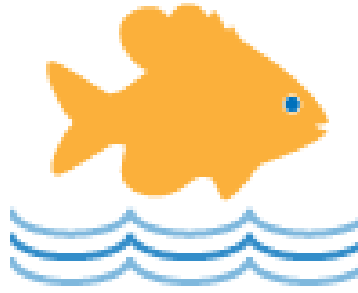


ITEM 7b. ATTACHMENT 1A.



FEASIBILITY REPORT

2021 ANGELL ROAD EAST MILL AND OVERLAY PROJECT

CITY OF SUNFISH LAKE | DAKOTA COUNTY, MINNESOTA

FEBRUARY 26, 2021

Prepared for:
City of Sunfish Lake

CITY PROJECT NO. 2021-03

WSB PROJECT NO. 014460-000

FEASIBILITY REPORT

2021 ANGELL ROAD EAST MILL AND OVERLAY PROJECT

**FOR THE
CITY OF SUNFISH LAKE, MINNESOTA**

February 26, 2021

Prepared By:





February 26, 2021

Honorable Mayor and City Council
City of Sunfish Lake, MN
c/o Cathy Iago, City Clerk
7378 Jordan Ave S
Cottage Grove, MN 55016

Re: Feasibility Report
2021 Angell Road East Mill and Overlay Project
City of Sunfish Lake, MN
WSB Project No. 014460-000

Dear Honorable Mayor and City Council Members:

Attached for your review is a feasibility report which addresses improvements associated with the 2021 Angell Road East Mill and Overlay Project.

We would be happy to discuss this report with you at your convenience. Please contact me at 651.286.8474 if you have any questions or concerns.

Sincerely,

WSB

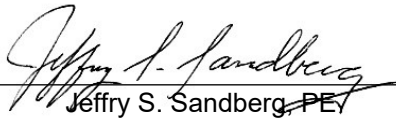

Jeffrey S. Sandberg, PE
City Engineer

Attachment

bpm

CERTIFICATION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.


Jeffrey S. Sandberg, PE

Date: February 26, 2021

Lic. No. 25393

Quality Control Review Completed By:


Lydia M. Eher, PE

Date: February 26, 2021

Lic. No. 57221

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CERTIFICATION SHEET
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Appendix C

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Appendix E

Sunfish Lake Assessment Policy

Appendix F

Benefit Analysis Report

1. EXECUTIVE SUMMARY

The 2021 Angell Road East Mill and Overlay Project consists of roadway surface improvements on Angell Road from MN-62 to Sunnyside Lane. A map illustrating the project location is shown on **Figure 1** in **Appendix A**.

Roadway surface improvements consist of a 2.5-inch mill and overlay. Additionally, existing storm culverts in the project area were reviewed and determined to need maintenance such as jetting out sediment and debris.

The cost of the 2021 Angell Road East Mill and Overlay Project, based on the recommended scope of work, is estimated at **\$93,915**. This includes a 10% contingency and 35% indirect costs. Funding for the project will consist of special assessments to benefitting properties and City financing.

The proposed project schedule includes construction beginning May 2021, with final completion by the fall of 2021.

The project is feasible, necessary, and cost-effective from an engineering standpoint and should be constructed as proposed herein.

2. INTRODUCTION

2.1 Authorization

On October 6, 2020, the Sunfish Lake City Council authorized a feasibility report for the 2021 Angell Road East Mill and Overlay Project.

2.2 Scope

This feasibility report includes roadway surface improvements and drainage improvements along Angell Road from MN-62 to Sunnyside Lane.

2.3 Data Available

Information and materials used in the preparation of this report include the following:

- City of Sunfish Lake Capital Improvement Plan
- City of Sunfish Lake Assessment Policy
- City of Sunfish Lake Property Index Records
- City of Sunfish Lake Pavement Condition Report (2018)
- Field Observations of the Area

2.4 Project History

Angell Road is identified in the City's Capital Improvement Plan to address the poor condition of the roadway.

The City had previously accepted a feasibility report for the 2020 Mill and Overlay Project (City Project 2020-01) on September 3, 2019, which included Angell Road for a two-inch mill and overlay. During final design of the project, it was determined the final design cost estimate would be too great for the City to move forward with in 2020. As a result, the project was tabled until 2021 and the City instructed the project be broken up into 3 individual Feasibility Reports for each roadway originally in the 2020 Mill and Overlay Project.

Core samples of the roadway were taken in December of 2020. The sampling showed that the road bituminous was degraded beyond the extent previously assumed (2"). It was determined that a 2 ½" Mill and Overlay was the best solution for extending the life of the roadway in lieu of the 2" Mill and Overlay previously recommended. This report reflects the costs and proposed assessments for the 2 ½" Mill and Overlay of Angell Road.

3. EXISTING CONDITIONS

3.1 Surface

Angell Road was constructed in 1989. Routine maintenance using seal coating and crack sealing was completed in 2013.

In May of 2018, WSB completed a Pavement Condition Report for the City, summarizing the results of pavement inspections on all City streets. The results are shown as a calculated Pavement Condition Index (PCI) for each street. The PCI is based on a 0 to 100 scale, with 100 being a new roadway with no distresses present.

The existing 2018 and projected 2020 PCI values for Angell Road are shown below in **Table 1**.

Table 1 – Existing and Projected PCI Values		
Street	Existing PCI Value (2018)	Projected PCI Value (2020)
Angell Road	60	42

The full Pavement Condition Report can be found in **Appendix D**.

3.1.1 Roadway Alignment

Angell Road has a typical vertical and horizontal alignment for a residential neighborhood.

3.1.2 Right-of-Way

The existing right-of-way width for Angell Road is 60 feet.

3.1.3 Street Section

The street width of Angell Road is 22 feet and consists of a rural section. The pavement is beginning to show signs of pavement failure, including edge cracking and alligator cracking.

3.2 Drainage

Existing drainage infrastructure consists of roadway ditches along both sides of Angell Road, conveying stormwater to neighboring lakes, wetlands or urban roadways with storm sewer. Angell Road has three storm culverts conveying stormwater under driveways along the roadway.

In August of 2019, WSB staff completed a field visit to verify the conditions of all the culverts in the project area. While most of the culverts were filled with sediment, the structural integrity of the culverts is sound.

3.3 Private Utilities

Private utilities that have facilities in or near the project area will be notified during the final design phase of the project. They will be requested to coordinate any necessary repairs and replacements as needed at their cost. Private utility companies that have facilities within the project area include the following:

- Comcast (Telephone/Internet)
- CenturyLink (Telephone/Internet)
- Sprint (Telephone)
- Xcel Energy (Electric/Gas)

3.4 Criteria for Investigation

Local streets identified to be reviewed for improvements will be reviewed against current City standards and policy where applicable.

3.4.1 Surface

Bituminous seal coating is a street maintenance method that is recommended on streets with a PCI ranging from 60 to 100.

Milling and overlaying is a street rehabilitation method that is recommended on streets with a PCI ranging from 30 to 70.

Reclamations and reconstructions are street improvement methods that are recommended on streets with a PCI ranging from 0 to 40.

3.4.2 Drainage

Current City Standards will be utilized for stormwater management and water quality design.

4. PROPOSED IMPROVEMENTS

4.1 Surface

Angell Road is proposed to have a 2.5-inch mill and overlay. Milling and overlaying consists of grinding off the top 2.5-inches of asphalt and then repaving the milled 2.5 inches with new asphalt.

4.1.1 Roadway Alignment

The proposed improvements will maintain the existing vertical and horizontal alignments of the roadway.

4.1.2 Right-of-Way

All proposed improvements are located within the platted right-of-way, no permanent easements will be required. Temporary construction easements or waivers of trespass may be required for utility improvements, if applicable.

4.1.3 Street Section

The proposed typical section is shown on **Figure 2** in **Appendix A**.

4.2 Drainage

Based on the August 2019 site visit by WSB staff and the limited scope of work proposed for Angell Road, culvert jetting and maintenance is proposed for all three culverts in the project area.

4.3 Construction Access/Staging

The contractor will be responsible for providing access to properties throughout the project. Signed detours will be required to direct traffic around the construction zones and notify users of the increased truck and construction activity as needed.

5. FINANCING

5.1 Opinion of Probable Cost

A detailed opinion of probable cost is included in **Appendix B** of this report. The opinion of probable cost is based on projected construction costs for 2021 and includes a 10% contingency and 35% indirect costs. The indirect costs include engineering, legal and administrative costs associated with the project.

The total project cost is estimated at **\$93,915**.

5.2 Funding

Funding for the 2021 Angell Road East Mill and Overlay Project will be through assessments to benefitting properties and City financing.

Assessments will be levied to the benefitting properties as outlined in Minnesota Statute 429 and the City's assessment policy, found in **Appendix E**. Detailed preliminary assessment rolls are included in **Appendix C**.

Financing the 2021 Angell Road East Mill and Overlay Project will be based on the City's special assessment policy, which calls for 60% of the proposed improvements to be specially assessed for roads identified as Neighborhood Collector Streets, which Angell Road is designated as. The remaining 40% of the improvements will be financed by the City.

As part of the feasibility phase of the project, a Benefit Analysis Report was ordered by the City Council for Angell Road. Metzen Realty and Associates Co. provided a report, which has been included as **Appendix F**. In this report, the value-added benefit for a mill and overlay improvement was found to be up to \$10,470 per parcel for single family homes. This is the assessment rate used per unit for the project.

A summary of the assessment rates is:

- Single-Family Mill and Overlay\$10,470/unit

The project funding is summarized as follows:

2021 Angell Road East Mill and Overlay Project Project Funding Summary	
Funding Source	Proposed Funding
Special Assessments	\$52,350
City Financing	\$41,565
TOTAL	\$93,915

6. NECESSITY AND EFFECTIVENESS

The improvements proposed in this report are necessary for several reasons.

The proposed roadway improvements provide the City with a high quality, aesthetically pleasing roadway while minimizing maintenance concerns, eliminating existing safety concerns, and extending the life expectancy of the roadway.

The proposed drainage improvements provide the City with a cost-effective solution while minimizing maintenance concerns and extending the life expectancy of the culverts.

Combining the roadway and drainage improvements into one project will provide a project large enough to ensure a competitive bidding environment and economy of scale, and therefore, are deemed to be cost-effective. Based on the information contained in this report, the proposed improvements as described can be considered to be necessary, cost-effective, and feasible from an engineering standpoint.

7. PROJECT SCHEDULE

The proposed schedule for the 2021 Angell Road East Mill and Overlay Project is as follows:

City Council Authorizes Feasibility Report	October 6, 2020
City Council Gives Preliminary Consideration to Draft Feasibility Report	December 1, 2020
City Council Gives Final Consideration to Feasibility Report And Orders Public Hearing	February 2, 2021
City Council Approves Preliminary Financing, and holds Public Hearing	March 2, 2021
City Council Authorized Preparation of Plans and Specifications	March 2, 2021
Plans/Specifications Preparation	March - April 2021
City Council Approves Plans/Specifications & Authorizes Bidding	April 6, 2021
Project Bidding	May 2021
Award Contract	June 2021
Construction	June – September 2021
Assessment Hearing	September 7, 2021
First Payment Due with 2022 Taxes	May 2022

8. FEASIBILITY AND RECOMMENDATION

The 2021 Angell Road East Mill and Overlay Project consists of roadway and drainage improvements. The cost of the project is estimated at **\$93,915**.

Based on the information contained within this report, the proposed improvements as described are necessary, cost-effective, and feasible from an engineering standpoint. WSB recommends construction of the proposed improvements as detailed in this report. The economic feasibility of this project will be determined by the City Council.

