



MEMORANDUM

301 W. MAIN ▪ OWOSSO, MICHIGAN 48867-2958 ▪ WWW.CI.OWOSSO.MI.US

DATE: June 6, 2022

TO: Owosso City Council

FROM: Ryan E. Suchanek, Director of Public Services & Utilities

SUBJECT: North Street Reconstruction – Special Assessment Resolution No. 2

Each year the City considers a street program to improve selected city streets. Streets are selected for inclusion in the program either by citizen initiated petition or by selection by the City. **North Street, from Shiawassee Street (M-52) to Hickory Street**, is proposed by the City for street rehabilitation. Reconstruction and or resurfacing of these streets is funded in part via special assessment. Special Assessment is the process by which a portion of the cost for making a local improvement is assessed against a property owner based upon the value that the property receives from the improvement. The City assumes the remaining portion of the cost (public benefit portion). In recent years, the City has spread this amount as 60% public benefit and 40% property benefit. The City usually finances special assessments for property owners over a 10, 15, or 20 year period (determined by method of construction) at 6% interest. The property owner can pay an assessment in one lump sum or in installments over the 10, 15, or 20 year period.

The special assessment process has five steps, each having its own purpose and accompanying resolution.

Step One/Resolution No. 1 identifies the special assessment district(s), directs the City Manager to estimate project costs and the amounts to be specially assessed, and determines the life of the proposed improvements. Resolution No. 1 for the proposed improvement was approved by City Council at its **June 21, 2021** meeting.

Step Two/Resolution No. 2 sets the date for the hearing of necessity on the projects. It directs notices to be sent to each affected property owner detailing the proposed project, notifying them of the public hearing date, and the estimated amount of their assessment. City Council is asked to act upon Resolution No. 2 on **June 6, 2022**, setting a public hearing for Tuesday, **June 21, 2022**.

Step Three/Resolution No. 3 documents the hearing of necessity. This hearing provides affected residents with the opportunity to comment on whether they feel the project is necessary and of the proper scale. After hearing citizen comment on the project the City Council has three options: 1) If council agrees that the project should proceed as proposed, the district is established and staff is directed to go on with the next steps of the proposed project, including obtaining bids; 2) If council agrees the project should go forward, but with some adjustments they may direct staff to make those adjustments and proceed; 3) If council determines the project is not warranted and should not proceed at all they would simply fail to act on Resolution No. 3, effectively stopping the process.

Step Four/Resolution No. 4 takes place after the bids are received. Estimated assessment amounts are adjusted if necessary to reflect the actual cost as dictated by the bids received. A second public hearing is set to allow property owners to comment on their particular assessment. Each property owner is sent a second notice containing the date and time of the public hearing and the amount of the proposed assessment for their property.

Step Five/Resolution No. 5 documents the second public hearing, finalizes the special assessment roll and sets the terms of payment. This public hearing is designed to allow affected citizens the opportunity to argue whether or not the amount of their assessment is fair and equitable in relation to the benefit they receive from the project. If, after hearing citizen comment, the council decides adjustments need to be made to the assessment roll they may do so. Alternately, if they feel all the assessments are fair and equitable they may pass the resolution as written.

Tonight the council will be considering Resolution No. 2 for the proposed district as a part of the Consent Agenda.

Staff recommends authorization of Resolution No. 2 for the following district, setting the hearing of necessity for Tuesday, **June 21, 2022**:

North Street, a Public Street, from Shiawassee Street (M-52) to Hickory Street

Attachments: Resolution No. 2 - North Street
Special Assessment Roll - North Street
Engineer's Estimate - North Street
Map – North Street

RESOLUTION NO.

