

Feasibility Report

# 2025 Street Improvements

St. Joseph, Minnesota

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STJOE 183096 | February 18, 2025



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February 18, 2025

RE: 2025 Street Improvements  
Feasibility Report  
St. Joseph, Minnesota  
SEH No. STJOE 183096 4.00

Honorable Mayor and Members of the City Council  
c/o Mr. David Murphy, City Administrator  
City of St. Joseph, Minnesota  
75 Callaway Street East  
St. Joseph, MN 56374

Dear Mayor and Members of the Council:

Enclosed is the Feasibility Report for the above referenced improvements. The study includes recommendations for proposed pavement improvements, opinions of probable costs, and preliminary special assessments.

Sincerely,

A handwritten signature in blue ink that reads "Bryce Johnson".

Bryce Johnson, PE  
Project Manager  
(Lic. MN)

bnj/mrb

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# Feasibility Report

2025 Street Improvements  
St. Joseph, Minnesota

SEH No. STJOE 183096

February 18, 2025

I hereby certify that this report was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

*Bryce Johnson*

\_\_\_\_\_  
Bryce Johnson, PE

Date: February 18, 2025

License No.: 57179

Reviewed By: Randy Sabart, PE

Date: February 18, 2025

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# Feasibility Report

## 2025 Street Improvements

Prepared for City of St. Joseph, Minnesota

### 1 Scope

This report has been prepared for the City of St. Joseph to provide information about bituminous surfacing improvements to the following areas:

- Graceview Estates 2 Subdivision:
  - Parts of 4<sup>th</sup> Avenue SE
  - Elena Lane
  - Ellie Court
- Pondview Ridge 5, 6, 7, and 9 Subdivisions:
  - Parts of 12<sup>th</sup> Avenue SE
  - Able Street East
  - Able Court East
  - 13<sup>th</sup> Avenue SE
  - Pond View Lane
  - Eagle Ridge Drive
  - Eagle Ridge Court
- Cloverdale Estates Subdivision:
  - Dale Street East
  - Callaway Street East
- Parts of 8<sup>th</sup> Avenue NE (Minnesota Street to CR 75)
- Parts of Minnesota Street West (400 LF west of CSAH 2 to 4<sup>th</sup> Avenue NW)
- Part of 3<sup>rd</sup> Avenue NW (Minnesota Street W to roughly 150 LF north of Minnesota Street W)
- Minnesota Street Trail

The location of improvements has been identified on **Figure 1**.

### 2 Feasibility

The project, as presented in this report, are both cost effective and feasible from an engineering perspective. The opinions of probable project cost are presented to assist the City in determining the feasibility of the project from a fiscal perspective. The projects are necessary to extend the life of existing bituminous street pavements, where present, that haven't exceeded their useful life and to replace deteriorating pavements.

## 3 Existing Conditions

### 3.1 Graceview Estates 2 Subdivision

4<sup>th</sup> Avenue SE, Elena Lane, and Ellie Court were originally constructed in 2003 as part of the 2<sup>nd</sup> addition of the Graceview Estates subdivision. The pavement section is a 36-foot wide (curb face to curb face) urban section consisting of 4-inches of bituminous surfacing overlying 6-inches of aggregate base.

Records indicate maintenance activities performed in this neighborhood include crack filling in 2020 and seal coating in 2021.

The sanitary sewer in this neighborhood consists of 8-inch polyvinyl chloride (PVC) gravity sanitary sewer. The water main is 8-inch ductile iron pipe (DIP). The sanitary sewer and water mains are in an operational condition and within their pipe material lifespan.

### 3.2 Pondview Ridge 5, 6, 7, and 9 Subdivisions

Able Street E, 13<sup>th</sup> Avenue SE, and Able Court were originally constructed in 1998 as part of the 5<sup>th</sup> addition of the Pond View Ridge subdivision. The pavement section is a 36-foot wide (curb face to curb face) urban section consisting of 3-inches of bituminous surfacing overlying 5-inches of aggregate base.

Eagle Ridge Dr, Eagle Ridge Court, and a portion of 12<sup>th</sup> Avenue SE were originally constructed in 2001 as part of the 6<sup>th</sup> addition of the Pond View Ridge subdivision. The pavement section is a 36-foot wide (curb face to curb face) urban section consisting of 4-inches of bituminous surfacing overlying 12-inches of aggregate base. Underlying the aggregate is 6" perforated PE drain tile pipe and geotextile fabric to aid with street section drainage.

A portion of Pond View Lane was originally constructed in 2003 as part of the 7<sup>th</sup> addition of the Pond View Ridge subdivision. The pavement section is a 36-foot wide (curb face to curb face) urban section consisting of 4-inches of bituminous surfacing overlying 6-inches (Pond View Lane) and 8-inches (12<sup>th</sup> Avenue SE) of aggregate base. There is also a structural subgrade section consisting of 18-inches of granular borrow with geotextile fabric and 6" perforated PE drain tile pipe.

A portion of Pond View Lane and 12<sup>th</sup> Avenue SE were originally constructed in 2005 as part of the 9<sup>th</sup> addition of the Pond View Ridge subdivision. The pavement section is a 36-foot wide (curb face to curb face) urban section consisting of 4-inches of bituminous surfacing overlying 6-inches (Pond View Lane) and 8-inches (12<sup>th</sup> Avenue SE) of aggregate base. There is also a structural subgrade section consisting of 18-inches of granular borrow with geotextile fabric and 6" perforated PE drain tile pipe.

The sanitary sewer in this neighborhood consists of 8-inch polyvinyl chloride (PVC) gravity sanitary sewer. The water main along Able Street E and Able Court is 6-inch ductile iron pipe (DIP). The water main along 12<sup>th</sup> Avenue SE, Pond View Lane, Eagle Ridge Dr, and Eagle Ridge Court is 8-inch diameter ductile iron pipe (DIP). The sanitary sewer and water mains are in an operational condition and within their pipe material lifespans.

Records indicate maintenance activities performed in this neighborhood include crack filling in 2020 and seal coating in 2021.

### 3.3 Cloverdale Estates Subdivision

Able Street E and Able Court were originally constructed in 1998 as part of the Pond View Ridge 5 Subdivision.

Records indicate maintenance activities performed in this neighborhood include crack filling in 2020 and seal coating in 2021.

### 3.4 8<sup>th</sup> Avenue NE

8<sup>th</sup> Avenue NE was last reconstructed 2006. The pavement section is a 30-foot wide (curb face to curb face) urban section consisting of 3.5-inches of bituminous surfacing overlying 8-inches of aggregate base overlying an 18-inch structural subgrade section of granular borrow and geotextile fabric.

The sanitary sewer along 8<sup>th</sup> Avenue NE consists of 8-inch polyvinyl chloride (PVC) gravity sanitary sewer. The water main is 6-inch ductile iron pipe (DIP). The sanitary sewer and water mains are in an operational condition and within their pipe material lifespan.

### 3.5 Minnesota Street W

Minnesota Street West was last reconstructed in 1974. The western-most section shown in Figure 1 was last overlaid in 2012, and the eastern section was last overlaid in 2002. The pavement section is a 41-foot-wide rural section consisting of 4.5-inches of bituminous surfacing overlying 6-inches of aggregate base.

Records indicate maintenance activities performed in this neighborhood include crack filling in 2021 and seal coating in 2022.

### 3.6 3<sup>rd</sup> Avenue NW

3<sup>rd</sup> Avenue NW was last reconstructed 2002. The pavement section is a 33-foot wide (curb face to curb face) urban section consisting of 3.5-inches of bituminous surfacing overlying 6-inches of aggregate base.

Records indicate maintenance activities performed in this neighborhood include crack filling in 2020.

The sanitary sewer along 3<sup>rd</sup> Avenue NW consists of 10-inch polyvinyl chloride (PVC) gravity sanitary sewer. The sanitary sewer is in an operational condition and within its pipe material lifespan.

### 3.7 Minnesota Street Trail

This trail section from 6<sup>th</sup> Avenue NW to CSAH, south along CSAH 2 to the eastbound Interstate 94 entrance ramp was constructed in 2016. The pavement section is a 10-foot-wide rural section consisting of 2.5-inches of bituminous surfacing overlying 6-inches of aggregate base. The trail is in good condition.

## 4 Proposed Improvements

### 4.1 Graceview Estates 2 Subdivision

The Graceview Estates 2 neighborhood is proposed to be improved with a bituminous overlay. A bituminous overlay will help to extend the pavement service life expectancy of the original roadway past the 20-year design period and is used for functional improvements including enhanced smoothness, friction, and profile of the roadway. Overlays are applied over stable pavements with a sound (gravel/subsurface) base where visible surface distresses may include moderate to extreme raveling, longitudinal and transverse cracks, and a moderate amount of existing patching in good condition. Depending on traffic levels, an overlay will help extend the service life of a bituminous street an additional 10- to 12-years when combined with other maintenance techniques. Overlays typically do not prevent reflective cracking from developing from the underlying pavement layers. Cracking may develop within one year of overlaying. The improvements for the Graceview Estates 2 neighborhood are illustrated in **Figure 6**.

To accommodate the extra thickness of bituminous on top of the existing surface, the outside 6- to 8-feet of bituminous pavement surface will be milled down approximately 1-inch to allow the new pavement layer to be paved more closely to the concrete gutter surface on urban roadways and the driveways on rural roadways. A typical bituminous overlay section is shown on **Figure 8**. Significantly damaged curb and gutter are proposed to be replaced on a limited spot basis.

To maintain compliance with sign reflectivity requirements of the Minnesota Manual of Uniform Traffic Control Devices (MMUTCD), both regulatory and street name signs panels are proposed to be replaced where needed.

### 4.2 Pondview Ridge 5, 6, 7 and 9 Subdivisions

The Pondview Ridge area is proposed to be improved with a bituminous overlay. A bituminous overlay will help to extend the pavement service life expectancy of the original roadway past the 20-year design period and is used for functional improvements including enhanced smoothness, friction, and profile of the roadway. Overlays are applied over stable pavements with a sound (gravel/subsurface) base where visible surface distresses may include moderate to extreme raveling, longitudinal and transverse cracks, and a moderate amount of existing patching in good condition. Depending on traffic levels, an overlay will help extend the service life of a bituminous street an additional 10- to 12-years when combined with other maintenance techniques. Overlays typically do not prevent reflective cracking from developing from the underlying pavement layers. Cracking may develop within one year of overlaying. The improvements for the Pondview Ridge area are illustrated in **Figures 4 & 7**.

To accommodate the extra thickness of bituminous on top of the existing surface, the outside 6- to 8-feet of bituminous pavement surface will be milled down approximately 1-inch to allow the new pavement layer to be paved more closely to the concrete gutter on urban roadways and the driveways on rural roadways. A typical bituminous overlay section is shown on **Figure 8**. Significantly damaged curb and gutter are proposed to be replaced on a limited spot basis.

To maintain compliance with sign reflectivity requirements of the Minnesota Manual of Uniform Traffic Control Devices (MMUTCD), both regulatory and street name signs panels are proposed to be replaced where needed.

## 4.3 Cloverdale Estates Subdivision

Callaway Street E and Dale Street E are proposed to be improved with a bituminous overlay. A bituminous overlay will help to extend the pavement service life expectancy of the original roadway past the 20-year design period and is used for functional improvements including enhanced smoothness, friction, and profile of the roadway. Overlays are applied over stable pavements with a sound (gravel/subsurface) base where visible surface distresses may include moderate to extreme raveling, longitudinal and transverse cracks, and a moderate amount of existing patching in good condition. Depending on traffic levels, an overlay will help extend the service life of a bituminous street an additional 10- to 12-years when combined with other maintenance techniques. Overlays typically do not prevent reflective cracking from developing from the underlying pavement layers. Cracking may develop within one year of overlaying. The improvements for Callaway Street E and Dale Street E are illustrated in **Figure 5**.

To accommodate the extra thickness of bituminous on top of the existing surface, the outside 6- to 8-feet of bituminous pavement surface will be milled down approximately 1-inch to allow the new pavement layer to be paved more closely to the concrete gutter on urban roadways and the driveways on rural roadways. A typical bituminous overlay section is shown on **Figure 8**. Significantly damaged curb and gutter are proposed to be replaced on a limited spot basis.

To maintain compliance with sign reflectivity requirements of the Minnesota Manual of Uniform Traffic Control Devices (MMUTCD), both regulatory and street name signs panels are proposed to be replaced where needed.

## 4.4 8<sup>th</sup> Avenue NE

8<sup>th</sup> Avenue NE is proposed to be improved with a bituminous overlay. A bituminous overlay will help to extend the pavement service life expectancy of the original roadway past the 20-year design period and is used for functional improvements including enhanced smoothness, friction, and profile of the roadway. Overlays are applied over stable pavements with a sound (gravel/subsurface) base where visible surface distresses may include moderate to extreme raveling, longitudinal and transverse cracks, and a moderate amount of existing patching in good condition. Depending on traffic levels, an overlay will help extend the service life of a bituminous street an additional 10- to 12-years when combined with other maintenance techniques. Overlays typically do not prevent reflective cracking from developing from the underlying pavement layers. Cracking may develop within one year of overlaying. The improvements for 8<sup>th</sup> Avenue NE are illustrated in **Figure 3**.

To accommodate the extra thickness of bituminous on top of the existing surface, the outside 6- to 8-feet of bituminous pavement surface will be milled down approximately 1-inch to allow the new pavement layer to be paved more closely to the concrete gutter on urban roadways and the driveways on rural roadways. A typical bituminous overlay section is shown on **Figure 8**. Significantly damaged curb and gutter are proposed to be replaced on a limited spot basis.

To maintain compliance with sign reflectivity requirements of the Minnesota Manual of Uniform Traffic Control Devices (MMUTCD), both regulatory and street name signs panels are proposed to be replaced where needed.

## 4.5 Minnesota Street West

Minnesota Street West is proposed to be improved with a bituminous overlay. A bituminous overlay will help to extend the pavement service life expectancy of the original roadway past the 20-year design period and is used for functional improvements including enhanced smoothness, friction, and profile of the roadway. Overlays are applied over stable pavements with a sound (gravel/subsurface) base where visible surface distresses may include moderate to extreme raveling, longitudinal and transverse cracks, and a moderate amount of existing patching in good condition. Depending on traffic levels, an overlay will help extend the service life of a bituminous street an additional 10- to 12-years when combined with other maintenance techniques. Overlays typically do not prevent reflective cracking from developing from the underlying pavement layers. Cracking may develop within one year of overlaying. The improvements for Minnesota Street West are illustrated in **Figure 2**.

