



WILLMAR CITY COUNCIL MEETING

MONDAY, OCTOBER 23, 2023 @ 6:30 PM

Willmar Municipal Utilities

700 Litchfield Ave SW, Willmar, MN 56201

AGENDA

1. Call Meeting to Order
2. Roll Call
3. Pledge of Allegiance
4. Proposed Additions or Deletions to Agenda
5. Public Hearing
 - A. Continuation of Oct 16th Public Assessment Hearing
6. Adjourn to Close Session
 - A. Labor Negotiations Strategy under Minn. Stat. sec 13D.03, subd. 1
 - B. Closed Session Under MN Statute 13D.05 Subd.3(a)
7. Regular Business
 - A. Review 2024 Budget update
8. Adjourn



City of Willmar

City Council Action Request

Council Meeting Date:	October 23, 2023	Agenda Item Number:	5.A.
Agenda Section:	Public Hearing	Originating Department:	Administration
Resolution:	No	Prepared By:	Leslie Valiant, City Administrator
Ordinance:	No	Presented By:	Jared Voge
Item:	Continuation of Oct 16th Public Assessment Hearing		

RECOMMENDED ACTION:

Once Council has deliberated and addressed any questions it has to the City Engineer, the Council should rule on each objection by passing a motion as follows:

1. Motion to deny the objection listed in number(s) _____ of Bolton & Menk memorandum dated October 23, 2023 and adopt the Bolton & Menk memorandum as the council's findings regarding such parcel(s).
2. Motion to grant the objection listed in number _____ of Bolton & Menk memorandum dated October 23, 2023 and order a reduction to the assessment listed in the assessment roll of \$_____.

OVERVIEW:

Council approved the 2023 Street and Other Improvements assessments during their regular council meeting, October 16, 2023, with the following exceptions:

- | | | |
|----------------------------------|-------------------------|--------------------------------|
| 1. Calvary Lutheran Church | 95-916-3310 | 2401 Gorton Avenue NW |
| 2. Anthony & Mary LaPatka | 95-380-0130 | 2333 Gorton Avenue NW |
| 3. Nicole Konz | 95-380-0040 | 2213 Gorton Avenue NW |
| 4. Natasha Knutson | 95-916-4020 | 1725 Gorton Avenue NW |
| 5. Fairview Cemetery Association | 95-909-0060 | 2400 Gorton Avenue NW |
| 6. Don & Eileen Twedt | 95-916-5220 | 2108 Gorton Avenue NW |
| 7. Craig Gertsema | 95-711-0010 | 2100 Gorton Avenue NW |
| 8. Bradley & Rose Serbus | 95-711-0030 | 401 20 th Street NW |
| 9. Jay Halliday | 95-668-0410 | 400 23 rd Street SE |
| 10. Matthew & Joanna Schrupp | 95-668-3150 | 905 23 rd Street SE |
| 11. Mitchell Aasen | 95-668-0770 | 405 23 rd Street SE |
| 12. Richard Hess | 95-668-1120/95-668-1700 | 2305 6 th Avenue SE |

BUDGETARY/FISCAL ISSUES:

ALTERNATIVES TO CONSIDER:

ATTACHMENTS:

1. 2023-10-20 2023 Projects Assessment Objection Recommendations
2. 2023-10-12 127952 2301-A Gorton Ave Area Assessment - FINAL
3. 2023-10-12 127954 2301-C Irene, Augusta, Mary Assessment - FINAL
4. 2023-10-12 127955 2303 23rd Street Area Assessment - FINAL

MEMORANDUM

Date: October 20, 2023
To: Honorable Mayor Reese
Members of the City Council
From:  Jared Voge, P.E.
City Engineer
Subject: Assessment Recommendations
City of Willmar
City Project No.: 2301-A, 2301-C, 2303
BMI Project No.: OW1.127952, OW1.127954, OW1.127955

Pursuant to Council direction at the Assessment Hearing for the 2023 Improvement Projects, Bolton & Menk Staff, the City Attorney, and City Staff collaborated to review the comments and assessment objections raised by property owners. Staff recommendations associated with each objection are listed below:

1. Nicole Konz 95-380-0040 2213 Gorton Avenue NW
 - a. Objection: Objecting to cost of assessment.
 - b. Recommendation: The improvements are a benefit to the property. We recommend that the City assess the property as presented.
2. Mitchell Aasen 95-668-0770 405 23rd Street SE
 - a. Objection: Written objection submitted. Objecting to the cost of the assessment. Addressed project concerns.
 - b. Recommendation: The improvements are a benefit to the property. We recommend that the City assess the property as presented.
3. Natasha Knutson 95-916-4020 1725 Gorton Avenue NW
 - a. Objection: Written objection submitted. Objecting to the cost of the assessment. Addressed project concerns. Claims the assessment cost would cause a financial hardship.
 - b. Recommendation: The improvements are a benefit to the property. We recommend that the City assess the property as presented. If the property owner qualifies for deferred assessments based on hardship, a deferred assessment can be granted meeting the requirements of the City's Assessment Policy.

4. Jeremiah Brendsel 95-665-0040 1013 Irene Avenue SE
 - a. Objection: Written objection submitted. Objecting to the cost of the assessment. Claims the assessment cost would cause a financial hardship.
 - b. Recommendation: The improvements are a benefit to the property. We recommend that the City assess the property as presented. If the property owner qualifies for deferred assessments based on hardship, a deferred assessment can be granted meeting the requirements of the City's Assessment Policy.
5. Calvary Lutheran Church 95-916-3310 2401 Gorton Avenue NW
 - a. Objection: Written objection submitted by Duaine Amundson, representing Calvary Lutheran Church Cemetery and Fairview Cemetery, objecting to assessment cost.
 - b. Recommendation: After further review, state statute 306.14 holds that cemeteries that are formed for a purpose not involving pecuniary gain to its shareholders or members and pays no dividends or other pecuniary remuneration directly or indirectly to its shareholders or members, to be exempt from special assessments. We recommend that Council delete the property from the improvement assessment roll.
6. Fairview Cemetery Association 95-909-0060 2400 Gorton Avenue NW
 - a. Objection:
 - i. Deb Magnuson (Association President) and Kris Nelson-Jensen (Association Secretary). Stated they are a non-profit organization, cannot afford the assessment, and are requesting a reduced assessment rate.
 - ii. Objection: Written objection submitted by Duaine Amundson, representing Calvary Lutheran Church Cemetery and Fairview Cemetery, objecting to assessment cost.
 - b. Recommendation: After further review, state statute 306.14 holds that cemeteries that are formed for a purpose not involving pecuniary gain to its shareholders or members and pays no dividends or other pecuniary remuneration directly or indirectly to its shareholders or members, to be exempt from special assessments. We recommend that Council delete the property from the improvement assessment roll.
7. Anthony & Mary LaPatka 95-380-0130 2333 Gorton Avenue NW
 - a. Objection:
 - i. Anthony LaPatka claims the property was previously assessed for length of 175 feet on a previous assessment from 1990.
 - ii. Claims there is an error in the right-of-way along the project.
 - iii. Requesting the use of Tax Levy to the entire City and the elimination of special assessments for future projects.
 - b. Recommendation:
 - i. The 175-foot assessment length was included as part of the enclosed easement agreement for 1990 improvements but does not represent the actual length of Mr. LaPatka's property. The lot is being classified as a corner lot, which provides

the most beneficial assessment calculation to the property owner. The City of Willmar's Assessment Policy assesses street reconstruction and storm sewer items for corner lots at 100 percent of the short side and 30 percent of the long side. The sanitary sewer and watermain replacement assessment items are assessed at 100 percent of the length of the property's footage on which the utility service connections are located. Mr. LaPatka's property frontage abuts the project on the east and north sides of his property. There is 110.5 feet on the east side (short) and 300 feet on the north side (long). The adjusted front footage for the street reconstruction and storm sewer items is 110.5 feet + 30% of 300 feet, which equals 200.5 feet. The watermain reconstruction item is assessed at 300 feet since he is serviced from his north side, and there is no sanitary sewer assessment because his sanitary sewer service was not replaced as part of the project. The improvements are a benefit to the property. We recommend that the City assess the property as presented.

- ii. We have reviewed the right-of-way along the property. The enclosed agreement was intended to transfer ownership of the right-of-way over to George and Ann LaPatka through a Quit Claim Deed, which was not the correct methodology and was never recorded with the County. Instead, the right-of-way should have been vacated and recorded with the County. We are currently in communication with Mr. LaPatka on this and will be correcting the right-of-way per the previous agreement and additional discussions. The revised right-of-way will be brought to Council as a resolution, then recorded at the County.
- iii. If the City desires to eliminate the use of special assessments as a funding source for future improvement projects, we recommend that additional discussions be held at Council Workshops.

8. Don & Eileen Twedt 95-916-5220 2108 Gorton Avenue NW

- a. Objection: Objecting to cost of assessment. Claims to have been assessed for a shorter length on a previous assessment.
- b. Recommendation: An assessment from 1996 improvements indicate Mr. Twedt's property was assessed at a length of 100 feet. This does not represent the actual frontage of Mr. Twedt's property, which is 254 feet. Since this property is located in a horizontal curve the street frontage is longer than the property width, when measured perpendicularly between his lot lines. The property width is 232. This length provides the most beneficial assessment calculation to the property owner and is what was included in the assessment roll. We recommend that the City assess the property as presented.

9. Craig Gertsema 95-711-0010 2100 Gorton Avenue NW

- a. Objection: Claims there is a bigger benefit to the City than his property and requested his assessment to be reviewed.
- b. Recommendation: Mr. Gertsema's lot is a regular lot with a front footage of 165 feet. The property received both water and sewer service improvements with the project and is being assessed for Street Reconstruction, Sanitary Main Reconstruction, Sanitary Service, Watermain Reconstruction, Water Service, and Storm Sewer. His assessment

has been calculated in accordance with the Assessment Policy and the improvements are a benefit to the property. We recommend that the City assess the property as presented.

10. Bradley & Rose Serbus 95-711-0030 401 20th Street NW

- a. Objection: Claims to not benefit from the Gorton Avenue Side of his corner lot. Asking for a reduction in assessment. Wants to be assessed the same as the rest of the lots in the cul-de-sac.
- b. Recommendation: The lot is a corner lot. The City of Willmar's Assessment Policy assesses street reconstruction and storm sewer items for corner lots at 100 percent of the short side and 30 percent of the long side. The sanitary sewer and watermain replacement assessment items are assessed at 100 percent of the length of the property's footage on which the utility service connections are located. Mr. Serbus' property frontage abuts the project on the east and south sides of his property. There is 100 feet on the east side (short) and 220 feet on the south side (long). The adjusted front footage for the street reconstruction and storm sewer items is 100 feet + 30% of 220 feet, which equals 166 feet. The sanitary sewer and watermain reconstruction items are assessed at 100 feet since he is serviced from his east side. The improvements are a benefit to the property. We recommend that the City assess the property as presented.

11. Jay Halliday 95-668-0410 400 23rd Street SE

- a. Objection: Objecting to corner lot assessment.
- b. Recommendation: The City of Willmar's Assessment Policy assesses street overlay for corner lots at 100 percent of the short side and 30 percent of the long side. The overlay assessments were assessed by the unit. The units were based on 3 prevalent sizes of lots within the project area, which were classified based on the short side of the lots as small (0'-60.9'), medium (61'-99.9'), and large ($\geq 100'$). Small lots received an assessment of \$3,000, medium lots received an assessment of \$4,500, and large lots received an assessment of \$6,000. Corner lots received a \$900 assessment on the long side, which was calculated by multiplying the small lot amount of \$3,000 by 30%. Since the small lot amount was used in this calculation, it provides the most beneficial assessment to the benefitting property owners. The improvements are a benefit to the property. We recommend that the City assess the property as presented.

12. Matthew & Joanna Schrupp 95-668-3150 905 23rd Street SE

- a. Objection: Previously assessed for overlay on 23rd Street in 2010 in an amount of \$2,790.26 (\$23.06/ft). The 2010 assessment was against his long side on 23rd Street. Objecting to the assessment and requesting the assessment be reduced.
- b. Recommendation: Mr. Schrupp's parcel is a corner lot that abuts 23rd Street on his 121-foot west side (long) and 10th Avenue on his 120-foot south side (short). The 2010 assessment on Mr. Schrupp's long side was based on the 2005 revision of the Assessment Policy. The corner lot policy in this revision only assessed corner lots on the street that fronts their address. Mr. Schrupp's property was assessed at that time since his property has a 23rd Street address. The latest revision of the Assessment Policy was updated in 2022 and included revisions to the corner lot policy. Corner lots under the

13. Richard Hess 95-668-1120/95-668-1700 2305 6th Avenue SE

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Enclosures/Written Assessment Objections

Dear City Council of the City of Willmar,

I am hereby writing my objection as I am unable to attend the in-house meeting on October 16th at 6:32pm.

Parcel No. 956680770

Aasen/Mitchell B

405 23RD St SE

Willmar MN 56201

23rd Street Road is a "cut through" for Lakeland drive, Hwy12 and numerous others. I for one see vehicles/individuals who have said they don't live in the area yet cut through as it's quicker and enjoyable walking payment and neighborhood. To be specific: a white jeep with a female driver and male passenger, travel thru to the Greenmill/Ruffs for their break routinely around 12pm weekdays.

I think that it is exceptionally discourteous and lacking formal notice to not tell the occupants of this area the total amount was not being added to our yearly property taxes like almost anything else in this county. I can say for me and I'm sure others I don't have \$4500 sitting around to pay upfront especially the way the economy is. Farther down on the notice we need to take care of it in roughly a month time span from not when we received the letter but the day it was written to avoid daily interest of which the interest sum is outrageous! I'm exceptionally baffled at the so-called upgrade outcome and do believe lots of corners were cut to meet deadline/ just to finish it. I have included photos to specifically show the "missed" repairs of this project still holds water, soil and so on, including chips and raised edges that were not taken care of that were marked to be fixed during this project roughly a year ago.

I do appreciate the letter conveying to residents' areas in development was to begin and be finished. Yet, as far as anyone is concerned there is an in-city limits "work time of start" that is regulation and or law I believe. There were many events of times caught beginning before that "said" begin time however certainly not working past 5pm, which I found odd. I was woken up by machines and work starting on an early Saturday morning of which I was not informed of in any sort for any weekend work. The timing of which the road was to be grated down and oil spread on that said Saturday was suspiciously alarming. As the day before said "road crew" was nowhere to be seen mid-day around 2pm. For me to leave my residence I was to drive my greatly taken care of vehicle on an oil of some sort and listen to it make clinks of suspecting rocks and other debris being stuck to the wheel wells and underneath and side panels of my personal vehicle. Of course, which had to be to be cleaned off at my expense and my time.