**NORTH STREET
FROM SHIAWASSEE STREET (M-52) TO HICKORY STREET
SPECIAL ASSESSMENT RESOLUTION NO. 2**

WHEREAS, the City Council has ordered the City Manager to prepare a report for public improvement, more particularly hereinafter described; and

NORTH STREET, A PUBLIC STREET, FROM SHIAWASSEE STREET (M-52) TO HICKORY STREET;
STREET REHABILITATION

WHEREAS, the City Manager prepared said report and the same has been filed with the City Council as required by the Special Assessment Ordinance of the City of Owosso and the Council has reviewed said report.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The plans and estimate of cost and the report of the City Manager for said public improvement shall be filed in the office of the City Clerk and shall be available for public examination.
2. The City Council hereby determines that the Public Improvement hereinafter set forth is necessary.
3. The City Council hereby approves the estimate of cost of said public improvement to be \$1,198,302.84 and determines that \$114,860.05 thereof shall be paid by special assessment imposed on the lots and parcels of land more particularly hereinafter set forth, which lots and parcels of land are hereby designated to be all of the lots and parcels of land to be benefited by said improvements and determines that \$1,083,442.79 of the cost thereof shall be paid by the City at large because of benefit to the City at large.
4. The City Council hereby determines that the portion of the cost of said public improvement to be specially assessed shall be assessed in accordance with the benefits to be received.
5. The City Council shall meet at the Owosso City Hall Council Chambers on Tuesday, June 21, 2022 for the purpose of hearing all persons to be affected by the proposed public improvement.
6. The City Clerk is hereby directed to cause notice of the time and place of the hearing to be published once in The Argus Press, the official newspaper of the City of Owosso, not less than seven (7) days prior to the date of said hearing and shall further cause notice of said hearing to be sent by first class mail to each owner of property subject to assessment, as indicated by the records in the City Assessor's Office as shown on the general tax roll of the City, at least (10) full days before the time of said hearing, said notice to be mailed to the addresses shown on said general tax rolls of the City.
7. The notice of said hearing to be published and mailed shall be in substantially the following form:

**NOTICE OF SPECIAL ASSESSMENT HEARING
CITY OF OWOSSO, MICHIGAN**

TO THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY:

TAKE NOTICE that the City Council intends to acquire and construct the following described public improvement:

