

Victory Drive Signal and Lighting Improvements

PRELIMINARY Assessment Roll

City Project 11084

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage						
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Traffic Signal cost/ac	Total Preliminary Assessment
			Front Feet cost/ft			
01.09.09.200.009 City of Mankato PO Box 3368 Mankato, MN 56002-3368	Kahler Addition Outlot A 0.00 0.00	NH	50.00 \$16.80	\$840.00	\$0.00 0.00 \$306,761.90	\$ 840.00
01.09.09.202.016 SP Land Partners LLC 137 S 2nd Ave Waite Park, MN 56387	Westwood Commercial Centre No 3 Lot 1 Block 1 (291 St. Andrews Dr)	NH	166.33 \$16.80	\$2,794.34	\$0.00 0.00 \$306,761.90	\$ 2,794.34
01.09.04.451.010 Big Joe LLC 516 Cardinal Place Mankato, MN 56001	St Andrews Commercial Centre , Lot 1 and W'LY 79 Feet of Lot 2 Block 1 (301 St. Andrews Dr)	NH	212.32 \$16.80	\$3,566.98	\$0.00 0.00 \$306,761.90	\$ 3,566.98
01.09.04.451.011 Big Joe LLC 516 Cardinal Pl Mankato, MN 56001	St Andrews Commercial Centre, Lot 2 Excluding W'LY 79 Feet and Lot 3 Block 1	NH	442.00 \$16.80	\$7,425.60	\$0.00 0.00 \$306,761.90	\$ 7,425.60
01.09.04.451.007 TNH LLC 113 Tattler Ln Mankato, MN 56001	St Andrews Commercial Centre Lot 4 Block 1 (1751 N Victory Dr)	NH	221.43 \$16.80	\$3,720.02	\$0.00 0.00 \$306,761.90	\$ 3,720.02
01.09.04.426.011 John P & Margie K Oostdam Fam Trust 1970 N Warren Rd San Jacinto, CA 92582	Bettes Addition Lot 1 Block 1 (1771 N Victory Dr)	NH	355.74 \$16.80	\$5,976.43	\$0.00 0.00 \$306,761.90	\$ 5,976.43
01.09.04.453.002 Community Bank Mankato 951 Madison Ave Mankato, MN 56001	Community Bank Addition Lot 1 Block 1 (300 St. Andrews Dr)	NH	213.01 \$16.80	\$3,578.57	\$0.00 0.00 \$306,761.90	\$ 3,578.57
01.09.09.201.008 Degrood Appliance Company & Munson Property 220 St Andrews Dr Mankato, MN 56001	CIC 36 St Andrews Condominium of Mankato 1st Amended CIC Plat Common Elements	NH	444.99 \$16.80	\$7,475.83	\$0.00 0.00 \$306,761.90	\$ 7,475.83
01.09.09.202.002	Westwood Comm Centre	NH	479.88	\$8,061.98	\$0.00	\$ 8,061.98

Victory Drive Signal and Lighting Improvements

PRELIMINARY Assessment Roll

City Project 11084

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage						
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Traffic Signal cost/ac	Total Preliminary Assessment
			Front Feet cost/ft			
JKD Enterprises LLC 151 St Andrews Ct Ste 610 Mankato, MN 56001	Lot 2 Block 1 (281 St. Andrews Dr)					
					0.00	
			\$16.80		\$306,761.90	
01.09.09.126.023 PC Investments LLC 5425 Boone Ave N New Hope, MN 55428	R&R North Subdivision Lot 1 Block 3 0.00	NH	0.00	\$0.00	\$11,551.15	\$ 11,551.15
					0.04	
			\$16.80		\$306,761.90	
01.09.09.128.001 Caseys Retail Company PO Box 54288 Lexington, KY 40555	R&R North Subdivision Lot 1 Block 2 (170 St. Andrews Dr)	NH	208.88	\$3,509.18	\$9,844.73	\$ 13,353.92
					0.03	
			\$16.80		\$306,761.90	
01.09.09.126.022 Citizens Community Federal PO Box 218 Altoona, WI 54720-0218	R&R North Subdivision Lot 1 Block 1 (180 St. Andrews Dr)	NH	299.17	\$5,026.06	\$6,694.42	\$ 11,720.47
					0.02	
			\$16.80		\$306,761.90	
01.09.09.126.024 PKK Enterprises L L C 196 St Andrews Dr Ste 100 Mankato, MN 56001	CIC 60 Mankato Motel/ Jand Business Park Unit 2 (196 St. Andrews Dr)	NH	83.00	\$1,394.40	\$0.00	\$ 1,394.40
					0.00	
			\$16.80		\$306,761.90	
01.09.09.126.025 Jay Maharaj LLC 200 St Andrews Dr Mankato, MN 56001	CIC 60 Mankato Motel/ Jand Business Park Unit 1 (200 St. Andrews Dr)	NH	162.41	\$2,728.49	\$0.00	\$ 2,728.49
					0.00	
			\$16.80		\$306,761.90	
01.09.09.128.004 SS Real Estate LLC 130 St Andrews Dr Mankato, MN 56001	R&R North Subdivision Lot 4 Block 2 (140 St Andrews Dr)	NH	0.00	\$0.00	\$11,354.26	\$ 11,354.26
					0.04	
			\$16.80		\$306,761.90	
01.09.09.128.003 Mankato Building & Development LLC 1701 W Michigan St Duluth, MN 55806	R&R North Subdivision Lot 3 Block 2 (150 St Andrews Dr)	NH	0.00	\$0.00	\$10,501.05	\$ 10,501.05
					0.03	
			\$16.80		\$306,761.90	
01.09.09.128.007 Mankato Building & Development LLC	R&R North Subdivision Lot 2	NH	294.30	\$4,944.24	\$16,342.26	\$ 21,286.50