A typical bituminous overlay section is shown on **Figure 8**.

To maintain compliance with sign reflectivity requirements of the Minnesota Manual of Uniform Traffic Control Devices (MMUTCD), both regulatory and street name signs panels are proposed to be replaced where needed.

## 4.6 3<sup>rd</sup> Avenue NW

3<sup>rd</sup> Avenue NW is proposed to be improved with a bituminous overlay. A bituminous overlay will help to extend the pavement service life expectancy of the original roadway past the 20-year design period and is used for functional improvements including enhanced smoothness, friction, and profile of the roadway. Overlays are applied over stable pavements with a sound (gravel/subsurface) base where visible surface distresses may include moderate to extreme raveling, longitudinal and transverse cracks, and a moderate amount of existing patching in good condition. Depending on traffic levels, an overlay will help extend the service life of a bituminous street an additional 10- to 12-years when combined with other maintenance techniques. Overlays typically do not prevent reflective cracking from developing from the underlying pavement layers. Cracking may develop within one year of overlaying. The improvements for 3<sup>rd</sup> Avenue NW are illustrated in **Figure 2**.

To accommodate the extra thickness of bituminous on top of the existing surface, the outside 6- to 8-feet of bituminous pavement surface will be milled down approximately 1-inch to allow the new pavement layer to be paved more closely to the concrete gutter on urban roadways and the driveways on rural roadways. A typical bituminous overlay section is shown on **Figure 8**. Damaged curb and gutter are proposed to be replaced as needed.

To maintain compliance with sign reflectivity requirements of the Minnesota Manual of Uniform Traffic Control Devices (MMUTCD), both regulatory and street name signs panels are proposed to be replaced where needed.

## 4.7 Minnesota Street Trail

The Minnesota Street Trail section is proposed to be improved by method of a fog seal. A fog seal consists of spraying a bituminous liquid, similar to the tack coat used in between layers of bituminous surfacing, on the entire surface of the trail. This “seals” the bituminous surface, improving smoothness and rideability of the trail section. The improvements for W Minnesota Street Trail are illustrated in **Figure 1 & Figure 8**.

## 5 Probable Costs

The probable costs for the improvements are summarized in Tables 1, 2, and 3. A detailed opinion of cost appears in Appendix A.

Table 1 – Opinion of Probable Cost

Item	Cost
Construction	\$736,600
Contingency	\$73,700
Feasibility Report	\$28,500
Design and Construction	\$110,300
Legal, Fiscal, and Administrative	\$66,200
<b>Total</b>	<b>\$1,015,300</b>

Table 2 – Opinion of Probable Cost by Project Area

Item	Type of Improvement	Cost
West Minnesota Street	Overlay	\$159,400
3 <sup>rd</sup> Avenue	Edge Mill & Overlay	\$25,800
Cloverdale Estates	Edge Mill & Overlay	\$75,600
8 <sup>th</sup> Avenue NE	Edge Mill & Overlay	\$47,400
Pondview Lane, 12 <sup>th</sup> Avenue SE, Able Street, Able Court	Edge Mill & Overlay	\$384,500
Eagle Ridge Drive, Eagle Ridge Court	Edge Mill & Overlay	\$116,100
Graceview Estates	Edge Mill & Overlay	\$199,700
West Minnesota Street Trail	Fog Seal	\$6,700
	<b>Total</b>	<b>\$1,015,200</b>

## 6 Project Funding and Special Assessments

For surface improvements, the City's Special Assessment Policy prescribes the assessment methodology to be on the basis of "frontage" or "footage" unless the assessable costs would be more equitably distributed on a different basis. Since many of the lots abutting the project are regular shaped, the frontage methodology will be applicable.

For frontage assessments, rectangular interior lots are assessed the frontage equal to the dimension of the side of the lot abutting the improvement. Rectangular corner lots are assessed 100% of the short side footage of the lot abutting the improvement and 50% of the long side footage of the lot abutting the improvement. For irregular shaped lots, the "frontage" shall be computed as the average width of the lot.

The City's assessment policy describes that it will specially assess properties that have been previously assessed for improvements up to 60% of the total project cost and to subsidize the remaining percentage with City funds. The improvements to pedestrian ramps to conform with ADA standards shall not be assessed.

**Table 3 – Preliminary Funding by Project Area**

Project Area	Surface Assessment Level (60%)	City Subsidy	Total
West Minnesota Street	\$95,624	\$63,776	\$159,400
3 <sup>rd</sup> Avenue	\$7,573	\$18,227	\$25,800
Cloverdale Estates	\$41,324	\$34,276	\$75,600
8 <sup>th</sup> Avenue NE	\$32,207	\$15,193	\$47,400
Pondview Lane, 12 <sup>th</sup> Avenue SE, Able Street, Able Court	\$218,617	\$165,883	\$384,500
Eagle Ridge Drive, Eagle Ridge Court	\$73,802	\$42,298	\$116,100
Graceview Estates	\$135,995		\$199,700
West Minnesota Street Trail		\$6,700	\$6,700
<b>Total</b>	<b>\$605,143</b>	<b>\$346,352</b>	<b>\$1,015,200</b>

**Table 4 – Preliminary Special Assessment Rates**

Project Area	Type of Improvement	27'-30' Wide Street Overlay (60%)	32'-33' Wide Street Overlay (60%)	41' Wide Street Overlay (60%)
West Minnesota Street	Overlay			\$26.59
3 <sup>rd</sup> Avenue, 8 <sup>th</sup> Avenue	Edge Mill & Overlay	\$36.41		
Elena Lane, Ellie Court, 4 <sup>th</sup> Avenue SE	Reclaim and Repave		\$30.16	
12 <sup>th</sup> Avenue SE, Pondview Lane, Able Street, Able Court, 13 <sup>th</sup> Avenue South	Reclaim and Repave		\$30.16	
Eagle Ridge Drive, Eagle Ridge Court	Reclaim and Repave	\$36.41		
Callaway Street East, Dale Street East	Overlay		\$30.16	

# Figures

Figure 1 – Location Map

Figure 2 – West Minnesota Street

Figure 3 – 8<sup>th</sup> Avenue NE

Figure 4 – Able Street East, 13<sup>th</sup> Avenue SE, and Able Court East

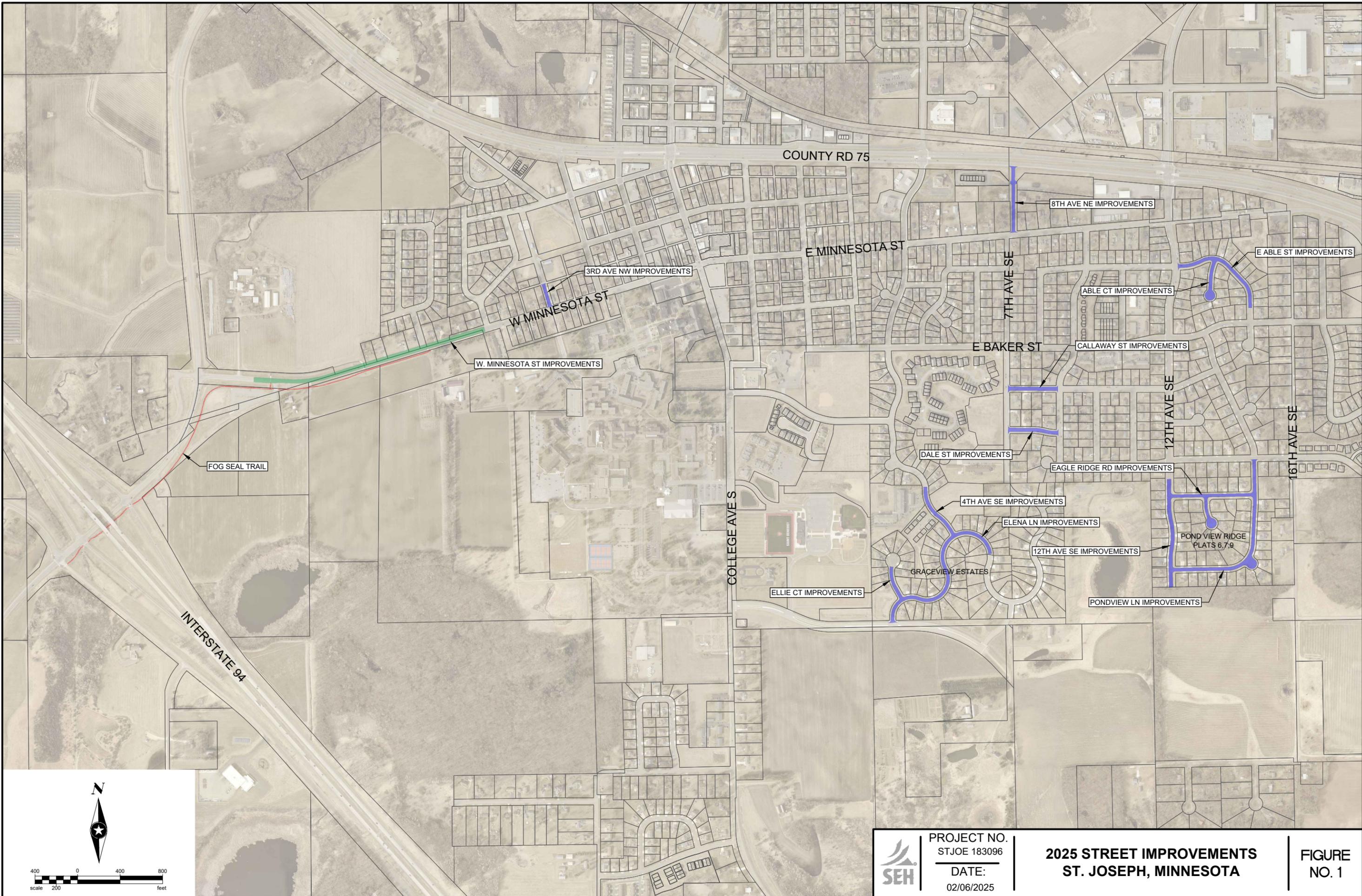
Figure 5 – Callaway Street East and Dale Street East

Figure 6 – Elle Court, Elena Lane, and 4<sup>th</sup> Avenue SE

Figure 7 – 12<sup>th</sup> Avenue SE, Eagle Ridge Court, and Pond View Lane East

Figure 8 – Typical Sections

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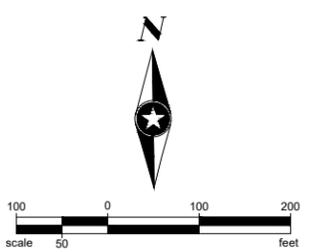
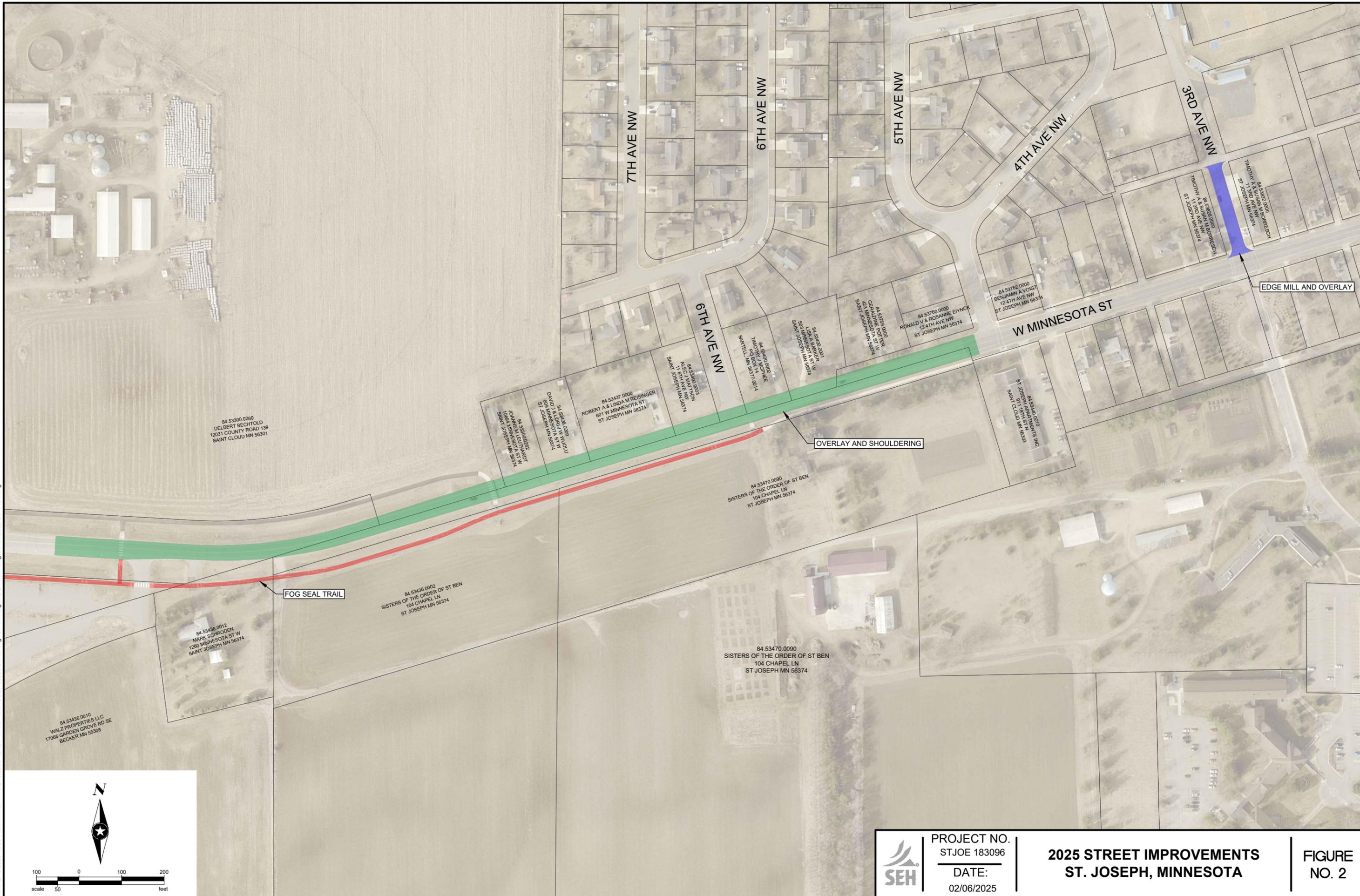