**North Street, a Public Street, from Shiawassee Street (M-52) to Hickory Street
Street Rehabilitation**

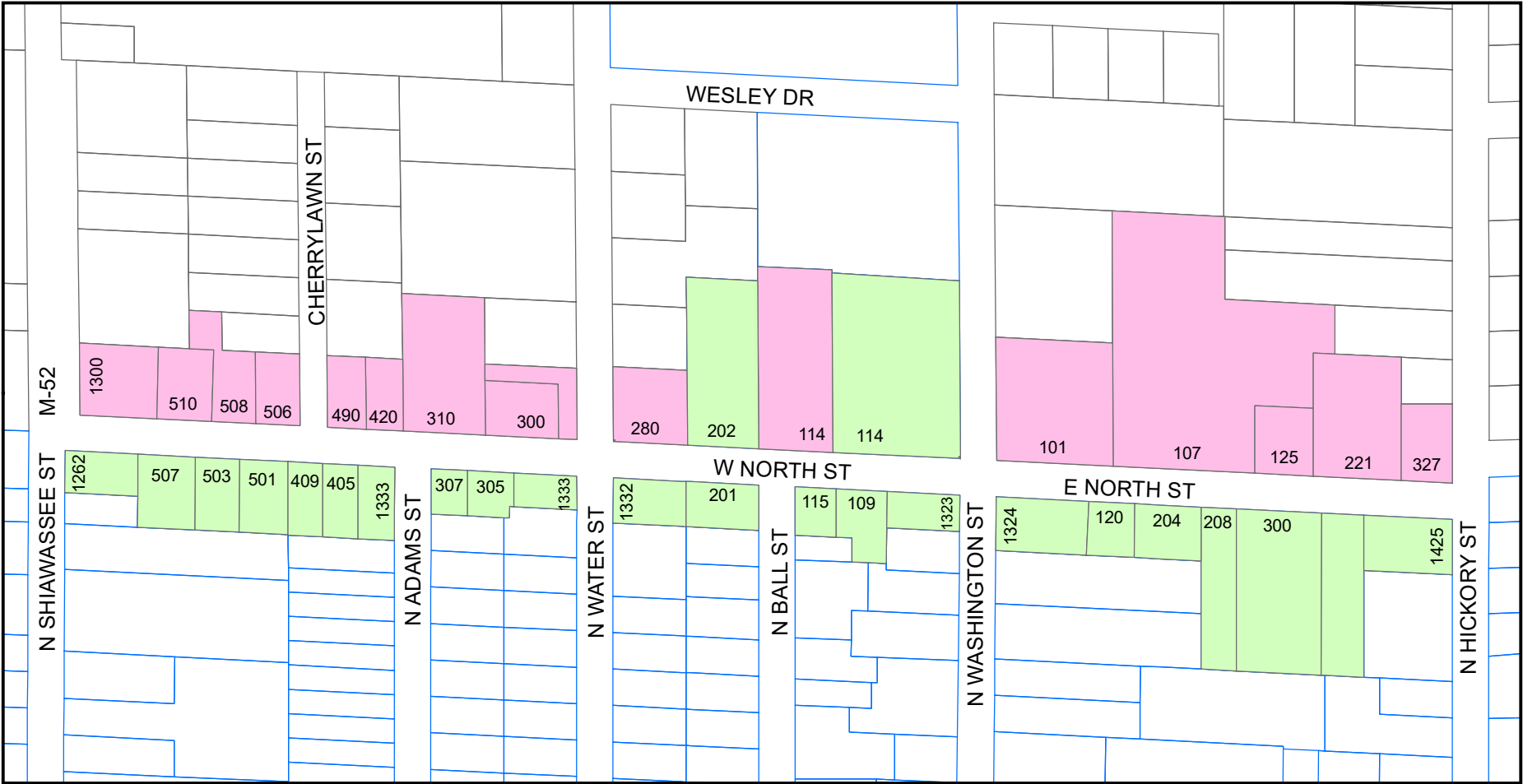
The City Council intends to defray a part or all of the cost of the above-described public improvement by special assessment against the above described property.

TAKE FURTHER NOTICE that City Council has caused plans and an estimate of the cost and report for the above described public improvement to be prepared and made by the City Manager and the same is on file with the City Clerk and available for public examination.

TAKE FURTHER NOTICE that the City Council will meet at the Owosso City Hall Council Chambers, Owosso, Michigan at 7:30 o'clock p.m. on Tuesday, June 21, 2022 for the purpose of hearing any person to be affected by the proposed public improvement.

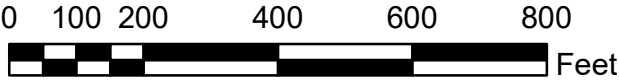
City of Owosso

Proposed Special Assessment No. 2023-01



North Street from Shiawassee St. (M-52) to Hickory St

- Special Assessment Parcels
- Owosso Township Fronting Parcels
- Other City of Owosso Parcels
- Other Township Parcels
- 1501 Street Address Number



