

PRELIMINARY ASSESSMENT ROLL
MAIN STREET (CSAH 45) RECONSTRUCTION
CITY OF MEDFORD, MINNESOTA
BMI PROJECT NO.: M15.117088

H:\MEDF\M15117088\2_Preliminary\A_Calculations\PER\117088 Prelim Estimate and Assessment - 5-19-2020.xlsx\Assessment - for PER

EXHIBIT 2

DATE: 5/19/2020

PROPERTY OWNER	PARCEL I.D.	ADDRESS	FRONTAGE	CORNER LOT	5TH AVE SE SIDEWALK
					COST (ADJ FRONT)
5TH AVENUE SE SIDEWALK					
WESLEY J JIMENEZ & MELINDA S JOHNSON	16-016-4403	105 5TH AVE SE	148	YES	\$0.00
TIMOTHY SCHLUND	16-016-4404	108 5TH AVE SE	50.58	NO	\$0.00
TIMOTHY SCHLUND	16-016-4407	N/A	16	NO	\$0.00
DONALD & JUDY SCHULTZ	16-016-4406	118 5TH AVE SE	85.26	NO	\$0.00
RICHARD J & HELEN J KAY	16-009-3302	111 5TH AVE SE	97.48	NO	\$0.00
TRICIA & MICHAEL PRONDZINSKI	16-102-0220	514 MAIN ST S	172	YES	\$0.00
CITY FRONTAGE	N/A	N/A	182		\$0.00
PROJECT TOTALS:					\$0.00