Victory Drive Signal and Lighting Improvements

PRELIMINARY Assessment Roll

City Project 11084

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage						
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Traffic Signal cost/ac	Total Preliminary Assessment
			Front Feet cost/ft			
1701 W Michigan St Duluth, MN 55806	Block 2 (160 St Andrews Dr)				0.05	
			\$16.80		\$306,761.90	
01.09.09.128.005 SS Real Estate LLC 130 St Andrews Dr Mankato, MN 56001	R&R North Subdivision Lot 5 Block 2 (130 St Andrews Dr)	NH	0.00	\$0.00	\$26,449.52	\$ 26,449.52
					0.09	
			\$16.80		\$306,761.90	
01.09.09.202.017 Clinic Building of Mankato LLC 287 St Andrews Court Ste 100 Mankato, MN 56001	Westwood Commercial Center No 3 Lot 2, Block 1 (287 St Andrews Dr)	NH	129.67	\$2,178.46	\$0.00	\$ 2,178.46
					0.00	
			\$16.80		\$306,761.90	
01.09.09.202.018 Jacob Holdings LLC 151 St Andrews Ct Ste 610 Mankato, MN 56001	Westwood Commercial Centre No 4 Lot 3, Block 1 (285 St Andrews Dr)	NH	100.00	\$1,680.00	\$0.00	\$ 1,680.00
					0.00	
			\$16.80		\$306,761.90	
01.09.09.126.033 Tigerblood Properties LLC 216 Prairie Ln Janesville, MN 56048	Alexia Subdivision Lot 1 Block 1 (1600 N Victory Dr)	NH	166.19	\$2,791.99	\$7,416.37	\$ 10,208.36
					0.02	
			\$16.80		\$306,761.90	
01.09.09.126.034 Michael L Hagen, Dale L Stolt & Todd J Johnson 216 Prairie Ln Janesville, MN 56048	Alexia Subdivision Lot 2 Block 1 0.00	NH	163.73	\$2,750.66	\$7,416.37	\$ 10,167.03
					0.02	
			\$16.80		\$306,761.90	
01.09.04.454.666 Jem Development LLC 280 Summerfield Tr Mankato, MN 56001	Community Bank Add No 2 CIC 119 St. Andrews Condo Common Element 0.00	NH	150.01	\$2,520.17	\$0.00	\$ 2,520.17
					0.00	
			\$16.80		\$306,761.90	
01.09.09.102.005 Victory Properties II Inc 201 N Riverfront Mankato, MN 56001	Victory Commercial Park Part of Lot 3 Block 2 Lying in Section 9 Township 108 Range 26	NH	0.00	\$0.00	\$3,354.21	\$ 3,354.21
					0.01	
			\$16.80		\$306,761.90	
01.09.04.300.014 Mankato Interchange Investment LLP 221 Minnesota St	Victory Commercial Park Outlot H (1661 Victory Dr)	NH	354.13	\$5,949.38	\$18,984.37	\$ 24,933.76
					0.06	