APPENDIX A

Figure 1 – Project Location Map
Figure 2 – Typical Sections

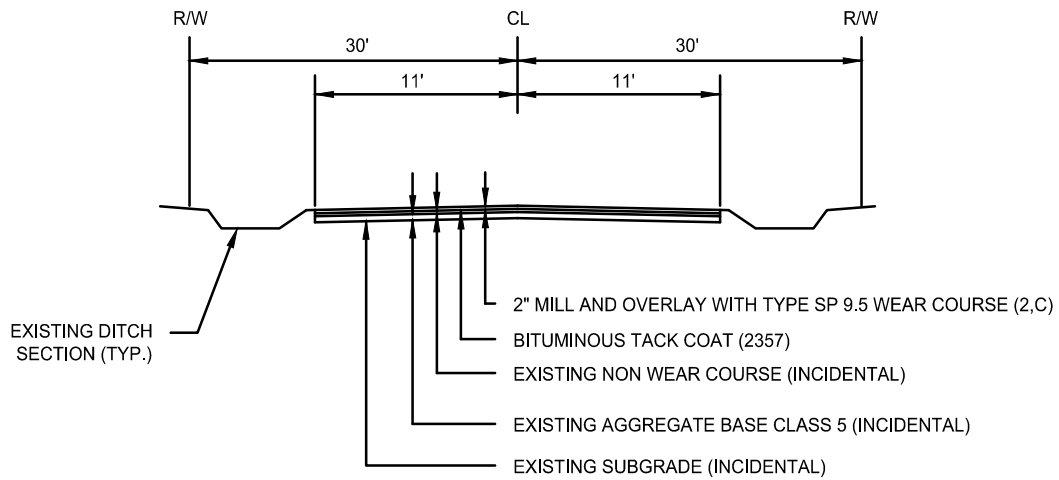
K:\014460-000\Cad\Exhibits\Angell Road\014460-000 Project Location Map (Angell).dwg 10/14/2020 9:57:20 AM



WSB PROJECT NO.:
014460-000

2021 ANGELL ROAD EAST MILL AND OVERLAY PROJECT
FIGURE 1 - PROJECT LOCATION MAP
CITY OF SUNFISH LAKE, MN





STREET MILL AND OVERLAY



WSB PROJECT NO.:
014460-000

2021 ANGELL ROAD EAST MILL AND OVERLAY PROJECT FIGURE 2 - TYPICAL SECTIONS CITY OF SUNFISH LAKE, MN



APPENDIX B

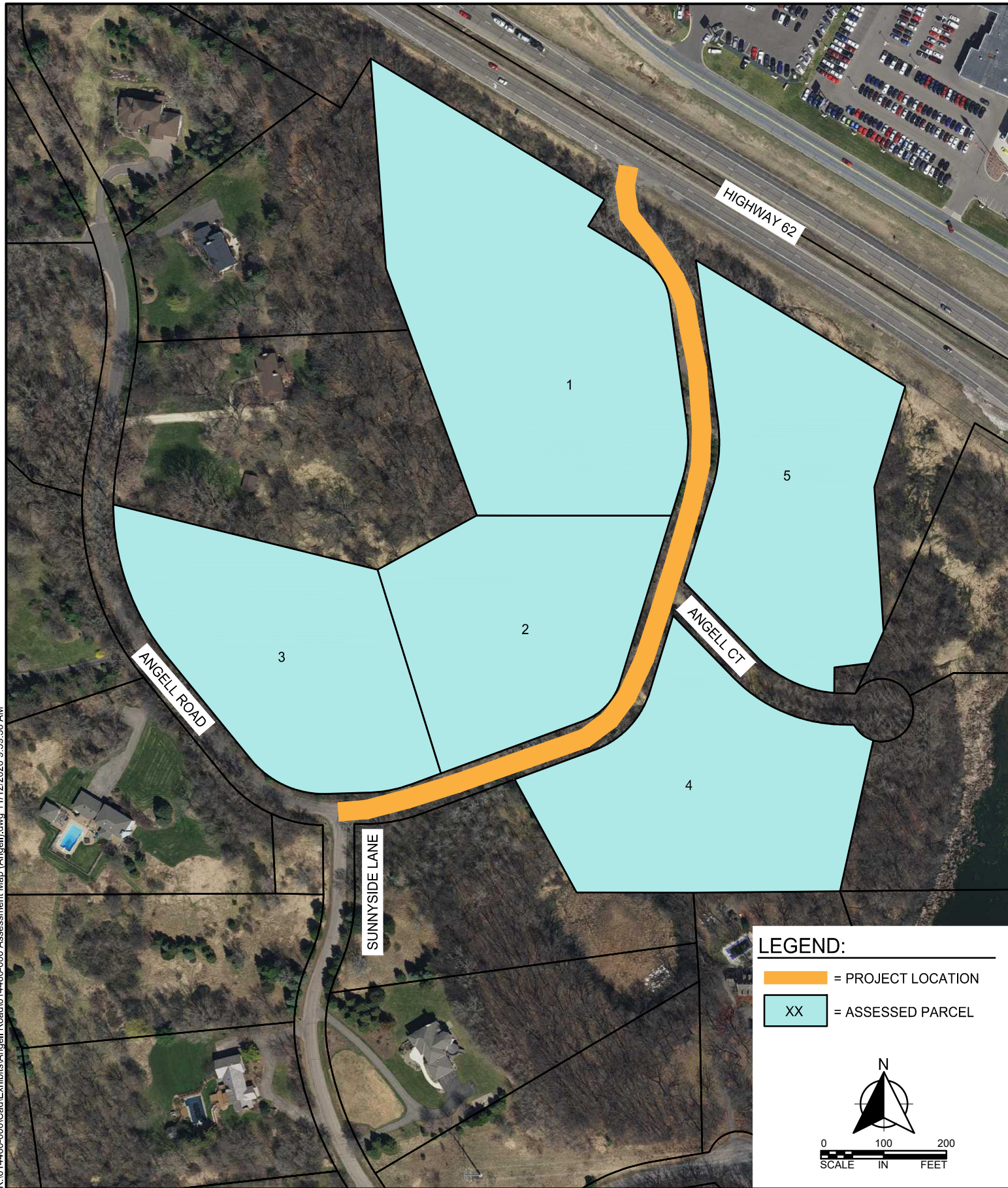
Opinion of Probable Cost

OPINION OF PROBABLE COST						
<i>WSB Project:</i> 2021 Angell Road East Mill and Overlay Project - 2.5" <i>Project Location:</i> Sunfish Lake <i>City Project No.:</i> 2021-03 <i>WSB Project No:</i> 014460-000					<i>Design By:</i> BPM <i>Checked By:</i> JSS <i>Date:</i> 1/4/2021	
Item No.	MN/DOT Specification No.	Description	Unit	Estimated Total Quantity	Estimated Unit Price	Estimated Total Cost
A. Angell Road Surface Improvements						
1	2021.501	MOBILIZATION	LS	1	\$ 3,000.00	\$ 3,000.00
2	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	L F	120	\$ 5.00	\$ 600.00
3	2106.507	EXCAVATION - COMMON	C Y	10	\$ 20.00	\$ 200.00
4	2211.509	AGGREGATE BASE CLASS 5	TON	10	\$ 20.00	\$ 200.00
5	2232.504	MILL BITUMINOUS SURFACE (2.5")	S Y	3810	\$ 2.50	\$ 9,525.00
6	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	390	\$ 3.00	\$ 1,170.00
7	2360.509	TYPE SP 9.5 WEARING COURSE MIX (2,C)	TON	570	\$ 75.00	\$ 42,750.00
8	2501.602	CLEAN PIPE CULVERT	EACH	3	\$ 1,000.00	\$ 3,000.00
9	2563.601	TRAFFIC CONTROL	L S	1	\$ 2,000.00	\$ 2,000.00
10	2573.503	SEDIMENT CONTROL LOG WOOD FIBER	L F	200	\$ 2.00	\$ 400.00
11	2573.503	SILT FENCE TYPE MS	L F	200	\$ 2.00	\$ 400.00
					CONSTRUCTION TOTAL	\$ 63,245.00
					CONTINGENCY TOTAL (10%)	\$ 6,320.00
					SUBTOTAL	\$ 69,565.00
					INDIRECT COST TOTAL (35%)	\$ 24,350.00
					TOTAL	\$ 93,915.00
					GRAND TOTAL	\$ 93,915.00

APPENDIX C

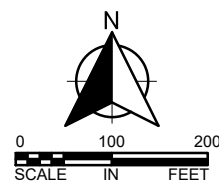
Assessment Map
Preliminary Assessment Roll

K:\014460-000\Cad\Exhibits\Angell Road\014460-000 Assessment Map (Angell).dwg 11/12/2020 9:59:36 AM



LEGEND:

-  = PROJECT LOCATION
-  XX = ASSESSED PARCEL



WSB PROJECT NO.:
014460-000

2021 ANGELL ROAD EAST MILL AND OVERLAY PROJECT
ASSESSMENT MAP
CITY OF SUNFISH LAKE, MN



[illegible]

APPENDIX D

Pavement Condition Report



Memorandum

To: Jeff Sandberg, PE, City Engineer

From: Sheue Torng Lee

Date: May 7, 2018

Re: Pavement Condition Report
WSB Project No. 011527

WSB & Associates, Inc. is pleased to submit this pavement condition report summarizing the results of the pavement inspection performed on April 30, 2018 on all the City streets. The distresses observed on the surface of roadways evaluated were analyzed using our pavement management software, PAVER to calculate the Pavement Condition Index (PCI) for each street. The PCI is based on a 0 to 100 scale, with 100 being a brand-new roadway with no distresses present.

Bituminous roadways were evaluated but gravel road and private roads were not rated. A map showing the condition rating can be found labeled in the **Appendix A** section of this report. The condition rating for each street is included in a table in **Appendix B**. Any type of road maintenance (i.e. patching or crack sealing) done prior to inspections is accounted for in each PCI value. The weighted average was computed by averaging the PCI values based on the area of each segment, which was calculated to be 78.

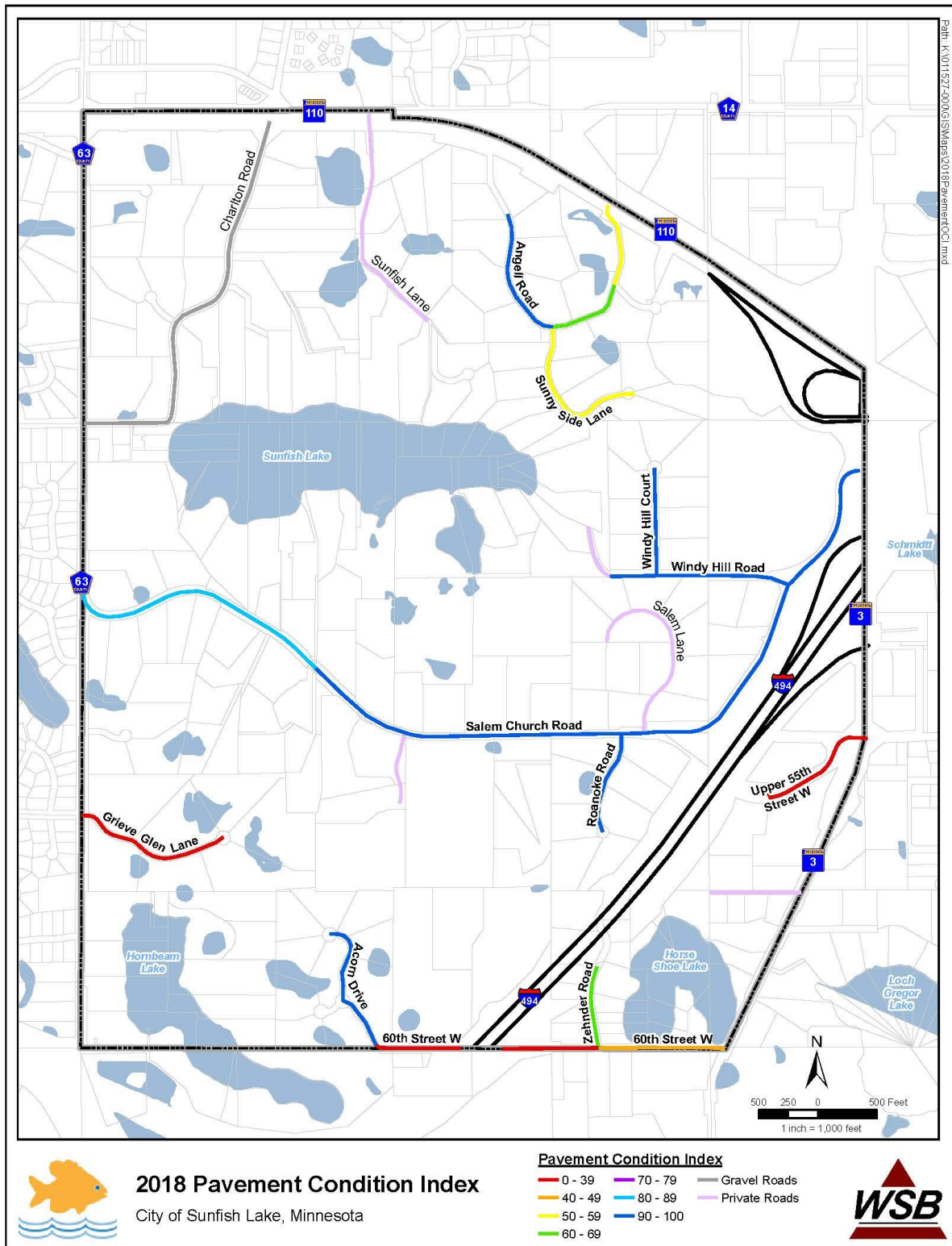
On new roads with high PCI values, which are in the range from 80 to 100, we would recommend performing preventative maintenance such as crack sealing or chip sealing, or a combination of both to protect the road surface from infiltration of water and incompressible materials as well as oxidation. Good candidates for preventative maintenance upon field inspection are Salem Church Road, Roanoke Road, Windy Hill Road, and Windy Hill Court.

