

FINAL ASSESSMENT ROLL

7th Street S, 13th Avenue S, & Moulton & Parsons Drive Improvements CITY OF ST JAMES, MN

BMI PROJECT NO.: 24X.135115.000 DATE: 9/15/25

H:\STJA\24X135115000\2_Preliminary\A_Calculations\Assessments\[135115 Prelim Assessment Roll 5-19-25.xlsx]Assessment Roll Long

Line	PROPERTY I.D.	PROPERTY ADDRESS	PROPERTY OWNER NAME
1	20.277.0010	1001 SEVENTH ST S	RONALD S NETT
2	20.277.0020	1005 SEVENTH ST S	EDIN G BALTAZAR
3	20.277.0030	1009 SEVENTH ST S	BARBARA L EVANS-WATKINS
4	20.277.0040	1025 SEVENTH ST S	ALENE A PETERSON
5	20.277.0050	1020 SEVENTH ST S	JUSTIN DEXHEIMER
6	20.277.0060	1014 SEVENTH ST S	EMILLIO & DIANA TOVIAS
7	20.277.0070	1008 SEVENTH ST S	JESSICA L MILLER
8	20.277.0080	1000 SEVENTH ST S	TERRY V & CAROL A WATSON
9	20.277.0090	616 TENTH AVE S	LAURA E ESCOBAR
10	20.278.0040	1024 SEVENTH ST S	JENNIFER L ARREOLA
11	20.278.0050	1027 SEVENTH ST S	JEFFREY & DONNA BARRETT & KATARINA BARRETT-KRZMARZICK
12	20.279.0060	1026 SEVENTH ST S	STANLEY A & NANCY K KUNKEL
13	20.279.0070	1029 SEVENTH ST S	ESMERALDA F AGUILAR
14	20.279.0080	1031 SEVENTH ST S	EDWARD M & RENEE M NETT
15	20.279.0090	1101 SEVENTH ST S	DAN E & DEBRA K BRANDENBURG
16	20.279.0100	620 11TH AVE S	QUENTIN L & CRYSTAL L TURNER
	20.650.0100	1101 MOULTON & PARSONS DR	ST. JAMES HEALTH SERVICES INC
	20.650.0200		ST. JAMES HEALTH SERVICES INC
	20.650.0300		ST. JAMES HEALTH SERVICES INC
	20.650.0400		ST. JAMES HEALTH SERVICES INC
	11.024.0110		CITY OF ST. JAMES
TOTALS			

TAX PAYER ADDRESS	CITY	STATE	ZIP	FRONT FOOTAGE	SIDE FOOTAGE	ASSESSABLE UNITS		
				(LF)	(LF)	TOTAL ASSESSABLE STREET LENGTH	STORM SEWER	SANITARY SERVICE
1001 SEVENTH ST S	ST JAMES	MN	56081	80		80.0	80.0	1
1005 SEVENTH ST S	ST JAMES	MN	56081	80		80.0	80.0	1
706 ALBION AVE.	FAIRMONT	MN	56031	80		80.0	80.0	1
1025 SEVENTH ST S	ST JAMES	MN	56081	80		80.0	80.0	1
1020 SEVENTH ST S	ST JAMES	MN	56081	80		80.0	80.0	1
1014 SEVENTH ST S	ST JAMES	MN	56081	75		75.0	75.0	1
1008 SEVENTH ST S	ST JAMES	MN	56081	75		75.0	75.0	1
1000 SEVENTH ST S	ST JAMES	MN	56081	90		90.0	90.0	1
616 TENTH AVE S	ST JAMES	MN	56081	0		0.0	0.0	1
1024 SEVENTH ST S	ST JAMES	MN	56081	80		80.0	80.0	1
1027 SEVENTH ST S	ST JAMES	MN	56081	80		80.0	80.0	1
1026 SEVENTH ST S	ST JAMES	MN	56081	120		120.0	120.0	0
1029 SEVENTH ST S	ST JAMES	MN	56081	61		61.0	61.0	1
1031 SEVENTH ST S	ST JAMES	MN	56081	99		99.0	99.0	1
1101 SEVENTH ST S	ST JAMES	MN	56081	185		185.0	185.0	1
620 11TH AVE S	ST JAMES	MN	56081	0	145	72.5	72.5	0
200 FIRST ST SW	ROCHESTER	MN	55905	998.3		998.3	998.3	
200 FIRST ST SW	ROCHESTER	MN	55905	521.1		521.1	521.1	
200 FIRST ST SW	ROCHESTER	MN	55905	261.9		261.9	261.9	
200 FIRST ST SW	ROCHESTER	MN	55905	823		823.0	823.0	1
PO BOX 70	ST JAMES	MN	56081	613.5		613.5	613.5	
						4555.3	4555.3	14.0

	ASSESSABLE COSTS			
WATER SERVICE	STREET & STORM	SANITARY SEWER	WATERMAIN	TOTAL CALCULATED ASSESSMENT WITH \$12,500.00
	(LF)	(EACH)	(EACH)	
(EACH)	\$37.27	\$2,169.57	\$3,742.38	
1	\$2,981.60	\$2,169.57	\$3,742.38	\$8,893.55
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1	\$2,981.60	\$2,169.57	\$3,742.38	\$8,893.55
1	\$2,981.60	\$2,169.57	\$3,742.38	\$8,893.55
1	\$2,795.25	\$2,169.57	\$3,742.38	\$8,707.20
1	\$2,795.25	\$2,169.57	\$3,742.38	\$8,707.20
1	\$3,354.30	\$2,169.57	\$3,742.38	\$9,266.25
0	\$0.00	\$2,169.57	\$0.00	\$2,169.57
1	\$2,981.60	\$2,169.57	\$3,742.38	\$8,893.55
1	\$2,981.60	\$2,169.57	\$3,742.38	\$8,893.55
0	\$4,472.40	\$0.00	\$0.00	\$4,472.40
1	\$2,273.47	\$2,169.57	\$3,742.38	\$8,185.42
1	\$3,689.73	\$2,169.57	\$3,742.38	\$9,601.68
1	\$6,894.95	\$2,169.57	\$3,742.38	\$12,500.00
0	\$2,702.08	\$0.00	\$0.00	\$2,702.08
	\$37,206.64			\$37,206.64
	\$19,421.40			\$19,421.40
	\$9,761.01			\$9,761.01
1	\$30,673.21	\$22,368.54	\$20,541.75	\$73,583.50
	\$22,865.15			\$22,865.15
13.0	\$49,848.63	\$30,373.98	\$48,650.94	\$291,404.34