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02/06/2025

**2025 STREET IMPROVEMENTS**  
**ST. JOSEPH, MINNESOTA**

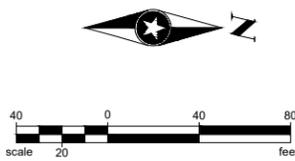
**FIGURE**  
**NO. 1**

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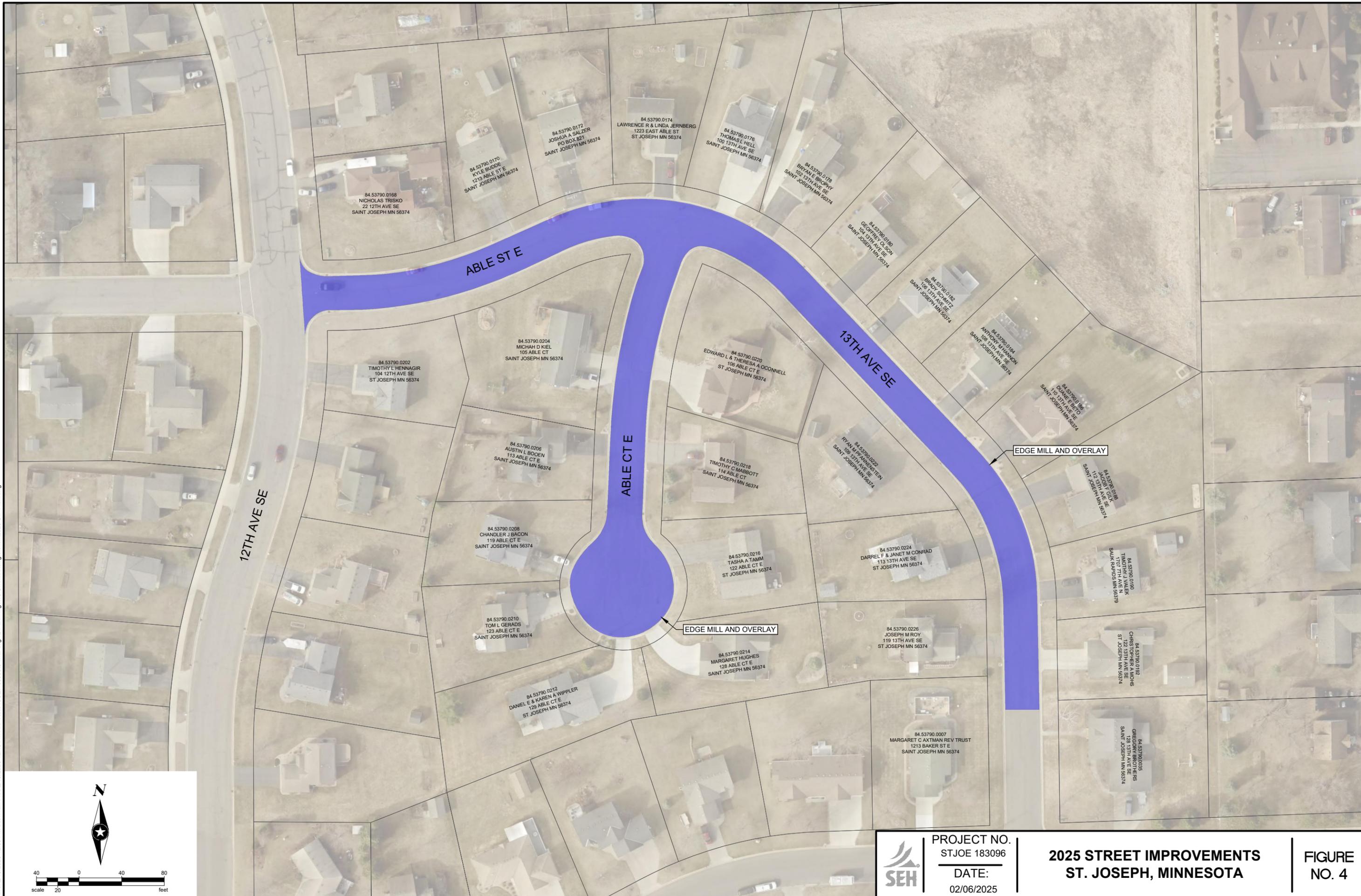
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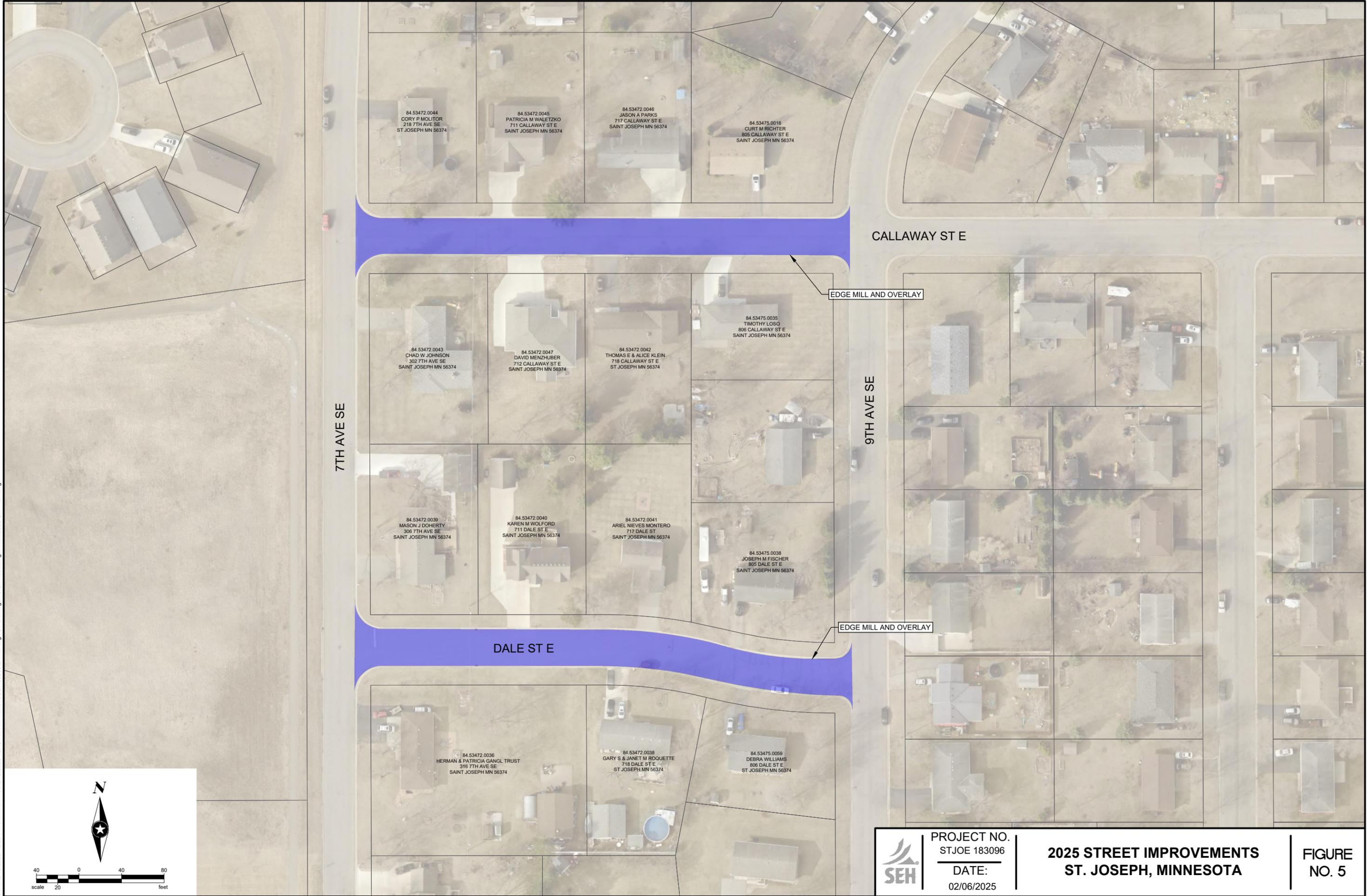
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	PROJECT NO. STJOE 183096	<b>2025 STREET IMPROVEMENTS ST. JOSEPH, MINNESOTA</b>	<b>FIGURE NO. 4</b>
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7TH AVE SE

CALLAWAY ST E

EDGE MILL AND OVERLAY

9TH AVE SE

EDGE MILL AND OVERLAY

DALE ST E

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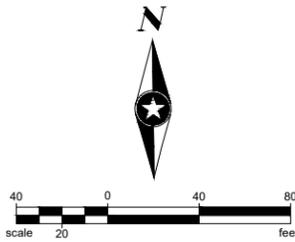
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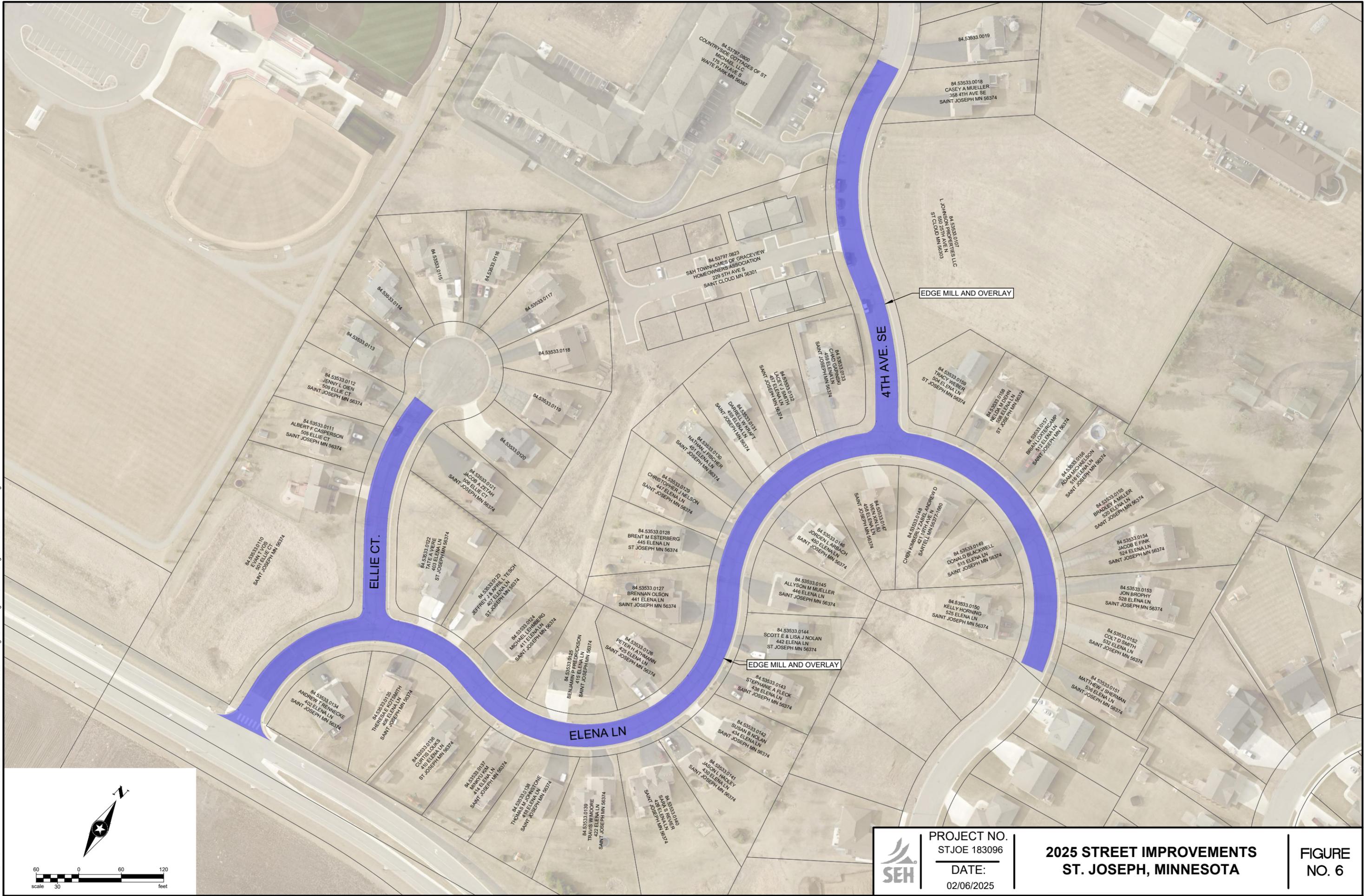
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718 DALE ST E  
ST JOSEPH MN 56374

84.53475.0059  
DEBRA WILLIAMS  
806 DALE ST E  
ST JOSEPH MN 56374



	PROJECT NO. STJOE 183096	<b>2025 STREET IMPROVEMENTS ST. JOSEPH, MINNESOTA</b>	<b>FIGURE NO. 5</b>
	DATE: 02/06/2025		

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**PROJECT NO.**  
STJOE 183096  
**DATE:**  
02/06/2025

