

**FINAL ASSESSMENT ROLL
2023 STREET & UTILITY IMPROVEMENTS
PIPESTONE, MINNESOTA**

9/4/2025

GENERAL DESCRIPTION				STREET ASSESSMENT LENGTH (FT.)	STREET ASSESSMENT	SANITARY SEWER ASSESSMENT (PRIVATE)	WATER SYSTEM ASSESSMENT (PRIVATE)	OTHER DRIVEWAY ASSESSMENT	TOTAL ASSESSMENT
P.I.N.	TAXPAYER NAME & ADDRESS	LOT DESCRIPTION	FRONTAGE (FT.)						
2ND STREET SE (SOUTH SIDE) WEST TO EAST					\$175.41	\$ 2,500.00	\$ 2,000.00		
18-645-1870	ERICK O URQUIA MAIRENA SR 413 2ND STREET JACKSON MN 56143	NICHOLS ADD LOTS 1 & 2 BLK 6	150.0	150.0	\$10,000.00	\$2,500.00	\$0.00		\$12,500.00
18-645-2025	PATRICIA K CLARK 216 2ND ST SE PIPESTONE MN 56164	NICHOLS ADD THE W 65 FT OF LOTS 13, 14 & 15 BLK 6 388	65.0	65.0	\$10,000.00	\$1,500.00	\$0.00	\$2,500.00	\$14,000.00
18-645-2000	BENJAMIN D KARELS 218 2ND ST SE PIPESTONE MN 56164	NICHOLS ADD THE E 85 FT OF LOTS 13, 14 & 15 BLK 6 387	85.0	42.5	\$7,454.93	\$1,500.00	\$0.00		\$8,954.93
18-645-2160	POST PROPERTY MGMT LLC ATTN: JESSE POST 504 EAST MAIN ST PIPESTONE MN 56164	NICHOLS ADD W 63 FT LOTS 1 & 2 BLK 7 393	63.0	31.5	\$5,525.42	\$1,500.00	\$0.00		\$7,025.42
18-645-2180	POST PROPERTY MGMT LLC ATTN: JESSE POST 504 EAST MAIN ST PIPESTONE MN 56164	NICHOLS ADD E 42 FT OF W 105 FT LOTS 1 & 2 BLK 7 394	42.0	42.0	\$7,367.22	\$1,500.00	\$0.00		\$8,867.22
18-645-2200	POST PROPERTY MGMT LLC ATTN: JESSE POST 504 EAST MAIN ST PIPESTONE MN 56164	NICHOLS ADD E 45 FT LOTS 1 & 2 BLK 7 395	45.0	45.0	\$7,893.45	\$1,500.00	\$0.00		\$9,393.45
18-645-2350	DANIELLE EVERS 318 2ND ST SE PIPESTONE MN 56164	NICHOLS ADD ALL EX E 70 FT LOTS 13, 14 & 15 BLK 7 400	80.0	80.0	\$10,000.00	\$1,500.00	\$0.00	\$6,400.00	\$17,900.00
18-645-2380	LISA K OLSON 324 2ND ST SE PIPESTONE MN 56164	NICHOLS ADD E 70 FT LOTS 13, 14 & 15 BLK 7 401	70.0	70.0	\$10,000.00	\$0.00	\$0.00		\$10,000.00
2ND STREET SE (NORTH SIDE) WEST TO EAST									
18-645-1270	TODD & SUSANNE ONKEN 401 NORTH WHITNI LANE SIOUX FALLS SD 57107	NICHOLS ADD W 90 FT LOTS 17 & 18 BLK 3	90.0	45.0	\$7,893.45	\$0.00	\$0.00		\$7,893.45
18-645-1290	T&R PROPERTIES OF PIPESTONE LLC ATTN: RICK & TERESA WHIPPLE 606 MAIN ST W PIPESTONE MN 56164	NICHOLS ADD E 60 FT LOTS 17 & 18 BLK 3	60.0	60.0	\$10,000.00	\$0.00	\$0.00		\$10,000.00
18-645-1370	MOSA, LLC 604 51ST ST PIPESTONE MN 56164	NICHOLS ADD W 50 FT LOTS 21 TO 24 BLK 3	50.0	50.0	\$8,770.50	\$1,500.00	\$0.00	\$3,600.00	\$13,870.50
18-645-1350	GARY A & NONA L POTTRATZ 217 2ND ST SE PIPESTONE MN 56164	NICHOLS ADD E 100 FT LOTS 23 & 24 BLK 3	100.0	50.0	\$5,000.00	\$0.00	\$0.00		\$5,000.00
18-645-0960	AMY R HUHNERKOCH & PAUL J LORANG 121 3RD AVE SE PIPESTONE MN 56164	NICHOLS ADD EX E 55 FT LOTS 16, 17 & 18 BLK 2 339	95.0	47.5	\$5,000.00	\$0.00	\$0.00		\$5,000.00
18-645-0990	POST PROPERTY MGMT LLC ATTN: JESSE POST 504 EAST MAIN ST PIPESTONE MN 56164	NICHOLS ADD E 55 FT LOTS 16, 17 & 18 BLK 2	55.0	55.0	\$9,647.55	\$1,500.00	\$0.00		\$11,147.55

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2023 STREET & UTILITY IMPROVEMENTS
PIPESTONE, MINNESOTA**

9/4/2025

GENERAL DESCRIPTION				STREET ASSESSMENT LENGTH (FT.)	STREET ASSESSMENT	SANITARY SEWER ASSESSMENT (PRIVATE)	WATER SYSTEM ASSESSMENT (PRIVATE)	OTHER DRIVEWAY ASSESSMENT	TOTAL ASSESSMENT
P.I.N.	TAXPAYER NAME & ADDRESS	LOT DESCRIPTION	FRONTAGE (FT.)						
18-645-1080	RODNEY D SMITH 313 2ND ST SE PIPESTONE MN 56164	NICHOLS ADD W 75 FT LOTS 23 & 24 BLK 2	75.0	75.0	\$175.41 \$10,000.00	\$ 2,500.00 \$1,900.00	\$ 2,000.00 \$0.00		\$11,900.00
18-645-1060	FEDERICO VILLA DAVILA & MARIA GUADALUPE ALMARAZ PACHECO 122 4TH AVE SE PIPESTONE MN 56164	NICHOLS ADD E 75 FT LOTS 23 & 24 BLK 2	75.0	37.5	\$6,577.88	\$1,500.00	\$0.00		\$8,077.88
MAIN STREET E (SOUTH SIDE) WEST TO EAST									
18-645-1200	WESTON MATTHIESEN 518 4TH AVE SW PIPESTONE MN 56164	NICHOLS ADD LOTS 9, 10, 11 & 12 EX THE S 45 FT OF EACH OF SAID LOTS 9-12 BLK 3	105.3	52.7	\$9,244.11	\$0.00	\$0.00		\$9,244.11
18-645-1180	<u>Taxpayer</u> MARY ANN BOLDEN C/O JENNIFER BOLDEN N6530 720TH STREET BELDENVILLE WI 54003 <u>Alternate Taxpayer</u> JENNIFER BOLDEN N6530 720TH STREET BELDENVILLE WI 54003 Additional Owner JIMMY BOLDEN JR 302 S MAIN ST APT 303 ALMA WI 54620	NICHOLS ADD LOTS 7 & 8 BLK 3	52.7	52.7	\$9,244.11	\$2,500.00	\$0.00		\$11,744.11
18-645-1170	MTCO REAL ESTATE, LLP 216 E MAIN ST PO BOX 707 PIPESTONE MN 56164	NICHOLS ADD LOT 6 BLK 3	26.3	26.3	\$4,613.28	\$2,500.00	\$0.00		\$7,113.28
18-645-1120	MTCO REAL ESTATE, LLP 216 E MAIN ST PO BOX 707 PIPESTONE MN 56164	NICHOLS ADD N 100 FT LOTS 1 & 2 & ALL LOTS 3, 4 & 5 BLK 3	131.7	65.9	\$5,000.00	\$0.00	\$0.00		\$5,000.00
18-645-0870	OSCAR N LOPEZ RAMIREZ 522 5TH STREET SE PIPESTONE MN 56164 Additional Owners MARTHA C RAMOS PEREZ 522 5TH ST SE PIPESTONE MN 56164	NICHOLS ADD N1/2 LOTS 10, 11 & 12 BLK 2	79.0	39.5	\$5,000.00	\$0.00	\$0.00		\$5,000.00
18-645-0840	TROY OLSON 310 MAIN ST E PIPESTONE MN 56164	NICHOLS ADD LOT 7 LESS E 4 FT 1 1/2 IN & ALL LOTS 8 & 9 EX W 20 FT OF S 75 FT LOT 9 BLK 2	74.7	74.7	\$10,000.00	\$0.00	\$0.00		\$10,000.00
18-645-0810	PIPESTONE DEVELOPMENT CO LLC 812 INDUSTRIAL ROAD PIPESTONE MN 56164	NICHOLS ADD LOTS 5 & 6 & E 4 FT 1 1/2 IN LOT 7 BLK 2	56.8	56.8	\$9,963.29	\$2,500.00	\$0.00		\$12,463.29
18-645-0790	DIANNE P KRACHT 1717 UNIVERSITY DR SE ST CLOUD MN 56304	NICHOLS ADD LOTS 3 & 4 BLK 2	52.7	52.7	\$9,244.11	\$0.00	\$0.00		

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P.I.N.	TAXPAYER NAME & ADDRESS	LOT DESCRIPTION	FRONTAGE (FT.)						
					\$175.41	\$ 2,500.00	\$ 2,000.00		
18-645-0750	LEONARDO MADRID ESPINOZA DE LOS MONTEROS 420 2ND AVE NE PIPESTONE MN 56164 Additional Owners LIZET MARGARITA JIMENEZ SANCHEZ 420 2ND AVENUE NE PIPESTONE MN 56164	NICHOLS ADD N 52 FT 9 IN OF LOTS 1 & 2 BLK 2 331	52.7	52.7	\$9,244.11	\$0.00	\$0.00		\$9,244.11
18-645-5870	POST PROPERTIES LLC C/O JESSE POST 504 EAST MAIN ST PIPESTONE MN 56164	NICHOLS ADD S 9 FT 5 IN OF LOT 13, EX E 100 FT & ALL EX E 100 FT LOTS 14 & 15 BLK 18	131.3	65.7	\$5,000.00	\$0.00	\$0.00		\$5,000.00
18-645-5900	MARSHA D MENDRO 418 E MAIN ST PIPESTONE MN 56164	NICHOLS ADD W 50 FT OF E 100 FT OF LOTS 13, 14, 15, 16, 17 & 18 BLK 18	50.0	50.0	\$1,113.50	\$0.00	\$0.00		\$1,113.50
18-645-5940	MARSHA D MENDRO 418 E MAIN ST PIPESTONE MN 56164	NICHOLS ADD E 50 FT OF LOT 13 & E 50 FT LOTS 14, 15, 16, 17 & 18 BLK 18	50.0	50.0	\$8,770.50	\$2,500.00	\$0.00		\$11,270.50
18-720-0760	<u>Taxpayer</u> VERNA W KRAGH 422 MAIN ST E PIPESTONE MN 56164 <u>Additional Owners</u> K-K TRUST (25% INT) 422 MAIN ST E PIPESTONE MN 56164 HEATH C POOR (12.5% INT) 422 MAIN ST E PIPESTONE MN 56164 CHAD A POOR (12.5% INT) 422 MAIN ST E PIPESTONE MN 56164 BETH MARIE LT POOR (25% INT) 2539 JAMES DR YUMA AZ 85365	SANFORDS ADD LOTS 4, 5 & 6 BLK 5	75.0	75.0	\$10,000.00	\$0.00	\$0.00		\$10,000.00
18-720-0730	HOUSING & REDEVELOPMENT AUTHOR 202 2ND AVE SW PIPESTONE MN 56164	SANFORDS ADD LOTS 1, 2 & 3 BLK 5	75.0	75.0	\$10,000.00	\$0.00	\$0.00		\$10,000.00
18-720-0870	STANNARD BUILDING LLC 504 MAIN STREET EAST PIPESTONE MN 56164	SANFORDS ADD LOTS 1 & 2 BLK 6	140.0	70.0	\$5,000.00	\$2,500.00	\$0.00		\$7,500.00
18-720-0990	MIGEL & MARIA GUARDADO 902 9TH AVE SW PIPESTONE MN 56164	SANFORDS ADD LOTS 13, 14 & 15 BLK 6	109.4	109.4	\$10,000.00	\$2,500.00	\$0.00		\$12,500.00

