

ESTIMATED COST OF SERVICES ANALYSIS (Initial Annexation)

Project Name: Morning Star Annexation

Date 4/29/2022

Calculated By: Kalispell Planning Department

Number of acres proposed to be annexed: **5.88**
 Number of commercial lots to be annexed: **3**
 Average square foot per lot: **85,378**
 Estimated market value of properties to be annexed: **\$750,000**

1. COST OF SERVICES	UNDEVELOPED ACRES	DEVELOPED ACRES	COST/ACRE	TOTAL
Fire (budget \$2,923,815)	0	5.88	(\$107.37)	(\$631.34)
Police (budget \$4,890,061)	0	5.88	(\$173.33)	(\$1,019.18)
General Gov't Services (budget \$4,991,138)	0	5.88	(\$167.50)	(\$984.90)
Subtotal				(\$2,635.42)
SERVICE		NO. OF UNITS	COST/UNIT	TOTAL
Roads (Lineal feet of road to be maintained)		0.00	(\$5.05)	\$0.00
Water (based on number of ERUs)		0.00	(\$185.51)	\$0.00
Sewer (based on number of ERUs)		32.80	(\$168.51)	(\$5,527.13)
Wastewater Treatment (based on number of ERUs)		32.80	(\$227.38)	(\$7,458.06)
Stormwater		0.00	(\$67.97)	\$0.00
Subtotal				(\$12,985.19)
TOTAL ANTICIPATED COST OF SERVICE =				(\$15,620.61)

2. ANTICIPATED CITY ASSESSMENT REVENUE GENERATED				
Total square foot to be annexed:				85,378
Number of lots:				3
ASSESSMENT		AVE SQ FT	ASSESSMENT	TOTAL
Storm sewer assessment:		85,378	0.020004	\$ 5,123.00
Street maintenance assessment:		85,378	0.026226	\$ 6,717.00
Urban forestry assessment (capped at \$825 per parcel):		85,378	0.0047025	\$ 1,204.47
Light maintenance assessment:		85,378	0.0033	\$ 845.24
Average annual water and sewer usage charge				\$ -
TOTAL ANTICIPATED REVENUE FROM ASSESSMENTS and USAGE CHARGES =				\$ 13,889.71

3. TAX REVENUE				
Assessed value per property:				\$ 250,000.00
		NO. OF UNITS	PROPERTY VALUE	TOTAL
Total assessed value:		41	\$ 750,000.00	\$ 750,000.00
		MARKET VALUE	REAL ESTATE TAX	TAXABLE VALUE
Total taxable value:		\$ 750,000.00	0.0175	\$ 13,125.00
			MILLS LEVIED	TOTAL
Total tax revenue based on 756 mill levy:			0.76	\$ 9,975.00
TOTAL CITY TAX REVENUE (based on 161.11 mill levy) =				\$2,114.44

4. IMPACT FEES				
	UNIT	QUANTITY	COST PER UNIT	
Total Sewer Impact Fee:	ERU	32.8	\$ 2,372.00	\$97,252.00
Total Water Impact Fee:	ERU	0	\$ 6,418.00	\$0.00
Total Storm Impact Fee:	ERU	0	\$ 1,121.00	\$0.00
Total Police Impact Fee:	Comm. Sq. Footage	0	\$ 16,000	\$0.00
Total Fire Impact Fee:	Comm. Sq. Footage	0	\$ 350.00	\$0.00
Total Project Impact Fee =				\$97,252.00

5. TOTAL ANTICIPATED REVENUE GENERATED TO THE CITY (ITEMS 2 AND 3) \$16,004.15

6. ONE TIME IMPACT FEE PAYMENT TO THE CITY (ITEM 4) \$97,252.00

7. ANTICIPATED COST OF SERVICE (ITEM 1) (\$15,620.61)

8. NET (COST) or REVENUE TO THE CITY PER YEAR (ITEM 2 AND 3 - ITEM 1) \$383.54