



## ***City Council Memorandum***

**To:** Mayor Fasbender & City Council Members  
**From:** Ryan Stempki – Public Works Director/City Engineer  
**Date:** March 28, 2022  
**Item:** Conduct Public Hearing & Consider Resolution to Adopt Assessments for 2022 Neighborhood Infrastructure Improvements

### **COUNCIL ACTION REQUESTED**

Council is requested to conduct a public hearing, and to consider the enclosed resolution to adopt the proposed assessments for City Project 2022-1, the 2022 Neighborhood Infrastructure Improvements. This resolution requires a simple majority vote of support for approval. The scope and features for this project were approved by the City Council at the regular meeting on March 7<sup>th</sup> and the City will be receiving bids for the project on April 7<sup>th</sup>.

### **BACKGROUND INFORMATION**

The 2022 Neighborhood Infrastructure Improvements Project consists of five separate project areas ranging in scope of work from reclamation of streets to full street and utility reconstruction which was presented to City Council on March 7<sup>th</sup>, 2022 (please refer to the attached Project Map). The improvements in all areas will also include storm sewer system extensions, repairs, and replacements to facilitate drainage of the new streets. Sidewalk will be extending along Riverwood Drive and Village Trail to connect existing sidewalk to County Road 46.

### **ASSESSMENT POLICY & FINAL PROPOSED RATES**

With all streets within the project areas being neighborhood-level streets, abutting properties are proposed to be assessed in accordance with the City Ordinance Policy for non-collector roads. This policy states that the assessment rates are based on the estimated special benefit to the assessed properties accruing from the constructed improvements. A certified property appraiser was hired to determine the estimated special benefit based on the proposed project improvements for each specific area, then those amounts are further reduced to 90%.

The land value increase for each property can vary. This is due to differences among the properties in highest and best use, parcel configuration, amount of street frontage, amount of land area within a parcel, total number of fronting streets being improved amongst other factors, and individual property location appeal in terms of the predominant values of immediately surrounding properties.

It is important to note that the special benefits valuation is based on the street and storm sewer improvements only. The City does not levy special assessments associated with utility improvements, since the cost of those improvements are funded from sources other than special assessments.

**The standard assessment range for single family homes in reclaim areas was \$4,500 to \$4,600 and for reconstruction areas this range was \$5,400 to \$5,600. For townhomes the standard assessment was \$1,800 in reclaim areas and \$3,240 in reconstruction areas.**

<b>5<sup>th</sup> Street &amp; Ash Street RECONSTRUCT</b>		
<b>Unit Type</b>	<b>Assessed Rate</b>	<b>Standard Lot Assessment</b>
Single Family Home	\$74.70 per FF	\$5,600
Townhome	\$81.00 per FF	\$3,240
Church	\$48.52 per FF	\$6,660
<b>Park Lane &amp; Park Court RECONSTRUCT</b>		
<b>Unit Type</b>	<b>Assessed Rate</b>	<b>Standard Lot Assessment</b>
Single Family Home	\$72.90 per FF	\$5,400
<b>11th Street East RECONSTRUCT</b>		
<b>Unit Type</b>	<b>Assessed Rate</b>	<b>Standard Lot Assessment</b>
Single Family Home	\$81.00 per FF	N/A
<b>13th Street, Hillside Street, &amp; Lilac Court RECLAIM</b>		
<b>Unit Type</b>	<b>Assessed Rate</b>	<b>Standard Lot Assessment</b>
Single Family Home	\$57.60 per FF	\$4,600
Office Building	\$102.60 per FF	\$14,700
<b>Riverwood Neighborhood RECLAIM</b>		
<b>Unit Type</b>	<b>Assessed Rate</b>	<b>Standard Lot Assessment</b>
Single Family Home	\$75.00 per FF	\$4,500
Townhome/Twinhome	\$45.00 per FF	\$1,800
Apartment/Condo	\$500 per Unit	\$500

The assessment rates were endorsed by the Operations Committee and would result in the City collecting approximately \$1,360,000 to help fund the project. For a copy of the proposed assessments, please refer to the attached Preliminary Assessment Rolls dated January 26, 2022.

#### **FINANCIAL IMPACTS**

The estimated total project costs are \$4,300,000, which includes contingencies, design, inspection, and project delivery expenses.

#### **Street & Storm Sewer Project Costs = \$3,335,000**

<b><i>Funding Sources</i></b>	<b><i>Amount</i></b>
Special Assessments	\$1,360,000.00
Municipal State Aid System (MSAS)	\$0.00
City of Hastings Chapter 429 Bonded Debt	\$1,975,000.00
<b>Total Street &amp; Storm Sewer Project Costs</b>	<b>\$3,335,000.00</b>

#### **Sanitary Sewer & Water System Project Costs = \$965,000**

<b><i>Funding Sources</i></b>	<b><i>Amount</i></b>
Sanitary Sewer (Utility Revenue Bond)	\$390,000.00
Water System (Utility Revenue Bond)	\$575,000.00
<b>Total Sanitary Sewer &amp; Water System Project Costs</b>	<b>\$965,000.00</b>

**STAFF RECOMMENDATION**

Staff recommends that the Council hold the public hearing, and consider the attached resolution to adopt assessments as proposed for the 2022 Neighborhood Infrastructure Improvements.

IX-01

**ATTACHMENTS**

- Resolution to Adopt the Assessments
- Project Map
- Preliminary Assessment Roll dated January 26, 2022

**CITY OF HASTINGS**

DAKOTA COUNTY, MINNESOTA

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION TO ADOPT THE ASSESSMENTS**

**FOR PROJECT 2022-1, 2022 NEIGHBORHOOD INFRASTRUCTURE IMPROVEMENTS**

**WHEREAS**, pursuant to proper notice duly given as required by law, the City Council of the City of Hastings has met, heard, and passes upon all objections to the proposed assessments for the following project:

**2022-1, Neighborhood Infrastructure Improvements** – The reconstruction improvements would involve complete reconstruction of the street with engineered base material and new pavement along with new concrete curb and gutter. The reclaim improvements would involve reclamation of existing base material and pavement with a new pavement surface and selective repair of concrete curb and gutter. Sidewalk extensions and pedestrian ramp improvements will be made at selective locations along improved streets. Also included in all improvement areas are storm sewer extensions, repairs and replacements.

**NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HASTINGS AS FOLLOWS:**

1. The proposed assessments for project 2022-1 the Neighborhood Infrastructure Improvements, a copy of which is filed with the Hastings Engineering Department and with the City Clerk, are hereby accepted and shall constitute the special assessment against the properties named therein, and each tract of land therein included is hereby found to be benefited by the constructed improvement in the amount of the assessment levied against it.
2. Such assessment shall be payable in equal annual installments extending over a period of ten (10) years, the first of the installments to be payable with the first property tax installment of 2023, and shall bear interest at the rate for which City bonds are sold plus 1.5%, per annum from December 1, 2022. To the first installment shall be added interest on the entire assessment from December 1, 2022 until December 31, 2022. To each subsequent installment, when due, shall be added interest for one year on all unpaid balances.
3. The owner of any property so assessed may, at any time prior to certification of the assessment to the County Auditor, pay the whole or part of the assessment on such property with interest accrued to the date of the payment to the City Clerk, except that no interest or Dakota County assessment certification fee shall be charged if the entire assessment is paid by November 30, 2022. The owner may, at any time thereafter, pay to the County Treasurer the entire amount of the assessment remaining unpaid with interest accrued to December 31 of the year in which such payment is made. Such payments to the County Treasurer must be made before December 30, or interest will be charged through December 31 of the next succeeding year.
4. The Clerk shall forthwith, transmit a certified duplicate of this assessment to the County Auditor to be extended on the property tax lists of the County, and such assessments shall be collected and paid over in the same manner as other municipal taxes.
5. The amount specially assessed is hereby affirmed to be \$1,356,348.47

**ADOPTED BY THE CITY COUNCIL OF HASTINGS, MINNESOTA, THIS 4TH DAY OF APRIL, 2022.**

Ayes:

Nays:

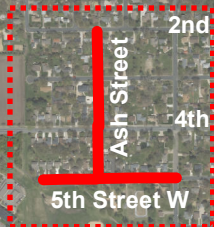
ATTEST:

\_\_\_\_\_  
Kelly Murtaugh, City Clerk

\_\_\_\_\_  
Mary D. Fasbender, Mayor

SEAL

Area 1



Area 4



Area 2



Area 3





Area 5



# Proposed City Project 2022-1

2022 Infrastructure Improvements

-  Full Reconstruction
-  Reclaim



**City of Hastings**

**City Project 2022-1, Neighborhood Improvements Project - 5th Street & Ash Street**

Property Owner Information & Assessment Amounts

January 26, 2022

Property Owners Updated 1.26.22

Property No.	Parcel ID	Owner	Joint Owner	Site Address	Owner Address	Owner City/State/Zip	Building Type	Corner Lot (X=Yes)	Lot Frontage Type	Short Side Frontage	Long Side Frontage	Standard Lot Frontage	Assessment Rate	Total Assessment
1	191050009121	WAYNE & BEVERLY ROTHER		1026 3RD ST W	1026 3RD ST W	HASTINGS MN 55033-1016		X	CLS		150		\$74.70	\$2,801.25
2	191050037200	CITY OF HASTINGS			101 4TH ST E	HASTINGS MN 55033-1944						814	\$74.70	\$60,805.80
3	191050034030	MICHAEL F & SUSAN L ZAPPA		1000 5TH ST W	1000 5TH ST W	HASTINGS MN 55033-1613	S.FAM.RES	X	CLS		150		\$74.70	\$2,801.25
4	191050023170	DANIEL J HAMILTON		1022 5TH ST W	1022 5TH ST W	HASTINGS MN 55033-1613	S.FAM.RES		S			75	\$74.70	\$5,602.50
5	191050009100	BROOKS J BAUER		1023 2ND ST W	1023 2ND ST W	HASTINGS MN 55033-1009	S.FAM.RES	X	CLS		150		\$74.70	\$2,801.25
6	191050023160	CHRISTOPHER M & AMY JOHNSON		1026 5TH ST W	1026 5TH ST W	HASTINGS MN 55033-1613	S.FAM.RES		S			75	\$74.70	\$5,602.50
7	191050023140	MADLINE HAYDEN	JOSHUA HAYDEN	1030 5TH ST W	1030 5TH ST W	HASTINGS MN 55033	S.FAM.RES		S			50	\$74.70	\$3,735.00
8	191050023130	LAURIE JEAN SQUIRES		1032 5TH ST W	1032 5TH ST W	HASTINGS MN 55033-1613	S.FAM.RES		S			50	\$74.70	\$3,735.00
9	191050023100	BRADLEY J MOLITOR		1045 4TH ST W	1045 4TH ST W	HASTINGS MN 55033-1606	S.FAM.RES	X	CLS		149		\$74.70	\$2,782.58
10	191050023120	IMMANUEL BIBLE CHAPEL		1046 5TH ST W	1046 5TH ST W	HASTINGS MN 55033	CHURCH	X	CBS	100	149		\$48.52	\$6,659.37
11	191400001100	CHRISTINA M MARTINEZ		1100 5TH ST W	1100 5TH ST W	HASTINGS MN 55033	TOWNHOUSE		S			40	\$81.00	\$3,240.00
12	191050008020	JAY B & CHRISTINA A KOCHENDORFER		1101 2ND ST W	1838 SUMMIT AVE	SAINT PAUL MN 55105	S.FAM.RES	X	CLS		150		\$74.70	\$2,801.25
13	191050021182	MICHAEL C OLSON	ANGELA C FAULKNER	1110 4TH ST W	1110 4TH ST W	HASTINGS MN 55033-1607	DUPLEX	X	CLS		150		\$81.00	\$3,037.50
14	191400001090	ERIC PATRICK MILLER		1110 5TH ST W	1110 5TH ST W	HASTINGS MN 55033	TOWNHOUSE		S			40	\$81.00	\$3,240.00
15	191395001050	ROBERT J & ROBERTA ANN MOLINARO		1120 5TH ST W	1120 5TH ST W	HASTINGS MN 55033	S.FAM.RES		S			58	\$74.70	\$4,332.60
16	191395001040	JASON W BROMMERICH	MELISSA L THERRIEN	1130 5TH ST W	1130 5TH ST W	HASTINGS MN 55033	S.FAM.RES		S			58	\$74.70	\$4,332.60
17	191395001030	MICHAEL S & ANDREA L LENHART		1150 5TH ST W	1150 5TH ST W	HASTINGS MN 55033	S.FAM.RES		S			55	\$74.70	\$4,108.50
18	191395001020	JACKIE A HUNT		1170 5TH ST W	1170 5TH ST W	HASTINGS MN 55033	S.FAM.RES		S			55	\$74.70	\$4,108.50
19	191395001010	CHAD D & NATALIE CARDA		1190 5TH ST W	1190 5TH ST W	HASTINGS MN 55033-1632	S.FAM.RES		S			64	\$74.70	\$4,780.80
20	191050021030	LAVERNE & JENNIFER WAHLSTROM		1402 4TH ST W	835 OLD MILL CT	HASTINGS MN 55033	GARAGE ONLY		S			75	\$74.70	\$5,602.50
21	191050008180	JAY & REBECCA RAIMANN		222 ASH ST	222 ASH ST	HASTINGS MN 55033-1020	S.FAM.RES		S			75	\$74.70	\$5,602.50
22	191050008181	MARY K NELSON		224 ASH ST	224 ASH ST	HASTINGS MN 55033	S.FAM.RES	X	CSS	75			\$74.70	\$5,602.50
23	191050020100	DONNA M JOHNSON		301 ASH ST	301 ASH ST	HASTINGS MN 55033-1023	S.FAM.RES	X	CLS		150		\$74.70	\$2,801.25
24	191050021031	ERIC WAHLSTROM		302 ASH ST	302 ASH ST	HASTINGS MN 55033	S.FAM.RES	X	CSS	75			\$74.70	\$5,602.50
25	191050020120	ROGER K & SHARON L STUMFOLL		309 ASH ST	309 ASH ST	HASTINGS MN 55033	S.FAM.RES	X	CLS		150		\$74.70	\$2,801.25
26	191050022010	ALBERT J TSTE RONNENBERG		400 ASH ST	400 ASH ST	HASTINGS MN 55033	S.FAM.RES	X	CLS		149		\$74.70	\$2,782.58
27	191400001120	ALVIN ANG	MA CONSOLACION ANG	410 ASH ST	7542 NATURE PATH	WOODBURY MN 55125	TOWNHOUSE		S			40	\$81.00	\$3,240.00
28	191050023201	DAVID A SCHMIDT	KATHERINE M CARLSON	416 STATE ST	416 STATE ST	HASTINGS MN 55033	S.FAM.RES	X	CLS		150		\$74.70	\$2,801.25
29	191400001110	GERALD G SCHNEIDER		420 ASH ST	420 ASH ST	HASTINGS MN 55033-1630	TOWNHOUSE		S			40	\$81.00	\$3,240.00
<b>Totals</b>										<b>250</b>	<b>1647</b>	<b>1664</b>		<b>\$171,384.57</b>

Total Amount Assessed

Assessment Policy Key		
Lot Frontage Type		Assessment Formula
S	Standard (rectangular more/less)	100% of Frontage
CLS	Corner - Work on Long Side Only	25% of Frontage
CSS	Corner - Work on Short Side Only	100% of Frontage
CBS	Corner - Work on Both Sides	100% of Short Side + 25% of Long Side

Assessment Rates	
Assessment Rates per FF	Property Types
\$74.70	Reconstruction - Single Family
\$81.00	Reconstruction - Townhome/Twinhome/Duplex
\$48.52	Reconstruction - Church

City Assesments \$60,805.80  
Private Assesments \$110,578.77

# City of Hastings

## City Project 2022-1, Neighborhood Improvements Project - Park Lane and Park Court

Property Owner Information & Assessment Amounts

January 26, 2022

Property Owners Updated 1.26.2022

Property No.	Parcel ID	Owner	Joint Owner	Site Address	Owner Address	Owner City/State/Zip	Building Type	Corner Lot (X=Yes)	Lot Frontage Type	Short Side Frontage	Long Side Frontage	Standard Lot Frontage	Assessment Rate	Total Assessment
1	190280055010	CITY OF HASTINGS			101 4TH ST E	HASTINGS MN 55033-1944		X	CSS	96			\$72.90	\$6,998.40
2	190280063010	CITY OF HASTINGS			101 4TH ST E	HASTINGS MN 55033-1944			S			215	\$72.90	\$15,673.50
3	193210000010	CITY OF HASTINGS			101 4TH ST E	HASTINGS MN 55033-1944			S			240	\$72.90	\$17,496.00
4	193210005270	CLIFTON JR & JENNIFER BOLDEN		1101 PARK LN	1101 PARK LN	HASTINGS MN 55033	S.FAM.RES	X	CSS	75			\$72.90	\$5,467.50
5	193210005260	DANIEL ROWAN	KATHERINE ROWAN	1107 PARK LN	1107 PARK LN	HASTINGS MN 55033	S.FAM.RES		S			74	\$72.90	\$5,394.60
6	193210005250	MARY LOU CHRISTENSON		1111 PARK LN	1008 1ST ST W APT 505	HASTINGS MN 55033	S.FAM.RES		S			74	\$72.90	\$5,394.60
7	193210005240	JOYCE A TSTE ALBRIGHT		1119 PARK LN	1119 PARK LN	HASTINGS MN 55033	S.FAM.RES		S			74	\$72.90	\$5,394.60
8	193210005230	JULIE A DRETSCH		1121 PARK LN	1121 PARK LN	HASTINGS MN 55033	S.FAM.RES		S			74	\$72.90	\$5,394.60
9	193210006090	RICHARD P & DOROTHY FUCHS		1131 PARK CT	1131 PARK CT	HASTINGS MN 55033-2548	S.FAM.RES	X	CBS	78	132		\$72.90	\$8,091.90
10	193210006080	KIM M OBRIEN		1139 PARK CT	1139 PARK CT	HASTINGS MN 55033-2548	S.FAM.RES		S			78	\$72.90	\$5,686.20
11	193210006030	JACOB & MELISSA SCHMOTTER		1140 PARK CT	1140 PARK CT	HASTINGS MN 55033	S.FAM.RES		I			78	\$72.90	\$5,686.20
12	193210006070	DEWALD & LEONIE BESTER		1143 PARK CT	1143 PARK CT	HASTINGS MN 55033	S.FAM.RES		I			78	\$72.90	\$5,686.20
13	193210006040	PAUL P & MICHELLE L YOUNGSTROM		1146 PARK CT	1146 PARK CT	HASTINGS MN 55033-2548	S.FAM.RES		I			78	\$72.90	\$5,686.20
14	193210006061	ROBERT J & PHYLLIS SCHUTZ		1147 PARK CT	1147 PARK CT	HASTINGS MN 55033-2548	S.FAM.RES		I			78	\$72.90	\$5,686.20
15	193210006050	FRANK J & MARTHA M SOFIO		1150 PARK CT	1150 PARK CT	HASTINGS MN 55033-2548	S.FAM.RES		I			78	\$72.90	\$5,686.20
16	193210005220	DEBORAH L NELSON		1201 PARK LN	1201 PARK LN	HASTINGS MN 55033-2551	S.FAM.RES		S			74	\$72.90	\$5,394.60
17	193210005210	TESSA J NORGAARD		1207 PARK LN	1207 PARK LN	HASTINGS MN 55033-2551	S.FAM.RES		S			89	\$72.90	\$6,488.10
18	193210005200	KEVIN P & SANDRA A BURKE	ALLYSON KELLY	1217 PARK LN	1217 PARK LN	HASTINGS MN 55033	S.FAM.RES		S			87	\$72.90	\$6,342.30
19	193210006010	ERIC R & JESSICA M PRETTYMAN		1218 PARK LN	1218 PARK LN	HASTINGS MN 55033	S.FAM.RES		S			73	\$72.90	\$5,321.70
20	193210005190	JEANETTE M FEIDT		1223 PARK LN	1223 PARK LN	HASTINGS MN 55033-2551	S.FAM.RES		S			72	\$72.90	\$5,248.80
21	193210006020	DONALD & LU A SCOTT		1224 PARK LN	1224 PARK LN	HASTINGS MN 55033	S.FAM.RES	X	CBS	80	135		\$72.90	\$8,292.38
22	193210005180	ZACHARY L ANDERSON	VICTORIA L ANDERSON	1301 PARK LN	1301 PARK LN	HASTINGS MN 55033	S.FAM.RES		S			72	\$72.90	\$5,248.80
23	193210005170	DURWOOD D & MARY PETERS		1305 PARK LN	1305 PARK LN	HASTINGS MN 55033-2553	S.FAM.RES		S			72	\$72.90	\$5,248.80
24	193210005160	PATRICIA P SCHWARZ-BACKES	DONALD L BACKES	1311 PARK LN	1311 PARK LN	HASTINGS MN 55033-2553	S.FAM.RES		S			75	\$72.90	\$5,467.50
25	193210005150	GERY & SHERRY WAGNER		1317 PARK LN	1317 PARK LN	HASTINGS MN 55033-2553	S.FAM.RES	X	CLS		120		\$72.90	\$2,187.00
26	193210006100	MATTHEW R KASZAS		1318 PARK LN	1318 PARK LN	HASTINGS MN 55033	S.FAM.RES	X	CLS		131		\$72.90	\$2,387.48
<b>Totals</b>										<b>329</b>	<b>518</b>	<b>1833</b>		<b>\$167,050.35</b>

Total Amount Assessed

Assessment Policy Key		
Lot Frontage Type		Assessment Formula
S	Standard (rectangular more/less)	100% of Frontage
CLS	Corner - Work on Long Side Only	25% of Frontage
CSS	Corner - Work on Short Side Only	100% of Frontage
CBS	Corner - Work on Both Sides	100% of Short Side + 25% of Long Side

Assessment Rates	
Assessment Rates per FF	Property Types
\$72.90	Reconstruct - Single Family

