

2025 Resurfacing and Misc Sidewalks

FINAL Assessment Roll

City Project 11131

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage							
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Sidewalk Area (SY) Cost/SY	Requested Additional Work	Total Final Assessment
			Front Feet				
			cost/ft				
01.09.09.426.015 Target Corporation T-0663 PO Box 9456 Minneapolis, MN 55440	River Hills Mall Addition Lot 11 Block 1 No Address	NH	24.00	\$908.64	\$0.00	\$ -	\$908.64 5 years
					0.00		
			\$37.86		\$16.80		
01.09.09.426.019 Penney Property Holdings 2495 LLC 6501 Legacy Dr MS 5213 Plano, TX 75024	River Hills Mall Addition Lot 10 Block 1 No Address	NH	20.19	\$764.39	\$0.00	\$ -	\$764.39 5 years
					0.00		
			\$37.86		\$16.80		
01.09.09.426.031 FCPT Holdings LLC 591 Redwood Hwy Mill Valley, CA 94941	River Hills Mall Addition Part of Lot 6 Beginning in the Southeast Corner (1880 Adams Street)	NH	0.00	\$0.00	\$0.00	\$ -	\$0.00 5 years
					0.00		
			\$37.86		\$16.80		
01.09.09.426.044 River Hills Mall Realty Holding LLC 1350 Avenue of Americas New York, NY 10019	River Hills Mall Addition No 2 Lot 2 Excluding 10.37 Acre Tract in Lot 2 Block 1 (1850 Adams Street)	NH	67.01	\$2,537.00	\$0.00	\$ -	\$2,537.00 5 years
					0.00		
			\$37.86		\$16.80		
01.09.09.426.048 Tripoint Development LLC 151 St. Andrews Ct Mankato, MN 56001	River Hills Mall Addition No 3 Lot 1 Block 1 (1820 Adams Street)	NH	357.09	\$13,519.43	\$0.00	\$ -	\$13,519.43 5 years
					0.00		
			\$37.86		\$16.80		
01.09.09.426.049 Tripoint Development LLC 151 St. Andrews Ct Mankato, MN 56001	River Hills Mall Addition No 3 Lot 2 Block 1 (1830 Adams Street)	NH	208.69	\$7,901.00	\$0.00	\$ -	\$7,901.00 5 years
					0.00		
			\$37.86		\$16.80		
01.09.09.426.050 Tripoint Development LLC 151 St. Andrews Ct Mankato, MN 56001	River Hills Mall Addition No 3 Lot 3 Block 1 (1840 Adams Street)	NH	190.89	\$7,227.10	\$0.00	\$ -	\$7,227.10 5 years
					0.00		
			\$37.86		\$16.80		
01.09.09.426.051 Tailwind Re Holdings LLC 530 S Front St Ste 100 Mankato, MN 56001	River Hills Mall Addition No 3 Lot 1 Block 2 (1860 Adams Street)	NH	248.01	\$9,389.66	\$0.00	\$ -	\$9,389.66 5 years
					0.00		
			\$37.86		\$16.80		

2025 Resurfacing and Misc Sidewalks

FINAL Assessment Roll

City Project 11131

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage							
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Sidewalk Area (SY) Cost/SY	Requested Additional Work	Total Final Assessment
			Front Feet cost/ft				
01.09.09.426.052 Diversified Growth LLC 530 S Front St Ste 100 Mankato, MN 56001	River Hills Mall Addition No 3 Lot 2 Block 2 (1870 Adams Street)	NH	192.00	\$7,269.12	\$0.00	\$ -	\$7,269.12 5 years
					0.00		
			\$37.86		\$16.80		
01.09.09.453.005 Supervalu Inc PO Box 990 Minneapolis, MN 55440	Madison Raintree Subdivision Part of Lot 1 Beginning in the Northeast Corner..... (1800 Madison Avenue)	NH	451.32	\$17,086.98	\$0.00	\$ -	\$17,086.98 5 years
					0.00		
			\$37.86		\$16.80		
01.09.09.454.002 TDY LLC 5 Mary Oak Ln Mankato, MN 56001	Apache Subdivision Lot 1 Block 2 (1800 Adams Street)	NH	222.95	\$8,440.89	\$0.00	\$ -	\$8,440.89 5 years
			CC= 302.95		0.00		
			\$37.86		\$16.80		
01.09.09.477.003 River Place Center LLC 931 Madison Ave Mankato, MN 56001	Apache Subdivision No 2 All of Lot 2 Excluding the West 50 Feet Lying North... (1809 Adams Street)	NH	551.69	\$20,886.98	\$0.00	\$ -	\$20,886.98 5 years
			CC= 631.69		0.00		
			\$37.86		\$16.80		
01.09.09.477.004 Mankato Citizens Telephone Co PO Box 3248 Mankato, MN 56002	Apache Subdivision No 2 West 50 Feet Lying North of the South 60' of Lot 2... (1805 Adams Street)	NH	60.32	\$2,283.72	\$0.00	\$ -	\$2,283.72 5 years
					0.00		
			\$37.86		\$16.80		
01.09.09.478.005 Tailwind 1895 Adams LLC 530 S Front St Ste 100 Mankato, MN 56001	Apache Subdivision No 5 East 408 Feet of Lot 3 Block 1 (1895 Adams Street)	NH	168.00	\$6,360.48	\$0.00	\$ -	\$6,360.48 5 years
					0.00		
			\$37.86		\$16.80		
01.09.09.478.008 Tailwind 1861 Adams LLC 530 S Front St Ste 100 Mankato, MN 56001	Apache Subdivision No 5 North 272.54 Feet of the West 309 Feet of Lot 3.... (1861 Adams Street)	NH	229.00	\$8,669.94	\$0.00	\$ -	\$8,669.94 5 years
			CC= 309.00		0.00		
			\$37.86		\$16.80		
01.08.13.310.011 James Wagy 520 Blue Earth St Mankato, MN 56001	West Mankato N17' of Vacated Blue Earth St Adj & East Half of Lots 2 & 3 Block 162	H	0.00	\$0.00	\$210.00	\$ -	\$210.00 5 years
					12.50		
			\$0.00		\$16.80		