I acknowledge that a bill is a bill, and it needs to be paid, but I don't really see it being extensively right to make the occupants of these parcels whose driveway is connected to 23rd Street to the full amount of \$4500. It is inconsiderate to inform the tenants of these parcels must be paid in full by October 31st to avoid daily interest at 5.672%. 23rd St is similarly used like Fifth St SE off Willmar Ave SE. Especially in the evenings by individuals who like to travel faster than the posted speed limit. You may be asking yourself how I would know this, the way to tell residents vs cut through vehicles is the rate of speed and awareness of "areas" on 23rd St in which have children, elderly, and animals. I feel that it would be fair for myself but also residents whose driveway is connect to 23rd St to pay amount less than half of \$4500 for the road not being 100% used as "just only a residential road". For a new road and a largely costing project, one would expect not to be able to see previous problem areas left and broken areas to still be existing.

Sincerely,
Residents of 405 23rd St SE Willmar MN 56201.

Mitch Aasen and Hanna Lang







10/16/2023

Parcel No. 959164020

To the city of Willmar,

Below is a list of reasons stating why I should not have to pay for the roads around my property

- I am only one person. I cannot afford to pay \$14,142.50 plus interest.
- I will not have any extra money to fall back on if my taxes go up. I will not have a savings.
- In the letter I received it states that persons 65 years of age or older or retired by virtue of a permanent and total disability for whom it would be a hardship to make the payments do not have to pay. If I have to pay, I will be in a hardship.
- West central steel is an \$82 million dollar company. \$14,142.50 is nothing to them but everything to me. They should be the one paying for the roads.
- A semi can weigh between 25,000 to 80,000 pounds. My car weighs less than 3,900 pounds. Their semis are the one damaging the roads, not my car.
- The city decided to widen both the roads, which means I have lost a part of my property to the road.

Below is a list of expenses/inconveniences caused by the road construction.

- Wrecking my work and home tennis shoes in the mud from the road. \$170
- Having to replace a phalange on my car from the potholes. \$180
- Loss of wages from being late to work. At the end of the construction, there has only been one way I could get to work which was across the train tracks. Half the time there was a train and I was late to work. Also having my water shut off without any, warning has caused me to be late to work twice.
- One of the construction workers was filling up a water container using my outside faucet without my permission. I know of three instances that this has occurred. There could be more when I was not home and did not know about. \$400
- I have had to pick up plastic water bottles, pop cans, chip bags and other trash from my yard left by the workers. \$50
- Since the water has been shut off somehow my soft and hard water faucets have been switched which caused an inconvenience and I will have to pay to get them fixed

As I stated earlier in this letter, I am only one person who lives on a budget but if I have to pay \$14,142.50, I will be in a hardship. I am asking the counsel and the city to please reconsider the amount I owe.

Thank you,

Natasha Knutson



Objection appeal for construction of
road on Irene Ave.

City clerk & Mayor of Willmar - Kandiyohi county

I Jeremiah R Brendsel object on paying for the
amount of \$11,680 for the improvements of the
road at 1013 Irene Ave S.E. Willmar, MN 56201.
over a few legitimate reasons.

I am addressing to the \$11,680 because due to
inflation non stop & my health conditions that
are arising makes it harder & harder to keep ahead
in life. I live a simple life & am a single
father who has resided in Willmar since 2013.
I bought my house in June 17th of 2020 prior
to the huge uproar & inflation due to covid.
Since then everything has inflated higher & higher
except wages. My mortgage has went up over
a \$100 every year since I bought it and looking
to go up over another \$100 again next year
due to this random road construction that was
not needed came to a head. Our road was
not that bad in the first place.

I've had several health problems occur as
well in the past year that makes the quality
of life harder. It could change my future in
no time. I am asking you to look at
waiving or lowering the \$11,680 owed for
the road. We pay enough already in taxes &
inflation - where does it stop. The timing
on the road & the high inflation of America
makes it harder & harder for these extra bills.

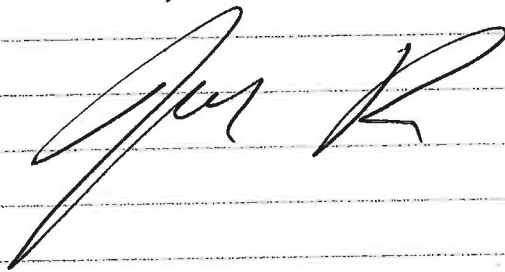
over →

I hope this letter finds you with an open mind. I'm just trying to live a simple life with as little stress as possible to offer my daughter a decent life in Willmar.

Thank You

Jeremiah
Brendal

9-23-83



Please mail me a letter or call me with your decision or if you need more info to go towards this letter.

1013 Irene Ave S.E.
Willmar, MN, 56201

320 - 444 - 3852

Judy Thompson

From: Justin Ask
Sent: Monday, October 16, 2023 7:51 PM
To: Judy Thompson; Leslie Valiant; Douglas E. Reese
Subject: FW: Gorton Ave Assessments

From: Duaine Amundson <adamundson@gmail.com>
Sent: Monday, October 16, 2023 7:48 PM
To: Julie Asmus <jasmus@willmarmn.gov>; Justin Ask <jask@willmarmn.gov>
Subject: Gorton Ave Assessments

Councilman Ask and Councilman Asmus

I have been asked by Calvary Church to express our concerns on the Gorton Avenue Assessments. I had hoped to attend the hearing, but could not make it.

Below are our concerns:

- 1). The proposed assessment of \$26,170 equates to 25% of the cities estimated value. A bill of that magnitude is a severe blow to the operation of the cemetery. It is maintained by volunteers and has an annual budget of around \$4,000. The proposed assessment is almost 6 times the annual budget. Paying it annually over 15 years would result in a 65% increase to the cemetery's operating expenses.
- 2). Cemeteries are unique, sacred parcels of land. Willmar has at least 5 within the city limits. In most cases their only income is derived from donations from bereaved family members with loved ones buried there or a perpetual care fund funded by donations. While not owned by the city, they are community assets that at some point will be needed by all of us. How cemeteries are assessed should be reviewed before any action is taken on the pending assessment.
- 3). The computations as it pertains to the allocation for the upgrade of the road from a standard road to a concrete road should be reviewed and analyzed. West Central Steel is the only property owner who wants or needs that type of road and they specifically requested it. And supposedly agreed to pay for the upgrade. They own approximately 2800 lineal feet along the road, yet they are being assessed for only 1130 feet. The proposed calculation is clearly within city policy of assessing the shortest side of a rectangular parcel. However, in this case, only one taxpayer has requested the improvement and only 1 taxpayer will benefit from it. At \$176.25 per lineal foot for concrete, the difference is \$295,000. West Central should be assessed the entire 2800 feet as the sole beneficiary and prorate those additional funds against the assessments of all of the other parcels involved.
- 4). No matter what is decided, Calvary will pay their assessment. A greater concern is Fairview Cemetery and their \$82,000. This could be the first step in the city getting into the cemetery business.

Duaine Amundson
Sent from my iPhone



May 9, 1990

George and Ann LaPatka
2333 Gorton Avenue NW
Willmar, MN 56201

Re: Gorton Avenue Street and Bridge Project

Dear George and Ann:

Please find attached the proposed easements for the highway and ditch/culvert required for the improvements projects. We understand that the easements are to be granted under the following terms:

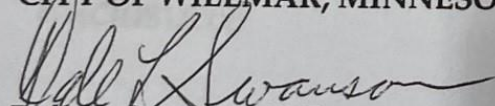
1. The City will sign a Quit Claim Deed to you for the following described property: the southerly 31 feet of the northerly 66 feet of the easterly 223.2 feet of the westerly 487.2 feet of Government Lot 3 of Section 16, T119N, R35W, Kandiyohi County, Minnesota.
2. Your property will be assessed for the improvement project using a footage of 175 feet as per the 1974 Street Improvement Assessment Project.
3. The City will pay \$2,500 for the Highway Easement and \$2,548 for the Ditch and Culvert Easement.

The City Attorney is preparing the Quit Claim Deeds, and the payment for the easements will be processed at the regular Council Meeting of June 6th. You should receive payment shortly after that. The assessment roll will be adjusted to reflect the 175 foot assessment.

If you have any questions, please feel free to contact me.

Sincerely,

CITY OF WILLMAR, MINNESOTA


Dale L. Swanson, P.E.
City Engineer

DS/js

Attachments

PUBLIC WORKS

ENGINEERING

City Office Building

Box 755 612-235-4202

STREET DEPT., SERVICE CENTER

801 W. Hwy. 40 612-235-3827

WASTEWATER TREATMENT

1400 SE 7th St. 612-235-4760

Willmar, Minnesota 56201

Copy 10-016-2023

October 11th, 2023

Richard N. Hess

2305 6th Ave SE

Willmar MN 56201

Re: Parcel No. 956681700

To the City Council of the City of Willmar:

Please let this letter serve as my notice to appeal my assessment on Parcel No. 956681700

My appeal is based for the for the following reasons,

- A. The parcel is a 10 foot wide piece of property with no driveway.
- B. The parcel is adjacent to Parcel No. 956681120, which is my homestead, and which is also being assessed separately

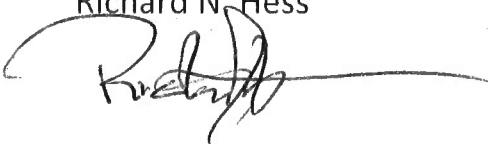
I propose one of two remedies,

- 1) Combine the footage of the two adjacent properties and be assessed once, for the combined footage.
- 2) Be assessed on the 10 foot property on the same percentage as it is to maximum footage of the property in the small assessment level.
(i.e. 10ft to 100ft = 10%)

I have started the process of having the two properties combined.

Your consideration in this appeal is greatly appreciated.

Richard N. Hess

A handwritten signature in black ink, appearing to read 'Richard N. Hess', with a long horizontal flourish extending to the right.



FINAL ASSESSMENT ROLL
GORTON AVENUE NW RECONSTRUCTION PROJECT
CITY OF WILLMAR, MINNESOTA
BMI PROJECT 0W1.127952
CITY PROJECT 2301-A
OCTOBER 2023

LEGEND	Orange lines correspond with street
	Gray lines correspond with sides of street
	Pink lines correspond with City owned properties

