

**PROPOSED ASSESSMENT ROLL  
STREET IMPROVEMENTS  
CITY PROJECT NO. 19-06**

**CITY OF WHITE BEAR LAKE  
2019 Street Reconstruction Project  
CITY PROJECT NO. 19-06**

CREATED: 9/26/2017  
UPDATED: 2/20/2019

County Data Current 2/4/19

Garden Lane (Lemire Lane - Bald Eagle Avenue)

ASSESSMENT CODE 93201906

**STREET ASSESSMENT  
CALCULATIONS**

**STORM SEWER  
ASSESSMENT  
CALCULATIONS**

	PIN	NO *	PROPERTY ADDRESS	STREET ASSESSMENT CALCULATIONS			LOT AREA	STORM SEWER ASSESSMENT CALCULATIONS			TOTAL ASSESSMENT	
				FRONT FOOTAGE	ASSESSABLE FOOTAGE	STREET ASSESSMENT		ASSESSABLE AREA	PREVIOUS STORM SEWER ASSESSMENT	STORM ASSESSMENT		
1	113022340044	1,5,25	5065 Bald Eagle Ave	323.32	100.00	\$2,692.42	24963.77	24963.77	\$0.00	\$1,497.83	\$4,190.25	6
2	113022340045		1997 Garden Ln	100.00	100.00	\$3,934.00	18554.37	18554.37	\$0.00	\$1,113.26	\$5,047.26	7
3	113022340046		1987 Garden Ln	100.00	100.00	\$3,934.00	18548.97	18548.97	\$0.00	\$1,112.94	\$5,046.94	8
4	113022340047		1975 Garden Ln	100.00	100.00	\$3,934.00	18543.59	18543.59	\$0.00	\$1,112.62	\$5,046.62	9
5	113022340048		1967 Garden Ln	100.00	100.00	\$3,934.00	18538.21	18538.21	\$0.00	\$1,112.29	\$5,046.29	10
6	113022340049		1957 Garden Ln	100.00	100.00	\$3,934.00	18532.82	18532.82	\$0.00	\$1,111.97	\$5,045.97	11
7	113022340050		1949 Garden Ln	100.00	100.00	\$3,934.00	18527.36	18527.36	\$0.00	\$1,111.64	\$5,045.64	12
8	113022340051		1935 Garden Ln	100.00	100.00	\$3,934.00	18522.02	18522.02	\$0.00	\$1,111.32	\$5,045.32	13
9	113022340052		1929 Garden Ln	80.00	80.00	\$3,147.20	14161.30	14161.30	\$0.00	\$849.68	\$3,996.88	14
10	113022340053		1921 Garden Ln	80.00	80.00	\$3,147.20	14029.89	14029.89	\$0.00	\$841.79	\$3,988.99	15
11	113022340054		1913 Garden Ln	80.00	80.00	\$3,147.20	12507.13	12507.13	\$0.00	\$750.43	\$3,897.63	16
12	113022340055	3	1905 Garden Ln	100.00	100.00	\$3,934.00	15788.78	15788.78	\$0.00	\$947.33	\$4,881.33	17
13	113022340056		0 Garden Ln	0.00	0.00	\$0.00	1988.57	1988.57	\$0.00	\$119.31	\$119.31	18
14	113022340057		1904 Garden Ln	80.50	80.50	\$3,166.87	14909.98	14909.98	\$0.00	\$894.60	\$4,061.47	19
15	113022340058		1920 Garden Ln	100.00	100.00	\$3,934.00	18518.89	18518.89	\$0.00	\$1,111.13	\$5,045.13	20
16	113022340059	1,19,25	1930 Garden Ln	220.00	120.00	\$3,187.80	12007.90	12007.90	\$910.55	\$0.00	\$3,187.80	21
17	113022340062	1,19,25	1940 Garden Ln	220.00	120.00	\$3,187.80	11870.41	11870.41	\$0.00	\$712.22	\$3,900.02	24
18	113022340063		1950 Garden Ln	100.00	100.00	\$3,934.00	18498.03	18498.03	\$0.00	\$1,109.88	\$5,043.88	25
19	113022340064		1958 Garden Ln	100.00	100.00	\$3,934.00	18614.06	18614.06	\$0.00	\$1,116.84	\$5,050.84	26
20	113022340065		1964 Garden Ln	50.00	50.00	\$1,967.00	9022.84	9022.84	\$0.00	\$541.37	\$2,508.37	27
21	113022340066		1970 Garden Ln	50.00	50.00	\$1,967.00	9367.79	9367.79	\$0.00	\$562.07	\$2,529.07	28
22	113022340067		1976 Garden Ln	100.00	100.00	\$3,934.00	18489.99	18489.99	\$0.00	\$1,109.40	\$5,043.40	29
23	113022340068		1982 Garden Ln	50.00	50.00	\$1,967.00	9249.20	9249.20	\$0.00	\$554.95	\$2,521.95	30
24	113022340069		1986 Garden Ln	65.00	65.00	\$2,557.10	12024.03	12024.03	\$0.00	\$721.44	\$3,278.54	31
25	113022340070		1994 Garden Ln	85.00	85.00	\$3,343.90	15723.73	15723.73	\$0.00	\$943.42	\$4,287.32	32
26	113022340073	1, 5, 25	5053 Bald Eagle Ave	261.66	80.83	\$2,692.42	12378.60	12378.60	\$0.00	\$742.72	\$3,435.14	33
						\$83,378.91				\$22,912.46	\$106,291.37	

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			FRONT FOOTAGE	ASSESSABLE FOOTAGE			ASSESSABLE AREA	STORM SEWER ASSESSMENT				

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

	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	\$ 6,384.40
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	\$ 2,266.00
14	Residential storm sewer rate	\$ 0.06
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	Residential Total Pavement Replacement Rate	\$ 27.58
23	Apartment Total Pavement Replacement Rate	\$ 35.85
24	Commercial Total Pavement Replacement Rate	\$ 44.14
25	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	
13	1905 Garden Ln, WBL MN 55110
20	23833 Jensen Ave N, Forest Lake MN 55025-8564

13	113022340056
20	113022340065