City Assesments \$40,167.90  
Private Assesments \$126,882.45

**City of Hastings**

**City Project 2022-1, Neighborhood Improvements Project - 11th Street E**

Property Owner Information & Assessment Amounts

January 26, 2022

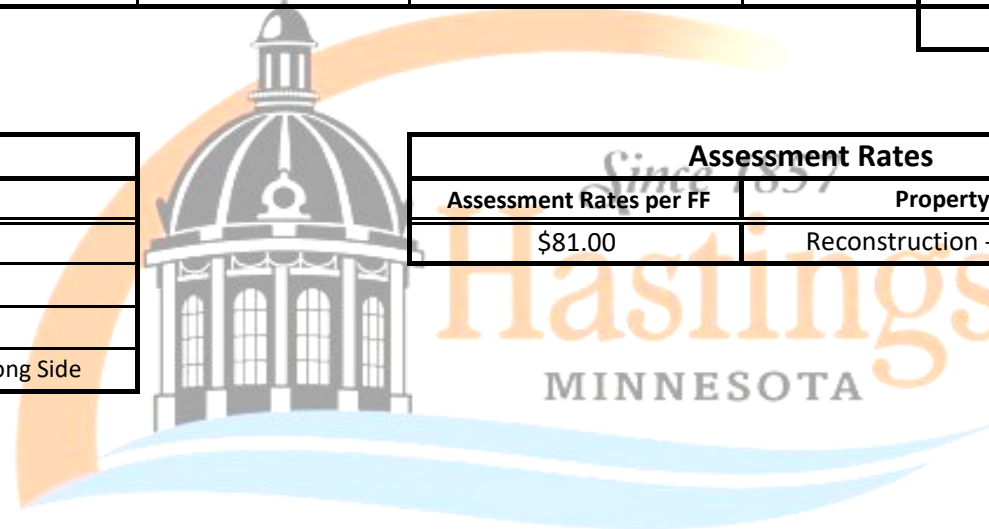
Property Owners Updated 1.26.2022

Property No.	Parcel ID	Owner	Joint Owner	Site Address	Owner Address	Owner City/State/Zip	Building Type	Corner Lot (X=Yes)	Lot Frontage Type	Short Side Frontage	Long Side Frontage	Standard Lot Frontage	Assessment Rate	Total Assessment
1	190270055010	YANDER SANCHEZ	KRISTIN SELLMAN-SANCHEZ	1102 TYLER ST	124 BLACK BASS RD	RIVER FALLS WI 54022	S.FAM.RES	X	CLS		132		\$81.00	\$2,673.00
2	191320008070	RYAN YOUNG		315 11TH ST E	315 11TH ST E	HASTINGS MN 55033	S.FAM.RES	X	CLS		121		\$81.00	\$2,450.25
<b>Totals</b>										<b>0</b>	<b>253</b>	<b>0</b>		<b>\$5,123.25</b>

**Total Amount Assessed**

Assessment Policy Key		
Lot Frontage Type	Assessment Formula	
S	Standard (rectangular more/less)	100% of Frontage
CLS	Corner - Work on Long Side Only	25% of Frontage
CSS	Corner - Work on Short Side Only	100% of Frontage
CBS	Corner - Work on Both Sides	100% of Short Side + 25% of Long Side

Assessment Rates	
Assessment Rates per FF	Property Types
\$81.00	Reconstruction - Single Family





**City of Hastings**

**City Project 2022-1, Neighborhood Improvements Project - 13th Street, Hillside St, and Lilac Ct**

Property Owner Information & Assessment Amounts

January 26, 2022

Property Owners Updated 1.26.2022

Property No.	Parcel ID	Owner	Joint Owner	Site Address	Owner Address	Owner City/State/Zip	Building Type	Corner Lot (X=Yes)	Lot Frontage Type	Short Side Frontage	Long Side Frontage	Standard Lot Frontage	Assessment Rate	Total Assessment
1	191950303010	SHARON M KULJU		1000 HILLSIDE ST	1000 HILLSIDE ST	HASTINGS MN 55033-2538	S.FAM.RES	X	CSS	91			\$57.60	\$5,241.60
2	191950303020	CARLA GONDREAU		1010 HILLSIDE ST	1010 HILLSIDE ST	HASTINGS MN 55033-2538	S.FAM.RES		S			90	\$57.60	\$5,184.00
3	191950304010	BRYAN R BENNETT		1011 HILLSIDE ST	1011 HILLSIDE ST	HASTINGS MN 55033-2506	S.FAM.RES		S			76	\$57.60	\$4,377.60
4	191950304020	RYAN JOHNSON		1015 HILLSIDE ST	1015 HILLSIDE ST	HASTINGS MN 55033	S.FAM.RES		S			71	\$57.60	\$4,089.60
5	191950303030	LORI A THEODORSON		1020 HILLSIDE ST	1020 HILLSIDE ST	HASTINGS MN 55033-2538	S.FAM.RES		S			90	\$57.60	\$5,184.00
6	191950304030	ERIC D & LORI L COLVIN		1021 HILLSIDE ST	1021 HILLSIDE ST	HASTINGS MN 55033	S.FAM.RES		S			70	\$57.60	\$4,032.00
7	191950303040	PAUL E & CAROL A TSTES HELLEN		1030 HILLSIDE ST	1030 HILLSIDE ST	HASTINGS MN 55033	S.FAM.RES		S			92	\$57.60	\$5,299.20
8	191950304040	JAY L & PATRICIA NICHOLLS		1031 HILLSIDE ST	1031 HILLSIDE ST	HASTINGS MN 55033-2506	S.FAM.RES		S			74	\$57.60	\$4,262.40
9	191950303050	ANNE THIELEN	LUCAS THIELEN	1040 HILLSIDE ST	1040 HILLSIDE ST	HASTINGS MN 55033	S.FAM.RES		S			80	\$57.60	\$4,608.00
10	191950304050	MICHAEL J & JEAN V MCCABE		1041 HILLSIDE ST	1041 HILLSIDE ST	HASTINGS MN 55033-2506	S.FAM.RES		S			75	\$57.60	\$4,320.00
11	191950303060	MICHAEL C & LORI S BEAUVAIS		1100 HILLSIDE ST	1100 HILLSIDE ST	HASTINGS MN 55033-2505	S.FAM.RES		S			80	\$57.60	\$4,608.00
12	191950303130	TODD M & SUSAN M JUNKER		1100 LILAC CT	1100 LILAC CT	HASTINGS MN 55033-2539	S.FAM.RES		I			83	\$57.60	\$4,780.80
13	191950304060	MARSHALL L & NICOLE HALBACH		1101 HILLSIDE ST	1101 HILLSIDE ST	HASTINGS MN 55033-2504	S.FAM.RES		S			75	\$57.60	\$4,320.00
14	191950303120	MITCHELL & KRISTI WOODWICK		1101 LILAC CT	1101 LILAC CT	HASTINGS MN 55033	S.FAM.RES		I			83	\$57.60	\$4,780.80
15	191950303070	MICHAEL A KNOPS	RAMELYN KNOPS	1110 HILLSIDE ST	1110 HILLSIDE ST	HASTINGS MN 55033	S.FAM.RES		S			80	\$57.60	\$4,608.00
16	191950303140	ROBERT W & JUDITH K BISHOP		1110 LILAC CT	1110 LILAC CT	HASTINGS MN 55033-2539	S.FAM.RES		I			83	\$57.60	\$4,780.80
17	191950304070	PERCY J & KAREN DAMROW		1111 HILLSIDE ST	1111 HILLSIDE ST	HASTINGS MN 55033-2504	S.FAM.RES		S			75	\$57.60	\$4,320.00
18	191950303112	KRISTA A KRAMMER		1111 LILAC CT	1111 LILAC CT	HASTINGS MN 55033	S.FAM.RES		I			76	\$57.60	\$4,377.60
19	191950303080	STEVE & TAMARA JOHNSON		1120 HILLSIDE ST	1120 HILLSIDE ST	HASTINGS MN 55033-2505	S.FAM.RES	X	CBS	85	120		\$57.60	\$6,624.00
20	191950303150	DIANA K BISHOP		1120 LILAC CT	1120 LILAC CT	HASTINGS MN 55033	S.FAM.RES		S			76	\$57.60	\$4,377.60
21	191950304080	DENNIS BRUMMEL	ASHLEY BRUMMEL	1121 HILLSIDE ST	1121 HILLSIDE ST	HASTINGS MN 55033	S.FAM.RES	X	CBS	82	120		\$57.60	\$6,451.20
22	191950303111	SHAWN P MONAHAN	ASHLEY MONAHAN	1121 LILAC CT	1121 LILAC CT	HASTINGS MN 55033	S.FAM.RES		S			83	\$57.60	\$4,780.80
23	191950303190	DAVID M & DIANE M FOX		1121 WESTVIEW DR	1121 WESTVIEW DR	HASTINGS MN 55033	S.FAM.RES	X	CSS	90			\$57.60	\$5,184.00
24	191950303090	DANIEL STARK		1131 LILAC CT	1131 LILAC CT	HASTINGS MN 55033	S.FAM.RES	X	CBS	83	120		\$57.60	\$6,508.80
25	191950305020	RYAN PATRICK LEKO	ALISON KARYN PAUL	1201 WESTVIEW DR	1201 WESTVIEW DR	HASTINGS MN 55033	S.FAM.RES	X	CSS	83			\$57.60	\$4,780.80
26	191950305120	ROYCE A & KAREN F ANDERSON		1237 13TH ST W	1237 13TH ST W	HASTINGS MN 55033	S.FAM.RES		S			77	\$57.60	\$4,435.20
27	191950305110	MICHELE A ENRIQUEZ		1243 13TH ST W	1243 13TH ST W	HASTINGS MN 55033	S.FAM.RES		S			78	\$57.60	\$4,492.80
28	191950305100	JAMES J & JOHNNIE P SMUHL		1249 13TH ST W	1249 13TH ST W	HASTINGS MN 55033-2525	S.FAM.RES		S			78	\$57.60	\$4,492.80
29	191950305090	TERRY M & WENDY R CHANDLER		1255 13TH ST W	1255 13TH ST W	HASTINGS MN 55033-2525	S.FAM.RES		S			77	\$57.60	\$4,435.20
30	191950305080	MICHAEL & CATHERINE NORGAARD		1261 13TH ST W	1261 13TH ST W	HASTINGS MN 55033-2525	S.FAM.RES		S			78	\$57.60	\$4,492.80
31	191950305070	JOSEPH F TSTE LORENTZ	JOAN M TSTE LORENTZ	1267 13TH ST W	1267 13TH ST W	HASTINGS MN 55033	S.FAM.RES		S			78	\$57.60	\$4,492.80
32	191950305060	MARK W SLAUGHTER	PATRICIA M PATTISON	1273 13TH ST W	1273 13TH ST W	HASTINGS MN 55033	S.FAM.RES		S			78	\$57.60	\$4,492.80
33	191950303160	JILL WAGNER		1278 13TH ST W	22105 LEWISTON BLVD	HAMPTON MN 55031	S.FAM.RES	X	CBS	88	120		\$57.60	\$6,796.80
34	191950305050	IGNACIO CELIS MARTINEZ	MICHELLE M MARTINEZ	1279 13TH ST W	1279 13TH ST W	HASTINGS MN 55033	S.FAM.RES		S			78	\$57.60	\$4,492.80
35	191950303170	JONATHAN & SHEENA CARLSON		1284 13TH ST W	1284 13TH ST W	HASTINGS MN 55033	S.FAM.RES		S			87	\$57.60	\$5,011.20
36	191950305040	MICHAEL & PAMELA TIMP		1285 13TH ST W	1285 13TH ST W	HASTINGS MN 55033	S.FAM.RES		S			77	\$57.60	\$4,435.20
37	191950303180	GARY L REUTER		1290 13TH ST W	1290 13TH ST W	HASTINGS MN 55033-2578	S.FAM.RES		S			87	\$57.60	\$5,011.20
38	191950305030	JOLEEN G REAMER		1291 13TH ST W	1291 13TH ST W	HASTINGS MN 55033-2525	S.FAM.RES		S			78	\$57.60	\$4,492.80
39	198301002011	999 WESTVIEW LLC	DANIEL J FLUEGEL	999 WESTVIEW DR	999 WESTVIEW DRIVE	HASTINGS MN 55033	OFFICE	X	CSS	143			\$102.60	\$14,671.80
<b>Totals</b>										<b>745</b>	<b>480</b>	<b>2463</b>		<b>\$198,127.80</b>