Victory Drive Signal and Lighting Improvements

PRELIMINARY Assessment Roll

City Project 11084

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage						
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Traffic Signal cost/ac	Total Preliminary Assessment
			Front Feet cost/ft			
Mankato, MN 56001	0.00		\$16.80		\$306,761.90	
01.09.04.300.017 Birkdale Land LLC 4654 Amber Valley Pkwy S Fargo , ND 58104	Victory Commercial Park Outlot G 0.00 0.00	NH	0.00 \$16.80	\$0.00	\$37,900.29 0.12 \$306,761.90	\$ 37,900.29
01.09.04.300.030 Victory Properties II Inc 201 N Riverfront Dr Mankato, MN 56001	Victory Commercial Park Outlot D 0.00 0.00	NH	0.00 \$16.80	\$0.00	\$19,851.45 0.06 \$306,761.90	\$ 19,851.45
01.09.04.300.016 Mankato Interchange Investment LLP 221 Minnesota St Mankato, MN 56001	Victory Commercial Park West 427.06 Feet of East 661.13' of Outlot E 0.00	NH	0.00 \$16.80	\$0.00	\$6,845.33 0.02 \$306,761.90	\$ 6,845.33
01.09.09.126.007 1610 SLC LLC 221 Minnesota St Mankato, MN 56001	Victory Commercial Park Part of Lot 1 Block 1 Lying in Section 9 Township 108 Range 26	NH	81.43 \$16.80	\$1,368.02	\$91.27 0.00 \$306,761.90	\$ 1,459.30
01.09.04.300.015 Mankato Interchange Investment LLP 221 Minnesota St Mankato, MN 56001	Victory Commercial Park Outlot I Excluding Beg NE Corner Victory Commercial Park Outlot I...	NH	0.00 \$16.80	\$0.00	\$1,893.87 0.01 \$306,761.90	\$ 1,893.87
01.09.04.300.028 Victory Properties II Inc 201 N Victory Dr Mankato, MN 56001	Victory Commercial Park Outlot B 0.00 0.00	NH	0.00 \$16.80	\$0.00	\$5,111.18 0.02 \$306,761.90	\$ 5,111.18
01.09.04.300.026 Victory Properties II Inc 201 N Victory Dr Mankato, MN 56001	Victory Commercial Park Lot2 Block 3 0.00	NH	0.00 \$16.80	\$0.00	\$1,871.06 0.01 \$306,761.90	\$ 1,871.06
01.09.04.300.025 Victory Properties II Inc 201 N Victory Dr Mankato, MN 56001	Victory Commercial Park Lot 1 Block 3 0.00	NH	0.00 \$16.80	\$0.00	\$1,711.33 0.01 \$306,761.90	\$ 1,711.33

Victory Drive Signal and Lighting Improvements

PRELIMINARY Assessment Roll

City Project 11084

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage						
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Traffic Signal cost/ac	Total Preliminary Assessment
			Front Feet cost/ft			
01.09.09.102.002 Victory Properties II Inc 201 N Victory Dr Mankato, MN 56001	Victory Commercial Park Part of Lot 1 Block 2 Lying in Section 9 Township 108 Range 26	NH	272.61	\$4,579.85	\$1,893.87	\$ 6,473.72
					0.01	
			\$16.80		\$306,761.90	
01.09.09.102.004 Victory Properties II Inc 201 N Victory Dr Mankato, MN 56001	Victory Commercial Park Part of Lot 2 Block 2 Lying in Section 9 Township 108 Range 26	NH	268.05	\$4,503.24	\$3,126.03	\$ 7,629.27
					0.01	
			\$16.80		\$306,761.90	
01.09.09.102.006 Victory Properties II Inc 201 N Victory Dr Mankato, MN 56001	Victory Commercial Park Part of Lot 4 Block 2 Lying in Section 9 Township 108 Range 26	NH	0.00	\$0.00	\$342.27	\$ 342.27
					0.00	
			\$16.80		\$306,761.90	
01.09.04.300.020 Victory Properties II Inc 201 N Victory Dr Mankato, MN 56001	Victory Commercial Park Part of Lot 1 Block 2 Lying in Section 4 Township 108 Range 26	NH	0.00	\$0.00	\$1,323.43	\$ 1,323.43
					0.00	
			\$16.80		\$306,761.90	
01.09.04.300.021 Victory Properties II Inc 201 N Victory Dr Mankato, MN 56001	Victory Commercial Park Part of Lot 2 Block 2 Lying in Section 4 Township 108 Range 26	NH	0.00	\$0.00	\$867.07	\$ 867.07
					0.00	
			\$16.80		\$306,761.90	
01.09.04.300.022 Victory Properties II Inc 201 N Victory Dr Mankato, MN 56001	Victory Commercial Park Part of Lot 3 Block 2 Lying in Section 4 Township 108 Range 26	NH	0.00	\$0.00	\$1,254.98	\$ 1,254.98
					0.00	
			\$16.80		\$306,761.90	
01.09.04.300.023 Victory Properties II Inc 201 N Victory Dr Mankato, MN 56001	Victory Commercial Park Part of Lot 4 Block 2 Lying in Section 4 Township 108 Range 26	NH	0.00	\$0.00	\$2,715.31	\$ 2,715.31
					0.01	
			\$16.80		\$306,761.90	
01.09.04.300.024 Victory Properties II Inc 201 N Victory Dr Mankato, MN 56001	Victory Commercial Park Lot 5 Block 2 0.00	NH	0.00	\$0.00	\$2,258.96	\$ 2,258.96
					0.01	
			\$16.80		\$306,761.90	
01.09.04.300.027	Victory Commercial Park	NH	0.00	\$0.00	\$2,053.60	\$ 2,053.60