2025 Resurfacing and Misc Sidewalks

FINAL Assessment Roll

City Project 11131

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage							
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Sidewalk Area (SY) Cost/SY	Requested Additional Work	Total Final Assessment
			Front Feet cost/ft				
01.08.13.310.012 Margo Miles 518 Blue Earth St Mankato, MN 56001	West Mankato North 17 Feet of Vacated Blue Earth Street Adj Lot 4 Block 162	H	0.00	\$0.00	\$109.20	\$ -	\$109.20 5 years
					6.50		
			\$0.00		\$16.80		
01.08.13.357.012 Todd Braun & Mary Jane Obien 508 Moreland Mankato, MN 56001	Ray & Noes Addition Lot 9 Block 5 0.00	H	0.00	\$0.00	\$109.20	\$ -	\$109.20 5 years
					6.50		
			\$0.00		\$16.80		
01.09.18.176.029 Sharon Hardel & Joan Brosam 6690 Golden Ct Chanhassen, MN 55317	City of Mankato E55' of Lot 1 Block 33 & Warrens Add E55' of N16' of Lot 2 Block 10 (315 E Jackson St)	NH	0.00	\$0.00	\$352.80	\$ -	\$352.80 5 years
					21.00		
			\$0.00		\$16.80		
01.09.18.132.005 Thomas & Catherine Dunn 323 Maple Island Rd Burnsville, MN 55306	City of Mankato North 2.25' of East 60' of Lot 9 & East 60' of Lot 10 Block 35 (208 S 4th St)	NH	0.00	\$0.00	\$739.20	\$ -	\$739.20 5 years
					44.00		
			\$0.00		\$16.80		
01.09.08.108.001 Helen Camacho 1435 N Broad St Mankato, MN 56001	Dukes Addition Lot 1 Block 8 0.00	H	0.00	\$0.00	\$201.60	\$ -	\$201.60 5 years
					12.00		
			\$0.00		\$16.80		
01.09.09.329.015 Sterling Management LLC PO Box 2108 Fargo, ND 58107	North Star Subdivision No 2 Lots 7 and 8 Block 2 (35 Teton Ln)	NH	0.00	\$0.00	\$0.00	\$ -	\$0.00 5 years
					0.00		
			\$0.00		\$16.80		
01.09.30.280.005 Alexander Joseph & Rachel Marie Resner 100 Ella Ct Mankato, MN 56001	South Brook Addition Phase 4 Lot 5 Block 3 0.00	H	0.00	\$0.00	\$277.20	\$ -	\$277.20 5 years
					16.50		
			\$0.00		\$16.80		
01.09.07.476.003 Paul & Ladona Lange 621 N 4th Mankato, MN 56001	Waite & Roelofsons Addition Lot 2 Block 5 0.00	H	0.00	\$0.00	\$1,016.40	\$ -	\$1,016.40 5 years
					60.50		
			\$0.00		\$16.80		

