

# **Local Improvement District Road & Improvement District Workshop**

**Kennewick October 20, 2009**

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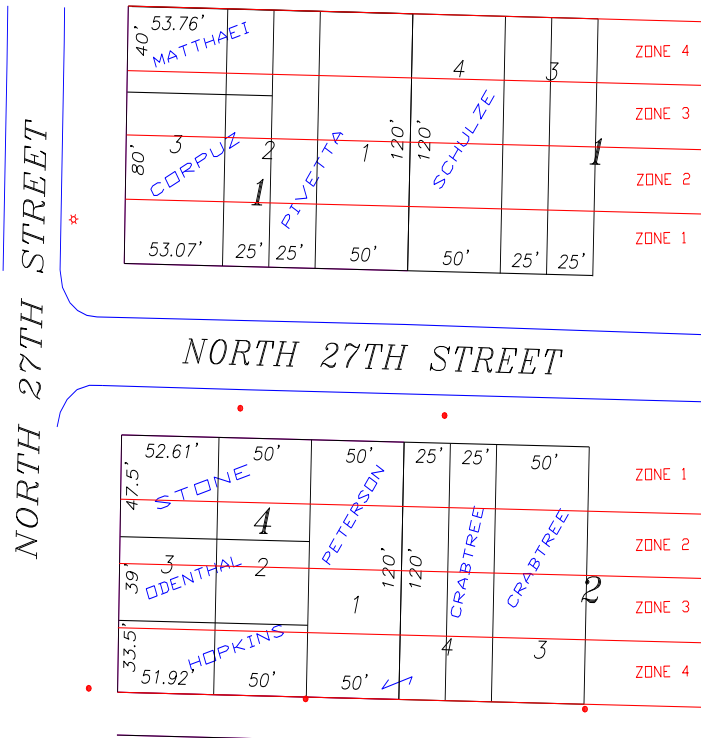
## ➤ **Zone & Termini**

- Application – Street Paving
- Assessments

## ➤ **Modified Zone & Termini**

- Application – Conversion of Overhead Utilities
- Assessments
- Application – Alley Paving
- Assessments

# Local Improvement District Zone & Termini Application



- **CORPUZ A.U.F. Calculation**
  - ZONE 1 –  $30 \times (78.07+78.242)/2 \times .015 = 35.1702$
  - ZONE 2 –  $30 \times (78.242+78.415)/2 \times .008333 = 19.58134$
  - ZONE 3 –  $20 \times (78.415+78.53)/2 \times .006666 = 10.46195$
  - TOTAL A.U.F. = 65.213
- **MATTHAEI A.U.F. Calculation**
  - ZONE 3 –  $10 \times (78.53+78.5875)/2 \times .006666 = 5.23673$
  - ZONE 4 –  $30 \times (78.587+78.76)/2 \times .003333 = 7.86659$
  - TOTAL A.U.F. = 13.103
- **PRIVETTA A.U.F. Calculation**
  - ZONE 1 –  $30 \times 75 \times .015 = 33.75$
  - ZONE 2 –  $30 \times 75 \times .008333 = 18.74925$
  - ZONE 3 –  $30 \times 75 \times .006666 = 14.9985$
  - ZONE 4 –  $30 \times 75 \times .003333 = 7.49925$
  - TOTAL A.U.F. = 74.997
  - OR  $75 \times .99996 = 74.997$
- **STONE A.U.F. Calculation**
  - ZONE 1 –  $30 \times (102.61+102.4375)/2 \times .015 = 46.13569$
  - ZONE 2 –  $47.5 - 30 = 17.5 \times (102.4375+102.33688)/2 \times .008333 = 14.93087$
  - TOTAL A.U.F. = 61.066
- **ODENTHAL A.U.F. Calculation**
  - ZONE 2 –  $60 - 47.5 = 17.5 \times (102.33688+102.265)/2 \times .008333 = 14.91829$
  - ZONE 3 –  $(47.5 - 39) - 60 = 26.5 \times (102.265+102.11263)/2 \times .006666 = 18.05155$
  - TOTAL A.U.F. = 32.969
- **HOPKINS A.U.F. Calculation**
  - ZONE 3 –  $90-(47.5+39) = 3.5 \times (102.11263+102.0925)/2 \times .006666 = 2.38215$
  - ZONE 4 –  $30 \times (102.0925+101.92)/2 \times .003333 = 10.1996$
  - TOTAL A.U.F. = 12.581
- **PETERSON A.U.F. Calculation**
  - $75 \times .99996 = 74.997$

