



CITY OF CHANHASSEN

ASSESSMENT PRACTICE

Updated November, 2014

This Assessment Practice is intended to provide general direction to City Staff in preparation of assessment rolls to ensure fair and consistent treatment of all properties within the City of Chanhassen. This practice may not apply in all circumstances at which time the Council will direct staff to determine an alternate assessment methodology. All benefiting properties that have access or potential future access to the street proposed to be Reconstructed or Rehabilitated shall be included in the assessment roll. Assessments must be equally distributed between housing types. Commercial properties will typically be assessed using an area charge or in some circumstances front footage.

NEW CONSTRUCTION: 100% assessed to benefitting properties

Assessable Costs Include:

- Construction of a new street – Typically not a City project.
- Installation of water main, storm sewer and sanitary sewer systems where it did not previously exist.

RECONSTRUCTION: 40% assessed to all benefitting properties

Assessable Costs Include:

- Reconstruction of an existing street.
- Installation or repair of concrete curb and gutter associated with a street reconstruction project.

Notes:

- If a residential property benefits from a collector or commercial street reconstruction project, the assessment amount for the residential property shall be based on a 31-foot wide street.
- Replacement or repair of an existing water main, storm sewer and sanitary sewer will not be assessed to the benefitting properties. The City will pay 100% of these improvement costs out of the associated enterprise fund.

REHABILITATION: 40% assessed to all benefitting properties

Assessable Costs Include:

- Edge or full-depth mill and overlay, cracksealing and full-depth repair of problem areas within the street rehabilitation project area, installation or repair of curb and gutter.
- Replacement or repair of existing water main, storm sewer and sanitary sewer will not be assessed to the benefitting properties. The City will pay 100% of these improvement costs out of the associated enterprise fund.

Notes:

- If a residential property benefits from a collector or commercial street rehabilitation project, the assessment amount for the residential property shall be based on a 31-foot wide street.

ASSESSMENT PAYMENT OPTIONS

- Term for Reconstruction projects shall be 10 years.
- Term for Rehabilitation projects shall be 8 years.
- The interest rate of the assessment projects shall be the Wall Street Journal Prime Rate (at the date of the assessment hearing) plus 2%.

REGULAR MAINTENANCE: Properties are not assessed

- Projects Include: Pothole filling, Patching, Cracksealing, Sealcoating