



MEMORANDUM

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

DATE: September 25, 2018

TO: Owosso City Council

FROM: Glenn Chinavare, Director of Public Services & Utilities

SUBJECT: Washington Street Resurfacing – Special Assessment Resolution No 2

When deemed necessary, the city conducts a street improvement program. Public streets are selected for inclusion in the program either by citizen initiated petition or by selection of the city. **Washington Street, from Gute Street to M-71 (Corunna Avenue)**, is proposed by the city for street resurfacing. Property owners are then specially assessed to cover the cost of the proposed improvement. Past practice has been to assess property owners along the street 40% of the proposed benefit and the remaining 60% to the community at large. Each property owner can pay an assessment in one lump sum or in installments over the multi-year period (the period being determined by the amount of the average assessment).

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 **August 6, 2018** 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 **October 1, 2018** for the proposed improvement.

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: if they agree 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; if they feel the project should go forward, but with some adjustments they may direct staff to make those adjustments and proceed; if they feel 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:

Washington Street, from Gute Street to M-71 (Corunna Avenue)

RESOLUTION NO.

**SOUTH WASHINGTON STREET
FROM GUTE STREET TO CORUNNA AVENUE
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

**Washington Street, Public Street, from Gute Street to M-71 (Corunna Avenue)
Street Reconstruction**

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 may be necessary.
3. The City Council hereby approves the estimate of cost of said public improvement to be \$1,226,820.89 and determines that \$147,532.43 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 \$1,079,288.46 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 Monday, October 15, 2018 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:

**Washington Street, a Public Street, from Gute Street to M-71 (Corunna Avenue)
Street Reconstruction**

The City Council intends to defray apart 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 Monday, October 15, 2018 for the purpose of hearing any person to be affected by the proposed public improvement.