1 inch = 286 feet



ENGINEER'S PRE-BID ESTIMATE

23-May-22

NORTH STREET FROM SHIAWASSEE TO HICKORY ENGINEER'S ESTIMATE

RESO 2

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT	ELIGIBLE AMOUNT	CITY COST 60 PERCENT	ASSESSMENT	ASSESSMENT
							AT 40% RESIDENTIAL	AT 40% COMMERCIAL
Mobilization, Max \$89,900	1	LSUM	\$89,900.00	\$ 89,900.00	\$ 89,900.00	\$ 53,940.00	\$ 35,960.00	\$ 35,960.00
Stump, Rem, 37 inch or Larger	1	Ea	\$550.00	\$ 550.00		\$ -	\$ -	\$ -
Dr Structure, Rem	19	Ea	\$450.00	\$ 8,550.00		\$ -	\$ -	\$ -
Sewer, Rem, Less than 24 inch	508	Ft	\$10.00	\$ 5,080.00		\$ -	\$ -	\$ -
Curb and Gutter, Rem	2761	Ft	\$10.00	\$ 27,610.00	\$ 27,610.00	\$ 16,566.00	\$ 11,044.00	\$ 11,044.00
Pavt, Rem	481	Syd	\$10.00	\$ 4,810.00		\$ -	\$ -	\$ -
Sidewalk, Rem	257	Syd	\$10.00	\$ 2,570.00		\$ -	\$ -	\$ -
Embankment, CIP	92	Cyd	\$10.00	\$ 920.00		\$ -	\$ -	\$ -
Excavation, Earth	1714	Cyd	\$10.00	\$ 17,140.00		\$ -	\$ -	\$ -
Non Haz Contaminated Material Handling and Disposal, LM	25	Cyd	\$20.00	\$ 500.00		\$ -	\$ -	\$ -
Subgrade Undercutting, Type II	150	Cyd	\$25.00	\$ 3,750.00		\$ -	\$ -	\$ -
Erosion Control, Inlet Protection, Fabric Drop	20	Ea	\$100.00	\$ 2,000.00	\$ 2,000.00	\$ 1,200.00	\$ 800.00	\$ 800.00
Subbase, CIP	42	Cyd	\$25.00	\$ 1,050.00		\$ -	\$ -	\$ -
Aggregate Base, 6 inch, Modified	920	Syd	\$12.00	\$ 11,040.00		\$ -	\$ -	\$ -
Aggregate Base, 8 inch, Modified	7806	Syd	\$14.00	\$ 109,284.00		\$ -	\$ -	\$ -
Maintenance Gravel	200	Ton	\$30.00	\$ 6,000.00	\$ 6,000.00	\$ 3,600.00	\$ 2,400.00	\$ 2,400.00
Approach, CI II, LM	10	Cyd	\$55.00	\$ 550.00		\$ -	\$ -	\$ -
Geotextile, Separator, Modified	8722	Syd	\$2.10	\$ 18,316.20		\$ -	\$ -	\$ -
Sewer, SDR-26, 10 inch, Tr Det B, Modified	455	Ft	\$65.00	\$ 29,575.00		\$ -	\$ -	\$ -
Sewer, SDR-26, 12 inch, Tr Det B, Modified	669	Ft	\$70.00	\$ 46,830.00		\$ -	\$ -	\$ -
Sewer, SDR-26, 15 inch, Tr Det B, Modified	61	Ft	\$80.00	\$ 4,880.00		\$ -	\$ -	\$ -
Sanitary Service, Conflict	2	Ea	\$1,000.00	\$ 2,000.00		\$ -	\$ -	\$ -
Abandoned Gas Main, Conflict	5	Ea	\$250.00	\$ 1,250.00		\$ -	\$ -	\$ -
