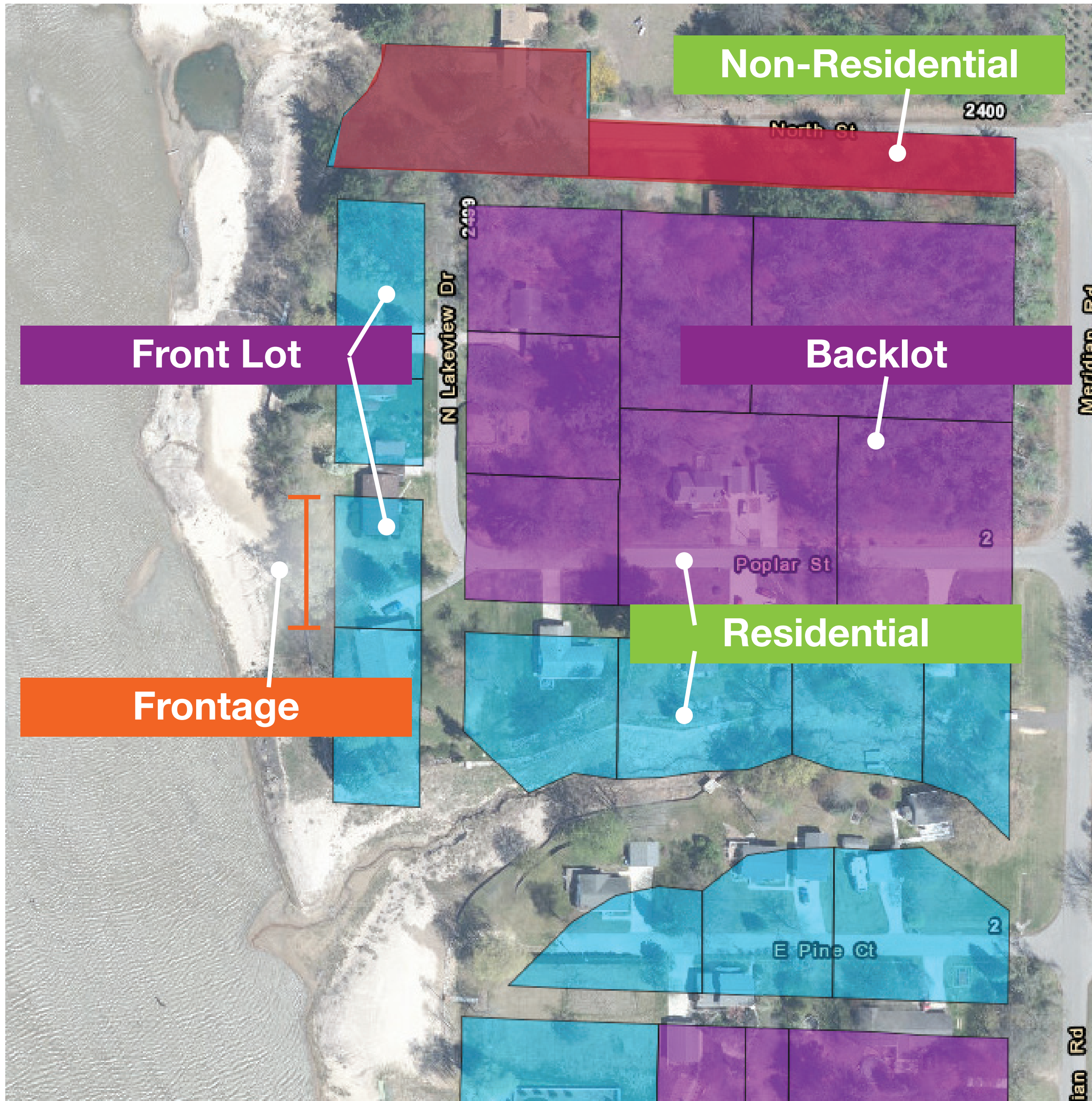




Four Lakes Task Force

Four Lakes Special Assessment District Methodology



Base

Front lots face a body of water. **Backlots** have private easement, deeded or dedicated access to a body of water (lake, river, canal, tributary, etc.)

Derived

Residential parcels can be or are developed. **Non-residential** parcels are rental properties, marinas, RV parks, etc.

