

Attachment C - Annual Fee Assessment Summary

**STREET USE ANNUAL FEE ASSESSMENT**

Date: 12/9/19

<p><u>Summary:</u> <b>Land Value: \$224.12/SF</b> <b>2017 Permit Fee:</b> <b>\$9,395.11</b></p>
---

**I. Property Description:**

Existing pedestrian skybridge under and across Post Alley at the north margin of Union Street. The skybridge provides a pedestrian connection between Markerside Flats and Union Street. The skybridge area is **262 square feet**.

**Applicant:**  
SMRE Markerside LLC

**Abutting Parcels, Property Size, Assessed Value:**

**2017**

Parcel 1976200160; Lot size: 7,200 square feet  
Tax year 2017 Appraised Land Value \$1,620,000 (\$225/square foot)

Parcel 6094500000; Lot size: 17,751 square feet  
Tax year 2017 Appraised Land Value \$3,962,600 (\$223.23/square foot)

Average 2017 Tax Assessed Land Value: \$224.12/SF

**2018**

Parcel 1976200160; Lot size: 7,200 square feet  
Tax year 2018 Appraised Land Value \$1,908,000 (\$265/square foot)

Parcel 6094500000; Lot size: 17,751 square feet  
Tax year 2018 Appraised Land Value \$4,699,900 (\$264.77/square foot)

Average 2018 Tax Assessed Land Value: \$264.88/SF

**2019**

Parcel 1976200160; Lot size: 7,200 square feet  
Tax year 2019 Appraised Land Value \$2,124,000 (\$295/square foot)

Parcel 6094500000; Lot size: 17,751 square feet  
Tax year 2019 Appraised Land Value \$5,232,400 (\$294.77/square foot)

Average 2019 Tax Assessed Land Value: \$294.88/SF

**2020**

Parcel 1976200160; Lot size: 7,200 square feet  
Tax year 2020 Appraised Land Value \$2,520,000 (\$350/square foot)

Parcel 6094500000; Lot size: 17,751 square feet  
Tax year 2020 Appraised Land Value \$6,264,500 (\$352.91/square foot)

Average 2020 Tax Assessed Land Value: \$351.45/SF

**II. Annual Fee Assessment:**

The 2017 permit fee is calculated as follows:

Skybridge:  
 $(\$224.12/\text{SF}) \times (262 \text{ SF}) \times (200\%) \times (8\%) = \$9,395.11$  where 200% is the degree of alienation for pedestrian skybridge and 8% is the annual rate of return.

The 2018 permit fee is calculated as follows:

Skybridge:  
 $(\$264.88/\text{SF}) \times (262 \text{ SF}) \times (200\%) \times (8\%) = \$11,103.77$  where 200% is the degree of alienation for pedestrian skybridge and 8% is the annual rate of return.

The 2019 permit fee is calculated as follows:

Skybridge:  
 $(\$294.88/\text{SF}) \times (262 \text{ SF}) \times (200\%) \times (8\%) = \$12,361.37$  where 200% is the degree of alienation for pedestrian skybridge and 8% is the annual rate of return.

The 2020 permit fee is calculated as follows:

Skybridge:  
 $(\$351.45/\text{SF}) \times (262 \text{ SF}) \times (200\%) \times (8\%) = \$14,732.78$  where 200% is the degree of alienation for pedestrian skybridge and 8% is the annual rate of return.

Fee methodology authorized under Ordinance 123485, as amended by Ordinances 123585, 123907, and 124532.