OCTOBER 2023				Frontage Calculations				Street - Reconstruction		Street - Concrete Pavement		Sanitary Main - Reconstruction		Sewer Service		Watermain - Reconstruction		Water Service ≤ 1"		Water Service > 1"		Storm Sewer - Reconstruction		Final Assessment Amount	Parcel Classification
				Short Side Lot Length (LF)	Long Side Total Lot Length (LF)	Corner Lot Adjust?	Assessable Front Footage (LF)	Rate / LF \$62.50		Rate / LF \$176.25		Rate / LF \$15.00		Rate / Each \$785.00		Rate / LF \$19.50		Rate / Each \$995.00		Rate / Each \$2,845.00		Rate / LF \$13.00			
								Length (LF)	Assessment	Length (LF)	Assessment	Front Footage	Assessment	Each	Assessment	Front Footage	Assessment	Each	Assessment	Each	Assessment	Front Footage	Assessment		
Line	Taxpayer Name	Parcel #	Physical Address																						
Gorton Avenue NW																									
South Side																									
1	WEST CENTRAL STEEL, INC	95-916-2910	2725 GORTON AVE NW		1295.50	YES	389.00	389.00	\$ 24,312.50	389.00	\$ 68,561.25		\$ -	\$ -	1295.50	\$ 25,262.25	1	\$ 995.00	1	\$ 2,845.00	389.00	\$ 5,057.00	\$ 127,033.00	Irregular Lot	
2	CALVARY LUTHERAN CHURCH	95-916-3310	2401 GORTON AVE NW	265.00		NO	265.00	265.00	\$ 16,562.50		\$ -		\$ -	\$ -	265.00	\$ 5,167.50	1	\$ 995.00		\$ -	265.00	\$ 3,445.00	\$ 26,170.00	Regular Lot	
3	LAPATKA/ANTHONY & MARY	95-380-0130	2333 GORTON AVE NW	110.50	300.00	YES	200.50	200.50	\$ 12,531.25		\$ -		\$ -	\$ -	300.00	\$ 5,850.00	1	\$ 995.00		\$ -	200.50	\$ 2,606.50	\$ 21,982.75	Corner Lot	
4	CENTRAL MN SENIOR CARE PROP	95-380-0110	2323 GORTON AVE NW	110.00		NO	110.00	110.00	\$ 6,875.00		\$ -		\$ -	\$ -	110.00	\$ 2,145.00	1	\$ 995.00		\$ -	110.00	\$ 1,430.00	\$ 11,445.00	Irregular Lot	
5	SCHWAB/ROGER N & ELAINE K	95-380-0100	2317 GORTON AVE NW	84.00		NO	84.00	84.00	\$ 5,250.00		\$ -		\$ -	\$ -	84.00	\$ 1,638.00	1	\$ 995.00		\$ -	84.00	\$ 1,092.00	\$ 8,975.00	Regular Lot	
6	LINGL/MARIE J	95-380-0090	2309 GORTON AVE NW	90.00		NO	90.00	90.00	\$ 5,625.00		\$ -		\$ -	\$ -	90.00	\$ 1,755.00	1	\$ 995.00		\$ -	90.00	\$ 1,170.00	\$ 9,545.00	Regular Lot	
7	CLARK/WM H & ELIZABETH A	95-380-0080	2305 GORTON AVE NW	88.50		NO	88.50	88.50	\$ 5,531.25		\$ -		\$ -	\$ -	88.50	\$ 1,725.75	1	\$ 995.00		\$ -	88.50	\$ 1,150.50	\$ 9,402.50	Regular Lot	
8	HTOO/LAH KAWIETAL (4)	95-380-0070	2301 GORTON AVE NW	84.00		NO	84.00	84.00	\$ 5,250.00		\$ -		\$ -	\$ -	84.00	\$ 1,638.00	1	\$ 995.00		\$ -	84.00	\$ 1,092.00	\$ 8,975.00	Regular Lot	
9	KEITH/RONALD F & BONITA K	95-380-0060	2221 GORTON AVE NW	84.00		NO	84.00	84.00	\$ 5,250.00		\$ -		\$ -	\$ -	84.00	\$ 1,638.00	1	\$ 995.00		\$ -	84.00	\$ 1,092.00	\$ 8,975.00	Regular Lot	
10	NESS/STUART	95-380-0050	2217 GORTON AVE NW	84.00		NO	84.00	84.00	\$ 5,250.00		\$ -		\$ -	\$ -	84.00	\$ 1,638.00	1	\$ 995.00		\$ -	84.00	\$ 1,092.00	\$ 8,975.00	Regular Lot	
11	SWANSON/RANDY	95-380-0040	2213 GORTON AVE NW	84.00		NO	84.00	84.00	\$ 5,250.00		\$ -		\$ -	\$ -	84.00	\$ 1,638.00	1	\$ 995.00		\$ -	84.00	\$ 1,092.00	\$ 8,975.00	Regular Lot	
12	ERICKSON LIV TRUST/MICHAEL & L C/O MICHAEL & LINDA ERICKSON	95-380-0030	2209 GORTON AVE NW	84.00		NO	84.00	84.00	\$ 5,250.00		\$ -		\$ -	\$ -	84.00	\$ 1,638.00	1	\$ 995.00		\$ -	84.00	\$ 1,092.00	\$ 8,975.00	Regular Lot	
13	VALDEZ/ROBERTO/III	95-380-0020	2205 GORTON AVE NW	93.00		NO	93.00	93.00	\$ 5,812.50		\$ -		\$ -	\$ -	93.00	\$ 1,813.50	1	\$ 995.00		\$ -	93.00	\$ 1,209.00	\$ 9,830.00	Irregular Lot	
14	FRANK/DARIN C & CHERYL A	95-380-0010	2201 GORTON AVE NW	104.00		NO	104.00	104.00	\$ 6,500.00		\$ -		\$ -	\$ -	104.00	\$ 2,028.00	1	\$ 995.00		\$ -	104.00	\$ 1,352.00	\$ 10,875.00	Irregular Lot	
15	WEST CENTRAL STEEL, INC	95-916-4800	2011 GORTON AVE NW		1186.50	YES	356.00	356.00	\$ 22,250.00	356.00	\$ 62,745.00	1186.50	\$ 17,797.50	3	\$ 2,355.00	1186.50	\$ 23,136.75	2	\$ 1,990.00	1	\$ 2,845.00	356.00	\$ 4,628.00	\$ 137,747.25	Corner Lot
16	WEST CENTRAL STEEL, INC	95-383-0010	110 19TH ST NW	284.50	334.50	YES	385.00	385.00	\$ 24,062.50	385.00	\$ 67,856.25	334.50	\$ 5,017.50	1	\$ 785.00	284.50	\$ 5,547.75	1	\$ 995.00		\$ -	385.00	\$ 5,005.00	\$ 109,269.00	Double-Frontage Lot
17	KNUTSON/NATASHA M	95-916-4020	1725 GORTON AVE NW	81.50	150.00	YES	126.50	126.50	\$ 7,906.25		\$ -	81.50	\$ 1,222.50	1	\$ 785.00	81.50	\$ 1,589.25	1	\$ 995.00		\$ -	126.50	\$ 1,644.50	\$ 14,142.50	Corner Lot
18	KINGERY/MICHAEL & JANET	95-916-3640	1717 GORTON AVE NW	75.00		NO	75.00	75.00	\$ 4,687.50		\$ -	75.00	\$ 1,125.00	1	\$ 785.00	75.00	\$ 1,462.50	1	\$ 995.00		\$ -	75.00	\$ 975.00	\$ 10,030.00	Regular Lot
19	SLAGTER/TAYLOR/& RUSSEL FLORES	95-916-3630	1711 GORTON AVE NW	75.00		NO	75.00	75.00	\$ 4,687.50		\$ -	75.00	\$ 1,125.00	1	\$ 785.00	75.00	\$ 1,462.50	1	\$ 995.00		\$ -	75.00	\$ 975.00	\$ 10,030.00	Regular Lot
20	OLSON/MARY A	95-916-3600	1705 GORTON AVE NW	75.00		NO	75.00	75.00	\$ 4,687.50		\$ -	75.00	\$ 1,125.00	1	\$ 785.00	75.00	\$ 1,462.50	1	\$ 995.00		\$ -	75.00	\$ 975.00	\$ 10,030.00	Regular Lot
21	PALMER/SHARON	95-916-3610	1701 GORTON AVE NW	50.00		NO	50.00	50.00	\$ 3,125.00		\$ -	50.00	\$ 750.00	1	\$ 785.00	50.00	\$ 975.00	1	\$ 995.00		\$ -	50.00	\$ 650.00	\$ 7,280.00	Regular Lot
22	KANDI AREA PROPERTIES, LLC	95-916-3100	1525 GORTON AVE NW	115.50		NO	115.50	115.50	\$ 7,218.75		\$ -	115.50	\$ 1,732.50	1	\$ 785.00	115.50	\$ 2,252.25	1	\$ 995.00		\$ -	115.50	\$ 1,501.50	\$ 14,485.00	Regular Lot
23	BROBERG/VERNELL L & LINDA	95-916-3170	1517 GORTON AVE NW	115.50		NO	115.50	115.50	\$ 7,218.75		\$ -	115.50	\$ 1,732.50	1	\$ 785.00	115.50	\$ 2,252.25	1	\$ 995.00		\$ -	115.50	\$ 1,501.50	\$ 14,485.00	Regular Lot
24	KAFATI/CINTYA V & DENIS A	95-916-3110	1425 GORTON AVE NW	115.50		NO	115.50	115.50	\$ 7,218.75		\$ -	115.50	\$ 1,732.50	1	\$ 785.00	115.50	\$ 2,252.25	1	\$ 995.00		\$ -	115.50	\$ 1,501.50	\$ 14,485.00	Regular Lot
25	WOLTJER/KAREN L	95-916-3130	1421 GORTON AVE NW	77.00		NO	77.00	77.00	\$ 4,812.50		\$ -	77.00	\$ 1,155.00	1	\$ 785.00	77.00	\$ 1,501.50	1	\$ 995.00		\$ -	77.00	\$ 1,001.00	\$ 10,250.00	Regular Lot
26	PROUTY PROPERTIES, LLC	95-916-3150	1417 GORTON AVE NW	75.00		NO	75.00	75.00	\$ 4,687.50		\$ -	75.00	\$ 1,125.00	1	\$ 785.00	75.00	\$ 1,462.50	1	\$ 995.00		\$ -	75.00	\$ 975.00	\$ 10,030.00	Regular Lot
27	JBZ PROPERTIES, LLC C/O BEN & JENNIFER ZIMMER	95-916-3140	1413 GORTON AVE NW	78.00		NO	78.00	78.00	\$ 4,875.00		\$ -	78.00	\$ 1,170.00	1	\$ 785.00	78.00	\$ 1,521.00	1	\$ 995.00		\$ -	78.00	\$ 1,014.00	\$ 10,360.00	Regular Lot
28	SAUE/ROBERT D/MARY J HANSON	95-916-3160	201 14TH ST NW	86.00		YES	86.00	86.00	\$ 5,375.00		\$ -	86.00	\$ 1,290.00	1	\$ 785.00	86.00	\$ 1,677.00	1	\$ 995.00		\$ -	86.00	\$ 1,118.00	\$ 11,240.00	Corner Lot
North Side																									
29	FAIRVIEW CEMETERY ASSN C/O ANFINSON & RILEY, PA	95-909-0060	2400 GORTON AVE NW		1925.50	YES	578.00	578.00	\$ 36,125.00		\$ -				1925.50	\$ 37,547.25	1	\$ 995.00			578.00	\$ 7,514.00	\$ 82,181.25	Corner Lot	
30	TWEDT/DON M & EILEEN M	95-916-5220	2108 GORTON AVE NW	232.00		NO	232.00	232.00	\$ 14,500.00		\$ -	232.00	\$ 3,480.00	1	\$ 785.00	232.00	\$ 4,524.00	1	\$ 995.00		\$ -	232.00	\$ 3,016.00	\$ 27,300.00	Irregular Lot
31	PAJAK/JAMES	95-916-5100	2104 GORTON AVE NW	105.00		NO	105.00	105.00	\$ 6,562.50		\$ -	105.00													

LEGEND	Orange lines correspond with street
	Gray lines correspond with sides of street
	Pink lines correspond with City owned properties

				Frontage Calculations				Street - Reconstruction		Street - Concrete Pavement		Sanitary Main - Reconstruction		Sewer Service		Watermain - Reconstruction		Water Service ≤ 1"		Water Service > 1"		Storm Sewer - Reconstruction		Final Assessment Amount	Parcel Classification
Line	Taxpayer Name	Parcel #	Physical Address	Short Side Lot Length (LF)	Long Side Total Lot Length (LF)	Corner Lot Adjust?	Assessable Front Footage (LF)	Rate / LF \$62.50		Rate / LF \$176.25		Rate / LF \$15.00		Rate / Each \$785.00		Rate / LF \$19.50		Rate / Each \$995.00		Rate / Each \$2,845.00		Rate / LF \$13.00			
				Length (LF)	Assessment	Length (LF)	Assessment	Front Footage	Assessment	Each	Assessment	Front Footage	Assessment	Each	Assessment	Each	Assessment	Each	Assessment	Front Footage	Assessment				
48	STEIN/STEPHEN A & REBECCA L	95-916-3070	1402 GORTON AVE NW	65.00		NO	65.00	65.00	\$ 4,062.50		\$ -	65.00	\$ 975.00	1	\$ 785.00	65.00	\$ 1,267.50	1	\$ 995.00		\$ -	65.00	\$ 845.00	\$ 8,930.00	Regular Lot
49	ZIMMER/WM E & GWEN L	95-009-0250	1320 GORTON AVE NW	87.50		NO	87.50	74.50	\$ 4,656.25		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	74.50	\$ 968.50	\$ 5,624.75	Irregular Lot
18th Street NW																									
West Side																									
50	DEVELOPMENTAL PARTNERS TO: FLOOR TO CEILING STORE	95-383-0020	100 19TH ST NW	233.50		YES	233.50	70.50	\$ 4,406.25		\$ -	233.50	\$ 3,502.50	1	\$ 785.00	233.50	\$ 4,553.25	1	\$ 995.00		\$ -	70.50	\$ 916.50	\$ 15,158.50	Double-Frontage Lot
East Side																									
51	WEBER/JOHN K	95-058-0210	110 18TH ST NW	147.00		NO	147.00	147.00	\$ 9,187.50		\$ -	147.00	\$ 2,205.00	1	\$ 785.00	147.00	\$ 2,866.50	1	\$ 995.00		\$ -	147.00	\$ 1,911.00	\$ 17,950.00	Regular Lot
52	ODP INVESTMENTS LTD PTNRSH	95-058-0040	200 18TH ST NW	65.50		NO	65.50	65.50	\$ 4,093.75		\$ -	65.50	\$ 982.50	1	\$ 785.00	65.50	\$ 1,277.25	1	\$ 995.00		\$ -	65.50	\$ 851.50	\$ 8,985.00	Regular Lot
53	ODP INVESTMENTS LTD PTNRSH	95-058-0030	202 18TH ST NW	29.50		NO	29.50	29.50	\$ 1,843.75		\$ -	29.50	\$ 442.50	1	\$ 785.00	29.50	\$ 575.25	1	\$ 995.00		\$ -	29.50	\$ 383.50	\$ 5,025.00	Regular Lot
54	ODP INVESTMENTS LTD PTNRSH	95-058-0020	206 18TH ST NW	30.00		NO	30.00	30.00	\$ 1,875.00		\$ -	30.00	\$ 450.00	1	\$ 785.00	30.00	\$ 585.00	1	\$ 995.00		\$ -	30.00	\$ 390.00	\$ 5,080.00	Regular Lot
55	ODP INVESTMENTS LTD PTNRSH	95-058-0010	208 18TH ST NW	30.00		NO	30.00	30.00	\$ 1,875.00		\$ -	30.00	\$ 450.00	1	\$ 785.00	30.00	\$ 585.00	1	\$ 995.00		\$ -	30.00	\$ 390.00	\$ 5,080.00	Regular Lot
20th Street NW																									
West Side																									
56	GRANT/WILLIAM D & KRYSS ANN	95-460-0020	411 20TH ST NW	97.50		NO	97.50	97.50	\$ 6,093.75		\$ -	97.50	\$ 1,462.50	1	\$ 785.00	97.50	\$ 1,901.25	1	\$ 995.00		\$ -	97.50	\$ 1,267.50	\$ 12,505.00	Irregular Lot
57	RUCKS/NEAL & SUSAN	95-460-0030	421 20TH ST NW	106.00		NO	106.00	106.00	\$ 6,625.00		\$ -	106.00	\$ 1,590.00	1	\$ 785.00	106.00	\$ 2,067.00	1	\$ 995.00		\$ -	106.00	\$ 1,378.00	\$ 13,440.00	Irregular Lot
58	DIVINE HOUSE PROPERTIES LLP	95-460-0040	424 20TH ST NW	98.50		NO	98.50	98.50	\$ 6,156.25		\$ -	98.50	\$ 1,477.50	1	\$ 785.00	98.50	\$ 1,920.75	1	\$ 995.00		\$ -	98.50	\$ 1,280.50	\$ 12,615.00	Irregular Lot
East Side																									
59	FIRST STEP FAMILY DAYCARE	95-460-0060	410 20TH ST NW	110.50		NO	110.50	110.50	\$ 6,906.25		\$ -	110.50	\$ 1,657.50	1	\$ 785.00	110.50	\$ 2,154.75	1	\$ 995.00		\$ -	110.50	\$ 1,436.50	\$ 13,935.00	Irregular Lot
60	JOHNSON LIVING TRUST/WENDELL % WENDELL CARL JOHNSON	95-460-0050	420 20TH ST NW	101.00		NO	101.00	101.00	\$ 6,312.50		\$ -	101.00	\$ 1,515.00	1	\$ 785.00	101.00	\$ 1,969.50	1	\$ 995.00		\$ -	101.00	\$ 1,313.00	\$ 12,890.00	Irregular Lot
			TOTALS	5,672.00	5,949.00		7,458.00	7,282.00	\$ 455,125.00	1,130.00	\$ 199,162.50	5,184.00	\$ 77,760.00	41	\$ 32,185.00	9,794.00	\$ 190,983.00	54	\$ 53,730.00	2	\$ 5,690.00	7,282.00	\$ 94,666.00	\$ 1,109,301.50	

FINAL ASSESSMENT ROLL
IRENE AVE, AUGUSTA AVE, & MARY AVE IMPROVEMENT PROJECT
CITY OF WILLMAR, MINNESOTA
BMI PROJECT 0W1.127954
CITY PROJECT 2301-C
OCTOBER 2023

LEGEND	Orange lines correspond with street
	Gray lines correspond with sides of street
	Pink lines correspond with City owned properties

