

THE CITY OF
ROOKSTON

STREET IMPROVEMENT ASSESSMENTS



What are front and side benefits?

The front and side benefits are the portion of the total project cost that a particular property is being assessed, based on the size of the parcel.



**The City of Crookston
will use front & side
footage of a parcel as
identified on the Polk
County assessor's
database.**

<https://polk.minnesotaassessors.com/>

ASSESSMENT RATES

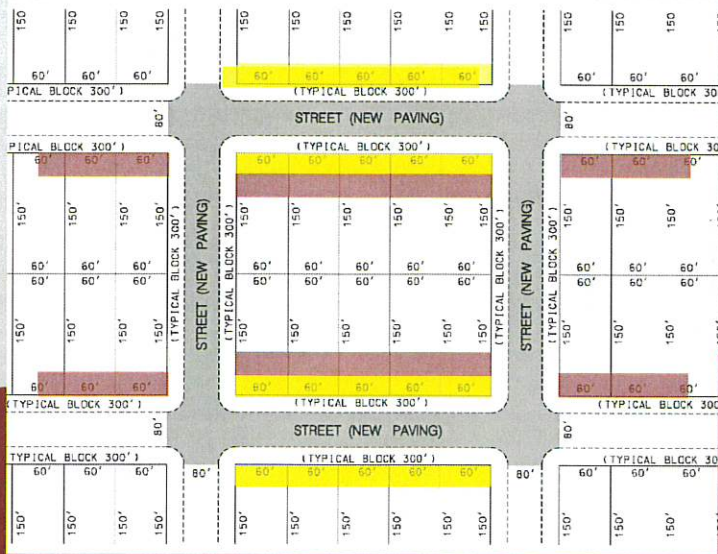
STATE AID ROADS 25%

LOCAL ROADS 30%

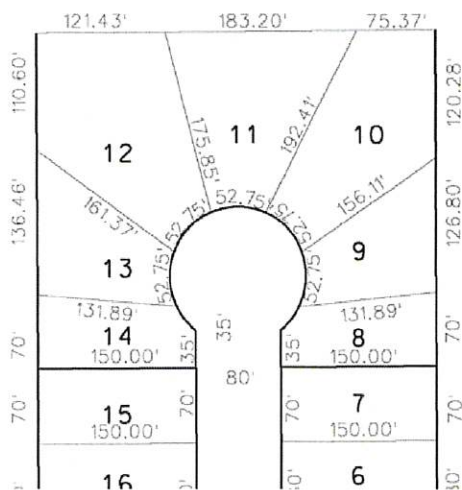
NEW CONSTRUCTION 100%

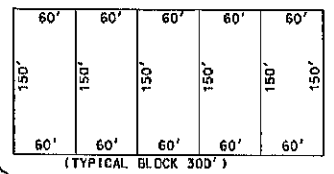
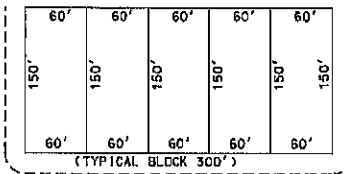
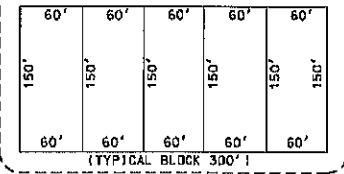
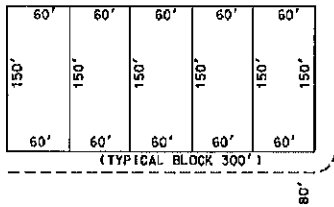


How are assessments calculated?

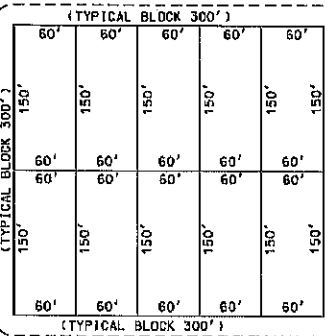
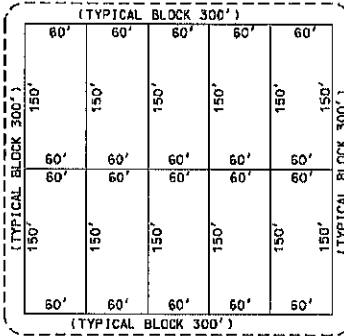
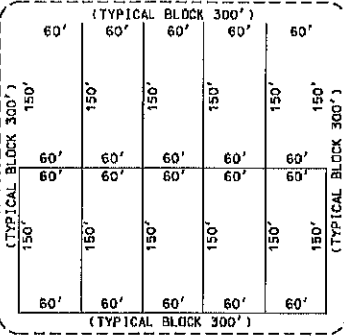
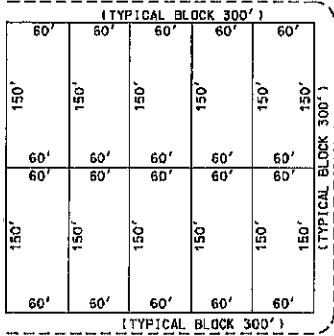