Dr Structure Cover, Adj, Case 1	11	Ea	\$750.00	\$ 8,250.00	\$ 8,250.00	\$ 4,950.00	\$ 3,300.00	\$ 3,300.00
Dr Structure, Adj, Add Depth	5	Ft	\$250.00	\$ 1,250.00		\$ -	\$ -	\$ -
Dr Structure Cover, EJ 7000	19	Ea	\$750.00	\$ 14,250.00	\$ 14,250.00	\$ 8,550.00	\$ 5,700.00	\$ 5,700.00
Dr Structure Cover, EJ 1040 w/ Solid Gasket Sealed Cover	5	Ea	\$800.00	\$ 4,000.00	\$ 4,000.00	\$ 2,400.00	\$ 1,600.00	\$ 1,600.00
Dr Structure Cover, EJ 1040 w/ Vented Cover	11	Ea	\$700.00	\$ 7,700.00	\$ 7,700.00	\$ 4,620.00	\$ 3,080.00	\$ 3,080.00
Dr Structure Cover, EJ 1040 w/ Type N Oval Grate	8	Ea	\$750.00	\$ 6,000.00	\$ 6,000.00	\$ 3,600.00	\$ 2,400.00	\$ 2,400.00
Dr Structure, 24 inch dia, Modified	2	Ea	\$2,000.00	\$ 4,000.00		\$ -	\$ -	\$ -
Dr Structure, 36 inch dia, Modified	20	Ea	\$2,250.00	\$ 45,000.00		\$ -	\$ -	\$ -
Dr Structure, 48 inch dia, Modified	12	Ea	\$2,500.00	\$ 30,000.00		\$ -	\$ -	\$ -
Dr Structure, Tap, 10 inch	3	Ea	\$500.00	\$ 1,500.00		\$ -	\$ -	\$ -
Dr Structure, Tap, 12 inch	5	Ea	\$525.00	\$ 2,625.00		\$ -	\$ -	\$ -
Dr Structure, Temp Lowering	5	Ea	\$400.00	\$ 2,000.00	\$ 2,000.00	\$ 1,200.00	\$ 800.00	\$ 800.00
Dr Structure Collar, Modified	16	Ea	\$500.00	\$ 8,000.00	\$ 8,000.00	\$ 4,800.00	\$ 3,200.00	\$ 3,200.00
HMA Surface, Rem	7793	Syd	\$4.00	\$ 31,172.00	\$ 31,172.00	\$ 18,703.20	\$ 12,468.80	\$ 12,468.80
HMA Approach	390	Ton	\$125.00	\$ 48,750.00		\$ -	\$ -	\$ -
HMA, 3EML @ 3"	1295	Ton	\$80.00	\$ 103,600.00	\$ 103,600.00	\$ 62,160.00	\$ 6,906.67	\$ 34,533.33
HMA, 4EML @ 2"	863	Ton	\$85.00	\$ 73,355.00	\$ 73,355.00	\$ 44,013.00	\$ 29,342.00	\$ 29,342.00
HMA, 5EML @ 1.5"	648	Ton	\$90.00	\$ 58,320.00	\$ 58,320.00	\$ 34,992.00	\$ 23,328.00	\$ 23,328.00
Cement	2	Ton	\$200.00	\$ 400.00		\$ -	\$ -	\$ -
Driveway, Nonreinf Conc, 6 inch	90	Syd	\$45.00	\$ 4,050.00		\$ -	\$ -	\$ -
Spillway, Conc	39	Ft	\$60.00	\$ 2,340.00		\$ -	\$ -	\$ -
Curb and Gutter, Conc, Det F4	2752	Ft	\$21.00	\$ 57,792.00	\$ 57,792.00	\$ 34,675.20	\$ 23,116.80	\$ 23,116.80
Detectable Warning Surface, Modified	40	Ft	\$100.00	\$ 4,000.00		\$ -	\$ -	\$ -