There are areas where the PCI values of pavements have dropped drastically since last inspection in 2015, such as 60th Street West and Grieve Glen Lane. It is important to note that these roads were previously chip sealed and the treatment masked the existing distresses of the pavements. Thus, when these roads were reviewed this year, the PCI values are much lower than when rated in 2015 because the distresses have surfaced through the layer of chip seal.

It is our understanding that the condition of Grieve Glen Lane is a concern to the City. The PCI of this road obtained from field inspection is 36, which indicates that the street is in poor condition needing a major repair. The street is highly raveled with potholes developing. Pavement coring will be performed on this street to determine the extent of distresses. If the distresses are only present on the surface and they do not extend through the depth of bituminous pavement, which we believe is most likely the case, a mill and overlay could help eliminate the surface distresses. However, if the distresses are found to be caused by underlying materials, a reclamation or reconstruction needs to be carried out to restore the structural capacity of the pavement. A separate forensic report will be delivered to the City once pavement coring has been completed.

Appendix A

Sunfish Lake
2018 PCI Map



Appendix B

Sunfish Lake
2018 Street PCI

Name	Section ID	Length (ft)	Area (ft ²)	2018 PCI
60TH ST W	2	809.83	16,196.58	30.80
60TH ST W	3	726.13	14,522.64	32.12
GRIEVE GLEN LN	8	1,350.79	32,418.85	35.73
UPPER 55TH ST E	1	1,060.26	22,265.37	36.12
60TH ST W	4	1,070.43	21,408.53	46.87
SUNNYSIDE LN	20	1,384.93	27,698.53	57.64
ANGELL RD	7	710.21	14,204.13	59.55
ANGELL RD	6	697.89	13,957.90	60.68
ZEHNDER RD	24	702.02	12,636.30	68.57
SALEM CHURCH RD	13	2,313.04	55,513.03	87.49
ROANOKE RD	9	880.63	20,254.49	92.00
SALEM CHURCH RD	14	2,188.1	52,514.32	92.39
SALEM CHURCH RD	15	537.06	12,889.53	92.82
SALEM CHURCH RD	12	221.21	5,309.00	94.42
ACORN DR	27	1,182.59	28,382.19	94.44
ANGELL RD	5	1,135.66	22,713.12	95.26
WINDY HILL CT	22	1,006.58	26,171.05	99.87
SALEM CHURCH RD	10	1,949.04	46,776.85	100.00
SALEM CHURCH RD	11	1,001.06	24,025.33	100.00
SALEM CHURCH RD	29	237.18	5,692.29	100.00
WINDY HILL CT	21	905.95	18,119.06	100.00
WINDY HILL CT	23	511.06	9,199.03	100.00

APPENDIX E

Sunfish Lake Assessment Policy

CITY OF SUNFISH LAKE
DAKOTA COUNTY, MINNESOTA

SPECIAL ASSESSMENT POLICY

Section 1. Background. Chapter 429 of the Minnesota Statutes authorizes the City to levy special assessments for certain public improvements. The two most common types of public improvements within the City are street improvements and storm water improvements.

The City acknowledges that the validity of any special assessment to a particular lot depends on whether the amount of the assessment is equal to or less than the benefit conferred upon the lot by reason of the public improvement. Under state law, the benefit is determined by the increase in fair market value of the lot caused by reason of the improvement. The benefit rule controls all special assessments and supersedes any City formulas and calculations relating to how project costs are allocated. The City also acknowledges that assessments have to be uniformly imposed on similarly situated properties within a class of properties.

The first step in determining an assessment is to determine which portion of project costs will be paid by the City and which portion will be specially assessed. The second step is to spread or divide the total assessment amount among the various lots that have received a special benefit. This policy addresses both steps. The policy is a guideline and the Council has the authority to alter the policy from time to time based on facts and circumstances that the Council believes justify such changes.

Section 2. Street Improvements. The typical types of street improvements in the City are:

- a. Sealcoating;
- b. Mill and overlay; and
- c. Street reconstruction, including new pavement where none existed before.

If only sealcoating is being performed, the policy is not to assess the cost of the sealcoating. Rather, the City will pay the cost of sealcoating out of the general fund as a maintenance item.

Projects involving mill and overlay and street reconstruction will be specially assessed. The percentage of costs that will be specially assessed depends on the type of street.

Within the City, there are three (3) types of streets. They are:

- a. Collector Street. – A collector street is a City street that provides access to local streets, private streets, direct driveway access and is utilized by the surrounding area for trips originating outside of the City and terminating outside of the City limits. The number of through trips exceed the number of local trips. The City streets that meet this criteria are:

- Salem Church Road; and
- Charlton Road.

The assessment policy for a Collector Street is to assess 40% of street improvement cost to the specially benefitted properties.

- b. Neighborhood Collector Street - a neighborhood collector street is a City street that provides direct access to local streets, private streets, direct driveway access and has fewer trips that originate outside of the area and terminate outside the area than local trips. A local trip is considered a trip that remains within the City limits. The City streets that meet this criteria are:

- 60th Street North;
- Windy Hill Road; and
- Angell Road (east of Sunnyside Lane).

The assessment policy for a Neighborhood Collector Street is to assess 60% of street improvement cost to the specially benefitted properties.

- c. Local Street - a local street is a City Street that only provides direct access to private driveways which has trips that originate on the street and or terminate on the street. A local street includes a public street that provides access to shared driveways. The City Streets that meet this criteria are:

- Acorn Drive;
- Zehnder Road;
- 55th Street West;
- Roanoke Road;
- Grieve Glen Lane;
- Windy Hill Court; and
- Angell Road (west of Sunnyside Lane).

The assessment policy for a Local Street is to assess 80% of street improvement cost to the specially benefitted properties.

The special assessments for mill and overlay and for street reconstruction will be spread or divided on a per buildable lot basis with each such lot receiving an equal amount of assessment.

A special assessment for mill and overlay and for street reconstruction will be amortized over a period of time not less than five years and not more than ten years. The interest rate payable by the landowners on the remaining balance of the special assessments will not be more than 2% above the bond interest rate charged the City. If the City has not issued bonds, the interest rate charged the landowners will not be more than 2% above the estimated interest rate that the City would have incurred if bonds were issued to finance the project. Interest will begin to accrue from the date the assessments are levied.

To the extent storm water improvements are constructed with the street improvements and are incident and ancillary to the street improvement and do not otherwise confer significant benefit to properties outside of the lots that would typically be assessed for the street improvements and do not constitute more than 50% of the project costs, the storm water improvements will be considered as part of the street assessments and will be levied on the same basis as the street assessments.

In general, in determining the specially benefitted properties for a street assessment, the following lots will be included:

- a. The lots that adjoin a public street or have indirect driveway access to the public street.
- b. The lots that adjoin or have indirect driveway access to a private street where the private street has access to the public street that is being improved.

Section 3. Storm Water Improvements. Storm water improvements include such items as culvert repair or reconstruction, holding ponds, erosion control, drainage ditch reconstruction, surface drainage improvements, trunk lines, and lateral lines.

Storm water improvements can generally be placed into two (2) categories:

- a. Lateral Storm Water Management Improvements. Lateral storm water management improvements benefit the immediate adjacent area. Lateral storm water management improvements are storm water infrastructure facilities that receive runoff from adjacent public right of way or from some or all adjacent parcels but do not include significant runoff from locations that are off site of the improvements.
- b. Trunk Storm Water Management Improvements. Trunk storm water management improvements benefit an area that extends beyond the immediate property (i.e. beyond the lateral benefit). Trunk storm water management improvements manage runoff from areas of the City that are not immediately adjacent to the improvement. The trunk portion of an improvement is the size or cost of the improvement that exceeds the lateral storm water needs. Trunk storm water management improvements usually have a design and capacity to receive storm water runoff from lots that adjoin the improvement as well as non-adjoining lots.

Lateral storm water management improvements will be assessed to the adjacent specially benefitted properties on the same basis as a street assessment, taking into account the different classes of streets and allocating the assessable portion of the project on a per buildable lot basis.

With respect to trunk storm water management improvements, 50% of the project costs will be assessed and the assessable amount will be spread or divided among the specially benefitted properties on a per buildable lot basis with each such lot receiving an equal amount of assessment.

Special assessments for lateral storm water management improvements and trunk storm water management improvements will be amortized over a period of time not less than five years and not more than ten years. The interest rate payable by the landowners on the remaining balance of the special assessments will not be more than 2% above the bond interest rate charged the City. If the City has not issued bonds, the interest rate charged the landowners will not be more than 2% above the estimated interest rate that the City would have incurred if bonds were issued to finance the project. Interest will begin to accrue from the date the assessments are levied.

APPENDIX F

Benefit Analysis Report



BENEFIT ANALYSIS REPORT
ON
CITY PROJECT NO. 2021-03
ANGELL ROAD EAST
MILL AND OVERLAY PROJECT
FOR
JEFFRY S. SANDBERG, P.E.
CITY ENGINEER
SUNFISH LAKE, MN 55118

Prepared by:
Laurence M. Danich
Real Property Appraiser
Minnesota I.D. #: 4000869

METZEN REALTY AND ASSOCIATES CO.
412 SOUTHVIEW BLD., SOUTH SAINT PAUL, MN 55075
PHONE: (651) 455-2214 | FAX: (651) 455-2729
WWW.METZENREALTY.COM



December 10th, 2020

Jeffrey S. Sandberg, P.E.
City Engineer
Sunfish Lake, MN 55118

Re: City Project No. 2021-03
Angell Road East
Mill and Overlay Project

Dear Mr. Sandberg, P.E.,

As per your request, I have completed a Benefit Analysis in an effort to determine benefit, if any, as a result of the above referenced project.

I have reviewed the Feasibility Report, and the Scope of Work prepared for the City of Sunfish Lake, as well as, inspecting the area affected by this project on several occasions.

The project focuses on neighborhood improvements that include milling and overlaying. Consisting of grinding off the top two inches of asphalt and then repaving the milled two inches with new asphalt.

The project affects five parcels all fronting on Angell Road East.



December 10th, 2020

Re: City Project No. 2021-03
Angell Road East
Mill and Overlay Project

Jeffrey S. Sandberg, P.E.,

I have been instructed to provide a benefit analysis report of the improvements described later in this report.

As a result of my field inspection, research and comparable sales submitted, it is my opinion that the value-added benefit as a result of the projects is as follows:

Street Mill and Overlay
Up to \$10,470.00 Per Parcel

Prepared by:


Laurence M Danich (Dec 17, 2020 09:37 CST)

Laurence M. Danich
Real Property Appraiser
Minnesota I.D. # 4000869

METZEN REALTY AND ASSOCIATES CO.
412 SOUTHVIEW BLD., SOUTH SAINT PAUL, MN 55075
PHONE: (651) 455-2214 | FAX: (651) 455-2729
WWW.METZENREALTY.COM

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Certification

I, the undersigned, hereby certify that, except as otherwise noted in this report:

1. I have personally inspected the subject property.
2. I have no present or contemplated future interest in the real estate that is the subject of this report.
3. I have no personal interest or bias with respect to the subject matter of this report or the parties involved.
4. The amount of my fee is not contingent upon reporting predetermined value or upon the amount of the value estimate.
5. To the best of my knowledge and belief the statements of fact contained in this report, upon which analysis, opinions and conclusions expressed herein are based, true and correct.
6. This report sets forth all of the assumptions and limiting conditions (imposed by the terms of the assignment or by the undersigned affecting the analysis, opinions and conclusion contained in this report.
7. No one other than the undersigned prepared the analysis, conclusions and opinions concerning real estate that are set forth in this report.

