

## The Benefit Assessment Formula

To insure a fair and equitable means of levying assessments, the following formula has been adopted by the Board of Directors.

<u>Type of Property</u>	<u>Units of Assessment</u>
1. Land (improved & unimproved)	@ 1 unit per acre
2. Habitable area*	@ 1 unit per each 1,000 sq.ft. of improvements
3. Public highways	@ 1 unit per 5,000 sq.ft. of public roads
4. Public Use	@ 2 units per acre

\* Improvements are limited to habitable living quarters on the property.

### EXAMPLE:

If .....Your parcel equals .300 acres  
And.....Your house contains 2,175 square feet

Then...   .300 acres = .300 units  
          2,175 sq.ft. = 2.175 units  
Total Units           2.475

### Determining the Assessment Per Unit of Benefit

To determine the assessment per unit, the number of units per parcel must first be calculated. The total number of units in each category of property may then be determined; the sum of which is the grand total of units within the district. The total dollar assessment for the district may then be divided by the grand total of units, the result being the dollar assessment per unit. The following formula may be used to determine the assessment per unit:

$$C = A \\ U$$

Where: C = Total operating cost of district  
U = Total units within district  
A = Assessment per unit

### EXAMPLE:

Assume: 1. Total operating cost of district (C) equals \$21,000  
2. Total units in district (U) equals 217.5

Then:  $C = A = \frac{\$21,000}{217.5} = \$96.55$

### Determining Your Benefit Assessment

The dollar assessment per unit should be multiplied by the total number of units for a particular parcel to determine the dollar assessment for that parcel. The following formula may be used:

$$(A) \times (U) = B$$

Where: A = Assessment per unit  
U = Total units for individual property  
B = Individual property assessment

### EXAMPLE:

Assume: 1. Assessment per unit (A) equals \$96.55  
2. Units of individual property (U) equals 2.475

Then:  $(A) \times (U) = B = (\$96.55) (2.475) = \$238.96$

NOTE: The unit values and cost figures used above are for example only and do not represent actual assessments.