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P.I.N.	TAXPAYER NAME & ADDRESS	LOT DESCRIPTION	FRONTAGE (FT.)						
18-720-1020	GREAT NORTHERN RY CO-TAX DEPT PO BOX 961089 FORT WORTH TX 76161-0089	SANFORDS ADD LOTS 1, 2 & 3 BLK 7	120.8	60.4	\$10,594.76	\$ 2,500.00	\$ 2,000.00		\$10,594.76
18-720-1140	STAHL PROPERTY MGMT LLC 573 STATE HWY 30 PIPESTONE MN 56164	SANFORDS ADD LOTS 13, 14, 15, 16, 17 & 18 BLK 7	115.0	115.0	\$10,000.00	\$0.00	\$0.00		\$10,000.00
18-720-1290	TIMOTHY DEAN BRUNS 704 MAIN ST E PIPESTONE MN 56164	SANFORDS ADD ALL EX E 65 FT LOTS 1, 2 & 3 BLK 8	50.0	50.0	\$8,770.50	\$2,500.00	\$0.00		\$11,270.50
18-720-1260	LUANN'S PROPERTIES LLC 102 8TH AVE SE PIPESTONE MN 56164	SANFORDS ADD E 65 FT LOTS 1, 2 & 3 BLK 8 & W 10 FT OF THE VAC N/S ALLEY IN BLK 8	65.0	65.0	\$10,000.00	\$3,500.00	\$0.00		\$13,500.00
18-720-1450	LUANN'S PROPERTIES LLC 102 8TH AVE SE PIPESTONE MN 56164	SANFORDS ADD LOTS 13, 14, 15 & 16 BLK 8 & E 10 FT OF THE VAC N/S ALLEY IN BLK 8	150.0	75.0	\$10,000.00	\$0.00	\$0.00		\$10,000.00
MAIN STREET E (NORTH SIDE) WEST TO EAST									
18-645-0480	<u>Taxpayer# 2791</u> CCC REAL ESTATE HOLDING CO LLC 1981 MARCUS AVE SUITE 130 LAKE SUCCESS NY 11042 Alternate Taxpayer# 19634 KOEPP COMPANY 2582 MOSSY CREEK DR NE OWATONNA MN 55060	NICHOLS ADD W 20 FT OF N1/2 LOT 21 & N1/2 OF LOTS 22, 23, 24 & ALL LOTS 25, 26, 27 & 28 & VAC E 20 FT OF 2ND AVE NE ADJ TO LOT 28 & EX THE PUBLIC ST EASEMENT WHICH OVERLAPS N BOUNDARY OF BLK 1	125.3	125.3	\$21,978.87	\$0.00	\$0.00		\$21,978.87
18-645-0430	CITY OF PIPESTONE ATTN: CITY ADMINISTRATOR 119 2ND AVE SW PIPESTONE MN 56164	NICHOLS ADD S1/2 LOTS 17, 18, 19, 20, 21, 22, 23 & 24 BLK 1	210.7	105.4	\$18,488.21	\$0.00	\$0.00		\$18,488.21
18-645-0220	RAFEAL ASENCIO 303 MAIN ST E PIPESTONE MN 56164	NICHOLS ADD W1/2 OF S1/2 LOT 10 & S1/2 LOTS 11 & 12 EX THE N 37 FT OF LOTS 10, 11 & 12 BLK 1	65.8	65.8	\$10,000.00	\$2,500.00	\$0.00		\$12,500.00
18-645-0215	ABNER ASENCIO 303 E MAIN ST PIPESTONE MN 56164	NICHOLS ADD S1/2 LOTS 8 & 9 & E1/2 OF S1/2 LOT 10 EX THE N 27 FT BLK 1	65.8	65.8	\$10,000.00	\$0.00	\$0.00		\$10,000.00
18-645-0120	BLS INVESTMENTS LLC 431 181ST ST PIPESTONE MN 56164	NICHOLS ADD W 21 FT OF S1/2 LOT 6 & S1/2 LOT 7 BLK 1	47.4	47.4	\$8,314.43	\$0.00	\$0.00		\$8,314.43
18-645-0100	BLS INVESTMENTS LLC 431 181ST ST PIPESTONE MN 56164	NICHOLS ADD S1/2 LOT 5 & E 5 FT 4 1/2 IN OF S1/2 LOT 6 BLK 1	31.7	31.7	\$1,685.57	\$0.00	\$0.00		\$1,685.57
18-645-0090	STEVEN & DEBORAH PULSCHER 1100 CIRCLE DR FLANDREAU SD 57028	NICHOLS ADD S1/2 LOT 4 BLK 1	26.3	26.3	\$4,613.28	\$0.00	\$0.00		\$4,613.28
18-645-0040	JONATTAN & YENIFER DE LEON 716 3RD AVE SW PIPESTONE MN 56164	NICHOLS ADD S1/2 LOTS 2 & 3 BLK 1	52.7	52.7	\$9,244.11	\$0.00	\$0.00		\$9,244.11

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9/4/2025

GENERAL DESCRIPTION				STREET ASSESSMENT LENGTH (FT.)	STREET ASSESSMENT	SANITARY SEWER ASSESSMENT (PRIVATE)	WATER SYSTEM ASSESSMENT (PRIVATE)	OTHER DRIVEWAY ASSESSMENT	TOTAL ASSESSMENT
P.I.N.	TAXPAYER NAME & ADDRESS	LOT DESCRIPTION	FRONTAGE (FT.)						
18-645-0010	CARRIE J BACKER 323 E MAIN PIPESTONE MN 56164	NICHOLS ADD S1/2 LOT 1 BLK 1	26.3	26.3	\$175.41	\$ 2,500.00	\$ 2,000.00		\$7,113.28
18-645-5730	PROGRESS INC 101 4TH AVE NE PIPESTONE MN 56164	NICHOLS ADD W 100 FT OF S 11 FT 7 1/2 IN LOT 8 & W 100 FT LOTS 9 & 10 BLK 18	100.0	50.0	\$8,770.50	\$0.00	\$0.00		\$8,770.50
18-645-5760	PROGRESS INC 101 4TH AVE NE PIPESTONE MN 56164	NICHOLS ADD E 53 FT OF W 186 1/2 FT LOTS 6,7 & 8, EX S 11 FT 7 1/2 IN OF LOT 8, W 186.5 FT OF S 11 FT 7 1/2 IN LOT 8 & W 186.5 FT LOT 9 & W 186.5 FT OF THE N 16 FT OF LOT 10 EX W 100 FT OF S 11 FT 7 1/2 IN LOT 8 & EX W 100 FT LOT 9 & EX THE W 100 FT OF THE N 16 FT OF LOT 10 BLK 18 496 DOC# 183614	86.5	86.5	\$10,000.00	\$2,500.00	\$0.00		\$12,500.00
18-645-5820	DEAN & SANDRA FORD 417 MAIN ST E PIPESTONE MN 56164	NICHOLS ADD E 46 FT LOTS 6, 7, 8, 9 & E 46 FT X N 16 FT LOT 10 BLK 18	46.0	46.0	\$8,068.86	\$2,500.00	\$0.00		\$10,568.86
18-720-0660	DAYLON & BRIANA BEN 419 E MAIN ST PIPESTONE MN 56164	SANFORDS ADD LOTS 7,8 & W 15 FT LOT 9 & S 1/2 OF VACATED ALLEY ADJOIN BLK 4	65.0	65.0	\$10,000.00	\$2,500.00	\$0.00		\$12,500.00
18-720-0690	MATTHEW P RASCHKE 425 MAIN ST E PIPESTONE MN 56164	SANFORDS ADD E 10 FT LOT 9 & ALL LOTS 10, 11 & 12 & S HALF OF VACATED ALLEY ADJOINING BLK 4 567 DOC# 197719	85.0	85.0	\$10,000.00	\$2,500.00	\$0.00		\$12,500.00
18-720-0450	HIAWATHA MANOR INC 107 5TH AVE NE PO BOX 247 PIPESTONE MN 56164	SANFORDS ADD LOTS 7 & 8 BLK 3	140.0	70.0	\$10,000.00	\$0.00	\$0.00		\$10,000.00
18-720-0493	LOBOS Y AGUILAS, LLC 604 51ST ST PIPESTONE MN 56164	SANFORDS ADD THAT PART OF LOTS 14-16 & THE E1/2 OF THE ADJ VAC ALLEY OF BLK 3, BEG AT SW COR OF LOT 16 BLK 3, E 69.97 FT, N 61.08 FT, W 79.81 FT, S 60.12 FT, E 10 FT TO PT OF BEG 562C	79.8	79.8	\$10,000.00	\$2,500.00	\$0.00		\$12,500.00
18-720-0490	JASON A PANTEKOEK 451 3RD ST TROSKY MN 56144	SANFORDS ADD THAT PART OF LOTS 11-16, BLK 3 DESC AS: COMM AT SW COR OF LOT 16 BLK 3 TH N 88 DEGS 57 MINS 10 SECS E 69.97 FT TO POB; N 88 DEGS 57 MINS 10 SECS E 70.04 FT, N 00 DEGS 50 MINS 32 SECS W 84.30 FT; S 88 DEGS 49 MINS 10 SECS W 70.77 FT; S 01 DEGS 20 MINS 02 SECS E 84.14 FT TO SAID POB AND THE S 18.75 FT OF THE FOLLOWING DESC PROPERTY: THAT PART OF LOTS 11, 12, 13 BLK 3 DESC AS: COMM AT SW COR OF LOT 16 BLK 3 TH N 88 DEGS 57 MINS 10 SECS E 140.02 FT; N 00 DEGS 50 MINS 32 SECS W 84.30 FT TO POB; TH CONT N 00 DEGS 50 MINS 32 SECS W 65.69 FT TO AN IRON STAKE; S 88 DEGS 57 MINS 11 SECS W 102.29 FT; S 00 DEGS 53 MINS 51 SECS E 24.88 FT; S 38 DEGS 28 MINS 13 SECS E 51.60 FT; N 88 DEGS 49 MINS 10 SECS E 70.77 FT TO POB	70.0	70.0	\$10,000.00	\$0.00	\$0.00		\$10,000.00
18-720-0320	WESLEY & DEBORAH WOLFSWINKLE 1057 111TH ST PIPESTONE MN 56164	SANFORDS ADD THAT PART OF LOTS 5-8 LYING SE'LY OF RT OF WAY, THE W 35 FT OF LOTS 13-15 & THE VAC ALLEY BET SAID LOTS 5-8 & LOTS 13-15 BLK 2	125.6	125.6	\$10,000.00	\$2,500.00	\$0.00		\$12,500.00