Respectfully Submitted,



Laurence M Danich (Dec 17, 2020 09:37 CST)

Laurence M. Danich

QUALIFICATIONS

OF

LAURANCE M. DANICH

I. LICENCE INFORMATION

- *Licensed with the State of Minnesota*
- *Registered Appraiser License No.: 4000869*

II. EDUCATION

- *AA Degree from Mankato State University*
- *Completed courses and received designation from Realtor Graduate Institute*
- *Over 200 hours of continuing education*

III. EXPERIENCE

- *Licensed and actively engaged in all facets of real estate since 1973, sales, property management and appraising various types of properties in St. Paul and adjacent counties in Minnesota*
- *Instructor in Real Estate Financing for South St. Paul Adult Education*
- *Qualified as an expert witness on real estate values in District Court of Dakota County*

IV. MEMBERSHIPS

- *National Association of Real Estate Appraisers, No. 28404*
- *Dakota County and Minnesota Board of Realtors*
- *Charter Commission: City of South St. Paul*
- *Certified Real Estate Appraiser, CREA Member*

APPRAISAL ASSIGNMENTS

I. LENDING INSTITUTIONS

- *Southview Bank*
- *The Phalen Bank*
- *Meridian Bank*
- *Dakota County State Bank*
- *Thorpe Loan and Finance*
- *Lenders Service, Inc.*

II. CORPORATIONS

- *Twin City Barge, Inc.*
- *Schanno Transportation*
- *Northern Furniture Companies*
- *Berryland Farms*
- *Joe Miller Homes*
- *St. Paul Companies*
- *Angel Industries*

III. LAW FIRMS

- *Grannis, Grannis*
- *Thuet*
- *Briguet & Associates*
- *Severson, Sheldon, Dougherty & Molenda, P.A.*
- *Farrell & Knutson*
- *Lynch & Pugh*
- *Murane, Conlin White & Brandt*
- *Rosene and Haugrud*

IV. CITIES

- *Inver Grove Heights*
- *Eagan*
- *Apple Valley*
- *South St. Paul*
- *West St. Paul*
- *Savage*

PROPERTY RIGHTS REVIEWED

The real estate interests reviewed is that of fee simple.

DATE OF INSPECTION

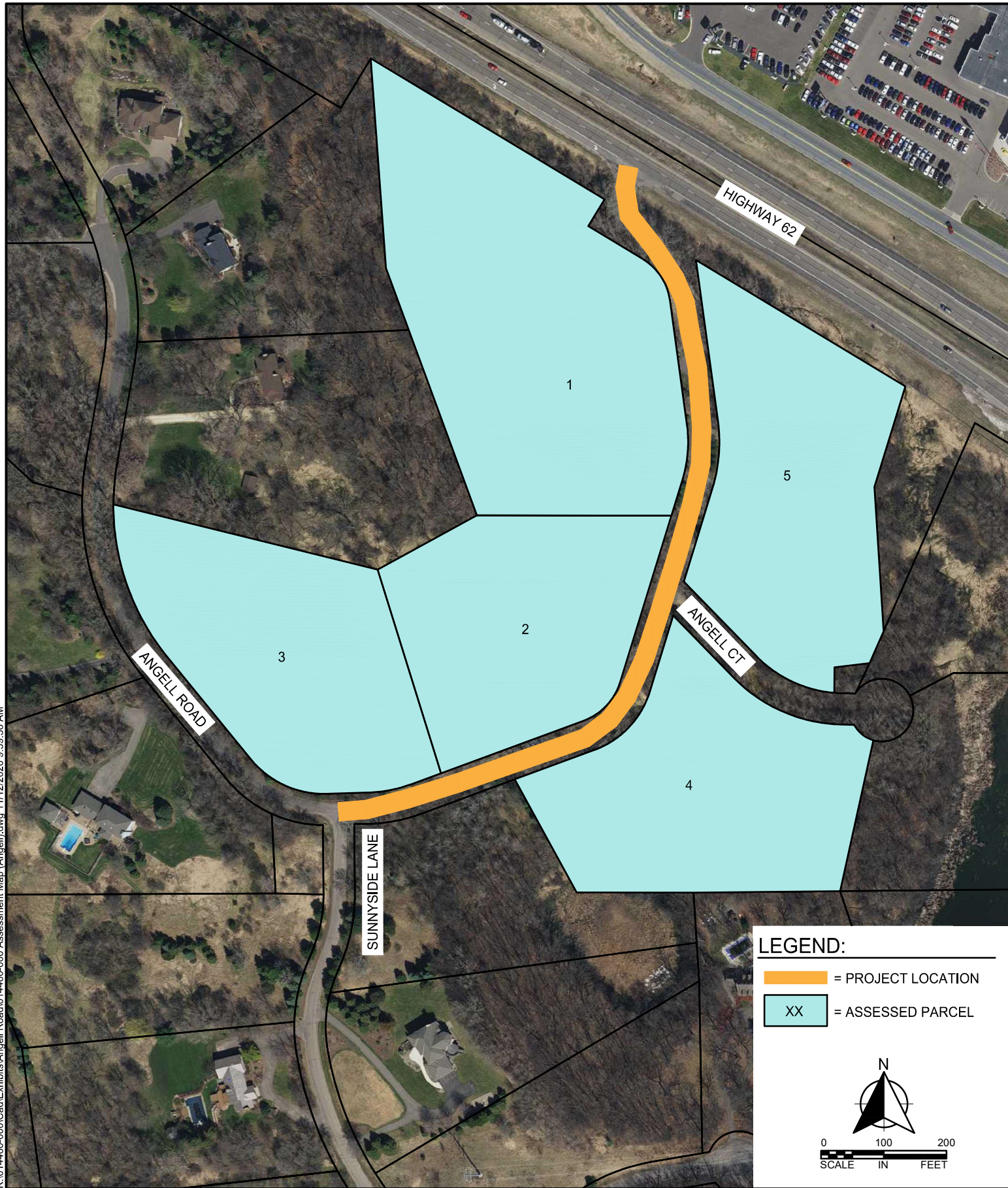
The area was inspected on December 7th, 2020 and subsequent times after.

THE PROJECT

The project will consist of a two-inch mill and overlay. Milling and overlaying consists of grinding off the top two inches of asphalt and repaving the milled two inches with new asphalt. There are no utility improvements proposed.

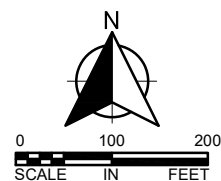
SITE DESCRIPTION & MAPS

K:\014460-000\Cad\Exhibits\Angell Road\014460-000 Assessment Map (Angell).dwg 11/12/2020 9:59:36 AM



LEGEND:

-  = PROJECT LOCATION
-  = ASSESSED PARCEL



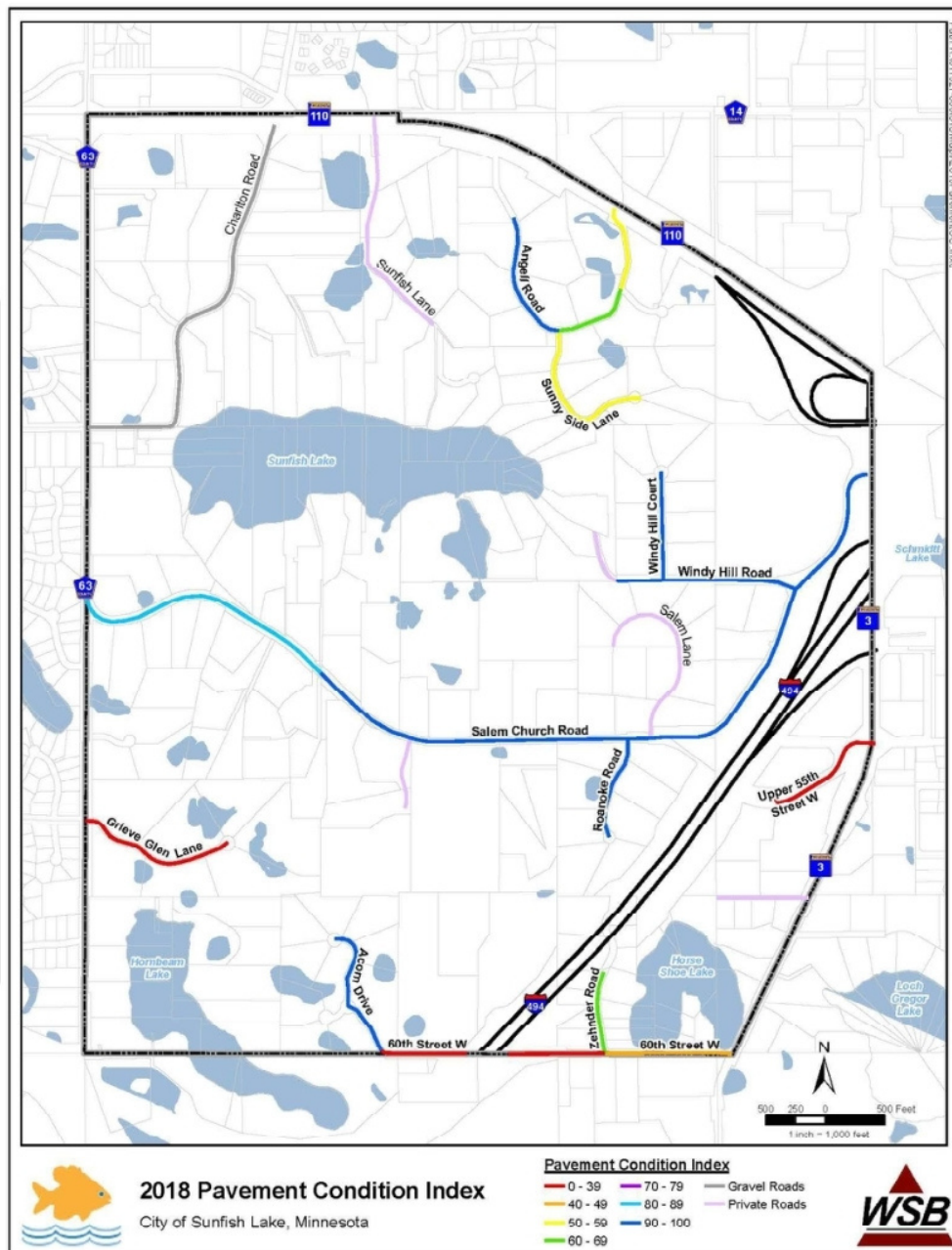
WSB PROJECT NO.:
014460-000

2021 ANGELL ROAD EAST MILL AND OVERLAY PROJECT
ASSESSMENT MAP

CITY OF SUNFISH LAKE, MN



SUNFISH LAKE: 2018 PAVEMENT CONDITION INDEX



ESTIMATED ASSESSMENTS

It would be the intent of the city to assess five properties affected by the partial street reconstruction project in accordance with the City's Capital Improvement Plan.

EFFECTIVE DATE

The effective date of this report is December 10th, 2020

PROJECT AREA

The area involved is considered an upscale area of "estate" properties with values more than \$1,000,000.00 situated on small acreage sites, typically 3.5 acres in size. This neighborhood is considered rural residential and is located along the northeastern boarder of Sunfish Lake.

Typical Assessed Market Values of properties fronting on Angell Road range in the \$601,400.00 to \$790,900.00 price range. The average home value for the area is \$698,000.00.

PHOTO'S: ANGELL ROAD

PROJECT AREA PHOTOS: ANGELL ROAD- SOUTHERLY VIEW



PROJECT AREA PHOTOS: ANGELL ROAD- SOUTHERLY VIEW



PROJECT AREA PHOTOS: ANGELL ROAD- SOUTHERLY VIEW



EFFECTS OF THE PROJECT

Currently the properties located within the area are served by roads that are deteriorated and considered to be at the end of their useful life.

After the project, the area affected will be served by new and improved streets that, in my opinion, will serve to enhance functional use as well as aesthetic value.

SINGLE FAMILY HOMES WITHIN THE PROJECT

The single-family homes located on Angell Road range from 20 to 60 years old. They were custom-built homes and range in value, according to the Dakota County Assessor's Office, from \$601,400.00 to \$790,900.00. The average home price is \$698,000.00.

The location is considered "good" with proximity to employment and all amenities.