Total Amount Assessed

Assessment Policy Key	
Lot Frontage Type	Assessment Formula
S	Standard (rectangular more/less)
CLS	Corner - Work on Long Side Only
CSS	Corner - Work on Short Side Only
CBS	Corner - Work on Both Sides

Assessment Rates	
Assessment Rates per FF	Property Types
\$57.60	Reclaim - Single Family
\$102.60	Reclaim - Multi-Tenant Office

## City of Hastings

## City Project 2022-1, Neighborhood Improvements Project - Riverwood Drive &amp; Village Trail Area

Property Owner Information &amp; Assessment Amounts

January 26, 2022

Property Owners Updated 1.26.22

Property No.	Parcel ID	Owner	Joint Owner	Site Address	Owner Address	Owner City/State/Zip	Building Type	Corner Lot (X=Yes)	Lot Frontage Type	Short Side Frontage	Long Side Frontage	Standard Lot Frontage	Units (Apartments & Condos)	Assessment Rate	Total Assessment
1	196437500013	DUANE A GROTH			925 HIGHWAY 55 STE 203	HASTINGS MN 55033-1237	NONE	X	CSS				2	\$500.00	\$1,000.00
2	196437500040	CITY OF HASTINGS	DRAINAGE		101 4TH ST E	HASTINGS MN 55033-1944	DRAINAGE		S			106		\$75.00	\$7,950.00
3	196437500050	CITY OF HASTINGS	DRAINAGE		101 4TH ST E	HASTINGS MN 55033-1944	DRAINAGE		S			46		\$75.00	\$3,450.00
4	196437502010	OTTING ENTERPRISES LP		2955 RIVERWOOD DR	11640 275TH ST E	LAKEVILLE MN 55044	APARTMENT	X	CSS				4	\$500.00	\$2,000.00
5	196437502020	OTTING ENTERPRISES LP		2965 RIVERWOOD DR	11640 275TH ST E	LAKEVILLE MN 55044	APARTMENT		S				4	\$500.00	\$2,000.00
6	196437502030	OTTING ENTERPRISES LP			11640 275TH ST E	LAKEVILLE MN 55044	NONE		S				3	\$500.00	\$1,500.00
7	196437600020	CITY OF HASTINGS			101 4TH ST E	HASTINGS MN 55033-1944	DRAINAGE		S			15		\$75.00	\$1,125.00
8	196437600030	CITY OF HASTINGS			101 4TH ST E	HASTINGS MN 55033-1944	DRAINAGE		S			15		\$75.00	\$1,125.00
9	196437600040	CITY OF HASTINGS			101 4TH ST E	HASTINGS MN 55033-1944	DRAINAGE		S			58		\$75.00	\$4,350.00
10	196437800010	CITY OF HASTINGS			101 4TH ST E	HASTINGS MN 55033-1944	DRAINAGE		S			20		\$75.00	\$1,500.00
11	196437800020	CITY OF HASTINGS			101 4TH ST E	HASTINGS MN 55033-1944	DRAINAGE		S			20		\$75.00	\$1,500.00
12	196438701090	STEVEN R & ANNETTE M WATSON		1075 REGENCY CT	1075 REGENCY CT	HASTINGS MN 55033	TOWNHOUSE		I			50		\$45.00	\$2,250.00
13	196438601180	JOHN F TSTE GARDELL	VIRGINIA L TSTE GARDELL	1075 RIVERWOOD CT	1075 RIVERWOOD CT	HASTINGS MN 55033-3461	TOWNHOUSE		I			40		\$45.00	\$1,800.00
14	196438701080	DANIEL E VERSAW	RUTH F PIERCE	1076 REGENCY CT	1076 REGENCY CT	HASTINGS MN 55033	TOWNHOUSE		I			50		\$45.00	\$2,250.00
15	196438601170	PAUL J KRANZ		1076 RIVERWOOD CT	1076 RIVERWOOD CT	HASTINGS MN 55033-3461	TOWNHOUSE		I			40		\$45.00	\$1,800.00
16	196438701070	RUSSEL J & VIRGINIA SYLTIE		1078 REGENCY CT	1078 REGENCY CT	HASTINGS MN 55033-3472	TOWNHOUSE		I			50		\$45.00	\$2,250.00
17	196438601160	FRANK E TSTE BAUER	VALERAYN B TSTE BAUER	1078 RIVERWOOD CT	1078 RIVERWOOD CT	HASTINGS MN 55033-3461	TOWNHOUSE		I			40		\$45.00	\$1,800.00
18	196438701100	JOANNE L BARTRON		1079 REGENCY CT	1079 REGENCY CT	HASTINGS MN 55033-3472	TOWNHOUSE		I			50		\$45.00	\$2,250.00
19	196438601190	ROSEMARY KRANZ		1079 RIVERWOOD CT	1079 RIVERWOOD CT	HASTINGS MN 55033	TOWNHOUSE		I			40		\$45.00	\$1,800.00
20	196438701060	DAVID A THUE		1082 REGENCY CT	1082 REGENCY CT	HASTINGS MN 55033-3472	TOWNHOUSE		I			50		\$45.00	\$2,250.00
21	196438601150	CAROL A OERTEL		1082 RIVERWOOD CT	1082 RIVERWOOD CT	HASTINGS MN 55033	TOWNHOUSE		I			40		\$45.00	\$1,800.00
22	196438701110	ALAN L & MARY K HANSEN		1083 REGENCY CT	1083 REGENCY CT	HASTINGS MN 55033-3472	TOWNHOUSE		I			50		\$45.00	\$2,250.00
23	196438601200	RICHARD G & DARLISS D WISE		1083 RIVERWOOD CT	1083 RIVERWOOD CT	HASTINGS MN 55033	TOWNHOUSE		I			40		\$45.00	\$1,800.00
24	196438701050	JUDITH ANN CAPETI		1086 REGENCY CT	1086 REGENCY CT	HASTINGS MN 55033-3472	TOWNHOUSE		S			41		\$45.00	\$1,845.00
25	196438601130	LINDA I TSTE EDSTROM		1086 RIVERWOOD CT	1086 RIVERWOOD CT	HASTINGS MN 55033	TOWNHOUSE		I			40		\$45.00	\$1,800.00
26	196438701120	JOHN LIGHTBOURN	LINDA LIGHTBOURN	1087 REGENCY CT	1087 REGENCY CT	HASTINGS MN 55033	TOWNHOUSE		S			40		\$45.00	\$1,800.00
27	196438601210	MILDRED JACOBSON	KEITH ANDERSON	1087 RIVERWOOD CT	1087 RIVERWOOD CT	HASTINGS MN 55033-3461	TOWNHOUSE		I			40		\$45.00	\$1,800.00
28	196438701040	DONNA G BOTHUN		1090 REGENCY CT	1090 REGENCY CT	HASTINGS MN 55033-3472	TOWNHOUSE		I			49		\$45.00	\$2,205.00
29	196438601120	STEPHEN J ANDERSON	DEBRA L STEVENS	1090 RIVERWOOD CT	1090 RIVERWOOD CT	HASTINGS MN 55033	TOWNHOUSE		I			40		\$45.00	\$1,800.00
30	196438701130	SANDRA JOHNSON		1091 REGENCY CT	1091 REGENCY CT	HASTINGS MN 55033	TOWNHOUSE		I			49		\$45.00	\$2,205.00
31	196438601220	HERBERT A & MARIE E TSTES KAPSNER		1091 RIVERWOOD CT	1091 RIVERWOOD CT	HASTINGS MN 55033	TOWNHOUSE		I			40		\$45.00	\$1,800.00
32	196438701030	DOROTHY E MATSCH		1094 REGENCY CT	1094 REGENCY CT	HASTINGS MN 55033-3472	TOWNHOUSE		S			50		\$45.00	\$2,250.00
33	196438601110	LAWRENCE & VIRGINIA DOBIAS		1094 RIVERWOOD CT	1094 RIVERWOOD CT	HASTINGS MN 55033	TOWNHOUSE		S			40		\$45.00	\$1,800.00
34	196438701140	ROBERT C & GAYLE C CATURIA		1095 REGENCY CT	1095 REGENCY CT	HASTINGS MN 55033	TOWNHOUSE		S			50		\$45.00	\$2,250.00
35	196438601230	RUSSELL A & SUSAN K DILLEY		1095 RIVERWOOD CT	1095 RIVERWOOD CT	HASTINGS MN 55033	TOWNHOUSE		S			40		\$45.00	\$1,800.00
36	196438701020	ROBERT J & PATRICIA L HUNEKE		1098 REGENCY CT	1098 REGENCY CT	HASTINGS MN 55033	TOWNHOUSE		S			40		\$45.00	\$1,800.00
37	196438601100	PHILIP J & PATRICIA CHENIER		1098 RIVERWOOD CT	1098 RIVERWOOD CT	HASTINGS MN 55033-3461	TOWNHOUSE		S			45		\$45.00	\$2,025.00
38	196438701150	LORI L GUSTAFSON		1099 REGENCY CT	1099 REGENCY CT	HASTINGS MN 55033	TOWNHOUSE		S			40		\$45.00	\$1,800.00
39	196438601240	KAREN J DAHL		1099 RIVERWOOD CT	1099 RIVERWOOD CT	HASTINGS MN 55033-3461	TOWNHOUSE		S			45		\$45.00	\$2,025.00
40	196437802050	JAMES R & CYNTHIA L PUMPHREY		1140 SHERMAN WAY	1140 SHERMAN WAY	HASTINGS MN 55033-3457	S.FAM.RES	X	CBS	70	135			\$75.00	\$7,781.25
41	196437804050	BARRY E & SUSAN M OTTERNESS		1141 SHERMAN WAY	1141 SHERMAN WAY	HASTINGS MN 55033	S.FAM.RES	X	CBS - I	70	151			\$75.00	\$8,081.25
42	196437802040	DOMONIK R STANTON	JESSICA A HAMILTON	1144 SHERMAN WAY	1144 SHERMAN WAY	HASTINGS MN 55033	S.FAM.RES		S			56		\$75.00	\$4,200.00
43	196437804040	KATHLEEN A BLESENER		1145 SHERMAN WAY	1145 SHERMAN WAY	HASTINGS MN 55033	S.FAM.RES		S			56		\$75.00	\$4,200.00
44	196437802030	JAMIE STEVENS	ERIN COURTNEY	1148 SHERMAN WAY	1148 SHERMAN WAY	HASTINGS MN 55033	S.FAM.RES		S			62		\$75.00	\$4,650.00
45	196437804030	MARY L MCPHETRES		1149 SHERMAN WAY	1149 SHERMAN WAY	HASTINGS MN 55033	S.FAM.RES		S			57		\$75.00	\$4,275.00
46	196437802020	RODERICK D & TAMIKA T TRICE		1152 SHERMAN WAY	1152 SHERMAN WAY	HASTINGS MN 55033	S.FAM.RES		S			58		\$75.00	\$4,350.00