# Local Improvement District Zone & Termini Application

- **TOTAL A.U.F. = 334.926**
- **TOTAL ESTIMATED STREET PAVING COST = \$150,000**
- **RATE PER A.U.F. = \$150,000/334.926 = \$447.86**

**CORPUZ** Assessment Calculation  
 TOTAL A.U.F. = 65.213  
 TOTAL ESTIMATED ASSESSMENT = 65.213 X \$447.86 = **\$29,206.30**

**MATTHAEI** Assessment Calculation  
 TOTAL A.U.F. = 13.103  
 TOTAL ESTIMATED ASSESSMENT = 13.103 X \$447.86 = **\$5,868.31**

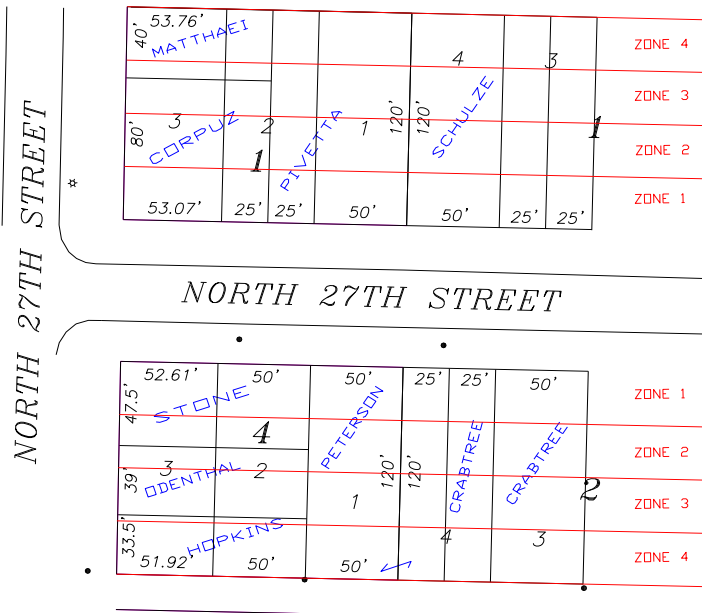
**PRIVETTA** Assessment Calculation  
 TOTAL A.U.F. = 74.997  
 OR 75 X .99996 = 74.997  
 TOTAL ESTIMATED ASSESSMENT = 74.997 X \$447.86 = **\$33,588.16**

**STONE** Assessment Calculation  
 TOTAL A.U.F. = 61.066  
 TOTAL ESTIMATED ASSESSMENT = 61.066 X \$447.86 = **\$27,349.03**

**ODENTHAL** Assessment Calculation  
 TOTAL A.U.F. = 32.969  
 TOTAL ESTIMATED ASSESSMENT = 32.969 X \$447.86 = **\$14,765.50**

**HOPKIN** Assessment Calculation  
 TOTAL A.U.F. = 12.581  
 TOTAL ESTIMATED ASSESSMENT = 12.581 X \$447.86 = **\$5,634.53**

**PETERSON** Assessment Calculation  
 75 X .99996 = 74.997  
 TOTAL ESTIMATED ASSESSMENT = 65.213 X \$447.86 = **\$29,206.30**