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P.I.N.	TAXPAYER NAME & ADDRESS	LOT DESCRIPTION	FRONTAGE (FT.)						
18-720-0270	OLD BAILEY LLC 2959 CLEARWATER ROAD ST CLOUD MN 56301	SANFORDS ADD E OF RT OF WAY OF LOTS 9 TO 11 & E1/2 OF ALLEY ADJ LOT 12 & ALL LOT 12 & E 80 FT LOTS 13 TO 15 & ADJ ST E OF LOTS 12 TO 15 BLK 2	105.0	105.0	\$18,418.05	\$ 0.00	\$ 2,000.00		\$18,418.05
18-720-0080	MICHAEL D RUSTAD 701 MAIN ST E PIPESTONE MN 56164	SANFORDS ADD BEG AT THE NW COR OF LOT 4 BLK 1, SANFORDS ADD, SAID COR IS ON THE S LINE OF LOT 3, W'LY 31 FT, S'LY & PARALLEL WITH THE W LINE OF BLK 1 A DIST OF 100 FT TO THE W'LY EXT OF S LINE, E'LY 31 FT TO SW COR OF LOT 7 BLK 1, N'LY ALONG W LINE OF LOTS 4, 5, 6 & 7 A DIST OF 100 FT TO POB & ALL LOTS 4, 5, 6 & 7 EX THE E 65 FT BLK 1	81.0	81.0	\$10,000.00	\$2,500.00	\$ 0.00		\$12,500.00
18-720-0040	MICHAEL RUSTAD 701 MAIN ST E PIPESTONE MN 56164	SANFORDS ADD E 65 FT LOTS 4, 5, 6 & 7 BLK 1	65.0	65.0	\$10,000.00	\$ 0.00	\$ 0.00		\$10,000.00
18-720-0160	O'SHAY PROPERTIES, LLC 624 111TH ST PIPESTONE MN 56164	SANFORDS ADD LOTS 12, 13 & 14 BLK 1	140.0	70.0	\$10,000.00	\$3,500.00	\$ 0.00		\$13,500.00
3RD AVENUE SE (WEST SIDE) SOUTH TO NORTH									
18-645-1350	GARY A & NONA L POTTRATZ 217 2ND ST SE PIPESTONE MN 56164	NICHOLS ADD E 100 FT LOTS 23 & 24 BLK 3	50.0	50.0	\$8,770.50	\$ 0.00	\$ 0.00		\$8,770.50
18-645-1330	ROSS J LANGE 120 3RD AVE SE PIPESTONE MN 56164	NICHOLS ADD E 100 FT LOTS 21 & 22 BLK 3	50.0	50.0	\$8,770.50	\$2,000.00	\$ 0.00		\$10,770.50
18-645-1310	HL & DJ PROPERTIES LLC 1152 US HWY 75 PIPESTONE MN 56164	NICHOLS ADD LOTS 19 & 20 BLK 3	50.0	50.0	\$8,770.50	\$2,000.00	\$ 0.00		\$10,770.50
18-645-1100	MTCO REAL ESTATE, LLP 216 E MAIN ST PO BOX 707 PIPESTONE MN 56164	NICHOLS ADD S 50 FT LOTS 1 & 2 BLK 3	50.0	50.0	\$5,000.00	\$ 0.00	\$ 0.00		\$5,000.00
18-645-1120	MTCO REAL ESTATE, LLP 216 E MAIN ST PO BOX 707 PIPESTONE MN 56164	NICHOLS ADD N 100 FT LOTS 1 & 2 & ALL LOTS 3, 4 & 5 BLK 3	100.0	100.0	\$10,000.00	\$ 0.00	\$ 0.00		\$10,000.00
3RD AVENUE SE (EAST SIDE) SOUTH TO NORTH									
18-645-0960	AMY R HUHNERKOCH & PAUL J LORANG 121 3RD AVE SE PIPESTONE MN 56164	NICHOLS ADD EX E 55 FT LOTS 16, 17 & 18 BLK 2 339	75.0	75.0	\$10,000.00	\$2,000.00	\$2,750.00		\$14,750.00
18-645-0930	MATTHEW & TIFFANY GARDNER 115 3RD AVE SE PIPESTONE MN 56164	NICHOLS ADD LOTS 13, 14 & 15 BLK 2	75.0	75.0	\$10,000.00	\$2,000.00	\$2,750.00		\$14,750.00
18-645-0900	MATT & TIFFANY GARDNER 107 3RD AVE SE PIPESTONE MN 56164	NICHOLS ADD S1/2 LOTS 10, 11 & 12 BLK 2	75.0	75.0	\$10,000.00	\$2,000.00	\$ 0.00		\$12,000.00

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9/4/2025

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P.I.N.	TAXPAYER NAME & ADDRESS	LOT DESCRIPTION	FRONTAGE (FT.)						
					\$175.41	\$ 2,500.00	\$ 2,000.00		
18-645-0870	OSCAR N LOPEZ RAMIREZ 522 5TH ST SE PIPESTONE MN 56164 ADDITIONAL OWNER MARTHA C RAMOS PEREZ 522 5TH ST SE PIPESTONE MN 56164	NICHOLS ADD N1/2 LOTS 10, 11 & 12 BLK 2	75.0	75.0	\$10,000.00	\$3,500.00	\$0.00		\$13,500.00
4TH AVENUE SE (WEST SIDE) SOUTH TO NORTH									
18-645-1060	FEDERICO VILLA DAVILA & MARIA GUADALUPE ALMARAZ PACHECO 122 4TH AVE SE PIPESTONE MN 56164	NICHOLS ADD E 75 FT LOTS 23 & 24 BLK 2	50.0	50.0	\$8,770.50	\$1,200.00	\$0.00		\$9,970.50
18-645-1040	GARY L & MARGE VANDEVOORT 118 4TH AVE SE PIPESTONE MN 56164	NICHOLS ADD LOTS 21 & 22 BLK 2	50.0	50.0	\$8,770.50	\$1,200.00	\$0.00		\$9,970.50
18-645-1020	GERALD MICHAEL CHRISTENSEN 114 4TH AVE SE PIPESTONE MN 56164	NICHOLS ADD LOTS 19 & 20 BLK 2	50.0	50.0	\$8,770.50	\$0.00	\$0.00		\$8,770.50
18-645-0770	CHARLES A HUMMEL C/O CHRISTOPHER HUMMEL 108 2ND ST W JASPER MN 56144	NICHOLS ADD EX N 52 FT 9 IN OF LOTS 1 & 2 BLK 2	97.3	97.3	\$10,000.00	\$0.00	\$0.00		\$10,000.00
18-645-0750	LEONARDO MADRID ESPINOZA DE LOS MONTEROS 420 2ND AVE NE PIPESTONE MN 56164 ADDITIONAL OWNERS LIZET MARGARITA JIMENEZ SANCHEZ 420 2ND AVE NE PIPESTONE MN 56164	NICHOLS ADD N 52 FT 9 IN OF LOTS 1 & 2 BLK 2 331	52.8	26.4	\$4,630.82	\$0.00	\$0.00		\$4,630.82
4TH AVENUE SE (EAST SIDE) SOUTH TO NORTH									
18-645-6100	DAVID L AND KATHRYN A KOR 321 5TH AVE SE PIPESTONE MN 56164	NICHOLS ADD W 58 FT LESS N 12 FT LOT 21 & W 58 FT OF LOTS 22, 23, 24 & 25 EX THAT PART OF LOT 25 LYNG S OF A LINE COMM AT A MONUMENT ON THE W LINE THEREOF 10.17 FT N OF THE SW COR OF SAID LOT 25 & RUNNING E TO SW COR OF BLK 5 OF SANFORDS ADD, ALL IN BLK 18 OF NICHOLS ADD	110.5	55.3	\$5,000.00	\$0.00	\$2,000.00		\$7,000.00
18-645-6070	LUCAS EISCHENS 113 4TH AVE SE PIPESTONE MN 56164	NICHOLS ADD LOTS 19, 20 & N 12 FT LOT 21 & S 7 FT 9 IN OF LOT 17 EX E 100 FT AND ALL EX E 100 FT LOT 18 BLK 18	98.9	98.9	\$10,000.00	\$0.00	\$0.00		\$10,000.00
18-645-6030	AMANDA OLBERDING 105 4TH AVE SE PIPESTONE MN 56164	NICHOLS ADD ALL EX E 100 FT LOT 16 & N 18 FT 7 1/2 IN LOT 17 EX E 100 FT LOT 17 BLK 18 501	45.0	45.0	\$7,893.45	\$1,200.00	\$0.00		\$9,093.45
18-645-5870	POST PROPERTIES LLC C/O JESSE POST 504 E MAIN ST PIPESTONE MN 56164	NICHOLS ADD S 9 FT 5 IN OF LOT 13, EX E 100 FT & ALL EX E 100 FT LOTS 14 & 15 BLK 18	62.2	62.2	\$10,000.00	\$0.00	\$0.00		\$10,000.00

**FINAL ASSESSMENT ROLL
2023 STREET & UTILITY IMPROVEMENTS
PIPESTONE, MINNESOTA**

9/4/2025

GENERAL DESCRIPTION				STREET ASSESSMENT LENGTH (FT.)	STREET ASSESSMENT	SANITARY SEWER ASSESSMENT (PRIVATE)	WATER SYSTEM ASSESSMENT (PRIVATE)	OTHER DRIVEWAY ASSESSMENT	TOTAL ASSESSMENT
P.I.N.	TAXPAYER NAME & ADDRESS	LOT DESCRIPTION	FRONTAGE (FT.)						
5TH AVENUE SE (WEST SIDE) SOUTH TO NORTH					\$175.41	\$ 2,500.00	\$ 2,000.00		
18-720-0830	CHRIS & MICHAEL AGRESTO 118 5TH AVE SE PIPESTONE MN 56164	SANFORDS ADD S 100 FT LOTS 11 & 12 BLK 5	100.0	50.0	\$8,770.50	\$0.00	\$0.00		\$8,770.50
18-720-0850	MICHAEL AGRESTO 118 5TH AVE SE PIPESTONE MN 56164	SANFORDS ADD N 50 FT LOTS 11 & 12 BLK 5	50.0	50.0	\$8,770.50	\$1,000.00	\$1,200.00		\$10,970.50
18-720-0730	HOUSING & REDEVELOPMENT AUTHOR 202 2ND AVE SW PIPESTONE MN 56164	SANFORDS ADD LOTS 1, 2 & 3 BLK 5	150.0	75.0	\$5,000.00	\$0.00	\$0.00		\$5,000.00
5TH AVENUE SE (EAST SIDE) SOUTH TO NORTH									
18-720-0950	GREAT NORTHERN RY CO-TAX DEPT PO BOX 961089 FORT WORTH TX 76161-0089	SANFORDS ADD LOTS 9, 10, 11 & 12 BLK 6	125.0	125.0	\$21,926.25	\$0.00	\$0.00		\$21,926.25
18-720-0910	SHANE R ZUEHLSORFF 109 5TH AVE SE PIPESTONE MN 56164	SANFORDS ADD LOTS 5, 6, 7 & 8 BLK 6	75.0	75.0	\$10,000.00	\$1,000.00	\$0.00	\$9,150.00	\$20,150.00
18-720-0890	NAOMI M GEARHART 107 5TH AVE SE PIPESTONE MN 56164	SANFORDS ADD LOTS 3 & 4 BLK 6	50.0	50.0	\$8,770.50	\$1,000.00	\$0.00	\$4,900.00	\$14,670.50
18-720-0870	STANNARD BUILDING LLC 504 MAIN STREET EAST PIPESTONE MN 56164	SANFORDS ADD LOTS 1 & 2 BLK 6	66.6	66.6	\$10,000.00	\$0.00	\$0.00		\$10,000.00
6TH AVENUE SE (WEST SIDE) SOUTH TO NORTH									
18-720-2370	CHARLENE K KRUSE 228 6TH AVE SE PIPESTONE MN 56164	SANFORDS ADD LOTS 23 & 24 BLK 11 & E1/2 OF VAC ALLEY RUNNING N/S	50.0	50.0	\$8,770.50	\$2,500.00	\$0.00		\$11,270.50
18-720-2350	SHAWN M & MARIA G JOHNSON 1546 40TH AVE PIPESTONE MN 56164	SANFORDS ADD LOTS 21 & 22 BLK 11 & E1/2 OF VAC ALLEY RUNNING N/S	50.0	50.0	\$8,770.50	\$2,500.00	\$0.00	\$1,500.00	\$12,770.50
18-720-2330	SHARI S EDMUNDSON & CORY A SCHUMANN 220 6TH AVE SE PIPESTONE MN 56164	SANFORDS ADD LOTS 19 & 20 & E1/2 OF VAC ALLEY RUNNING N/S BLK 11	50.0	50.0	\$8,770.50	\$2,500.00	\$0.00	\$3,000.00	\$14,270.50
18-720-2310	JUAN PEDRO GARCIA 216 6TH AVE SE PIPESTONE MN 56164	SANFORDS ADD LOTS 17 & 18 BLK 11 & E1/2 OF VAC ALLEY RUNNING N/S	50.0	50.0	\$8,770.50	\$0.00	\$0.00		\$8,770.50
18-720-2290	GABINO MALDONADO 5011 WEST 16TH PLACE SIOUX FALLS SD 57106	SANFORDS ADD LOTS 15 & 16 BLK 11 & E1/2 OF VAC ALLEY RUNNING N/S	50.0	50.0	\$8,770.50	\$2,500.00	\$0.00		\$11,270.50
18-720-2270	KWW PROPERTIES, LLC 416 14TH ST SW PIPESTONE MN 56164	SANFORDS ADD LOTS 13 & 14 BLK 11 & E/2 OF VAC ALLEY RUNNING N/S	66.5	66.5	\$10,000.00	\$0.00	\$0.00		\$10,000.00
18-720-1000	KWW PROPERTIES, LLC 416 14TH ST SW PIPESTONE MN 56164	SANFORDS ADD LOTS 18 TO 24 E OF RAILROAD BLK 6	158.3	79.2	\$5,000.00	\$0.00	\$0.00		\$5,000.00
6TH AVENUE SE (EAST SIDE) SOUTH TO NORTH									
18-720-1990	SALLY WHITTLE 603 3RD ST SE PIPESTONE MN 56164	SANFORDS ADD S 4 FT LOT 10 & ALL LOTS 11 & 12 BLK 10 613	54.0	54.0	\$9,472.14	\$2,500.00	\$0.00		\$11,972.14

