

Owner or Taxpayer	Property Description	Item Description	Unit Rate	Quantity	Charge Amt	Property ID
Macalester College 1600 Grand Ave St Paul MN 55105-1899 *16 CAMBRIDGE ST *Ward: 3	TAX DESC: LOT 3 BLK 1 ELMER & MORRISON'S REAGGANGEMENT AND IN SD MACALESTER PARK VAC ALLEY ADJ AND LOT 15 BLK 1	Office Special Benefit Cap *** Owner and Taxpayer ***	507.40 1.00	184.00 -67,975.60	\$93,361.60 (\$67,975.60) \$25,386.00	04-28-23-41-0073
Grand St Paul Cvs Llc 1 Cvs Dr # 2320 Woonsocket RI 02895-6146 *30 FAIRVIEW AVE S *Ward: 3	ELMER & MORRISON'S REARRANGEMENT OF PART OF MACALESTER PARK LOTS 11 THRU LOT 16 BLK 3	Commercial/Retail Special Benefit Cap *** Owner and Taxpayer ***	507.40 1.00	240.00 0.00	\$121,776.00 \$0.00 \$121,776.00	04-28-23-42-0027
Macalester College 1600 Grand Ave St Paul MN 55105-1899 *1605 GRAND AVE *Ward: 3	All Of Vac Macalester St Lying Bet Nl Of St Clair Ave & S Of Ext Sl Of E-w Alley In Blk 7 Macalester Park All Of Vac Alley In Blk 8 Macalester Park & All Of Vac Alley In Blk 7 Sd Add Lying S Of Ext Sl Of Lot 8 Sd Blk 7 & The Fol Subj To Sts; The E	Institutional (Educational) Special Benefit Cap *** Owner and Taxpayer ***	507.40 1.00	1,160.00 0.00	\$588,584.00 \$0.00 \$588,584.00	04-28-23-44-0101
Macalester College 1600 Grand Ave St Paul MN 55105-1899 *1648 GRAND AVE *Ward: 3	ELMER & MORRISON'S REARRANGEMENT OF PART OF MACALESTER PARK LOT 3 BLK 6	Commercial/Retail Special Benefit Cap *** Owner and Taxpayer ***	507.40 1.00	50.00 0.00	\$25,370.00 \$0.00 \$25,370.00	04-28-23-41-0024
Robert M Teigen Tr 5704 Dartmoor Dr Fitchburg WI 53711-7207 *1654 GRAND AVE *Ward: 3	ELMER & MORRISON'S REARRANGEMENT OF PART OF MACALESTER PARK E 1/2 OF LOT 4 BLK 6	Commercial/Retail Special Benefit Cap *** Owner and Taxpayer ***	507.40 1.00	25.00 0.00	\$12,685.00 \$0.00 \$12,685.00	04-28-23-41-0025