OCTOBER 2023				Frontage Calculations				Street - Reconstruction		Sanitary Main - Reconstruction		Sewer Service		Watermain - Reconstruction		Water Service ≤ 1"		Water Service > 1"		Storm Sewer - Reconstruction		Final Assessment Amount	Parcel Classification
				Short Side Lot Length (LF)	Long Side Total Lot Length (LF)	Corner Lot Adjust?	Assessable Front Footage (LF)	Rate / LF \$62.50		Rate / LF \$15.00		Rate / Each \$785.00		Rate / LF \$19.50		Rate / Each \$995.00		Rate / Each \$2,845.00		Rate / LF \$13.00			
								Length (LF)	Assessment	Front Footage	Assessment	Each	Assessment	Front Footage	Assessment	Each	Assessment	Each	Assessment	Front Footage	Assessment		
Line	Taxpayer Name	Parcel #	Physical Address																				
Irene Avenue SE																							
South Side																							
1	HOFFMAN-REYES/WENDY S & JOSE	95-662-0120	600 IRENE AVE SE	72.00		YES	72.00	72.00	\$ 4,500.00	72.00	\$ 1,080.00	1	\$ 785.00	72.00	\$ 1,404.00	1	\$ 995.00	\$ -	72.00	\$ 936.00	\$ 9,700.00	Corner Lot	
2	KLINGHAGEN/KAREN L	95-662-0110	604 IRENE AVE SE	72.00		NO	72.00	72.00	\$ 4,500.00	72.00	\$ 1,080.00	1	\$ 785.00	72.00	\$ 1,404.00	1	\$ 995.00	\$ -	72.00	\$ 936.00	\$ 9,700.00	Regular Lot	
3	MASSE/TIM PATRICK	95-662-0100	700 IRENE AVE SE	70.00		NO	70.00	70.00	\$ 4,375.00	70.00	\$ 1,050.00	1	\$ 785.00	70.00	\$ 1,365.00	1	\$ 995.00	\$ -	70.00	\$ 910.00	\$ 9,480.00	Regular Lot	
4	GOOSMANN/LEVI	95-662-0090	704 IRENE AVE SE	61.00		NO	61.00	61.00	\$ 3,812.50	61.00	\$ 915.00	1	\$ 785.00	61.00	\$ 1,189.50	1	\$ 995.00	\$ -	61.00	\$ 793.00	\$ 8,490.00	Regular Lot	
5	KARG/ROBERT D & BRIDGET L	95-662-0080	708 IRENE AVE SE	72.00		NO	72.00	72.00	\$ 4,500.00	72.00	\$ 1,080.00	1	\$ 785.00	72.00	\$ 1,404.00	1	\$ 995.00	\$ -	72.00	\$ 936.00	\$ 9,700.00	Regular Lot	
6	GULDEN/DAVID L	95-662-0070	712 IRENE AVE SE	61.00		NO	61.00	61.00	\$ 3,812.50	61.00	\$ 915.00	1	\$ 785.00	61.00	\$ 1,189.50	1	\$ 995.00	\$ -	61.00	\$ 793.00	\$ 8,490.00	Regular Lot	
7	SHRIVER/DEBRA	95-662-0060	716 IRENE AVE SE	62.00		NO	62.00	62.00	\$ 3,875.00	62.00	\$ 930.00	1	\$ 785.00	62.00	\$ 1,209.00	1	\$ 995.00	\$ -	62.00	\$ 806.00	\$ 8,600.00	Regular Lot	
8	GUSTAFSON/PAUL R	95-662-0050	800 IRENE AVE SE	62.00		NO	62.00	62.00	\$ 3,875.00	62.00	\$ 930.00	1	\$ 785.00	62.00	\$ 1,209.00	1	\$ 995.00	\$ -	62.00	\$ 806.00	\$ 8,600.00	Regular Lot	
9	SCHEFFLER/JASON	95-662-0040	804 IRENE AVE SE	65.00		NO	65.00	65.00	\$ 4,062.50	65.00	\$ 975.00	1	\$ 785.00	65.00	\$ 1,267.50	1	\$ 995.00	\$ -	65.00	\$ 845.00	\$ 8,930.00	Regular Lot	
10	LEENSTRA/WIEBE T & KAREN	95-662-0030	808 IRENE AVE SE	75.00		NO	75.00	75.00	\$ 4,687.50	75.00	\$ 1,125.00	1	\$ 785.00	75.00	\$ 1,462.50	1	\$ 995.00	\$ -	75.00	\$ 975.00	\$ 10,030.00	Regular Lot	
11	STEINBEISSER/ADAM M	95-662-0020	812 IRENE AVE SE	65.00		NO	65.00	65.00	\$ 4,062.50	65.00	\$ 975.00	1	\$ 785.00	65.00	\$ 1,267.50	1	\$ 995.00	\$ -	65.00	\$ 845.00	\$ 8,930.00	Regular Lot	
12	SIK/MICHAEL	95-662-0010	816 IRENE AVE SE	61.50		YES	61.50	61.50	\$ 3,843.75	61.50	\$ 922.50	1	\$ 785.00	61.50	\$ 1,199.25	1	\$ 995.00	\$ -	61.50	\$ 799.50	\$ 8,545.00	Corner Lot	
13	RAMOS/KEVIN DE JESUS/& YARIAN ENID DIAZ CINTRON	95-665-0110	921 9TH ST SE	100.00		YES	100.00	100.00	\$ 6,250.00	100.00	\$ 1,500.00	1	\$ 785.00	100.00	\$ 1,950.00	1	\$ 995.00	\$ -	100.00	\$ 1,300.00	\$ 12,780.00	Corner Lot	
14	FLEEGEL/STEVEN J & KATHLEEN	95-665-0120	904 IRENE AVE SE	87.00		NO	87.00	87.00	\$ 5,437.50	87.00	\$ 1,305.00	1	\$ 785.00	87.00	\$ 1,696.50	1	\$ 995.00	\$ -	87.00	\$ 1,131.00	\$ 11,350.00	Regular Lot	
15	SCHIRMERS/DARIN T & MAGEN E	95-665-0130	908 IRENE AVE SE	87.00		NO	87.00	87.00	\$ 5,437.50	87.00	\$ 1,305.00	1	\$ 785.00	87.00	\$ 1,696.50	1	\$ 995.00	\$ -	87.00	\$ 1,131.00	\$ 11,350.00	Regular Lot	
16	FOSTERVOLD/SHIRLEY A	95-665-0140	912 IRENE AVE SE	94.00		NO	94.00	94.00	\$ 5,875.00	94.00	\$ 1,410.00	1	\$ 785.00	94.00	\$ 1,833.00	1	\$ 995.00	\$ -	94.00	\$ 1,222.00	\$ 12,120.00	Regular Lot	
17	ZELAYA/RAFAEL E	95-665-0150	1000 IRENE AVE SE	87.00		NO	87.00	87.00	\$ 5,437.50	87.00	\$ 1,305.00	1	\$ 785.00	87.00	\$ 1,696.50	1	\$ 995.00	\$ -	87.00	\$ 1,131.00	\$ 11,350.00	Regular Lot	
18	ZELAYA/RAFAEL/� VALLADARES	95-665-0160	1004 IRENE AVE SE	85.00		NO	85.00	85.00	\$ 5,312.50	85.00	\$ 1,275.00	1	\$ 785.00	85.00	\$ 1,657.50	1	\$ 995.00	\$ -	85.00	\$ 1,105.00	\$ 11,130.00	Regular Lot	
19	SIMAR/NICHOLAS D & JESSICA M	95-665-0170	1008 IRENE AVE SE	84.00		NO	84.00	84.00	\$ 5,250.00	84.00	\$ 1,260.00	1	\$ 785.00	84.00	\$ 1,638.00	1	\$ 995.00	\$ -	84.00	\$ 1,092.00	\$ 11,020.00	Regular Lot	
20	GREATER DWELLINGS PTNRS B, LLC	95-665-0180	1012 IRENE AVE SE	80.00		NO	80.00	80.00	\$ 5,000.00	80.00	\$ 1,200.00	1	\$ 785.00	80.00	\$ 1,560.00	1	\$ 995.00	\$ -	80.00	\$ 1,040.00	\$ 10,580.00	Regular Lot	
21	AUGUSTSON/KYLE J	95-665-0190	1100 IRENE AVE SE	84.00		NO	84.00	84.00	\$ 5,250.00	84.00	\$ 1,260.00	1	\$ 785.00	84.00	\$ 1,638.00	1	\$ 995.00	\$ -	84.00	\$ 1,092.00	\$ 11,020.00	Regular Lot	
22	WUBBEN/JOHN	95-665-0200	1104 IRENE AVE SE	80.00		NO	80.00	80.00	\$ 5,000.00	80.00	\$ 1,200.00	1	\$ 785.00	80.00	\$ 1,560.00	1	\$ 995.00	\$ -	80.00	\$ 1,040.00	\$ 10,580.00	Regular Lot	
23	SPRINGER/QUENTIN	95-665-0210	1108 IRENE AVE SE	82.00		NO	82.00	82.00	\$ 5,125.00	82.00	\$ 1,230.00	1	\$ 785.00	82.00	\$ 1,599.00	1	\$ 995.00	\$ -	82.00	\$ 1,066.00	\$ 10,800.00	Regular Lot	
24	GAASTRA/GARY M & MARY LYNN	95-665-0220	920 12TH ST SE	100.00		YES	100.00	100.00	\$ 6,250.00	100.00	\$ 1,500.00	1	\$ 785.00	100.00	\$ 1,950.00	1	\$ 995.00	\$ -	100.00	\$ 1,300.00	\$ 12,780.00	Corner Lot	
North Side																							
25	GROFF/SHELDON & SHARON	95-660-0330	601 IRENE AVE SE	73.50		YES	73.50	73.50	\$ 4,593.75	73.50	\$ 1,102.50	1	\$ 785.00	73.50	\$ 1,433.25	1	\$ 995.00		73.50	\$ 955.50	\$ 9,865.00	Corner Lot	
26	KOCH/EVELYN M	95-660-0340	605 IRENE AVE SE	70.00		NO	70.00	70.00	\$ 4,375.00	70.00	\$ 1,050.00	1	\$ 785.00	70.00	\$ 1,365.00	1	\$ 995.00	\$ -	70.00	\$ 910.00	\$ 9,480.00	Regular Lot	
27	LAUER/BRETT M & MARISSA J	95-660-0350	701 IRENE AVE	70.00		NO	70.00	70.00	\$ 4,375.00	70.00	\$ 1,050.00	1	\$ 785.00	70.00	\$ 1,365.00	1	\$ 995.00	\$ -	70.00	\$ 910.00	\$ 9,480.00	Regular Lot	
28	WANNER/ROBERT C	95-660-0360	705 IRENE AVE SE	65.00		NO	65.00	65.00	\$ 4,062.50	65.00	\$ 975.00	1	\$ 785.00	65.00	\$ 1,267.50	1	\$ 995.00	\$ -	65.00	\$ 845.00	\$ 8,930.00	Regular Lot	
29	RIEMER/ALBERT T & LORRAINE	95-660-0370	709 IRENE AVE SE	65.00		NO	65.00	65.00	\$ 4,062.50	65.00	\$ 975.00	1	\$ 785.00	65.00	\$ 1,267.50	1	\$ 995.00	\$ -	65.00	\$ 845.00	\$ 8,930.00	Regular Lot	
30	MAIANU-YAGUE/FELICIA	95-660-0380	715 IRENE AVE SE	65.00		NO	65.00	65.00	\$ 4,062.50	65.00	\$ 975.00	1	\$ 785.00	65.00	\$ 1,267.50	1	\$ 995.00	\$ -	65.00	\$ 845.00	\$ 8,930.00	Regular Lot	
31	CHRISTENSON/DIANNE K	95-660-0390	717 IRENE AVE SE	65.00		NO	65.00	65.00	\$ 4,062.50	65.00	\$ 975.00	1	\$ 785.00	65.00	\$ 1,267.50	1	\$ 995.00	\$ -	65.00	\$ 845.00	\$ 8,930.00	Regular Lot	
32	KRAY/MARVIN & KATHERINE	95-660-0400	801 IRENE AVE SE	65.00		NO	65.00	65.00	\$ 4,062.50	65.00	\$ 975.00	1	\$ 785.00	65.00	\$ 1,267.50	1	\$ 995.00	\$ -	65.00	\$ 845.00	\$ 8,930.00	Regular Lot	
33	FREDRICKSON/KEVIN D & SHAWN R	95-660-04-0																					

FINAL ASSESSMENT ROLL
IRENE AVE, AUGUSTA AVE, & MARY AVE IMPROVEMENT PROJECT
CITY OF WILLMAR, MINNESOTA
BMI PROJECT 0W1.127954
CITY PROJECT 2301-C
OCTOBER 2023

LEGEND	Orange lines correspond with street
	Gray lines correspond with sides of street
	Pink lines correspond with City owned properties