**FINAL ASSESSMENT ROLL
2023 STREET & UTILITY IMPROVEMENTS
PIPESTONE, MINNESOTA**

9/4/2025

GENERAL DESCRIPTION				STREET ASSESSMENT LENGTH (FT.)	STREET ASSESSMENT	SANITARY SEWER ASSESSMENT (PRIVATE)	WATER SYSTEM ASSESSMENT (PRIVATE)	OTHER DRIVEWAY ASSESSMENT	TOTAL ASSESSMENT
P.I.N.	TAXPAYER NAME & ADDRESS	LOT DESCRIPTION	FRONTAGE (FT.)						
18-720-1970	T&R PROP. OF PIPESTONE LLC ATTN: RICK & TERESA WHIPPLE 606 MAIN ST W PIPESTONE MN 56164	SANFORDS ADD LOTS 9 & 10 EX 5 4 FT OF LOT 10 BLK 10 612	46.0	46.0	\$175.41 \$8,068.86	\$ 2,500.00 \$1,500.00	\$ 2,000.00 \$4,500.00	\$2,700.00	\$16,768.86
18-720-1940	ADELINA NUNEZ 215 6TH AVE SE PIPESTONE MN 56164	SANFORDS ADD LOTS 6, 7 & 8 BLK 10	75.0	75.0	\$10,000.00	\$2,500.00	\$2,000.00		\$14,500.00
18-720-1910	ALPHONSE F & MICHELLE L WINTER 2094 US HWY 75 PIPESTONE MN 56164	SANFORDS ADD S1/2 LOT 3 & ALL LOTS 4 & 5 BLK 10 610	62.5	62.5	\$10,000.00	\$0.00	\$0.00		\$10,000.00
18-720-1880	CHARLES JACKSON & SUSAN MOFFAT 203 6TH AVE SE PIPESTONE MN 56164	SANFORDS ADD LOTS 1, 2 & N1/2 LOT 3 BLK 10	79.0	79.0	\$10,000.00	\$2,500.00	\$2,000.00		\$14,500.00
18-720-1110	TAYLOR SWENSON 123 6TH AVE SE PIPESTONE MN 56164	SANFORDS ADD LOTS 10, 11 & 12 BLK 7	75.0	75.0	\$10,000.00	\$2,500.00	\$0.00		\$12,500.00
18-720-1080	<u>Taxpayer</u> GARY HABBEN C/O BILL HABBEN 417 N SPRING ST LUIVERNE MN 56156 <u>Alternate Taxpayer</u> BILL HABBEN 417 N SPRING ST LUIVERNE MN 56156	SANFORDS ADD LOTS 7, 8 & 9 BLK 7	75.0	75.0	\$10,000.00	\$0.00	\$0.00		\$10,000.00
18-720-1050	HL & DJ PROPERTIES LLC 1152 US HWY 75 PIPESTONE MN 56164	SANFORDS ADD LOTS 4, 5 & 6 BLK 7	75.0	75.0	\$10,000.00	\$2,500.00	\$0.00		\$12,500.00
18-720-1020	GREAT NORTHERN RY CO-TAX DEPT PO BOX 961089 FORT WORTH TX 76161-0089	SANFORDS ADD LOTS 1, 2 & 3 BLK 7	60.9	60.9	\$10,682.47	\$0.00	\$0.00		\$10,682.47
TOTAL FINAL ASSESSMENTS			7,714.8	6,450.9	\$901,588.82	\$109,000.00	\$17,200.00	\$33,750.00	\$1,061,538.82

**FINAL ASSESSMENT ROLL
2023 STREET & UTILITY IMPROVEMENTS - 7TH AVENUE SW
PIPESTONE, MINNESOTA**

9/8/2025

GENERAL DESCRIPTION							
P.I.N.	TAXPAYER NAME & ADDRESS	LOT DESCRIPTION	FRONTAGE (FT.)	STREET ASSESSMENT LENGTH (FT.)	STREET ASSESSMENT	DRIVEWAY ASSESSMENT	TOTAL ASSESSMENT
					\$175.41		
7TH AVENUE SW (WEST SIDE) SOUTH TO NORTH							
18-685-0980	RONALD C & JUNE A DETERS 701 3RD ST SW PIPESTONE MN 56164	PARK ADD E 53 1/2 FT OF S 80 FT & 9 FT VAC AVE ADJ LOT 24 981	80.0	40.0	\$7,016.40		\$7,016.40
18-685-1000	DEZIRAE F & BRADLEY E STEELE 210 7TH AVE SW PIPESTONE MN 56164	PARK ADD N 78 FT OF E 118 1/2 FT OF S1/2 & 9 FT VAC AVE ADJ LOT 24 982	78.0	78.0	\$10,000.00		\$10,000.00
18-685-0960	SUZANNE M STEUCK 204 7TH AVE SW PIPESTONE MN 56164	PARK ADD E 50 FT OF S 70 FT OF N1/2 & 9 FT VAC AVE ADJ LOT 24 980	70.0	70.0	\$10,000.00		\$10,000.00
18-685-0940	<u>Taxpayer #20168</u> ALAN K MITCHELL 1100 CIRCLE DRIVE FLANDREAU SD 57028 <u>Alternate Taxpayer #14541</u> DEBORAH GRACE ANN PULSCHER 1100 CIRCLE DR FLANDREAU SD 57028	PARK ADD E 50 FT OF N 88 FT & 9 FT VAC AVE ADJ LOT 24 979	88.0	44.0	\$7,718.04		\$7,718.04
7TH AVENUE SW (EAST SIDE) SOUTH TO NORTH							
18-380-0520	<u>TAXPAYER #744</u> MINISTERIO MISIONERO MUNDIAL, INC 623 3RD ST SW PIPESTONE MN 56164 <u>ADDITIONAL OWNER</u> JOEL ORTEGA GUZMAN 623 3RD ST SW PIPESTONE MN 56164	CORBETTS ADD W 50 FT OF SW1/4 BLK 3 & S1/2 VAC ALLEY LYING N OF SAID TR 842A	158.0	158.0	\$10,000.00		\$10,000.00
18-380-0500	RACHEL M MARTIN 209 7TH AVENUE SW PIPESTONE MN 56164	CORBETTS ADD S 60 FT OF W 75 FT OF NW1/4 BLK 3 841	60.0	60.0	\$10,000.00	\$3,000.00	\$13,000.00
18-380-0490	DAVID J DIMOND 473 40TH AVE JASPER MN 56144-3014	CORBETTS ADD N 90 FT OF W 75 FT OF NW1/4 BLK 3 840	90.0	90.0	\$10,000.00		\$10,000.00
TOTAL FINAL ASSESSMENTS			624.0	540.0	\$64,734.44	\$3,000.00	\$67,734.44

**FINAL ASSESSMENT ROLL
2023 STREET & UTILITY IMPROVEMENTS
PIPESTONE, MINNESOTA**

9/4/2025

GENERAL DESCRIPTION				STREET ASSESSMENT LENGTH (FT.)	STREET ASSESSMENT	SANITARY SEWER ASSESSMENT (PRIVATE)	WATER SYSTEM ASSESSMENT (PRIVATE)	OTHER DRIVEWAY ASSESSMENT	TOTAL ASSESSMENT	PERCENT STREET ASSESSMENT TO MARKET VALUE	MARKET VALUE
P.I.N.	TAXPAYER NAME & ADDRESS	LOT DESCRIPTION	FRONTAGE (FT.)								
2ND STREET SE (SOUTH SIDE) WEST TO EAST											
18-645-1870	ERICK O URQUIA MAIRENA SR 413 2ND STREET JACKSON MN 56143	NICHOLS ADD LOTS 1 & 2 BLK 6	150.0	150.0	\$26,311.50	\$2,500.00	\$0.00		\$28,811.50	49%	\$53,500.00
18-645-2025	PATRICIA K CLARK 216 2ND ST SE PIPESTONE MN 56164	NICHOLS ADD THE W 65 FT OF LOTS 13, 14 & 15 BLK 6 388	65.0	65.0	\$11,401.65	\$1,500.00	\$0.00	\$2,500.00	\$15,401.65	11%	\$101,600.00
18-645-2000	BENJAMIN D KARELS 218 2ND ST SE PIPESTONE MN 56164	NICHOLS ADD THE E 85 FT OF LOTS 13, 14 & 15 BLK 6 387	85.0	42.5	\$7,454.93	\$1,500.00	\$0.00		\$8,954.93	8%	\$93,800.00
18-645-2160	POST PROPERTY MGMT LLC ATTN: JESSE POST 504 EAST MAIN ST PIPESTONE MN 56164	NICHOLS ADD W 63 FT LOTS 1 & 2 BLK 7 393	63.0	31.5	\$5,525.42	\$1,500.00	\$0.00		\$7,025.42	6%	\$99,200.00
18-645-2180	POST PROPERTY MGMT LLC ATTN: JESSE POST 504 EAST MAIN ST PIPESTONE MN 56164	NICHOLS ADD E 42 FT OF W 105 FT LOTS 1 & 2 BLK 7 394	42.0	42.0	\$7,367.22	\$1,500.00	\$0.00		\$8,867.22	7%	\$99,200.00
18-645-2200	POST PROPERTY MGMT LLC ATTN: JESSE POST 504 EAST MAIN ST PIPESTONE MN 56164	NICHOLS ADD E 45 FT LOTS 1 & 2 BLK 7 395	45.0	45.0	\$7,893.45	\$1,500.00	\$0.00		\$9,393.45	17%	\$47,300.00
18-645-2350	DANIELLE EVERS 318 2ND ST SE PIPESTONE MN 56164	NICHOLS ADD ALL EX E 70 FT LOTS 13, 14 & 15 BLK 7 400	80.0	80.0	\$14,032.80	\$1,500.00	\$0.00	\$6,400.00	\$21,932.80	15%	\$96,400.00
18-645-2380	LISA K OLSON 324 2ND ST SE PIPESTONE MN 56164	NICHOLS ADD E 70 FT LOTS 13, 14 & 15 BLK 7 401	70.0	70.0	\$12,278.70	\$0.00	\$0.00		\$12,278.70	11%	\$111,000.00
2ND STREET SE (NORTH SIDE) WEST TO EAST											
18-645-1270	TODD & SUSANNE ONKEN 401 NORTH WHITNI LANE SIOUX FALLS SD 57107	NICHOLS ADD W 90 FT LOTS 17 & 18 BLK 3	90.0	45.0	\$7,893.45	\$0.00	\$0.00		\$7,893.45	9%	\$87,800.00
18-645-1290	T&R PROPERTIES OF PIPESTONE LLC ATTN: RICK & TERESA WHIPPLE 606 MAIN ST W PIPESTONE MN 56164	NICHOLS ADD E 60 FT LOTS 17 & 18 BLK 3	60.0	60.0	\$10,524.60	\$0.00	\$0.00		\$10,524.60	5%	\$227,100.00
18-645-1370	MOSA, LLC 604 51ST ST PIPESTONE MN 56164	NICHOLS ADD W 50 FT LOTS 21 TO 24 BLK 3	50.0	50.0	\$8,770.50	\$1,500.00	\$0.00	\$3,600.00	\$13,870.50	13%	\$65,900.00
18-645-1350	GARY A & NONA L POTTRATZ 217 2ND ST SE PIPESTONE MN 56164	NICHOLS ADD E 100 FT LOTS 23 & 24 BLK 3	100.0	50.0	\$8,770.50	\$0.00	\$0.00		\$8,770.50	10%	\$89,400.00
18-645-0960	AMY R HUHNKOCH & PAUL J LORANG 121 3RD AVE SE PIPESTONE MN 56164	NICHOLS ADD EX E 55 FT LOTS 16, 17 & 18 BLK 2 339	95.0	47.5	\$8,331.98	\$0.00	\$0.00		\$8,331.98	5%	\$153,600.00
18-645-0990	POST PROPERTY MGMT LLC ATTN: JESSE POST 504 EAST MAIN ST PIPESTONE MN 56164	NICHOLS ADD E 55 FT LOTS 16, 17 & 18 BLK 2	55.0	55.0	\$9,647.55	\$1,500.00	\$0.00		\$11,147.55	19%	\$51,900.00