2025 Resurfacing and Misc Sidewalks

FINAL Assessment Roll

City Project 11131

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage							
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Sidewalk Area (SY) Cost/SY	Requested Additional Work	Total Final Assessment
			Front Feet cost/ft				
01.08.13.304.006 Arthur John Seifert 619 W 5th St Mankato, MN 56001	West Mankato North 52 Feet of Lot 13 Block 175 0.00	NH	0.00	\$0.00	\$420.00	\$ -	\$420.00 5 years
					25.00		
			\$0.00		\$16.80		
01.09.07.378.015 S Properties LLC 117 E Washington St Mankato, MN 56001	City of Mankato West 42 Feet of Lot 10 Block 17 0.00	NH	0.00	\$0.00	\$235.20	\$ -	\$235.20 5 years
					14.00		
			\$0.00		\$16.80		
01.08.13.354.004 Paul & Nancy Laman 1029 Carney Ave Mankato, MN 56001	Ray & Noes Addition Lots 9 and 10 Block 3 0.00	NH	0.00	\$0.00	\$176.40	\$ -	\$176.40 5 years
					10.50		
			\$0.00		\$16.80		
01.08.24.105.001 Dylan Volk 1403 Carney Ave Mankato, MN 56001	Residence Park Addition Lot 11 Block 3 0.00	NH	0.00	\$0.00	\$193.20	\$ -	\$193.20 5 years
					11.50		
			\$0.00		\$16.80		
01.09.07.476.001 David Brandt 415 E Rock St Mankato, MN 56001	Waite & Roelofsons Addition West Half of Lot 1 Block 5 0.00	H	0.00	\$0.00	\$1,276.80	\$ -	\$1,276.80 5 years
					76.00		
			\$0.00		\$16.80		
01.09.18.153.003 Liberty Ventures LLC 56348 202nd St Mankato, MN 56001	Warrens Addition South 44' of Lot 1 & all of Lot 2 and rear 95' of Lot 3 Block 3 (709 S Front St)	NH	0.00	\$0.00	\$84.00	\$ -	\$84.00 5 years
					5.00		
			\$0.00		\$16.80		
01.09.04.404.018 Russell Zuehlke & Marky Carlson Zuehlke 605 St Andrews Dr Mankato, MN 56001	Country Club Estates #7 Lot 5 Block 2 0.00	H	0.00	\$0.00	\$504.00	\$ -	\$504.00 5 years
					30.00		
			\$0.00		\$16.80		
01.09.05.403.666 Beacon Ridge Townhomes Association 4608 Eastwood Ct Madison Lake, MN 56063	CIC 91 Beacon Ridge Townhomes Common Element Valued with Units	NH	0.00	\$0.00	\$378.00	\$ -	\$378.00 5 years
					22.50		
			\$0.00		\$16.80		

2025 Resurfacing and Misc Sidewalks

FINAL Assessment Roll

City Project 11131

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage							
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Sidewalk Area (SY) Cost/SY	Requested Additional Work	Total Final Assessment
			Front Feet cost/ft				
01.09.05.355.008 Donald Sandon 1636 N 2nd St Mankato, MN 56001	Dukes 2nd Addition East 100 Feet of Lot 18 Block 20 0.00	H	0.00	\$0.00	\$1,167.60	\$ -	\$1,167.60 5 years
					69.50		
			\$0.00		\$16.80		
01.08.13.451.008 Meridel Kellogg Rev Trust Agmt 737 Baker Ave Mankato, MN 56001	Peltons Subdivision South 98 Feet of Lot 10 0.00 0.00	H	0.00	\$0.00	\$201.60	\$ -	\$201.60 5 years
					12.00		
			\$0.00		\$16.80		
01.08.13.451.009 Shawn & Sherri Blasing 803 Baker Ave Mankato, MN 56001	Peltons Subdivision North 54.35 feet of Lot 11 0.00 0.00	H	0.00	\$0.00	\$92.40	\$ -	\$92.40 5 years
					5.50		
			\$0.00		\$16.80		
01.08.24.201.006 John Banwart 919 Baker Ave Mankato, MN 56001	Oak Knoll Addition South Half of Lot 10 and North 30 Feet of Lot 11 0.00	H	0.00	\$0.00	\$193.20	\$ -	\$193.20 5 years
					11.50		
			\$0.00		\$16.80		
01.09.07.455.007 Hennis Living Trust 42335 Wisconsin Ave Palm Desert, CA 92211	City of Mankato South Half of Lot 3 Block 40 (413 N Broad St)	NH	0.00	\$0.00	\$235.20	\$ -	\$235.20 5 years
					14.00		
			\$0.00		\$16.80		
01.09.07.455.006 Reginald & Linda Williams 417 N Broad St Mankato, MN 56001	City of Mankato North Half of Lot 3 Block 40 0.00	H	0.00	\$0.00	\$142.80	\$ -	\$142.80 5 years
					8.50		
			\$0.00		\$16.80		
01.09.04.407.007 Garrett & Barbara Benton 100 Torrey Pines Dr Mankato, MN 56001	Country Club Estates No 11 Lot 1 Block 1 0.00	H	0.00	\$0.00	\$756.00	\$ -	\$756.00 5 years
					45.00		
			\$0.00		\$16.80		
01.09.09.176.010 Mankato Building & Development LLC 1701 W Michican St Duluth, MN 55806	Raintree Addition #1 Lot 1 Block 1 (1010 Raintree Rd)	NH	0.00	\$0.00	\$613.20	\$ -	\$613.20 5 years
					36.50		
			\$0.00		\$16.80		