**DAKOTA COUNTY PROPERTY
INFORMATION:
ASSESSED MARKET VALUES OF
SINGLE-FAMILY HOMES
ON ANGELL ROAD**

Property Card	Parcel ID Number 38-73250-00-090
----------------------	----------------------------------

Owner Information
Fee Owner SHOSHANNAH BARON-PALCHIZACA BENEDICTO PALCHIZACA TENEZACA
Mailing Address 2050 ANGELL RD SUNFISH LAKE MN 55118



Property Address
Address 2050 ANGELL RD
Municipality SUNFISH LAKE

Parcel Information			
Sale Date	01/02/2019	Total Acres	5.40
Sale Value	\$620,500.00	R/W Acres	
Uses	RESIDENTIAL	Water Acres	
		Plat	SUNFISH HEIGHTS
		Lot and Block	005700 9
		Tax Description	ALL OF LOT 9 SUBJ TO ESMNT

2020 Building Characteristics (payable 2021)*					
Building Type	S.FAM.RES	Year Built	1991	Bedrooms	5
Building Style	1-3/4 STRY	Foundation Sq Ft	2,268	Bathrooms	5.50
Frame	WOOD	Above Grade Sq Ft	3,347	Garage Sq Ft	1,191
Multiple Buildings		Finished Sq Ft	5,085	Other Garage	

Miscellaneous Information					
School District	Watershed District	Homestead	Green Acres	Ag Preserve	Open Space
197	LOWER MISSISSIPPI RIVER	FULL HOMESTEAD			

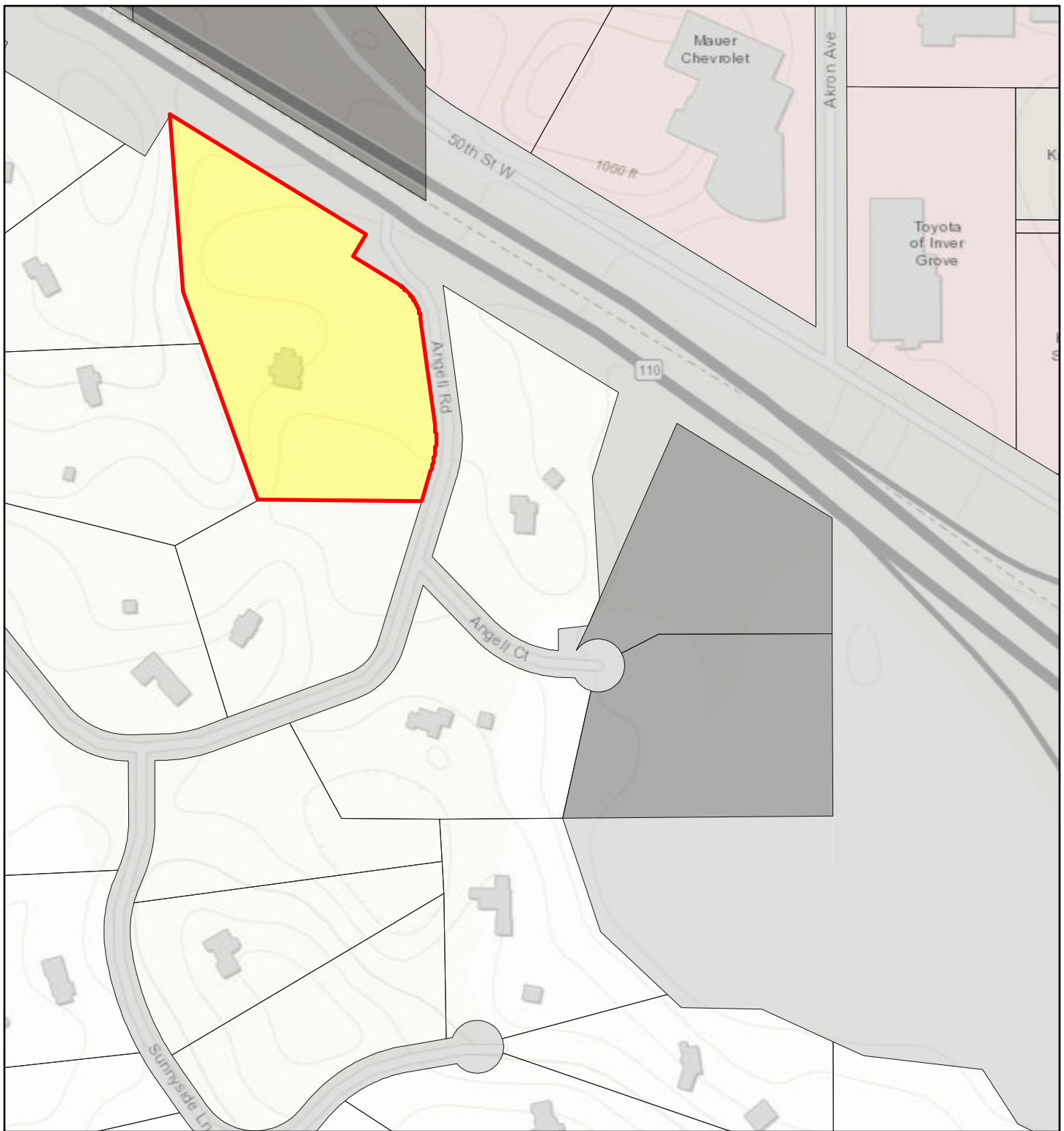
Assessor Valuation		
	Taxable	Estimated
2020 Land Values (payable 2021)	\$267,900.00	\$267,900.00
2020 Building Values (payable 2021)*	\$367,300.00	\$367,300.00
2020 Total Values (payable 2021)*	\$635,200.00	\$635,200.00
2019 Total Values (payable 2020)*	\$620,500.00	\$620,500.00

Property Tax Information		
Net Tax (payable 2020)	Special Assessments (2020)	Total Tax & Assessments (2020)
\$6,090.00	\$0.00	\$6,090.00

* Manufactured Homes Payable the Same Year as Assessment.

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Single Family Home Site 1



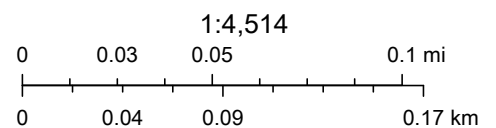
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 Tax Parcels

Parcels

 Dedicated Right of Way

 Right of Way Easement



County of Dakota, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Property Card	Parcel ID Number 38-73250-00-100
----------------------	----------------------------------

Owner Information
Fee Owner MICHAEL G COSTELLO
Mailing Address 2150 ANGELL RD SAINT PAUL MN 55118-4702



Property Address
Address 2150 ANGELL RD
Municipality SUNFISH LAKE

Parcel Information			
Sale Date	01/01/1990	Total Acres	3.00
Sale Value	\$230,000.00	R/W Acres	
Uses	RESIDENTIAL	Water Acres	
		Plat	SUNFISH HEIGHTS
		Lot and Block	003400 10
		Tax Description	ALL OF LOT

2020 Building Characteristics (payable 2021)*					
Building Type	S.FAM.RES	Year Built	1970	Bedrooms	3
Building Style	SPLIT LEVL	Foundation Sq Ft	1,764	Bathrooms	3.00
Frame	WOOD	Above Grade Sq Ft	1,764	Garage Sq Ft	616
Multiple Buildings		Finished Sq Ft	2,552	Other Garage	

Miscellaneous Information					
School District	Watershed District	Homestead	Green Acres	Ag Preserve	Open Space
197	LOWER MISSISSIPPI RIVER	FULL HOMESTEAD			

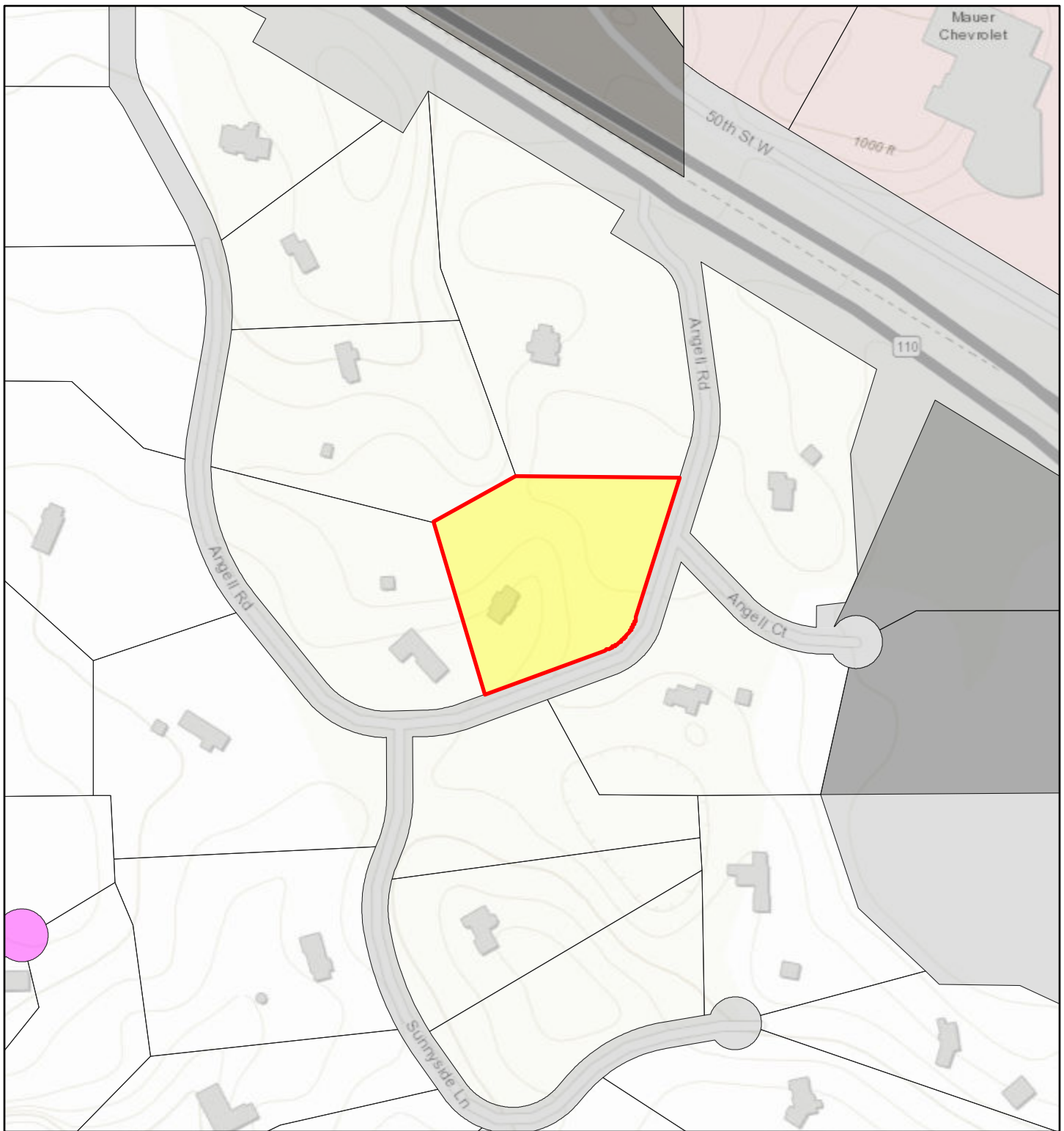
Assessor Valuation		
	Taxable	Estimated
2020 Land Values (payable 2021)	\$337,100.00	\$337,100.00
2020 Building Values (payable 2021)*	\$264,300.00	\$264,300.00
2020 Total Values (payable 2021)*	\$601,400.00	\$601,400.00
2019 Total Values (payable 2020)*	\$609,000.00	\$609,000.00

Property Tax Information		
Net Tax (payable 2020)	Special Assessments (2020)	Total Tax & Assessments (2020)
\$5,958.00	\$0.00	\$5,958.00

* Manufactured Homes Payable the Same Year as Assessment.