**ENGINEER'S ESTIMATE
S. WASHINGTON STREET**

12-Sep-18

ENGINEER'S ESTIMATE OF PROBABLE COST FOR WASHINGTON STREET, FROM GUTE TO M-71

DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT	ELIGIBLE AMOUNT	CITY COST AT 60%	ASSESSMENT 40% (6" RULE)	ASSESSMENT 40% (4" RULE)
MOBILIZATION	LSUM	1	\$ 109,000.00	\$ 109,000.00	\$ 87,200.00	\$ 52,320.00	\$ 34,880.00	\$ 34,880.00
TREE, REM, 6 INCH TO 18 INCH	EACH	2	\$ 171.70	\$ 343.40				
DR STRUCTURE, REM	EACH	14	\$ 272.85	\$ 3,819.90				
SEWER, REM < 24 INCH	FEET	1065	\$ 10.50	\$ 11,182.50				
REMOVAL OF UTILITY FACILITIES	FEET	100	\$ 10.00	\$ 1,000.00				
CURB AND GUTTER, REM	FEET	1914	\$ 7.19	\$ 13,761.66	\$ 13,761.66	\$ 8,257.00	\$ 5,504.66	\$ 5,504.66
PAVT, REM	SYD	500	\$ 6.22	\$ 3,110.00				
SIDEWALK, REM	SYD	413	\$ 8.67	\$ 3,580.71				
PAVT, REM, MODIFIED (AVG= 9")	SYD	9943	\$ 4.00	\$ 39,772.00	\$ 26,527.92	\$ 15,916.75	\$ 10,611.17	\$ 7,077.65
NON HAZ CONT MAT'L HADLG & DISP	CYD	40	\$ 50.00	\$ 2,000.00				
SUBGRADE UNDERCUTTING, TYPE II	CYD	400	\$ 20.00	\$ 8,000.00				
MACHINE GRADING, MODIFIED	STA	18.1	\$ 1,500.00	\$ 27,150.00				
SUBGRADE UNDERCUTTING, SPECIAL	CYD	500	\$ 20.00	\$ 10,000.00				
EROSION CNT, INLET PROTECT, FAB DROP	EACH	12	\$ 95.51	\$ 1,146.12	\$ 1,146.12	\$ 687.67	\$ 458.45	\$ 458.45
PROJECT CLEANUP	LSUM	1	\$ 10,000.00	\$ 10,000.00	\$ 2,000.00	\$ 1,200.00	\$ 800.00	\$ 800.00
SUBBASE, CIP	CYD	143	\$ 9.53	\$ 1,362.79				
AGG BASE, 10 INCH, MOD	SYD	9882	\$ 7.50	\$ 74,115.00				
AGG BASE, 8.5 INCH, MOD	SYD	548	\$ 6.00	\$ 3,288.00				
GEOTEXTILE SEPARATOR	SYD	10430	\$ 1.21	\$ 12,620.30				
SEWER TAP, 18 INCH	EACH	1	\$ 500.00	\$ 500.00				
VIDEO TAPING SEWER AND CULV PIPE	FT	466	\$ 1.14	\$ 531.24				
DRAIN TILE CONNECTION	FT	50	\$ 40.00	\$ 2,000.00				
SEWER, SDR-26, 10 INCH, TR DET B-MOD	FEET	309	\$ 55.00	\$ 16,995.00				
SEWER, SDR-26, 12 INCH, TR DET B-MOD	FEET	76	\$ 60.00	\$ 4,560.00				
SEWER, SDR-26, 18 INCH, TR DET B-MOD	FEET	81	\$ 75.00	\$ 6,075.00				
SANITARY SEWER, CONFLICT	EACH	2	\$ 500.00	\$ 1,000.00				
DR STRUCTURE COVER, ADJ. CASE 1	EACH	7	\$ 445.82	\$ 3,120.74	\$ 3,120.74	\$ 1,872.44	\$ 1,248.30	\$ 1,248.30
DR STRUCTURE COVER, TYPE B	EACH	7	\$ 440.48	\$ 3,083.36	\$ 3,083.36	\$ 1,850.02	\$ 1,233.34	\$ 1,233.34
DR STRUCTURE COVER, TYPE K	EACH	8	\$ 622.01	\$ 4,976.08	\$ 4,976.08	\$ 2,985.65	\$ 1,990.43	\$ 1,990.43
DR STRUCTURE COVER, TYPE Q	EACH	7	\$ 449.95	\$ 3,149.65	\$ 3,149.65	\$ 1,889.79	\$ 1,259.86	\$ 1,259.86
DR STRUCTURE, ADJ, ADD DEPTH	FEET	5	\$ 300.00	\$ 1,500.00				
DR STRUCTURE, TEMP LOWERING	EACH	7	\$ 272.70	\$ 1,908.90	\$ 1,908.90	\$ 1,145.34	\$ 763.56	\$ 763.56
DR STRUCTURE COLLAR, MODIFIED	EACH	13	\$ 400.00	\$ 5,200.00	\$ 5,200.00	\$ 3,120.00	\$ 2,080.00	\$ 2,080.00
DR STRUCTURE, 36 INCH DIA, MOD	EACH	9	\$ 3,000.00	\$ 27,000.00				
DR STRUCTURE, 48 INCH DIA, MOD	EACH	5	\$ 3,500.00	\$ 17,500.00				
DR STRUCTURE, 60 INCH DIA, MOD	EACH	1	\$ 4,500.00	\$ 4,500.00				
HAND PATCHING	TON	20	\$ 100.00	\$ 2,000.00				
HMA, 2C (4.0" DEPTH)	TON	2175	\$ 85.00	\$ 184,875.00	\$ 116,471.25	\$ 69,882.75	\$ 46,588.50	\$ 9,317.70
HMA, 4E3 (2.0" DEPTH)	TON	1088	\$ 90.00	\$ 97,920.00	\$ 97,920.00	\$ 58,752.00	\$ 39,168.00	\$ 39,168.00
HMA,5E3 (1.5" DEPTH)	TON	816	\$ 90.00	\$ 73,440.00	\$ 73,440.00	\$ 44,064.00	\$ 29,376.00	\$ 29,376.00
HMA APPROACH	TON	315	\$ 95.00	\$ 29,925.00				
DRIVEWAY, NONREINF CONC, 6 INCH	SYD	140	\$ 40.00	\$ 5,600.00				