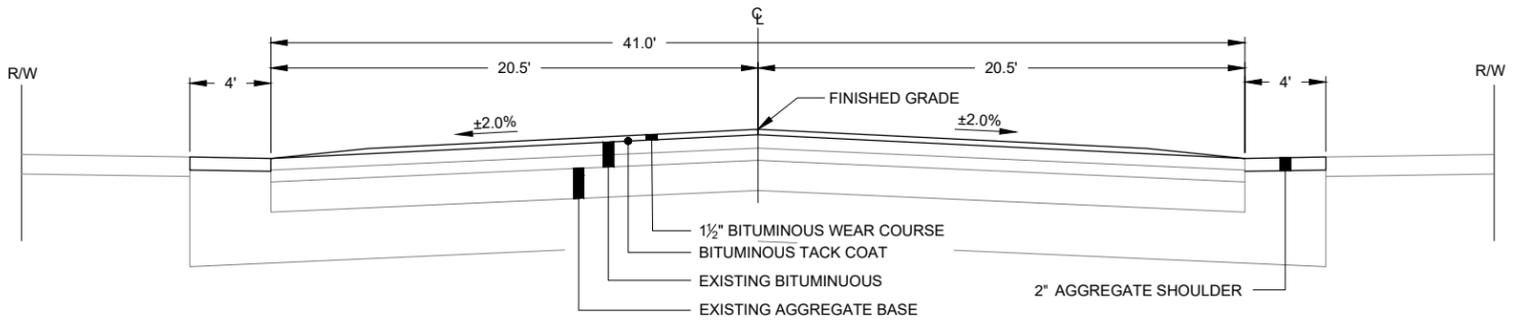


**2025 STREET IMPROVEMENTS**  
**ST. JOSEPH, MINNESOTA**

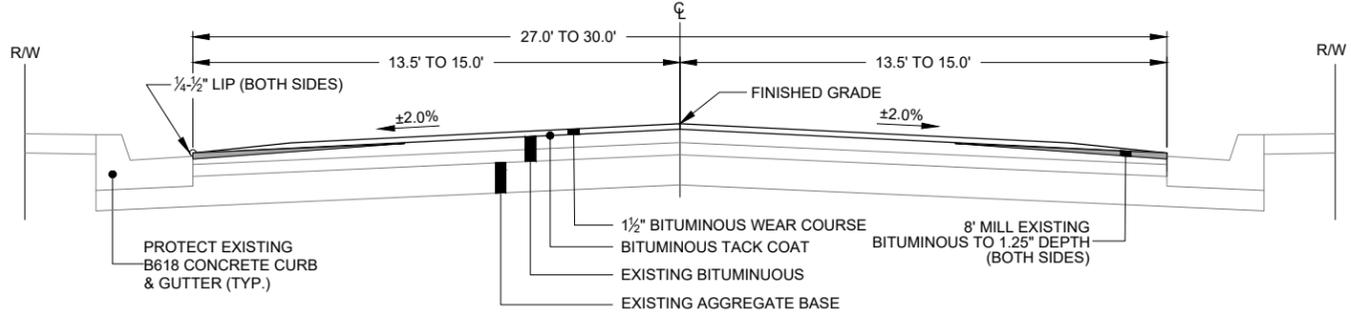
**FIGURE**  
**NO. 6**



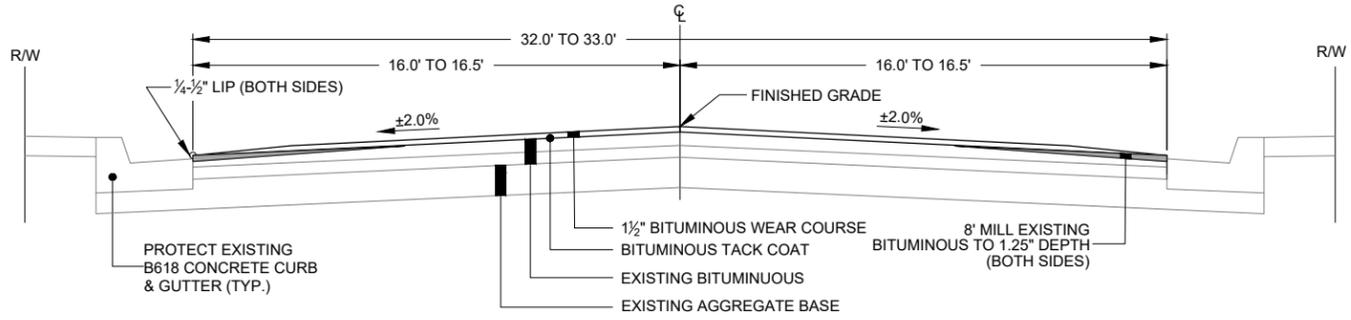
TYPICAL SECTION  
 PROPOSED BITUMINOUS OVERLAY  
 MINNESOTA STREET W



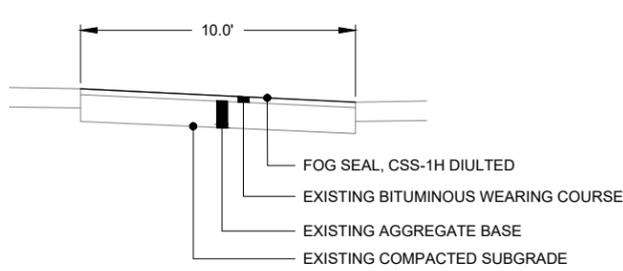
TYPICAL SECTION  
 PROPOSED BITUMINOUS EDGE MILL AND OVERLAY  
 3RD AVENUE, 8TH AVENUE NE, EAGLE RIDGE ROAD, AND EAGLE RIDGE COURT



TYPICAL SECTION  
 PROPOSED BITUMINOUS EDGE MILL AND OVERLAY  
 4TH AVENUE SE, 12TH AVENUE SE, CALLAWAY STREET, DALE STREET, E. ABLE STREET,  
 E. ABLE COURT, ELENA LANE, ELLIE COURT, AND PONDVIEW LANE



TYPICAL SECTION  
 PROPOSED FOG SEAL TRAIL  
 TRAIL ALONG MINNESOTA STREET



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PROJECT NO.  
 STJOE 183096  
 DATE:  
 02/06/2025

TYPICAL SECTIONS  
 2025 STREET IMPROVEMENTS  
 ST. JOSEPH, MINNESOTA

FIGURE  
 NO. 8

# Appendix A

Opinion of Probable Costs

PRELIMINARY OPINION OF PROBABLE COST

ITEM NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	AUDITORS SUBDIVISION				CLOVERDALE ESTATES		FLOYD BARNES		PONDVIEW RIDGE		GRACEVIEW ESTATES		MINNESOTA STREET TRAIL		TOTAL	
				W. MINNESOTA ST. (41 FT. WIDTH)		3RD AVE. (30 FT. WIDTH)		APPROXIMATE QUANTITY	COST	APPROXIMATE QUANTITY	COST	APPROXIMATE QUANTITY	COST	APPROXIMATE QUANTITY	COST	APPROXIMATE QUANTITY	COST		APPROXIMATE QUANTITY
<b>GENERAL</b>																			
1	MOBILIZATION	LUMP SUM	\$70,000.00	0.19	\$13,267.78	0.02	\$1,305.42	0.08	\$5,548.02	0.05	\$3,678.90	0.35	\$24,257.01	0.09	\$6,355.01	0.22	\$15,587.86	\$0.00	\$70,000.00
2	TRAFFIC CONTROL	LUMP SUM	\$6,000.00	0.19	\$1,137.24	0.02	\$111.89	0.08	\$475.54	0.05	\$315.33	0.35	\$2,079.17	0.09	\$544.71	0.22	\$1,336.10	\$0.00	\$6,000.00
3	SALVAGE SIGN ASSEMBLY	EACH	\$25.00	4.00	\$100.00	2.00	\$50.00	8.00	\$200.00	4.00	\$100.00	8.00	\$200.00	5.00	\$125.00	5.00	\$125.00	\$0.00	\$900.00
4	REMOVE CONCRETE WALK	SQ YD	\$10.00		\$0.00	14.00	\$140.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00	\$140.00
5	REMOVE CONCRETE CURB & GUTTER	LIN FT	\$5.50	0.00	\$0.00	3.00	\$16.50	21.00	\$115.50	0.00	\$0.00	1,239.00	\$6,814.50	726.00	\$3,993.00	224.00	\$1,232.00	\$0.00	\$12,171.50
6	REMOVE CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$6.50	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	144.00	\$936.00	8.00	\$52.00	0.00	\$0.00	\$0.00	\$988.00
7	REMOVE GATE VALVE EXTENSION ROD	EACH	\$100.00		\$0.00		\$0.00	5.00	\$500.00		\$0.00	12.00	\$1,200.00	3.00	\$300.00	7.00	\$700.00	\$0.00	\$2,700.00
				\$14,505.02		\$1,623.81		\$6,839.07		\$4,094.24		\$35,486.69		\$11,369.72		\$18,980.96		\$0.00	\$92,899.50
<b>STREET AND UTILITIES</b>																			
8	MILL BITUMINOUS SURFACE	SQ YD	\$4.00	274.00	\$1,096.00	392.00	\$1,568.00	1,663.00	\$6,652.00	392.00	\$1,568.00	455.00	\$1,820.00	119.00	\$476.00	292.00	\$1,168.00	\$0.00	\$14,348.00
9	BITUMINOUS STREET PATCH	SQ YD	\$90.00		\$0.00	8.00	\$400.00	6.00	\$300.00	100.00	\$5,000.00	358.00	\$17,900.00	178.00	\$8,900.00	55.00	\$2,750.00	\$0.00	\$35,250.00
10	TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA340C)	TON	\$93.00	994.00	\$92,442.00	72.00	\$6,696.00	335.00	\$31,155.00	212.00	\$19,716.00	1,443.00	\$134,199.00	337.00	\$31,341.00	940.00	\$87,420.00	\$0.00	\$402,969.00
11	BITUMINOUS MATERIAL FOR TACK COAT	GAL	\$2.50	20.00	\$50.00	28.00	\$70.00	117.00	\$292.50	28.00	\$70.00	32.00	\$80.00	9.00	\$22.50	21.00	\$52.50	\$0.00	\$637.50
12	BITUMINOUS MATERIAL FOR FOG SEAL	GAL	\$6.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$19.00	\$4,914.00
13	AGGREGATE SHOULDERING(BITUMINOUS MILLINGS) (C	CU YD	\$42.00	139.00	\$5,838.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00	\$5,838.00
14	6" CONCRETE WALK	SQ FT	\$30.00	0.00	\$0.00	126.00	\$3,780.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	60.00	\$1,800.00	\$0.00	\$5,580.00
15	CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$83.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	135.00	\$11,205.00	8.00	\$664.00	0.00	\$0.00	\$0.00	\$11,869.00
16	TRUNCATED DOMES	SQ FT	\$55.00	0.00	\$0.00	24.00	\$1,320.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	10.00	\$550.00	\$0.00	\$1,870.00
17	CONCRETE CURB & GUTTER, DESIGN B618	LIN FT	\$35.00	0.00	\$0.00	30.00	\$1,050.00	21.00	\$735.00	0.00	\$0.00	1,239.00	\$43,365.00	726.00	\$25,410.00	224.00	\$7,840.00	\$0.00	\$78,400.00
18	CONCRETE VALLEY GUTTER	LIN FT	\$50.00	0.00	\$0.00	0.00	\$0.00	25.00	\$1,250.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$0.00	\$1,250.00
19	SAW AND SEAL CONCRETE CURB AND GUTTER CRAC	EACH	\$25.00	0.00	\$0.00	5.00	\$125.00	8.00	\$200.00	5.00	\$125.00	25.00	\$625.00	15.00	\$375.00	25.00	\$625.00	\$0.00	\$2,075.00
20	CHIMNEY SEAL	EACH	\$180.00		\$0.00		\$0.00	1.00	\$180.00	1.00	\$180.00	20.00	\$3,600.00	1.00	\$180.00	12.00	\$2,160.00	\$0.00	\$6,300.00
21	F&I PAVING RING(MANHOLE)	EACH	\$440.00		\$0.00	1.00	\$440.00	1.00	\$440.00	1.00	\$440.00	6.00	\$2,640.00	1.00	\$440.00	4.00	\$1,760.00	\$0.00	\$6,160.00
22	ADJUST FRAME & RING CASTING	EACH	\$900.00		\$0.00		\$0.00	1.00	\$900.00	1.00	\$900.00	20.00	\$18,000.00	1.00	\$900.00	12.00	\$10,800.00	\$0.00	\$31,500.00
23	ADJUST GATE VALVE BOX-TOP SECTION	EACH	\$220.00		\$0.00		\$0.00	5.00	\$1,100.00	0.00	\$0.00	12.00	\$2,640.00	3.00	\$660.00	7.00	\$1,540.00	\$0.00	\$5,940.00
24	F & I GATE VALVE BOX EXTENSION ROD	EACH	\$200.00		\$0.00		\$0.00	5.00	\$1,000.00	0.00	\$0.00	12.00	\$2,400.00	3.00	\$600.00	7.00	\$1,400.00	\$0.00	\$5,400.00
25	24" SOLID LINE MULTI COMP GR IN	LIN FT	\$14.00	0.00	\$0.00	0.00	\$0.00	17.00	\$238.00	14.00	\$196.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$0.00	\$434.00
26	PAVT MSSG-CROSSWALK MULTI COMP GR IN	SQ YD	\$115.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	12.00	\$1,380.00	\$0.00	\$1,380.00
27	F&I SIGN PANELS TYPE C	SQ FT	\$65.00	15.00	\$975.00	8.00	\$520.00	25.00	\$1,625.00	15.00	\$975.00	22.00	\$1,430.00	13.00	\$845.00	25.00	\$1,625.00	\$0.00	\$7,995.00
28	F&I STREET NAME SIGN ASSEMBLY	EACH	\$300.00	2.00	\$600.00	1.00	\$300.00	4.00	\$1,200.00	2.00	\$600.00	3.00	\$900.00	2.00	\$600.00	4.00	\$1,200.00	\$0.00	\$5,400.00
29	STREET SWEEPING TYPE WET PICKUP	HOURLY	\$65.00	1.00	\$65.00	1.00	\$130.00	2.00	\$130.00	1.00	\$65.00	1.00	\$65.00	1.00	\$65.00	1.00	\$65.00	\$0.00	\$520.00
				\$101,066.00		\$16,334.00		\$47,397.50		\$29,835.00		\$240,869.00		\$71,478.50		\$124,135.50		\$4,914.00	\$636,029.50
<b>TURF RESTORATION</b>																			
30	STORM DRAIN INLET PROTECTION	EACH	\$150.00	0.00	\$0.00	2.00	\$300.00	1.00	\$150.00	0.00	\$0.00	8.00	\$1,200.00	6.00	\$900.00	9.00	\$1,350.00	\$0.00	\$3,900.00
31	COMMON TOPSOIL BORROW (LV)	CU YD	\$45.00	0.00	\$0.00	9.00	\$405.00	9.00	\$405.00	9.00	\$405.00	25.00	\$1,125.00	9.00	\$405.00	9.00	\$405.00	\$0.00	\$3,150.00
32	SEEDING	ACRE	\$250.00		\$0.00	0.01	\$2.50	0.01	\$2.50	0.01	\$2.50	0.03	\$7.50	0.01	\$2.50	0.01	\$2.50	\$0.00	\$20.00
33	SEED MIXTURE 25-151	POUND	\$4.00	0.00	\$0.00	4.00	\$16.00	4.00	\$16.00	4.00	\$16.00	12.00	\$48.00	4.00	\$16.00	4.00	\$16.00	\$0.00	\$128.00
34	HYDRAULIC MATRIX TYPE BFM	POUND	\$1.57	0.00	\$0.00	35.00	\$54.95	35.00	\$54.95	35.00	\$54.95	105.00	\$164.85	35.00	\$54.95	35.00	\$54.95	\$0.00	\$439.60
35	FERTILIZER TYPE 22-5-10	POUND	\$0.85	0.00	\$0.00	4.00	\$3.40	4.00	\$3.40	4.00	\$3.40	11.00	\$9.35	4.00	\$3.40	4.00	\$3.40	\$0.00	\$26.35
				\$0.00		\$781.85		\$631.85		\$481.85		\$2,554.70		\$1,381.85		\$1,831.85		\$0.00	\$7,663.95
<b>TOTAL</b>				\$115,571.02		\$18,739.66		\$54,968.42		\$34,411.09		\$278,910.39		\$84,230.07		\$144,948.31		\$4,914.00	\$736,592.95
<b>SUMMARY</b>																			
<b>TOTAL</b>				\$115,600.00		\$18,700.00		\$54,900.00		\$34,400.00		\$278,900.00		\$84,200.00		\$144,900.00		\$4,900.00	\$736,600.00
CONTINGENCY				\$11,600.00		\$1,900.00		\$5,500.00		\$3,400.00		\$27,900.00		\$8,400.00		\$14,500.00		\$500.00	\$73,700.00
FEASIBILITY REPORT				\$4,500.00		\$700.00		\$2,100.00		\$1,300.00		\$10,800.00		\$3,300.00		\$5,600.00		\$200.00	\$28,500.00
DESIGN AND CONSTRUCTION				\$17,300.00		\$2,800.00		\$8,200.00		\$5,200.00		\$41,800.00		\$12,600.00		\$21,700.00		\$700.00	\$116,300.00
LEGAL, FISCAL, AND ADMINISTRATIVE				\$10,400.00		\$1,700.00		\$4,900.00		\$3,100.00		\$25,100.00		\$7,600.00		\$13,000.00		\$400.00	\$66,200.00
<b>GRAND TOTAL</b>				\$159,400.00		\$25,800.00		\$75,600.00		\$47,400.00		\$384,500.00		\$116,100.00		\$199,700.00		\$6,700.00	\$1,015,200.00