Frontage

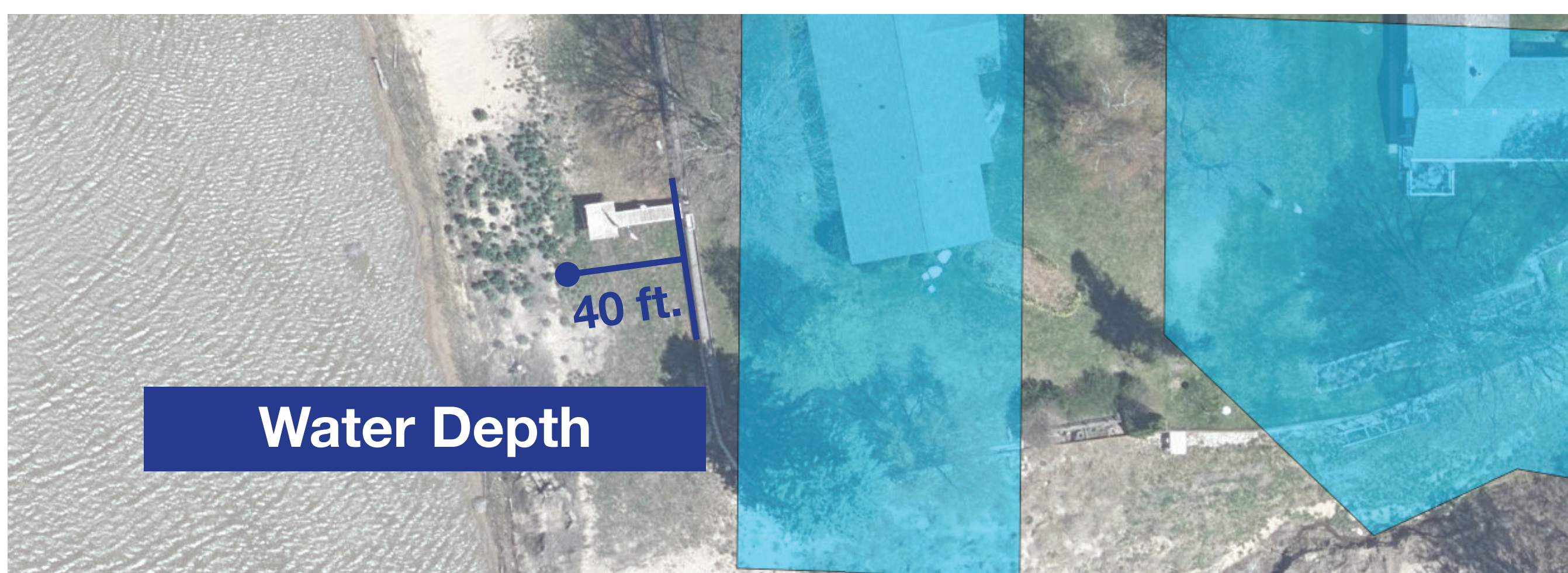
The length of parcel that faces a body of water

Waterfront View

Width of waterway perpendicular to shoreline frontage of parcel

Water Depth

Estimated water depth 40 feet from shoreline when Part 307 lake levels are restored



Operations Assessment Calculation:

$$\left(\frac{\text{Base} \times \text{Derived} \times \text{Frontage} \times \text{Waterfront View} \times \text{Water Depth}}{\text{Sum of All Parcel Benefit Factors [Approx. 5,550]}} \right) \times \left(\text{Property Owner Annual Operations Cost}^* \right)$$

*Property Owner Annual Operations Cost = Total Annual Assessment - At-Large Assessment

Base	Base Factor
Cemeteries, schools, road right of way	0
Backlot with private easement/deeded/dedicated access to water	0.25 - 0.5
Waterfront (facing body of water)	1

Derived Benefit	Derived Benefit Factor
Unable to be developed	<1
Commercial/corporate/other	1 - 2.5
Agricultural	1.5
Public ownership	0 - 2
Church-owned	0 - 2
Marina	2 - 5
Trailer park/campground	2 - 10

Frontage Bracket	Frontage Factor
Less than 48 ft.	0.8
48 - 134 ft.	1
134 - 175 ft.	1.25
175 - 220 ft.	1.5
220 - 1,000 ft.	1.75
1,000 - 7,900 ft.	2

Waterfront View	Waterfront View Factor
Less than 230 ft. of water view	0.75
230 - 500 ft. of water view	0.85
Greater than 500 ft. of water view	1

Water Depth	Water Depth Factor
Less than 2 ft.	0.8
2 - 4 ft.	0.9
More than 4 ft.	1

Factor amounts are tentative and subject to change. Final numbers will be presented at the Four Lakes Special Assessment District hearing.

