

PRELIMINARY ASSESSMENT ROLL
JEFFERSON HIGHWAY, ELM CREEK PARKWAY, AND SIGNALS PROJECT

Date: 11/1/2024
 WSB Project No.: 026107-000

ID	PID NO	OWNER NAME	BLDG_NUM	ADDRESS	MAILING ADDRESS	CITY	ST	ZIP CODE	NO. UNITS	MILL AND OVERLAY STREET	
									RESID.	\$	
1	3112021240073	CHENS 668 PROPERTY LLC	11452	JEFFERSON CT N	21873 MAJESTIC DR	ST. AUGUSTA	MN	55320	COMMERCIAL	1.20	\$11,172
2	3112021240074	HEARTLAND PROPS BLAINE LLC	11438	JEFFERSON CT N	10087 DOGWOOD ST NW	COON RAPIDS	MN	55448	COMMERCIAL	0.99	\$9,245
3	3112021240075	CSP MN DST	11430	JEFFERSON CT N	C/O CONTINENTAL GROUP, 1907 WAYZATA BLVD #250	WAYZATA	MN	55391	COMMERCIAL	1.46	\$13,602
4	3112021310018	K-BERGER 10 LLC	11218	COMMERCE DR N	ATTN PETE SPOHN, 7320 EASTMAN AVE	MIDLAND	MI	48642	COMMERCIAL	1.12	\$10,390
5	3112021310022	LAST BUT NOT LEASED LLC	11209	COMMERCE DR N	14513 CLOQUET ST	DAYTON	MN	55327	COMMERCIAL	0.27	\$2,467
6	3112021310023	TEJ PROPERTIES LLC	11217	COMMERCE DR N	7074 BROOKLYN BLVD	BROOKLYN CENTER	MN	55429	COMMERCIAL	0.27	\$2,467
7	3112021310024	BECHARD CHIROPRACTIC P A	11225	COMMERCE DR N	11225 COMMERCE DR N	CHAMPLIN	MN	55316	COMMERCIAL	0.27	\$2,467
8	3112021310017	LOIS V LLC	11190	COMMERCE DR N	320 EDGEWOOD AVE N	GOLDEN VALLEY	MN	55427	COMMERCIAL	0.92	\$8,537
9	3112021310020	PIONEER ACRES INC	11175	COMMERCE DR N	C/O COPPERWOOD MANAGEMENT, 18258 MINNETONKA BLVD #205	WAYZATA	MN	55391	COMMERCIAL	1.32	\$12,308
10	3112021310016	WODZIAK FAMILY PTRNSHP LP	11186	COMMERCE DR N	ATTN: ERIKA JOHNSON, 11186 COMMERCE DR	CHAMPLIN	MN	55316	COMMERCIAL	1.11	\$10,334
11	3112021310014	11150 COMMERCE DR LLC	11150	COMMERCE DR N	C/O KEITH CASTONGUAY, 11150 COMMERCE DR N	CHAMPLIN	MN	55316	COMMERCIAL	1.35	\$12,596
12	3112021310015	11132 COMMERCE LANE LLC	11132	COMMERCE LN N	7641 DALLAS LANE N	MAPLE GROVE	MN	55311	COMMERCIAL	1.08	\$10,092
13	3112021310021	GKI IDUSTRIAL MPLS LLC	11100	JEFFERSON HWY N	C/O INVESTCORP INT'L REALTY, 280 PARK AVENUE 36TH FL WEST	NEW YORK	NY	10017	INDUSTRIAL	9.57	\$89,087
14	3112021340006	B9 CHAMPLIN DC LLC	9000	109TH AVE N	C/O LINK LOGISTICS, P O BOX 2980	CHICAGO	IL	60690	INDUSTRIAL	13.08	\$121,755
										34	\$316,519



Assessments

Commercial

- Mill & Overlay: based on a per unit cost with a normal lot size and the front footage of the parcel accounting for total number of units being 34. The 34 units are divided throughout the 14 parcels based on the front footage of improvement.

Public Hearing November 12, 2024, will finalize the assessment amount





Assessment Payment Methods

Payment Terms:

- 5 year
- Interest rate is 1% over the prime rate. Final rate determined on August 1, 2025.

Option 1:

- Pre-pay partial or full assessment amount without interest to the City by end of day November 15, 2025

Option 2:

- Pay assessment with property taxes over a 5-year period with interest starting in 2026
- First year's interest is from November 1, 2025, thru December 31, 2026
- Pay remaining entire balance by November 15th in any subsequent year
- No partial payments allowed

Senior Citizen and Disabled Deferred Assessment Program- Must meet income and eligibility requirements and submit application.