# Appendix B

Preliminary Assessment Worksheets



**PRELIMINARY SPECIAL ASSESSMENT WORKSHEET**

2025 STREET IMPROVEMENTS - AUDITORS SUBDIVISION  
ST. JOSEPH, MINNESOTA  
STJOE 183096

**PRELIMINARY SPECIAL ASSESSMENT RATES**

2/18/2025

27'-30' wide overlay \$36.41 /LF  
41' wide overlay \$26.59 /LF

ITEM NO.	PARCEL ID NO.	PROPERTY DESCRIPTION	PROPERTY OWNER	PROPERTY ADDRESS	MAILING ADDRESS	PARCEL AREA		PLATTED ABUTTING FOOTAGE		27'-30' WIDE OVERLAY ADJUSTED FOOTAGE			41' WIDE OVERLAY ADJUSTED FOOTAGE			SPECIAL ASSESSMENTS		
						ACRE	ACRE	LONG SIDE	SHORT SIDE	LONG SIDE	SHORT SIDE	ASSESSED FOOTAGE	LONG SIDE	SHORT SIDE	ASSESSED FOOTAGE	27'-30' OVERLAY	41' OVERLAY	TOTAL ASSESSMENT
1	84.53832.0000	N83' OF LOT 8 & ALL OF LOT 7 BLK 7 TOWNSITE OF ST JOSEPH SECTION 10 TOWNSHIP 124 RANGE 029	TIMOTHY A & SUSAN M BORRESCH	12 3RD AVE NW ST JOSEPH MN 56374	11 3RD AVE NW ST JOSEPH MN 56374	0.44		208.00		104.00		104.00			0.00	\$3,786.64	\$0.00	\$3,786.64
2	84.53828.0000	LOT 012 BLK 006 TOWNSITE OF ST JOSEPH SECTION 10 TOWNSHIP 124 RANGE 029	TIMOTHY A & SUSAN M BORRESCH	11 3RD AVE NW ST JOSEPH MN 56374	11 3RD AVE NW ST JOSEPH MN 56374	0.32		208.00		104.00		104.00			0.00	\$3,786.64	\$0.00	\$3,786.64
3	84.53760.0000	LOT 21 & E45' OF S80' OF LOT 20 PARK TERRACE SECTION 09 TOWNSHIP 124 RANGE 029	RONALD V & ROSANNE EIYNCK	13 4TH AVE NW ST JOSEPH MN 56374	13 4TH AVE NW ST JOSEPH MN 56374	0.28		155.00				0.00	77.50		77.50	\$0.00	\$2,060.73	\$2,060.73
4	84.53759.0000	LOT 20 LESS E45' THEREOF & LESS PART W OF LINE FROM NW COR LOT 20 TO PT 24' E OF SW COR PARK TERRACE SECTION 09 TOWNSHIP 124 RANGE 029	GERALDINE POTTER	423 MINNESOTA ST W ST JOSEPH MN 56374	423 MINNESOTA ST W SAINT JOSEPH MN 56374	0.54			158.27			0.00		158.27	158.27	\$0.00	\$4,208.40	\$4,208.40
5	84.53400.0001	W'LY 24' TRIANGLE OF LOT 20 PARK TERRACE ADD&FR'L .73A OF NW4SE4 LYING N OF RD & ABUTTING LOT 20 CITY OF ST JOSEPH SECTION 09 TOWNSHIP 124 RANGE 029	LISA A BARKER	503 MINNESOTA ST W SAINT JOSEPH MN 56374	503 MINNESOTA ST W SAINT JOSEPH MN 56374	0.72			173.56			0.00		173.56	173.56	\$0.00	\$4,614.96	\$4,614.96
6	84.53400.0002	50 A. OF NW4SE4, BEG ON CL OF MN ST 1592.24' SW OF INTR MN ST & IA ST-SW ON CL 109.73'-R90D 208.64'-R90D 109.73'-R90D 208.6' TO BEG CITY OF ST. JOSEPH SECTION 09 TOWNSHIP 124 RANGE 029	TIMOTHY J MCPHEE	507 MINNESOTA ST W ST JOSEPH MN 56374	PO BOX 14 SARTEL MN 56374	0.53			109.79			0.00		109.79	109.79	\$0.00	\$2,919.32	\$2,919.32
7	84.53400.0003	50 A. NW4SE4, BEG ON CL OF MN ST 1,767' SW OF CROSSING OF CL OF MN & IA STS-SW ON CL 109.73'-R90D 208.71'-R90D 109.73'-R90D208.67' TO BEG SECTION 09 TOWNSHIP 124 RANGE 029	ALEC J MATTSON	11 6TH AVE NW ST JOSEPH MN 56374	11 6TH AVE NW SAINT JOSEPH MN 56374	0.52			109.73			0.00		109.73	109.73	\$0.00	\$2,917.72	\$2,917.72
8	84.53437.0000	1.00 A. FR 1 A. OF E2NW4SE4 IN S 9 T 124 R 29 & OF LOT 4 LYING NLY OF ROAD IN AUD SUBD 4 SECTION 09 TOWNSHIP 124 RANGE 029	ROBERT A & LINDA M REISINGER	601 MINNESOTA ST W ST JOSEPH MN 56374	601 MINNESOTA ST W ST JOSEPH MN 56374	1.00			208.71			0.00		208.71	208.71	\$0.00	\$5,549.60	\$5,549.60
9	84.53438.0000	50 A. FR .50 A. OF LOT 4 AUD SUBD #04 SECTION 10 TOWNSHIP 124 RANGE 029	DAVID J & LORI J W WUOLU	609 MINNESOTA ST W ST JOSEPH MN 56374	609 MINNESOTA ST W ST JOSEPH MN 56374	0.50			104.35			0.00		104.35	104.35	\$0.00	\$2,774.67	\$2,774.67
10	84.53300.0262	50 A. PT OF W2SE4, B AT PT OF IA & MN ST-SW ALONG ST 2190.76' TO PT OF B-SW ALONG ST 104.35'-NW208.71'-NE 104.35'-SE208.71' TO BEG SECTION 09 TOWNSHIP 124 RANGE 029	JOANNE M LEUTHARDT	10694 MINNESOTA ST W ST JOSEPH MN 56374	10694 MINNESOTA ST W SAINT JOSEPH MN 56374	0.50			104.35			0.00		104.35	104.35	\$0.00	\$2,774.67	\$2,774.67
11	84.53300.0260	9-124-29 146.39A SW4NW4 & N2SW4 LESS N 131.12' OF S 342.42' OF E 140' OF W 672' & INCL N 20.31A OF SE4SW4 & OF SW4SE4 LYING NLY OF MINNESOTA STREET & INCL WLY 20.20A OF NW4SE4 LESS P/O W2SE4 BEG AT PT OF INT OF IOWA ST & MINNESOTA ST-SW ALG CL MINNESOTA ST 2190.76' TO POB-CONT SW ALG CL 104.35'-NW 208.71'-NE 104.35'-SE 208.71' TO POB & LESS P/O SE4SW4 LYING ELY OF CL CSAH	DELBERT BECHTOLD	10932 MINNESOTA ST W ST JOSEPH MN 56374	12031 COUNTY ROAD 139 SAINT CLOUD MN 56301				308.93			0.00		308.93	308.93	\$0.00	\$8,214.45	\$8,214.45
12	84.53436.0002	LOT OUTLOT E BENEDICT	SISTERS OF THE ORDER OF ST BENEDICT		104 CHAPEL LN ST JOSEPH MN 56374	4.82			702.00			0.00		702.00	702.00	\$0.00	\$18,666.18	\$18,666.18
13	84.53470.0090	LOT OUTLOT D BENEDICT	SISTERS OF THE ORDER OF ST BENEDICT		104 CHAPEL LN ST JOSEPH MN 56374	7.33			1016.87			0.00		1016.87	1016.87	\$0.00	\$27,038.57	\$27,038.57
14	84.53440.0010	PART OF LOT 7 DAF:POB BEING INTERSECTION OF WLY EXT OF NLY LN OF BLK 1 ORIG TOWN OF ST JOSEPH WITH WLY R/O/W LN OHIO AVE- SE300' ALONG R/O/W LN -SW160' NW300' TO EXT NLY LN BLK 1-NE160' TO POB AUD SUBD #04 SECTION 10 TOWNSHIP 124 RANGE 029	ST JOSEPH APARTMENTS INC	410 MINNESOTA ST W ST JOSEPH MN 56374	911 18TH ST N SAINT CLOUD MN 56303	1.14			161.44			0.00		19.31	19.31	\$0.00	\$513.45	\$513.45
15	84.53436.0012	9-124-29 1.95A P/O SE4SW4 COM S4 COR SEC 9-N ALG E LN 751.39' TO POB-CONT N ALG E LN 304.43' TO CL CSAH #2-S73D W ALG CL 277.70'-S6D E 295.57'-N73D E 244.25' TO POB & PART COM SE COR-NE ALG E LN 728.34'-S76D W 255.09' TO POB-N76D E 255.09' TO E LN-NE ALG E LN 23.05'-S73D W 244.25'-N6D W 295.57' TO CL CSAH #2-S73D W ALG CL TO INT WITH LN BEARING N6D W FROM POB-S6D E 305.66'	MARK SCHRODEN	1260 MINNESOTA ST W ST JOSEPH MN 56374	1260 MINNESOTA ST W SAINT JOSEPH MN 56374	1.95			292.87			0.00		292.87	292.87	\$0.00	\$7,787.41	\$7,787.41
16	84.53436.0010	9-124-29 11.03A P/O SE4SW4 LYING S OF CSAH 2 LESS W 11.92A & LESS PART COM S4 COR SEC 9-N ALG E LN 751.39' TO POB-CONT N ALG E LN 304.43' TO CL CSAH #2-S73D W ALG CL 277.70'-S6D E 295.57'-N73D E 244.25' TO POB & LESS .47A PER PARCEL #23 ROW PLAT# 73-22 SECTION 09 TOWNSHIP 124 RANGE 029	WALZ PROPERTIES LLC		17066 GARDEN GROVE RD SE BECKER MN 55308	11.75			416.40			0.00		210.00	210.00	\$0.00	\$5,583.90	\$5,583.90
<b>TOTALS:</b>						<b>32.32</b>	<b>0.00</b>	<b>571.00</b>	<b>3867.27</b>	<b>208.00</b>	<b>0.00</b>	<b>208.00</b>	<b>77.50</b>	<b>3518.74</b>	<b>3596.24</b>	<b>\$7,573.28</b>	<b>\$95,624.02</b>	<b>\$103,197.30</b>