Property No.	Parcel ID	Owner	Joint Owner	Site Address	Owner Address	Owner City/State/Zip	Building Type	Corner Lot (X=Yes)	Lot Frontage Type	Short Side Frontage	Long Side Frontage	Standard Lot Frontage	Units (Apartments & Condos)	Assessment Rate	Total Assessment
47	196437804020	BRENT E & SUSAN L TURNER		1153 SHERMAN WAY	1153 SHERMAN WAY	HASTINGS MN 55033-3458	S.FAM.RES		S			60		\$75.00	\$4,500.00
48	196437802010	BLAINE P & JENNIFER RAWAY		1156 SHERMAN WAY	1156 SHERMAN WAY	HASTINGS MN 55033	S.FAM.RES		I			59		\$75.00	\$4,425.00
49	196437804010	GREGORY S & LORI K MIKEL		1157 SHERMAN WAY	1157 SHERMAN WAY	HASTINGS MN 55033-3458	S.FAM.RES		I			63		\$75.00	\$4,725.00
50	196437801060	DANIEL R & JULIE M DIBBIE		1160 SHERMAN WAY	1160 SHERMAN WAY	HASTINGS MN 55033-3457	S.FAM.RES		I			67		\$75.00	\$5,025.00
51	196437805060	JUDY C PARTINGTON		1161 SHERMAN WAY	1161 SHERMAN WAY	HASTINGS MN 55033-3458	S.FAM.RES		I			64		\$75.00	\$4,800.00
52	196437605050	GERALD A & EMILY M CHANDLER		1163 TEAL WAY	1163 TEAL WAY	HASTINGS MN 55033-3424	S.FAM.RES	X	CBS	64	120			\$75.00	\$7,050.00
53	196437801050	SANDRA L BOESL		1164 SHERMAN WAY	1164 SHERMAN WAY	HASTINGS MN 55033-3457	S.FAM.RES		S			64		\$75.00	\$4,800.00
54	196437805050	LEE M & JOYCE M ZENNER		1165 SHERMAN WAY	1165 SHERMAN WAY	HASTINGS MN 55033-3458	S.FAM.RES		S			61		\$75.00	\$4,575.00
55	196437605040	TERRANCE S & DONNA J MULLANEY		1165 TEAL WAY	1165 TEAL WAY	HASTINGS MN 55033-3424	S.FAM.RES		S			58		\$75.00	\$4,350.00
56	196437603070	CHAD STENERSON		1166 TEAL WAY	1166 TEAL WAY	HASTINGS MN 55033	S.FAM.RES	X	CBS - I	70	126			\$75.00	\$7,612.50
57	196437605030	CURTIS J & SHARON L AASENG		1167 TEAL WAY	1167 TEAL WAY	HASTINGS MN 55033-3424	S.FAM.RES		S			58		\$75.00	\$4,350.00
58	196437801040	ROBIN VALENTINE & LISA MARIE LIPINSKI		1168 SHERMAN WAY	169 SUMMIT POINT DR	HASTINGS MN 55033	S.FAM.RES		S			66		\$75.00	\$4,950.00
59	196437603060	WAYNE R & CHERI L MCCLLAINE		1168 TEAL WAY	1168 TEAL WAY	HASTINGS MN 55033-3422	S.FAM.RES		S			70		\$75.00	\$5,250.00
60	196437805040	SPENCER D & SHARON J BLACKIE		1169 SHERMAN WAY	1169 SHERMAN WAY	HASTINGS MN 55033-3458	S.FAM.RES		S			64		\$75.00	\$4,800.00
61	196437605020	SERGE ZOUBI & KELLY ZOUBI THIONO		1169 TEAL WAY	1169 TEAL WAY	HASTINGS MN 55033	S.FAM.RES		S			58		\$75.00	\$4,350.00
62	196437605010	BRUCE J & LINDA M LOESCH		1171 TEAL WAY	1171 TEAL WAY	HASTINGS MN 55033-3424	S.FAM.RES		S			61		\$75.00	\$4,575.00
63	196437801030	PAUL A & RHONDA W HOHMAN		1172 SHERMAN WAY	1172 SHERMAN WAY	HASTINGS MN 55033	S.FAM.RES		S			64		\$75.00	\$4,800.00
64	196437805030	MICHAEL J & SARAH K OSTERBERG		1173 SHERMAN WAY	1173 SHERMAN WAY	HASTINGS MN 55033	S.FAM.RES		S			61		\$75.00	\$4,575.00
65	196437604060	WAYNE & KATHLEEN SPECHT		1173 TEAL WAY	1173 TEAL WAY	HASTINGS MN 55033-3424	S.FAM.RES		S			61		\$75.00	\$4,575.00
66	196437604050	DAN J & KELLY J KIVEL		1175 TEAL WAY	1175 TEAL WAY	HASTINGS MN 55033	S.FAM.RES		S			58		\$75.00	\$4,350.00
67	196437801020	JAMES RUSSELL KOPESKY	KATHRYN MARIE KOPESKY	1176 SHERMAN WAY	1176 SHERMAN WAY	HASTINGS MN 55033	S.FAM.RES		S			64		\$75.00	\$4,800.00
68	196437602030	KATIE HOWARD	TANNER HOWARD	1176 TEAL WAY	1176 TEAL WAY	HASTINGS MN 55033-3423	S.FAM.RES		S			65		\$75.00	\$4,875.00
69	196437805020	ERIC BRIAN CHRISTIANSEN		1177 SHERMAN WAY	1177 SHERMAN WAY	HASTINGS MN 55033	S.FAM.RES		S			64		\$75.00	\$4,800.00
70	196437604040	BARRY M & ELLEN I JOHNSON		1177 TEAL WAY	1177 TEAL WAY	HASTINGS MN 55033-3424	S.FAM.RES		S			60		\$75.00	\$4,500.00
71	196437602020	BENJAMIN W BANITT	BREONNA K NIEDERKORN	1178 TEAL WAY	1178 TEAL WAY	HASTINGS MN 55033	S.FAM.RES		S			61		\$75.00	\$4,575.00
72	196437604030	MARK L & CAROL J PETERS		1179 TEAL WAY	1179 TEAL WAY	HASTINGS MN 55033-3424	S.FAM.RES		I			60		\$75.00	\$4,500.00
73	196437801010	MELISSA STRASESKE		1180 SHERMAN WAY	1180 SHERMAN WAY	HASTINGS MN 55033	S.FAM.RES	X	CBS	72	135			\$75.00	\$7,931.25
74	196437602010	BOLAT INCORPORATED		1180 TEAL WAY	1150 4TH ST W	HASTINGS MN 55033	S.FAM.RES	X	CBS - I			70		\$75.00	\$5,250.00
75	196437805010	EVAN & ELIZABETH MAGNUS		1181 SHERMAN WAY	1181 SHERMAN WAY	HASTINGS MN 55033-3458	S.FAM.RES	X	CBS	70	116			\$75.00	\$7,425.00
76	196437604020	MATTHEW J & MEGAN E LOYAS		1181 TEAL WAY	1181 TEAL WAY	HASTINGS MN 55033	S.FAM.RES		I			58		\$75.00	\$4,350.00
77	196437901040	ROBERT J JR POLLARD	KERRI M POLLARD	1182 WESTERN CT	1182 WESTERN CT	HASTINGS MN 55033-3343	S.FAM.RES	X	CBS	74	162			\$75.00	\$8,587.50
78	196437901110	MARY C SIEBEN		1182 WINTER CT	1182 WINTER CT	HASTINGS MN 55033-3344	S.FAM.RES	X	CBS	71	146			\$75.00	\$8,062.50
79	196437604010	VERLA ANN MCTAGUE	JAMES LEONARD MCTAGUE	1183 TEAL WAY	1183 TEAL WAY	HASTINGS MN 55033	S.FAM.RES	X	CBS	80	104			\$75.00	\$7,950.00
80	196438002010	THOMAS J HANDRICH		1183 VISTA DR	1183 VISTA DR	HASTINGS MN 55033	S.FAM.RES	X	CLS		124			\$75.00	\$2,325.00
81	196437901100	TIMOTHY J & RENE M WEBER		1183 WESTERN CT	1183 WESTERN CT	HASTINGS MN 55033-3343	S.FAM.RES		I			64		\$75.00	\$4,800.00
82	196437901180	NEIL JAMES SCHLEMMER		1183 WINTER CT	1183 WINTER CT	HASTINGS MN 55033	S.FAM.RES	X	CBS	80	141			\$75.00	\$8,643.75
83	196437601010	COLIN J & LISA S BOIE		1184 UNION CT	1184 UNION CT	HASTINGS MN 55033-3428	S.FAM.RES	X	CBS	70	115			\$75.00	\$7,406.25
84	196438001200	MICHAEL L ROTHER	KARENA BETH ROTHER	1184 VISTA DR	1184 VISTA DR	HASTINGS MN 55033-3345	S.FAM.RES	X	CLS		119			\$75.00	\$2,231.25
85	196437901050	TROY J & TIFFANY A HANSON		1184 WESTERN CT	1184 WESTERN CT	HASTINGS MN 55033	S.FAM.RES		I			62		\$75.00	\$4,650.00
86	196437901120	MICHAEL W & ASHLEY A ENGELDINGER		1184 WINTER CT	1184 WINTER CT	HASTINGS MN 55033-3344	S.FAM.RES		I			62		\$75.00	\$4,650.00
87	196437901090	ANDREW N SKINDELIEN		1185 WESTERN CT	1185 WESTERN CT	HASTINGS MN 55033-3343	S.FAM.RES		I			62		\$75.00	\$4,650.00
88	196437901170	JACOB LEE OTIS		1185 WINTER CT	1185 WINTER CT	HASTINGS MN 55033	S.FAM.RES		I			62		\$75.00	\$4,650.00
89	196437601020	ERIK S & ARLENE R LIND		1186 UNION CT	1186 UNION CT	HASTINGS MN 55033-3428	S.FAM.RES		S			60		\$75.00	\$4,500.00
90	196437501010	EMMANUEL SZEPIENIEC	KATHERINE CROSS	1186 VILLA CT	1186 VILLA CT	HASTINGS MN 55033	S.FAM.RES	X	CBS	71	149			\$75.00	\$8,118.75
91	196437901060	ERIK & ADDIE GESKE		1186 WESTERN CT	1186 WESTERN CT	HASTINGS MN 55033	S.FAM.RES		I			64		\$75.00	\$4,800.00
92	196437901130	RODNEY JAMES SMITH	DOROTHY M SMITH	1186 WINTER CT	1186 WINTER CT	HASTINGS MN 55033-3344	S.FAM.RES		I			64		\$75.00	\$4,800.00
93	196437601160	LAURA K BEHR		1187 UNION CT	1187 UNION CT	HASTINGS MN 55033	S.FAM.RES	X	CBS - I			70		\$75.00	\$5,250.00
94	196437501140	NICOLE MARIE ELLSON		1187 VILLA CT	1187 VILLA CT	HASTINGS MN 55033	S.FAM.RES	X	CBS	81	108			\$75.00	\$8,100.00
95	196437901080	TIMOTHY & VALERIE LOWING		1187 WESTERN CT	1187 WESTERN AVE	HASTINGS MN 55033	S.FAM.RES		I			64		\$75.00	\$4,800.00
96	196437901160	JOHN C & TAMMY M BABCOCK		1187 WINTER CT	1187 WINTER CT	HASTINGS MN 55033	S.FAM.RES		I			64		\$75.00	\$4,800.00
97	196437601030	ZE DONG QIU	SU RONG JIANG	1188 UNION CT	1430 RIVERBLUFF DR	HASTINGS MN 55033	S.FAM.RES		S			60		\$75.00	\$4,500.00
98	196437501020	AARON P TRUSTY MILLER	LAINNE TRUSTY MILLER	1188 VILLA CT	1188 VILLA CT	HASTINGS MN 55033	S.FAM.RES		S			60		\$75.00	\$4,500.00
99	196437901140	CHARLES C & JUDITH E SHATEK		1188 WINTER CT	1188 WINTER CT	HASTINGS MN 55033-3344	S.FAM.RES		I			64		\$75.00	\$4,800.00

