

To: City of Northfield Mayor, City Council, Engineering Dept. and Administrators
From: Douglas J Oines ...1900 Sibley View Lane ... Northfield, MN 55057
Date: July 28, 2017... I am unable to attend the Aug 8, 2017 assessment hearing.

Subject: This is a request asking for assessment adjustments in my favor by applying reasonable, fair and equitable application of front footage rules. I formally object to my assessment of \$6206.00 My property frontage physically measures much less than 107 ft. The frontage was adjusted upwards by a factor of 27%. This is not a cul-de-sac property. It is irregular.

Nfld Ord. No. 896, 7-6-2009 : "... the city will adopt and employ a means of adjusting for these variations in size and configuration and arriving at an adjusted front footage, in order to render allocation of assessments for public improvements reasonable, fair and equitable among all affected properties." #1

Nfld City Motion M-2009-0076 ... Standards for Adjusting Front Footage : "To the extent it is fair and reasonable to do so, the following standards will apply when calculating the adjusted front footage of individual properties benefited by a public improvement for special assessment purposes." #1

MN Law (Chapter 429) and City Ordinance (Ord. 896) state assessments shall not exceed benefits to the property. Page 42 of the BRKW study clearly shows my assessment should be 9.00% or less. My assessment is 12.50%. My property value of \$57430 multiplied by 3.50% ... (12.50% minus 9.00% = 3.50%) ... amounts to a \$2010 excess assessment. According to Nfld City Engineering reports (3/10/17) my assessment exceeds the average assessment by 2.7% (12.5% minus 9.8%). My property value of \$57430 multiplied by 2.7% amounts to a \$1550 excess assessment.

BRKW APPRAISALS Report to Nfld for this PROJECT... pages 27 and 28 of the Sibley View Lane / Court edition:

In reference to upward adjustments made in the analysis of determining the value of an average lot in Sibley View Lane area the BRKW report states:

"Development is affected by shape and other factors, including items such as easements. Regular shaped sites with few or no restrictions from easements and other factors, are preferred in the market." This statement implies there should be an assessment reduction for irregular shaped properties. Instead, my assessment was increased. #1

I was hoping the City of Nfld would follow the recommendations of its commissioned studies. (See the BRKW Study commissioned by the City of Nfld regarding this project) The frontage adjustments made by the City of Nfld are not fair, reasonable or equitable.

#1 means my emphasis regarding underlined and/or italicized words.



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