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**PRELIMINARY SPECIAL ASSESSMENT WORKSHEET**

2025 STREET IMPROVEMENTS - CLOVERDALE ESTATES  
 ST. JOSEPH, MINNESOTA  
 STJOE 183096

**PRELIMINARY SPECIAL ASSESSMENT RATES**

2/18/2025

30'-33' Wide Overlay \$30.16 /LF

ITEM NO.	PARCEL ID NO.	PROPERTY DESCRIPTION	PROPERTY OWNER	PROPERTY ADDRESS	MAILING ADDRESS	PARCEL AREA		PLATTED ABUTTING FOOTAGE		30'-33' WIDE OVERLAY ADJUSTED FOOTAGE			SPECIAL ASSESSMENTS	
						ACRE	ADJUSTED PARCEL AREA	LONG SIDE	SHORT SIDE	LONG SIDE	SHORT SIDE	ASSESSED FOOTAGE	32'-33' OVERLAY	TOTAL ASSESSMENT
1	84.53472.0044	LOT 001 BLK 003 CLOVERDALE ESTATES TO ST JOE SECTION 10 TOWNSHIP 124 RANGE 029	CORY P MOLITOR	218 7TH AVE SE ST JOSEPH MN 56374	218 7TH AVE SE ST JOSEPH MN 56374	0.37			101.39		101.39	101.39	\$3,057.92	\$3,057.92
2	84.53472.0045	LOT 002 BLK 003 CLOVERDALE ESTATES TO ST JOE SECTION 10 TOWNSHIP 124 RANGE 029	PATRICIA M WALETZKO	711 CALLAWAY ST E ST JOSEPH MN 56374	711 CALLAWAY ST E SAINT JOSEPH MN 56374	0.37			101.39		101.39	101.39	\$3,057.92	\$3,057.92
3	84.53472.0046	LOT 003 BLK 003 CLOVERDALE ESTATES TO ST JOE SECTION 10 TOWNSHIP 124 RANGE 029	JASON A PARKS	717 CALLAWAY ST E ST JOSEPH MN 56374	717 CALLAWAY ST E SAINT JOSEPH MN 56374	0.37			100.24		100.24	100.24	\$3,023.24	\$3,023.24
4	84.53475.0016	LOT 002 BLK 001 CLOVERDALE ESTATES 3RD ADD SECTION 10 TOWNSHIP 124 RANGE 029	CURT M RICHTER	805 CALLAWAY ST E ST JOSEPH MN 56374	805 CALLAWAY ST E SAINT JOSEPH MN 56374	0.42		133.07		66.54		66.54	\$2,006.70	\$2,006.70
5	84.53475.0035	LOT 001 BLK 006 CLOVERDALE ESTATES 3RD ADD SECTION 10 TOWNSHIP 124 RANGE 029	TIMOTHY LOSO	806 CALLAWAY ST E ST JOSEPH MN 56374	806 CALLAWAY ST E SAINT JOSEPH MN 56374	0.31		133.35		66.68		66.68	\$2,010.92	\$2,010.92
6	84.53472.0042	LOT 004 BLK 002 CLOVERDALE ESTATES TO ST JOE SECTION 10 TOWNSHIP 124 RANGE 029	THOMAS E & ALICE KLEIN	718 CALLAWAY ST E ST JOSEPH MN 56374	718 CALLAWAY ST E ST JOSEPH MN 56374	0.37			99.98		99.98	99.98	\$3,015.40	\$3,015.40
7	84.53472.0047	LOT 5 LESS W 10' CLOVERDALE ESTATES TO ST JOE SECTION 10 TOWNSHIP 124 RANGE 029	DAVID MENZHUBER	712 CALLAWAY ST E ST JOSEPH MN 56374	712 CALLAWAY ST E SAINT JOSEPH MN 56374	0.34			91.39		91.39	91.39	\$2,756.32	\$2,756.32
8	84.53472.0043	LOT 6 & W 10' LOT 5 CLOVERDALE ESTATES TO ST JOE SECTION 10 TOWNSHIP 124 RANGE 029	CHAD W JOHNSON	302 7TH AVE SE ST JOSEPH MN 56374	302 7TH AVE SE SAINT JOSEPH MN 56374	0.41			111.39		111.39	111.39	\$3,359.52	\$3,359.52
9	84.53472.0039	LOT 001 BLK 002 CLOVERDALE ESTATES TO ST JOE SECTION 10 TOWNSHIP 124 RANGE 029	MASON J DOHERTY	306 7TH AVE SE ST JOSEPH MN 56374	306 7TH AVE SE SAINT JOSEPH MN 56374	0.37			101.39		101.39	101.39	\$3,057.92	\$3,057.92
10	84.53472.0040	LOT 002 BLK 002 CLOVERDALE ESTATES TO ST JOE SECTION 10 TOWNSHIP 124 RANGE 029	KAREN M WOLFORD	711 DALE ST E ST JOSEPH MN 56374	711 DALE ST E SAINT JOSEPH MN 56374	0.37			101.39		101.39	101.39	\$3,057.92	\$3,057.92
11	84.53472.0041	LOT 003 BLK 002 CLOVERDALE ESTATES TO ST JOE SECTION 10 TOWNSHIP 124 RANGE 029	ARIEL NIEVES MONTERO	717 DALE ST E ST JOSEPH MN 56374	717 DALE ST SAINT JOSEPH MN 56374	0.37			99.30		99.30	99.30	\$2,994.89	\$2,994.89
12	84.53475.0038	LOT 002 BLK 001 CLOVERDALE ESTATES 4TH ADD SECTION 10 TOWNSHIP 124 RANGE 029	JOSEPH M FISCHER	805 DALE ST E ST JOSEPH MN 56374	805 DALE ST E ST JOSEPH MN 56374	0.38		136.45		68.23		68.23	\$2,057.67	\$2,057.67
13	84.53475.0059	LOT 001 BLK 005 CLOVERDALE ESTATES 4TH ADD SECTION 10 TOWNSHIP 124 RANGE 029	DEBRA WILLIAMS	806 DALE ST E ST JOSEPH MN 56374	806 DALE ST E ST JOSEPH MN 56374	0.29		122.10		61.05		61.05	\$1,841.27	\$1,841.27
14	84.53472.0038	LOT 006 BLK 001 CLOVERDALE ESTATES TO ST JOE SECTION 10 TOWNSHIP 124 RANGE 029	GARY S & JANET M ROQUETTE	718 DALE ST E ST JOSEPH MN 56374	718 DALE ST E ST JOSEPH MN 56374	0.36			113.68		98.43	98.43	\$2,968.65	\$2,968.65
15	84.53472.0036	LOTS 4 & 5 CLOVERDALE ESTATES TO ST JOE SECTION 10 TOWNSHIP 124 RANGE 029	HERMAN & PATRICIA GANGL TRUST	316 7TH AVE SE ST JOSEPH MN 56374	316 7TH AVE SE SAINT JOSEPH MN 56374	0.74		202.77		101.39		101.39	\$3,057.77	\$3,057.77
<b>TOTALS:</b>						<b>5.84</b>	<b>0.00</b>	<b>727.74</b>	<b>1021.54</b>	<b>363.87</b>	<b>1006.29</b>	<b>1370.16</b>	<b>\$41,324.03</b>	<b>\$41,324.03</b>

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**PRELIMINARY SPECIAL ASSESSMENT WORKSHEET**

2025 STREET IMPROVEMENTS - FLOYD BARNES ADDITION  
 ST. JOSEPH, MINNESOTA  
 STJOE 183096

**PRELIMINARY SPECIAL ASSESSMENT RATES**  
 27'-30' Wide Overlay \$36.41 /LF

2/18/2025

ITEM NO.	PARCEL ID NO.	PROPERTY DESCRIPTION	PROPERTY OWNER	PROPERTY ADDRESS	MAILING ADDRESS	PARCEL AREA		PLATTED ABUTTING FOOTAGE		27'-30' WIDE OVERLAY ADJUSTED FOOTAGE			SPECIAL ASSESSMENTS	
						ACRE	ACRE	LONG SIDE	SHORT SIDE	LONG SIDE	SHORT SIDE	ASSESSED FOOTAGE	27'-30' OVERLAY	TOTAL ASSESSMENT
1	84.53530.0005	LOT 004 BLK 001 FLOYD BARNES ADD TO ST JOE SECTION 10 TOWNSHIP 124 RANGE 029	THOMAS R MUSKE	707 MINNESOTA ST E ST JOSEPH MN 56374	707 MINNESOTA ST E ST JOSEPH MN 56374	0.32		176.00		88.00		88.00	\$3,204.08	\$3,204.08
2	84.53530.0000	1.51 A. OF SE4 W'LY 793.92' OF SE4NE4 LYING S'LY OF DANIEL FUNERAL HOME TRACT FLOYD BARNES ADD TO ST JOE SECTION 10 TOWNSHIP 124 RANGE 029	HARVEY F & NANCY J NOTCH	406 8TH AVE NE ST JOSEPH MN 56374	406 8TH AVE NE ST JOSEPH MN 56374	1.61			208.77		208.77	208.77	\$7,601.32	\$7,601.32
3	84.53430.0084	2.50 A. THAT PART OF E2NE4 LYING S'LY OF COR RD 75 & N OF FDL BEG 115.50' N OF SW COR OF SE4NE4 - S84D E 75.60' - S87D E 120' - S84D E 601.22' TO E LN OF W 793.88' TERM SECTION 10 TOWNSHIP 124 RANGE 029	MCKELLIE PROPERTIES LLC	414 8TH AVE NE ST JOSEPH MN 56374	1712 BOULDER DR SARTELL MN 56377	2.77			162.82		162.82	162.82	\$5,928.28	\$5,928.28
4A	84.53470.0270	UNIT 1 TOGETHER WITH 1/8 INT IN THE COMMON ELEMENT BUS CTR OF ST JOSEPH CONDO INC SECTION 10 TOWNSHIP 124 RANGE 029	DM PROPERTY LLC	710 COUNTY ROAD 75 W 101 ST JOSEPH MN 56374	PO BOX 388 CLEARWATER, MN 55320-0388	1.59			16.76		16.76	16.76	\$610.14	\$610.14
4B	84.53470.0271	UNIT 2 TOGETHER WITH 1/8 INT IN THE COMMON ELEMENT BUS CTR OF ST JOSEPH CONDO INC SECTION 10 TOWNSHIP 124 RANGE 029	DM PROPERTY LLC	710 COUNTY ROAD 75 W 102 ST JOSEPH MN 56374	PO BOX 388 CLEARWATER, MN 55320-0388	0.03			16.76		16.76	16.76	\$610.14	\$610.14
4C	84.53470.0272	UNIT 3 TOGETHER WITH 1/8 INT IN THE COMMON ELEMENT BUS CTR OF ST JOSEPH CONDO INC SECTION 10 TOWNSHIP 124 RANGE 029	DM PROPERTY LLC	710 COUNTY ROAD 75 W 103 ST JOSEPH MN 56374	PO BOX 388 CLEARWATER, MN 55320-0388	0.03			16.76		16.76	16.76	\$610.14	\$610.14
4D	84.53470.0273	UNIT 4 TOGETHER WITH 1/8 INT IN THE COMMON ELEMENT BUS CTR OF ST JOSEPH CONDO INC SECTION 10 TOWNSHIP 124 RANGE 029	DM PROPERTY LLC	710 COUNTY ROAD 75 W 103 ST JOSEPH MN 56374	PO BOX 388 CLEARWATER, MN 55320-0388	0.03			16.76		16.76	16.76	\$610.14	\$610.14
4E	84.53470.0274	UNIT 5 TOGETHER WITH 1/8 INT IN THE COMMON ELEMENT BUS CTR OF ST JOSEPH CONDO INC SECTION 10 TOWNSHIP 124 RANGE 029	DM PROPERTY LLC	710 COUNTY ROAD 75 W 103 ST JOSEPH MN 56374	PO BOX 388 CLEARWATER, MN 55320-0388	0.03			16.76		16.76	16.76	\$610.14	\$610.14
4F	84.53470.0275	UNIT 6 TOGETHER WITH 1/8 INT IN THE COMMON ELEMENT BUS CTR OF ST JOSEPH CONDO INC SECTION 10 TOWNSHIP 124 RANGE 029	DM PROPERTY LLC	710 COUNTY ROAD 75 W 103 ST JOSEPH MN 56374	PO BOX 388 CLEARWATER, MN 55320-0388	0.03			16.76		16.76	16.76	\$610.14	\$610.14
4G	84.53470.0276	UNIT 7 TOGETHER WITH 1/8 INT IN THE COMMON ELEMENT BUS CTR OF ST JOSEPH CONDO INC SECTION 10 TOWNSHIP 124 RANGE 029	DM PROPERTY LLC	710 COUNTY ROAD 75 W 103 ST JOSEPH MN 56374	PO BOX 388 CLEARWATER, MN 55320-0388	0.03			16.76		16.76	16.76	\$610.14	\$610.14
4H	84.53470.0277	UNIT 8 TOGETHER WITH 1/8 INT IN THE COMMON ELEMENT BUS CTR OF ST JOSEPH CONDO INC SECTION 10 TOWNSHIP 124 RANGE 029	DM PROPERTY LLC	710 COUNTY ROAD 75 W 103 ST JOSEPH MN 56374	PO BOX 388 CLEARWATER, MN 55320-0388	0.03			16.76		16.76	16.76	\$610.14	\$610.14
5	84.53430.0082	1.00 A. S 150' OF E 290.40' OF SW4NE4 SECTION 10 TOWNSHIP 124 RANGE 029	ROBERT E & ELLEN L WAHLSTROM REV TRUST	409 8TH AVE NE ST JOSEPH MN 56374	409 8TH AVE NE SAINT JOSEPH MN 56374	0.99			149.96		149.96	149.96	\$5,460.04	\$5,460.04
6	84.53430.0050	10-124-29 1.13 A PT OF NW4NW4 DAF: COMM E4 OF SEC 10 - S89DW ALG E-W4 LINE OF SEC 10 1309.84' TO POB, SAID E-W4 LINE BEING TERMINATED BY E4 COR OF SEC 9 - S 00D E .43' TO AN IRON PIPE MONUMENT- S00D E 281.47' TO N'LY ROW OF MN ST FKA MN TRUNK HIGHWAY 52 - S85D W ALG LAST DESCRIBED ROW 150.36' - N00D W 292.90' TO E-W4 SEC LN - N89D E ALG E-W4 LN 150.00' TO POB SECTION 10 TO	JAMES & MARY ANN GRAEVE TRUST	619 MINNESOTA ST E SAINT JOSEPH MN 56374	619 MINNESOTA ST E ST JOSEPH MN 56374	0.99		281.90		140.95		140.95	\$5,131.99	\$5,131.99
<b>TOTALS:</b>						<b>8.49</b>	<b>0.00</b>	<b>457.90</b>	<b>655.61</b>	<b>228.95</b>	<b>655.61</b>	<b>884.56</b>	<b>\$32,206.83</b>	<b>\$32,206.83</b>

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PRELIMINARY SPECIAL ASSESSMENT WORKSHEET

2025 STREET IMPROVEMENTS - POND VIEW RIDGE
ST. JOSEPH, MINNESOTA
STJOE 183096

PRELIMINARY SPECIAL ASSESSMENT RATES

2/18/2025

Table with 3 columns: Rate Type, Rate, Unit. Includes 27'-30' Wide Overlay (\$36.41 /LF) and 32'-33' Wide Overlay (\$30.16 /LF).

Main data table with columns: ITEM NO., PARCEL ID NO., PROPERTY DESCRIPTION, PROPERTY OWNER, PROPERTY ADDRESS, MAILING ADDRESS, PARCEL AREA, ADJUSTED PARCEL AREA, PLATTED ABUTTING FOOTAGE, 27'-30' WIDE OVERLAY ADJUSTED FOOTAGE, 30'-33' WIDE OVERLAY ADJUSTED FOOTAGE, SPECIAL ASSESSMENTS, TOTAL ASSESSMENT.