**ENGINEER'S ESTIMATE
S. WASHINGTON STREET**

12-Sep-18

ENGINEER'S ESTIMATE OF PROBABLE COST FOR WASHINGTON STREET, FROM GUTE TO M-71

DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT	ELIGIBLE AMOUNT	CITY COST AT 60%	ASSESSMENT 40% (6" RULE)	ASSESSMENT 40% (4" RULE)
DRIVEWAY, NONREINF CONC, 7 INCH	SYD	292	\$ 50.00	\$ 14,600.00				
DRIVEWAY, NONREINF CONC, 9 INCH	SYD	68	\$ 55.00	\$ 3,740.00				
CURB AND GUTTER, DET F-2	FEET	1803	\$ 20.08	\$ 36,204.24	\$ 36,204.24	\$ 21,722.54	\$ 14,481.70	\$ 14,481.70
CURB RAMP OPENING, CONC	FT	166	\$ 25.00	\$ 4,150.00	\$ 4,150.00	\$ 2,490.00	\$ 1,660.00	\$ 1,660.00
SIDEWALK, CONC, 4 INCH	SFT	1888	\$ 5.00	\$ 9,440.00				
SIDEWALK, CONC, 6 INCH	SFT	100	\$ 6.50	\$ 650.00				
SIDEWALK, CONC, 7 INCH	SFT	225	\$ 8.00	\$ 1,800.00				
DETECTABLE WARNING SURFACE, MOD	FEET	131	\$ 50.00	\$ 6,550.00				
SIDEWALK RAMP, CONC, 7 INCH	SFT	1683	\$ 8.50	\$ 14,305.50				
SIDEWALK, CONC, 9 INCH	SFT	200	\$ 9.50	\$ 1,900.00				
FENCE, PROTECTIVE	FT	200	\$ 4.20	\$ 840.00				
SIGN, TYPE III, ERECT, SALV	EACH	4	\$ 1,619.16	\$ 6,476.64				
SIGN, TYPE III, REM	EACH	11	\$ 8.32	\$ 91.52				
SIGN, TYPE IIIA	SFT	111.25	\$ 13.67	\$ 1,520.79				
PAVT MRKG, COLD PLASTIC, 6" X-WALK	FEET	874	\$ 2.25	\$ 1,966.50				
PAVT MRKG, COLD PLASTIC, 24" STOP	FEET	202	\$ 9.06	\$ 1,830.12				
PAVT MRKG, OVLY CP, BIKE, SYM	EACH	8	\$ 100.30	\$ 802.40				
PAVT MRKG, OVLY CP, LT TURN ARROW	EACH	2	\$ 113.52	\$ 227.04				
PAVT MRKG, OVLY CP, RAILROAD SYM	EACH	2	\$ 298.45	\$ 596.90				
PAVT MRKG, OVLY CP, RT TURN SYM	EACH	1	\$ 115.85	\$ 115.85				
PAVT MRKG, POLYUREA, 4 INCH, WHITE	FEET	3443	\$ 0.68	\$ 2,341.24				
PAVT MRKG, POLYUREA, 4 INCH, YELLOW	FEET	4644	\$ 0.61	\$ 2,832.84				
PAVT MRKG, POLYUREA, 12 INCH X HATCH Y	FEET	300	\$ 4.00	\$ 1,200.00				
PAVT MRKG, WATERBORNE, 4" WHITE, 2ND	FEET	3443	\$ 0.09	\$ 309.87				
PVT MRKG, WATERBORNE, 4" YELLOW, 2ND	FEET	4644	\$ 0.08	\$ 371.52				
BARRICADE, TYPE III, HI, DS, LIGHTED, FURN	EACH	20	\$ 71.74	\$ 1,434.80				
BARRICADE, TYPE III, HI, DS, LIGHTED, OPER	EACH	20	\$ 3.04	\$ 60.80				
DUST PALLATIVE, APPLIED	TON	10	\$ 173.37	\$ 1,733.70	\$ 1,733.70	\$ 1,040.22	\$ 693.48	\$ 693.48
MINOR TRAFFIC DEVICES	LSUM	1	\$ 15,000.00	\$ 15,000.00	\$ 5,000.00	\$ 3,000.00	\$ 2,000.00	\$ 2,000.00
PAVT MRKG, LONGIT, ≤ 6 INCH WIDTH, REM	FT	300	\$ 0.49	\$ 147.00				
SIGN, PORTABLE, CHANGE MESSABE, FURN	EACH	2	\$ 2,117.45	\$ 4,234.90				
SIGN, PORTABLE, CHANGE MESSABE, OPER	EACH	2	\$ 72.85	\$ 145.70				
SIGN, TYPE B, TEMP, PRISMATIC, FURN	SFT	549	\$ 3.69	\$ 2,025.81				
SIGN, TYPE B, TEMP, PRISMATIC, OPER	SFT	549	\$ 0.29	\$ 159.21				
TRAFFIC REGULATOR CONTROL	LSUM	1	\$ 5,000.00	\$ 5,000.00				
PEDESTRIAN TYPE II BARRICADE, TEMP	EACH	12	\$ 100.00	\$ 1,200.00				
PLASTIC DRUM, FLOURESCENT, FURN	EACH	100	\$ 17.30	\$ 1,730.00				
PLASTIC DRUM, FLOURESCENT, OPER	EACH	100	\$ 0.58	\$ 58.00				
RAILROAD PROTECTION, AT GRADE CROSS	DIR	5000	\$ 1.00	\$ 5,000.00				
TURF ESTABLISHMENT, PERFORMANCE	SYD	2607	\$ 6.50	\$ 16,945.50				
MISCELLANEOUS WORK ITEMS	LSUM	1	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 12,000.00	\$ 8,000.00	\$ 8,000.00
SUB TOTALS				\$ 1,022,350.74	\$ 506,993.62	\$ 304,196.17	\$ 202,797.45	\$ 161,993.13