For cul-de-sacs, the assessment will be a flat 30% assessment equally distributed to the abutting properties due to the irregular lot shape that's comes with cul-de-sacs. Example: If the Engineer's estimate is \$200,000 for the 11-parcel cul-de-sac map below each lot would pay its 1/11th of the \$60,000 assessment. 60,000 Divided by 11 lots= \$5,455 assessment per parcel.





1ST STREET

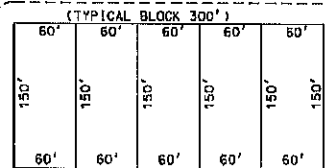
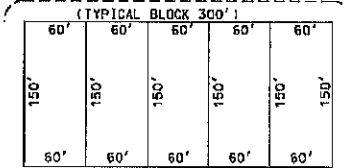
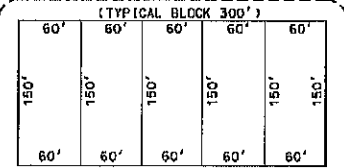
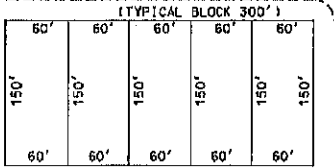


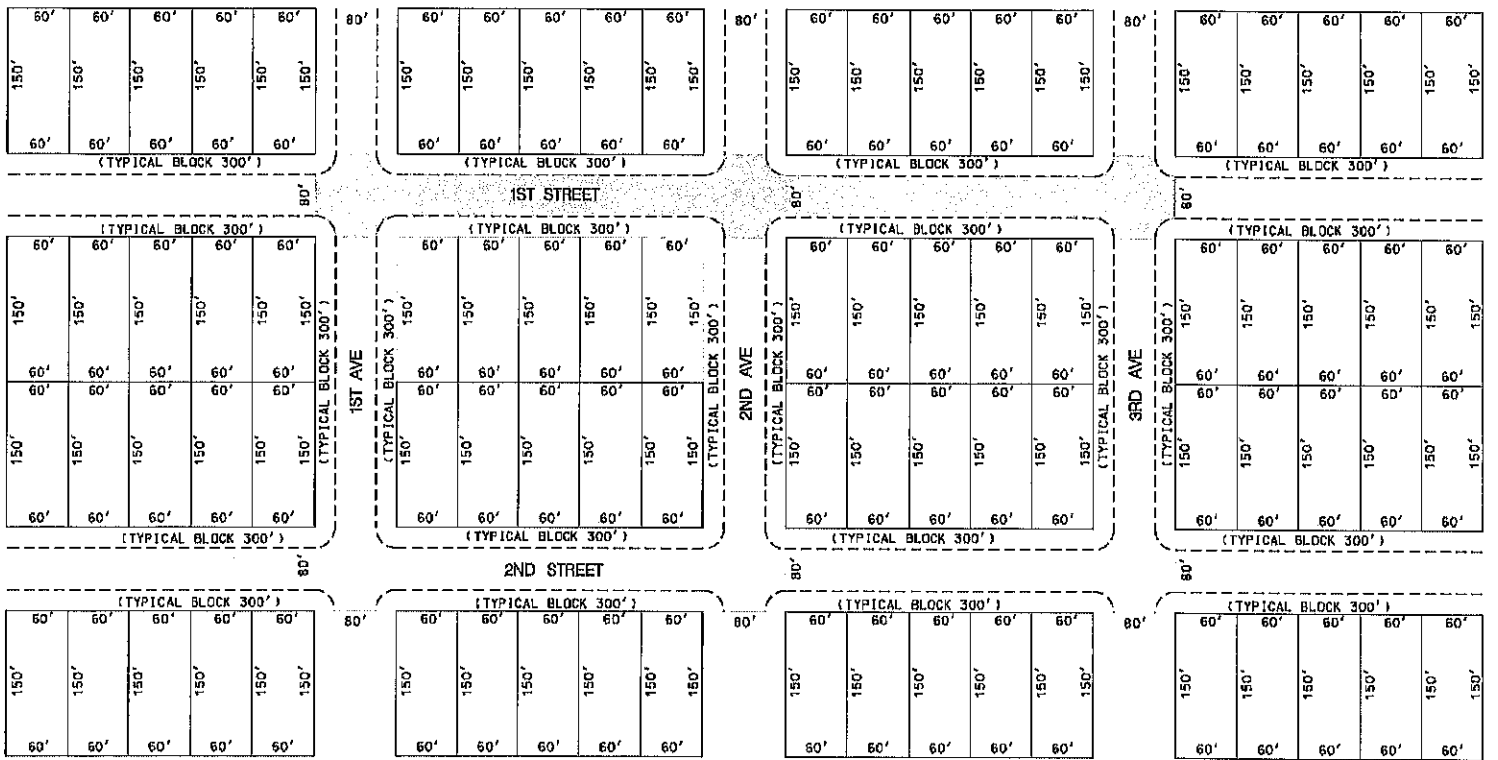
1ST AVE

2ND AVE

3RD AVE

2ND STREET