ENGINEER'S PRE-BID ESTIMATE

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT	ELIGIBLE AMOUNT	CITY COST 60 PERCENT	ASSESSMENT	ASSESSMENT
							AT 40% RESIDENTIAL	AT 40% COMMERCIAL
Curb Ramp Opening, Conc	56	Ft	\$30.00	\$ 1,680.00		\$ -	\$ -	\$ -
Curb Ramp, Conc, 4 inch	887	Sft	\$6.00	\$ 5,322.00		\$ -	\$ -	\$ -
Curb Ramp, Conc, 7 inch	339	Sft	\$10.00	\$ 3,390.00		\$ -	\$ -	\$ -
Sidewalk, Conc, 4 inch	772	Sft	\$5.00	\$ 3,860.00		\$ -	\$ -	\$ -
Sidewalk, Conc, 6 inch	449	Sft	\$6.50	\$ 2,918.50		\$ -	\$ -	\$ -
Barricade, Type III, High Intensity, Double Sided, Lighted, Furn	14	Ea	\$100.00	\$ 1,400.00		\$ -	\$ -	\$ -
Barricade, Type III, High Intensity, Double Sided, Lighted, Oper	14	Ea	\$5.00	\$ 70.00		\$ -	\$ -	\$ -
Minor Traf Devices	1	LSUM	\$20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 12,000.00	\$ 8,000.00	\$ 8,000.00
Traf Regulator Control	1	LSUM	\$5,000.00	\$ 5,000.00		\$ -	\$ -	\$ -
Plastic Drum, Fluorescent, Furn	50	Ea	\$30.00	\$ 1,500.00		\$ -	\$ -	\$ -
Plastic Drum, Fluorescent, Oper	50	Ea	\$5.00	\$ 250.00		\$ -	\$ -	\$ -
Sign, Type B, Temp, Prismatic, Furn	448	Sft	\$5.00	\$ 2,240.00		\$ -	\$ -	\$ -
Sign, Type B, Temp, Prismatic, Oper	448	Sft	\$2.00	\$ 896.00		\$ -	\$ -	\$ -
Pedestrian Type II Barricade, Temp	20	Ea	\$110.00	\$ 2,200.00		\$ -	\$ -	\$ -
Turf Establishment, Performance	898	Syd	\$6.00	\$ 5,388.00		\$ -	\$ -	\$ -
Gate Box, Adj, Temp, Case 1	2	Ea	\$400.00	\$ 800.00		\$ -	\$ -	\$ -
Monument Box	1	Ea	\$1,000.00	\$ 1,000.00		\$ -	\$ -	\$ -
Monument Preservatoin	1	Ea	\$1,000.00	\$ 1,000.00		\$ -	\$ -	\$ -
Post, Steel, 3 lb	378	Ft	\$9.00	\$ 3,402.00		\$ -	\$ -	\$ -
Sign, Type III. Erect, Salv	24	Ea	\$50.00	\$ 1,200.00		\$ -	\$ -	\$ -
Sign, Type III, Rem	49	Ea	\$10.00	\$ 490.00		\$ -	\$ -	\$ -
Sign, Type IIIB	56	Sft	\$20.00	\$ 1,120.00		\$ -	\$ -	\$ -
Sign, Type VB	16	Sft	\$20.00	\$ 320.00		\$ -	\$ -	\$ -
Pavt Mrkg, Ovly Cold Plastic, 6 inch, Crosswalk	251	Ft	\$3.00	\$ 753.00		\$ -	\$ -	\$ -
Pavt Mrkg, Ovly Cold Plastic, 24 inch, Stop Bar	135	Ft	\$12.00	\$ 1,620.00		\$ -	\$ -	\$ -
Pavt Mrkg, Ovly Cold Plastic, Lt Turn Arrow Sym	1	Ea	\$120.00	\$ 120.00		\$ -	\$ -	\$ -
Pavt Mrkg, Ovly Cold Plastic, Rt Turn Arrow Sym	1	Ea	\$120.00	\$ 120.00		\$ -	\$ -	\$ -
Pavt Mrkg, Waterborne, 4 inch, White	91	Ft	\$2.00	\$ 182.00		\$ -	\$ -	\$ -
Pavt Mrkg, Polyurea, 4 inch, Yellow	4335	Ft	\$1.00	\$ 4,335.00		\$ -	\$ -	\$ -
Audio Visual Filming	1	LSUM	\$3,500.00	\$ 3,500.00		\$ -	\$ -	\$ -
Miscellaneous Work Items	1	LSUM	\$10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 6,000.00	\$ 4,000.00	\$ 4,000.00
SUB TOTALS				\$998,585.70	\$ 519,949.00	\$ 311,969.40	\$ 173,446.27	\$ 201,072.93
ENGINEERING AT 15% ASSESSABLE COST				\$ 149,787.86	\$ 77,992.35	\$ 46,795.41	\$ 26,016.94	\$ 30,160.94
ADMINISTRATIVE AT 5% ASSESSABLE COST				\$ 49,929.29	\$ 25,997.45	\$ 15,598.47	\$ 8,672.31	\$ 10,053.65
GRAND TOTALS				\$1,198,302.84	\$ 623,938.80	\$ 374,363.28	\$ 208,135.52	\$ 241,287.52