				Frontage Calculations				Street - Reconstruction		Sanitary Main - Reconstruction		Sewer Service		Watermain - Reconstruction		Water Service ≤ 1"		Water Service > 1"		Storm Sewer - Reconstruction		Final Assessment Amount	Parcel Classification
				Short Side Lot Length (LF)	Long Side Total Lot Length (LF)	Corner Lot Adjust?	Assessable Front Footage (LF)	Rate / LF \$62.50		Rate / LF \$15.00		Rate / Each \$785.00		Rate / LF \$19.50		Rate / Each \$995.00		Rate / Each \$2,845.00		Rate / LF \$13.00			
								Length (LF)	Assessment	Front Footage	Assessment	Each	Assessment	Front Footage	Assessment	Each	Assessment	Each	Assessment	Front Footage	Assessment		
Line	Taxpayer Name	Parcel #	Physical Address																				
48	SCHRIENER/THOMAS & CYNTHIA	95-665-0080	1113 IRENE AVE SE	100.00		YES	100.00	100.00	\$ 6,250.00	100.00	\$ 1,500.00	1	\$ 785.00	100.00	\$ 1,950.00	1	\$ 995.00		\$ -	100.00	\$ 1,300.00	\$ 12,780.00	Corner Lot
Augusta Avenue SE																							
South Side																							
49	JIMENEZ/JESUS V REYES	95-250-1880	903 5TH ST SE		150.00	YES	45.00	45.00	\$ 2,812.50	150.00	\$ 2,250.00	1	\$ 785.00		\$ -		\$ -		\$ -	45.00	\$ 585.00	\$ 6,432.50	Corner Lot
50	BEV'S ENTERPRISE, LLC	95-250-1730	512 AUGUSTA AVE SE	65.00		NO	65.00	65.00	\$ 4,062.50	65.00	\$ 975.00	1	\$ 785.00	65.00	\$ 1,267.50	1	\$ 995.00		\$ -	65.00	\$ 845.00	\$ 8,930.00	Regular Lot
51	LEHMAN/ERIC J	95-250-1710	524 AUGUSTA AVE SE	85.00		YES	85.00	85.00	\$ 5,312.50	85.00	\$ 1,275.00	1	\$ 785.00	85.00	\$ 1,657.50	1	\$ 995.00		\$ -	85.00	\$ 1,105.00	\$ 11,130.00	Corner Lot
52	SWANSON/MADALYNN RAEANN	95-660-0320	600 AUGUSTA AVE SE	73.50		YES	73.50	73.50	\$ 4,593.75	73.50	\$ 1,102.50	1	\$ 785.00	73.50	\$ 1,433.25	1	\$ 995.00		\$ -	73.50	\$ 955.50	\$ 9,865.00	Corner Lot
53	BORDEN/JAN A & ANN M LEE	95-660-0310	604 AUGUSTA AVE SE	70.00		NO	70.00	70.00	\$ 4,375.00	70.00	\$ 1,050.00	1	\$ 785.00	70.00	\$ 1,365.00	1	\$ 995.00		\$ -	70.00	\$ 910.00	\$ 9,480.00	Regular Lot
54	KINZLER/KENDRA	95-660-0300	700 AUGUSTA AVE SE	70.00		NO	70.00	70.00	\$ 4,375.00	70.00	\$ 1,050.00	1	\$ 785.00	70.00	\$ 1,365.00	1	\$ 995.00		\$ -	70.00	\$ 910.00	\$ 9,480.00	Regular Lot
55	GUPTILL/JAMES P/& NATALIE J HILLSTROM	95-660-0290	704 AUGUSTA AVE SE	65.00		NO	65.00	65.00	\$ 4,062.50	65.00	\$ 975.00	1	\$ 785.00	65.00	\$ 1,267.50	1	\$ 995.00		\$ -	65.00	\$ 845.00	\$ 8,930.00	Regular Lot
56	ROMO/AMBER L	95-660-0280	708 AUGUSTA AVE SE	65.00		NO	65.00	65.00	\$ 4,062.50	65.00	\$ 975.00	1	\$ 785.00	65.00	\$ 1,267.50	1	\$ 995.00		\$ -	65.00	\$ 845.00	\$ 8,930.00	Regular Lot
57	NINOW/DWAYNE F	95-660-0270	712 AUGUSTA AVE SE	65.00		NO	65.00	65.00	\$ 4,062.50	65.00	\$ 975.00	1	\$ 785.00	65.00	\$ 1,267.50	1	\$ 995.00		\$ -	65.00	\$ 845.00	\$ 8,930.00	Regular Lot
58	STAAB/ANTHONY J	95-660-0260	716 AUGUSTA AVE SE	65.00		NO	65.00	65.00	\$ 4,062.50	65.00	\$ 975.00	1	\$ 785.00	65.00	\$ 1,267.50	1	\$ 995.00		\$ -	65.00	\$ 845.00	\$ 8,930.00	Regular Lot
59	ALONSO/CHARLOTTE RAE	95-660-0250	800 AUGUSTA AVE SE	65.00		NO	65.00	65.00	\$ 4,062.50	65.00	\$ 975.00	1	\$ 785.00	65.00	\$ 1,267.50	1	\$ 995.00		\$ -	65.00	\$ 845.00	\$ 8,930.00	Regular Lot
60	GODWIN/ESTELA O	95-660-0240	804 AUGUSTA AVE SE	65.00		NO	65.00	65.00	\$ 4,062.50	65.00	\$ 975.00	1	\$ 785.00	65.00	\$ 1,267.50	1	\$ 995.00		\$ -	65.00	\$ 845.00	\$ 8,930.00	Regular Lot
61	OLSON/COLTON	95-660-0230	808 AUGUSTA AVE SE	65.00		NO	65.00	65.00	\$ 4,062.50	65.00	\$ 975.00	1	\$ 785.00	65.00	\$ 1,267.50	1	\$ 995.00		\$ -	65.00	\$ 845.00	\$ 8,930.00	Regular Lot
62	HANSON/ROY D	95-660-0220	812 AUGUSTA AVE SE	65.00		NO	65.00	65.00	\$ 4,062.50	65.00	\$ 975.00	1	\$ 785.00	65.00	\$ 1,267.50	1	\$ 995.00		\$ -	65.00	\$ 845.00	\$ 8,930.00	Regular Lot
63	PETERSEN/KEITH & SALLY	95-660-0210	816 AUGUSTA AVE SE	65.00		YES	65.00	65.00	\$ 4,062.50	65.00	\$ 975.00	1	\$ 785.00	65.00	\$ 1,267.50	1	\$ 995.00		\$ -	65.00	\$ 845.00	\$ 8,930.00	Corner Lot
64	LARSEN/DOREEN J % DOREEN PORTER	95-056-0310	900 AUGUSTA AVE SE	95.00		YES	95.00	95.00	\$ 5,937.50	95.00	\$ 1,425.00	1	\$ 785.00	95.00	\$ 1,852.50	1	\$ 995.00		\$ -	95.00	\$ 1,235.00	\$ 12,230.00	Corner Lot
65	JOHNSON/RUSS A	95-056-0320	904 AUGUSTA AVE SE	84.50		NO	84.50	84.50	\$ 5,281.25	84.50	\$ 1,267.50	1	\$ 785.00	84.50	\$ 1,647.75	1	\$ 995.00		\$ -	84.50	\$ 1,098.50	\$ 11,075.00	Regular Lot
66	JOHNSON/RICHARD A & DARCI	95-056-0330	908 AUGUSTA AVE SE	84.50		NO	84.50	84.50	\$ 5,281.25	84.50	\$ 1,267.50	1	\$ 785.00	84.50	\$ 1,647.75	1	\$ 995.00		\$ -	84.50	\$ 1,098.50	\$ 11,075.00	Regular Lot
67	WEGNER/ROBERT & CAROL	95-056-0340	912 AUGUSTA AVE SE	95.00		NO	95.00	95.00	\$ 5,937.50	95.00	\$ 1,425.00	1	\$ 785.00	95.00	\$ 1,852.50	1	\$ 995.00		\$ -	95.00	\$ 1,235.00	\$ 12,230.00	Regular Lot
North Side																							
68	CROYMANS/KATHLEEN M	95-250-0470	501 AUGUSTA AVE SE		150.00	YES	45.00	45.00	\$ 2,812.50	150.00	\$ 2,250.00	1	\$ 785.00		\$ -		\$ -		\$ -	45.00	\$ 585.00	\$ 6,432.50	Corner Lot
69	CABRERA/MARTIN & RAMONA	95-250-0460	515 AUGUSTA AVE SE	75.00		NO	75.00	75.00	\$ 4,687.50	75.00	\$ 1,125.00	1	\$ 785.00	75.00	\$ 1,462.50	1	\$ 995.00		\$ -	75.00	\$ 975.00	\$ 10,030.00	Regular Lot
70	SWENSON/BARBARA	95-250-0450	521 AUGUSTA AVE SE	75.00		YES	75.00	75.00	\$ 4,687.50	75.00	\$ 1,125.00	1	\$ 785.00	75.00	\$ 1,462.50	1	\$ 995.00		\$ -	75.00	\$ 975.00	\$ 10,030.00	Corner Lot
71	A & B PROPERTIES, LLC	95-914-1800	601 AUGUSTA AVE SE		145.00	YES	43.50	43.50	\$ 2,718.75		\$ -		\$ -		\$ -		\$ -		\$ -	43.50	\$ 565.50	\$ 3,284.25	Corner Lot
72	MERTENS/DONNA M	95-660-0110	701 AUGUSTA AVE SE	50.00		NO	50.00	50.00	\$ 3,125.00	50.00	\$ 750.00	1	\$ 785.00	50.00	\$ 975.00	1	\$ 995.00		\$ -	50.00	\$ 650.00	\$ 7,280.00	Regular Lot
73	DUPRE/JOSHUA L	95-660-0100	705 AUGUSTA AVE SE	63.50		NO	63.50	63.50	\$ 3,968.75	63.50	\$ 952.50	1	\$ 785.00	63.50	\$ 1,238.25	1	\$ 995.00		\$ -	63.50	\$ 825.50	\$ 8,765.00	Regular Lot
74	DOMINQUEZ/ALFREDO & DOMINGA	95-660-0090	709 AUGUSTA AVE SE	60.00		NO	60.00	60.00	\$ 3,750.00	60.00	\$ 900.00	1	\$ 785.00	60.00	\$ 1,170.00	1	\$ 995.00		\$ -	60.00	\$ 780.00	\$ 8,380.00	Regular Lot
75	GONZALEZ/GLORIA VELASQUEZ	95-660-0080	713 AUGUSTA AVE SE	60.00		NO	60.00	60.00	\$ 3,750.00	60.00	\$ 900.00	1	\$ 785.00	60.00	\$ 1,170.00	1	\$ 995.00		\$ -	60.00	\$ 780.00	\$ 8,380.00	Regular Lot
76	CENTRAL MINNESOTA HOMES LLC	95-660-0070	717 AUGUSTA AVE SE	60.00		NO	60.00	60.00	\$ 3,750.00	60.00	\$ 900.00	1	\$ 785.00	60.00	\$ 1,170.00	1	\$ 995.00		\$ -	60.00	\$ 780.00	\$ 8,380.00	Regular Lot
77	AYE/WIN& APBRIL PAW	95-660-0060	721 AUGUSTA AVE SE	60.00		NO	60.00	60.00	\$ 3,750.00	60.00	\$ 900.00	1	\$ 785.00	60.00	\$ 1,170.00	1	\$ 995.00		\$ -	60.00	\$ 780.00	\$ 8,380.00	Regular Lot
78	CIRIACO/ROSA ISELA	95-660-0050	801 AUGUSTA AVE SE	60.00		NO	60.00	60.00	\$ 3,750.00	60.00	\$ 900.00	1	\$ 785.00	60.00	\$ 1,170.00	1	\$ 995.00		\$ -	60.00	\$ 780.00	\$ 8,380.00	Regular Lot
79	QUIMBY/LISA K	95-660-0040	805 AUGUSTA AVE SE	62.00		NO	62.00	62.00	\$ 3,875.00	62.00	\$ 930.00	1	\$ 785.00	62.00	\$ 1,209.00	1	\$ 995.00		\$ -	62.00	\$ 806.00	\$ 8,600.00	Regular Lot
80	SMITH/JORDAN R & ASHLEY	95-660-0030	809 AUGUSTA AVE SE	60.00		NO	60.00	60.00	\$ 3,750.00	60.00	\$ 900.00	1	\$ 785.00										

FINAL ASSESSMENT ROLL
23RD STREET SE AREA
CITY OF WILLMAR, MINNESOTA
BMI PROJECT 0W1.127955
CITY PROJECT 2303
OCTOBER 2023

LEGEND	Orange lines correspond with street
	Gray lines correspond with sides of street
	Pink lines correspond with City owned properties
	Reduced Street Assessment Due to Unused Existing Street Life

LOT CLASSIFICATION	LEGEND	S	Small lot assessment. 0'-60.9'. \$3,000
	M		Medium lot assessment. 61'-99.9'. \$4,500
	L		Large lot assessment. ≥100'. \$6,000
	C		Corner lot assessment. \$900 on long side
	COMM		Commercial lot assessment. Assessed \$6,000 per equivalent large lot assessment. Total length/100'

				Frontage Calculations			Overlay		Final Assessment Amount	
				Short Side	Long Side	Corner				
				Lot Length (LF)	Total Lot Length (LF)	Lot Adjust?				
Line	Taxpayer Name	Parcel #	Physical Address				Lot Classification	Assessment		
21st Street SW										
West Side										
1	SUCHY/NICHOLAS S/& FALIS KAJE	95-668-0270	512 21ST ST SE	106.00		NO	L	\$ 6,000.00	\$	6,000.00
2	MAXFIELD/KEVIN R & TAYLOR L	95-668-0260	508 21ST ST SE	98.00		NO	M	\$ 4,500.00	\$	4,500.00
3	RONNEBERG/MANFRED & SHIRLEY	95-668-0250	504 21ST ST SE	90.00		NO	M	\$ 4,500.00	\$	4,500.00
4	PINEDA/IRMA Y ENAMORADO	95-668-0240	500 21ST ST SE	92.00		NO	M	\$ 4,500.00	\$	4,500.00
5	JOHNSON/RILEY S & DANIELE	95-668-0230	408 21ST ST SE	88.00		NO	M	\$ 4,500.00	\$	4,500.00
6	ASLESEN/MARK E & LORAE E	95-668-0220	404 21ST ST SE	97.00		NO	M	\$ 4,500.00	\$	4,500.00
7	DYRDAL/ANTHONY B & ELIZABETH N	95-668-0210	400 21ST ST SE	127.00		NO	L	\$ 6,000.00	\$	6,000.00
East Side										
8	FRANZEN/BETH	95-668-0490	509 21ST ST SE	86.00	97.00	YES	MC	\$ 5,400.00	\$	5,400.00
9	REESE/MICHAEL A	95-668-0480	505 21ST ST SE	90.00		NO	M	\$ 4,500.00	\$	4,500.00
10	PIERSKALLA/MARK & DIANE	95-668-0470	501 21ST ST SE	90.00		NO	M	\$ 4,500.00	\$	4,500.00
11	WINTERS/MARISA J/& ANDREW T AUSTIN	95-668-0460	405 21ST ST SE	90.00		NO	M	\$ 4,500.00	\$	4,500.00
12	PEDERSON/TROY A & BRIDGET	95-668-0450	401 21ST ST SE	100.00		NO	L	\$ 6,000.00	\$	6,000.00
23rd Street SW										
West Side										
13	LEIKVOLL/VENIETA R	95-615-0110	904 23RD ST SE	69.00		YES	M	\$ 4,500.00	\$	4,500.00
14	NICKLAWSKY TRUST/MICHAEL & E	95-668-2210	900 23RD ST SE	100.00		YES	L	\$ 6,000.00	\$	6,000.00
15	OCHSENDORF/KEVIN L & KAREN	95-668-3010	806 23RD ST SE	101.00		YES	L	\$ 6,000.00	\$	6,000.00
16	NYE/WESLEY A & CAROLYN D	95-668-3020	800 23RD ST SE	125.00		YES	L	\$ 6,000.00	\$	6,000.00
17	BERSKOW/AMY J	95-668-2060	724 23RD ST SE	110.00		YES	L	\$ 6,000.00	\$	6,000.00
18	HARTMAN/GARY J & P A KLUVER-	95-913-1105	612 23RD ST SE	35.00		NO	S		\$	-
19	HARTMAN/GARY J & P A KLUVER-	95-668-0390	612 23RD ST SE	65.00		NO	L	\$ 6,000.00	\$	6,000.00
20	ANDERSON/THOMAS R & MARY A	95-668-0380	608 23RD ST SE	140.00		NO	L	\$ 6,000.00	\$	6,000.00
21	NIELSEN/CALVIN D & JOY E	95-668-0360	600 23RD ST SE	104.00	204.00	YES	LC	\$ 6,900.00	\$	6,900.00
22	HOUSEMAN/DONALD & JANET	95-668-0550	504 23RD ST SE	123.00	140.00	YES	LC	\$ 6,900.00	\$	6,900.00
23	BAKER/CRAIG A & TAMARA	95-668-0560	500 23RD ST SE	100.00	123.00	YES	LC	\$ 6,900.00	\$	6,900.00
24	NELSON/LESLIE C/&STACI TEGEL	95-668-0640	404 23RD ST SE	123.00	125.00	YES	LC	\$ 6,900.00	\$	6,900.00
25	HALLIDAY/JAY M	95-668-0410	400 23RD ST SE	115.00	121.00	YES	LC	\$ 6,900.00	\$	6,900.00
26	RUTZ/TROY	95-668-0160	312 23RD ST SE	125.00	141.00	YES	LC	\$ 6,900.00	\$	6,900.00
27	LEVESQUE/SEAN & KATHRYN	95-668-0150	308 23RD ST SE	92.00		NO	M	\$ 4,500.00	\$	4,500.00
28	SAULSBURY/MICHAEL W& JACKLYN M	95-668-0140	304 23RD ST SE	92.00		NO	M	\$ 4,500.00	\$	4,500.00
29	BERSCHIED/MICHAEL A & CAROL D	95-668-0130	300 23RD ST SE	92.00		NO	M	\$ 4,500.00	\$	4,500.00
30	BORMAN/MARK L/& CHARLENE ZWART	95-668-0120	284 23RD ST SE	105.00		NO	L	\$ 6,000.00	\$	6,000.00
31	MEYER/CECIL G & SUSAN R	95-668-0110	280 23RD ST SE	114.00		NO	L	\$ 6,000.00	\$	6,000.00
32	TORGERSON PROPERTIES, INC	95-913-1010	2100 HWY 12 E	911.00		NO	COMM	\$ 54,000.00	\$	54,000.00
East Side										
33	SCHRUPP/MATTHEW A & JOANNA L	95-668-3150	905 23RD ST SE	120.00		YES	L	\$ 6,000.00	\$	6,000.00
34	TAYLOR/RICHARD K & ALISSA K	95-668-3110	801 23RD ST SE		128.00	YES	LC	\$ 900.00	\$	900.00
35	HULSCHER/JESSE G & MARIA R	95-668-2450	723 23RD ST SE		137.00	YES	LC	\$ 900.00	\$	900.00