# Local Improvement District Modified Zone & Termini Application

**•CONVERSION OF OVERHEAD UTILITIES TO UNDERGROUND**

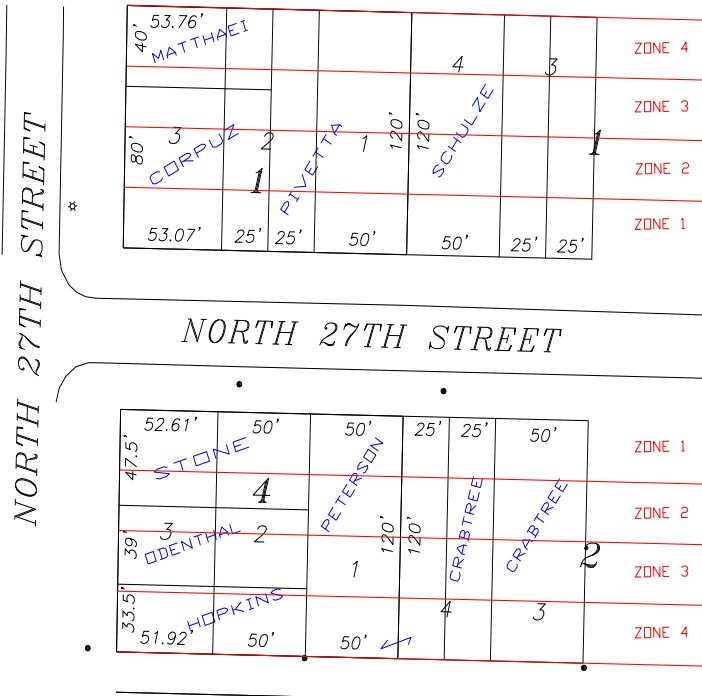


- **CORPUZ A.U.F. Calculation (Neighborhood Improvement)**
  - TOTAL A.U.F. = 65.213 X .375 = 24.454
- **MATTHAEI A.U.F. Calculation (Neighborhood Improvement)**
  - TOTAL A.U.F. = 13.103 X .375 = 4.913
- **PRIVETTA A.U.F. Calculation (Neighborhood Improvement)**
  - TOTAL A.U.F. = 74.997 X .375 = 28.123
- **STONE A.U.F. Calculation (View & Neighborhood Improvement)**
  - TOTAL A.U.F. = 61.066 X 1 = 61.066
- **ODENTHAL A.U.F. Calculation (View Improvement)**
  - TOTAL A.U.F. = 32.969 X .625 = 20.605
- **HOPKIN A.U.F. Calculation (View Improvement)**
  - TOTAL A.U.F. = 12.581 X .625 = 7.863
- **PETERSON A.U.F. Calculation (View & Neighborhood Improvement)**
  - TOTAL A.U.F. = 74.997 X 1 = 74.997

# Local Improvement District Modified Zone & Termini Application

## CONVERSION OF OVERHEAD UTILITIES TO UNDERGROUND

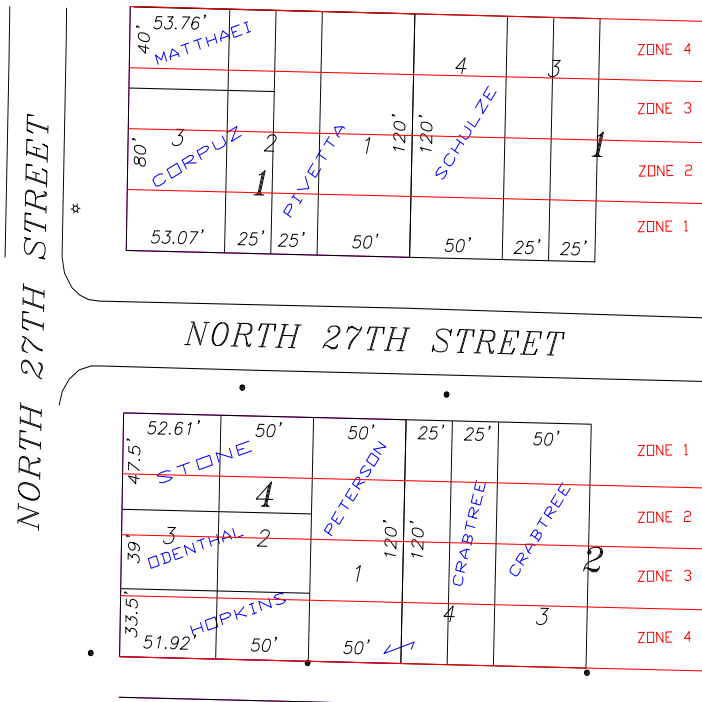
- **ESTIMATED TOTAL COST = \$150,000.00**
- **TOTAL A.U.F. = 222.021**
- **RATE / A.U.F. \$675.61**