Victory Drive Signal and Lighting Improvements

PRELIMINARY Assessment Roll

City Project 11084

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage						
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Traffic Signal cost/ac	Total Preliminary Assessment
			Front Feet cost/ft			
Victory Properties II Inc 201 N Victory Dr Mankato, MN 56001	Outlot A 0.00 0.00					
			\$16.80		0.01 \$306,761.90	
01.09.04.300.029 Victory Properties II Inc 201 N Victory Dr Mankato, MN 56001	Victory Commercial Park Outlot C 0.00 0.00	NH	0.00	\$0.00	\$4,654.82	\$ 4,654.82
			\$16.80		0.02 \$306,761.90	
01.09.04.300.031 Victory Properties II Inc 201 N Victory Dr Mankato, MN 56001	Victory Commercial Park Outlot E Excluding East 661.13 Feet 0.00	NH	0.00	\$0.00	\$14,603.36	\$ 14,603.36
			\$16.80		0.05 \$306,761.90	
01.09.04.300.032 Birkdale Land LLC 4654 Amber Valley Pkwy S Fargo , ND 58104	Victory Commercial Park Part of Outlot I Beginning Nourtheast Corner Victory Commercial....	NH	0.00	\$0.00	\$1,414.70	\$ 1,414.70
			\$16.80		0.00 \$306,761.90	
01.09.04.300.018 Birkdale Land LLC 4654 Amber Valley Pkwy S Fargo , ND 58104	Victory Commercial Park Outlot F 0.00 0.00	NH	0.00	\$0.00	\$6,776.87	\$ 6,776.87
			\$16.80		0.02 \$306,761.90	
01.09.04.300.019 Birkdale Land LLC 4654 Amber Valley Pkwy S Fargo , ND 58104	Victory Commercial Park East 234.07 Feet of Outlot E 0.00 0.00	NH	0.00	\$0.00	\$3,650.84	\$ 3,650.84
			\$16.80		0.01 \$306,761.90	
01.09.04.300.011 1620 SLC LLC 221 Minnesota St Mankato, MN 56001	Victory Commercial Park Lot 2 Block 1 0.00 0.00	NH	211.60	\$3,554.88	\$3,171.67	\$ 6,726.55
			\$16.80		0.01 \$306,761.90	
01.09.04.300.010 1610 SLC LLC 221 Minnesota St Mankato, MN 56001	Victory Commercial Park Part of Lot 1 Block 1 Lying in Section 4 Township 108 Range 26	NH	195.22	\$3,279.70	\$2,669.68	\$ 5,949.37
			\$16.80		0.01 \$306,761.90	
01.09.04.300.013 Mankato Interchange Investment LLP	Victory Commercial Park Lot 3	NH	203.10	\$3,412.08	\$2,989.13	\$ 6,401.21

Victory Drive Signal and Lighting Improvements

PRELIMINARY Assessment Roll

City Project 11084

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage						
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Traffic Signal	Total Preliminary Assessment
			Front Feet cost/ft		cost/ac	
221 Minnesota St Mankato, MN 56001	Block 1 0.00				0.01	
			\$16.80		\$306,761.90	
01.09.09.126.018 R & R Properties of Mankato LLP 7803 Glenroy Road Bloomington, MN 55439	W2 of E2 of NE4 of NW4 EX N2A & Ex 0.95A of Section 9 Township 108 Range 26	NH	0.00	\$0.00	\$45,810.83	\$ 45,810.83
					0.15	
			\$16.80		\$306,761.90	