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Zimmerman Dry Goods Llc 1656 Grand Ave St Paul MN 55105-1804 *1656 GRAND AVE *Ward: 3	ELMER & MORRISON'S REARRANGEMENT OF PART OF MACALESTER PARK W 1/2 OF LOT 4 BLK 6	Mixed Use - Comm./Res. Special Benefit Cap	507.40 1.00	25.00 0.00	\$12,685.00 \$0.00 \$12,685.00	04-28-23-41-0026
		*** Owner and Taxpayer ***				
Macalester College 1600 Grand Ave St Paul MN 55105-1899 *1661 GRAND AVE *Ward: 3	MACALESTER PARK EX ALLEY PART OF LOT 3 S OF A L RUN DUE E FROM PT ON THE L BET LOT 1 BLK 1 ELMER AND MORRISONS RE OF PART OF MACALESTER PK AND SD LOT 3 AND 66 FT FROM NW COR OF SD LOT 3	Vacant Land - Commercial Special Benefit Cap	507.40 1.00	0.00 0.00	\$0.00 \$0.00 \$0.00	04-28-23-41-0010
		*** Owner and Taxpayer ***				
Macalester College 1600 Grand Ave St Paul MN 55105-1899 *1661 GRAND AVE *Ward: 3	ELMER & MORRISON'S REARRANGEMENT OF PART OF MACALESTER PARK PART OF VAC ALLEY ADJ AND OF LOTS 1 AND 2 E OF A L RUN AT RA TO GRAND AVE FROM A PT THEREON 94 FT FROM SE	Vacant Land - Commercial Special Benefit Cap	507.40 1.00	106.00 -44,264.40	\$53,784.40 (\$44,264.40) \$9,520.00	04-28-23-41-0015
		*** Owner and Taxpayer ***				
Macalester College 1600 Grand Ave St Paul MN 55105-1899 *1662 GRAND AVE *Ward: 3	ELMER & MORRISON'S REARRANGEMENT OF PART OF MACALESTER PARK E 40 FT OF LOT 5 BLK 6	Mixed Use - Comm./Res. Special Benefit Cap	507.40 1.00	40.00 0.00	\$20,296.00 \$0.00 \$20,296.00	04-28-23-41-0027
		*** Owner and Taxpayer ***				
Bachke And Tein Inc 9824 Belmont Ln Eden Prairie MN 55347-3174 *1668 GRAND AVE *Ward: 3	ELMER & MORRISON'S REARRANGEMENT OF PART OF MACALESTER PARK E 37 5/10 FT OF LOT 6 AND EX E 40 FT LOT 5 BLK 6	Commercial/Retail Special Benefit Cap	507.40 1.00	48.00 0.00	\$24,355.20 \$0.00 \$24,355.20	04-28-23-41-0028
		*** Owner and Taxpayer ***				

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Coper Properties 10125 E Tupelo Ave Mesa AZ 85212-8454 *1672 GRAND AVE *Ward: 3	ELMER & MORRISON'S REARRANGEMENT OF PART OF MACALESTER PARK EX W 30 FT LOT 7 AND EX E 37 5/10 FT LOT 6 BLK 6	Commercial/Retail	507.40	33.00	\$16,744.20	04-28-23-41-0029
		Special Benefit Cap	1.00	0.00	\$0.00	
					<u>\$16,744.20</u>	
					*** Owner and Taxpayer ***	
Macalester College 1600 Grand Ave St Paul MN 55105-1899 *1673 GRAND AVE *Ward: 3	MACALESTER SQUARE LOTS 1 2 AND LOT 3	Mixed Use - Comm./Res.	507.40	55.00	\$27,907.00	04-28-23-41-0011
		Special Benefit Cap	1.00	-24,359.50	(\$24,359.50)	
					<u>\$3,547.50</u>	
					*** Owner and Taxpayer ***	
Macalester College 1600 Grand Ave St Paul MN 55105-1899 *1674 GRAND AVE *Ward: 3	ELMER & MORRISON'S REARRANGEMENT OF PART OF MACALESTER PARK W 30 FT OF LOT 7 BLK 6	Mixed Use - Comm./Res.	507.40	30.00	\$15,222.00	04-28-23-41-0030
		Special Benefit Cap	1.00	0.00	\$0.00	
					<u>\$15,222.00</u>	
					*** Owner and Taxpayer ***	
Frattallone I Llc 1203 County Road E W Arden Hills MN 55112-3738 *1676 GRAND AVE *Ward: 3	ELMER & MORRISON'S REARRANGEMENT OF PART OF MACALESTER PARK LOT 8 & LOT 9 BLK 6	Commercial/Retail	507.40	100.00	\$50,740.00	04-28-23-41-0058
		Special Benefit Cap	1.00	0.00	\$0.00	
					<u>\$50,740.00</u>	
					*** Owner and Taxpayer ***	
Macalester College 1600 Grand Ave St Paul MN 55105-1899 *1679 GRAND AVE *Ward: 3	MACALESTER SQUARE LOTS 4 AND LOT 5	Mixed Use - Comm./Res.	507.40	78.00	\$39,577.20	04-28-23-41-0012
		Special Benefit Cap	1.00	0.00	\$0.00	
					<u>\$39,577.20</u>	
					*** Owner and Taxpayer ***	

