

Property List and Assessment Summary
2025 Street Reconstruction Project

Residential Water Service Assessment
Multi-Family/Commercial Water Service Assessment
Watermain Lateral Assessment
Storm Sewer Assessment

\$3,101.67 Each
\$7,229.80 Each
\$113.55 per foot
\$38.02 per foot

M MUNICIPAL
C COMMERCIAL
R RESIDENTIAL

														TOTAL OWNER ASSESSMENT	
PID	PROPERTY ADDRESS	OWNER/TAXPAYER	OWNER ADDRESS	FRONT FOOTAGE ON WOODBINE STREET	FRONT FOOTAGE ON 229TH LANE	TOTAL FRONT FOOTAGE	ASSESSED FRONTAGE (FEET)	PROPERTY TYPE	WATERMAIN LATERAL ASSESSMENT		WATER SERVICE ASSESSMENT	STORM SEWER ASSESSMENT		FINAL OWNER ASSESSMENT	PRELIMINARY OWNER ASSESSMENT
									OWNER (40%)	CITY (60%)		OWNER (40%)	CITY (60%)		
WOODBINE STREET: RUM RIVER BLVD TO BRIDGE STREET															
32-34-24-34-0074	3750 BRIDGE ST NW	CITY OF ST FRANCIS	3750 BRIDGE ST NW ST FRANCIS, MN 55070	225	0	225	225	M	\$10,220	\$15,329		\$3,422	\$5,133	\$13,642	\$16,025
32-34-24-34-0018	22950 WOODBINE ST NW	PETER YOVETICH	22950 WOODBINE ST NW ST FRANCIS, MN 55070	128	0	128	128	R	\$5,814	\$8,721	\$3,102	\$1,947	\$2,920	\$10,863	\$11,594
32-34-24-34-0017	22940 WOODBINE ST NW	PAUL PIERCE & MARY PIERCE IN CARE OF: PIERCE HOTEL, MOTEL AND APARTMENTS	1500 S FERRY RD ANOKA, MN 55303	70	165	235	85	R	\$3,179	\$4,769	\$3,102	\$1,293	\$1,939	\$7,574	\$7,887
32-34-24-34-0004	22920 WOODBINE ST NW	RAYMOND E & DAWN C STEINKE	BOX 635 ST FRANCIS, MN 55070	132	165	297	147	R	\$5,995	\$8,993	\$6,203	\$2,236	\$3,353	\$14,434	\$12,303
32-34-24-34-0005	22910 WOODBINE ST NW	BRETT JAMES CAREY ELISE KINSEY CAREY	22910 WOODBINE ST NW ST FRANCIS, MN 55070	66	0	66	66	R	\$2,998	\$4,497	\$3,102	\$1,004	\$1,506	\$7,104	\$7,179
32-34-24-34-0006	22904 WOODBINE ST NW	IMMO SPID USA LLC IN CARE OF: MICHIGAN ENTITY SERVICES	2836 W. JEFFERSON STE 110 TRENTON, MI 48183	66	0	66	66	R	\$2,998	\$4,497	\$3,102	\$1,004	\$1,506	\$7,104	\$7,179
05-33-24-21-0004	22866 WOODBINE ST NW	JENNIFER HAGERMAN	22866 WOODBINE ST NW PO BOX 674 ST FRANCIS, MN 55070	72	0	72	72	R	\$3,270	\$4,905	\$3,102	\$1,095	\$1,642	\$7,467	\$7,606
32-34-24-34-0025	22961 WOODBINE ST NW	CITY OF ST FRANCIS	3750 BRIDGE ST NW ST FRANCIS, MN 55070	106	0	106	106	M	\$4,815	\$7,222		\$1,612	\$2,418	\$6,427	\$7,550
32-34-24-34-0070	3726 BRIDGE ST NW	ST FRANCIS PROPERTIES LLC	3726 BRIDGE ST NW PO BOX 457 ST FRANCIS, MN 55070	116	0	116	116	C	\$5,269	\$7,903	\$7,230	\$1,764	\$2,646	\$14,263	\$13,217
229TH LANE NW: AMBASSADOR BLVD NW TO RUM RIVER BLVD NW															
32-34-24-34-0019	UNASSIGNED	PAUL & MARY PIERCE	1500 S FERRY RD ANOKA, MN 55303	0	60	60	60	R				\$912	\$1,369	\$912	\$1,695
32-34-24-34-0072	3709 229TH LANE NW	ABILITY INVESTMENTS I LLC	14018 PIERCE ST NE HAM LAKE, MN 55304	201	165	366	216	R	\$9,129	\$13,694	\$7,230	\$3,285	\$4,927	\$16,615	\$19,695

NOTE: Ability Investments final assessment includes a \$3,029.50 credit for owner performed work.