Property No.	Parcel ID	Owner	Joint Owner	Site Address	Owner Address	Owner City/State/Zip	Building Type	Corner Lot (X=Yes)	Lot Frontage Type	Short Side Frontage	Long Side Frontage	Standard Lot Frontage	Units (Apartments & Condos)	Assessment Rate	Total Assessment
100	196437601150	DUANE L & LINDA S TSTES PUTZ		1189 UNION CT	1189 UNION CT	HASTINGS MN 55033	S.FAM.RES		I			62		\$75.00	\$4,650.00
101	196437501130	JOSEPH A THORSTAD		1189 VILLA CT	1189 VILLA CT	HASTINGS MN 55033-3429	S.FAM.RES		S			62		\$75.00	\$4,650.00
102	196437901070	MICHAEL & LISA KILMER		1189 WESTERN CT	1189 WESTERN CT	HASTINGS MN 55033-3343	S.FAM.RES		I			64		\$75.00	\$4,800.00
103	196437601040	BRIAN DOREE	MICHELLE DOREE	1190 UNION CT	1190 UNION CT	HASTINGS MN 55033	S.FAM.RES		I			62		\$75.00	\$4,650.00
104	196437501030	MARK & KAREN PURINGTON		1190 VILLA CT	1190 VILLA CT	HASTINGS MN 55033	S.FAM.RES		S			60		\$75.00	\$4,500.00
105	196437901150	DENYS SHASHKOV	ALEXANDRA S SHASHKOVA	1190 WINTER CT	1190 WINTER CT	HASTINGS MN 55033	S.FAM.RES		I			64		\$75.00	\$4,800.00
106	196437601140	JOANNE RUTH PETERS		1191 UNION CT	1191 UNION CT	HASTINGS MN 55033	S.FAM.RES		S			64		\$75.00	\$4,800.00
107	196437501120	JOHN A GRANBERG		1191 VILLA CT	1191 VILLA CT	HASTINGS MN 55033-3429	S.FAM.RES		S			62		\$75.00	\$4,650.00
108	196437601050	ANDREW J BENJAMIN	JENNIFER R BENJAMIN	1192 UNION CT	1192 UNION CT	HASTINGS MN 55033	S.FAM.RES		S			63		\$75.00	\$4,725.00
109	196437501040	CHRIS P & LORI L KLEIN		1192 VILLA CT	1192 VILLA CT	HASTINGS MN 55033-3429	S.FAM.RES		S			60		\$75.00	\$4,500.00
110	196437601130	JOHN C JR & JORDAN BARSNESS		1193 UNION CT	1193 UNION CT	HASTINGS MN 55033	S.FAM.RES		S			63		\$75.00	\$4,725.00
111	196437501110	JOHN A & FELICITY A KROSKA		1193 VILLA CT	1193 VILLA CT	HASTINGS MN 55033	S.FAM.RES		I			62		\$75.00	\$4,650.00
112	196437601060	ASHLEY REIMER		1194 UNION CT	1194 UNION CT	HASTINGS MN 55033	S.FAM.RES		I			62		\$75.00	\$4,650.00
113	196437501050	PAUL J HICKS		1194 VILLA CT	1194 VILLA CT	HASTINGS MN 55033-3429	S.FAM.RES		I			62		\$75.00	\$4,650.00
114	196437601120	TROY & SALLIE ANDERSON		1195 UNION CT	1195 UNION CT	HASTINGS MN 55033	S.FAM.RES		I			62		\$75.00	\$4,650.00
115	196437501100	PAULINO & MERIA RODRIGUEZ		1195 VILLA CT	1195 VILLA CT	HASTINGS MN 55033	S.FAM.RES		I			62		\$75.00	\$4,650.00
116	196437601070	GAREN MICHAEL VICKNEY		1196 UNION CT	1196 UNION CT	HASTINGS MN 55033	S.FAM.RES		I			64		\$75.00	\$4,800.00
117	196437501060	CLINTON CORY	MEGHAN KARPEN	1196 VILLA CT	1196 VILLA CT	HASTINGS MN 55033	S.FAM.RES		I			64		\$75.00	\$4,800.00
118	196437601110	PETER GORDON TIX		1197 UNION CT	1197 UNION CT	HASTINGS MN 55033	S.FAM.RES		I			62		\$75.00	\$4,650.00
119	196437501090	STEVEN A BIEGEL		1197 VILLA CT	1197 VILLA CT	HASTINGS MN 55033-3429	S.FAM.RES		I			64		\$75.00	\$4,800.00
120	196437601080	JOHN III & DEBORAH K LYNCH		1198 UNION CT	1198 UNION CT	HASTINGS MN 55033-3428	S.FAM.RES		I			64		\$75.00	\$4,800.00
121	196437501070	CRAIG & PATRICIA BUSWELL		1198 VILLA CT	1198 VILLA CT	HASTINGS MN 55033-3429	S.FAM.RES		I			64		\$75.00	\$4,800.00
122	196437601100	GARY D & GLENDA R WYTASKE		1199 UNION CT	1199 UNION CT	HASTINGS MN 55033-3428	S.FAM.RES		I			64		\$75.00	\$4,800.00
123	196437501080	MIKKE E PAPES		1199 VILLA CT	1199 VILLA CT	HASTINGS MN 55033	S.FAM.RES		I			62		\$75.00	\$4,650.00
124	196437601090	CLIFFORD J HARRINGTON		1200 UNION CT	1200 UNION CT	HASTINGS MN 55033-3428	S.FAM.RES		I			64		\$75.00	\$4,800.00
125	196437505131	TIMOTHY J GEGEN		3000 RIVERWOOD DR #131	3000 RIVERWOOD DR UNIT 131	HASTINGS MN 55033-3447	CONDOMINM		S				1	\$500.00	\$500.00
126	196437505132	MARY E KELM		3000 RIVERWOOD DR #132	3000 RIVERWOOD DR UNIT 132	HASTINGS MN 55033-3447	CONDOMINM		S				1	\$500.00	\$500.00
127	196437505133	RITA M SIEBEN		3000 RIVERWOOD DR #133	3000 RIVERWOOD DR UNIT 133	HASTINGS MN 55033-3467	CONDOMINM		S				1	\$500.00	\$500.00
128	196437505134	TRAVIS L ROBERTS		3000 RIVERWOOD DR #134	3000 RIVERWOOD DR UNIT 134	HASTINGS MN 55033	CONDOMINM		S				1	\$500.00	\$500.00
129	196437505135	VIRGINIA J HOPP	JUNE M HOPP	3000 RIVERWOOD DR #135	3000 RIVERWOOD DR UNIT 135	HASTINGS MN 55033	CONDOMINM		S				1	\$500.00	\$500.00
130	196437505136	COLE ALLAR		3000 RIVERWOOD DR #136	3000 RIVERWOOD DR UNIT 136	HASTINGS MN 55033	CONDOMINM		S				1	\$500.00	\$500.00
131	196437505137	CATHERINE A SERY		3000 RIVERWOOD DR #137	3000 RIVERWOOD DR UNIT 137	HASTINGS MN 55033-3448	CONDOMINM		S				1	\$500.00	\$500.00
132	196437505138	KRISTY J SPECHT		3000 RIVERWOOD DR #138	3000 RIVERWOOD DR UNIT 138	HASTINGS MN 55033	CONDOMINM		S				1	\$500.00	\$500.00
133	196437505231	JEFFREY A HEESCH		3000 RIVERWOOD DR #231	3000 RIVERWOOD DR UNIT 231	HASTINGS MN 55033-3449	CONDOMINM		S				1	\$500.00	\$500.00
134	196437505232	BARBARA J TURNBULL		3000 RIVERWOOD DR #232	3000 RIVERWOOD DR UNIT 232	HASTINGS MN 55033-3449	CONDOMINM		S				1	\$500.00	\$500.00
135	196437505233	JESSICA NICHOLE BISTODEAU		3000 RIVERWOOD DR #233	3000 RIVERWOOD DR UNIT 233	HASTINGS MN 55033	CONDOMINM		S				1	\$500.00	\$500.00
136	196437505234	MICHELLE BEADLES		3000 RIVERWOOD DR #234	3000 RIVERWOOD DR UNIT 234	HASTINGS MN 55033	CONDOMINM		S				1	\$500.00	\$500.00
137	196437505235	FELICIA RAWAY		3000 RIVERWOOD DR #235	3000 RIVERWOOD DR UNIT 235	HASTINGS MN 55033	CONDOMINM		S				1	\$500.00	\$500.00
138	196437505236	JONATHAN J & JACLYN G LOOSE		3000 RIVERWOOD DR #236	3000 RIVERWOOD DR UNIT 236	HASTINGS MN 55033	CONDOMINM		S				1	\$500.00	\$500.00
139	196437505237	JOHN D TSTE WESLEY		3000 RIVERWOOD DR #237	3000 RIVERWOOD DR UNIT 237	HASTINGS MN 55033	CONDOMINM		S				1	\$500.00	\$500.00
140	196437505238	LAURENE M ENGSTROM		3000 RIVERWOOD DR #238	3000 RIVERWOOD DR UNIT 238	HASTINGS MN 55033	CONDOMINM		S				1	\$500.00	\$500.00
141	196437505121	DONALD N & DONNA J BUCK		3050 RIVERWOOD DR #121	3050 RIVERWOOD DR UNIT 121	HASTINGS MN 55033-3451	CONDOMINM		S				1	\$500.00	\$500.00
142	196437505122	ZANDRA E CASE		3050 RIVERWOOD DR #122	3050 RIVERWOOD DR UNIT 122	HASTINGS MN 55033-3451	CONDOMINM		S				1	\$500.00	\$500.00
143	196437505123	ALICE L FLOM		3050 RIVERWOOD DR #123	3050 RIVERWOOD DR UNIT 123	HASTINGS MN 55033	CONDOMINM		S				1	\$500.00	\$500.00
144	196437505124	GLEN PRESSNALL		3050 RIVERWOOD DR #124	3050 RIVERWOOD DR UNIT 124	HASTINGS MN 55033-3451	CONDOMINM		S				1	\$500.00	\$500.00
145	196437505125	JOHN G EXLEY		3050 RIVERWOOD DR #125	3050 RIVERWOOD DR UNIT 125	HASTINGS MN 55033	CONDOMINM		S				1	\$500.00	\$500.00
146	196437505126	JACOB DAHL		3050 RIVERWOOD DR #126	3050 RIVERWOOD DRIVE UNIT 126	HASTINGS MN 55033	CONDOMINM		S				1	\$500.00	\$500.00
147	196437505127	TODD S MURTAUGH		3050 RIVERWOOD DR #127	3050 RIVERWOOD DR APT 127	HASTINGS MN 55033	CONDOMINM		S				1	\$500.00	\$500.00
148	196437505128	KATHERINE A WOLD		3050 RIVERWOOD DR #128	3050 RIVERWOOD DR UNIT 128	HASTINGS MN 55033	CONDOMINM		S				1	\$500.00	\$500.00
149	196437505221	JESSICA L SCHWEICH		3050 RIVERWOOD DR #221	3050 RIVERWOOD DRIVE UNIT 221	HASTINGS MN 55033	CONDOMINM		S				1	\$500.00	\$500.00
150	196437505222	JUDITH KITZMANN		3050 RIVERWOOD DR #222	3050 RIVERWOOD DR UNIT 222	HASTINGS MN 55033-3453	CONDOMINM		S				1	\$500.00	\$500.00
151	196437505223	MARY LOU KRUSE		3050 RIVERWOOD DR #223	950 31ST ST W UNIT 201	HASTINGS MN 55033	CONDOMINM		S				1	\$500.00	\$500.00
152	196437505224	NICHOLAS M JUNKER		3050 RIVERWOOD DR #224	3050 RIVERWOOD DR UNIT 224	HASTINGS MN 55033	CONDOMINM		S				1	\$500.00	\$500.00