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Cambridge Corners Llc 1682 Grand Ave St Paul MN 55105-1806 *1682 GRAND AVE *Ward: 3	ELMER & MORRISON'S REARRANGEMENT OF PART OF MACALESTER PARK N 85 FT OF LOTS 1 2 AND LOT 3 BLK 5	Mixed Use - Comm./Res. Special Benefit Cap *** Owner and Taxpayer ***	507.40 1.00	130.00 -23,349.50	\$65,962.00 (\$23,349.50) <u>\$42,612.50</u>	04-28-23-41-0016
Meister Properties Llc 1605 Summit Ave St Paul MN 55105-1829 *1696 GRAND AVE *Ward: 3	ELMER & MORRISON'S REARRANGEMENT OF PART OF MACALESTER PARK LOT 4 BLK 5	Mixed Use - Comm./Res. Special Benefit Cap *** Owner and Taxpayer ***	507.40 1.00	50.00 -9,650.00	\$25,370.00 (\$9,650.00) <u>\$15,720.00</u>	04-28-23-42-0054
K&k Just Grand Property Llc 811 Fox Point Rd Sw Rochester MN 55902-5287 *1700 GRAND AVE *Ward: 3	ELMER & MORRISON'S REARRANGEMENT OF PART OF MACALESTER PARK LOT 5 BLK 5	Commercial/Retail Special Benefit Cap *** Owner and Taxpayer ***	507.40 1.00	50.00 0.00	\$25,370.00 \$0.00 <u>\$25,370.00</u>	04-28-23-42-0055
Morrow Partners Inc Po Box 2068 Stillwater MN 55082-3068 *1704 GRAND AVE *Ward: 3	ELMER & MORRISON'S REARRANGEMENT OF PART OF MACALESTER PARK LOT 6 BLK 5	Multi-Family Residential Special Benefit Cap *** Owner and Taxpayer ***	507.40 1.00	50.00 -10,860.00	\$25,370.00 (\$10,860.00) <u>\$14,510.00</u>	04-28-23-42-0056
Grand Ave Portfolio Llc 1708 Grand Ave St Paul MN 55105-1808 *1708 GRAND AVE *Ward: 3	ELMER & MORRISON'S REARRANGEMENT OF PART OF MACALESTER PARK LOT 7 BLK 5	Multi-Family Residential Special Benefit Cap *** Owner and Taxpayer ***	507.40 1.00	51.00 -7,857.40	\$25,877.40 (\$7,857.40) <u>\$18,020.00</u>	04-28-23-42-0057

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Grand Ave Portfolio Llc 1708 Grand Ave St Paul MN 55105-1808 *1712 GRAND AVE *Ward: 3	ELMER & MORRISON'S REARRANGEMENT OF PART OF MACALESTER PARK LOT 8 BLK 5	Multi-Family Residential Special Benefit Cap	507.40 1.00	50.00 -7,350.00	\$25,370.00 (\$7,350.00) <u>\$18,020.00</u>	04-28-23-42-0058
		*** Owner and Taxpayer ***				
Barry Joseph Star Tr Angela Star 2419 Nebraska Ave E Maplewood MN 55119-7174 *1716 GRAND AVE *Ward: 3	ELMER & MORRISON'S REARRANGEMENT OF PART OF MACALESTER PARK LOT 9 BLK 5	Multi-Family Residential Special Benefit Cap	507.40 1.00	50.00 -3,370.00	\$25,370.00 (\$3,370.00) <u>\$22,000.00</u>	04-28-23-42-0059
		*** Owner and Taxpayer ***				
M J Grand Llc 17210 25th Ave N Plymouth MN 55447-2236 *1722 GRAND AVE *Ward: 3	ELMER & MORRISON'S REARRANGEMENT OF PART OF MACALESTER PARK LOT 10 BLK 5	Multi-Family Residential Special Benefit Cap	507.40 1.00	50.00 0.00	\$25,370.00 \$0.00 <u>\$25,370.00</u>	04-28-23-42-0060
		*** Owner and Taxpayer ***				
Friends Meeting House Inc 1725 Grand Ave St Paul MN 55105-1807 *1725 GRAND AVE *Ward: 3	ELMER & MORRISON'S REARRANGEMENT OF PART OF MACALESTER PARK LOTS 5 AND LOT 6 BLK 2	Institutional (Educational) Special Benefit Cap	507.40 1.00	80.00 -30,683.00	\$40,592.00 (\$30,683.00) <u>\$9,909.00</u>	04-28-23-42-0015
		*** Owner and Taxpayer ***				
James J Hallermann Po Box 4142 St Paul MN 55104-0142 *1726 GRAND AVE *Ward: 3	ELMER & MORRISON'S REARRANGEMENT OF PART OF MACALESTER PARK LOT 11 BLK 5	Multi-Family Residential Special Benefit Cap	507.40 1.00	50.00 -5,162.00	\$25,370.00 (\$5,162.00) <u>\$20,208.00</u>	04-28-23-42-0061
		*** Owner and Taxpayer ***				

