

2025 Alley Improvements

FINAL Assessment Roll
City Project 11131

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage							
Parcel Number / Owner / Address	Property Description	Alley	Property Class	Frontage Charge			Total Final Assessment
				Front Feet cost/ft		Requested Additional Work	
01.09.18.302.003 Hrnjez Branislav 113 Center St Mankato, MN 56001	Warrens Addition No 2 South 33 Feet of West 6 Feet of Lot 7 and South 33 Feet of Lot 8 Block 20	18-302	H	72.00	\$1,603.44	\$ -	\$1,603.44 5 years
				\$22.27			
01.09.18.302.004 Nicholas D Paterson 117 Center St Mankato, MN 56001	Warrens Addition No 2 North 50 Feet of Lot 9 and Lot 10 Block 20	18-302	H	132.00	\$2,939.64	\$ -	\$2,939.64 5 years
				\$22.27			
01.09.18.302.007 Peter D & Wendy J Williams 209 Lincoln St Mankato, MN 56001	Warrens Addition No 2 East 60 Feet of Lot 7 Block 20 0.00	18-302	H	60.00	\$1,336.20	\$ -	\$1,336.20 5 years
				\$22.27			
01.09.18.302.008 Mary A Hanna 217 Lincoln St Mankato, MN 56001	Warrens Addition No 2 Lot 6 Block 20 0.00	18-302	H	66.00	\$1,469.82	\$ -	\$1,469.82 5 years
				\$22.27			
01.09.18.302.009 Charles W & Jane H Thomas 221 Lincoln St Mankato, MN 56001	Warrens Addition No 2 Lot 5 Block 20 0.00	18-302	H	66.00	\$1,469.82	\$ -	\$ 1,469.82 5 years
				22.27			
01.09.18.302.010 Phi Kappa Psi Minnesota Gamma Corporation 227 Lincoln St Mankato, MN 56001	Warrens Addition No 2 Lot 4 Block 20 0.00	18-302	NH	66.00	\$3,234.66	\$ -	\$ 3,234.66 5 years
				49.01			
01.09.18.302.011 Angelina Gandini 233 Lincoln St Mankato, MN 56001	Warrens Addition No 2 Lot 3 Block 20 0.00	18-302	H	66.00	\$1,469.82	\$ -	\$ 1,469.82 5 years
				22.27			
01.09.18.302.012 Alchemy 101 LLC & Maclean Properties LLC PO Box 426 Mankato, MN 56002	Warrens Addition No 2 Lot 2 Block 20 0.00	18-302	NH	66.00	\$3,234.66	\$ -	\$ 3,234.66 5 years
				49.01			

2025 Alley Improvements

FINAL Assessment Roll
City Project 11131

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage							
Parcel Number / Owner / Address	Property Description	Alley	Property Class	Frontage Charge			Total Final Assessment
				Front Feet cost/ft		Requested Additional Work	
01.09.18.302.015 Gail M Hagberg 147 Decoria Hts Mankato, MN 56001	Warrens Addition No 2 South 40 Feet of Lot 1 Block 20 (112 Parsons St)	18-302	NH	66.00 49.01	\$3,234.66	\$ -	\$ 3,234.66 5 years
01.09.18.302.017 Harley C & Janet S Goff Revocable Trust 216 E Pleasant St Mankato, MN 56001	Warrens Addition No 2 Lot 11 Block 20 0.00	18-302	H	66.00 22.27	\$1,469.82	\$ -	\$ 1,469.82 5 years
01.09.18.302.018 Beacon Harbor Holdings LLC 62517 Shorewood Ln Madison Lake, MN 56063	Warrens Addition No 2 Lot 12 Block 20 (222 E Pleasant St)	18-302	NH	66.00 49.01	\$3,234.66	\$ -	\$ 3,234.66 5 years
01.09.18.302.019 Jordan Greer 228 E Pleasant St Mankato, MN 56001	Warrens Addition No 2 Lot 13 Block 20 0.00	18-302	H	66.00 22.27	\$1,469.82	\$ -	\$ 1,469.82 5 years
01.09.18.302.020 Nathaniel Lee Holmes 234 E Pleasant St Mankato, MN 56001	Warrens Addition No 2 West 64 Feet of Lot 14 Block 20 0.00	18-302	NH	64.00 49.01	\$3,136.64	\$ -	\$ 3,136.64 5 years
01.09.18.302.021 Steven B Johnson 236 E Pleasant St Mankato, MN 56001	Warrens Addition No 2 East 2' of Lot 14 and Excluding East 2' of West 2' of Lot 15 Block 20	18-302	H	33.00 22.27	\$734.91	\$ -	\$ 734.91 5 years
01.09.18.302.024 AJR Properties Limited Liability Company 29171 160th St Waseca, MN 56093	Warrens Addition No 2 East 35 Feet of Lot 15 and All of Lot 16 Block 20 (116 Parsons St)	18-302	NH	101.00 49.01	\$4,950.01	\$ -	\$ 4,950.01 5 years
01.09.06.331.001 Jennifer J Wunsch 1963 Eighth Ave Mankato, MN 56001	Columbia Park Addition Lot 9 Block 2 0.00	6-331B	H	50.00 22.27	\$1,113.50	\$ -	\$ 1,113.50 5 years