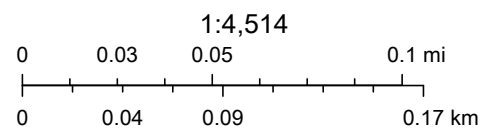
Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Single Family Home Site 2



12/14/2020, 10:39:51 AM

- Tax Parcels
- Multi-owner Parcel
- Right of Way Easement
- Dedicated Right of Way



County of Dakota, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Property Card	Parcel ID Number 38-73250-00-110
----------------------	----------------------------------

Owner Information
Fee Owner MEGAN & DEAN MANTERNACH
Mailing Address 2335 ANGELL RD SUN FISH LAKE MN 55118-4703



Property Address
Address 2335 ANGELL RD
Municipality SUNFISH LAKE

Parcel Information			
Sale Date	11/26/2012	Total Acres	3.33
Sale Value	\$685,000.00	R/W Acres	
Uses	RESIDENTIAL	Water Acres	
		Plat	SUNFISH HEIGHTS
		Lot and Block	003800 11
		Tax Description	ALL OF LOT

2020 Building Characteristics (payable 2021)*					
Building Type	S.FAM.RES	Year Built	1961	Bedrooms	4
Building Style	ONE STORY	Foundation Sq Ft	3,064	Bathrooms	4.00
Frame	WOOD	Above Grade Sq Ft	3,064	Garage Sq Ft	1,024
Multiple Buildings		Finished Sq Ft	3,627	Other Garage	

Miscellaneous Information					
School District	Watershed District	Homestead	Green Acres	Ag Preserve	Open Space
197	LOWER MISSISSIPPI RIVER	FULL HOMESTEAD			

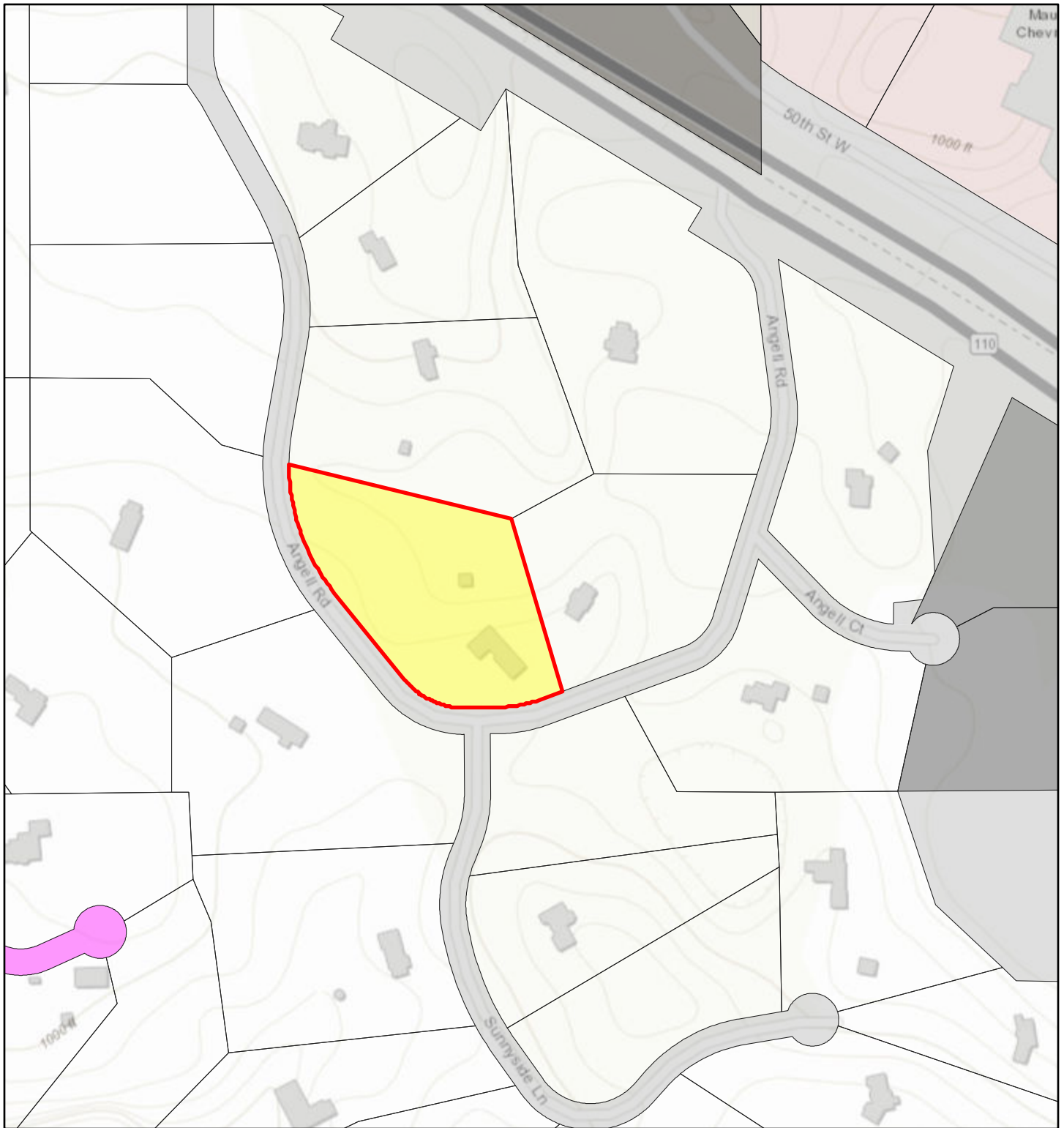
Assessor Valuation		
	Taxable	Estimated
2020 Land Values (payable 2021)	\$369,600.00	\$369,600.00
2020 Building Values (payable 2021)*	\$401,900.00	\$401,900.00
2020 Total Values (payable 2021)*	\$771,500.00	\$771,500.00
2019 Total Values (payable 2020)*	\$790,300.00	\$790,300.00

Property Tax Information		
Net Tax (payable 2020)	Special Assessments (2020)	Total Tax & Assessments (2020)
\$8,024.00	\$0.00	\$8,024.00

* Manufactured Homes Payable the Same Year as Assessment.

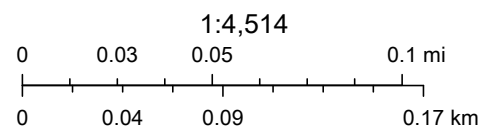
Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Single Family Home Site 3



12/14/2020, 10:41:00 AM

- Tax Parcels
- Multi-owner Parcel
- Right of Way Easement
- Dedicated Right of Way



County of Dakota, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Property Card	Parcel ID Number 38-73250-00-050
----------------------	----------------------------------

Owner Information
Fee Owner MAYNARD E TSTE JACOBSON
Mailing Address 3 ANGELL CT SUNFISH LAKE MN 55118



Property Address
Address 3 ANGELL CT
Municipality SUNFISH LAKE

Parcel Information			
Sale Date	Total Acres	3.41	
Sale Value \$0.00	R/W Acres		
Uses RESIDENTIAL	Water Acres		
	Plat	SUNFISH HEIGHTS	
	Lot and Block	003900 5	
	Tax Description	ALL OF LOT	

2020 Building Characteristics (payable 2021)*					
Building Type	S.FAM.RES	Year Built	1971	Bedrooms	4
Building Style	TWO STORY	Foundation Sq Ft	2,479	Bathrooms	3.50
Frame	WOOD	Above Grade Sq Ft	3,609	Garage Sq Ft	626
Multiple Buildings		Finished Sq Ft	3,609	Other Garage	

Miscellaneous Information					
School District	Watershed District	Homestead	Green Acres	Ag Preserve	Open Space
197	LOWER MISSISSIPPI RIVER	FULL HOMESTEAD			

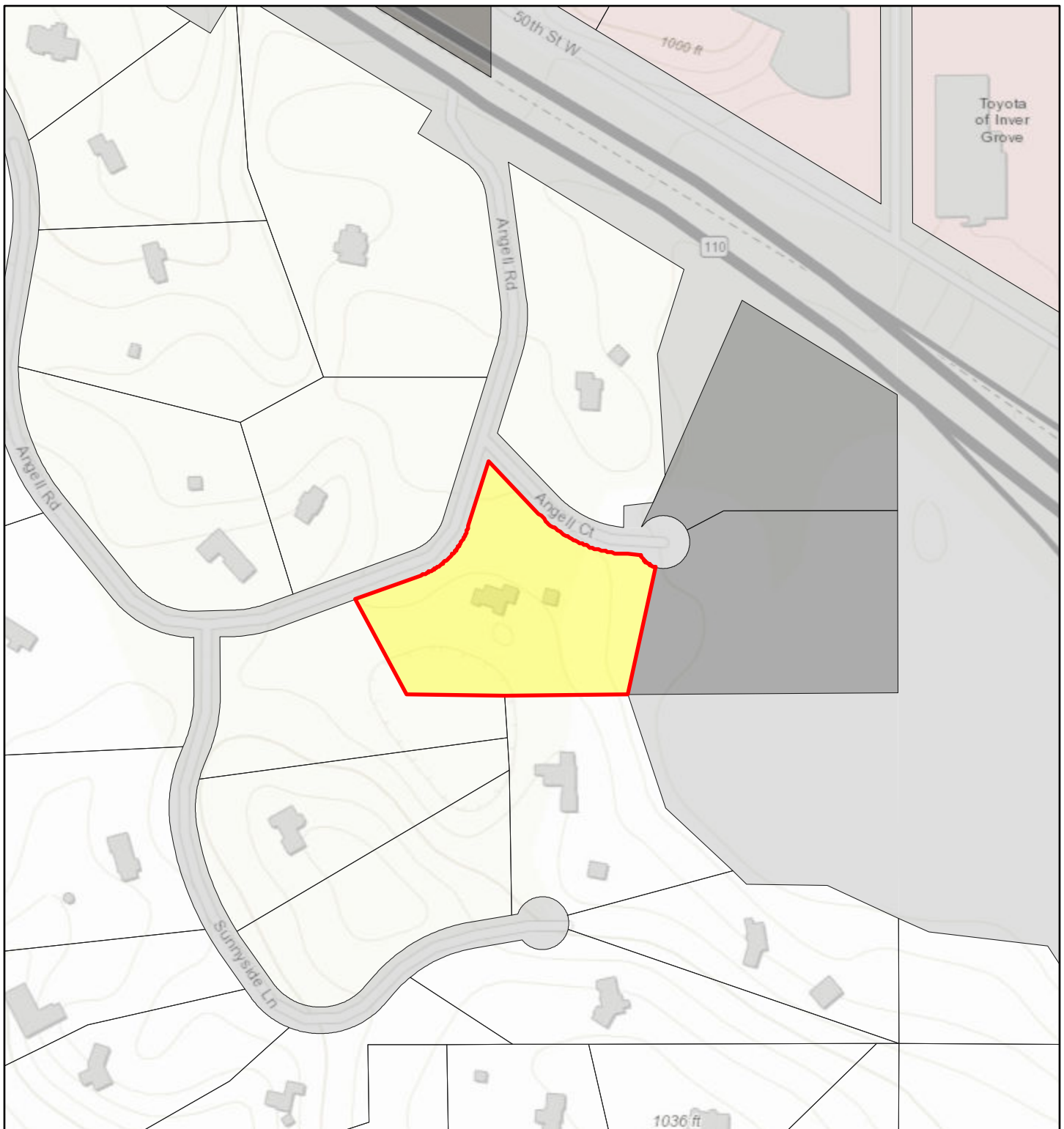
Assessor Valuation		
	Taxable	Estimated
2020 Land Values (payable 2021)	\$327,600.00	\$327,600.00
2020 Building Values (payable 2021)*	\$463,300.00	\$463,300.00
2020 Total Values (payable 2021)*	\$790,900.00	\$790,900.00
2019 Total Values (payable 2020)*	\$815,700.00	\$815,700.00

Property Tax Information		
Net Tax (payable 2020)	Special Assessments (2020)	Total Tax & Assessments (2020)
\$8,314.00	\$0.00	\$8,314.00

* Manufactured Homes Payable the Same Year as Assessment.

