

RUSTIC AVENUE RIAD ESTIMATE ASSESSMENT ROLL

Ordinance of Assessment

PROJECT COSTS	ESTIMATED	FINAL COSTS
Gravel Construction Cost:	72,369.00	72,567.65
Construction Contingency (5%):	3,618.45	0.00
Construction Cost Subtotal:	75,987.45	72,567.65
Relocation of Utilities in ROW:	3,500.00	0.00
Engineering Design (10%):	7,598.75	9,070.95
Contract Admin. & Const. Mngt (5%):	3,799.37	0.00
Total Construction Cost:	90,885.57	81,638.60
RIAD Project Contingency (10%):	9,088.56	-
Filing Fee Adjustment:	-	500.00
KPB Administration Cost:	6,699.87	6,700.00
Total Project Cost:	106,674.00	88,838.60
Less Road Service Area Match (50%):	53,337.00	44,419.30
Final Cost to Parcel Owners:	53,337.00	44,419.30
Number of Benefited Parcels:	10	10
Cost Per Parcel:	5,333.70	4,441.93

Non-Refundable Filing Fee: \$1,000 Per KPB 14.31.050(G) = <\$2M
Paid on: November 9, 2018

Total Estimate Project Cost: 44,419.30
Less any required pre-paymer 0.00
Total Estimate Assessments: 44,419.30 KPB 14.31.080(A)

Total number of parcels in district: 10
Total number parcels in favor of project: 6
Percentage of parcels in favor of project: 60.0%
Percentage of parcels in favor, 2018 assessed value: 64.0%
Restrictions, 14.31.080:
KPB 14.31.080(A), Lien Limit <25%, # Parcels 0
14.31.080(A)(2), Delinquent RP Tax <10%: 0.00%
14.31.080(A)(3), Unimpr/Impvd AV <40%: 0.00%

PARCEL ID	LEGAL	IMPROVEMENT VALUE	2019 ASSESSED VALUE	MAXIMUM ASSESSMENT	REQUIRED PREPAYS	OWNER	ADDRESS	CITY ST ZIP	2018 DEL TAX	OTHER SPC ASSMT	VOTED IN FAVOR	2018 ASSESSED VALUE IN FAVOR
131-041-67	T 4N R 11W SEC 10 SEWARD MERIDIAN KN 2013021 MYSTIC FIELDS SUB PHASE 1 LOT 1 BLOCK 1	177,400	192,800	4,441.93	0.00	RICHMOND KODY S	PO BOX 2585	KENAI, AK 99611	NO	NO		0
131-041-68	T 4N R 11W SEC 10 SEWARD MERIDIAN KN 2013021 MYSTIC FIELDS SUB PHASE 1 LOT 2 BLOCK 1	166,000	181,400	4,441.93	0.00	BRASHEAR DEANNA L	325 GEMINI DR	SATELLITE BEACH, FL 32937	NO	NO	X	180,700
131-041-69	T 4N R 11W SEC 10 SEWARD MERIDIAN KN 2013021 MYSTIC FIELDS SUB PHASE 1 LOT 3 BLOCK 1	215,900	230,300	4,441.93	0.00	BRIDGE CHERYL L	48185 RUSTIC AVE	SOLDOTNA, AK 99669	NO	NO	X	229,500
131-041-70	T 4N R 11W SEC 10 SEWARD MERIDIAN KN 2013021 MYSTIC FIELDS SUB PHASE 1 LOT 4 BLOCK 1	204,000	218,400	4,441.93	0.00	PETROVICH ROSALIND M & MICHAEL L	PO BOX 2356	KENAI, AK 99611	NO	NO	X	217,500
131-041-71	T 4N R 11W SEC 10 SEWARD MERIDIAN KN 2013021 MYSTIC FIELDS SUB PHASE 1 LOT 5 BLOCK 1	175,400	189,800	4,441.93	0.00	LEAKE JOHN M Jr	PO BOX 874	SOLDOTNA, AK 99669	NO	NO	X	189,000
131-041-72	T 4N R 11W SEC 10 SEWARD MERIDIAN KN 2013021 MYSTIC FIELDS SUB PHASE 1 LOT 6 BLOCK 1	212,000	226,400	4,441.93	0.00	STRAUME TIFFANY R & KARL J	48255 RUSTIC AVE	SOLDOTNA, AK 99669	NO	NO	X	225,500
131-680-23	T 4N R 11W SEC 3 SEWARD MERIDIAN KN 0860140 GORESEN ESTATES SUB NO 2 TRACT 4O	133,300	147,600	4,441.93	0.00	MOFFIS NICOLE A	2241 BEAVER LOOP RD	KENAI, AK 99611	NO	NO		0
131-680-24	T 4N R 11W SEC 3 SEWARD MERIDIAN KN 0860140 GORESEN ESTATES SUB NO 2 TRACT 4P	172,100	186,400	4,441.93	0.00	CONDON LINDA A & TODD L	48186 RUSTIC AVE	SOLDOTNA, AK 99669	NO	NO		0
131-680-25	T 4N R 11W SEC 3 SEWARD MERIDIAN KN 0860140 GORESEN ESTATES SUB NO 2 TRACT 4Q	146,300	160,600	4,441.93	0.00	SAVELY TROY D	48204 RUSTIC AVE	SOLDOTNA, AK 99669	NO	NO		0
131-680-26	T 4N R 11W SEC 3 SEWARD MERIDIAN KN 0860140 GORESEN ESTATES SUB NO 2 TRACT 4R	155,000	169,300	4,441.93	0.00	HUNT CHRISTINE & JOSHUA	48230 RUSTIC AVE	SOLDOTNA, AK 99669	NO	NO	X	161,700
10		1,757,400	1,903,000	44,419.30	0.00	as of 3/3/2020					6	1,203,900

Parcels All Improved Properties

in favor Total AV

The following three parcels are not included in the RUSTIC AVENUE road improvement assessment district:

It has been determined that the following three (3) properties whose boundaries touch the proposed improvement will not benefit from the proposed improvement as these parcels are currently being served to a greater degree by sections of Rustic Avenue which are currently on the RSA maintenance system.

PARCEL ID	LEGAL	IMPROVEMENT VALUE	2019 ASSESSED VALUE	MAXIMUM ASSESSMENT	REQUIRED PREPAYS	OWNER	ADDRESS	CITY ST ZIP	PHYSICAL ADDRESS	ACREAGE
131-041-47	T 4N R 11W SEC 10 SEWARD MERIDIAN KN 2003103 MYSTIC RIDGE ESTATES PART 1 LOT 3 BLK 1	384,000	436,400	-	-	JESTER NATHAN E & LINDSAY B	PO BOX 1951	KENAI AK 99611	48020 HARMONY AVE	3.10
131-041-73	T 4N R 11W SEC 10 SEWARD MERIDIAN KN 2013021 MYSTIC FIELDS SUB PHASE 1 LOT 7 BLOCK 1	211,700	226,100	-	-	STAFFORD KATIE M STAFFORD KEVIN D	PO BOX 1141 PO BOX 210262	SOLDOTNA, AK 99669 ALUKE BAY, AK 99821	48275 RUSTIC AVE	0.92
131-320-61	T 4N R 11W SEC 3 SEWARD MERIDIAN KN 0790061 ALASKA RUSTIC ESTATES SUB LOT 1 BLK 3	5,000	8,400	-	-	OLIVER, AMEND III JOSEPH, CHONG HYE	PO BOX 583 PO BOX 304	KENAI, AK 99611 SILVERDALE, WA 98383		0.92