Property No.	Parcel ID	Owner	Joint Owner	Site Address	Owner Address	Owner City/State/Zip	Building Type	Corner Lot (X=Yes)	Lot Frontage Type	Short Side Frontage	Long Side Frontage	Standard Lot Frontage	Units (Apartments & Condos)	Assessment Rate	Total Assessment
153	196437505225	RONALD J BEISSEL		3050 RIVERWOOD DR #225	3050 RIVERWOOD DR UNIT 225	HASTINGS MN 55033-3454	CONDOMINM		S				1	\$500.00	\$500.00
154	196437505226	TARA GASPAR		3050 RIVERWOOD DR #226	3050 RIVERWOOD DR UNIT 226	HASTINGS MN 55033	CONDOMINM		S				1	\$500.00	\$500.00
155	196437505227	JENNIFER DORNIDEN	MICHAEL DORNIDEN	3050 RIVERWOOD DR #227	3050 RIVERWOOD DR UNIT 227	HASTINGS MN 55033	CONDOMINM		S				1	\$500.00	\$500.00
156	196437505228	MELISSA A BEISSEL		3050 RIVERWOOD DR #228	3050 RIVERWOOD DR UNIT 228	HASTINGS MN 55033-3454	CONDOMINM		S				1	\$500.00	\$500.00
157	196437503010	ROBIN & LISA LIPINSKI		3085 RIVERWOOD DR	169 SUMMIT POINT DR	HASTINGS MN 55033	APARTMENT		S				3	\$500.00	\$1,500.00
158	196437503020	JEFFREY M TRIPP		3095 RIVERWOOD DR	3095 RIVERWOOD DR APT 1	HASTINGS MN 55033	TRIPLEX		S				3	\$500.00	\$1,500.00
159	196437702101	LINDA VENTURA		3100 RIVERWOOD DR #101	3100 RIVERWOOD DR UNIT 101	HASTINGS MN 55033	CONDOMINM		S				1	\$500.00	\$500.00
160	196437702102	MARYCE L CARL		3100 RIVERWOOD DR #102	3100 RIVERWOOD DR UNIT 102	HASTINGS MN 55033	CONDOMINM		S				1	\$500.00	\$500.00
161	196437702103	EUGENIE P HARPER		3100 RIVERWOOD DR #103	3100 RIVERWOOD DR UNIT 103	HASTINGS MN 55033-3455	CONDOMINM		S				1	\$500.00	\$500.00
162	196437702104	PHILIP & JANE LYNCH		3100 RIVERWOOD DR #104	3100 RIVERWOOD DR UNIT 104	HASTINGS MN 55033	CONDOMINM		S				1	\$500.00	\$500.00
163	196437702201	JERRY D NYSTROM	MICHAEL G HOSNER	3100 RIVERWOOD DR #201	3100 RIVERWOOD DR UNIT 201	HASTINGS MN 55033	CONDOMINM		S				1	\$500.00	\$500.00
164	196437702202	GEORGE BEATTY		3100 RIVERWOOD DR #202	3100 RIVERWOOD DR UNIT 202	HASTINGS MN 55033	CONDOMINM		S				1	\$500.00	\$500.00
165	196437702203	MICHAEL R & JOYCE A RECER	TIMOTHY P RECER	3100 RIVERWOOD DR #203	3100 RIVERWOOD DR UNIT 203	HASTINGS MN 55033-3456	CONDOMINM		S				1	\$500.00	\$500.00
166	196437702204	TONY L NOLEN	SUSAN M NOLEN	3100 RIVERWOOD DR #204	3100 RIVERWOOD DR UNIT 204	HASTINGS MN 55033	CONDOMINM		S				1	\$500.00	\$500.00
167	196437603090	MICHAEL J & KAREN A SMILEY		3110 RIVERWOOD DR	3110 RIVERWOOD DR	HASTINGS MN 55033-3426	S.FAM.RES		S			69		\$75.00	\$5,175.00
168	196437603010	TODD M & SHERRY L SPAETH		3110 TEAL CT	3110 TEAL CT	HASTINGS MN 55033-3414	S.FAM.RES		I			62		\$75.00	\$4,650.00
169	196437606010	FRANK SAGER		3111 RIVERWOOD DR	3111 RIVERWOOD DR	HASTINGS MN 55033	S.FAM.RES		I			70		\$75.00	\$5,250.00
170	196437603080	EUGENE R & MARCIA N BURT		3120 RIVERWOOD DR	3120 RIVERWOOD DR	HASTINGS MN 55033-3426	S.FAM.RES		S			73		\$75.00	\$5,475.00
171	196437602070	MARSHALL JR & OLIVIA FREEMAN		3120 TEAL CT	3120 TEAL CT	HASTINGS MN 55033	S.FAM.RES		I			64		\$75.00	\$4,800.00
172	196437606020	SHELLY A BALLARD		3121 RIVERWOOD DR	3121 RIVERWOOD DR	HASTINGS MN 55033-3425	S.FAM.RES		I			59		\$75.00	\$4,425.00
173	196437603020	RYAN & AMANDA KARL		3121 TEAL CT	3121 TEAL CT	HASTINGS MN 55033	S.FAM.RES		I			64		\$75.00	\$4,800.00
174	196437505111	DIANE C WEISS		3125 VILLAGE TRL #111	12272 131ST STREET CIR S	HASTINGS MN 55033	CONDOMINM		S				1	\$500.00	\$500.00
175	196437505112	EDWIN J BEISSEL		3125 VILLAGE TRL #112	3125 VILLAGE TRL UNIT 112	HASTINGS MN 55033-3436	CONDOMINM		S				1	\$500.00	\$500.00
176	196437505113	ROSE GODLEWSKI		3125 VILLAGE TRL #113	3125 VILLAGE TRL UNIT 113	HASTINGS MN 55033	CONDOMINM		S				1	\$500.00	\$500.00
177	196437505114	PATTI M CISEWSKI		3125 VILLAGE TRL #114	3125 VILLAGE TRL UNIT 114	HASTINGS MN 55033	CONDOMINM		S				1	\$500.00	\$500.00
178	196437505115	JEAN R MILLER		3125 VILLAGE TRL #115	3125 VILLAGE TRL UNIT 115	HASTINGS MN 55033	CONDOMINM		S				1	\$500.00	\$500.00
179	196437505116	JEAN I PEINE		3125 VILLAGE TRL #116	3125 VILLAGE TRL UNIT 116	HASTINGS MN 55033-3442	CONDOMINM		S				1	\$500.00	\$500.00
180	196437505117	MICHAEL J & BARBARA N MUNSON		3125 VILLAGE TRL #117	3125 VILLAGE TRL UNIT 117	HASTINGS MN 55033	CONDOMINM		S				1	\$500.00	\$500.00
181	196437505118	JANET R SHANNON		3125 VILLAGE TRL #118	3125 VILLAGE TRL UNIT 118	HASTINGS MN 55033-3442	CONDOMINM		S				1	\$500.00	\$500.00
182	196437505211	RICHARD C CARR		3125 VILLAGE TRL #211	3125 VILLAGE TRL UNIT 211	HASTINGS MN 55033	CONDOMINM		S				1	\$500.00	\$500.00
183	196437505212	ROBERT SCHLINTZ		3125 VILLAGE TRL #212	3125 VILLAGE TRL UNIT 212	HASTINGS MN 55033	CONDOMINM		S				1	\$500.00	\$500.00
184	196437505213	MARIA LOZANO		3125 VILLAGE TRL #213	3125 VILLAGE TRL UNIT 213	HASTINGS MN 55033-3470	CONDOMINM		S				1	\$500.00	\$500.00
185	196437505214	CAROLYN B LIEN		3125 VILLAGE TRL #214	3125 VILLAGE TRL UNIT 214	HASTINGS MN 55033-3443	CONDOMINM		S				1	\$500.00	\$500.00
186	196437505215	JOHNNY R STOCKER		3125 VILLAGE TRL #215	3125 VILLAGE TRL APT 215	HASTINGS MN 55033	CONDOMINM		S				1	\$500.00	\$500.00
187	196437505216	JOSHUA CUMMINGS		3125 VILLAGE TRL #216	3125 VILLAGE TRL UNIT 216	HASTINGS MN 55033	CONDOMINM		S				1	\$500.00	\$500.00
188	196437505217	JESSICA MARIE JORGENSEN		3125 VILLAGE TRL #217	3125 VILLAGE TRL UNIT 217	HASTINGS MN 55033	CONDOMINM		S				1	\$500.00	\$500.00
189	196437505218	DAVID P ANDERSON		3125 VILLAGE TRL #218	3125 VILLAGE TRL UNIT 218	HASTINGS MN 55033-3444	CONDOMINM		S				1	\$500.00	\$500.00
190	196437602060	MICHAEL D LUSIAN	JESSICA M PECHACEK	3130 TEAL CT	3130 TEAL CT	HASTINGS MN 55033	S.FAM.RES		I			64		\$75.00	\$4,800.00
191	196437606030	JENNIFER PALMER	JAMES PALMER	3131 RIVERWOOD DR	3131 RIVERWOOD DR	HASTINGS MN 55033	S.FAM.RES		I			59		\$75.00	\$4,425.00
192	196437603030	RANDALL F BACHMAN	BRANDIE NELSON	3131 TEAL CT	3131 TEAL CT	HASTINGS MN 55033	S.FAM.RES		I			62		\$75.00	\$4,650.00
193	196437602050	MARK A HALFEN		3140 TEAL CT	3140 TEAL CT	HASTINGS MN 55033	S.FAM.RES		I			62		\$75.00	\$4,650.00
194	196437606040	JOSEPH & HELENA WAYSIEH JALLAH		3141 RIVERWOOD DR	3141 RIVERWOOD DR	HASTINGS MN 55033	S.FAM.RES		I			56		\$75.00	\$4,200.00
195	196437603040	MARJORIE G PERRAULT		3141 TEAL CT	3141 TEAL CT	HASTINGS MN 55033	S.FAM.RES		I			62		\$75.00	\$4,650.00
196	196437602040	THOMAS CRANDALL	MEGHAN CRANDALL	3150 TEAL CT	3150 TEAL CT	HASTINGS MN 55033	S.FAM.RES	X	CBS	63	137			\$75.00	\$7,293.75
197	196437606050	RITA H WINKLER	BRIAN K WINKLER	3151 RIVERWOOD DR	3151 RIVERWOOD DR	HASTINGS MN 55033	S.FAM.RES		I			56		\$75.00	\$4,200.00
198	196437603050	SUSAN M BEISSEL	ANDREW BEISSEL	3151 TEAL CT	3151 TEAL CT	HASTINGS MN 55033-3414	S.FAM.RES	X	CBS	64	120			\$75.00	\$7,050.00
199	196437606060	TROY A RUDIGER		3161 RIVERWOOD DR	3161 RIVERWOOD DR	HASTINGS MN 55033	S.FAM.RES		S			56		\$75.00	\$4,200.00
200	196437606070	MERLYN J & JILL K BEHNKE		3171 RIVERWOOD DR	3171 RIVERWOOD DR	HASTINGS MN 55033-3425	S.FAM.RES		S			77		\$75.00	\$5,775.00
201	196437505101	CYNTHIA E SCHAFFER		3175 VILLAGE TRL #101	3175 VILLAGE TRL UNIT 101	HASTINGS MN 55033-3433	CONDOMINM		S				1	\$500.00	\$500.00
202	196437505102	KEVIN R HANSEN		3175 VILLAGE TRL #102	3175 VILLAGE TRL UNIT 102	HASTINGS MN 55033	CONDOMINM		S				1	\$500.00	\$500.00
203	196437505103	HELEN L TSTE OKESON		3175 VILLAGE TRL #103	3175 VILLAGE TRL UNIT 103	HASTINGS MN 55033-3433	CONDOMINM		S				1	\$500.00	\$500.00
204	196437505104	JENNIFER M SMITH		3175 VILLAGE TRL #104	3175 VILLAGE TRL UNIT 104	HASTINGS MN 55033-3433	CONDOMINM		S				1	\$500.00	\$500.00
205	196437505105	JEFFERY MOLITOR		3175 VILLAGE TRL #105	3175 VILLAGE TRL UNIT 105	HASTINGS MN 55033	CONDOMINM		S				1	\$500.00	\$500.00

