

A 8262

Return to:

City Clerk  
City of Missoula  
435 Ryman St  
Missoula MT 59802

## ASSESSMENT AGREEMENT

THIS ASSESSMENT AGREEMENT (the "Agreement") dated as of the 21<sup>st</sup> day of April, 2021, is entered into by and between the owners of the real property described in Section 1 of this Agreement (the "Property"), and the city of Missoula, Montana (the "City"), as follows:

### RECITALS:

WHEREAS, the City has the authority to order in the construction of sidewalks, curbs, gutters, driveway approaches, alley approaches and related Improvements and require property owners to pay the costs thereof; and

WHEREAS, the statutes allow the property owner to construct Improvements or allow the City to construct the Improvements and spread the costs of Improvements as a special assessment against the property payable over a term not to exceed 20 years (the "Program"); and

WHEREAS, the Property Owner has caused the construction of certain Improvements; and

WHEREAS, the Property Owner has requested that the City finance the costs of the Improvements and spread the cost thereof along with the costs of financing and administering the Program as a special assessment against the Property.

NOW, THEREFORE, in consideration of the foregoing and other due and valid consideration, the Parties hereby agree as follows:

Section 1. The legal description of the property to be assessed for cost of Improvements is described as: Geocode 04-2093-07-4-03-010000  
507, T12N, R19W, Block COM, Lot NON, Common Area, Tax ID 0005813458  
and commonly addressed as: The Ridge HOA Common Area

Section 2. The Improvements, including the construction cost of \$ 26,200.00, and all financing and administrative costs (may be less, but not to exceed additional 20%) shall constitute the Principal and such amount shall be assessed against the Property in equal semiannual installments of principal and interest over a term of 20 years. The special assessments shall bear interest at an annual rate equal to the rate that the City receives for the sale of its bonds to finance the costs of the Program (plus 0.5% per annum).





**Customer:** 638012  
THE RIDGE HOA  
ATTN: SANDY MACK  
PO BOX 2219  
MISSOULA MT 59806

**Remit To:**  
KNIFE RIVER - MISSOULA  
4800 WILKIE ROAD  
MISSOULA, MONTANA 59808

Contract Billing		
Contract No. 16045	Project No. 28213100	Invoice No. 19896
Job Description HILLVIEW & SOUTHRIDGE		
Invoice Date 04/14/21	Appl No. 1	Adjust No.
Bill From: 04/01/21	Bill To: 04/14/21	Cust Ref No. 45014

C/O	Bid Item	Description	Units	UM	Unit Price	Extension	Total Units To Date	Total Billing	Previous Units To Date	Previous Billing	Current Units	Current Billing
1		MOBILIZATION	1.00	LS	1,100.00	1,100.00	100.00 %	1,100.00	0.00 %	0.00	100.00 %	1,100.00
2		DEMO & EXCAVATION	1.00	LS	7,800.00	7,800.00	100.00 %	7,800.00	0.00 %	0.00	100.00 %	7,800.00
3		GRAVEL	1.00	LS	3,500.00	3,500.00	100.00 %	3,500.00	0.00 %	0.00	100.00 %	3,500.00
4		CURB & GUTTER	1.00	LS	3,700.00	3,700.00	100.00 %	3,700.00	0.00 %	0.00	100.00 %	3,700.00
5		SIDEWALK	1.00	LS	4,100.00	4,100.00	100.00 %	4,100.00	0.00 %	0.00	100.00 %	4,100.00
6		ASPHALT PATCH	1.00	LS	2,300.00	2,300.00	100.00 %	2,300.00	0.00 %	0.00	100.00 %	2,300.00
7		TOPSOIL	1.00	LS	2,000.00	2,000.00	100.00 %	2,000.00	0.00 %	0.00	100.00 %	2,000.00
8		PERMITS	1.00	LS	1,700.00	1,700.00	100.00 %	1,700.00	0.00 %	0.00	100.00 %	1,700.00
<b>Total APRIL SERVICES</b>					\$	26,200.00	\$	26,200.00	\$	0.00	\$	26,200.00
<b>Subtotal Amount:</b>					\$	26,200.00	\$	26,200.00	\$	0.00	\$	26,200.00
<b>Total Invoice Amount:</b>							\$	26,200.00	\$	0.00	\$	26,200.00

Previous Invoices:	\$	0.00
Current Invoices:	\$	26,200.00
Total Amount Billed to Date:	\$	26,200.00
Total Payments Received to Date:	\$	0.00
<b>Total Outstanding</b>	<b>\$</b>	<b>26,200.00</b>

DUE THE 10TH OF THE MONTH FOLLOWING DATE OF INVOICE. PLEASE PAY FROM INVOICE - NO STATEMENT WILL BE ISSUED