FINAL ASSESSMENT ROLL
23RD STREET SE AREA
CITY OF WILLMAR, MINNESOTA
BMI PROJECT 0W1.127955
CITY PROJECT 2303
OCTOBER 2023

LEGEND	Orange lines correspond with street
	Gray lines correspond with sides of street
	Pink lines correspond with City owned properties
	Reduced Street Assessment Due to Unused Existing Street Life

LOT CLASSIFICATION	LEGEND	S	Small lot assessment. 0'-60.9'. \$3,000
	M	Medium lot assessment. 61'-99.9'. \$4,500	
	L	Large lot assessment. ≥100'. \$6,000	
	C	Corner lot assessment. \$900 on long side	
	COMM	Commercial lot assessment. Assessed \$6,000 per equivalent large lot assessment. Total length/100'	

				Frontage Calculations			Overlay		Final Assessment Amount
				Short Side	Long Side	Corner			
				Lot Length (LF)	Total Lot Length (LF)	Lot Adjust?	Lot Classification	Assessment	
Line	Taxpayer Name	Parcel #	Physical Address						
36	CITY OF WILLMAR	95-668-2460	701 23RD ST SE	57.00	162.00	YES	SC	\$ 3,900.00	3,900.00
37	SCHULZ/PHILLIP & JODIE	95-668-2310	615 23RD ST SE	118.00	129.00	YES	LC	\$ 6,900.00	6,900.00
38	DAMHOF/DAVID & DARLENE	95-668-0950	605 23RD ST SE	105.00	137.00	YES	LC	\$ 6,900.00	6,900.00
39	MACIAS/ANYEI NATHALY	95-668-0940	601 23RD ST SE	112.00		NO	L	\$ 6,000.00	6,000.00
40	BOLL/ROLAND J & JUDY E	95-668-0930	509 23RD ST SE	123.00		NO	L	\$ 6,000.00	6,000.00
41	IVERSON/TAYLOR E & JOSEPH W	95-668-0920	505 23RD ST SE	106.00		NO	L	\$ 6,000.00	6,000.00
42	MCCULLOUGH/H PAUL &FRANCESCA	95-668-0910	501 23RD ST SE	105.00	115.00	YES	LC	\$ 6,900.00	6,900.00
43	CAK PROPERTIES, LLC	95-668-0780	409 23RD ST SE	100.00	125.00	YES	LC	\$ 6,900.00	6,900.00
44	AASEN/MITCHELL B	95-668-0770	405 23RD ST SE	88.00		NO	M	\$ 4,500.00	4,500.00
45	KEITH/JASON M & DOREEN L	95-668-0760	401 23RD ST SE	81.00		NO	M	\$ 4,500.00	4,500.00
46	HILLENBRAND/KYLE	95-668-0750	317 23RD ST SE	77.00		NO	M	\$ 4,500.00	4,500.00
47	DAHLBERG/ANGELA J	95-668-0740	313 23RD ST SE	80.00		NO	M	\$ 4,500.00	4,500.00
48	CO RENTAL PROPERTIES, LLC C/O CRAIG FLADEBOE	95-668-0730	309 23RD ST SE	79.00		NO	M	\$ 4,500.00	4,500.00
49	CO RENTAL PROPERTIES, LLC C/O CRAIG FLADEBOE	95-668-0720	305 23RD ST SE	87.00		NO	M	\$ 4,500.00	4,500.00
50	CO RENTAL PROPERTIES, LLC C/O CRAIG FLADEBOE	95-668-0710	301 23RD ST SE	115.00	117.00	YES	LC	\$ 6,900.00	6,900.00
51	FREIBERG FAMILY LIVING TRUST C/O WALTER & DEBRA FREIBERG	95-668-0010	281 23RD ST SE	76.00	148.00	YES	MC	\$ 5,400.00	5,400.00
52	DJK PROPERTIES, LLP	95-614-0040	273 23RD ST SE	139.00		NO	L	\$ 6,000.00	6,000.00
53	ACKERMAN PARTNERSHIP % JILL M ACKERMAN	95-614-0030	265 23RD ST SE	152.00		NO	L	\$ 6,000.00	6,000.00
54	ACKERMAN-SMITH/DIANA/& KAREN A	95-614-0020	257 23RD ST SE	134.00		NO	L	\$ 6,000.00	6,000.00
55	DJK PROPERTIES, LLP	95-614-0010	249 23RD ST SE	133.00	135.00	YES	LC	\$ 6,900.00	6,900.00
56	CASEY'S RETAIL COMPANY ATTN: ACCT DEPT STORE #3326	95-913-1014	2300 HWY 12 E	200.00	308.00	YES	COMM C	\$ 12,900.00	12,900.00
24th Street NW									
West Side									
57	ROJAS/PABLO RENE OSSA/& MARIA FERNANDA LETELIER HERRERA	95-668-4640	904 24TH ST SE	108.00	124.00	YES	LC	\$ 6,900.00	6,900.00
58	KAMSTRA/COLLEEN & LAURA	95-668-4630	900 24TH ST SE	110.00		NO	L	\$ 6,000.00	6,000.00
59	KREMER/TIMOTHY & TAMI M	95-668-4620	804 24TH ST SE	110.00		NO	L	\$ 6,000.00	6,000.00
60	SCHIRO/GERALD M & SUSAN D	95-666-0160	726 24TH ST SE	82.00		NO	M	\$ 4,500.00	4,500.00
61	CUMMING/SUSAN D	95-666-0150	724 24TH ST SE	70.00		NO	M	\$ 4,500.00	4,500.00
62	OSTLUND/DEBRA ANN & STEPHEN W	95-666-0145	722 24TH ST SE	65.00		NO	M	\$ 4,500.00	4,500.00
63	HANSON/DOUGLAS & JUDY	95-666-0140	720 24TH ST SE	57.00		NO	S	\$ 3,000.00	3,000.00
64	DYKSTRA/RICHARD & CHARLENE	95-666-0065	718 24TH ST SE	54.00		NO	S	\$ 3,000.00	3,000.00
65	LINDEN/CARMEN C	95-666-0060	716 24TH ST SE	52.00		NO	S	\$ 3,000.00	3,000.00
66	GANDER/EDMUND J	95-666-0055	714 24TH ST SE	58.00		NO	S	\$ 3,000.00	3,000.00
67	BRANDT TRUST/DONALD &SHIRLEY	95-666-0050	712 24TH ST SE	52.00		NO	S	\$ 3,000.00	3,000.00
68	GANDER/CHARLES W & CONSTANCE	95-666-0045	710 24TH ST SE	71.00		NO	M	\$ 4,500.00	4,500.00
69	PETERS/CONNIE	95-666-0040	708 24TH ST SE	60.00		NO	S	\$ 3,000.00	3,000.00
70	SMITH/RICHARD L	95-666-0035	706 24TH ST SE	64.00		NO	M	\$ 4,500.00	4,500.00
71	MAGES/CLARENCE	95-666-0030	704 24TH ST SE	60.00		NO	S	\$ 3,000.00	3,000.00
72	LOGE/CHARLETTE I	95-666-0020	702 24TH ST SE	76.00		NO	M	\$ 4,500.00	4,500.00
73	MATTSON/VICKY	95-666-0010	700 24TH ST SE	47.00	160.00	YES	SC	\$ 3,900.00	3,900.00

FINAL ASSESSMENT ROLL
23RD STREET SE AREA
CITY OF WILLMAR, MINNESOTA
BMI PROJECT 0W1.127955
CITY PROJECT 2303
OCTOBER 2023

LEGEND	Orange lines correspond with street
	Gray lines correspond with sides of street
	Pink lines correspond with City owned properties
	Reduced Street Assessment Due to Unused Existing Street Life

LOT CLASSIFICATION	LEGEND	S	Small lot assessment. 0'-60.9'. \$3,000
	M	Medium lot assessment. 61'-99.9'. \$4,500	
	L	Large lot assessment. ≥100'. \$6,000	
	C	Corner lot assessment. \$900 on long side	
	COMM	Commercial lot assessment. Assessed \$6,000 per equivalent large lot assessment. Total length/100'	

				Frontage Calculations			Overlay		Final Assessment Amount
				Short Side	Long Side	Corner			
				Lot Length (LF)	Total Lot Length (LF)	Lot Adjust?			
Line	Taxpayer Name	Parcel #	Physical Address				Lot Classification	Assessment	
74	WITTMAN/LYNDEN H & LINDA K	95-668-0970	604 24TH ST SE	100.00		NO	L	\$ 6,000.00	\$ 6,000.00
75	KLEVEN/JAMES J & KIMBERLY M	95-668-0980	600 24TH ST SE	100.00		NO	L	\$ 6,000.00	\$ 6,000.00
76	ENGSTROM/RICHARD & JOYCE A	95-668-0990	508 24TH ST SE	100.00		NO	L	\$ 6,000.00	\$ 6,000.00
77	JOHNSON/WAYNE M	95-668-1000	504 24TH ST SE	100.00		NO	L	\$ 6,000.00	\$ 6,000.00
78	MINOR/CHRISTOPHER D	95-668-0800	404 24TH ST SE	100.00		NO	L	\$ 6,000.00	\$ 6,000.00
79	SCHANDORFF/CAROL	95-668-0810	400 24TH ST SE	108.00		NO	L	\$ 6,000.00	\$ 6,000.00
80	SANTOS-VENTURA/JEOVANNY A/& LUISA O SEGOVIA	95-668-0820	308 24TH ST SE	102.00		NO	L	\$ 6,000.00	\$ 6,000.00
81	JENSEN/CYNTHIA A	95-668-0830	304 24TH ST SE	90.00		NO	M	\$ 4,500.00	\$ 4,500.00
82	GREATER MN FAMILY SERVICES	95-913-1011	2320 HWY 12 E	239.00	286.00	YES	COMM C	\$ 18,900.00	\$ 18,900.00
East Side									
83	SCHEFFLER/RYAN A & ALISON M	95-668-4580	909 24TH ST SE	115.00		NO	L	\$ 6,000.00	\$ 6,000.00
84	GUSTAFSON/WADE A &BETHANY A	95-668-4570	905 24TH ST SE	98.00		NO	M	\$ 4,500.00	\$ 4,500.00
85	HERREJON/NERISSA M & ARMANDO	95-668-4560	901 24TH ST SE	90.00		NO	M	\$ 4,500.00	\$ 4,500.00
86	FAGERLIE/MICHAEL A & MINDI G	95-668-4550	811 24TH ST SE	90.00		NO	M	\$ 4,500.00	\$ 4,500.00
87	KLING/STEVEN L & JEANNE	95-668-4540	809 24TH ST SE	90.00		NO	M	\$ 4,500.00	\$ 4,500.00
88	FAGERLIE/RICKY & DARLA	95-668-4530	805 24TH ST SE	92.00		NO	M	\$ 4,500.00	\$ 4,500.00
89	ROISELAND/ALAN & ALLISON	95-668-4520	801 24TH ST SE	98.00		NO	M	\$ 4,500.00	\$ 4,500.00
90	PHEASANT MEADOWS OWNERS ASSN % SHARLENE DYKSTRA	95-666-0120	715 24TH ST SE	257.00		NO	L	\$ 6,000.00	\$ 6,000.00
91	BONNEMA/GARY & CORRINE	95-666-0105	713 24TH ST SE	56.00		NO	S	\$ 3,000.00	\$ 3,000.00
92	SJOBERG/LINDA M	95-666-0100	711 24TH ST SE	59.00		NO	S	\$ 3,000.00	\$ 3,000.00
93	SCHLIEP/JEROME A & ELAINE	95-666-0095	709 24TH ST SE	59.00		NO	S	\$ 3,000.00	\$ 3,000.00
94	LITTLE/DAVID & MARSHA	95-666-0090	707 24TH ST SE	56.00		NO	S	\$ 3,000.00	\$ 3,000.00
95	JOHNSON/ROGER C & LISA	95-666-0085	705 24TH ST SE	58.00		NO	S	\$ 3,000.00	\$ 3,000.00
96	BROUWER/MELVIN J & KATHLEEN	95-666-0080	703 24TH ST SE	56.00		NO	S	\$ 3,000.00	\$ 3,000.00
97	HANSON/RONALD K & CONSTANCE G	95-669-0010	613 24TH ST SE	95.00		NO	M	\$ 4,500.00	\$ 4,500.00
98	KOPACEK/GERALD & DORIS	95-668-1260	609 24TH ST SE	92.00		NO	M	\$ 4,500.00	\$ 4,500.00
99	HINRICHS/BRIAN J & TANYA S	95-668-1250	605 24TH ST SE	92.00		NO	M	\$ 4,500.00	\$ 4,500.00
100	ANTIL/OWEN/& CARYL MATTSON	95-668-1240	601 24TH ST SE	92.00		NO	M	\$ 4,500.00	\$ 4,500.00
101	CAK PROPERTIES, LLC	95-668-1230	509 24TH ST SE	92.00		NO	M	\$ 4,500.00	\$ 4,500.00
102	FARHAT/JAMIL	95-668-1220	505 24TH ST SE	92.00		NO	M	\$ 4,500.00	\$ 4,500.00
103	SLAVIK/JESSICA	95-668-1215	501 24TH ST SE	70.00	115.00	YES	MC	\$ 5,400.00	\$ 5,400.00
104	PREET INC	95-025-0010	2404 HWY 12 E	158.00	285.00	YES	COMM C	\$ 9,900.00	\$ 9,900.00
25th Street SE									
West Side									
105	RAK CONST, LLC	95-803-0420	PRIVATE - 3RD AVE SE	50.00		NO	S	\$ 3,000.00	\$ 3,000.00
106	WOODWARD/MORGAN P & EDANA M	95-803-0320	224 25TH ST SE	32.00		NO	S	\$ 3,000.00	\$ 3,000.00
107	METHER/CODY A/& SHAULA V REYES	95-803-0330	220 25TH ST SE	32.00		NO	S	\$ 3,000.00	\$ 3,000.00
108	BERGET/BRIAN G & JANE L	95-803-0340	216 25TH ST SE	76.00		NO	M	\$ 4,500.00	\$ 4,500.00
109	SWENSON/JOSHUA & FELICIA	95-121-4000	208 25TH ST SE	53.00		NO	S	\$ 3,000.00	\$ 3,000.00
110	KOOSMAN/DUSTIN	95-121-4010	204 25TH ST SE	45.00		NO	S	\$ 3,000.00	\$ 3,000.00

