				
72	1330222320007	1,5,22	4763 Lake Ave	180.80	87.20	\$2,692.42	20362.25	17426.16	\$2,091.14				\$2,692.42				
73	1330222320008		4780 Johnson Ave	63.00	63.00	\$2,478.42	4602.19	4602.19					\$3,030.68				
74	1330222320009	3	4790 Johnson Ave	101.75	100.00	\$3,934.00	7579.86	7579.86					\$7,109.58				
75	1330222320010	1	4798 Johnson Ave	135.00	75.00	\$2,950.50	4274.55	4274.55					\$5,729.45				
76	1330222320011	1	4799 Johnson Ave	167.37	85.00	\$3,343.90	6596.17	6596.17					\$4,135.44				
77	1330222320012		2302 5th St	65.00	65.00	\$2,557.10	5209.17	5209.17					\$3,182.20				
78	1330222320013		4791 Johnson Ave	82.37	82.37	\$3,240.44	11957.73	11957.73					\$4,675.36				
79	1330222320014		2296 5th St	75.00	75.00	\$2,950.50	12095.71	12095.71					\$4,401.99				
80	1330222320015	1,4	2290 5th St	239.75	157.37	\$5,384.40	12547.76	12547.76					\$6,890.13				
81	1330222320016	1,4	2291 4th St	239.75	157.37	\$5,384.40	13236.75	13236.75					\$6,972.81				
82	1330222320017		2297 4th St	75.00	75.00	\$2,950.50	12417.14	12417.14					\$4,440.56				
83	1330222320018		2303 4th St	75.00	75.00	\$2,950.50	12596.44	12596.44					\$4,462.07				
84	1330222320019	1,4	2309 4th St	239.75	157.37	\$5,384.40	12198.77	12198.77					\$6,848.25				
85	1330222320020	1,4	4799 Morehead Ave	274.75	164.75	\$5,384.40	18095.41	18095.41					\$7,555.85				
86	1330222320021	3	2276 5th St	115.00	100.00	\$3,934.00	18786.63	18786.63					\$6,188.40				
87	1330222320022	1	2270 5th St	159.75	42.38	\$1,667.23	6375.00	6375.00	\$733.13				\$1,667.23				
89	1330222320024	1,5	2269 4th St	239.75	78.69	\$2,692.42	12375.00	12375.00	\$1,423.13				\$2,692.42				
90	1330222320025		2275 4th St	75.00	75.00	\$2,950.50	12263.97	12263.97					\$4,422.18				
91	1330222320026		2281 4th St	75.00	75.00	\$2,950.50	12545.34	12545.34					\$4,455.94				
92	1330222320027	1,4	2287 4th St	239.75	157.38	\$5,384.40	12321.95	12321.95					\$6,863.03				
93	1330222320030	22	4753 Lake Ave	141.70	70.85	\$2,787.24	14360.63	14360.63	\$1,867.63				\$2,787.24				
94	1330222320031	22	4743 Lake Ave	124.00	62.00	\$2,439.08	14154.16	14154.16	\$1,795.36				\$2,439.08				
95	1330222320032		4735 Lake Ave	113.50	98.62	\$3,879.71	14985.21	14985.21	\$1,892.38				\$3,879.71				
96	1330222320033	1	2286 4th St	214.75	132.37	\$5,207.44	8213.94	8213.94					\$6,193.11				
97	1330222320034		2284 4th St	50.00	50.00	\$1,967.00	8702.36	8702.36					\$3,011.28				
98	1330222320035		2280 4th St	65.00	65.00	\$2,557.10	10440.64	10440.64					\$3,588.52				
99	1330222320036		2278 4th St	60.00	60.00	\$2,360.40	7320.84	7320.84					\$3,238.90				
100	1330222320037	1	2268 4th St	195.00	60.00	\$2,360.40	8838.30	8838.30					\$3,421.00				
101	1330222320044	1	4725 Lake Ave	150.00	75.00	\$2,692.42	30197.19	30197.19	\$3,838.50				\$2,692.42				
102	1330222320050		4767 Lake Ave	150.00	0.00	\$0.00	15041.73	15041.73	\$1,904.52				\$2,266.00				
				\$306,597.78									\$86,762.65	\$86,108.00	\$7,731.24	\$12,650.00	\$499,849.67

Assessments for Commercial owned parcels being reviewed.