2025 Alley Improvements

FINAL Assessment Roll
City Project 11131

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage							
Parcel Number / Owner / Address	Property Description	Alley	Property Class	Frontage Charge			Total Final Assessment
				Front Feet cost/ft		Requested Additional Work	
01.09.06.331.004 Todd Stoeckel 1964 Seventh Ave Mankato, MN 56001	Columbia Park Addition Lot 8 Block 2 0.00	6-331B	H	50.00 22.27	\$1,113.50	\$ -	\$ 1,113.50 5 years
01.09.06.331.005 Danielle Anderson 1956 7th Ave Mankato, MN 56001	Columbia Park Addition Lot 7 Block 2 0.00	6-331B	H	50.00 22.27	\$1,113.50	\$ -	\$ 1,113.50 5 years
01.09.06.331.006 Louis J Jr & Rosemarie Chatleain 1948 7th Ave Mankato, MN 56001	Columbia Park Addition Lots 5 and 6 Block 2 0.00	6-331B	H	0.00 22.27	\$0.00	\$ -	\$ - 5 years
01.09.06.331.009 Pentagon Acquisition LLC 3301 3rd Ave Mankato, MN 56001	Columbia Park Addition 10.02 Acres in Blocks 1 thru 4 and in Blocks 7 thru 10	6-331B	NH	64.00 49.01	\$3,136.64	\$ -	\$ 3,136.64 5 years
01.09.07.208.002 Darlene C Brandt 1328 3rd Ave Mankato, MN 56001	Mankato City Lot 4 Block 28 0.00	7-208	H	66.00 22.27	\$1,469.82	\$ -	\$ 1,469.82 5 years
01.09.07.208.003 Andrew & Liza Johnson PO Box 2045 Mankato, MN 56002	Mankato City Lot 3 Block 28 0.00	7-208	NH	66.00 49.01	\$3,234.66	\$ -	\$ 3,234.66 5 years
01.09.07.208.004 Chad W Baldwin & Kyla M Zuhlsdorf 18182 568th Ave Mankato, MN 56001	Mankato City North 48 Feet of Lot 2 Block 28 (1318 3rd Avenue)	7-208	NH	48.00 49.01	\$2,352.48	\$ -	\$ 2,352.48 5 years
01.09.07.208.005 Carolyn M Manning 1314 Third Ave Mankato, MN 56001	Mankato City North 31 Feet of Lot 1 and South 18 Feet of Lot 2 Block 28	7-208	H	49.00 22.27	\$1,091.23	\$ -	\$ 1,091.23 5 years

2025 Alley Improvements

FINAL Assessment Roll
City Project 11131

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage							
Parcel Number / Owner / Address	Property Description	Alley	Property Class	Frontage Charge			Total Final Assessment
				Front Feet cost/ft		Requested Additional Work	
01.09.07.208.006 Donald K Kruse 1306 Third Ave Mankato, MN 56001	Mankato City South 49 Feet of Lot 1 Block 28 0.00	7-208	H	46.00 22.27	\$1,024.42	\$ -	\$ 1,024.42 5 years
01.09.07.208.007 Rebecca L Hottinger 1331 Fourth Ave Mankato, MN 56001	Mankato City Lot 5 Block 28 0.00	7-208	H	66.00 22.27	\$1,469.82	\$ -	\$ 1,469.82 5 years
01.09.07.208.008 Nicholas R Adolph 1325 4th Ave Mankato, MN 56001	Mankato City Lot 6 Block 28 0.00	7-208	H	66.00 22.27	\$1,469.82	\$ -	\$ 1,469.82 5 years
01.09.07.208.010 Hoang Quang K & Thuyet Thi 1321 4th Ave Mankato, MN 56001	Mankato City Lot 7 Block 28 0.00	7-208	H	66.00 22.27	\$1,469.82	\$ -	\$ 1,469.82 5 years
01.09.07.208.011 Karla J & Howard F Tauer 1315 Fourth Ave Mankato, MN 56001	Mankato City Lot 8 Block 28 0.00	7-208	H	73.00 22.27	\$1,625.71	\$ -	\$ 1,625.71 5 years