Property No.	Parcel ID	Owner	Joint Owner	Site Address	Owner Address	Owner City/State/Zip	Building Type	Corner Lot (X=Yes)	Lot Frontage Type	Short Side Frontage	Long Side Frontage	Standard Lot Frontage	Units (Apartments & Condos)	Assessment Rate	Total Assessment
206	196437505106	JAMES LINDQUIST		3175 VILLAGE TRL #106	3175 VILLAGE TRL UNIT 106	HASTINGS MN 55033	CONDOMINM		S				1	\$500.00	\$500.00
207	196437505107	WESLEY & CURTIS SNEDDEKER	JOANNE SNEDDEKER	3175 VILLAGE TRL #107	3175 VILLAGE TRL UNIT 107	HASTINGS MN 55033	CONDOMINM		S				1	\$500.00	\$500.00
208	196437505108	SANDY L FUCHS		3175 VILLAGE TRL #108	3175 VILLAGE TRL UNIT 108	HASTINGS MN 55033	CONDOMINM		S				1	\$500.00	\$500.00
209	196437505201	SHIRLEY A BECKER		3175 VILLAGE TRL #201	3175 VILLAGE TRL UNIT 201	HASTINGS MN 55033-3471	CONDOMINM		S				1	\$500.00	\$500.00
210	196437505202	RAMIE M CHACKAN		3175 VILLAGE TRL #202	3175 VILLAGE TRL UNIT 202	HASTINGS MN 55033	CONDOMINM		S				1	\$500.00	\$500.00
211	196437505203	CYNTHIA A TROSSEN		3175 VILLAGE TRL #203	3175 VILLAGE TRL UNIT 203	HASTINGS MN 55033	CONDOMINM		S				1	\$500.00	\$500.00
212	196437505204	THERESA D KIMMES		3175 VILLAGE TRL #204	3175 VILLAGE TRL UNIT 204	HASTINGS MN 55033-3432	CONDOMINM		S				1	\$500.00	\$500.00
213	196437505205	RICKY L & MARY E BROWN		3175 VILLAGE TRL #205	3175 VILLAGE TRL UNIT 205	HASTINGS MN 55033-3435	CONDOMINM		S				1	\$500.00	\$500.00
214	196437505206	ADAM S WILLIAMS		3175 VILLAGE TRL #206	3175 VILLAGE TRL UNIT 206	HASTINGS MN 55033	CONDOMINM		S				1	\$500.00	\$500.00
215	196437505207	CHRISTOPHER GLENN MONSON		3175 VILLAGE TRL #207	3175 VILLAGE TRL UNIT 207	HASTINGS MN 55033	CONDOMINM		S				1	\$500.00	\$500.00
216	196437505208	MARIE M TREJO		3175 VILLAGE TRL #208	3175 VILLAGE TRL UNIT 208	HASTINGS MN 55033-3435	CONDOMINM		S				1	\$500.00	\$500.00
217	196437901032	THOMAS KANE		3182 VILLAGE TRL	3194 VILLAGE TRL	HASTINGS MN 55033	TWIN HOME		I			65		\$45.00	\$2,925.00
218	196438501010	ARTHUR C MCNAMARA		3183 RIVERWOOD DR	3183 RIVERWOOD DR	HASTINGS MN 55033	TOWNHOUSE		S			40		\$45.00	\$1,800.00
219	196438501020	JANICE CHEETAM		3193 RIVERWOOD DR	3193 RIVERWOOD DR	HASTINGS MN 55033	TOWNHOUSE		S			40		\$45.00	\$1,800.00
220	196437901033	THOMAS KANE		3194 VILLAGE TRL	3194 VILLAGE TRL	HASTINGS MN 55033	TWIN HOME		S			40		\$45.00	\$1,800.00
221	196438501030	SUSAN L HAMES		3203 RIVERWOOD DR	3203 RIVERWOOD DR	HASTINGS MN 55033-3459	TOWNHOUSE		S			40		\$45.00	\$1,800.00
222	196438501040	TERRANCE J & RENEE R HARTMAN		3213 RIVERWOOD DR	3213 RIVERWOOD DR	HASTINGS MN 55033	TOWNHOUSE		S			40		\$45.00	\$1,800.00
223	196438501050	TMR INCOME TRUST		3223 RIVERWOOD DR	11120 MAYWOOD RD W	DEERBROOK WI 54421	TOWNHOUSE		S			41		\$45.00	\$1,845.00
224	196438501060	JON M CLOUTIER		3233 RIVERWOOD DR	3233 RIVERWOOD DR	HASTINGS MN 55033-3459	TOWNHOUSE		S			40		\$45.00	\$1,800.00
225	196438501070	PHILLIP L TAYLOR		3243 RIVERWOOD DR	3243 RIVERWOOD DR	HASTINGS MN 55033	TOWNHOUSE		S			40		\$45.00	\$1,800.00
226	196438501080	WILLIAM J MCNAMARA		3253 RIVERWOOD DR	3253 RIVERWOOD DR	HASTINGS MN 55033	TOWNHOUSE		S			40		\$45.00	\$1,800.00
227	196437900100	CITY OF HASTINGS		3300 RIVERWOOD DR	101 4TH ST E	HASTINGS MN 55033-1944	PARK		S			1341		\$75.00	\$100,575.00
228	196438101070	MARISSA EUBANK	PHILIP SPOCK	3504 VILLAGE WAY	3504 VILLAGE WAY	HASTINGS MN 55033	S.FAM.RES	X	CLS		125			\$75.00	\$2,343.75
229	196438102030	JOSHUA D & NATANA L KRAMER		3505 VILLAGE WAY	3505 VILLAGE WAY	HASTINGS MN 55033	S.FAM.RES	X	CLS		117			\$75.00	\$2,193.75
230	196439002010	SHERRY A LITZ		3533 VILLAGE TRL	3533 VILLAGE TRL	HASTINGS MN 55033	S.FAM.RES		S			58		\$75.00	\$4,350.00
231	196439002020	BRYAN & SHANNON PAPERFUSS		3539 VILLAGE TRL	3539 VILLAGE TRL	HASTINGS MN 55033	S.FAM.RES		S			45		\$75.00	\$3,375.00
232	196439002030	RICHARD O & JERI L LYONS		3543 VILLAGE TRL	3543 VILLAGE TRL	HASTINGS MN 55033	S.FAM.RES		S			52		\$75.00	\$3,900.00
233	196439002040	DUSTIN D MCCRAE		3551 VILLAGE TRL	3551 VILLAGE TRL	HASTINGS MN 55033	S.FAM.RES		S			52		\$75.00	\$3,900.00
234	196439002050	RYAN T & MEGHAN A RUARK		3557 VILLAGE TRL	3557 VILLAGE TRL	HASTINGS MN 55033	S.FAM.RES		S			52		\$75.00	\$3,900.00
235	196439002060	MARTIN & MADELINE BENADIE		3563 VILLAGE TRL	3563 VILLAGE TRL	HASTINGS MN 55033	S.FAM.RES		S			52		\$75.00	\$3,900.00
236	196438102040	JOSHUA LEE PISTER		3566 VILLAGE TRL	3566 VILLAGE TRL	HASTINGS MN 55033	S.FAM.RES		S			68		\$75.00	\$5,100.00
237	196439002070	JOSHUA & JENNIFER BOURGOIN		3569 VILLAGE TRL	3569 VILLAGE TRL	HASTINGS MN 55033	S.FAM.RES	X	CSS - I	66				\$75.00	\$4,950.00
238	196438102050	DANIEL WIETecha		3578 VILLAGE TRL	3578 VILLAGE TRL	HASTINGS MN 55033	S.FAM.RES		S			66		\$75.00	\$4,950.00
239	196438102060	TIMOTHY J & VICTORIA KNOBLACH		3594 VILLAGE TRL	3594 VILLAGE TRL	HASTINGS MN 55033	S.FAM.RES	X	CSS	75				\$75.00	\$5,625.00
<b>Totals</b>										<b>1211</b>	<b>2450</b>	<b>9094</b>	<b>91</b>		<b>\$814,662.50</b>

Total Amount Assessed

Assessment Policy Key	
Lot Frontage Type	Assessment Formula
S	Standard (rectangular more/less) 100% of Frontage
CLS	Corner - Work on Long Side Only 25% of Frontage
CSS	Corner - Work on Short Side Only 100% of Frontage
CBS	Corner - Work on Both Sides 100% of Short Side + 25% of Long Side

Assessment Rates	
Assessment Rates per FF	Property Types
\$75.00	Reclaim - Single Family
\$45.00	Reclaim - Townhomes/Twinhomes/Triplex
\$500.00	Reclaim - Apartments/Condos

Total Apt/Condo Units Assessed

City Assesments \$121,575.00  
Private Assesments \$693,087.50