

Preliminary Four Corners Sewer Assessment

Four Corners Project ID (#)	Street Address	Current Use (2014)	Parcel Area ⁽⁵⁾ (SF)	Zoning	\$3,000,000 Estimated Assessment (Incl. financing costs)	
30, 61, 62, & 63	497	MIDDLE TPKE	Commercial	2,634,941	RAR90	\$183,516.75
47	569	MIDDLE TPKE	Commercial	88,042	PB3	\$64,429.72
48	574	MIDDLE TPKE	Commercial	235,284	PB3	\$54,765.35
56	575	MIDDLE TPKE	Commercial	34,850	PB3	\$39,629.70
36	591	MIDDLE TPKE	Commercial	192,717	PB3	\$137,010.26
45	596	MIDDLE TPKE	Commercial	259,513	PB3	\$79,230.43
37	603	MIDDLE TPKE	Commercial	57,172	PB3	\$57,557.12
16	625	MIDDLE TPKE	Commercial	343,268	PB3	\$170,196.45
25	644	MIDDLE TPKE	Commercial	12,139	PB3	\$15,661.44
24	650	MIDDLE TPKE	Commercial	25,989	PO1	\$31,445.36
22	656	MIDDLE TPKE	Commercial	26,543	PO1	\$31,416.78
59	632	Middle Turnpike	Commercial	178,600	PB3	\$84,073.47
33, 34, 43	16	PROFESSIONAL PARK RD	Commercial	2,802,226	PB3	\$199,372.39
31	34	PROFESSIONAL PARK RD	Commercial	208,256	PB3	\$49,882.47
26	1650	STORRS RD	Commercial	13,299	PB3	\$21,772.89
23	1659	STORRS RD	Commercial	29,064	PB3	\$47,586.77
18 & 20	1660	STORRS RD	Commercial	115,800	PB3	\$90,198.35
11	1717	STORRS RD	Commercial	724,044	PB3	\$144,352.72
8	1733	STORRS RD	Commercial	135,127	PB3	\$99,046.19
5	1734	STORRS RD	Commercial	42,638	PO1	\$45,542.55
9	1753	STORRS RD	Commercial	168,756	PB3	\$102,328.60
2	1768	STORRS RD	Commercial	238,440	PO1	\$83,848.13
21	611	MIDDLE TPKE	Multi-Family	245,781	PB3	\$168,338.86
60		MIDDLE TPKE	Multi-Family	2,199,800	RAR90	\$894,495.44
53	505	MIDDLE TPKE	Public	89,696	RAR90	\$45,027.28
6	1722	STORRS RD	Public	43,928	PO1	\$43,542.16
55	504	MIDDLE TPKE	Residential	39,058	RAR90	\$27,723.94
54	520	MIDDLE TPKE	Residential	148,843	RAR90	\$21,785.92
52	521	MIDDLE TPKE	Residential	35,195	RAR90	\$29,579.38
51	527	MIDDLE TPKE	Residential	33,907	RAR90	\$28,634.73
28	555	MIDDLE TPKE	Residential	245,704	PB3	\$31,035.32
3	661	MIDDLE TPKE	Residential	697,358	PO1	\$63,587.82
42	1620	STORRS RD	Residential	93,056	RAR90	\$26,926.97
46	1621	STORRS RD	Residential	64,022	RAR90	\$40,239.82
38	1630	STORRS RD	Residential	43,718	RAR90	\$14,899.38
44	1631	STORRS RD	Residential	29,942	RAR90	\$18,103.56
40	1632	STORRS RD	Residential	35,175	RAR90	\$18,539.09
41	1637	STORRS RD	Residential	46,906	RAR90	\$27,106.57
39	1641	STORRS RD	Residential	78,251	RAR90	\$17,146.72
14	1775	STORRS RD	Residential	362,396	FH	\$62,710.59
58	1640	Storrs Road	Residential	17,860	RAR90	\$9,889.41
57	1646	Storrs Road	Residential	126,330	RAR90	\$18,059.22
4	9	TIMBER DR	Residential	42,892	PO1	\$29,643.66
15	15	WILLINGTON HILL RD	Residential	27,040	RAR90	\$21,771.58
35		STORRS RD	Telecommunications	29,698	RAR90	\$27,454.51
27	541	MIDDLE TPKE	Unimproved Land	1,082,597	RAR90	\$108,538.53
32		MIDDLE TPKE	Unimproved Land	422,399	PB3	\$149,359.08
49		MIDDLE TPKE	Unimproved Land	13,753	PB3	\$13,129.64
1		STORRS RD	Unimproved Land	937,965	PO1	\$128,972.14
7		STORRS RD	Unimproved Land	58,059	RAR90	\$29,826.84
10		STORRS RD	Unimproved Land	5,258	PB3	\$17,979.72
12 & 13		STORRS RD	Unimproved Land	554,896	RAR90	\$45,083.97
29		STORRS RD	Unimproved Land	16,870	RAR90	\$17,188.72

Notes:

- 1) These assessments are preliminary.
- 2) Significant assumptions were made in the development of these preliminary assessments and should not be considered final
- 3) These assessments were estimated based on a \$3,000,000 construction apportionment (including financing costs) from the WPCA
- 4) The WPCA shall apportion costs of the project following completion of construction
- 5) Parcel Area per 2009 GIS parcel lines

PRELIMINARY
August 2014