NOTE: 514 MAIN ST S IS ALSO LISTED IN THE CSAH 45 ASSESSMENT

PROPERTY OWNER	PARCEL I.D.	ADDRESS	FRONTAGE	COMMERCIAL OR RESIDENTIAL LOT	CORNER LOT	STREET & SURFACE		STORM SEWER	WATERMAIN		CITY COST	PRELIMINARY ASSESSMENT
						COST (CITY)	COST (ADJ FRONT)	COST (AREA)	COST (CITY)	COST (ADJ FRONT)		
PROPERTIES LOCATED SOUTH OF 2ND AVENUE SW												
TAMMY L CALDER	16-008-2023	515 MAIN ST S	82	RESIDENTIAL	NO	\$0.00	\$3,142.12	\$2,973.88	\$0.00	\$4,294.92	\$0.00	\$10,410.92
TRICIA & MICHAEL PRONDZINSKI	16-102-0220	514 MAIN ST S	188	RESIDENTIAL	YES	\$1,798.74	\$4,437.35	\$2,246.93	\$0.00	\$6,873.60	\$1,798.74	\$13,557.89
ANGELA V WEGNER	16-008-2021	511 MAIN ST S	124	RESIDENTIAL	NO	\$0.00	\$4,013.48	\$1,255.64	\$0.00	\$5,316.66	\$0.00	\$10,585.78
JEFFREY A & AMY R HANSEN	16-102-0227	424 MAIN ST S	76	RESIDENTIAL	NO	\$0.00	\$2,948.59	\$958.25	\$0.00	\$4,148.95	\$0.00	\$8,055.80
DANNY R & LINDA M THOMAS	16-008-2019	507 MAIN ST S	85	RESIDENTIAL	NO	\$0.00	\$3,275.59	\$1,189.55	\$0.00	\$4,367.90	\$0.00	\$8,833.04
KELLY ROEHRICK	16-008-2018	505 MAIN ST S	85	RESIDENTIAL	NO	\$0.00	\$4,312.64	\$1,156.51	\$0.00	\$4,367.90	\$0.00	\$9,837.05
JAMES W & MALONNA D KROGH	16-102-0230	422 MAIN ST S	66	RESIDENTIAL	NO	\$0.00	\$2,590.19	\$958.25	\$0.00	\$3,905.68	\$0.00	\$7,454.12
MICHAEL KORANDA	16-102-0233	420 MAIN ST S	75	RESIDENTIAL	NO	\$0.00	\$2,901.62	\$1,156.51	\$0.00	\$4,124.63	\$0.00	\$8,182.76
CHAD W & AMY L MERRITT	16-008-2017	501 MAIN ST S	85	RESIDENTIAL	NO	\$0.00	\$3,149.42	\$1,486.94	\$0.00	\$4,367.90	\$0.00	\$9,004.26
JOHN T & CINDY A ANHORN	16-008-2015	N/A	60	RESIDENTIAL	NO	\$0.00	\$2,152.45	\$1,222.60	\$1,459.63	\$0.00	\$1,459.63	\$3,375.04
DENNIS E & MARY L KRAMER	16-008-2024	N/A	5	RESIDENTIAL	NO	\$0.00	\$143.52	\$66.09	\$121.64	\$0.00	\$121.64	\$209.60
MARY L JENO & DENNIS & MARY KRAMER	16-008-2014	417 MAIN ST S	65	RESIDENTIAL	NO	\$0.00	\$2,729.26	\$660.86	\$0.00	\$3,881.36	\$0.00	\$7,271.47
ANDREW W MILLER & JESSICA SHALLOW	16-008-2016	425 MAIN ST S	87	RESIDENTIAL	NO	\$0.00	\$2,487.72	\$1,982.59	\$0.00	\$4,408.53	\$0.00	\$8,878.83
ETHAN ARENDT	16-008-2027	421 MAIN ST S	47	RESIDENTIAL	NO	\$0.00	\$1,339.59	\$627.82	\$0.00	\$3,435.44	\$0.00	\$5,402.84
JOHN T & CINDY A ANHORN	16-008-2026	427 MAIN ST S	57	RESIDENTIAL	NO	\$0.00	\$1,626.62	\$1,982.59	\$0.00	\$3,678.71	\$0.00	\$7,287.92
MICHAEL A HAGER & COLLEEN ZIMMERMAN-SCHERF	16-102-0106	418 MAIN ST S	90	RESIDENTIAL	NO	\$0.00	\$3,242.20	\$1,387.81	\$0.00	\$4,489.54	\$0.00	\$9,119.55
