



**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: 2/20/2019  
 County Data Current 2/4/19

ASSESSMENT CODE 93201901

	PIN	NO *	PROPERTY ADDRESS	STREET ASSESSMENT CALCULATIONS		STREET ASSESSMENT	LOT AREA	STORM SEWER ASSESSMENT CALCULATIONS		PREVIOUS STORM SEWER ASSESSMENT	ALLEY ASSESSMENT CALCULATIONS		SEWER WYE ASSESSMENT	WATER SERVICE ASSESSMENT	TOTAL ASSESSMENT
				FRONT FOOTAGE	ASSESSABLE FOOTAGE			ASSESSABLE AREA	STORM ASSESSMENT		ALLEY ASSESSMENT				
59	133022230111		2326 6th St	50.00	50.00	\$1,967.00	7109.34	7109.34			\$863.12	\$2,266.00			\$5,086.12
60	133022230112	22	2338 6th St	90.00	90.00	\$3,540.60	13413.29	13413.29			\$1,609.60	\$2,266.00			\$7,416.20
61	133022230113		2346 6th St	50.00	50.00	\$1,967.00	6035.56	6035.56			\$724.27	\$2,266.00			\$4,957.27
62	133022230116	1,5	4871 Lake Ave	161.50	80.75	\$2,692.42	18278.70	12778.17	\$1,633.88	\$0.00					\$2,692.42
63	133022230117	1	2290 7th St	176.84	126.42	\$4,973.36	7384.53	7384.53			\$886.14				\$5,859.51
64	133022230118		2292 7th St	74.80	74.80	\$2,942.63	7462.76	7462.76			\$895.63				\$3,838.16
65	133022230121	1	4825 Morehead Ave	191.68	121.05	\$4,762.11	7008.42	7008.42			\$841.01	\$2,266.00			\$7,869.12
66	133022230122		4821 Morehead Ave	50.43	50.43	\$1,983.92	7010.64	7010.64			\$841.28	\$2,266.00			\$5,091.19
67	133022230125	1,4,22	4830 Johnson Ave	230.00	150.00	\$5,384.40	11726.44	11726.44			\$1,407.17	\$2,266.00			\$9,057.57
68	133022230126		2327 6th St	80.00	80.00	\$3,147.20	12118.70	12118.70			\$1,454.24	\$2,266.00			\$6,867.44
69	133022320001	1,5	4779 Lake Ave	150.00	75.00	\$2,692.42	9566.31	9566.31	\$1,207.85	\$0.00					\$2,692.42
70	133022320002	3	2330 5th St	121.35	100.00	\$3,934.00	6312.77	6312.77			\$757.53	\$2,266.00			\$6,957.53
71	133022320003	22	2322 5th St	0.00	40.00	\$1,673.60	5082.20	5082.20			\$609.86	\$2,266.00			\$4,449.46
72	133022320007	1,5,22	4763 Lake Ave	180.80	87.20	\$2,692.42	20362.25	17426.16	\$2,091.14	\$0.00					\$2,692.42
73	133022320008		4780 Johnson Ave	63.00	63.00	\$2,478.42	4602.19	4602.19			\$552.26				\$3,030.68
74	133022320009	3	4790 Johnson Ave	101.75	100.00	\$3,934.00	7579.86	7579.86			\$909.58	\$2,266.00			\$7,109.58
75	133022320010	1	4798 Johnson Ave	135.00	75.00	\$2,950.50	4274.55	4274.55			\$512.95	\$2,266.00			\$5,729.45
76	133022320011	1	4799 Johnson Ave	167.37	85.00	\$3,343.90	6596.17	6596.17			\$791.54				\$4,135.44
77	133022320012		2302 5th St	65.00	65.00	\$2,557.10	5209.17	5209.17			\$625.10				\$3,182.20
78	133022320013		4791 Johnson Ave	82.37	82.37	\$3,240.44	11957.73	11957.73			\$1,434.93				\$4,675.36
79	133022320014		2296 5th St	75.00	75.00	\$2,950.50	12095.71	12095.71			\$1,451.49				\$4,401.99
80	133022320015	1,4	2290 5th St	239.75	157.37	\$5,384.40	12547.76	12547.76			\$1,505.73				\$6,890.13
81	133022320016	1,4	2291 4th St	239.75	157.37	\$5,384.40	13236.75	13236.75			\$1,588.41				\$6,972.81
82	133022320017		2297 4th St	75.00	75.00	\$2,950.50	12417.14	12417.14			\$1,490.06				\$4,440.56
83	133022320018		2303 4th St	75.00	75.00	\$2,950.50	12596.44	12596.44			\$1,511.57				\$4,462.07
84	133022320019	1,4	2309 4th St	239.75	157.37	\$5,384.40	12198.77	12198.77			\$1,463.85				\$6,848.25
85	133022320020	1,4	4799 Morehead Ave	274.75	164.75	\$5,384.40	18095.41	18095.41			\$2,171.45				\$7,555.85
86	133022320021	3	2276 5th St	115.00	100.00	\$3,934.00	18786.63	18786.63			\$2,254.40				\$6,188.40