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Melvin Spiegler Properties Lp 5201 E River Rd Ste 308 Fridley MN 55421-1035 *1729 GRAND AVE *Ward: 3	ELMER & MORRISON'S REARRANGEMENT OF PART OF MACALESTER PARK LOTS 7 AND LOT 8 BLK 2	Multi-Family Residential Special Benefit Cap	507.40 1.00	80.00 0.00	\$40,592.00 \$0.00 <u>\$40,592.00</u>	04-28-23-42-0016
		*** Owner and Taxpayer ***				
Millennial Real Estate Llc 1730 Grand Ave St Paul MN 55105-1806 *1730 GRAND AVE *Ward: 3	ELMER & MORRISON'S REARRANGEMENT OF PART OF MACALESTER PARK EX S 42 FT LOT 12 BLK 5	Mixed Use - Comm./Res. Special Benefit Cap	507.40 1.00	40.00 -10,506.00	\$20,296.00 (\$10,506.00) <u>\$9,790.00</u>	04-28-23-42-0062
		*** Owner and Taxpayer ***				
Thj Properties Llc 3115 Brookshire Ln New Brighton MN 55112-3692 *1738 GRAND AVE *Ward: 3	ELMER & MORRISON'S REARRANGEMENT OF PART OF MACALESTER PARK EX S 42 FT LOTS 13 AND LOT 14 BLK 5	Commercial/Retail Special Benefit Cap	507.40 1.00	80.00 -10,166.00	\$40,592.00 (\$10,166.00) <u>\$30,426.00</u>	04-28-23-42-0063
		*** Owner and Taxpayer ***				
Dale J Otto Colette Otto 1742 Grand Ave St Paul MN 55105-1818 *1742 GRAND AVE *Ward: 3	ELMER & MORRISON'S REARRANGEMENT OF PART OF MACALESTER PARK LOT 1 BLK 4	Single-Family Residential Special Benefit Cap	507.40 1.00	50.00 -17,108.00	\$25,370.00 (\$17,108.00) <u>\$8,262.00</u>	04-28-23-42-0028
		*** Owner and Taxpayer ***				
Jjsc Properties Llc 1948 Crown Point Dr West St Paul MN 55118-4204 *1745 GRAND AVE *Ward: 3	ELMER & MORRISON'S REARRANGEMENT OF PART OF MACALESTER PARK S 129 FT OF LOTS 1 2 AND LOT 3 BLK 3	Commercial/Retail Special Benefit Cap	507.40 1.00	136.00 -38,169.40	\$69,006.40 (\$38,169.40) <u>\$30,837.00</u>	04-28-23-42-0021
		*** Owner and Taxpayer ***				