**FINAL ASSESSMENT ROLL
2023 STREET & UTILITY IMPROVEMENTS
PIPESTONE, MINNESOTA**

9/4/2025

GENERAL DESCRIPTION				STREET ASSESSMENT LENGTH (FT.)	STREET ASSESSMENT	SANITARY SEWER ASSESSMENT (PRIVATE)	WATER SYSTEM ASSESSMENT (PRIVATE)	OTHER DRIVEWAY ASSESSMENT	TOTAL ASSESSMENT	PERCENT STREET ASSESSMENT TO MARKET VALUE	MARKET VALUE
P.I.N.	TAXPAYER NAME & ADDRESS	LOT DESCRIPTION	FRONTAGE (FT.)								
18-645-1080	RODNEY D SMITH 313 2ND ST SE PIPESTONE MN 56164	NICHOLS ADD W 75 FT LOTS 23 & 24 BLK 2	75.0	75.0	\$13,155.75	\$1,900.00	\$0.00		\$15,055.75	12%	\$106,400.00
18-645-1060	FEDERICO VILLA DAVILA & MARIA GUADALUPE ALMARAZ PACHECO 122 4TH AVE SE PIPESTONE MN 56164	NICHOLS ADD E 75 FT LOTS 23 & 24 BLK 2	75.0	37.5	\$6,577.88	\$1,500.00	\$0.00		\$8,077.88	8%	\$86,700.00
18-645-6100	DAVID L AND KATHRYN A KOR 321 5TH AVE SE PIPESTONE MN 56164	NICHOLS ADD W 58 FT LESS N 12 FT LOT 21 & W 58 FT OF LOTS 22, 23, 24 & 25 EX THAT PART OF LOT 25 LYNG S OF A LINE COMM AT A MONUMENT ON THE W LINE THEREOF 10.17 FT N OF THE SW COR OF SAID LOT 25 & RUNNING E TO SW COR OF BLK 5 OF SANFORDS ADD, ALL IN BLK 18 OF NICHOLS ADD	110.5	55.3	\$9,700.17	\$0.00	\$0.00		\$9,700.17	14%	\$70,700.00
MAIN STREET E (SOUTH SIDE) WEST TO EAST											
18-645-1200	WESTON MATTHIESEN 518 4TH AVE SW PIPESTONE MN 56164	NICHOLS ADD LOTS 9, 10, 11 & 12 EX THE S 45 FT OF EACH OF SAID LOTS 9-12 BLK 3	105.3	52.7	\$9,244.11	\$0.00	\$0.00		\$9,244.11	17%	\$55,200.00
18-645-1180	<u>Taxpayer</u> MARY ANN BOLDEN C/O JENNIFER BOLDEN N6530 720TH STREET BELDENVILLE WI 54003 <u>Alternate Taxpayer</u> JENNIFER BOLDEN N6530 720TH STREET BELDENVILLE WI 54003 Additional Owner JIMMY BOLDEN JR 302 S MAIN ST APT 303 ALMA WI 54620	NICHOLS ADD LOTS 7 & 8 BLK 3	52.7	52.7	\$9,244.11	\$2,500.00	\$0.00		\$11,744.11	57%	\$16,300.00
18-645-1170	MTCO REAL ESTATE, LLP 216 E MAIN ST PO BOX 707 PIPESTONE MN 56164	NICHOLS ADD LOT 6 BLK 3	26.3	26.3	\$4,613.28	\$2,500.00	\$0.00		\$7,113.28	26%	\$17,500.00
18-645-1120	MTCO REAL ESTATE, LLP 216 E MAIN ST PO BOX 707 PIPESTONE MN 56164	NICHOLS ADD N 100 FT LOTS 1 & 2 & ALL LOTS 3, 4 & 5 BLK 3	131.7	65.9	\$11,559.52	\$2,500.00	\$0.00		\$14,059.52	5%	\$240,600.00
18-645-0870	OSCAR N LOPEZ RAMIREZ 522 5TH STREET SE PIPESTONE MN 56164 Additional Owners MARTHA C RAMOS PEREZ 522 5TH ST SE PIPESTONE MN 56164	NICHOLS ADD N1/2 LOTS 10, 11 & 12 BLK 2	79.0	39.5	\$6,928.70	\$0.00	\$0.00		\$6,928.70	16%	\$43,700.00
18-645-0840	TROY OLSON 310 MAIN ST E PIPESTONE MN 56164	NICHOLS ADD LOT 7 LESS E 4 FT 1 1/2 IN & ALL LOTS 8 & 9 EX W 20 FT OF S 75 FT LOT 9 BLK 2	74.7	74.7	\$13,103.13	\$0.00	\$0.00		\$13,103.13	20%	\$64,500.00

**FINAL ASSESSMENT ROLL
2023 STREET & UTILITY IMPROVEMENTS
PIPESTONE, MINNESOTA**

9/4/2025

GENERAL DESCRIPTION				STREET ASSESSMENT LENGTH (FT.)	STREET ASSESSMENT	SANITARY SEWER ASSESSMENT (PRIVATE)	WATER SYSTEM ASSESSMENT (PRIVATE)	OTHER DRIVEWAY ASSESSMENT	TOTAL ASSESSMENT	PERCENT STREET ASSESSMENT TO MARKET VALUE	MARKET VALUE
P.I.N.	TAXPAYER NAME & ADDRESS	LOT DESCRIPTION	FRONTAGE (FT.)								
					\$175.41	\$ 2,500.00	\$ 2,000.00				
18-645-0810	PIPESTONE DEVELOPMENT CO LLC 812 INDUSTRIAL ROAD PIPESTONE MN 56164	NICHOLS ADD LOTS 5 & 6 & E 4 FT 1 1/2 IN LOT 7 BLK 2	56.8	56.8	\$9,963.29	\$2,500.00	\$0.00		\$12,463.29	7%	\$148,800.00
18-645-0790	DIANNE P KRACHT 1717 UNIVERSITY DR SE ST CLOUD MN 56304	NICHOLS ADD LOTS 3 & 4 BLK 2	52.7	52.7	\$9,244.11	\$0.00	\$0.00		\$9,244.11	127%	\$7,300.00
18-645-0750	LEONARDO MADRID ESPINOZA DE LOS MONTEROS 420 2ND AVE NE PIPESTONE MN 56164 Additional Owners LIZET MARGARITA JIMENEZ SANCHEZ 420 2ND AVENUE NE PIPESTONE MN 56164	NICHOLS ADD N 52 FT 9 IN OF LOTS 1 & 2 BLK 2 331	52.7	52.7	\$9,244.11	\$0.00	\$0.00		\$9,244.11	24%	\$38,000.00
18-645-5870	POST PROPERTIES LLC C/O JESSE POST 504 EAST MAIN ST PIPESTONE MN 56164	NICHOLS ADD S 9 FT 5 IN OF LOT 13, EX E 100 FT & ALL EX E 100 FT LOTS 14 & 15 BLK 18	131.3	65.7	\$11,524.44	\$0.00	\$0.00		\$11,524.44	14%	\$80,500.00
18-645-5900	MARSHA D MENDRO 418 E MAIN ST PIPESTONE MN 56164	NICHOLS ADD W 50 FT OF E 100 FT OF LOTS 13, 14, 15, 16, 17 & 18 BLK 18	50.0	50.0	\$8,770.50	\$0.00	\$0.00		\$8,770.50	149%	\$5,900.00
18-645-5940	MARSHA D MENDRO 418 E MAIN ST PIPESTONE MN 56164	NICHOLS ADD E 50 FT OF LOT 13 & E 50 FT LOTS 14, 15, 16, 17 & 18 BLK 18	50.0	50.0	\$8,770.50	\$2,500.00	\$0.00		\$11,270.50	13%	\$67,200.00
18-720-0760	<u>Taxpayer</u> VERNA W KRAGH 422 MAIN ST E PIPESTONE MN 56164 <u>Additional Owners</u> K-K TRUST (25% INT) 422 MAIN ST E PIPESTONE MN 56164 HEATH C POOR (12.5% INT) 422 MAIN ST E PIPESTONE MN 56164 CHAD A POOR (12.5% INT) 422 MAIN ST E PIPESTONE MN 56164 BETH MARIE LT POOR (25% INT) 2539 JAMES DR YUMA AZ 85365	SANFORDS ADD LOTS 4, 5 & 6 BLK 5	75.0	75.0	\$13,155.75	\$0.00	\$0.00		\$13,155.75	30%	\$44,500.00
18-720-0730	HOUSING & REDEVELOPMENT AUTHOR 202 2ND AVE SW PIPESTONE MN 56164	SANFORDS ADD LOTS 1, 2 & 3 BLK 5	75.0	75.0	\$13,155.75	\$0.00	\$0.00		\$13,155.75	10%	\$135,600.00