87	133022320022	1	2270 6th St	159.75	42.38	\$1,667.23	6375.00	6375.00	\$733.13	\$0.00					\$1,667.23
88	133022320023	22	4790 Stewart Ave	0.00	0.00	\$0.00	6375.00	6375.00	\$733.13	\$0.00					\$0.00
89	133022320024	1,5	2269 4th St	239.75	78.69	\$2,692.42	12375.00	12375.00	\$1,423.13	\$0.00					\$2,692.42
90	133022320025		2275 4th St	75.00	75.00	\$2,950.50	12263.97	12263.97			\$1,471.68				\$4,422.18
91	133022320026		2281 4th St	75.00	75.00	\$2,950.50	12545.34	12545.34			\$1,505.44				\$4,455.94
92	133022320027	1,4	2287 4th St	239.75	157.38	\$5,384.40	12321.95	12321.95			\$1,478.63				\$6,863.03
93	133022320030	22	4753 Lake Ave	141.70	70.85	\$2,787.24	14360.63	14360.63	\$1,867.63	\$0.00					\$2,787.24
94	133022320031	22	4743 Lake Ave	124.00	62.00	\$2,439.08	14154.16	14154.16	\$1,795.36	\$0.00					\$2,439.08
95	133022320032		4735 Lake Ave	113.50	98.62	\$3,879.71	14985.21	14985.21	\$1,892.38	\$0.00					\$3,879.71
96	133022320033	1	2286 4th St	214.75	132.37	\$5,207.44	8213.94	8213.94			\$985.67				\$6,193.11
97	133022320034		2284 4th St	50.00	50.00	\$1,967.00	8702.36	8702.36			\$1,044.28				\$3,011.28
98	133022320035		2280 4th St	65.00	65.00	\$2,557.10	10440.64	10440.64			\$1,252.88				\$3,809.98
99	133022320036		2278 4th St	60.00	60.00	\$2,360.40	7320.84	7320.84			\$878.50				\$3,238.90
100	133022320037	1	2268 4th St	195.00	60.00	\$2,360.40	8838.30	8838.30			\$1,060.60				\$3,421.00
101	133022320044	1	4725 Lake Ave	150.00	75.00	\$2,692.42	30197.19	30197.19	\$3,838.50	\$0.00					\$2,692.42
102	133022320050		4767 Lake Ave	150.00	0.00	\$0.00	15041.73	15041.73	\$1,904.52	\$0.00	\$2,266.00				\$2,266.00
103	143022140028	1	4861 Stewart Ave	191.22	0.00	\$0.00	7056.27	0.00		\$0.00	\$2,266.00				\$2,266.00
104	143022140029		4853 Stewart Ave	50.50	0.00	\$0.00	7281.36	0.00		\$0.00	\$2,266.00				\$2,266.00
105	143022140030		4847 Stewart Ave	50.50	0.00	\$0.00	7599.77	0.00		\$0.00	\$2,266.00				\$2,266.00
106	143022140031		4843 Stewart Ave	75.75	0.00	\$0.00	11065.91	0.00		\$0.00	\$2,266.00				\$2,266.00
107	143022140032	1	4833 Stewart Ave	216.58	0.00	\$0.00	10831.83	0.00		\$0.00	\$2,266.00				\$2,266.00
108	143022140033		2245 6th St	65.40	0.00	\$0.00	10132.85	0.00		\$0.00	\$2,266.00				\$2,266.00
109	143022140036		4848 Cook Ave	50.35	0.00	\$0.00	7007.81	0.00		\$0.00	\$2,266.00				\$2,266.00
110	143022140037		4854 Cook Ave	50.35	0.00	\$0.00	7151.95	0.00		\$0.00	\$2,266.00				\$2,266.00
111	143022140038	1	4860 Cook Ave	191.07	0.00	\$0.00	7079.47	0.00		\$0.00	\$2,266.00				\$2,266.00

\$306,597.78

\$86,762.65

\$108,768.00

\$502,128.43

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

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			FRONT FOOTAGE	ASSESSABLE FOOTAGE			ASSESSABLE AREA	PREVIOUS STORM SEWER ASSESSMENT		ALLEY ASSESSMENT				
		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									
	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 (2018) - 5.25%  
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	18715 4th Pl N, Plymouth MN 55447
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
59	133022230111	4379 Lenox Blvd, Venice FL 34293-8816
64	133022230118	4955 Lake Ave, WBL MN 55110-2627
79	133022230014	2661 S Shore Blvd, WBL MN 55110-3951
84	133022230019	9310 White Hickory Ln, Fort Myers FL 33912-6856
95	133022230032	PO Box 10543, WBL MN 55110-0543
96	133022230033	4856 Banning Ave, WBL MN 55110-2870
108	143022140033	1407 Mound Trl, Centerville MN 55038-9722