

**CITY OF FRANKLIN**  
**Country Road Sewer Assessment - COF Website 112310**  
**COST SUMMARY**

|  |                     |
|--|---------------------|
| Construction Cost (Full cost)                | \$110,250.00        |
| Engineering Cost                             | NA                  |
| <b>SUBTOTAL 1</b>                            | <b>\$110,250.00</b> |
| Less: Stiumuls Funding (40% of Subtotal 1)   | (\$44,100.00)       |
| <b>SUBTOTAL 2</b>                            | <b>\$66,150.00</b>  |
| Less: Project Increase (Limited to 10% Incr) | \$0.00              |
| <b>SUBTOTAL 3</b>                            | <b>\$66,150.00</b>  |
| Bond Issuance Cost (0.18% of Subtotal 3)     | \$119.07            |
| <b>INITIAL ASSESSMENT</b>                    | <b>\$66,269.07</b>  |

| <b>SEWER TAP and CONNECTION FEES</b>                                   |             |                |            |            |              |                |
|--|-------------|----------------|------------|------------|--------------|----------------|
| Usual and customary fees (rates as of 11/05/10) - SUBJECT TO CHANGE    |             |                |            |            |              |                |
|  | Applic Fee  | SDF            | ACCESS     | INSTALL    | EDF          | TOTAL          |
| Usual Tap Fees   | \$25        | \$1,444        | \$2,100    | \$263      | \$450        | \$4,282        |
| <b>COUNTRY ROADS</b>   | <b>\$25</b> | <b>\$1,444</b> | <b>\$0</b> | <b>\$0</b> | <b>\$450</b> | <b>\$1,919</b> |
| Fees to be paid in full prior to connection to the City's sewer system |             |                |            |            |              |                |
| Access Fee and Installation Fee are waived                             |             |                |            |            |              |                |
| Owner will pay fees at rate in effect at time of payment               |             |                |            |            |              |                |

| <b>100 PERCENT COST ALLOCATED TO HOMEOWNER</b>      |             |   |            |          |             |                      |                           |                    |                      |                     |                       |                                     |                           | <b>COMMENTS</b>    |
|---|-------------|---|------------|----------|-------------|----------------------|---------------------------|--------------------|----------------------|---------------------|-----------------------|-------------------------------------|---------------------------|--------------------|
| Str #   | STREET NAME | OWNER                                   | PARCEL ID  | SI       | Legal Acres | 2010 PROP TAX BILL # | 2010 APPRAISED LAND VALUE | 2010 IMPROV VALUE  | 2010 APPRAISED VALUE | 2010 ASSESSED VALUE | % of TOTAL ASSESSMENT | COST TO HOMEOWNER (before interest) | 20 Year Payback (Monthly) |                    |
| <b>INTEREST RATE (Based on COF cost of capital)</b> |             |   |            |          |             |                      |                           |                    |                      |                     |                       |                                     | <b>4.00%</b>              |                    |
| 1211  | COUNTRY RD  | EARL W. TIDWELL TRUSTEE                 | 053 061.00 | 000      | 4           | 24563                | \$169,600                 | \$190,000          | \$359,600            | \$89,900            | 14.61%                | \$9,680.84                          | \$58.66                   |                    |
| 1215  | COUNTRY RD  | BOB L. MOORE<br>KITTRA MARY MOORE       | 053 062.00 | 000      | 1.72        | 17155                | \$92,000                  | \$196,600          | \$288,600            | \$72,150            | 11.72%                | \$7,769.44                          | \$47.08                   |                    |
|   | COUNTRY RD  | JIMMY L. THOMAS<br>KIMBERLI W. THOMAS   | 053 063.00 | 000      | 2.26        | 24412                | \$110,700                 | \$0                | \$110,700            | \$27,675            | 4.50%                 | \$2,980.17                          | \$18.06                   | Unimproved Parcel  |
| 1223  | COUNTRY RD  | KEVIN M. McKEEHAN                       | 053 064.00 | 000      | 2.59        | 16405                | \$121,600                 | \$0                | \$121,600            | \$30,400            | 4.94%                 | \$3,273.61                          | \$19.84                   | Unimproved Parcel  |
| 1226  | COUNTRY RD  | JEFFREY S. PARRIS<br>CINDY B. PARRIS    | 053 065.00 | 000      | 2.19        | 18809                | \$108,300                 | \$270,800          | \$379,100            | \$94,775            | 15.40%                | \$10,205.80                         | \$61.85                   |                    |
| 1222  | COUNTRY RD  | HUIRONG ZHOU<br>TINA ZHOU ZHU           | 053 066.00 | 000      | 2.33        | 27374                | \$113,000                 | \$209,400          | \$322,400            | \$80,600            | 13.10%                | \$8,679.37                          | \$52.60                   | Property is rented |
| 1218  | COUNTRY RD  | MARK J. HEIMERMANN<br>AMY D. HEIMERMANN | 053 067.00 | 000      | 2.52        | 11169                | \$119,300                 | \$245,600          | \$364,900            | \$91,225            | 14.82%                | \$9,823.52                          | \$59.53                   |                    |
| 1208  | COUNTRY RD  | JOY T. BROOKS, TR                       | 053 068.00 | 000      | 6.35        | 2876                 | \$202,100                 | \$312,600          | \$514,700            | \$128,675           | 20.91%                | \$13,856.31                         | \$83.97                   |                    |
| <b>TOTAL</b>  |             |   |            | <b>8</b> |             |                      | <b>\$1,036,600</b>        | <b>\$1,425,000</b> | <b>\$2,461,600</b>   | <b>\$615,400</b>    | <b>100.00%</b>        | <b>\$66,269.07</b>                  | <b>\$401.58</b>           |                    |
| <b>AVERAGE/PARCEL</b>                               |             |   |            |          |             |                      | <b>\$129,575</b>          | <b>\$178,125</b>   | <b>\$307,700</b>     | <b>\$76,925</b>     |                       | <b>\$8,283.63</b>                   | <b>\$50.20</b>            |                    |