**ENGINEER'S ESTIMATE
S. WASHINGTON STREET**

12-Sep-18

ENGINEER'S ESTIMATE OF PROBABLE COST FOR WASHINGTON STREET, FROM GUTE TO M-71

DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT	ELIGIBLE AMOUNT	CITY COST AT 60%	ASSESSMENT 40% (6" RULE)	ASSESSMENT 40% (4" RULE)
INDIRECT COSTS:								
ENGINEERING @ 15% OF SUB TOTAL				\$ 153,352.61	\$ 76,049.04	\$ 45,629.43	\$ 30,419.62	\$ 24,298.97
ADMINISTRATIVE @ 5% OF SUB TOTAL				\$ 51,117.54	\$ 25,349.68	\$ 15,209.81	\$ 10,139.87	\$ 8,099.66
GRAND TOTALS				\$ 1,226,820.89	\$ 608,392.35	\$ 365,035.41	\$ 243,356.94	\$ 194,391.76

**ESTIMATED SPECIAL ASSESSMENT CALCULATIONS
S. WASHINGTON STREET**

WASHINGTON ST

SPECIAL ASSESSMENT ROLL

ENGINEER'S ESTIMATE ELIGIBLE AMOUNT	\$608,392.35
ASSESSABLE RESIDENTIAL FRONT FEET	1,321.25
ASSESSABLE COMMERCIAL FRONT FEET	1,472.03
TOTAL ASSESSABLE FRONT FEET	2,793.28

