

**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					\$177.73	\$ 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	\$7,553.53	\$1,500.00	\$0.00		\$9,053.53
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	\$5,598.50	\$1,500.00	\$0.00		\$7,098.50
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	\$7,464.66	\$1,500.00	\$0.00		\$8,964.66
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	\$7,997.85	\$1,500.00	\$0.00		\$9,497.85
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	\$7,997.85	\$0.00	\$0.00		\$7,997.85
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	\$8,886.50	\$1,500.00	\$0.00	\$3,600.00	\$13,986.50
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	\$9,775.15	\$1,500.00	\$0.00		\$11,275.15

**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.)						
18-645-1080	RODNEY D SMITH 313 2ND ST SE PIPESTONE MN 56164	NICHOLS ADD W 75 FT LOTS 23 & 24 BLK 2	75.0	75.0	\$10,000.00	\$1,900.00	\$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	\$6,664.88	\$1,500.00	\$0.00		\$8,164.88
MAIN STREET E (SOUTH SIDE) WEST TO EAST									
18-645-1200	WESTON MATTHIENSEN 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	\$9,366.37	\$0.00	\$0.00		\$9,366.37
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	\$9,366.37	\$2,500.00	\$0.00		\$11,866.37
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	\$4,674.30	\$2,500.00	\$0.00		\$7,174.30
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	\$2,500.00	\$0.00		\$7,500.00
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	\$10,095.06	\$2,500.00	\$0.00		\$12,595.06
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	\$9,366.37	\$0.00	\$0.00		

**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.)						
					\$177.73	\$ 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	\$9,366.37	\$0.00	\$0.00		\$9,366.37
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	\$8,886.50	\$2,500.00	\$0.00		\$11,386.50
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

**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.)						
18-720-1020	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	\$10,734.89	\$ 2,500.00	\$ 2,000.00		\$10,734.89
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	\$8,886.50	\$2,500.00	\$0.00		\$11,386.50
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	\$22,269.57	\$0.00	\$0.00		\$22,269.57
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	\$18,732.74	\$0.00	\$0.00		\$18,732.74
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	\$8,424.40	\$0.00	\$0.00		\$8,424.40
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	\$5,634.04	\$0.00	\$0.00		\$5,634.04
18-645-0090	STEVEN & DEBORAH PULSCHER 1100 CIRCLE DR FLANDREAU SD 57028	NICHOLS ADD S1/2 LOT 4 BLK 1	26.3	26.3	\$4,674.30	\$0.00	\$0.00		\$4,674.30
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	\$9,366.37	\$0.00	\$0.00		\$9,366.37

**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.)						
18-645-0010	CARRIE J BACKER 323 E MAIN PIPESTONE MN 56164	NICHOLS ADD S1/2 LOT 1 BLK 1	26.3	26.3	\$177.73 \$4,674.30	\$ 2,500.00	\$ 2,000.00		\$7,174.30
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	\$8,886.50	\$0.00	\$0.00		\$8,886.50
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 71/2 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	\$8,175.58	\$2,500.00	\$0.00		\$10,675.58
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

**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.)						
18-720-0270	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	\$18,661.65	\$ 2,500.00	\$ 2,000.00		\$18,661.65
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	\$8,886.50	\$0.00	\$0.00		\$8,886.50
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	\$8,886.50	\$2,000.00	\$0.00		\$10,886.50
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	\$8,886.50	\$2,000.00	\$0.00		\$10,886.50
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	\$8,886.50	\$0.00	\$0.00		\$8,886.50
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

**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.)						
18-645-0870	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	\$8,886.50	\$1,200.00	\$0.00		\$10,086.50
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	\$8,886.50	\$1,200.00	\$0.00		\$10,086.50
18-645-1020	GERALD MICHAEL CHRISTENSEN 114 4TH AVE SE PIPESTONE MN 56164	NICHOLS ADD LOTS 19 & 20 BLK 2	50.0	50.0	\$8,886.50	\$0.00	\$0.00		\$8,886.50
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	\$4,692.07	\$0.00	\$0.00		\$4,692.07
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	\$2,300.00	\$4,000.00	\$11,300.00
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	\$7,997.85	\$1,200.00	\$0.00		\$9,197.85
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					\$177.73	\$ 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	\$8,886.50	\$0.00	\$0.00		\$8,886.50
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	\$8,886.50	\$1,000.00	\$1,200.00		\$11,086.50
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	\$22,216.25	\$0.00	\$0.00		\$22,216.25
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	\$8,886.50	\$1,000.00	\$0.00	\$4,900.00	\$14,786.50
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	\$8,886.50	\$2,500.00	\$0.00		\$11,386.50
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	\$8,886.50	\$2,500.00	\$0.00	\$1,500.00	\$12,886.50
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	\$8,886.50	\$2,500.00	\$0.00	\$3,000.00	\$14,386.50
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	\$8,886.50	\$0.00	\$0.00		\$8,886.50
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	\$8,886.50	\$2,500.00	\$0.00		\$11,386.50
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	\$10,000.00	\$0.00	\$0.00		\$10,000.00
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	\$9,597.42	\$2,500.00	\$0.00		\$12,097.42

**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 S 4 FT OF LOT 10 BLK 10 612	46.0	46.0	\$8,175.58	\$ 2,500.00	\$ 2,000.00	\$2,700.00	\$16,875.58
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 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	\$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	\$10,823.76	\$0.00	\$0.00		\$10,823.76
TOTAL FINAL ASSESSMENTS			7,714.8	6,450.9	\$920,095.03	\$111,500.00	\$17,500.00	\$37,750.00	\$1,086,845.03

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

9/8/2025

GENERAL DESCRIPTION				STREET ASSESSMENT LENGTH (FT.)	STREET ASSESSMENT	DRIVEWAY ASSESSMENT	TOTAL ASSESSMENT
P.I.N.	TAXPAYER NAME & ADDRESS	LOT DESCRIPTION	FRONTAGE (FT.)				
					\$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