ENGINEER'S DETERMINATION OF ASSESSABLE AMOUNT

**NORTH STREET FROM SHIAWASSEE TO HICKORY
MAJOR STREET**

SPECIAL ASSESSMENT ROLL 2023-01

RESO 2

ENGINEER'S ESTIMATE ASSESSABLE AMOUNT \$623,938.80
TOTAL ASSESSABLE FRONT FEET 4240.09

CALCULATING ASSESSABLE FRONT FOOT RATE AND AMOUNTS:

PROPERTY TYPE	RESIDENTIAL PROPERTY	COMMERCIAL PROPERTY	TOWNSHIP RESIDENTIAL PROPERTY	TOWNSHIP COMMERCIAL PROPERTY	TOTAL
TOTAL ASSEMENT PER TYPE	\$623,938.80	\$623,938.80	\$623,938.80	\$623,938.80	
CITY SHARE ≥ 60%	\$415,803.28	\$382,651.28	\$415,803.28	\$382,651.28	
PROPERTY SHARE @ ≤40%	\$208,135.52	\$241,287.52	\$208,135.52	\$241,287.52	
ASSESSABLE FRONT FOOT RATE: PROP SHARE/4240.09	\$49.09	\$56.91	\$49.09	\$56.91	
TOTAL FRONT FEET PER TYPE	2141.55	171.00	877.91	1049.63	
TOTAL AMOUNT OF ASSESSMENT PER TYPE:	\$105,123.27	\$9,730.98	*\$43,096.60	*\$59,734.44	\$114,854.24

SUMMARY: SPECIAL ASSESSMENT AMOUNTS PER SIDE OF STREET:

NORTH SIDE	\$	16,213.94
SOUTH SIDE	\$	98,646.11
TOTAL SPECIAL ASSESSMENT	\$	<u>114,860.05</u>

(Does not include Owosso Township Portion)

*For information only. Not part of Special Assessment Roll

**NORTH STREET FROM SHIAWASSEE TO HICKORY
MAJOR STREET**

ESTIMATED SPECIAL ASSESSMENT ROLL 2023-01

RESO 2

NORTH SIDE									
ADDRESS NO.	STREET	PROPERTY OWNER NAME	ROLL NUMBER	FRONT FOOTAGE	CORNER LOT DISCOUNT	ASSESSABLE FRONT FEET	FRONT FOOT RATE	AMOUNT OF ASSESSMENT	ZONING TYPE
		*OWOSSO TOWNSHIP		239	1	239.00	\$56.91	*13,601.49	C-1
		*OWOSSO TOWNSHIP		745.91	1	745.91	\$49.09	*\$36,616.72	R-2
202	W NORTH	PATRICK & APRIL O'DRISCOLL	050-535-000-006-00	129.8	1	129.80	\$49.09	\$6,371.88	R1
		*OWOSSO TOWNSHIP		132	1	132.00	\$49.09	*\$6,479.88	R-2
114	W NORTH	SHIAWASSEE RESD	050-535-000-002-00	228	0.75	171.00	\$56.91	\$9,731.61	OS1
	W NORTH	FIRST UNITED METHODIST CHURCH	050-535-000-008-00	3	0.75	2.25	\$49.09	\$110.45	R1
		*OWOSSO TOWNSHIP		810.63	1	810.63	\$56.91	*\$46,132.95	C-1
				2288.34		2230.59		\$16,213.94	