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Single Family Home Site 4



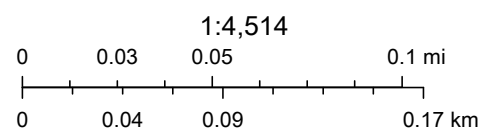
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 Tax Parcels

Parcels

 Dedicated Right of Way

 Right of Way Easement



County of Dakota, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Property Card	Parcel ID Number 38-73250-00-080
----------------------	----------------------------------

Owner Information
Fee Owner JOHAN L ERIKSSON PAMELA P SKROCH
Mailing Address 2095 ANGELL RD SUNFISH LAKE MN 55118



Property Address
Address 2095 ANGELL RD
Municipality SUNFISH LAKE

Parcel Information			
Sale Date	10/02/2018	Total Acres	3.54
Sale Value	\$629,000.00	R/W Acres	
Uses	RESIDENTIAL	Water Acres	
		Plat	SUNFISH HEIGHTS
		Lot and Block	8
		Tax Description	ALL OF LOT 8 EX PT IN PARCEL 26 OF STH R/W PLATS NO 19-63 & 64

2020 Building Characteristics (payable 2021)*					
Building Type	S.FAM.RES	Year Built	2000	Bedrooms	4
Building Style	TWO STORY	Foundation Sq Ft	1,579	Bathrooms	3.50
Frame	WOOD	Above Grade Sq Ft	2,725	Garage Sq Ft	1,424
Multiple Buildings		Finished Sq Ft	4,123	Other Garage	

Miscellaneous Information					
School District	Watershed District	Homestead	Green Acres	Ag Preserve	Open Space
197	LOWER MISSISSIPPI RIVER	FULL HOMESTEAD			

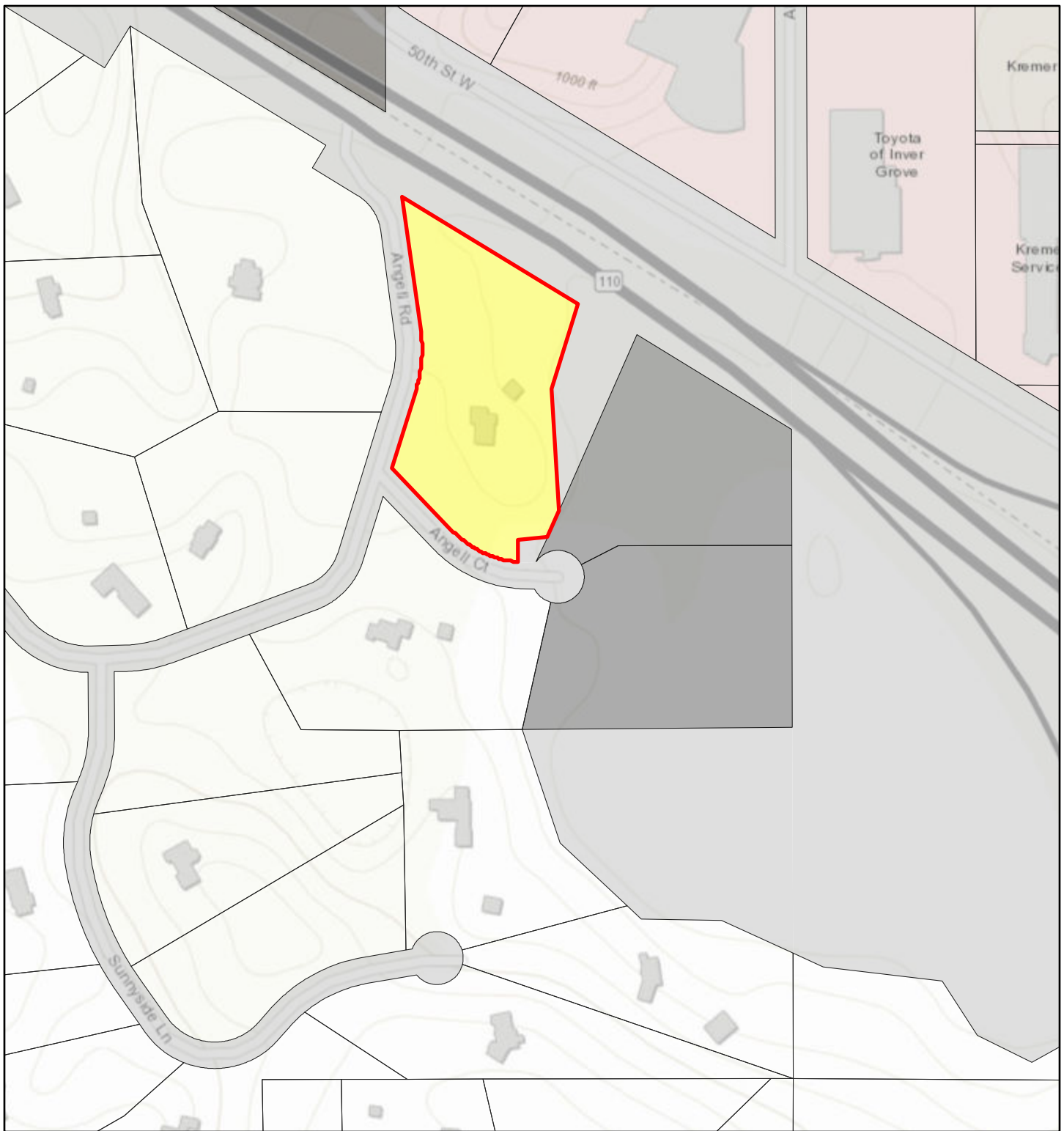
Assessor Valuation		
	Taxable	Estimated
2020 Land Values (payable 2021)	\$203,600.00	\$203,600.00
2020 Building Values (payable 2021)*	\$483,600.00	\$483,600.00
2020 Total Values (payable 2021)*	\$687,200.00	\$687,200.00
2019 Total Values (payable 2020)*	\$730,400.00	\$730,400.00

Property Tax Information		
Net Tax (payable 2020)	Special Assessments (2020)	Total Tax & Assessments (2020)
\$7,342.00	\$0.00	\$7,342.00

* Manufactured Homes Payable the Same Year as Assessment.

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Single Family Home Site 5



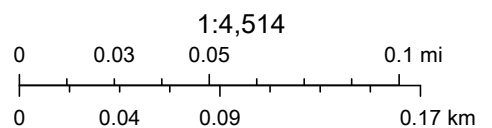
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 Tax Parcels

Parcels

 Dedicated Right of Way

 Right of Way Easement



County of Dakota, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

COMPARABLE SALES: ASSESSMENTS ASSUMED BY BUYERS

**COMPRABLE SALES
(ASSESSMENTS ASSUMED BY BUYERS)**

I have submitted and analyzed sales of single-family homes, located in the Twin Cities Metropolitan area where assessments for previous street reconstruction projects were assumed by buyers above the negotiated sales price, thus, in my opinion provided a special value-added benefit to the property.

These sales were closed commencing in April 2017 through May 2018 and according to listing agents, assessments certified and/or pending to the properties were apart of negotiation between buyers and sellers.

Single Family Homes Assessments Assumed:

Sale Number 1: 5625 Vera Cruz Avenue North, Crystal, MN

- Closing Date of 4/13/18
- Assessments for road and sewer improvements \$7,582.00

Sale Number 2: 1112 Emerson Lane North, Brooklyn Center, MN

- Closing Date of 5/1/18
- Assessments for street improvements \$4,953.60

Sale Number 3: 1526 Gettysburg Avenue North, Golden Valley, MN

- Closing Date 4/6/17
- Assessments for street improvements \$6,000.00

Sale Number 4: 1817 Independence Avenue North, Golden Valley, MN

- Closing Date 6/22/17
- Assessments for street improvements \$6,600.00

Listing agents and county records were contacted to verify the sales are closed and data is accurate.

Single-Family Property Full

Property Full Display, Single Family Residential, MLS #: 4913772

Type: For Sale

5625 Vera Cruz Avenue N, Crystal MN 55429

Status: Sold

List Price:

\$174,900

Sold Price:

\$190,000

Seller Cont:

\$1,500

Original List Price: \$174,900



Sale #1:

Assessment (4%):
\$7,582.00

Total Bed/Bath: 4/ 2 Garage: 2 Year Built: 1957

Style: (SF) One 1/2 Stories
Const Status: Previously Owned
Foundation Size: 768
AbvGrdFinSqFt: 1,152
BelGrdFinSqFt: 384
Total Fin SqFt: 1,536
Acres: 0.247
Lot Size: 60x150
Yearly/Seasonal: Seasonal
List Date: 03/06/2018

Received By MLS: 03/06/2018

Days On Market: 27

PDOM: 27

CDOM: 27

Off Market Date: 04/02/2018
Date Closed: 04/13/2018

Selling Agent: Sarah J. Appel
Co-Selling Agent: Kerby J. Skurat
Selling Office: RE/MAX Results
Co-Selling Office: RE/MAX Results

Map Page: 91

Map Coord: E1

Directions:

Hwy 100 to Cty Rd 81 North to Bass Lake Rd, head east/right to Vera Cruz, head north/left to home on left side of Vera Cruz Ave

TAX INFORMATION

Property ID: 0411821310002 Short Format
Tax Year: 2017
Tax Amt: \$3,782
Assess Bal: \$7,582
Tax w/assess: \$11,364
Assess Pend: Yes
Homestead: No

General Property Information

Legal Description: UNPLATTED 04 118 21 THAT PART OF E 180 FT OF S 10 ACRES OF NE 1/4 OF SW 1/4 LYING N OF S 274 15/100 FT
County: Hennepin
Postal City: Crystal
School District: 281 - Robbinsdale, 763-504-8000
Manufactured Home?: No
Complex/Dev/Sub: Common Wall: No
Lot Description: Tree Coverage - Medium, City Bus (w/in 6 blks)
Zoning: Residential-Single Accessibility: None

Remarks

Agent Remarks: Multiple offers received. Final and best offers are due Saturday, March 10, 2018 by 5:00 PM. Perfect home for investors and new home buyers alike. This was a well taken care of rental for the last two years at \$1300/month but could go for \$1450/month. Pending special assessment form the city for road and sewer repairs.

Public Remarks: This adorable home is ready for you to make it your own. It has two large bedrooms with a half bathroom upstairs, and main level has 2 bedrooms with a full bathroom including new flooring, new vanity, and new lighting. The downstairs family room includes new carpet, and new drywall ceiling. It has been freshly painted throughout. The two car garage includes brand new doors, and extra storage space that could be converted to a third garage.

Structure Information

Room	Level	Dimen	Other Rooms	Level	Dimen	Heat:	Forced Air
Living Rm	Main	16x12				Fuel:	Natural Gas
Dining Rm						Air Cond:	Central, Window
Family Rm	Lower	27x12				Water:	City Water/Connected
Kitchen	Main	14x11	Bathrooms			Sewer:	City Sewer/Connected
Bedroom 1	Main	12x12	Total:	2 3/4: 0	1/4:0	Garage:	2
Bedroom 2	Main	12x10	Full:	1 1/2: 1		Oth Prkg:	
Bedroom 3	Upper	17x13				Pool:	
Bedroom 4	Upper	17x12					

Bath Description: Main Floor Full Bath, Upper Level 1/2 Bath
Dining Room Desc: Eat In Kitchen

Fireplaces: 0 Fireplace Characteristics:
Appliances: Range, Microwave, Exhaust Fan/Hood, Dishwasher, Refrigerator, Washer, Dryer, Water Softener - Owned, Furnace Humidifier
Basement: Full, Partial Finished, Concrete Block, Wood
Exterior: Vinyl
Fencing: Chain Link, Other
Roof: Asphalt Shingles, Age Over 8 Years
Amenities-Unit: Ceiling Fan(s), Tiled Floors, Washer/Dryer Hookup
Parking Char: Detached Garage, Driveway - Concrete

Financial

Cooperating Broker Compensation
Buyer Broker Comp: 2.7 % Sub-Agent Comp: 0 % Facilitator Comp: 0 %
Variable Rate: N List Type: Exclusive Right
Sale Mortgage Information
Sale Financial Terms: Conventional
Sale Loan Amount:
Seller Contribution: \$1,500

Sellers Terms: FHA, DVA, Conventional, Cash
Existing Financing: Conventional
In Foreclosure?: No
Lender Owned?: No
Potential Short Sale?: No
Owner is an Agent?: No

Contact Information

Listing Agent: [Jason Spiller 952-938-0940](#)
Listing Office: [Keller Williams Premier Realty Lake Minnetonka](#)  Office Phone: 952-475-0111

MLS #: 4913772 Address: 5625 Vera Cruz Avenue N , Crystal, MN 55429

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Search Criteria

List Number is '4913772'
Selected 1 of 1 result.

Single-Family Property Full

Property Full Display, Single Family Residential, MLS #: 4888571 Type: For Sale

1112 Emerson Lane N, Brooklyn Center MN 55430

Status: Sold List Price: \$167,000 **Sold Price: \$167,250** Original List Price: \$145,000
Seller Cont: \$



Sale #2:

Assessment (3%)

Total Bed/Bath: 4/ 2 Garage: 2 Year Built: 1963

Style: (SF) One Story
Const Status: Previously Owned
Foundation Size: 1,044
AbvGrdFinSqFt: 1,044
BelGrdFinSqFt: 900
Total Fin SqFt: 1,944
Acres: 0.258
Lot Size: 90x125
Yearly/Seasonal: Yearly
List Date: 10/31/2017
Off Market Date: 05/01/2018
Date Closed: 05/01/2018

Received By MLS: 10/31/2017

Map Page: 78 Map Coord: C4
Directions:
252 to 70th Ave - W - Dupont - N - Emerson Lane

TAX INFORMATION
Property ID: 2511921330015 [Short Format](#)
Tax Year: 2017
Tax Amt: \$2,107
Assess Bal: \$1,130
Tax w/assess: \$3,237
Assess Pend: Unknown
Homestead: Yes

Days On Market: 56 PDOM: 49 CDOM: 56

Selling Agent: Pang Chang
Selling Office: Realty Group, Inc.