**FINAL ASSESSMENT ROLL
2023 STREET & UTILITY IMPROVEMENTS
PIPESTONE, MINNESOTA**

9/4/2025

GENERAL DESCRIPTION				STREET ASSESSMENT LENGTH (FT.)	STREET ASSESSMENT	SANITARY SEWER ASSESSMENT (PRIVATE)	WATER SYSTEM ASSESSMENT (PRIVATE)	OTHER DRIVEWAY ASSESSMENT	TOTAL ASSESSMENT	PERCENT STREET ASSESSMENT TO MARKET VALUE	MARKET VALUE
P.I.N.	TAXPAYER NAME & ADDRESS	LOT DESCRIPTION	FRONTAGE (FT.)								
18-720-0870	STANNARD BUILDING LLC 504 MAIN STREET EAST PIPESTONE MN 56164	SANFORDS ADD LOTS 1 & 2 BLK 6	140.0	70.0	\$12,278.70	\$2,500.00	\$0.00		\$14,778.70	14%	\$88,500.00
18-720-0990	MIGEL & MARIA GUARDADO 902 9TH AVE SW PIPESTONE MN 56164	SANFORDS ADD LOTS 13, 14 & 15 BLK 6	109.4	109.4	\$19,189.85	\$2,500.00	\$0.00		\$21,689.85	36%	\$53,300.00
18-720-1020	GREAT NORTHERN RY CO-TAX DEPT PO BOX 961089 FORT WORTH TX 76161-0089	SANFORDS ADD LOTS 1, 2 & 3 BLK 7	120.8	60.4	\$10,594.76	\$0.00	\$0.00		\$10,594.76	119%	\$8,900.00
18-720-1140	STAHL PROPERTY MGMT LLC 573 STATE HWY 30 PIPESTONE MN 56164	SANFORDS ADD LOTS 13, 14, 15, 16, 17 & 18 BLK 7	115.0	115.0	\$20,172.15	\$0.00	\$0.00		\$20,172.15	17%	\$115,500.00
18-720-1290	TIMOTHY DEAN BRUNS 704 MAIN ST E PIPESTONE MN 56164	SANFORDS ADD ALL EX E 65 FT LOTS 1, 2 & 3 BLK 8	50.0	50.0	\$8,770.50	\$2,500.00	\$0.00		\$11,270.50	13%	\$68,800.00
18-720-1260	LUANN'S PROPERTIES LLC 102 8TH AVE SE PIPESTONE MN 56164	SANFORDS ADD E 65 FT LOTS 1, 2 & 3 BLK 8 & W 10 FT OF THE VAC N/S ALLEY IN BLK 8	65.0	65.0	\$11,401.65	\$3,500.00	\$0.00		\$14,901.65	60%	\$18,900.00
18-720-1450	LUANN'S PROPERTIES LLC 102 8TH AVE SE PIPESTONE MN 56164	SANFORDS ADD LOTS 13, 14, 15 & 16 BLK 8 & E 10 FT OF THE VAC N/S ALLEY IN BLK 8	150.0	75.0	\$13,155.75	\$0.00	\$0.00		\$13,155.75	6%	\$232,700.00
MAIN STREET E (NORTH SIDE) WEST TO EAST											
18-645-0480	<u>Taxpayer# 2791</u> CCC REAL ESTATE HOLDING CO LLC 1981 MARCUS AVE SUITE 130 LAKE SUCCESS NY 11042 Alternate Taxpayer# 19634 KOEP COMPANY 2582 MOSSY CREEK DR NE OWATONNA MN 55060	NICHOLS ADD W 20 FT OF N1/2 LOT 21 & N1/2 OF LOTS 22, 23, 24 & ALL LOTS 25, 26, 27 & 28 & VAC E 20 FT OF 2ND AVE NE ADJ TO LOT 28 & EX THE PUBLIC ST EASEMENT WHICH OVERLAPS N BOUNDARY OF BLK 1	125.3	125.3	\$21,978.87	\$0.00	\$0.00		\$21,978.87	5%	\$474,500.00
18-645-0430	CITY OF PIPESTONE ATTN: CITY ADMINISTRATOR 119 2ND AVE SW PIPESTONE MN 56164	NICHOLS ADD S1/2 LOTS 17, 18, 19, 20, 21, 22, 23 & 24 BLK 1	210.7	105.4	\$18,488.21	\$0.00	\$0.00		\$18,488.21	2%	\$858,500.00
18-645-0220	RAFEAL ASENCIO 303 MAIN ST E PIPESTONE MN 56164	NICHOLS ADD W1/2 OF S1/2 LOT 10 & S1/2 LOTS 11 & 12 EX THE N 37 FT OF LOTS 10, 11 & 12 BLK 1	65.8	65.8	\$11,541.98	\$2,500.00	\$0.00		\$14,041.98	12%	\$93,600.00
18-645-0215	ABNER ASENCIO 303 E MAIN ST PIPESTONE MN 56164	NICHOLS ADD S1/2 LOTS 8 & 9 & E1/2 OF S1/2 LOT 10 EX THE N 27 FT BLK 1	65.8	65.8	\$11,541.98	\$0.00	\$0.00		\$11,541.98	115%	\$10,000.00
18-645-0120	BLS INVESTMENTS LLC 431 181ST ST PIPESTONE MN 56164	NICHOLS ADD W 21 FT OF S1/2 LOT 6 & S1/2 LOT 7 BLK 1	47.4	47.4	\$8,314.43	\$0.00	\$0.00		\$8,314.43	19%	\$43,100.00
18-645-0100	BLS INVESTMENTS LLC 431 181ST ST PIPESTONE MN 56164	NICHOLS ADD S1/2 LOT 5 & E 5 FT 4 1/2 IN OF S1/2 LOT 6 BLK 1	31.7	31.7	\$5,560.50	\$0.00	\$0.00		\$5,560.50	132%	\$4,200.00

**FINAL ASSESSMENT ROLL
2023 STREET & UTILITY IMPROVEMENTS
PIPESTONE, MINNESOTA**

9/4/2025

GENERAL DESCRIPTION				STREET ASSESSMENT LENGTH (FT.)	STREET ASSESSMENT	SANITARY SEWER ASSESSMENT (PRIVATE)	WATER SYSTEM ASSESSMENT (PRIVATE)	OTHER DRIVEWAY ASSESSMENT	TOTAL ASSESSMENT	PERCENT STREET ASSESSMENT TO MARKET VALUE	MARKET VALUE
P.I.N.	TAXPAYER NAME & ADDRESS	LOT DESCRIPTION	FRONTAGE (FT.)								
18-645-0090	STEVEN & DEBORAH PULSCHER 1100 CIRCLE DR FLANDREAU SD 57028	NICHOLS ADD S1/2 LOT 4 BLK 1	26.3	26.3	\$4,613.28	\$ 2,500.00	\$ 2,000.00		\$4,613.28	10%	\$48,300.00
18-645-0040	JONATTAN & YENIFER DE LEON 716 3RD AVE SW PIPESTONE MN 56164	NICHOLS ADD S1/2 LOTS 2 & 3 BLK 1	52.7	52.7	\$9,244.11	\$0.00	\$0.00		\$9,244.11	21%	\$44,100.00
18-645-0010	CARRIE J BACKER 323 E MAIN PIPESTONE MN 56164	NICHOLS ADD S1/2 LOT 1 BLK 1	26.3	26.3	\$4,613.28	\$2,500.00	\$0.00		\$7,113.28	10%	\$44,500.00
18-645-5730	PROGRESS INC 101 4TH AVE NE PIPESTONE MN 56164	NICHOLS ADD W 100 FT OF S 11 FT 7 1/2 IN LOT 8 & W 100 FT LOTS 9 & 10 BLK 18	100.0	50.0	\$8,770.50	\$0.00	\$0.00		\$8,770.50	6%	\$153,500.00
18-645-5760	PROGRESS INC 101 4TH AVE NE PIPESTONE MN 56164	NICHOLS ADD E 53 FT OF W 186 1/2 FT LOTS 6,7 & 8, EX S 11 FT 7 1/2 IN OF LOT 8, W 186.5 FT OF S 11 FT 7 1/2 IN LOT 8 & W 186.5 FT LOT 9 & W 186.5 FT OF THE N 16 FT OF LOT 10 EX W 100 FT OF S 11 FT 7 1/2 IN LOT 8 & EX W 100 FT LOT 9 & EX THE W 100 FT OF THE N 16 FT OF LOT 10 BLK 18 496 DOC# 183614	86.5	86.5	\$15,172.97	\$2,500.00	\$0.00		\$17,672.97	26%	\$59,400.00
18-645-5820	DEAN & SANDRA FORD 417 MAIN ST E PIPESTONE MN 56164	NICHOLS ADD E 46 FT LOTS 6, 7, 8, 9 & E 46 FT X N 16 FT LOT 10 BLK 18	46.0	46.0	\$8,068.86	\$2,500.00	\$0.00		\$10,568.86	9%	\$93,100.00
18-720-0660	DAYLON & BRIANA BEN 419 E MAIN ST PIPESTONE MN 56164	SANFORDS ADD LOTS 7,8 & W 15 FT LOT 9 & S 1/2 OF VACATED ALLEY ADJOIN BLK 4	65.0	65.0	\$11,401.65	\$2,500.00	\$0.00		\$13,901.65	8%	\$134,400.00
18-720-0690	MATTHEW P RASCHKE 425 MAIN ST E PIPESTONE MN 56164	SANFORDS ADD E 10 FT LOT 9 & ALL LOTS 10, 11 & 12 & S HALF OF VACATED ALLEY ADJOINING BLK 4 567 DOC# 197719	85.0	85.0	\$14,909.85	\$2,500.00	\$0.00		\$17,409.85	19%	\$79,800.00
18-720-0450	HIAWATHA MANOR INC 107 5TH AVE NE PO BOX 247 PIPESTONE MN 56164	SANFORDS ADD LOTS 7 & 8 BLK 3	140.0	70.0	\$12,278.70	\$0.00	\$0.00		\$12,278.70	71%	\$17,200.00
18-720-0493	LOBOS Y AGUILAS, LLC 604 51ST ST PIPESTONE MN 56164	SANFORDS ADD THAT PART OF LOTS 14-16 & THE E1/2 OF THE ADJ VAC ALLEY OF BLK 3, BEG AT SW COR OF LOT 16 BLK 3, E 69.97 FT, N 61.08 FT, W 79.81 FT, S 60.12 FT, E 10 FT TO PT OF BEG 562C	79.8	79.8	\$13,997.72	\$2,500.00	\$0.00		\$16,497.72	17%	\$84,600.00

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2023 STREET & UTILITY IMPROVEMENTS
PIPESTONE, MINNESOTA**

9/4/2025

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P.I.N.	TAXPAYER NAME & ADDRESS	LOT DESCRIPTION	FRONTAGE (FT.)								
18-720-0490	JASON A PANTEKOEK 451 3RD ST TROSKY MN 56144	SANFORDS ADD THAT PART OF LOTS 11-16, BLK 3 DESC AS: COMM AT SW COR OF LOT 16 BLK 3 TH N 88 DEGS 57 MINS 10 SECS E 69.97 FT TO POB; N 88 DEGS 57 MINS 10 SECS E 70.04 FT, N 00 DEGS 50 MINS 32 SECS W 84.30 FT; S 88 DEGS 49 MINS 10 SECS W 70.77 FT; S 01 DEGS 20 MINS 02 SECS E 84.14 FT TO SAID POB AND THE S 18.75 FT OF THE FOLLOWING DESC PROPERTY: THAT PART OF LOTS 11, 12, 13 BLK 3 DESC AS: COMM AT SW COR OF LOT 16 BLK 3 TH N 88 DEGS 57 MINS 10 SECS E 140.02 FT; N 00 DEGS 50 MINS 32 SECS W 84.30 FT TO POB; TH CONT N 00 DEGS 50 MINS 32 SECS W 65.69 FT TO AN IRON STAKE; S 88 DEGS 57 MINS 11 SECS W 102.29 FT; S 00 DEGS 53 MINS 51 SECS E 24.88 FT; S 38 DEGS 28 MINS 13 SECS E 51.60 FT; N 88 DEGS 49 MINS 10 SECS E 70.77 FT TO POB	70.0	70.0	\$12,278.70	\$0.00	\$0.00		\$12,278.70	28%	\$43,200.00
18-720-0320	WESLEY & DEBORAH WOLFSWINKLE 1057 111TH ST PIPESTONE MN 56164	SANFORDS ADD THAT PART OF LOTS 5-8 LYING SE'LY OF RT OF WAY, THE W 35 FT OF LOTS 13-15 & THE VAC ALLEY BET SAID LOTS 5-8 & LOTS 13-15 BLK 2	125.6	125.6	\$22,031.50	\$2,500.00	\$0.00		\$24,531.50	39%	\$56,000.00
18-720-0270	OLD BAILEY LLC 2959 CLEARWATER ROAD ST CLOUD MN 56301	SANFORDS ADD E OF RT OF WAY OF LOTS 9 TO 11 & E1/2 OF ALLEY ADJ LOT 12 & ALL LOT 12 & E 80 FT LOTS 13 TO 15 & ADJ ST E OF LOTS 12 TO 15 BLK 2	105.0	105.0	\$18,418.05	\$0.00	\$0.00		\$18,418.05	11%	\$169,100.00
18-720-0080	MICHAEL D RUSTAD 701 MAIN ST E PIPESTONE MN 56164	SANFORDS ADD BEG AT THE NW COR OF LOT 4 BLK 1, SANFORDS ADD, SAID COR IS ON THE S LINE OF LOT 3, W'LY 31 FT, S'LY & PARALLEL WITH THE W LINE OF BLK 1 A DIST OF 100 FT TO THE W'LY EXT OF S LINE, E'LY 31 FT TO SW COR OF LOT 7 BLK 1, N'LY ALONG W LINE OF LOTS 4, 5, 6 & 7 A DIST OF 100 FT TO POB & ALL LOTS 4, 5, 6 & 7 EX THE E 65 FT BLK 1	81.0	81.0	\$14,208.21	\$2,500.00	\$0.00		\$16,708.21	11%	\$133,100.00
18-720-0040	MICHAEL RUSTAD 701 MAIN ST E PIPESTONE MN 56164	SANFORDS ADD E 65 FT LOTS 4, 5, 6 & 7 BLK 1	65.0	65.0	\$11,401.65	\$0.00	\$0.00		\$11,401.65	88%	\$13,000.00