JOSEPH W SAMMON	16-102-0109	414 MAIN ST S	58	RESIDENTIAL	NO	\$0.00	\$2,377.48	\$892.17	\$0.00	\$3,711.06	\$0.00	\$6,980.71
JOSEPH W SAMMON	16-009-3001	N/A	32	RESIDENTIAL	NO	\$0.00	\$918.51	\$495.65	\$778.47	\$0.00	\$778.47	\$1,414.15
RYAN E & TAMMY A DEERING	16-009-3002	412 MAIN ST S	82	RESIDENTIAL	NO	\$0.00	\$2,983.49	\$1,222.60	\$0.00	\$4,294.92	\$0.00	\$8,501.00
AQUARIUS	16-008-2012	413 MAIN ST S	100	RESIDENTIAL	NO	\$0.00	\$3,510.12	\$1,652.16	\$0.00	\$4,732.81	\$0.00	\$9,895.09
SARAH B ALLEN	16-008-2011	411 MAIN ST S	100	RESIDENTIAL	NO	\$0.00	\$3,819.79	\$925.21	\$0.00	\$4,732.81	\$0.00	\$9,477.80
KIM K & RAMONA J KRAUSE	16-009-3003	410 MAIN ST S	162	RESIDENTIAL	NO	\$0.00	\$5,478.64	\$2,180.85	\$0.00	\$6,241.10	\$0.00	\$13,900.59
ROBERT G ANHORN & PAMELA J ELZEN & JOHN T ANHORN	16-008-2010	N/A	90	RESIDENTIAL	NO	\$0.00	\$3,073.42	\$594.78	\$0.00	\$4,489.54	\$0.00	\$8,157.73
ROBERT J & SHIRLEY A ANHORN	16-101-4011	405 MAIN ST S	76	RESIDENTIAL	YES	\$727.15	\$2,375.34	\$528.69	\$0.00	\$4,148.95	\$727.15	\$7,052.99
JAMES D SCHAEFER	16-101-4013	406 MAIN ST S	67	RESIDENTIAL	NO	\$0.00	\$2,477.17	\$859.12	\$0.00	\$3,930.01	\$0.00	\$7,266.30
LUKE P BROWN	16-101-4012	402 MAIN ST S	57	RESIDENTIAL	NO	\$0.00	\$2,109.63	\$660.86	\$0.00	\$3,686.74	\$0.00	\$6,457.23
CATHLEEN R GASNER	16-101-0401	322 MAIN ST S	66	RESIDENTIAL	NO	\$0.00	\$2,406.52	\$759.99	\$0.00	\$3,905.68	\$0.00	\$7,072.20
WAYNE MAAS	16-101-0520	317 MAIN ST S	110	RESIDENTIAL	YES	\$1,052.46	\$2,104.91	\$892.17	\$0.00	\$4,976.08	\$1,052.46	\$7,973.16
KENT M HARTY	16-101-0403	318 MAIN ST S	48	RESIDENTIAL	NO	\$0.00	\$1,918.28	\$462.60	\$0.00	\$3,467.79	\$0.00	\$5,848.67
ALLEY CAT	16-101-0405	312 MAIN ST S	50	RESIDENTIAL	NO	\$0.00	\$2,072.08	\$495.65	\$0.00	\$3,516.45	\$0.00	\$6,084.18
JEROME FARIBO FARMS INC	16-101-0407	306 MAIN ST S	132	COMMERCIAL	YES	\$1,262.95	\$5,592.59	\$1,189.55	\$0.00	\$5,511.28	\$1,262.95	\$12,293.42
RANDAL W KUBALL	16-101-0517	311 MAIN ST S	66	RESIDENTIAL	NO	\$0.00	\$2,807.85	\$892.17	\$0.00	\$3,905.68	\$0.00	\$7,605.70
PETER J & KANDICE A ROBERTS	16-101-0513	305 MAIN ST S	88	RESIDENTIAL	YES	\$841.96	\$1,683.93	\$726.95	\$0.00	\$4,440.88	\$841.96	\$6,851.76
CITY FRONTAGE AND INTERSECTIONS	N/A	N/A	198	N/A	N/A	\$5,683.26	\$0.00	\$0.00	\$4,816.79	\$0.00	\$10,500.05	\$0.00
PROJECT TOTALS:						\$11,366.53	\$92,202.10	\$36,743.99	\$7,176.53	\$131,353.49	\$18,543.06	\$260,299.58