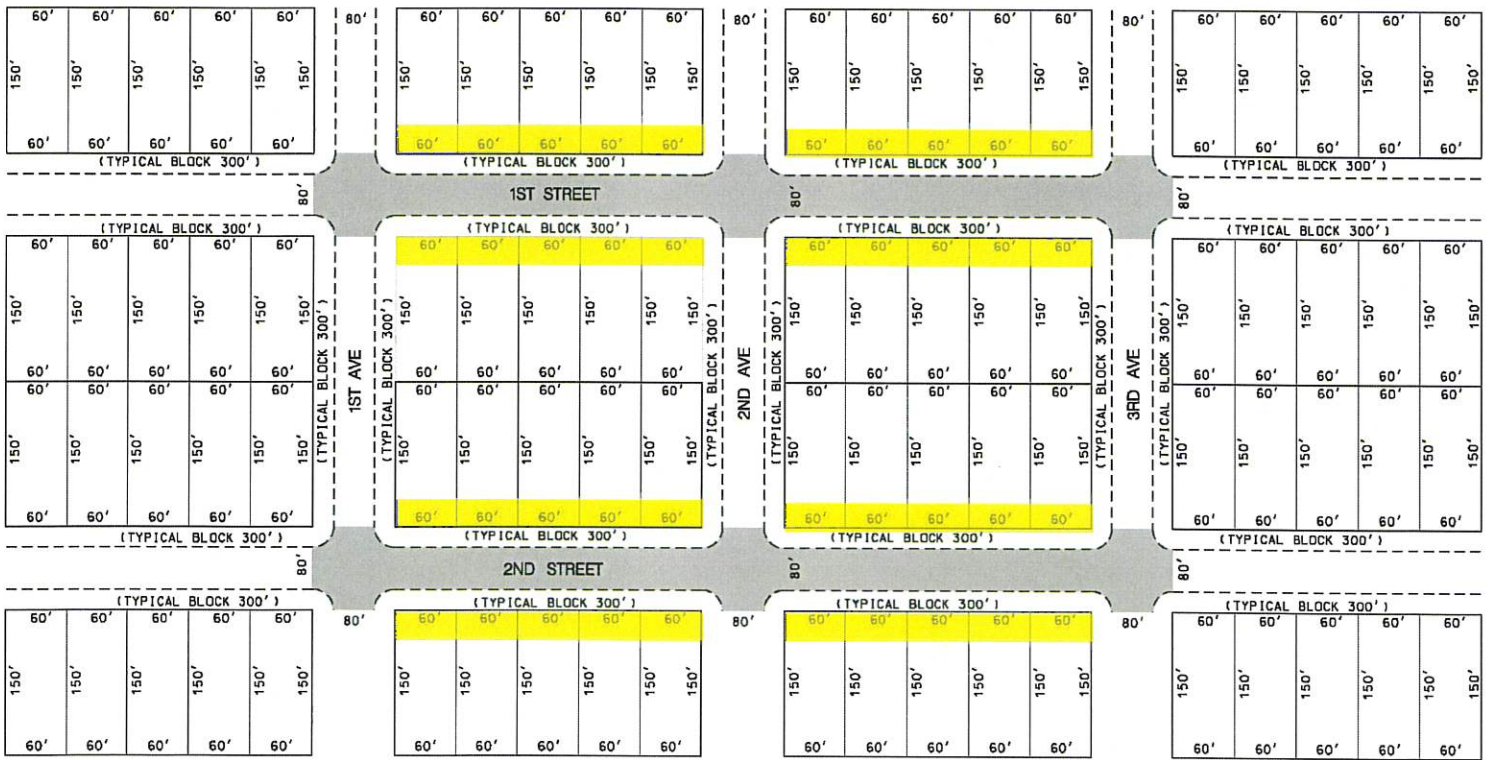




 Front Benefit



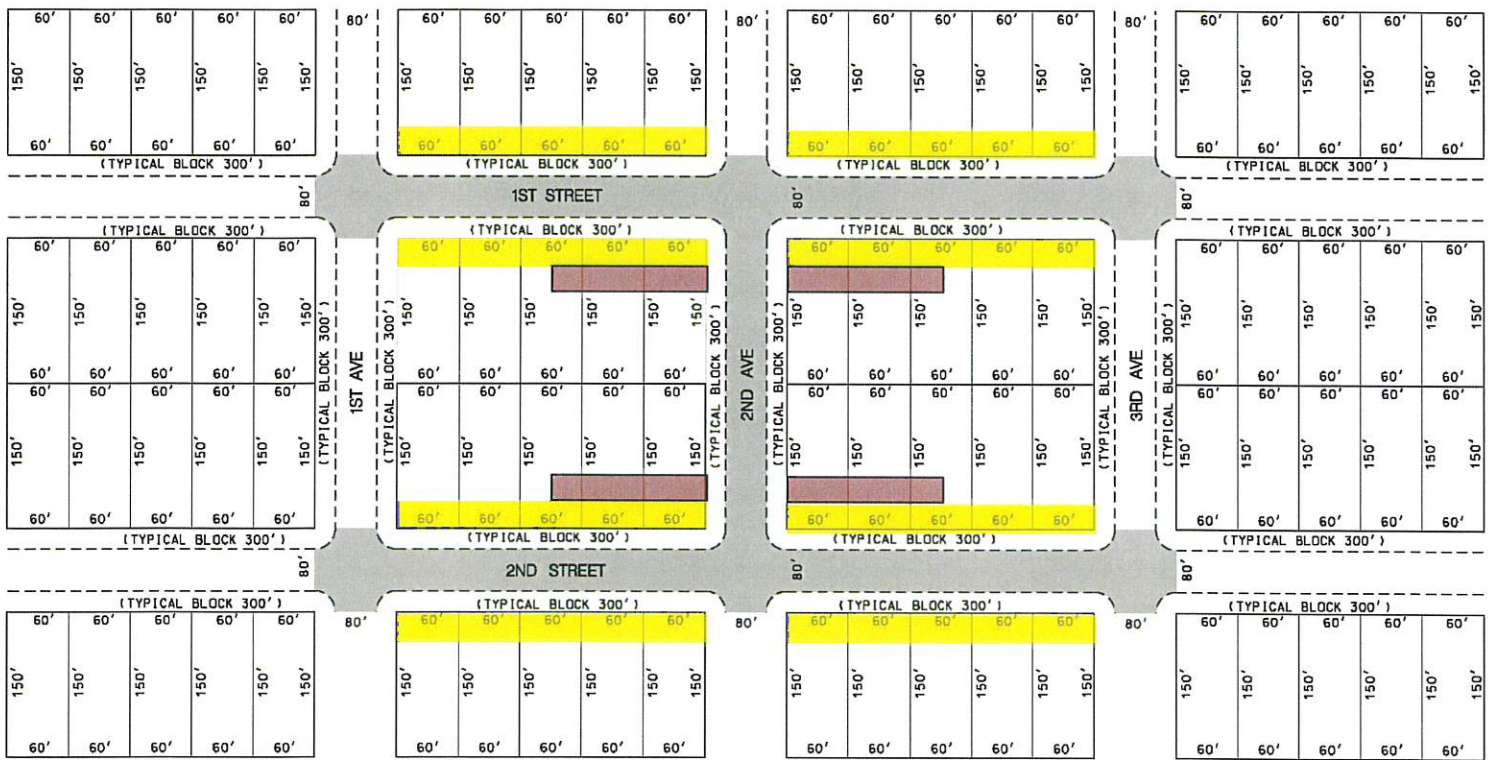
 Front Benefit



 Front Benefit



 Front Benefit



-  Front Benefit
-  Side Benefit



- Front Benefit
- Side Benefit



- Front Benefit
- Side Benefit

With the 30-year life expectancy the following assessments broke down to monthly.

