

ESTIMATED COST OF SERVICES ANALYSIS (Initial Annexation)

Project Name: Farm District Annexation

Date 4/29/2022

Calculated By: Kalispell Planning Department

Number of acres proposed to be annexed: **37.635**
 Number of commercial lots to be annexed: **1**
 Average square foot per lot: **1,639,381**
 Estimated market value of properties to be annexed: **\$4,000,000**

1. COST OF SERVICES	UNDEVELOPED ACRES	DEVELOPED ACRES	COST/ACRE	TOTAL
Fire (budget \$2,923,815)	38	0.00	(\$107.37)	\$0.00
Police (budget \$4,890,061)	38	0.00	(\$173.33)	\$0.00
General Gov't Services (budget \$4,991,138)	38	0.00	(\$167.50)	\$0.00
Subtotal				\$0.00
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)		0.00	(\$168.51)	\$0.00
Wastewater Treatment (based on number of ERUs)		0.00	(\$227.38)	\$0.00
Stormwater		0.00	(\$67.97)	\$0.00
Subtotal				\$0.00
TOTAL ANTICIPATED COST OF SERVICE =				\$0.00

2. ANTICIPATED CITY ASSESSMENT REVENUE GENERATED				
Total square foot to be annexed:				1,672,704
Number of lots:				1
ASSESSMENT		AVE SQ FT	ASSESSMENT	TOTAL
Storm sewer assessment (\$502.42 max):		1,672,704	0.005767	\$ 502.42
Street maintenance assessment (\$1,549 max):		1,672,704	0.017776	\$ 1,549.00
Urban forestry assessment (capped at \$413 per parcel):		1,672,704	0.0047025	\$ 413.00
Light maintenance assessment (five acre cap):		1,672,704	0.0033	\$ 718.74
Average annual water and sewer usage charge				\$ -
TOTAL ANTICIPATED REVENUE FROM ASSESSMENTS and USAGE CHARGES =				\$ 3,183.16

3. TAX REVENUE				
Assessed value per property:				#####
		NO. OF UNITS	PROPERTY VALUE	TOTAL
Total assessed value:		0	\$ 4,000,000.00	#####
		TAXABLE MARKET VALUE	REAL ESTATE TAX	ASSESSED VALUE
Total taxable value:		\$ 4,000,000.00	0.01	\$ 40,000.00
			MILLS LEVIED	TOTAL
Total tax revenue based on 800 mill levy:			0.76	\$ 30,400.00
TOTAL CITY TAX REVENUE (based on 161.1 mill levy) =				\$6,444.00

4. IMPACT FEES				
	UNIT	QUANTITY	COST PER UNIT	
Total Sewer Impact Fee:	ERU	0	\$ 5,757.00	\$0.00
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 =				\$0.00

5. TOTAL ANTICIPATED REVENUE GENERATED TO THE CITY (ITEMS 2 AND 3) \$9,627.16

6. ONE TIME IMPACT FEE PAYMENT TO THE CITY (ITEM 4) \$0.00

7. ANTICIPATED COST OF SERVICE (ITEM 1) \$0.00

8. NET (COST) or REVENUE TO THE CITY PER YEAR (ITEM 2 AND 3 - ITEM 1) \$9,627.16