PRELIMINARY SPECIAL ASSESSMENT WORKSHEET

2025 STREET IMPROVEMENTS - POND VIEW RIDGE
ST. JOSEPH, MINNESOTA
STJOE 183096

PRELIMINARY SPECIAL ASSESSMENT RATES

2/18/2025

Table with 3 columns: Rate Type, Rate, Unit. Includes 27'-30' Wide Overlay (\$36.41 /LF) and 32'-33' Wide Overlay (\$30.16 /LF).

Main data table with columns: ITEM NO., PARCEL ID NO., PROPERTY DESCRIPTION, PROPERTY OWNER, PROPERTY ADDRESS, MAILING ADDRESS, PARCEL AREA, ADJUSTED PARCEL AREA, PLATTED ABUTTING FOOTAGE, 27'-30' WIDE OVERLAY ADJUSTED FOOTAGE, 30'-33' WIDE OVERLAY ADJUSTED FOOTAGE, SPECIAL ASSESSMENTS, TOTAL ASSESSMENT.



**PRELIMINARY SPECIAL ASSESSMENT WORKSHEET**

2025 STREET IMPROVEMENTS - POND VIEW RIDGE  
ST. JOSEPH, MINNESOTA  
STJOE 183096

PRELIMINARY SPECIAL ASSESSMENT RATES		
27'-30' Wide Overlay	\$36.41	/LF
32'-33' Wide Overlay	\$30.16	/LF

2/18/2025

ITEM NO.	PARCEL ID NO.	PROPERTY DESCRIPTION	PROPERTY OWNER	PROPERTY ADDRESS	MAILING ADDRESS
81	84.53790.0218	LOT 013 BLK 004 POND VIEW RIDGE FIVE SECTION 11 TOWNSHIP 124 RANGE 029	TIMOTHY C MABBOTT	114 ABLE CT E ST JOSEPH MN 56374	114 ABLE CT SAINT JOSEPH MN 56374
82	84.53790.0216	LOT 012 BLK 004 POND VIEW RIDGE FIVE SECTION 11 TOWNSHIP 124 RANGE 029	TASHA A TAMM	122 ABLE CT E ST JOSEPH MN 56374	122 ABLE CT E ST JOSEPH MN 56374
83	84.53790.0214	LOT 011 BLK 004 POND VIEW RIDGE FIVE SECTION 11 TOWNSHIP 124 RANGE 029	MARGARET HUGHES	128 ABLE CT E ST JOSEPH MN 56374	128 ABLE CT E SAINT JOSEPH MN 56374
84	84.53790.0212	LOT 010 BLK 004 POND VIEW RIDGE FIVE SECTION 11 TOWNSHIP 124 RANGE 029	DANIEL E & KAREN A WIPPLER	129 ABLE CT E ST JOSEPH MN 56374	129 ABLE CT E ST JOSEPH MN 56374
85	84.53790.0210	LOT 009 BLK 004 POND VIEW RIDGE FIVE SECTION 11 TOWNSHIP 124 RANGE 029	TOM L GERADS	123 ABLE CT E ST JOSEPH MN 56374	123 ABLE CT E SAINT JOSEPH MN 56374
86	84.53790.0208	LOT 008 BLK 004 POND VIEW RIDGE FIVE SECTION 11 TOWNSHIP 124 RANGE 029	CHANDLER J BACON	119 ABLE CT E ST JOSEPH MN 56374	119 ABLE CT E SAINT JOSEPH MN 56374
87	84.53790.0206	LOT 007 BLK 004 POND VIEW RIDGE FIVE SECTION 11 TOWNSHIP 124 RANGE 029	AUSTIN L BOOEN	113 ABLE CT E ST JOSEPH MN 56374	113 ABLE CT E SAINT JOSEPH MN 56374
88	84.53790.0204	LOT 006 BLK 004 POND VIEW RIDGE FIVE SECTION 11 TOWNSHIP 124 RANGE 029	MICHAH D KIEL	105 ABLE CT E ST JOSEPH MN 56374	105 ABLE CT SAINT JOSEPH MN 56374
89	84.53790.0202	LOT 005 BLK 004 POND VIEW RIDGE FIVE SECTION 11 TOWNSHIP 124 RANGE 029	TIMOTHY L HENNAGIR	104 12TH AVE SE ST JOSEPH MN 56374	104 12TH AVE SE ST JOSEPH MN 56374
<b>TOTALS:</b>					

PARCEL AREA		ADJUSTED PARCEL AREA	
ACRE		ACRE	
0.26			
0.26			
0.31			
0.38			
0.26			
0.25			
0.25			
0.39			
0.26			
<b>29.79</b>		<b>0.00</b>	

PLATTED ABUTTING FOOTAGE	
LONG SIDE	SHORT SIDE
	107.23
	105.02
	41.86
	39.91
	76.23
	86.00
	65.56
176.29	169.00
120.18	
<b>2134.39</b>	<b>7,731.22</b>

27'-30' WIDE OVERLAY ADJUSTED FOOTAGE		
LONG SIDE	SHORT SIDE	ASSESSED FOOTAGE
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
<b>273.71</b>	<b>1,753.27</b>	<b>2026.98</b>

30'-33' WIDE OVERLAY ADJUSTED FOOTAGE		
LONG SIDE	SHORT SIDE	ASSESSED FOOTAGE
	86.23	86.23
	94.52	94.52
	102.83	102.83
	124.98	124.98
	88.28	88.28
	83.46	83.46
	79.84	79.84
75.86	127.75	203.61
61.48		61.48
<b>850.78</b>	<b>6,397.80</b>	<b>7248.58</b>

SPECIAL ASSESSMENTS		TOTAL ASSESSMENT
27'-30' OVERLAY	32'-33' OVERLAY	
\$0.00	\$2,600.70	\$2,600.70
\$0.00	\$2,850.57	\$2,850.57
\$0.00	\$3,101.35	\$3,101.35
\$0.00	\$3,769.25	\$3,769.25
\$0.00	\$2,662.37	\$2,662.37
\$0.00	\$2,517.00	\$2,517.00
\$0.00	\$2,407.82	\$2,407.82
\$0.00	\$6,140.80	\$6,140.80
\$0.00	\$1,854.24	\$1,854.24
<b>\$73,802.43</b>	<b>\$218,617.02</b>	<b>\$292,419.45</b>

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PRELIMINARY SPECIAL ASSESSMENT WORKSHEET

2025 STREET IMPROVEMENTS - GRACEVIEW ESTATES  
ST. JOSEPH, MINNESOTA  
STJOE 183096

PRELIMINARY SPECIAL ASSESSMENT RATES

2/18/2025

30'-33' Wide Overlay \$30.16 /LF

ITEM NO.	PARCEL ID NO.	PROPERTY DESCRIPTION	PROPERTY OWNER	PROPERTY ADDRESS	MAILING ADDRESS	PARCEL AREA		ADJUSTED PARCEL AREA		PLATTED ABUTTING FOOTAGE		32'-33' WIDE OVERLAY ADJUSTED FOOTAGE			SPECIAL ASSESSMENTS		
						ACRE	ACRE	LONG SIDE	SHORT SIDE	LONG SIDE	SHORT SIDE	ASSESSED FOOTAGE	32'-33' OVERLAY	TOTAL ASSESSMENT			
1	84.53533.0150	LOT 017 BLK 002 GRACEVIEW ESTATES 2 SECTION 15 TOWNSHIP 124 RANGE 029	KELLY HORNING	525 ELENA LN ST JOSEPH MN 56374	525 ELENA LN SAINT JOSEPH MN 56374	0.29					107.20		61.27	61.27	\$1,847.90	\$1,847.90	
2	84.53533.0149	LOT 016 BLK 002 GRACEVIEW ESTATES 2 SECTION 15 TOWNSHIP 124 RANGE 029	DONALD BLACKWELL	515 ELENA LN ST JOSEPH MN 56374	515 ELENA LN SAINT JOSEPH MN 56374	0.25					138.18		80.36	80.36	\$2,423.51	\$2,423.51	
3	84.53533.0148	LOT 015 BLK 002 GRACEVIEW ESTATES 2 SECTION 15 TOWNSHIP 124 RANGE 029	CHEN KIMBERLY ZABEL ANDREW D	505 ELENA LN ST JOSEPH MN 56374	421 19TH AVE N SARTELL MN 56377-1680	0.27					121.92		76.82	76.82	\$2,316.89	\$2,316.89	
4	84.53533.0147	LOT 014 BLK 002 GRACEVIEW ESTATES 2 SECTION 15 TOWNSHIP 124 RANGE 029	WEN XIN LIU	458 ELENA LN ST JOSEPH MN 56374	458 ELENA LN SAINT JOSEPH MN 56374	0.27					114.68		67.18	67.18	\$2,026.00	\$2,026.00	
5	84.53533.0146	LOT 013 BLK 002 GRACEVIEW ESTATES 2 SECTION 15 TOWNSHIP 124 RANGE 029	JORDEN L ARBACH	450 ELENA LN ST JOSEPH MN 56374	450 ELENA LN SAINT JOSEPH MN 56374	0.27					117.17		66.28	66.28	\$1,998.85	\$1,998.85	
6	84.53533.0145	LOT 012 BLK 002 GRACEVIEW ESTATES 2 SECTION 15 TOWNSHIP 124 RANGE 029	ALLYSON M MUELLER	446 ELENA LN ST JOSEPH MN 56374	446 ELENA LN SAINT JOSEPH MN 56374	0.27					105.19		67.02	67.02	\$2,021.17	\$2,021.17	
7	84.53533.0144	LOT 011 BLK 002 GRACEVIEW ESTATES 2 SECTION 15 TOWNSHIP 124 RANGE 029	SCOTT E & LISA J NOLAN	442 ELENA LN ST JOSEPH MN 56374	442 ELENA LN ST JOSEPH MN 56374	0.26					70.17		75.46	75.46	\$2,275.87	\$2,275.87	
8	84.53533.0143	LOT 010 BLK 002 GRACEVIEW ESTATES 2 SECTION 15 TOWNSHIP 124 RANGE 029	STEPHANIE A FLECK	438 ELENA LN SAINT JOSEPH MN 56374	438 ELENA LN SAINT JOSEPH MN 56374	0.26					55.05		79.42	79.42	\$2,395.16	\$2,395.16	
9	84.53533.0142	LOT 009 BLK 002 GRACEVIEW ESTATES 2 SECTION 15 TOWNSHIP 124 RANGE 029	SUSAN B NOLAN	434 ELENA LN SAINT JOSEPH MN 56374	434 ELENA LN SAINT JOSEPH MN 56374	0.25					66.18		73.84	73.84	\$2,227.01	\$2,227.01	
10	84.53533.0141	LOT 008 BLK 002 GRACEVIEW ESTATES 2 SECTION 15 TOWNSHIP 124 RANGE 029	JASON L HADLEY	430 ELENA LN SAINT JOSEPH MN 56374	430 ELENA LN SAINT JOSEPH MN 56374	0.33					36.94		81.99	81.99	\$2,472.82	\$2,472.82	
11	84.53533.0140	LOT 007 BLK 002 GRACEVIEW ESTATES 2 SECTION 15 TOWNSHIP 124 RANGE 029	SARA S REVIER	426 ELENA LN ST JOSEPH MN 56374	426 ELENA LN SAINT JOSEPH MN 56374	0.73					62.25		116.71	116.71	\$3,519.97	\$3,519.97	
12	84.53533.0139	LOT 006 BLK 002 GRACEVIEW ESTATES 2 SECTION 15 TOWNSHIP 124 RANGE 029	TRAVIS W MOORE	422 ELENA LN ST JOSEPH MN 56374	422 ELENA LN SAINT JOSEPH MN 56374	0.57					52.20		122.47	122.47	\$3,693.70	\$3,693.70	
13	84.53533.0138	LOT 005 BLK 002 GRACEVIEW ESTATES 2 SECTION 15 TOWNSHIP 124 RANGE 029	THOMAS M JOHNSTONE	418 ELENA LN ST JOSEPH MN 56374	418 ELENA LN SAINT JOSEPH MN 56374	0.33					65.97		85.49	85.49	\$2,578.23	\$2,578.23	
14	84.53533.0137	LOT 004 BLK 002 GRACEVIEW ESTATES 2 SECTION 15 TOWNSHIP 124 RANGE 029	MINKYU KIM	414 ELENA LN ST JOSEPH MN 56374	414 ELENA LN SAINT JOSEPH MN 56374	0.26					69.82		69.82	69.82	\$2,105.77	\$2,105.77	
15	84.53533.0136	LOT 003 BLK 002 GRACEVIEW ESTATES 2 SECTION 15 TOWNSHIP 124 RANGE 029	CURTIS LOUKS	410 ELENA LN ST JOSEPH MN 56374	410 ELENA LN ST JOSEPH MN 56374	0.33					78.84		78.84	78.84	\$2,377.81	\$2,377.81	
16	84.53533.0135	LOT 002 BLK 002 GRACEVIEW ESTATES 2 SECTION 15 TOWNSHIP 124 RANGE 029	THERESA E KOTSMITH	406 ELENA LN ST JOSEPH MN 56374	406 ELENA LN SAINT JOSEPH MN 56374	0.32					126.51		77.83	77.83	\$2,347.35	\$2,347.35	
17	84.53533.0134	LOT 001 BLK 002 GRACEVIEW ESTATES 2 SECTION 15 TOWNSHIP 124 RANGE 029	ANDREW T RENNECKE	402 ELENA LN ST JOSEPH MN 56374	402 ELENA LN SAINT JOSEPH MN 56374	0.33					193.39		96.70	96.70	\$2,916.32	\$2,916.32	
18	84.53533.0110	LOT 001 BLK 001 GRACEVIEW ESTATES 2 SECTION 15 TOWNSHIP 124 RANGE 029	EVAN T VOS	501 ELLIE CT ST JOSEPH MN 56374	501 ELLIE CT SAINT JOSEPH MN 56374	1.60					116.36		93.95	93.95	\$2,833.38	\$2,833.38	
19	84.53533.0111	LOT 002 BLK 001 GRACEVIEW ESTATES 2 SECTION 15 TOWNSHIP 124 RANGE 029	ALBERT F CASPERSON	505 ELLIE CT ST JOSEPH MN 56374	505 ELLIE CT SAINT JOSEPH MN 56374	0.27					70.66		70.66	70.66	\$2,131.11	\$2,131.11	
20	84.53533.0112	LOT 003 BLK 001 GRACEVIEW ESTATES 2 SECTION 15 TOWNSHIP 124 RANGE 029	JENNY L OIEN	509 ELLIE CT ST JOSEPH MN 56374	509 ELLIE CT SAINT JOSEPH MN 56374	0.26					55.56		72.37	72.37	\$2,182.53	\$2,182.53	
21	84.53533.0121	LOT 012 BLK 001 GRACEVIEW ESTATES 2 SECTION 15 TOWNSHIP 124 RANGE 029	JACOB A ZETAH	506 ELLIE CT ST JOSEPH MN 56374	506 ELLIE CT SAINT JOSEPH MN 56374	0.32					83.01		74.08	74.08	\$2,234.25	\$2,234.25	
22	84.53533.0122	LOT 013 BLK 001 GRACEVIEW ESTATES 2 SECTION 15 TOWNSHIP 124 RANGE 029	TATE A VIERE	403 ELENA LN ST JOSEPH MN 56374	403 ELENA LN ST JOSEPH MN 56374	0.44					196.83		87.42	108.39	195.81	\$5,905.63	\$5,905.63
23	84.53533.0123	LOT 014 BLK 001 GRACEVIEW ESTATES 2 SECTION 15 TOWNSHIP 124 RANGE 029	JEFFREY J & APRIL L TESCH	407 ELENA LN ST JOSEPH MN 56374	407 ELENA LN ST JOSEPH MN 56374	0.28					56.80		80.22	80.22	\$2,419.44	\$2,419.44	
24	84.53533.0124	LOT 015 BLK 001 GRACEVIEW ESTATES 2 SECTION 15 TOWNSHIP 124 RANGE 029	MICHAEL LEHMBERG	411 ELENA LN ST JOSEPH MN 56374	411 ELENA LN SAINT JOSEPH MN 56374	0.28					103.04		74.54	74.54	\$2,247.98	\$2,247.98	
25	84.53533.0125	LOT 016 BLK 001 GRACEVIEW ESTATES 2 SECTION 15 TOWNSHIP 124 RANGE 029	BENJAMIN P FREDRICKSON	415 ELENA LN ST JOSEPH MN 56374	415 ELENA LN SAINT JOSEPH MN 56374	0.28					133.36		82.76	82.76	\$2,496.04	\$2,496.04	
26	84.53533.0126	LOT 017 BLK 001 GRACEVIEW ESTATES 2 SECTION 15 TOWNSHIP 124 RANGE 029	PETER H ATHMANN	425 ELENA LN ST JOSEPH MN 56374	425 ELENA LN SAINT JOSEPH MN 56374	0.26					140.77		83.52	83.52	\$2,518.81	\$2,518.81	
27	84.53533.0127	LOT 018 BLK 001 GRACEVIEW ESTATES 2 SECTION 15 TOWNSHIP 124 RANGE 029	BRENNAN OLSON	441 ELENA LN ST JOSEPH MN 56374	441 ELENA LN SAINT JOSEPH MN 56374	0.29					120.76		73.93	73.93	\$2,229.73	\$2,229.73	
28	84.53533.0128	LOT 019 BLK 001 GRACEVIEW ESTATES 2 SECTION 15 TOWNSHIP 124 RANGE 029	BRENT M ESTERBERG	445 ELENA LN ST JOSEPH MN 56374	445 ELENA LN ST JOSEPH MN 56374	0.29					37.71		78.30	78.30	\$2,361.38	\$2,361.38	
29	84.53533.0129	LOT 020 BLK 001 GRACEVIEW ESTATES 2 SECTION 15 TOWNSHIP 124 RANGE 029	CHRISTOPHER J NELSON	447 ELENA LN ST JOSEPH MN 56374	447 ELENA LN SAINT JOSEPH MN 56374	0.28					49.43		73.10	73.10	\$2,204.70	\$2,204.70	
30	84.53533.0130	LOT 021 BLK 001 GRACEVIEW ESTATES 2 SECTION 15 TOWNSHIP 124 RANGE 029	NATHAN J FISCHER	451 ELENA LN ST JOSEPH MN 56374	451 ELENA LN SAINT JOSEPH MN 56374	0.28					45.85		71.51	71.51	\$2,156.74	\$2,156.74	
31	84.53533.0131	LOT 022 BLK 001 GRACEVIEW ESTATES 2 SECTION 15 TOWNSHIP 124 RANGE 029	DARRELL W KRAFT	455 ELENA LN ST JOSEPH MN 56374	455 ELENA LN SAINT JOSEPH MN 56374	0.28					55.61		72.76	72.76	\$2,194.29	\$2,194.29	
32	84.53533.0132	LOT 023 BLK 001 GRACEVIEW ESTATES 2 SECTION 15 TOWNSHIP 124 RANGE 029	LACEY J SMITH	457 ELENA LN ST JOSEPH MN 56374	457 ELENA LN SAINT JOSEPH MN 56374	0.28					57.43		71.97	71.97	\$2,170.46	\$2,170.46	