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2023 STREET & UTILITY IMPROVEMENTS
PIPESTONE, MINNESOTA**

9/4/2025

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P.I.N.	TAXPAYER NAME & ADDRESS	LOT DESCRIPTION	FRONTAGE (FT.)								
18-112-4000	CASEY'S RETAIL COMPANY ATTN: ACCOUNTING DEPT ST #2998 PO BOX 54288 LEXINGTON KY 40555	ALL OF SE1/4 NE1/4 LYING N'LY OF RT OF WAY OF C M & ST P RY CO & E'LY OF RT OF WAY OF G N RY CO & S'LY OF RT OF WAY OF C R I & PAC RY CO LESS A TR DESC AS COMM AT THE NE COR OF SEC 12, S 00 DEGS, 48 MINS, 19 SECS E ALONG E LINE OF SAID SEC 2, 197.64 FT; S 89 DEGS, 11 MINS, 41 SECS W 40 FT TO POB; S 00 DEGS, 48 MINS, 19 SECS E ALONG W ROW LINE OF HWY 75 7.20 FT; SW'LY ON A CURVE LEFT WITH A RADIUS 350.39 FT A DIST OF 188.63 FT TO E ROW LINE OF BN RR, BEARING OF THE CHORD OF SAID CURVE BEING S 73 DEGS, 53 MINS, 19 SECS W; N 33 DEGS, 42 MINS, 02 SECS E ALONG E ROW LINE OF BN RR 126.10 FT TO S ROW LINE OF FORMER MILW RR; SE'LY ALONG S ROW LINE OF FORM MILW RR ON A CURVE RIGHT WITH A RADIUS OF 1,859.86 FT A DIST OF 118.30 FT TO POB, BEARING OF THE CHORD OF SD CURVE BEING S 67 DEGS, 06 MINS, 53 SECS E CONT 0.15 AC Z82	0.0	0.0	\$0.00	\$0.00	\$0.00		\$0.00	0%	\$640,000.00
18-720-0160	O'SHAY PROPERTIES, LLC 624 111TH ST PIPESTONE MN 56164	SANFORDS ADD LOTS 12, 13 & 14 BLK 1	140.0	70.0	\$12,278.70	\$3,500.00	\$0.00		\$15,778.70	9%	\$140,100.00
3RD AVENUE SE (WEST SIDE) SOUTH TO NORTH											
18-645-1350	GARY A & NONA L POTTRATZ 217 2ND ST SE PIPESTONE MN 56164	NICHOLS ADD E 100 FT LOTS 23 & 24 BLK 3	50.0	50.0	\$8,770.50	\$2,500.00	\$0.00		\$11,270.50	10%	\$89,400.00
18-645-1330	ROSS J LANGE 120 3RD AVE SE PIPESTONE MN 56164	NICHOLS ADD E 100 FT LOTS 21 & 22 BLK 3	50.0	50.0	\$8,770.50	\$2,000.00	\$0.00		\$10,770.50	8%	\$115,200.00
18-645-1310	HL & DJ PROPERTIES LLC 1152 US HWY 75 PIPESTONE MN 56164	NICHOLS ADD LOTS 19 & 20 BLK 3	50.0	50.0	\$8,770.50	\$2,000.00	\$0.00		\$10,770.50	7%	\$120,700.00
18-645-1100	MTCO REAL ESTATE, LLP 216 E MAIN ST PO BOX 707 PIPESTONE MN 56164	NICHOLS ADD S 50 FT LOTS 1 & 2 BLK 3	50.0	50.0	\$8,770.50	\$0.00	\$0.00		\$8,770.50	139%	\$6,300.00
18-645-1120	MTCO REAL ESTATE, LLP 216 E MAIN ST PO BOX 707 PIPESTONE MN 56164	NICHOLS ADD N 100 FT LOTS 1 & 2 & ALL LOTS 3, 4 & 5 BLK 3	100.0	100.0	\$17,541.00	\$0.00	\$0.00		\$17,541.00	7%	\$240,600.00
3RD AVENUE SE (EAST SIDE) SOUTH TO NORTH											
18-645-0960	AMY R HUHNKOCH & PAUL J LORANG 121 3RD AVE SE PIPESTONE MN 56164	NICHOLS ADD EX E 55 FT LOTS 16, 17 & 18 BLK 2 339	75.0	75.0	\$13,155.75	\$2,000.00	\$2,750.00		\$17,905.75	9%	\$153,600.00
18-645-0930	MATTHEW & TIFFANY GARDNER 115 3RD AVE SE PIPESTONE MN 56164	NICHOLS ADD LOTS 13, 14 & 15 BLK 2	75.0	75.0	\$13,155.75	\$2,000.00	\$2,750.00		\$17,905.75	13%	\$101,300.00
18-645-0900	MATT & TIFFANY GARDNER 107 3RD AVE SE PIPESTONE MN 56164	NICHOLS ADD S1/2 LOTS 10, 11 & 12 BLK 2	75.0	75.0	\$13,155.75	\$2,000.00	\$0.00		\$15,155.75	17%	\$77,400.00

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2023 STREET & UTILITY IMPROVEMENTS
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9/4/2025

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P.I.N.	TAXPAYER NAME & ADDRESS	LOT DESCRIPTION	FRONTAGE (FT.)								
18-645-0870	OSCAR N LOPEZ RAMIREZ 522 5TH ST SE PIPESTONE MN 56164 ADDITIONAL OWNER MARTHA C RAMOS PEREZ 522 5TH ST SE PIPESTONE MN 56164	NICHOLS ADD N1/2 LOTS 10, 11 & 12 BLK 2	75.0	75.0	\$13,155.75	\$3,500.00	\$0.00		\$16,655.75	30%	\$43,700.00
4TH AVENUE SE (WEST SIDE) SOUTH TO NORTH											
18-645-1060	FEDERICO VILLA DAVILA & MARIA GUADALUPE ALMARAZ PACHECO 122 4TH AVE SE PIPESTONE MN 56164	NICHOLS ADD E 75 FT LOTS 23 & 24 BLK 2	50.0	50.0	\$8,770.50	\$1,200.00	\$0.00		\$9,970.50	10%	\$86,700.00
18-645-1040	GARY L & MARGE VANDEVOORT 118 4TH AVE SE PIPESTONE MN 56164	NICHOLS ADD LOTS 21 & 22 BLK 2	50.0	50.0	\$8,770.50	\$1,200.00	\$0.00		\$9,970.50	15%	\$59,300.00
18-645-1020	GERALD MICHAEL CHRISTENSEN 114 4TH AVE SE PIPESTONE MN 56164	NICHOLS ADD LOTS 19 & 20 BLK 2	50.0	50.0	\$8,770.50	\$0.00	\$0.00		\$8,770.50	7%	\$134,500.00
18-645-0770	CHARLES A HUMMEL C/O CHRISTOPHER HUMMEL 108 2ND ST W JASPER MN 56144	NICHOLS ADD EX N 52 FT 9 IN OF LOTS 1 & 2 BLK 2	97.3	97.3	\$17,067.39	\$0.00	\$0.00		\$17,067.39	36%	\$47,800.00
18-645-0750	LEONARDO MADRID ESPINOZA DE LOS MONTEROS 420 2ND AVE NE PIPESTONE MN 56164 ADDITIONAL OWNERS LIZET MARGARITA JIMENEZ SANCHEZ 420 2ND AVE NE PIPESTONE MN 56164	NICHOLS ADD N 52 FT 9 IN OF LOTS 1 & 2 BLK 2 331	52.8	26.4	\$4,630.82	\$0.00	\$0.00		\$4,630.82	12%	\$38,000.00
4TH AVENUE SE (EAST SIDE) SOUTH TO NORTH											
18-645-6100	DAVID L AND KATHRYN A KOR 321 5TH AVE SE PIPESTONE MN 56164	NICHOLS ADD W 58 FT LESS N 12 FT LOT 21 & W 58 FT OF LOTS 22, 23, 24 & 25 EX THAT PART OF LOT 25 LYNG S OF A LINE COMM AT A MONUMENT ON THE W LINE THEREOF 10.17 FT N OF THE SW COR OF SAID LOT 25 & RUNNING E TO SW COR OF BLK 5 OF SANFORDS ADD, ALL IN BLK 18 OF NICHOLS ADD	110.5	55.3	\$9,700.17	\$0.00	\$2,300.00	\$4,000.00	\$16,000.17	14%	\$70,700.00
18-645-6070	LUCAS EISCHENS 113 4TH AVE SE PIPESTONE MN 56164	NICHOLS ADD LOTS 19, 20 & N 12 FT LOT 21 & S 7 FT 9 IN OF LOT 17 EX E 100 FT AND ALL EX E 100 FT LOT 18 BLK 18	98.9	98.9	\$17,348.05	\$0.00	\$0.00		\$17,348.05	18%	\$97,300.00
18-645-6030	AMANDA OLBERDING 105 4TH AVE SE PIPESTONE MN 56164	NICHOLS ADD ALL EX E 100 FT LOT 16 & N 18 FT 7 1/2 IN LOT 17 EX E 100 FT LOT 17 BLK 18 501	45.0	45.0	\$7,893.45	\$1,200.00	\$0.00		\$9,093.45	12%	\$68,500.00
18-645-5870	POST PROPERTIES LLC C/O JESSE POST 504 E MAIN ST PIPESTONE MN 56164	NICHOLS ADD S 9 FT 5 IN OF LOT 13, EX E 100 FT & ALL EX E 100 FT LOTS 14 & 15 BLK 18	62.2	62.2	\$10,910.50	\$0.00	\$0.00		\$10,910.50	14%	\$80,500.00