2025 Resurfacing and Misc Sidewalks

FINAL Assessment Roll

City Project 11131

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage							
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Sidewalk Area (SY) Cost/SY	Requested Additional Work	Total Final Assessment
			Front Feet cost/ft				
01.08.13.310.014 John & Kathryn Lyons 512 Blue Earth St Mankato, MN 56001	West Mankato North 17 Feet of Vacated Blue Earth Street Adj & Lot 6 Block 162	H	0.00	\$0.00	\$84.00	\$ -	\$84.00 5 years
					5.00		
			\$0.00		\$16.80		
01.09.20.477.019 Paul & Elena Eichberger 104 Tattler Ln Mankato, MN 56001	Pohl Creek Subdivision #2 Lot 4 Block 1 0.00	H	0.00	\$0.00	\$1,327.20	\$ -	\$1,327.20 5 years
					79.00		
			\$0.00		\$16.80		
01.09.20.477.018 Ramos Falcon D Restrepo & Denbaun Nofiya 100 Tattler Ln Mankato, MN 56001	Pohl Creek Subdivision #2 Lot 3 Block 1 0.00	H	0.00	\$0.00	\$1,428.00	\$ -	\$1,428.00 5 years
					85.00		
			\$0.00		\$16.80		
01.09.20.477.017 Barbara Baynes 120 Tanager Rd Mankato, MN 56001	Pohl Creek Subdivision #2 Lot 2 Block 1 0.00	H	0.00	\$0.00	\$134.40	\$ -	\$134.40 5 years
					8.00		
			\$0.00		\$16.80		
01.09.20.301.018 Hy-Vee Inc 5280 Westown Parkway West Des Moines, IA 50266	Stadium Place Lot 2A Block 1 0.00	NH	0.00	\$0.00	\$327.60	\$ -	\$327.60 5 years
					19.50		
			\$0.00		\$16.80		
01.09.18.127.013 Walnut Towers Limited Partnership 614 First St N Minneapolis, MN 55401	City of Mankato Lots 1 and 2 Block 13 (105 E Walnut St)	NH	0.00	\$0.00	\$0.00	\$ -	\$0.00 5 years
					0.00		
			\$0.00		\$16.80		
01.09.18.155.011 NHHI-Mankato Barrier F H Corp 1050 Thorndale Avenue New Brighton, MN 55112	Warrens Addition Lot 6 Exc S22' of E61.5' Exc N22' of S44' of E27.5' & all of Lot 5... (621 S 2nd St)	NH	0.00	\$0.00	\$0.00	\$ -	\$0.00 5 years
					0.00		
			\$0.00		\$16.80		
01.09.09.301.014 Keystone Communities of Mkto 550 Heritage Dr Jupiter, FL 33458	Elwin Addition No 2 Lot 1 Block 1 (100 Dublin Rd)	NH	0.00	\$0.00	\$411.60	\$ -	\$411.60 5 years
					24.50		
			\$0.00		\$16.80		

2025 Resurfacing and Misc Sidewalks

FINAL Assessment Roll
City Project 11131

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage							
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Sidewalk Area (SY) Cost/SY		Total Final Assessment
			Front Feet			Requested	
			cost/ft			Additional Work	
01.09.18.327.023 Ann Chantler 330 E Pleasant St Mankato, MN 56001	Auditors Plat 59 Lot 1 0.00 0.00	H	0.00	\$0.00	\$588.00 35.00 \$16.80	\$ -	\$588.00 5 years
01.09.18.158.007 Naomi Olson Family Trust 633 S Broad St Mankato, MN 56001	Auditors Plat #4 South 41 Feet of West 107.5 Feet of Lot 5 Block 12	H	0.00	\$0.00	\$176.40 10.50 \$16.80	\$ -	\$176.40 5 years
01.09.05.352.008 Paul Rosenberg 1630 N Riverfront Dr Mankato, MN 56001	Subdivision of Outlots of Dukes 2nd Addition East 107.5 Feet of Lots 13 and 14 Block 18	H	0.00	\$0.00	\$67.20 4.00 \$16.80	\$ -	\$67.20 5 years