- **CORPUZ Assessment (Neighborhood Improvement)**
  - TOTAL A.U.F. =  $65.213 \times .375 = 24.454$
  - TOTAL ESTIMATED ASSESSMENT =  $24.454 \times \$675.61 = \$16,521.37$
- **MATTHAEI Assessment (Neighborhood Improvement)**
  - TOTAL A.U.F. =  $13.103 \times .375 = 4.913$
  - TOTAL ESTIMATED ASSESSMENT =  $24.454 \times \$675.61 = \$16,521.37$
- **PRIVETTA Assessment (Neighborhood Improvement)**
  - TOTAL A.U.F. =  $74.997 \times .375 = 28.123$
  - TOTAL ESTIMATED ASSESSMENT =  $28.123 \times \$675.61 = \$19,000.18$
- **STONE Assessment (View & Neighborhood Improvement)**
  - TOTAL A.U.F. =  $61.066 \times 1 = 61.066$
  - TOTAL ESTIMATED ASSESSMENT =  $61.066 \times \$675.61 = \$41,256.80$
- **ODENTHAL Assessment (View Improvement)**
  - TOTAL A.U.F. =  $32.969 \times .625 = 20.605$
  - TOTAL ESTIMATED ASSESSMENT =  $20.605 \times \$675.61 = \$13,920.94$
- **HOPKINS Assessment (View Improvement)**
  - TOTAL A.U.F. =  $12.581 \times .625 = 7.863$
  - TOTAL ESTIMATED ASSESSMENT =  $7.863 \times \$675.61 = \$5,312.32$
- **PETERSON Assessment (View & Neighborhood Improvement)**
  - TOTAL A.U.F. =  $74.997 \times 1 = 74.997$
  - TOTAL ESTIMATED ASSESSMENT =  $74.997 \times \$675.61 = \$50,668.72$

# Local Improvement District Modified Zone & Termini Application

- **ALLEY PAVING**

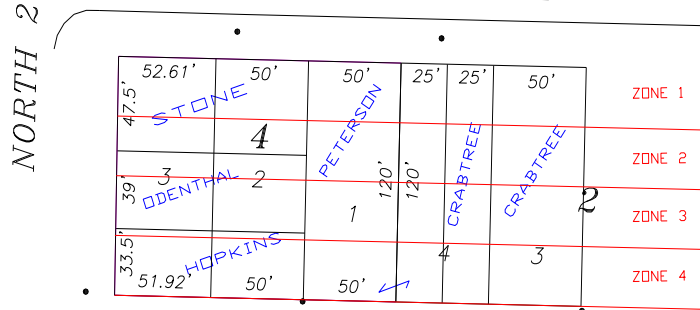
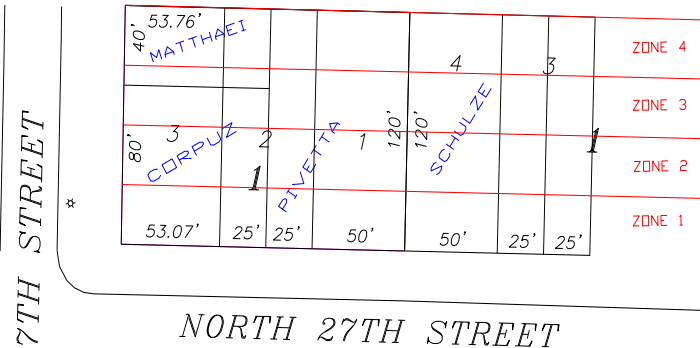


- **CORPUZ A.U.F.**
  - TOTAL A.U.F. = 65.213
- **PRIVETTA A.U.F.**
  - TOTAL A.U.F. = 74.997
- **STONE A.U.F.**
  - TOTAL A.U.F. = 61.066
- **PETERSON A.U.F.**
  - TOTAL A.U.F. = 74.997

# Local Improvement District Modified Zone & Termini Application

- **ALLEY PAVING**
- **ESTIMATED TOTAL COST = \$150,000.00**
- **TOTAL A.U.F. = 276.273**
- **RATE / A.U.F. \$542.94**

- **CORPUZ Assessment**
  - TOTAL A.U.F. = 65.213
  - TOTAL ESTIMATED ASSESSMENT = 65.213 X \$542.94 = **\$35,406.75**
- **PRIVETTA Assessment**
  - TOTAL A.U.F. = 74.997
  - TOTAL ESTIMATED ASSESSMENT = 74.997 X \$542.94 = **\$40,718.87**
- **STONE Assessment**
  - TOTAL A.U.F. = 61.066
  - TOTAL ESTIMATED ASSESSMENT = 61.066 X \$542.94 = **\$33,155.17**
- **PETERSON Assessment**
  - TOTAL A.U.F. = 74.997
  - TOTAL ESTIMATED ASSESSMENT = 74.997 X \$542.94 = **\$40,718.87**



# Local Improvement District Zone & Termini Application

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- One application
  - Different Outcomes
- Flexible
- Should validate assumptions by an M.A.I. Appraiser



# Questions?

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