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Megan Curtis 1746 Grand Ave St Paul MN 55105-1818 *1746 GRAND AVE *Ward: 3	ELMER & MORRISON'S REARRANGEMENT OF PART OF MACALESTER PARK LOT 2 BLK 4	Single-Family Residential Special Benefit Cap	507.40 1.00	50.00 -14,187.50	\$25,370.00 (\$14,187.50) <u>\$11,182.50</u>	04-28-23-42-0029
		*** Owner and Taxpayer ***				
Hip Hounds Properties Llc 2029 Upper St Dennis Rd St Paul MN 55116-2810 *1752 GRAND AVE *Ward: 3	ELMER & MORRISON'S REARRANGEMENT OF PART OF MACALESTER PARK LOT 3 BLK 4	Commercial/Retail Special Benefit Cap	507.40 1.00	50.00 -7,142.00	\$25,370.00 (\$7,142.00) <u>\$18,228.00</u>	04-28-23-42-0030
		*** Owner and Taxpayer ***				
Fair Housing Llc 351 Kellogg Blvd E St Paul MN 55101-1411 *1756 GRAND AVE *Ward: 3	ELMER & MORRISON'S REARRANGEMENT OF PART OF MACALESTER PARK LOT 4 BLK 4	Multi-Family Residential Special Benefit Cap	507.40 1.00	50.00 0.00	\$25,370.00 \$0.00 <u>\$25,370.00</u>	04-28-23-42-0031
		*** Owner and Taxpayer ***				
Ms Family Properties (a) Lp 5201 E River Rd Ste 308 Minneapolis MN 55421-1035 *1759 GRAND AVE *Ward: 3	ELMER & MORRISON'S REARRANGEMENT OF PART OF MACALESTER PARK LOTS 4 AND LOT 5 BLK 3	Multi-Family Residential Special Benefit Cap	507.40 1.00	106.00 -168.40	\$53,784.40 (\$168.40) <u>\$53,616.00</u>	04-28-23-42-0023
		*** Owner and Taxpayer ***				
Patrick M Votel 1764 Grand Ave St Paul MN 55105-1820 *1764 GRAND AVE *Ward: 3	ELMER & MORRISON'S REARRANGEMENT OF PART OF MACALESTER PARK LOT 5 BLK 4	Multi-Family Residential Special Benefit Cap	507.40 1.00	50.00 0.00	\$25,370.00 \$0.00 <u>\$25,370.00</u>	04-28-23-42-0032
		*** Owner and Taxpayer ***				

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1769 Grand Ave Llc 284 Spring St # 311 St Paul MN 55102-4483 *1769 GRAND AVE *Ward: 3	ELMER & MORRISON'S REARRANGEMENT OF PART OF MACALESTER PARK LOT 6 BLK 3	Multi-Family Residential Special Benefit Cap	507.40 1.00	50.00 -17,330.00	\$25,370.00 (\$17,330.00) <u>\$8,040.00</u>	04-28-23-42-0024
		*** Owner and Taxpayer ***				
1770 Grand Ave Llc 1300 Godward St Ne Ste 2615 Minneapolis MN 55413-1878 *1770 GRAND AVE *Ward: 3	ELMER & MORRISON'S REARRANGEMENT OF PART OF MACALESTER PARK LOTS 6 AND LOT 7 BLK 4	Multi-Family Residential Special Benefit Cap	507.40 1.00	100.00 0.00	\$50,740.00 \$0.00 <u>\$50,740.00</u>	04-28-23-42-0033
		*** Owner and Taxpayer ***				
X9 Llc 2040 Wilson Ave 7 St Paul MN 55119-3974 *1775 GRAND AVE *Ward: 3	ELMER & MORRISON'S REARRANGEMENT OF PART OF MACALESTER PARK LOTS 7 AND LOT 8 BLK 3	Multi-Family Residential Special Benefit Cap	507.40 1.00	90.00 -1,068.00	\$45,666.00 (\$1,068.00) <u>\$44,598.00</u>	04-28-23-42-0025
		*** Owner and Taxpayer ***				
Ms Family Properties (b) Lp 5201 E River Rd Ste 308 Fridley MN 55421-1035 *1780 GRAND AVE *Ward: 3	ELMER & MORRISON'S REARRANGEMENT OF PART OF MACALESTER PARK LOTS 8 9 AND LOT 10 BLK 4	Multi-Family Residential Special Benefit Cap	507.40 1.00	150.00 -494.00	\$76,110.00 (\$494.00) <u>\$75,616.00</u>	04-28-23-42-0034
		*** Owner and Taxpayer ***				
Grand Avenue Asmc Llc 1289 Grand Ave St Paul MN 55105-2608 *1787 GRAND AVE *Ward: 3	ELMER & MORRISON'S REARRANGEMENT OF PART OF MACALESTER PARK LOTS 9 AND LOT 10 BLK 3	Multi-Family Residential Special Benefit Cap	507.40 1.00	80.00 -112.00	\$40,592.00 (\$112.00) <u>\$40,480.00</u>	04-28-23-42-0026
		*** Owner and Taxpayer ***				