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|--|-------------|-------|-----------|----|-------------|----------------------|---------------------------|-------------------|----------------------|---------------------|-----------------------|-------------------------------------|----------|
| Str #  | STREET NAME | OWNER | PARCEL ID | SI | Legal Acres | 2010 PROP TAX BILL # | 2010 APPRAISED LAND VALUE | 2010 IMPROV VALUE | 2010 APPRAISED VALUE | 2010 ASSESSED VALUE | % of TOTAL ASSESSMENT | COST TO HOMEOWNER (before interest) |          |
| INTEREST RATE (Based on COF cost of capital) |             |       |           |    |             |                      |                           |                   |                      |                     |                       |                                     | 4.00%    |

**ASSUMPTIONS and CONSIDERATIONS (as of 11/11/10 and subject to change)**

|   |  |
|---|--|
| FINAL CONSTRUCTION COST OF <b>\$110,250</b>   | MVUD WATER SYSTEM - CONNECTION RULES MAY APPLY                       |
| LOW PRESSURE (GRINDER) APPLICATION  | SEWER ACCESS FEE and INSTALLATION FEES ARE WAIVED                    |
| 40% ARRA FUNDING (60% paid by property owners in Country Roads District)  | ALL TAP FEES TO BE PAID IN FULL PRIOR TO CONNECTING TO CITY SEWER    |
| BOND ISSUANCE COSTS APPLY   | TAP/CONNECTION FEES ARE NOT PAYABLE OVER TIME                        |
| INTEREST RATE AT CITY COST OF CAPITAL AT THE TIME OF INITIAL ASSESSMENT   | MINIMUM SEWER BILLS APPLY IF NOT CONNECTED TO CITY SEWER             |
| 2010 ASSESSMENT VALUES USED FOR INITIAL ASSESSMENT  | MINIMUM SEWER BILLS START MONTH AFTER APPROVAL OF INITIAL ASSESSMENT |
| PERSONAL PROPERTY NOT INCLUDED IN PARCEL VALUATION  | SEWER SERVICE FEES APPLY WHEN CONNECTED TO CITY SEWER                |
| ASSESSMENT MADE TO PROPERTY OWNER AT TIME OF BOMA APPROVAL AS % OF PARCEL ASSESSED VALUE TO DISTRICT ASSESSED VALUE |  |
| ASSESSMENT OBLIGATION IS NOT TRANSFERRABLE/ASSUMABLE AND IS TO BE PAID IN FULL IF OWNERSHIP CHANGES                 |  |
| LIENS TO BE FILED TO PROTECT COF INVESTMENT   |  |
| ASSESSMENT MAY BE REPAID OVER 20 YEARS; INTEREST APPLIES; SUBJECT TO ANNUAL CHANGE                                  |  |
| ASSESSMENT MAY BE PAID IN FULL AT ANY TIME WITHOUT PREPAYMENT PENALTY   |  |
| MONTHLY ASSESSMENT REPAYMENTS START ONE MONTH AFTER ASSESSMENT UNLESS PAID IN FULL                                  |  |
| MONTHLY ASSESSMENT REPAYMENTS WILL BE ON COF UTILITY BILL AND NOT ON PROPERTY TAX BILL                              |  |
| MONTHLY ASSESSMENT REPAYMENTS ARE TO PROPERTY OWNER AND NOT IN TENANTS NAME IF TENANT OCCUPIED PROPERTY             |  |
| NONPAYMENT OR LATE PAYMENT OF MONTHLY PAYMENT SUBJECT TO PENALTIES AND INTEREST                                     |  |
| PROPERTIES TO BE REASSESSED ANNUALLY DURING THE DURATION OF THE PAYBACK (20 years) UNLESS PAID IN FULL              |  |
| PROPERTIES THAT PAY OFF ASSESSMENT IN TOTAL ARE NOT SUBJECT TO SUBSEQUENT ASSESSMENTS                               |  |