**PRELIMINARY SPECIAL ASSESSMENT WORKSHEET**

2025 STREET IMPROVEMENTS - GRACEVIEW ESTATES  
 ST. JOSEPH, MINNESOTA  
 STJOE 183096

**PRELIMINARY SPECIAL ASSESSMENT RATES**

2/18/2025

30'-33' Wide Overlay \$30.16 /LF

ITEM NO.	PARCEL ID NO.	PROPERTY DESCRIPTION	PROPERTY OWNER	PROPERTY ADDRESS	MAILING ADDRESS	PARCEL AREA	ADJUSTED PARCEL AREA	PLATTED ABUTTING FOOTAGE		32'-33' WIDE OVERLAY ADJUSTED FOOTAGE			SPECIAL ASSESSMENTS	TOTAL ASSESSMENT
						ACRE	ACRE	LONG SIDE	SHORT SIDE	LONG SIDE	SHORT SIDE	ASSESSED FOOTAGE	32'-33' OVERLAY	
33	84.53533.0133	LOT 024 BLK 001 GRACEVIEW ESTATES 2 SECTION 15 TOWNSHIP 124 RANGE 029	CHAD GAPINSKI	459 ELENA LN ST JOSEPH MN 56374	459 ELENA LN SAINT JOSEPH MN 56374	0.33		166.46	69.00	82.89	81.00	163.89	\$4,943.00	\$4,943.00
34	84.53797.0823	LOT 001 BLK 001 S&H TOWNHOMES OF GRACEVIEW PLAT 2 SECTION 15 TOWNSHIP 124 RANGE 29	S&H TOWNHOMES OF GRACEVIEW HOMEOWNERS ASSOCIATION	229 5TH AVENUE S ST JOSEPH MN 56374	229 5TH AVE S SAINT CLOUD MN 56301	2.11			232.16		232.16			
35A	84.53797.0833	LOT 011 BLK 001 S&H TOWNHOMES OF GRACEVIEW PLAT 2 SECTION 15 TOWNSHIP 124 RANGE 29	JANICE M KOLLAR 2006 REV TRUST		421 4TH AVE SE SAINT JOSEPH MN 56374	0.05					29.02	29.02	\$875.22	\$875.22
35B	84.53797.0832	LOT 010 BLK 001 S&H TOWNHOMES OF GRACEVIEW PLAT 2 SECTION 15 TOWNSHIP 124 RANGE 29	CAROLYN SUE FINLEY		423 4TH AVE SE SAINT JOSEPH MN 56374	0.05					29.02	29.02	\$875.22	\$875.22
35C	84.53797.0838	LOT 9 & P/O LOT 8 BLK 1 LYING NELY OF A LN COM MOST WLY COR LOT 8-N43D E ALG NWLY LN 22.50' TO POB-S46D E 42.00' TO SELY LN LOT 8 & TERM	S & H DEVELOPERS LLC		718 CALLOWAY ST E SAINT JOSEPH MN 56374	0.04					29.02	29.02	\$875.22	\$875.22
35D	84.53797.0837	LOT 7 & P/O LOT 8 BLK 1 LYING SWLY OF A LN COM MOST WLY COR LOT 8-N43D E ALG NWLY LN 22.50' TO POB-S46D E 42.00' TO SELY LN LOT 8 & TERM	JUDITH GRIFFIN		429 4TH AVE SE SAINT JOSEPH MN 56374	0.04					29.02	29.02	\$875.22	\$875.22
35E	84.53797.0824	LOT 002 BLK 001 S&H TOWNHOMES OF GRACEVIEW PLAT 2 SECTION 15 TOWNSHIP 124 RANGE 29	MADELINE E HOULIHAN		411 4TH AVE SE SAINT JOSEPH MN 56374	0.04					29.02	29.02	\$875.22	\$875.22
35F	84.53797.0825	LOT 003 BLK 001 S&H TOWNHOMES OF GRACEVIEW PLAT 2 SECTION 15 TOWNSHIP 124 RANGE 29	CAROLINE E LINZ		413 4TH AVE SE SAINT JOSEPH MN 56374	0.05					29.02	29.02	\$875.22	\$875.22
35G	84.53797.0835	LOT 4 & P/O LOT 5 BLK 1 LYING NELY OF A LN COM MOST WLY COR LOT 5-N43D E ALG NWLY LN 23.50' TO POB-S46D E 42.00' TO SELY LN LOT 5 & TERM	S & H DEVELOPERS LLC		718 CALLOWAY ST E SAINT JOSEPH MN 56374	0.07					29.02	29.02	\$875.22	\$875.22
35H	84.53797.0836	LOT 6 & P/O LOT 5 BLK 1 LYING SWLY OF A LN COM MOST WLY COR LOT 5-N43D E ALG NWLY LN 23.50' TO POB-S46D E 42.00' TO SELY LN LOT 5 & TERM	S & H DEVELOPERS LLC		718 CALLOWAY ST E SAINT JOSEPH MN 56374	0.07					29.02	29.02	\$875.22	\$875.22
36	84.53797.0800	LOT 001 BLK 001 S & H REPLAT OF GRACEVIEW EST 2 SECTION 15 TOWNSHIP 124 RANGE 029	COUNTRYSIDE COTTAGES OF ST MICHAEL, LLC	401 4TH AVE SE ST JOSEPH MN 56374	175 7TH AVE S WAITE PARK MN 56387	4.84			187.62		343.34	343.34	\$10,355.02	\$10,355.02
36	84.53533.0018	LOT 001 BLK 003 GRACEVIEW ESTATES SECTION 10 TOWNSHIP 124 RANGE 029	CASEY A MUELLER	358 4TH AVE SE ST JOSEPH MN 56374	358 4TH AVE SE ST JOSEPH MN 56374	0.35			84.89		84.89	84.89	\$2,560.28	\$2,560.28
37	84.53533.0107	OUTLOT B GRACEVIEW ESTATES SECTION 15 TOWNSHIP 124 RANGE 029	L JOHNSON PROPERTIES LLC		550 25TH AVE N ST CLOUD MN 56303	3.28			349.44		349.44	349.44	\$10,539.11	\$10,539.11
38	84.53533.0159	LOT 009 BLK 003 GRACEVIEW ESTATES 2 SECTION 15 TOWNSHIP 124 RANGE 029	TRACY WEBER	504 ELENA LN ST JOSEPH MN 56374	504 ELENA LN ST JOSEPH MN 56374	0.30		79.90	66.53	54.99	62.80	117.79	\$3,552.47	\$3,552.47
39	84.53533.0158	LOT 008 BLK 003 GRACEVIEW ESTATES 2 SECTION 15 TOWNSHIP 124 RANGE 029	NELDA M DEHN	508 ELENA LN ST JOSEPH MN 56374	508 ELENA LN ST JOSEPH MN 56374	0.22			70.22		70.22	70.22	\$2,117.84	\$2,117.84
40	84.53533.0157	LOT 007 BLK 003 GRACEVIEW ESTATES 2 SECTION 15 TOWNSHIP 124 RANGE 029	BRIAN LOXTERCAMP	512 ELENA LN ST JOSEPH MN 56374	512 ELENA LN SAINT JOSEPH MN 56374	0.24			64.23		72.67	72.67	\$2,191.58	\$2,191.58
41	84.53533.0156	LOT 006 BLK 003 GRACEVIEW ESTATES 2 SECTION 15 TOWNSHIP 124 RANGE 029	ADAM MICHAELSON	516 ELENA LN ST JOSEPH MN 56374	516 ELENA LN SAINT JOSEPH MN 56374	0.27			62.03		72.14	72.14	\$2,175.74	\$2,175.74
42	84.53533.0155	LOT 005 BLK 003 GRACEVIEW ESTATES 2 SECTION 15 TOWNSHIP 124 RANGE 029	BRADLEY A MILLER	520 ELENA LN ST JOSEPH MN 56374	520 ELENA LN SAINT JOSEPH MN 56374	0.33			33.24		77.10	77.10	\$2,325.19	\$2,325.19
43	84.53533.0154	LOT 004 BLK 003 GRACEVIEW ESTATES 2 SECTION 15 TOWNSHIP 124 RANGE 029	JACOB E FINK	524 ELENA LN ST JOSEPH MN 56374	524 ELENA LN SAINT JOSEPH MN 56374	0.48			33.93		73.84	73.84	\$2,227.01	\$2,227.01
44	84.53533.0153	LOT 003 BLK 003 GRACEVIEW ESTATES 2 SECTION 15 TOWNSHIP 124 RANGE 029	JON BROPHY	528 ELENA LN ST JOSEPH MN 56374	528 ELENA LN SAINT JOSEPH MN 56374	0.35			35.78		78.12	78.12	\$2,355.95	\$2,355.95
45	84.53533.0152	LOT 002 BLK 003 GRACEVIEW ESTATES 2 SECTION 15 TOWNSHIP 124 RANGE 029	COLT D SMITH	532 ELENA LN ST JOSEPH MN 56374	532 ELENA LN SAINT JOSEPH MN 56374	0.28			58.20		72.85	72.85	\$2,197.16	\$2,197.16
46	84.53533.0151	LOT 001 BLK 003 GRACEVIEW ESTATES 2 SECTION 15 TOWNSHIP 124 RANGE 029	MATTHEW J SHERMAN	536 ELENA LN ST JOSEPH MN 56374	536 ELENA LN SAINT JOSEPH MN 56374	0.25			65.45		53.79	53.79	\$1,622.34	\$1,622.34
<b>TOTALS:</b>						<b>25.30</b>	<b>0.00</b>	<b>636.58</b>	<b>3992.74</b>	<b>322.00</b>	<b>4419.29</b>	<b>4509.13</b>	<b>\$135,995.28</b>	<b>\$135,995.28</b>

# Building a Better World for All of Us<sup>®</sup>

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