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						COST (CITY)	COST (ADJ FRONT)	COST (AREA)	COST (CITY)	COST (ADJ FRONT)		
PROPERTIES LOCATED NORTH OF 2ND AVENUE SW												
SHIRLEY ANN ANHORN	16-101-0301	216 MAIN ST S	176	COMMERCIAL	YES	\$2,116.86	\$8,209.61	\$1,222.60	\$0.00	\$6,581.68	\$2,116.86	\$16,013.89
SHIRLEY ANN ANHORN	16-101-0309	204 MAIN ST S	110	COMMERCIAL	NO	\$0.00	\$7,558.56	\$594.78	\$0.00	\$4,976.08	\$0.00	\$13,129.42
JESSICA L COLE	16-101-0621	219 MAIN ST S	88	RESIDENTIAL	YES	\$1,058.43	\$2,116.86	\$594.78	\$2,140.80	\$0.00	\$3,199.23	\$2,711.64
CONGREGATIONAL CHURCH	16-101-0616	211 MAIN ST S	110	RESIDENTIAL	NO	\$0.00	\$5,019.70	\$1,354.77	\$0.00	\$5,990.82	\$0.00	\$12,365.29
CONGREGATIONAL CHURCH	16-101-0610	108 1ST AVE SW	66	RESIDENTIAL	YES	\$793.82	\$1,587.64	\$892.17	\$1,605.60	\$0.00	\$2,399.42	\$2,479.81
JOHN ANHORN	16-101-4101	N/A	11	COMMERCIAL	NO	\$0.00	\$396.91	\$66.09	\$267.60	\$0.00	\$267.60	\$463.00
DANIEL A & MONA L KAISER	16-101-4100	118 MAIN ST S	172	COMMERCIAL	NO	\$0.00	\$8,431.90	\$693.91	\$0.00	\$6,484.37	\$0.00	\$15,610.17
TODD A & CAMILLE T KAVITZ	16-101-4112	108 MAIN ST S	125	COMMERCIAL	YES	\$1,503.45	\$4,184.33	\$330.43	\$0.00	\$5,340.99	\$1,503.45	\$9,855.75
TONNO R MCGRAW	16-101-0722	119 MAIN ST S	77	RESIDENTIAL	YES	\$926.13	\$1,852.25	\$1,057.38	\$0.00	\$4,173.28	\$926.13	\$7,082.91
DARCY R NICOLAI	16-101-0719	113 MAIN ST S	55	RESIDENTIAL	NO	\$0.00	\$2,519.66	\$759.99	\$0.00	\$3,638.08	\$0.00	\$6,917.73
THOMAS M & TIFFNEY M PRONDZINSKI	16-101-0713	105 MAIN ST S	132	RESIDENTIAL	YES	\$1,587.64	\$4,423.75	\$892.17	\$0.00	\$5,511.28	\$1,587.64	\$10,827.19
LISA RAE FULL	16-101-0823	101 MAIN ST N	40	COMMERCIAL	YES	\$481.10	\$962.21	\$330.43	\$0.00	\$3,273.17	\$481.10	\$4,565.81
DAVE MUELLER	16-101-0822	109 MAIN ST N	15	COMMERCIAL	NO	\$0.00	\$541.24	\$66.09	\$0.00	\$2,756.23	\$0.00	\$3,363.56
DENNIS K & NANCY B BURGESS	16-101-0818	113 MAIN ST N	100	COMMERCIAL	NO	\$0.00	\$4,389.63	\$660.86	\$0.00	\$9,941.17	\$0.00	\$14,991.66
CLAYTON JUST	16-101-0817	N/A	22	COMMERCIAL	NO	\$0.00	\$1,854.56	\$165.22	\$535.20	\$0.00	\$535.20	\$2,019.77
CLAYTON JUST	16-101-0813	121 MAIN ST N	88	COMMERCIAL	YES	\$1,058.43	\$4,157.83	\$594.78	\$0.00	\$5,455.63	\$1,058.43	\$10,208.23
CITY OF MEDFORD	16-101-0923	203 MAIN ST N	49	COMMERCIAL	YES	\$589.35	\$1,178.71	\$330.43	\$0.00	\$3,492.12	\$589.35	\$5,001.26
BBMM, LLP	16-101-0920	217 MAIN ST N	60	COMMERCIAL	NO	\$0.00	\$3,408.02	\$396.52	\$0.00	\$3,759.72	\$0.00	\$7,564.26
BBMM, LLP	16-101-0916	217 MAIN ST N	89	COMMERCIAL	NO	\$0.00	\$3,211.37	\$892.17	\$0.00	\$4,465.21	\$0.00	\$8,568.75
JEFFREY D & NOLA R KAROW	16-101-0910	223 MAIN ST N	66	COMMERCIAL	YES	\$793.82	\$2,255.34	\$892.17	\$0.00	\$3,905.68	\$793.82	\$7,053.19
CITY FRONTAGE AND INTERSECTIONS	N/A	N/A	991	N/A	N/A	\$35,758.08	\$0.00	\$0.00	\$24,108.29	\$0.00	\$59,866.37	\$0.00
PROJECT TOTALS:						\$46,667.12	\$68,260.07	\$12,787.70	\$28,657.48	\$79,745.51	\$75,324.60	\$160,793.29
OVERALL:						\$58,033.65	\$160,462.18	\$49,531.69	\$35,834.01	\$211,099.01	\$93,867.66	\$421,092.87