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9/4/2025

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P.I.N.	TAXPAYER NAME & ADDRESS	LOT DESCRIPTION	FRONTAGE (FT.)								
18-645-6430	JANICE L HUEBNER REV LIV TR 217 4TH AVE SE PIPESTONE MN 56164	NICHOLS ADD LOTS 34 & 35 BLK 18 EX THE E 100 FT 513			\$175.41	\$ 2,500.00	\$ 2,000.00		\$7,150.00	0%	\$129,900.00
5TH AVENUE SE (WEST SIDE) SOUTH TO NORTH											
18-720-0830	CHRIS & MICHAEL AGRESTO 118 5TH AVE SE PIPESTONE MN 56164	SANFORDS ADD S 100 FT LOTS 11 & 12 BLK 5	100.0	50.0	\$8,770.50	\$0.00	\$0.00		\$8,770.50	11%	\$81,600.00
18-720-0850	MICHAEL AGRESTO 118 5TH AVE SE PIPESTONE MN 56164	SANFORDS ADD N 50 FT LOTS 11 & 12 BLK 5	50.0	50.0	\$8,770.50	\$1,000.00	\$1,200.00		\$10,970.50	34%	\$25,800.00
18-720-0730	HOUSING & REDEVELOPMENT AUTHOR 202 2ND AVE SW PIPESTONE MN 56164	SANFORDS ADD LOTS 1, 2 & 3 BLK 5	150.0	75.0	\$13,155.75	\$0.00	\$0.00		\$13,155.75	10%	\$135,600.00
5TH AVENUE SE (EAST SIDE) SOUTH TO NORTH											
18-720-0950	GREAT NORTHERN RY CO-TAX DEPT PO BOX 961089 FORT WORTH TX 76161-0089	SANFORDS ADD LOTS 9, 10, 11 & 12 BLK 6	125.0	125.0	\$21,926.25	\$0.00	\$0.00		\$21,926.25	1218%	\$1,800.00
18-720-0910	SHANE R ZUEHLSORFF 109 5TH AVE SE PIPESTONE MN 56164	SANFORDS ADD LOTS 5, 6, 7 & 8 BLK 6	75.0	75.0	\$13,155.75	\$1,000.00	\$0.00	\$9,150.00	\$23,305.75	18%	\$72,200.00
18-720-0890	NAOMI M GEARHART 107 5TH AVE SE PIPESTONE MN 56164	SANFORDS ADD LOTS 3 & 4 BLK 6	50.0	50.0	\$8,770.50	\$1,000.00	\$0.00	\$4,900.00	\$14,670.50	14%	\$62,300.00
18-720-0870	STANNARD BUILDING LLC 504 MAIN STREET EAST PIPESTONE MN 56164	SANFORDS ADD LOTS 1 & 2 BLK 6	66.6	66.6	\$11,682.31	\$0.00	\$0.00		\$11,682.31	13%	\$88,500.00
6TH AVENUE SE (WEST SIDE) SOUTH TO NORTH											
18-720-2370	CHARLENE K KRUSE 228 6TH AVE SE PIPESTONE MN 56164	SANFORDS ADD LOTS 23 & 24 BLK 11 & E1/2 OF VAC ALLEY RUNNING N/S	50.0	50.0	\$8,770.50	\$2,500.00	\$0.00		\$11,270.50	8%	\$107,400.00
18-720-2350	SHAWN M & MARIA G JOHNSON 1546 40TH AVE PIPESTONE MN 56164	SANFORDS ADD LOTS 21 & 22 BLK 11 & E1/2 OF VAC ALLEY RUNNING N/S	50.0	50.0	\$8,770.50	\$2,500.00	\$0.00	\$1,500.00	\$12,770.50	8%	\$108,700.00
18-720-2330	SHARI S EDMUNDSON & CORY A SCHUMANN 220 6TH AVE SE PIPESTONE MN 56164	SANFORDS ADD LOTS 19 & 20 & E1/2 OF VAC ALLEY RUNNING N/S BLK 11	50.0	50.0	\$8,770.50	\$2,500.00	\$0.00	\$3,000.00	\$14,270.50	10%	\$91,400.00
18-720-2310	JUAN PEDRO GARCIA 216 6TH AVE SE PIPESTONE MN 56164	SANFORDS ADD LOTS 17 & 18 BLK 11 & E1/2 OF VAC ALLEY RUNNING N/S	50.0	50.0	\$8,770.50	\$0.00	\$0.00		\$8,770.50	16%	\$56,200.00
18-720-2290	GABINO MALDONADO 5011 WEST 16TH PLACE SIOUX FALLS SD 57106	SANFORDS ADD LOTS 15 & 16 BLK 11 & E1/2 OF VAC ALLEY RUNNING N/S	50.0	50.0	\$8,770.50	\$2,500.00	\$0.00		\$11,270.50	18%	\$48,400.00
18-720-2270	KWW PROPERTIES, LLC 416 14TH ST SW PIPESTONE MN 56164	SANFORDS ADD LOTS 13 & 14 BLK 11 & E/2 OF VAC ALLEY RUNNING N/S	66.5	66.5	\$11,664.77	\$0.00	\$0.00		\$11,664.77	14%	\$85,300.00
18-720-1000	KWW PROPERTIES, LLC 416 14TH ST SW PIPESTONE MN 56164	SANFORDS ADD LOTS 18 TO 24 E OF RAILROAD BLK 6	158.3	79.2	\$13,892.47	\$0.00	\$0.00		\$13,892.47	119%	\$11,700.00
6TH AVENUE SE (EAST SIDE) SOUTH TO NORTH											

**FINAL ASSESSMENT ROLL
2023 STREET & UTILITY IMPROVEMENTS
PIPESTONE, MINNESOTA**

9/4/2025

GENERAL DESCRIPTION				STREET ASSESSMENT LENGTH (FT.)	STREET ASSESSMENT	SANITARY SEWER ASSESSMENT (PRIVATE)	WATER SYSTEM ASSESSMENT (PRIVATE)	OTHER DRIVEWAY ASSESSMENT	TOTAL ASSESSMENT	PERCENT STREET ASSESSMENT TO MARKET VALUE	MARKET VALUE
P.I.N.	TAXPAYER NAME & ADDRESS	LOT DESCRIPTION	FRONTAGE (FT.)								
18-720-1990	SALLY WHITTLE 603 3RD ST SE PIPESTONE MN 56164	SANFORDS ADD S 4 FT LOT 10 & ALL LOTS 11 & 12 BLK 10 613	54.0	54.0	\$9,472.14	\$ 2,500.00	\$ 2,000.00		\$11,972.14	31%	\$30,700.00
18-720-1970	T&R PROP. OF PIPESTONE LLC ATTN: RICK & TERESA WHIPPLE 606 MAIN ST W PIPESTONE MN 56164	SANFORDS ADD LOTS 9 & 10 EX S 4 FT OF LOT 10 BLK 10 612	46.0	46.0	\$8,068.86	\$1,500.00	\$4,500.00	\$2,700.00	\$16,768.86	5%	\$157,200.00
18-720-1940	ADELINA NUNEZ 215 6TH AVE SE PIPESTONE MN 56164	SANFORDS ADD LOTS 6, 7 & 8 BLK 10	75.0	75.0	\$13,155.75	\$2,500.00	\$2,000.00		\$17,655.75	33%	\$39,700.00
18-720-1910	ALPHONSE F & MICHELLE L WINTER 2094 US HWY 75 PIPESTONE MN 56164	SANFORDS ADD S1/2 LOT 3 & ALL LOTS 4 & 5 BLK 10 610	62.5	62.5	\$10,963.13	\$0.00	\$0.00		\$10,963.13	21%	\$51,300.00
18-720-1880	CHARLES JACKSON & SUSAN MOFFAT 203 6TH AVE SE PIPESTONE MN 56164	SANFORDS ADD LOTS 1, 2 & N1/2 LOT 3 BLK 10	79.0	79.0	\$13,857.39	\$2,500.00	\$2,000.00		\$18,357.39	21%	\$65,700.00
18-720-1110	TAYLOR SWENSON 123 6TH AVE SE PIPESTONE MN 56164	SANFORDS ADD LOTS 10, 11 & 12 BLK 7	75.0	75.0	\$13,155.75	\$2,500.00	\$0.00		\$15,655.75	13%	\$101,300.00
18-720-1080	<u>Taxpayer</u> GARY HABBEN C/O BILL HABBEN 417 N SPRING ST LIVERNE MN 56156 <u>Alternate Taxpayer</u> BILL HABBEN 417 N SPRING ST LIVERNE MN 56156	SANFORDS ADD LOTS 7, 8 & 9 BLK 7	75.0	75.0	\$13,155.75	\$0.00	\$0.00		\$13,155.75	31%	\$42,000.00
18-720-1050	HL & DJ PROPERTIES LLC 1152 US HWY 75 PIPESTONE MN 56164	SANFORDS ADD LOTS 4, 5 & 6 BLK 7	75.0	75.0	\$13,155.75	\$2,500.00	\$0.00		\$15,655.75	29%	\$45,000.00
18-720-1020	GREAT NORTHERN RY CO-TAX DEPT PO BOX 961089 FORT WORTH TX 76161-0089	SANFORDS ADD LOTS 1, 2 & 3 BLK 7	60.9	60.9	\$10,682.47	\$0.00	\$0.00		\$10,682.47	120%	\$8,900.00
TOTAL FINAL ASSESSMENTS			7,825.3	6,506.2	\$1,141,252.58	\$114,000.00	\$17,500.00	\$44,900.00	\$1,317,652.58	12%	\$9,911,100.00

Street	Sanitary	Water	Total
Final Street Cost	\$4,221,196.50		
AET	\$13,295.34		
BMI	\$705,774.29		
Total Project	\$4,940,266.13		

Portion to be assessed **30%**
\$1,482,079.84

Assessment Unit (Including 7th Ave) 8449.30
Rate \$ 175.41 \$ 2,500.00 \$ 2,000.00

Notes

MINIMUM \$0.00
MAXIMUM \$26,311.50

**FINAL ASSESSMENT ROLL
2023 STREET & UTILITY IMPROVEMENTS
PIPESTONE, MINNESOTA**

9/4/2025

GENERAL DESCRIPTION				STREET ASSESSMENT LENGTH (FT.)	STREET ASSESSMENT	SANITARY SEWER ASSESSMENT (PRIVATE)	WATER SYSTEM ASSESSMENT (PRIVATE)	OTHER DRIVEWAY ASSESSMENT	TOTAL ASSESSMENT	PERCENT STREET ASSESSMENT TO MARKET VALUE	MARKET VALUE
P.I.N.	TAXPAYER NAME & ADDRESS	LOT DESCRIPTION	FRONTAGE (FT.)								
			AVERAGE		\$175.41	\$ 2,500.00	\$ 2,000.00				
					\$11,080.12						

**FINAL ASSESSMENT ROLL
2023 STREET & UTILITY IMPROVEMENTS - 7TH AVENUE SW
PIPESTONE, MINNESOTA**

9/8/2025

GENERAL DESCRIPTION				FRONTAGE (FT.)	STREET ASSESSMENT LENGTH (FT.)	STREET ASSESSMENT	DRIVEWAY ASSESSMENT	TOTAL ASSESSMENT	PERCENT STREET ASSESSMENT TO MARKET VALUE	MARKET VALUE
P.I.N.	TAXPAYER NAME & ADDRESS	LOT DESCRIPTION								
7TH AVENUE SW (WEST SIDE) SOUTH TO NORTH						\$175.41				
18-685-0980	RONALD C & JUNE A DETERS 701 3RD ST SW PIPESTONE MN 56164	PARK ADD E 53 1/2 FT OF S 80 FT & 9 FT VAC AVE ADJ LOT 24 981	80.0	40.0	\$7,016.40		\$7,016.40	7%	\$99,300.00	
18-685-1000	DEZIRAE F & BRADLEY E STEELE 210 7TH AVE SW PIPESTONE MN 56164	PARK ADD N 78 FT OF E 118 1/2 FT OF S1/2 & 9 FT VAC AVE ADJ LOT 24 982	78.0	78.0	\$13,681.98		\$13,681.98	7%	\$186,800.00	
18-685-0960	SUZANNE M STEUCK 204 7TH AVE SW PIPESTONE MN 56164	PARK ADD E 50 FT OF S 70 FT OF N1/2 & 9 FT VAC AVE ADJ LOT 24 980	70.0	70.0	\$12,278.70		\$12,278.70	11%	\$107,900.00	
18-685-0940	<u>Taxpayer #20168</u> ALAN K MITCHELL 1100 CIRCLE DRIVE FLANDREAU SD 57028 <u>Alternate Taxpayer #14541</u> DEBORAH GRACE ANN PULSCHER 1100 CIRCLE DR FLANDREAU SD 57028	PARK ADD E 50 FT OF N 88 FT & 9 FT VAC AVE ADJ LOT 24 979	88.0	44.0	\$7,718.04		\$7,718.04	10%	\$75,700.00	
7TH AVENUE SW (EAST SIDE) SOUTH TO NORTH										
18-380-0520	<u>TAXPAYER #744</u> MINISTERIO MISIONERO MUNDIAL, INC 623 3RD ST SW PIPESTONE MN 56164 <u>ADDITIONAL OWNER</u> JOEL ORTEGA GUZMAN 623 3RD ST SW PIPESTONE MN 56164	CORBETTS ADD W 50 FT OF SW1/4 BLK 3 & S1/2 VAC ALLEY LYING N OF SAID TR 842A	158.0	158.0	\$27,714.78		\$27,714.78	29%	\$96,100.00	
18-380-0500	RACHEL M MARTIN 209 7TH AVENUE SW PIPESTONE MN 56164	CORBETTS ADD S 60 FT OF W 75 FT OF NW1/4 BLK 3 841	60.0	60.0	\$10,524.60	\$3,000.00	\$13,524.60	8%	\$124,000.00	
18-380-0490	DAVID J DIMOND 473 40TH AVE JASPER MN 56144-3014	CORBETTS ADD N 90 FT OF W 75 FT OF NW1/4 BLK 3 840	90.0	90.0	\$15,786.90		\$15,786.90	23%	\$69,400.00	
TOTAL FINAL ASSESSMENTS			624.0	540.0	\$94,721.40	\$3,000.00	\$97,721.40	12%	\$759,200.00	