CALCULATING ASSESSABLE FRONT FOOT RATE AND AMOUNTS:

PROPERTY TYPE	RESIDENTIAL PROPERTY	COMMERCIAL PROPERTY	TOTAL
TOTAL ELIGIBLE PER TYPE	\$608,392.35	\$608,392.35	
CITY SHARE ≥ 60%	\$414,000.59	\$365,035.41	
PROPERTY SHARE @ ≤40%	\$194,391.76	\$243,356.94	
ASSESSABLE FRONT FOOT RATE: PROP SHARE/ TOTAL FRONT FEE	\$69.59	\$87.12	
LANE ADJUSTMENT FACTOR	0.67	0.67	
ASSESSABLE FRONT FOOT RATE-ADJUSTED	\$46.63	\$58.37	
TOTAL FRONT FEET PER TYPE	1,321.25	1,472.03	
TOTAL AMOUNT OF ASSESSMENT PER TYPE: CALCULATED	\$61,609.89	\$85,922.39	\$147,532.28

SUMMARY: ACTUAL SPECIAL ASSESSMENT AMOUNTS PER SIDE OF STREET:

WEST SIDE	\$72,965.88
EAST SIDE	\$74,566.55
TOTAL SPECIAL ASSESSMENT	\$147,532.43

**ESTIMATED INDIVIDUAL ASSESSMENTS
S. WASHINGTON STREET**

WASHINGTON ST. GUTE TO M-71

SPECIAL ASSESSMENT ROLL

WEST SIDE

ADDRESS NO.	STREET	ROLL NUMBER	FRONT FOOTAGE	CORNER LOT DISCOUNT	ASSESSABLE FRONT FEET	FRONT FOOT RATE	AMOUNT OF ASSESSMENT	PROPERTY TYPE
912	WASHINGTON	651-039-006	210	0.75	157.50	\$58.37	\$9,193.28	B1
904	WASHINGTON	651-039-002	62	1	62.00	\$46.63	\$2,891.06	R2
902	WASHINGTON	651-039-001	63	0.75	47.25	\$46.63	\$2,203.27	R2
832	WASHINGTON	651-038-013	61	0.75	45.75	\$46.63	\$2,133.32	R2
828	WASHINGTON	651-038-012	61	1	61.00	\$46.63	\$2,844.43	R2
818	WASHINGTON	651-038-009	61	1	61.00	\$46.63	\$2,844.43	R2
814	WASHINGTON	651-038-008	61	1	61.00	\$46.63	\$2,844.43	R2
810	WASHINGTON	651-038-005	61	1	61.00	\$46.63	\$2,844.43	R2
802	WASHINGTON	651-038-015	122	0.75	91.50	\$46.63	\$4,266.65	R2
720	WASHINGTON	651-031-004	66	0.75	49.50	\$58.37	\$2,889.32	B4
714	WASHINGTON	651-031-003	66	1	66.00	\$58.37	\$3,852.42	B4
708	WASHINGTON	651-031-002	72	1	72.00	\$58.37	\$4,202.64	B4
702	WASHINGTON	651-031-001	60	0.75	45.00	\$58.37	\$2,626.65	B4
618-620	WASHINGTON	651-025-006	132	0.75	99.00	\$58.37	\$5,778.63	B4
616	WASHINGTON	651-025-005	66	1	66.00	\$58.37	\$3,852.42	B4
608	WASHINGTON	651-025-004	38	1	38.00	\$58.37	\$2,218.06	B4
606	WASHINGTON	651-025-003	45	1	45.00	\$58.37	\$2,626.65	B4
604	WASHINGTON	651-025-002	40	1	40.00	\$58.37	\$2,334.80	B4
600	WASHINGTON	651-025-001	40.75	0.75	30.56	\$58.37	\$1,783.93	B4
530	WASHINGTON	651-000-026	35	0.75	26.25	\$58.37	\$1,532.21	I1
	HURON & EASTERN RAILWAY	651-027-003	100.4	1	100.40	\$58.37	\$5,860.35	I1
524	WASHINGTON	651-000-020	23	1	23.00	\$58.37	\$1,342.51	I1
			1546.15		1348.71		\$72,965.88	