FINAL ASSESSMENT ROLL
23RD STREET SE AREA
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CITY PROJECT 2303
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				Frontage Calculations			Overlay		Final Assessment Amount	
				Short Side	Long Side	Corner				
				Lot Length (LF)	Total Lot Length (LF)	Lot Adjust?				
Line	Taxpayer Name	Parcel #	Physical Address				Lot Classification	Assessment		
111	RAK CONST, LLC	95-803-0420	PRIVATE - 2ND AVE SE	50.00		NO	S	\$ 3,000.00	\$	3,000.00
112	D & V PROPERTIES, LLC	95-468-0040	2480 HWY 12 E	145.00	273.00	YES	COMM C	\$ 9,900.00	\$	9,900.00
East Side										
113	JOHNSON/PETER & LAUREN	95-668-4410	307 25TH ST SE	98.00		NO	M	\$ 4,500.00	\$	4,500.00
114	LINDBLAD/JASON & JENNIFER	95-882-0110	305 25TH ST SE	104.00		YES	L	\$ 6,000.00	\$	6,000.00
115	NELSON LEASING, INC.	95-913-1150	303 25TH ST SE	100.00		YES	COMM	\$ 6,000.00	\$	6,000.00
116	FRATERNAL ORDER OF EAGLES WILLMAR AERIE #2334	95-913-1250	219 25TH ST SE	295.00		NO	COMM	\$ 12,000.00	\$	12,000.00
117	DUININCK BROS, INC	95-913-1195	223 25TH ST SE	200.00		NO	COMM	\$ 12,000.00	\$	12,000.00
118	NELSON LEASING, INC.	95-913-1190	0 HWY 12 E	325.00	95.00	NO	COMM	\$ 24,000.00	\$	24,000.00
10th Avenue SE										
South Side										
119	MARYBETH NELSON	95-617-0210	2208 10TH AVE SE	COMMON ELEMENT		NO	S	\$ 3,000.00	\$	3,000.00
120	BEVERLY ARMSTRONG	95-617-0230	2206 10TH AVE SE	COMMON ELEMENT		NO	S	\$ 3,000.00	\$	3,000.00
121	PAUL SWARTZ & JENNIFER BAHR	95-617-0240	2202 10TH AVE SE	COMMON ELEMENT		NO	S	\$ 3,000.00	\$	3,000.00
122	BRAD & BARBARA BAKLUND	95-617-0220	2200 10TH AVE SE	COMMON ELEMENT		NO	S	\$ 3,000.00	\$	3,000.00
123	BONNIE KALIO	95-617-0010	2201 10TH AVE SE	COMMON ELEMENT		NO	S	\$ 3,000.00	\$	3,000.00
124	LISA A MCBRIAN	95-617-0030	2203 10TH AVE SE	COMMON ELEMENT		NO	S	\$ 3,000.00	\$	3,000.00
125	DARLA BREDE	95-617-0040	2205 10TH AVE SE	COMMON ELEMENT		NO	S	\$ 3,000.00	\$	3,000.00
126	AP RENTALS OF MN, LLC	95-617-0020	2207 10TH AVE SE	COMMON ELEMENT		NO	S	\$ 3,000.00	\$	3,000.00
127	MELVIN F SCHWARTZ	95-617-0110	2211 10TH AVE SE	COMMON ELEMENT		NO	S	\$ 3,000.00	\$	3,000.00
128	JAMES W & PATRICIA A JOHNSEN	95-617-0130	2213 10TH AVE SE	COMMON ELEMENT		NO	S	\$ 3,000.00	\$	3,000.00
129	ANN M HANSON	95-617-0140	2215 10TH AVE SE	COMMON ELEMENT		NO	S	\$ 3,000.00	\$	3,000.00
130	BARBARA JEAN ENGWALL	95-617-0120	2217 10TH AVE SE	COMMON ELEMENT		NO	S	\$ 3,000.00	\$	3,000.00
131	CHARLES N & PEGGY J OAKES	95-617-0310	2221 10TH AVE SE	COMMON ELEMENT		NO	S	\$ 3,000.00	\$	3,000.00
132	MARGARET A GRAVGAARD	95-617-0320	2223 10TH AVE SE	COMMON ELEMENT		NO	S	\$ 3,000.00	\$	3,000.00
133	HOEHN/TIMOTHY & ANDREA	95-668-3210	2301 10TH AVE SE	120.00		YES	L	\$ 6,000.00	\$	6,000.00
134	HILBERT/RUSSELL&JODI SCHMIDT	95-668-4600	2305 10TH AVE SE	95.00		NO	M	\$ 4,500.00	\$	4,500.00
135	ALY/MOHAMED S/& AMINA A E	95-668-4590	2309 10TH AVE SE	115.00		NO	L	\$ 6,000.00	\$	6,000.00
North Side										
136	ERICKSON FAMILY TRUST/L & L LELAND & LINNEA ERICKSON	95-615-0160	2212 10TH AVE SE	84.00		NO	M	\$ 4,500.00	\$	4,500.00
137	RADZAK/LEE & JANE	95-615-0150	2214 10TH AVE SE	68.00		NO	M	\$ 4,500.00	\$	4,500.00
138	KNUTSON/JULIE	95-615-0140	2218 10TH AVE SE	58.00		NO	S	\$ 3,000.00	\$	3,000.00
139	DRURY/JUDY	95-615-0130	2220 10TH AVE SE	50.00		NO	S	\$ 3,000.00	\$	3,000.00
140	DAMHOF/RONALD & JANICE	95-615-0120	2224 10TH AVE SE	52.00		NO	S	\$ 3,000.00	\$	3,000.00
9th Avenue SE										
South Side										
141	ARCILLA/KRISTEL L & ROQUE	95-668-2180	2201 9TH AVE SE	144.00		NO	L	\$ 6,000.00	\$	6,000.00
142	POLLARD/TYLER & MORGAN	95-668-2190	2205 9TH AVE SE	136.00		NO	L	\$ 6,000.00	\$	6,000.00
143	SHEEHAN/MARY LOU LYNCH-	95-668-2200	2209 9TH AVE SE	110.00		NO	L	\$ 6,000.00	\$	6,000.00
North Side										
144	YASGAR/JACLYN C/& NATHANIEL C GWOST	95-668-2170	2202 9TH AVE SE	113.00		NO	L	\$ 6,000.00	\$	6,000.00
145	GAUER/JAMES O & PAMELA A	95-668-2160	2206 9TH AVE SE	117.00		NO	L	\$ 6,000.00	\$	6,000.00

FINAL ASSESSMENT ROLL
23RD STREET SE AREA
CITY OF WILLMAR, MINNESOTA
BMI PROJECT 0W1.127955
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				Short Side	Long Side	Corner			
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Line	Taxpayer Name	Parcel #	Physical Address				Lot Classification	Assessment	
146	KRYCH/ADAM T	95-668-2150	2210 9TH AVE SE	98.00		NO	M	\$ 4,500.00	\$ 4,500.00
8th Avenue SE									
South Side									
147	KERSTETTER/KEITH T & CINDY	95-668-2100	2203 8TH AVE SE	121.00		NO	L	\$ 6,000.00	\$ 6,000.00
148	SJOBERG/SARA M & LUCAS	95-668-2110	2207 8TH AVE SE	137.00		NO	L	\$ 6,000.00	\$ 6,000.00
149	WYFFELS/GARY	95-668-2120	2211 8TH AVE SE	102.00		NO	L	\$ 6,000.00	\$ 6,000.00
150	ADOLPHSON/KENNETH W/SR/&DONNA	95-668-4610	2305 8TH AVE SE	112.00	122.00	YES	LC	\$ 6,900.00	\$ 6,900.00
North Side									
151	STOCKS/MELBURN W & LINDA H	95-668-2090	2200 8TH AVE SE	125.00		NO	L	\$ 6,000.00	\$ 6,000.00
152	EVANS/KRISTI L & JASON E	95-668-2080	2204 8TH AVE SE	112.00		NO	L	\$ 6,000.00	\$ 6,000.00
153	ALLINDER/JOHN P & NANCY L	95-668-2070	2208 8TH AVE SE	112.00		NO	L	\$ 6,000.00	\$ 6,000.00
154	JOHNSON/DOUGLAS W & CATHERINE	95-668-4510	2304 8TH AVE SE	198.00		NO	L	\$ 6,000.00	\$ 6,000.00
7th Avenue SW									
South Side									
155	VANSLOOTEN/RONALD & COLLEEN	95-668-4840	2401 7TH AVE SE	108.00	120.00	YES	LC	\$ 6,900.00	\$ 6,900.00
156	MARTIN/JEFFREY D	95-668-4850	2405 7TH AVE SE	84.00		NO	M	\$ 4,500.00	\$ 4,500.00
157	DIVINE HOUSE PROPERTIES LLP	95-668-4860	2409 7TH AVE SE	84.00		NO	M	\$ 4,500.00	\$ 4,500.00
158	PHEASANT COVE TWINHOMES OWN	95-668-5080	PRIVATE - 7TH AVE SE	18.00		NO	S	\$ 3,000.00	\$ 3,000.00
North Side									
159	JACOBSEN/JON T & JANET B	95-668-4820	2302 7TH AVE SE	152.00		NO	L	\$ 6,000.00	\$ 6,000.00
160	STREI/JOSEPH F & SHANNON R	95-668-4810	2400 7TH AVE SE	150.00		NO	L	\$ 6,000.00	\$ 6,000.00
161	LINK/ZELLA M	95-668-4800	2404 7TH AVE SE	102.00	125.00	YES	LC	\$ 6,900.00	\$ 6,900.00
6th Avenue SW									
South Side									
162	FOLLMANN/PAUL A & SHARRIE D	95-668-0280	2021 6TH AVE SE	122.00		NO	L	\$ 6,000.00	\$ 6,000.00
163	WINTER/JEFFREY J & THERESA A	95-668-0290	2101 6TH AVE SE	108.00		NO	L	\$ 6,000.00	\$ 6,000.00
164	ASK/JUSTIN H & SEYWARD C	95-668-0300	2105 6TH AVE SE	91.00		NO	M	\$ 4,500.00	\$ 4,500.00
165	ZENNER/MELISA/& SHANLEE ISCH	95-668-0310	2109 6TH AVE SE	100.00		NO	L	\$ 6,000.00	\$ 6,000.00
166	FLEISCHMAN/ADAM	95-668-0320	2113 6TH AVE SE	100.00		NO	L	\$ 6,000.00	\$ 6,000.00
167	ROSENDAHL/KRISTIAN & LEAH	95-668-0330	2201 6TH AVE SE	100.00		NO	L	\$ 6,000.00	\$ 6,000.00
168	REUSS/JAY M & TRINA L	95-668-0340	2205 6TH AVE SE	100.00		NO	L	\$ 6,000.00	\$ 6,000.00
169	LASKA/THOMAS G & COURTNEY M	95-668-0350	2209 6TH AVE SE	90.00		NO	M	\$ 4,500.00	\$ 4,500.00
170	KUEHNAST/DOUGLAS & DONNA	95-668-1110	2301 6TH AVE SE	110.00	133.00	YES	LC	\$ 6,900.00	\$ 6,900.00
171	HESS/RICHARD N	95-668-1120	2305 6TH AVE SE	90.00		NO	L	\$ 6,000.00	\$ 6,000.00
172	HESS/RICHARD N	95-668-1700		10.00		NO	S		\$ -
173	BECKER/DALE J & SHANNON	95-669-0050	2309 6TH AVE SE	90.00		NO	M	\$ 4,500.00	\$ 4,500.00
174	JOCHUM/JEANETTE C/O JEANETTE JOCHUM-LINDSTROM	95-669-0040	2313 6TH AVE SE	114.00		NO	L	\$ 6,000.00	\$ 6,000.00
North Side									
175	SCHAFER/MICHAEL A & JENNY	95-668-0500	2104 6TH AVE SE	91.00		NO	M	\$ 4,500.00	\$ 4,500.00
176	KAZEMZADEH/ROSHAN K & REBECCA	95-668-0510	2108 6TH AVE SE	90.00		NO	M	\$ 4,500.00	\$ 4,500.00
177	ELKJER/JOYCE M	95-668-0520	2200 6TH AVE SE	90.00		NO	M	\$ 4,500.00	\$ 4,500.00
178	PETERSON/TRICIA	95-668-0530	2204 6TH AVE SE	90.00		NO	M	\$ 4,500.00	\$ 4,500.00
179	SCHULTZ/SCOTT/&DAWN KRENZ	95-668-0540	2208 6TH AVE SE	90.00		NO	M	\$ 4,500.00	\$ 4,500.00

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	L	Large lot assessment. ≥100'. \$6,000	
	C	Corner lot assessment. \$900 on long side	
	COMM	Commercial lot assessment. Assessed \$6,000 per equivalent large lot assessment. Total length/100'	