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Abbott Family Lllp 1808 Grand Ave St Paul MN 55105-1818 *1800 GRAND AVE *Ward: 3	ELMER & MORRISON'S REARRANGEMENT OF PART OF MACALESTER PARK SUBJ TO ESMTS LOTS 11 AND LOT 12 BLK 4	Commercial/Retail Special Benefit Cap	507.40 1.00	100.00 -24,847.00	\$50,740.00 (\$24,847.00) \$25,893.00	04-28-23-42-0035
		*** Owner and Taxpayer ***				
Abbott Family Lllp 1808 Grand Ave St Paul MN 55105-1818 *1808 GRAND AVE *Ward: 3	ELMER & MORRISON'S REARRANGEMENT OF PART OF MACALESTER PARK WITH MAINTENANCE ESMT OVER LOT 12 LOT 13 BLK 4	Commercial/Retail Special Benefit Cap	507.40 1.00	50.00 0.00	\$25,370.00 \$0.00 \$25,370.00	04-28-23-42-0036
		*** Owner and Taxpayer ***				
Abbott Restaurant Property Llc 1808 Grand Ave St Paul MN 55105-1818 *1816 GRAND AVE *Ward: 3	ELMER & MORRISON'S REARRANGEMENT OF PART OF MACALESTER PARK SUBJ TO ESMT; LOT 14 BLK 4	Commercial/Retail Special Benefit Cap	507.40 1.00	53.00 0.00	\$26,892.20 \$0.00 \$26,892.20	04-28-23-42-0037
		*** Owner and Taxpayer ***				
Macalester College 1600 Grand Ave St Paul MN 55105-1899 *53 MACALESTER ST *Ward: 3	ELMER & MORRISON'S REARRANGEMENT OF PART OF MACALESTER PARK LOTS 1 & LOT 2 BLK 6	Institutional (Educational) Special Benefit Cap	507.40 1.00	90.00 -37,862.00	\$45,666.00 (\$37,862.00) \$7,804.00	04-28-23-41-0066
		*** Owner and Taxpayer ***				
Independent School Dist 625 360 Colborne St St Paul MN 55102-3299 *1700 SUMMIT AVE *Ward: 3	MACALESTER PARK ALLEY AS VAC BET AND FOL LOTS 1 THRU 4 BLK 2 IN ELMER AND MORRISONS RE OF PART OF MACALESTER PK AND IN SD MACALESTER PK SUBJ TO SUMMIT AVE LOTS 4 THRU LOT 11 BLK 2	Institutional (Educational) Special Benefit Cap	507.40 1.00	399.00 -72,105.60	\$202,452.60 (\$72,105.60) \$130,347.00	04-28-23-42-0014
		*** Owner and Taxpayer ***				

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Gordon F Ballman Nance Ballman 36 S Wheeler St St Paul MN 55105-1837 *36 WHEELER ST S *Ward: 3	ELMER & MORRISON'S REARRANGEMENT OF PART OF MACALESTER PARK S 53 8/10 FT OF LOTS 9 AND LOT 10 BLK 2	Single-Family Residential Special Benefit Cap *** Owner and Taxpayer ***	507.40 1.00	54.00 -22,316.85	\$27,399.60 (\$22,316.85) <u>\$5,082.75</u>	04-28-23-42-0017

Total Single-Family Residential:	\$78,139.60
Total Multi-Family Residential:	\$536,321.80
Total Mixed Use - Comm./Res.:	\$227,315.20
Total Commercial/Retail:	\$515,011.00
Total Office:	\$93,361.60
Total Institutional (Educational):	\$877,294.60
Total Vacant Land - Commercial:	\$53,784.40
Total Special Benefit Cap:	(\$508,464.15)
Project Total:	\$1,872,764.05
Less Total Discounts:	\$0.00
Project Total:	\$1,872,764.05

Residential Frontage:	507.40	2,156.00	\$1,093,954.40
Commercial Frontage:	507.40	2,537.00	\$1,287,273.80

46 Parcel(s)
0 Cert. Exempt Parcel(s)