General Property Information

Legal Description: LOT 013 BLOCK 001 BROOKDALE MANOR
County: Hennepin
Postal City: Brooklyn Center
School District: 11 - Anoka-Hennepin, 763-506-1000
Manufactured Home?: No
Complex/Dev/Sub: Common Wall: No
Lot Description: Irregular Lot
Zoning: Residential-Single

Accessibility: None

Remarks

Agent Remarks: 24 hour notice required. Seller will be home for all showings. The buyer will have to assume the street improvement assessment of \$ 4953.60 * DIRECT ALL QUESTIONS TO ROBIN@PLTGRP.NET-952-848-2598

Public Remarks: One level living, 4BR, 3BR, finished lower level, corner lot, 2 car garage. The property needs some TLC and is being sold as is.

Structure Information

Room	Level	Dimen	Other Rooms	Level	Dimen	Heat:	Forced Air
Living Rm	Main	23x11				Fuel:	Natural Gas
Dining Rm	Main	11x8				Air Cond:	Central
Family Rm	Lower	20x10				Water:	City Water /Connected
Kitchen	Main	10x8	Bathrooms			Sewer:	City Sewer /Connected
Bedroom 1	Main	13x12	Total:	2 3/4: 1	1/4: 0	Garage:	2
Bedroom 2	Main	11x10	Full:	1 1/2: 0		Oth Prkg:	
Bedroom 3	Main	11x10				Pool:	
Bedroom 4	Lower	20x10					

Bath Description: Main Floor Full Bath, 3/4 Basement
Dining Room Desc: Informal Dining Room
Family Room Char: Lower Level
Fireplaces: 0
Basement: Full
Exterior: Shakes, Metal, Vinyl
Roof: Asphalt Shingles
Amenities-Unit: Ceiling Fan(s), Washer/Dryer Hookup

Parking Char: Detached Garage
Special Search: 3 BR on One Level

Financial

Cooperating Broker Compensation

Buyer Broker Comp: 2.5 % Sub-Agent Comp: 0 % Facilitator Comp: 0 %
Variable Rate: N List Type: Exclusive Right

Sale Mortgage Information

Sale Financial Terms: Other
Sale Loan Amount: \$150,750
Seller Contribution: \$

Sellers Terms: Conventional, Cash
In Foreclosure?: Yes
Lender Owned?: No
Potential Short Sale?: No
Owner is an Agent?: No

Contact Information

Listing Agent: [The Platinum Group 612-408-3610](#)

Listing Office: [RE/MAX Results](#) 

Office Phone: 952-848-2400

MLS #: 4888571 Address: 1112 Emerson Lane N , Brooklyn Center, MN 55430

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Search Criteria

List Number is '4888571'
Selected 1 of 1 result.

Single-Family Property Full

Property Full Display, Single Family Residential, MLS #: 4784514 Type: For Sale

1526 Gettysburg Avenue N, Golden Valley MN 55427

Status: Sold List Price: \$163,900 Sold Price: \$158,415 Original List Price: \$163,900
Seller Cont: \$



Sale #3:

Assessment (3.5%):
\$6,000.00
(Buyer Assumed)

Total Bed/Bath: 2 / 2 Garage: 0 Year Built: 1948

Style: (SF) One Story
Const Status: Previously Owned
Foundation Size: 937
AbvGrdFinSqFt: 937
BelGrdFinSqFt: 165
Total Fin SqFt: 1,102
Acres: 0.4
Lot Size: 125x138
Yearly/Seasonal: Yearly
List Date: 01/03/2017
Off Market Date: 02/09/2017
Date Closed: 04/06/2017

Received By MLS: 01/03/2017
Selling Agent: Bobby Kroog
Selling Office: BRIX Real Estate

Map Page: 105 Map Coord: C1
Directions: Highway 169 to Plymouth Avenue Exit, E to Gettysburg, N to home on Right.

TAX INFORMATION

Property ID: 3011821330015 Short Format
Tax Year: 2017
Tax Amt: \$2,087
Assess Bal: \$5,967
Tax w/assess: \$8,054
Assess Pend: Unknown
Homestead: Yes

Days On Market: 37 PDOM: 37 CDOM: 37

General Property Information

Legal Description: The 1st Addn to Lakeview Heights, Blk 001, Lots 16 & 17
County: Hennepin
Postal City: Golden Valley
School District: 270 - Hopkins, 952-988-4000
Manufactured Home?: No
Complex/Dev/Sub: Common Wall: No
Lot Description: Tree Coverage - Medium, City Bus (w/in 6 blks)
Road Frontage: City, Paved Streets
Zoning: Residential-Single

Accessibility: None

Remarks

Agent Remarks: Two lots, combined for the tax purposes, can be easily uncombined by filling out a form provided by the city. No public hearing or rezoning is necessary.

Public Remarks: Cozy house on Knoll with mature tress pines and cedar. Large modern park across street. Parkland preserve east of property. 3 blocks to downtown express bus. New furnace & water heater. Hopkins school dist. Two lots can be uncombined. Home needs remodeling.

Structure Information

Room	Level	Dimen	Other Rooms	Level	Dimen	Heat:	Forced Air
Living Rm	Main	24x12				Fuel:	Natural Gas
Dining Rm						Air Cond:	Central
Family Rm						Water:	City Water/Connected, Well
Kitchen	Main	11x9	Bathrooms			Sewer:	City Sewer/Connected
Bedroom 1	Main	11x10	Total:	2 3/4: 0	1 1/4: 0	Garage:	0
Bedroom 2	Main	12x10	Full:	1 1/2: 1		Oth Prkg:	4
Bedroom 3						Pool:	None
Bedroom 4							

Bath Description: Main Floor Full Bath, 1/2 Basement
Dining Room Desc: Living/Dining Room
Fireplaces: 1
Appliances: Range, Microwave, Refrigerator
Basement: Full
Exterior: Metal, Vinyl, Brick/Stone

Roof: Asphalt Shingles, Age Over 8 Years
Amenities-Unit: Kitchen Window
Parking Char: None
Special Search: Main Floor Bedroom, All Living Facilities on One Level

Financial

Cooperating Broker Compensation
Buyer Broker Comp: 2.70 % Sub-Agent Comp: 0 % Facilitator Comp: 0 %
Variable Rate: N List Type: Exclusive Right
Sale Mortgage Information
Sale Financial Terms: Conventional
Sale Loan Amount:
Seller Contribution: \$

Sellers Terms: FHA, DVA, Conventional, Cash
Assumable Loan: Not Assumable
In Foreclosure?: No
Lender Owned?: No
Potential Short Sale?: No
Owner is an Agent?: No

Contact Information

Listing Agent: [Peggy A Watson 612-720-7511](#)
Listing Office: [Coldwell Banker Burnet](#)  Office Phone: 952-473-3000

MLS #: 4784514 Address: 1526 Gettysburg Avenue N , Golden Valley, MN 55427

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Search Criteria

List Number is '4784514'
Selected 1 of 1 result.

Single-Family Property Full

Property Full Display, Single Family Residential, MLS #: 4827569 Type: For Sale

1817 Independence Avenue N, Golden Valley MN 55427

Status: Sold List Price: \$160,000 **Sold Price: \$163,000** Original List Price: \$160,000
Seller Cont: \$



Sale #4:

Assessment (4%):
\$6,600.00
(Buyer Assumed)

Total Bed/Bath: 2 / 1 Garage: 2 Year Built: 1948

Style: (SF) One Story
Const Status: Previously Owned
Foundation Size: 720
AbvGrdFinSqFt: 720
BelGrdFinSqFt:
Total Fin SqFt: 720
Acres: 0.191
Lot Size: 60x132
Yearly/Seasonal: Yearly
List Date: 05/10/2017
Off Market Date: 05/22/2017
Date Closed: 06/22/2017

Received By MLS: 05/10/2017

Map Page: 105 Map Coord: C1

Directions:

Mendelssohn to Earl East to Independence South to home.

TAX INFORMATION

Property ID: 3011821320002 [Short Format](#)
Tax Year: 2017
Tax Amt: \$2,421
Assess Bal: \$6,600
Tax w/assess: \$9,021
Assess Pend: Yes
Homestead: No

Days On Market: 8 PDOM: 8 CDOM: 8

Selling Agent: [Ryan Dybevik](#)
Selling Office: [RE/MAX Results](#)

General Property Information

Legal Description: LOT 002 BLOCK 005 LAKEVIEW HEIGHTS INCL ADJ 1/2 OF VAC ALLEY
County: Hennepin
Postal City: Golden Valley
School District: 281 - Robbinsdale, 763-504-8000
Manufactured Home?: No
Complex/Dev/Sub: Lakeview Heights Common Wall: No
Lot Description: Tree Coverage - Light
Road Frontage: City, Paved Streets
Zoning: Residential-Single Accessibility: None

Remarks

Agent Remarks: HIGHEST AND BEST OFFERS DUE AT 5:00 PM ON MAY 18, 2017. - GREAT OPPORTUNITY FOR NEXT BUYER. Buyer and Buyer's agent are to verify all measurements. Street improvement assessment is \$6,600. Payment may be paid in full or spread out over 10 years at 5% interest. See Supplements for detail.

Public Remarks: Don't miss this charming 2 bedroom home in Golden Valley. Large lot with mature trees and a detached 2 car garage in a great location. Home includes hardwood floors in the living room and spacious master bedroom. Why rent when you could own for less than rent! Hurry, this one won't last long!

Structure Information

Room	Level	Dimen	Other Rooms	Level	Dimen	Heat:	Forced Air
Living Rm	Main	16x10				Fuel:	Natural Gas
Dining Rm						Air Cond:	Central
Family Rm						Water:	City Water/Connected
Kitchen	Main	13x12	Bathrooms			Sewer:	City Sewer/Connected
Bedroom 1	Main	14x12	Total:	1 3/4: 0	1/4:0	Garage:	2
Bedroom 2	Main	13x12	Full:	1 1/2: 0		Oth Prkg:	
Bedroom 3						Pool:	
Bedroom 4							

Bath Description: Main Floor Full Bath
Dining Room Desc: Eat In Kitchen
Family Room Char: Main Level
Fireplaces: 0 Fireplace Characteristics:
Appliances: Range, Dishwasher, Refrigerator, Freezer, Washer, Dryer, Disposal

Basement: Partial, Crawl Space, Sump Pump
Exterior: Metal
Roof: Asphalt Shingles
Amenities-Unit: Deck, Patio, Kitchen Window, Ceiling Fan(s), Hardwood Floors
Parking Char: Detached Garage, Driveway - Asphalt, Garage Door Opener
Special Search: Main Floor Bedroom

Financial

Cooperating Broker Compensation
Buyer Broker Comp: 2.7 % Sub-Agent Comp: 0 % Facilitator Comp: 0 %
Variable Rate: N List Type: Exclusive Right
Sale Mortgage Information
Sale Financial Terms: Conventional
Sale Loan Amount: \$154,850
Seller Contribution: \$

Sellers Terms: DVA, Conventional, Cash
Existing Financing: FHA
Assumable Loan: Not Assumable
In Foreclosure?: No
Lender Owned?: No
Potential Short Sale?: No
Owner is an Agent?: No

Contact Information

Listing Agent: [Mary Pat Nydahl 952-239-4420](#)
Listing Office: [Edina Realty, Inc.](#)  Office Phone: 952-934-5000

MLS #: 4827569 Address: 1817 Independence Avenue N , Golden Valley, MN 55427

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Search Criteria

List Number is '4827569'
Selected 1 of 1 result.

**CONCLUSION OF SINGLE-FAMILY HOMES
(ASSESSMENTS ASSUMED)**

The comparable sales submitted from previous neighborhoods located within the metropolitan area indicated an added value as a result of the street reconstruction projects range in value from 3 to 4 percent.

According to the Dakota County Assessor's Office, the average assessed market value of the homes affected by this project are \$698,000.00.

The comparable sales with assessments assumed were for complete street reconstruction as well as curb, gutter, and storm sewer updates. It is my opinion, that the partial reconstruction is equal to 40 percent of a complete reconstruction project.

Therefore, based on my field inspection, research, and comparable sales submitted, it is my opinion that the value-added benefit as a result of the project is 1.5 percent, which results as follows:

Average Single-Family Home Value at \$698,000.00

\$698,000.00 Per Parcel x 1.5 Percent = \$10,470.00 Per Parcel

Total Benefit up to:

Ten Thousand Four Hundred Seventy Dollars

Prepared by:


Laurence M Danich (Dec 17, 2020 09:37 CST)

Laurence M. Danich
Real Property Appraiser
Minnesota I.D. # 4000869