				Frontage Calculations			Overlay		Final Assessment Amount
				Short Side	Long Side	Corner			
				Lot Length (LF)	Total Lot Length (LF)	Lot Adjust?	Lot Classification	Assessment	
Line	Taxpayer Name	Parcel #	Physical Address						
180	ANFINSON/DENNIS & MAXINE	95-668-0960	2304 6TH AVE SE	100.00	125.00	YES	LC	\$ 6,900.00	\$ 6,900.00
5th Avenue SE									
South Side									
181	THOMPSON/JENA C	95-668-0600	2201 5TH AVE SE	101.00		NO	L	\$ 6,000.00	\$ 6,000.00
182	BERGH/JULIANNA MARIE & IAN J	95-668-0590	2205 5TH AVE SE	102.00		NO	L	\$ 6,000.00	\$ 6,000.00
183	QUAM/SAMUAL & JESSICA	95-668-0580	2209 5TH AVE SE	101.00		NO	L	\$ 6,000.00	\$ 6,000.00
184	VIGIL/RUDOLPH R/JR/& LORI D	95-668-0570	2213 5TH AVE SE	90.00		NO	M	\$ 4,500.00	\$ 4,500.00
185	NETJES/BRADLEY V	95-668-1030	2305 5TH AVE SE	92.00		NO	M	\$ 4,500.00	\$ 4,500.00
186	GARCIA/MARIA E	95-668-1020	2309 5TH AVE SE	91.00		NO	M	\$ 4,500.00	\$ 4,500.00
187	MILLER/JAMES A/& BRENDA J SCHROEDER-MILLER	95-668-1010	2313 5TH AVE SE	100.00	115.00	YES	LC	\$ 6,900.00	\$ 6,900.00
188	HINTEN PROPERTIES LLC	95-668-1210	2401 5TH AVE SE	56.00		NO	S	\$ 3,000.00	\$ 3,000.00
189	TJADEN/HEATHER L	95-668-1320	2405 5TH AVE SE		125.00	YES	LC	\$ 900.00	\$ 900.00
North Side									
190	BONNEMA/MICHAEL D & GWEN D	95-668-0610	2200 5TH AVE SE	107.00		NO	L	\$ 6,000.00	\$ 6,000.00
191	GLEAVES/KENNETH W & DIANE M	95-668-0620	2204 5TH AVE SE	103.00		NO	L	\$ 6,000.00	\$ 6,000.00
192	OSOY/FERNANDO DAVID CANO	95-668-0630	2208 5TH AVE SE	100.00		NO	L	\$ 6,000.00	\$ 6,000.00
193	MEEKER/BRANDON & KATHLEEN	95-668-0790	2304 5TH AVE SE	125.00	126.00	YES	LC	\$ 6,900.00	\$ 6,900.00
194	CITY OF WILLMAR	95-668-1510	2400 5TH AVE SE	61.00	143.00	YES	MC	\$ 5,400.00	\$ 5,400.00
195	ANTHONY NATH & J SCHNOBRICH	95-668-1500	2404 5TH AVE SE	100.00		NO	L	\$ 6,000.00	\$ 6,000.00
196	CERVANY(CERVENY)/STANLEY C/O MARTY HOLMQUIST	95-668-1490	2408 5TH AVE SE	100.00		NO	L	\$ 6,000.00	\$ 6,000.00
197	JOHNSON/PETER O	95-668-1480	2412 5TH AVE SE	100.00		NO	L	\$ 6,000.00	\$ 6,000.00
198	VANBUREN/PATSY J C/O PATSY JEAN STENGEL	95-668-1470	2416 5TH AVE SE	111.00		YES	L	\$ 6,000.00	\$ 6,000.00
4th Avenue SE									
South Side									
199	RAMEY/DERYL L & NANCY J	95-668-0440	2101 4TH AVE SE	93.00		NO	M	\$ 4,500.00	\$ 4,500.00
200	CARRIZALES RAMIREZ/FRANCISCO/& SARA CARRIZALES	95-668-0430	2105 4TH AVE SE	90.00		NO	M	\$ 4,500.00	\$ 4,500.00
201	HYATT/JESSE	95-668-0420	2109 4TH AVE SE	90.00		NO	M	\$ 4,500.00	\$ 4,500.00
202	PINA/RODOLFO & ARACELY J	95-668-1410	2401 4TH AVE SE		142.00	YES	LC	\$ 900.00	\$ 900.00
North Side									
203	EDBERG/EUGENE L & ELAINE A	95-668-0200	2100 4TH AVE SE	120.00		NO	L	\$ 6,000.00	\$ 6,000.00
204	JORSCHUMB/DOUGLOS V & RENEE	95-668-0190	2104 4TH AVE SE	90.00		NO	M	\$ 4,500.00	\$ 4,500.00
205	SAWYER/JEFFREY S & KATHLEEN	95-668-0180	2108 4TH AVE SE	90.00		NO	M	\$ 4,500.00	\$ 4,500.00
206	REICH/KYLE P & NICOLE J	95-668-0170	2112 4TH AVE SE	90.00		NO	M	\$ 4,500.00	\$ 4,500.00
207	JORGENSON/MITCHEL A/& C TAMEZ	95-668-1610	2400 4TH AVE SE		125.00	YES	LC	\$ 900.00	\$ 900.00
208	CO RENTAL PROPERTIES, LLC C/O CRAIG FLADEBOE	95-668-1650	2420 4TH AVE SE	125.00		YES	L	\$ 6,000.00	\$ 6,000.00
3rd Avenue SE									
South Side									
209	POSADA/DIMAS J	95-668-0845	2305 3RD AVE SE	91.00		NO	M	\$ 4,500.00	\$ 4,500.00
210	JENSEN/DANACA & ERIK	95-668-0840	2309 3RD AVE SE	115.00	117.00	YES	LC	\$ 6,900.00	\$ 6,900.00
North Side									
211	OROZCO/VERONICA % VERONICA JOHNSON	95-668-0020	2304 3RD AVE SE	85.00		NO	M	\$ 4,500.00	\$ 4,500.00
212	MARTINS/CHARLES & CHRISTINE	95-668-0030	2308 3RD AVE SE	85.00		NO	M	\$ 4,500.00	\$ 4,500.00
213	RYAN/TIMOTHY K & TIFFANY V	95-668-0040	2312 3RD AVE SE	85.00		NO	M	\$ 4,500.00	\$ 4,500.00

FINAL ASSESSMENT ROLL
23RD STREET SE AREA
 CITY OF WILLMAR, MINNESOTA
 BMI PROJECT 0W1.127955
 CITY PROJECT 2303
 OCTOBER 2023

LEGEND	Orange lines correspond with street
	Gray lines correspond with sides of street
	Pink lines correspond with City owned properties
	Reduced Street Assessment Due to Unused Existing Street Life

LOT CLASSIFICATION LEGEND	S	Small lot assessment. 0'-60.9'. \$3,000
	M	Medium lot assessment. 61'-99.9'. \$4,500
	L	Large lot assessment. ≥100'. \$6,000
	C	Corner lot assessment. \$900 on long side
	COMM	Commercial lot assessment. Assessed \$6,000 per equivalent large lot assessment. Total length/100'

				Frontage Calculations			Overlay		Final Assessment Amount
				Short Side	Long Side	Corner			
				Lot Length (LF)	Total Lot Length (LF)	Lot Adjust?			
Line	Taxpayer Name	Parcel #	Physical Address				Lot Classification	Assessment	
214	CARRANZA/VICTOR H & TAMARA S	95-668-0050	2316 3RD AVE SE	85.00		NO	M	\$ 4,500.00	\$ 4,500.00
215	KLC OF WILLMAR INC	95-121-0150	PRIVATE - 3RD AVE	50.00		NO	S	\$ 3,000.00	\$ 3,000.00
Oxford Drive SE									
South Side									
216	KOOSMAN/DANIEL J	95-613-0100	PRIVATE - CAMBRIDGE LN	40.00		NO	S	\$ 3,000.00	\$ 3,000.00
217	KLC OF WILLMAR INC	95-121-0130	PRIVATE - OXFORD DR SE	29.00		NO	S	\$ 3,000.00	\$ 3,000.00
218	CAK PROPERTIES, LLC	95-121-2000	2409 OXFORD DR SE	49.00		NO	S	\$ 2,250.00	\$ 2,250.00
219	KOOSMAN/DUSTIN	95-121-2010	2413 OXFORD DR SE	49.00		NO	S	\$ 2,250.00	\$ 2,250.00
220	IMS/ROBERT & MARLYS	95-468-0120	2415 OXFORD DR SE	100.00		NO	COMM	\$ 4,500.00	\$ 4,500.00
221	IMS/ROBERT & MARLYS	95-468-0130	2419 OXFORD DR SE	100.00		NO	COMM	\$ 4,500.00	\$ 4,500.00
222	WILLMAR FORKLIFT INC	95-468-0140	2421 OXFORD DR SE	100.00		NO	COMM	\$ 4,500.00	\$ 4,500.00
223	WILLMAR FORKLIFT INC	95-468-0150	2425 OXFORD DR SE	144.00	200.00	YES	COMM C	\$ 9,900.00	\$ 9,900.00
North Side									
224	JCI VENTURES, LLC	95-468-0010	2406 OXFORD DR SE	100.00		NO	COMM	\$ 4,500.00	\$ 4,500.00
225	JCI VENTURES, LLC	95-468-0020	2410 OXFORD DR SE	100.00		NO	COMM	\$ 4,500.00	\$ 4,500.00
226	JCI VENTURES, LLC	95-468-0030	2414 OXFORD DR SE	100.00		NO	COMM	\$ 4,500.00	\$ 4,500.00
			TOTALS	21,067.00	5,648.00		-	\$ 1,200,300.00	\$ 1,200,300.00



City Council Action Request

Council Meeting Date:	October 23, 2023	Agenda Item Number:	7.A.
Agenda Section:	Regular Business	Originating Department:	Administration
Resolution:	No	Prepared By:	Tom Odens, Finance Director, Kyle Box, City Operations Director
Ordinance:	No	Presented By:	Tom Odens, Finance Director, Kyle Box, City Operations Director
Item:	Review 2024 Budget update		

RECOMMENDED ACTION:

OVERVIEW:

Continue discussion of the 2024 budget and tax levy

BUDGETARY/FISCAL ISSUES:

ALTERNATIVES TO CONSIDER:

ATTACHMENTS:

1. 10-23-23 Data
2. Rev Comparison 10-23-23
3. Expense Comparison 10-23-23

	2023	2024	Difference	% Change
Revenue	11,753,823.00	12,589,711.00	835,888.00	7.11%
Tax	7,964,561.00	8,829,636.00	865,075.00	10.86%
Total	19,718,384.00	21,419,347.00	1,700,963.00	8.63%
Expense	21,162,125.00	21,419,347.00	257,222.00	1.22%
Tax	7,964,561.00	8,829,636.00	865,075.00	10.86%
Street	699,674.00	800,672.00	100,998.00	14.44%
City Hall	524,755.00	555,000.00	30,245.00	5.76%
Total	9,188,990.00	10,185,308.00	996,318.00	10.84%
Tax Impact		3.42%		
Residential	200,000	\$33		
	350,000	\$62		
	500,000	\$91		
Commercial	1,000,000	\$349		
Industrial	5,000,000	\$1,799		

	Adopted 2023	Updated Proposed 2024	Increase (Decrease)	% Change
General Property Taxes	8,526,561.00	9,159,636.00	633,075.00	7.42%
Licenses and Permits	495,310.00	504,700.00	9,390.00	1.90%
Intergovernmental	6,211,046.00	\$ 7,100,275.00	889,229.00	14.32%
Non-Bus Lic./Permits	500.00	300.00	(200.00)	-40.00%
General Government	400.00	180.00	(220.00)	-55.00%
Public Safety	207,850.00	207,000.00	(850.00)	-0.41%
Buildings and Grounds	44,901.00	46,550.00	1,649.00	3.67%
Civic Center	542,000.00	382,898.00	(159,102.00)	-29.35%
Parks & Recreation	169,500.00	193,500.00	24,000.00	14.16%
Streets & Highways	10,000.00	2,500.00	(7,500.00)	-75.00%
Community Center	12,500.00	15,000.00	2,500.00	20.00%
Other Sources	20,000.00	20,000.00	-	0.00%
Fines and Forfeits	100,000.00	75,000.00	(25,000.00)	-25.00%
Special Assessments	1,700.00	-	(1,700.00)	-100.00%
Miscellaneous Revenue	851,324.00	988,216.00	136,892.00	16.08%
Transfers In	2,524,792.00	2,723,592.00	198,800.00	7.87%
Total	19,718,384.00	21,419,347.00	1,700,963.00	8.63%

	Adopted 2023	Updated Proposed 2024	Increase (Decrease)	% Change
City Administrator	672,053.00	512,951.00	(159,102.00)	-23.67%
Mayor & Council	224,100.00	266,150.00	42,050.00	18.76%
Planning & Developmental Services	797,675.00	939,774.00	142,099.00	17.81%
City Clerk	246,111.00	246,930.00	819.00	0.33%
Assessing	134,938.00	-	(134,938.00)	-100.00%
Finance	641,539.00	528,067.00	(113,472.00)	-17.69%
Legal	300,000.00	350,000.00	50,000.00	16.67%
City Hall	166,058.00	250,099.00	84,041.00	50.61%
Information Technology	762,060.00	803,378.00	41,318.00	5.42%
Office Services	31,800.00	-	(31,800.00)	-100.00%
Cultural Diversity	-	173,578.00	173,578.00	-
Human Resources	227,849.00	215,206.00	(12,643.00)	-5.55%
Elections	37,781.00	125,859.00	88,078.00	233.13%
Non-Departmental	714,968.00	582,000.00	(132,968.00)	-18.60%
Police Department	5,404,330.00	6,481,869.00	1,077,539.00	19.94%
Fire Protection	1,012,641.00	1,174,012.00	161,371.00	15.94%
Non-Departmental (Rescue/Safety)	18,500.00	18,500.00	-	0.00%
Transit System	20,000.00	20,500.00	500.00	2.50%
Engineering	871,658.00	297,500.00	(574,158.00)	-65.87%
Storm Water	82,200.00	83,500.00	1,300.00	1.58%
Public Works	3,382,720.00	4,096,722.00	714,002.00	21.11%
Non-Departmental (PW)	1,000.00	-	(1,000.00)	-100.00%
Airport	-	-	-	-
WRAC	130,712.00	142,470.00	11,758.00	9.00%
Library	568,825.00	589,018.00	20,193.00	3.55%
Auditorium	176,500.00	111,768.00	(64,732.00)	-36.68%
Non-Departmental (Civic Promotion)	100,000.00	119,500.00	19,500.00	19.50%
Park Development	-	-	-	-
Parks & Recreation	896,281.00	1,093,248.00	196,967.00	21.98%
Civic Center	823,911.00	1,041,360.00	217,449.00	26.39%
Community Center	260,194.00	292,433.00	32,239.00	12.39%
Aquatic Center	311,035.00	301,587.00	(9,448.00)	-3.04%
Recreation / Event Center	188,500.00	10,000.00	(178,500.00)	-94.69%
Transfers	1,956,186.00	551,368.00	(1,404,818.00)	-71.81%
Total	21,162,125.00	21,419,347.00	257,222.00	1.22%

	Adopted 2023	Updated Proposed 2024	Increase (Decrease)	% Change
Operating Departments	19,205,939.00	20,867,979.00	1,662,040.00	8.65%
Transfers (CIP & CC Debt Service)	1,956,186.00	551,368.00	(1,404,818.00)	-71.81%
Total	21,162,125.00	21,419,347.00	257,222.00	1.22%