2019 Proposed Sewer Wye Assessments will be a 50/50 split with the City, capped at \$1,300.00

2019 Proposed Sewer Separation Assessments will be a 50/50 split with the other property owner

2019 Proposed Water Service Assessments will be a 50/50 split with the City, capped at \$1,200.00

	Residential street assessment	\$ 39.34
1	Corner lot	
2	Bound by streets on 3 or all sides	
3	Interior lot 100 ft maximum	\$ 3,934.00
4	Maximum residential corner lot assessment	\$ 5,384.40
5	1/2 maximum residential corner lot assessment	\$ 2,692.42
6	Commercial lot per front foot assessment	\$ 62.78
7	Apartment/Townhome per foot assessment	\$ 51.73

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			FRONT FOOTAGE	ASSESSABLE FOOTAGE			ASSESSABLE AREA	PREVIOUS STORM SEWER ASSESSMENT		ALLEY ASSESSMENT				
	8	Lot splits in future to be assessed at future rate per front foot												
	9	Lot split in future will be assessed at future rate per sq ft												
	10	Cul de sac lot												
	11	Residential irregular interior lot												
	12	Lot has been assessed maximum storm sewer rate												
	13	Alley Assessment (Each)			\$ 2,266.00									
	14	Residential storm sewer rate			\$ 0.12									
	15	Commercial storm sewer rate			\$ 0.24									
	16	Park & public storm sewer rate			\$ 0.06									
	17	Sanitary sewer service repair			varies on repairs									
	18	Assessment in lieu of charges												
	19	Residential Street Mill & Overlay Rate			\$ 13.79									
	20	Apartment/Town Home Mill & Overlay Rate			\$ 18.04									
	21	Commercial Mill and Overlay Rate			\$ 21.96									
	22	Appraiser's Opinion												

ASSESSMENT PERIOD - 15 YEARS FOR RESIDENTIAL - 20 YEARS FOR APARTMENTS AND COMMERCIAL  
INTEREST RATE (2019) - 4.41%

RAMSEY COUNTY ADMINISTRATIVE FEE (\$2.50 PER YEAR FOR 15 YEARS = \$37.50)

RAMSEY COUNTY ADMINISTRATIVE FEE (\$2.50 PER YEAR FOR 20 YEARS = \$50.00)

NON-RESIDENT PROPERTY ADDRESS		
1	133022230028	5835 Garland Ln N, Plymouth MN 55446
5	133022230038	12314 Everton Cir N, Saint Paul MN 55110-5992
14	133022230060	13435 White Pine Ln, Hayward WI 54843-2231
25	133022230074	52 Nord Circle, North Oaks, MN 55127
31	133022230080	4890 Johnson Ave, WBL MN 55110
32	133022230081	6303 Saint Croix Trl N, Stillwater MN 55082-6935
36	133022230086	PO Box 47, Bayport MN 55003-0047
41	133022230091	4941 Long Avenue, Saint Paul MN 55110
59	133022230111	4379 Lenox Blvd, Venice FL 34293-8816
64	133022230118	4955 Lake Ave, WBL MN 55110-2627
72	133022320007	1,5,22 2296 5th St, WBL MN 55110
79	133022320014	2661 S Shore Blvd, WBL MN 55110-3951
84	133022320019	9310 White Hickory Ln, Fort Myers FL 33912-6856
95	133022320032	PO Box 10543, WBL MN 55110-0543
96	133022320033	4856 Banning Ave, WBL MN 55110-2870