(Does not include Owosso Township Portion)

SOUTH SIDE									
ADDRESS NO.	STREET	PROPERTY OWNER NAME	ROLL NUMBER	FRONT FOOTAGE	CORNER LOT DISCOUNT	ASSESSABLE FRONT FEET	FRONT FOOT RATE	AMOUNT OF ASSESSMENT	ZONING TYPE
1262	N SHIAWASSEE ST	JEREMY EAVY	050-536-000-042-00	132	1	132.00	\$49.09	\$6,479.88	R1
507	W NORTH	STEPHEN WILLIAMS	050-536-000-038-00	104	1	104.00	\$49.09	\$5,105.36	R1
503	W NORTH	DANIEL MILLS	050-536-000-039-00	80	1	80.00	\$49.09	\$3,927.20	R1
501	W NORTH	SHAWN & RACHEL WHITNEY	050-536-000-040-00	88.09	1	88.09	\$49.09	\$4,324.34	R1
409	W NORTH	SANDRA FORRESTER	050-390-003-026-00	62.75	1	62.75	\$49.09	\$3,080.40	R1
405	W NORTH	LAURENCE & SANDRA BURKE	050-390-003-028-00	60	1	60.00	\$49.09	\$2,945.40	R1
1333	ADAMS	MEHELLE NELSON	050-390-003-027-00	66	0.75	49.50	\$49.09	\$2,429.96	R1
307	W NORTH	MATTHEW & INITA JONES	050-390-004-016-00	66	0.75	49.50	\$49.09	\$2,429.96	R1
305	W NORTH	CAROL SHUSTER	050-390-004-017-00	84	1	84.00	\$49.09	\$4,123.56	R1
1333	N WATER	SETH MOBERG	050-390-004-018-00	114	0.75	85.50	\$49.09	\$4,197.20	R1
1332	N WATER	MICHAEL & MARILYN RHEW	050-390-005-014-00	132	0.75	99.00	\$49.09	\$4,859.91	R1
201	W NORTH	LINSAY FELVER	050-390-005-015-00	132	0.75	99.00	\$49.09	\$4,859.91	R1
115	W NORTH	JERALD BILA	050-320-000-005-00	74.33	0.75	55.75	\$49.09	\$2,736.64	R1
109	W NORTH	VIVIAN LANGDON TRUST	050-320-000-006-00	92.32	1	92.32	\$49.09	\$4,531.99	R1
1323	N WASHINGTON	ROBERT & TERESA KLUMPP	050-320-000-001-00	132	0.75	99.00	\$49.09	\$4,859.91	R1
1324	N WASHINGTON	DREW & LINDA THORSBY	050-320-000-119-00	168	0.75	126.00	\$49.09	\$6,185.34	R1
120	E NORTH	THOMAS & JOANNE SKINNER	050-320-000-129-00	83	1	83.00	\$49.09	\$4,074.47	R2
204	E NORTH	SHIRLEY BLOSSOM / RICK FINLEY	050-320-000-120-00	120	1	120.00	\$49.09	\$5,890.80	R2
208	E NORTH	D & S REAL PROPERTIES, LLC	050-320-000-121-00	64	1	64.00	\$49.09	\$3,141.76	R1
300	E NORTH	D & S REAL PROPERTIES, LLC	050-320-000-122-00	154.1	1	154.10	\$49.09	\$7,564.77	RM1
	N HICKORY	UNITED PENTECOSTAL CHURCH	050-320-000-123-00	77.05	1	77.05	\$49.09	\$3,782.38	R1
1425	N HICKORY	UNITED PENTECOSTAL CHURCH	050-320-000-124-00	193.25	0.75	144.94	\$49.09	\$7,114.98	R1
				2278.89		2009.50		\$98,646.11	

*For information only. Not part of Special Assessment Roll

TOTAL ASSESSABLE FRONT FEET: 4240.09 \$ 114,860.05