**ESTIMATED INDIVIDUAL ASSESSMENTS
S. WASHINGTON STREET**

WASHINGTON ST. GUTE TO M-71

SPECIAL ASSESSMENT ROLL

EAST SIDE

ADDRESS NO.	STREET	ROLL NUMBER	FRONT FOOTAGE	CORNER LOT DISCOUNT	ASSESSABLE FRONT FEET	FRONT FOOT RATE	AMOUNT OF ASSESSMENT	PROPERTY TYPE
1003	WASHINGTON	652-011-016	27	1	27.00	\$58.37	\$1,575.99	OS1
915-923	WASHINGTON	652-011-017	132	1	132.00	\$58.37	\$7,704.84	OS1
905	WASHINGTON	652-011-018	88	1	88.00	\$46.63	\$4,103.44	R2
901	WASHINGTON	652-011-019	88	0.75	66.00	\$46.63	\$3,077.58	R2
833	WASHINGTON	652-006-017	46	0.75	34.50	\$46.63	\$1,608.74	R2
829	WASHINGTON	652-006-016	40	1	40.00	\$46.63	\$1,865.20	R2
827	WASHINGTON	652-006-013	40	1	40.00	\$46.63	\$1,865.20	R2
825	WASHINGTON	652-006-012	40	1	40.00	\$46.63	\$1,865.20	R2
823	WASHINGTON	652-006-012	40	1	40.00	\$46.63	\$1,865.20	R2
821	WASHINGTON	652-006-009	40	1	40.00	\$46.63	\$1,865.20	R2
817-819	WASHINGTON	652-006-005	60	1	60.00	\$46.63	\$2,797.80	R2
	WASHINGTON	652-006-004	60	1	60.00	\$46.63	\$2,797.80	R2
801	WASHINGTON	651-037-001	61	0.75	45.75	\$46.63	\$2,133.32	R2
715	WASHINGTON	651-032-001	178	0.75	133.50	\$46.63	\$6,225.11	R2
707	WASHINGTON	652-005-005	66	1	66.00	\$46.63	\$3,077.58	R2
705	WASHINGTON	652-005-004	44	1	44.00	\$46.63	\$2,051.72	R2
703	WASHINGTON	652-005-001	44	0.75	33.00	\$46.63	\$1,538.79	R2
619	WASHINGTON	652-001-006	44	0.75	33.00	\$58.37	\$1,926.21	B4
	WASHINGTON	652-001-003	132	1	132.00	\$58.37	\$7,704.84	I1
605	WASHINGTON	652-001-001	156.75	1	156.75	\$58.37	\$9,149.50	I1
	HURON & EASTERN RAILWAY	652-001-007	86.62	1	86.62	\$58.37	\$5,056.01	I1
102	CORUNNA	651-021-005	21.7	1	21.70	\$58.37	\$1,266.63	B4
102	CORUNNA	651-021-004	33	0.75	24.75	\$58.37	\$1,444.66	B4

1568.07

1444.57

\$74,566.55

ASSESSABLE RESIDENTIAL FRONT FEET
ASSESSABLE COMMERCIAL FRONT FEET
TOTAL ASSESSABLE FRONT FOOTAGE

1321.25
1472.03
2793.28



City of Owosso

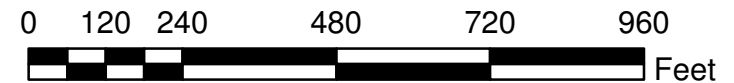
Proposed Special Assessment

Washington Street From M-71 to Gute St.



Legend

-  Special Assessment Parcels
-  City Parcels 2018
- 501 Street Address Number



1 inch = 300 feet