Total Assessments	Per Month
\$17,600	\$48.88
\$14,150	\$39.31
\$10,700	\$29.72
\$6,900	\$19.17
\$3,450	\$9.58

CITY OF CROOKSTON

Three Year Capital Improvement Plan Street Improvements

			\$123	
	Feet	Estimated Total	30%	
Reconstruct	800	\$658,112.00	\$197,434	
Reconstruct	400	\$408,139.00	\$122,442	
Reconstruct	700	\$420,191.00	\$126,057	
Reconstruct	330	\$235,453.00	\$70,636	
Reconstruct	300	\$153,596.00	\$46,079	
Reconstruct	150	\$38,759.00	\$0	
Total	2680	\$1,914,250.00	\$562,647	
		LGA Funding	\$154,619	8%
		MNDOT Aid Average	\$350,000	18%
		601(Water)	\$596,555	31%
		602 (Sewer)	\$133,340	7%
		Total	\$1,797,161	
		227 Reserves needed	\$117,089	6%
		Total	\$1,797,161	70%
			100%	50%
			(\$117,088.63)	
		Base on water bill needed to balance	(\$3.42)	(\$1.71)
		If put on property tax like the sidewalks	(\$35.48)	(\$17.74)
		Cost per foot		
		Reconstruct- \$675 a foot as of 2022		
		2" Overlay- \$115 a foot as of 2022		
		Full Overlay \$245 a foot as of 2022		



CITY OF CROOKSTON
Three Year Capital Improvement Plan
Street Improvements

	Feet	Estimated Total	Per Foot Assessment									
			\$45		\$82		\$103		\$123		\$165	
			Current assessments (11%)	20% Assessment	25%	30%	40%					
Reconstruct	800	\$658,112.00	\$72,392	\$131,622	\$164,528	\$197,434	\$263,245					
Reconstruct	400	\$408,139.00	\$44,895	\$81,628	\$102,035	\$122,442	\$163,256					
Reconstruct	700	\$420,191.00	\$46,221	\$84,038	\$105,048	\$126,057	\$168,076					
Reconstruct	330	\$235,453.00	\$25,900	\$47,091	\$58,863	\$70,636	\$94,181					
Reconstruct	300	\$153,596.00	\$16,896	\$30,719	\$38,399	\$46,079	\$61,438					
Reconstruct	150	\$38,759.00	\$0	\$0	\$0	\$0	\$0					
Total	2680	\$1,914,250.00	\$206,304	\$375,098	\$468,873	\$562,647	\$750,196					
		LGA Funding	\$154,619	\$154,619	\$154,619	\$154,619	\$154,619					
		MNDOT Aid Average	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000					
		601(Water)	\$596,555	\$596,555	\$596,555	\$596,555	\$596,555					
		602 (Sewer)	\$133,340	\$133,340	\$133,340	\$133,340	\$133,340					
		Total	\$1,440,818	\$1,609,612	\$1,703,387	\$1,797,161	\$1,984,710					
		227 Reserves needed	\$473,432	\$304,638	\$210,863	\$117,089	(\$70,460)					
		Total	\$1,440,818	\$1,609,612	\$1,703,387	\$1,797,161	\$1,984,710					
			100%	50%	100%	50%	100%	50%	100%	50%		
			(\$473,431.92)		(\$304,637.73)		(\$210,863.18)		(\$117,089.63)		\$70,460.47	
		Base on water bill nee	(\$13.82)	(\$6.91)	(\$8.89)	(\$4.44)	(\$6.15)	(\$3.08)	(\$3.42)	(\$1.71)	\$2.06	\$1.03
		If put on property tax l	(\$143.46)	(\$71.73)	(\$92.31)	(\$46.16)	(\$63.90)	(\$31.95)	(\$35.48)	(\$17.74)	\$21.35	\$10.68

Cost per foot

Reconstruct- \$675 a foot as of 2022
 2" Overlay- \$115 a foot as of 2022
 Full Overlay \$245 a foot as of 2022