

SPECIAL ASSESSMENT LIST FOR WATER IMPROVEMENT DISTRICT NO. 2023-1				
WATER IMPROVEMENT DISTRICT NO. 2023-1 Napoleon, North Dakota				
SPECIAL ASSESSMENT LIST AND NOTICE OF HEARING OBJECTIONS TO LIST				
The undersigned Special Assessment Commission of the City of Napoleon, in the County of Logan and State of North Dakota, by its duly appointed, qualified and acting members, has assessed the benefits of of the City of Napoleon to lots or parcels of land in the district according to the cost thereof, as certified by the City Auditor and as such Commission has made and caused to be made, the following assessment list:				
PARCEL NO.	ADDRESS AND/OR LAST KNOWN OWNER	LOT	BLK	AMOUNT ASSESSED
BRYANTS ADDITION				
07049000	NAPOLEON OIL, LLC	LOT 9 WITHIN NW1/4		6,088.64
07049004	JANGULA, TROY & BONITA	SOUTH 87.2’ AND EAST 124.46’ OF LOT 2 IN NWNW 17-135-72		3,071.64
07049005	T & J ENTERPRISES	TRACT IDENTIFIED AS PART OF LOT 2 (PLAT RECORDED) IN NW4NW4-17-135-72		8,070.61
07049007	GROSS CONSTRUCTION, INC.	TRACT IDENTIFIED AS LOT 3 (PLAT RECORDED) WITHIN NE-4NW4-17-135-72		8,948.43
07049009	PIATZ, EDWARD & CONNIE	TRACT IDENTIFIED AS LOT 4 (PLAT RECORDED) WITHIN NE-4NW4-17-135-72		1,327.21
07049010	PFEIFLE, DANIEL & PAULA	TRACT IDENTIFIED AS PART OF LOT 5 (PLAT RECORDED) IN NE4NW4-17-135-72		853.21
07049011	JANGULA, TROY & BONITA	LOT 8 IN NW4-17-135-72		15,403.08
07049015	PFEIFLE, DANIEL & PAULA	TRACT IDENTIFIED AS PART OF LOT 5 (PLAT RECORDED) IN NE4NW4-17-135-72		1,137.58
07049016	PFEIFLE, DANIEL & PAULA	TRACT IDENTIFIED AS PART OF LOT 5 (PLAT RECORDED) IN NE4NW4-17- 135-72		284.40
07049020	CHS INC	TRACT IDENTIFIED AS LOT 6 (PLAT RECORDED) IN NE-4NW4-17-135-72		847.36
07049021	PFEIFLE, DANIEL & PAULA	TRACTS IDENTIFIED AS PART OF LOT 5 (PLAT RECORDED) IN NE4NW4-17-135-72		5,868.91
07049022	PFEIFLE, DANIEL & PAULA	TRACT DESCRIBED AS LOT 7 IN NW4-17-135-72		3,916.28
07049040	GROSS, NICHOLAS & LYNSEY	TRACT IDENTIFIED AS PART OF LOT 1 (PLAT RECORDED) IN NW4NW4-17-135-72		568.79
07049045	GROSS, NICHOLAS & LYNSEY	TRACT IDENTIFIED AS PART OF LOT 1 (PLAT RECORDED) IN NW4NW4-17-135-72		2,541.50
07049060	807 BROADWAY KETTERLING, CALEB & SARA	2 TRACTS IN SW4NW4-17-135-72 125X150 .43A AND 30X150 .10A		85.30
07049065	803 BROADWAY KETTERLING, CALEB & SARA	TRACT IN SW4NW4-17-135-72 30X150’ .10A		71.08
07049070	803 BROADWAY JOHNSON, RYAN & MELISSA	TRACT IN SW4NW4-17-135-72 .36A 105X150		328.75
07049080	KETTERLING, CALEB & SARA	TRACT IN NW4-17-135-72 149X150		906.35
07049090	104 AVE G E DOLL, JEFF	TRACT IN NW4-17-135-72 .27A 180X65		477.45
07049100	108 AVE G E DEWALD, JORDAN	TRACT IN SW4NW4-17-135-72 65X30X35X105X100X75		347.86
07049110	112 G AVE E SCHMITT, BILL & JENNIFER	TRACT IN SW4NW4-17-135-72 90X100		345.28
07049120	114 G AVE E FETTIG, MAGDALENA	2 TR IN SW4NW4-17-135-72 - 100X 95 & 100X95X40 X120X140X25		710.86
07041925	RATTEI, GERALD & MARY	TRACT “A” IN NW4 17-135-72		1,122.81
07050005	ND HIGHWAY DEPT	TRACTS OUT OF E2NE4-18-135-72 RD45-55 2.21A, RD45-54 .45A, RD41-160 .09A, 33FT OF R OF W 2.968A TOTAL ACRES 5.718A		2,070.91
07050020	PIATZ, JUSTIN & BRIDGET	LOT 3 IN NE-18-135-72, 236’X277’ ADJOINING TOWNSHIP PARCEL #02905020 AND CITY PARCEL #07050019		1,387.34
07050025	PIATZ, RANDALL & COLEEN	LOT 2 IN E2NE-18-135-72 236’X277’ 1.5A RD75-419, PLAT 73-344		1,299.60
07050030	WEIGEL, LANCE & JENNIFER	2 TRACTS IN E2NE4-18-135-72 .60A. 236X110 RD 60-421,A37-45 & 1.08A 236’X200’ RD 72-671		1,409.67
07050050	910 4 ST E MOCH, JOSHUA & DAWN	TRACT IN E2NE4-18-135-72 1A 184X236 B76P22		823.47
07050060	920 4 ST E BREIDENBACH, NICHOLAS	2 TRACTS IN E2NE4-18-135-72 .8129A 40X236 & 110X236 RD 57-542 RD 57-530		649.43
07050070	STARKEY, JON	TRACT IN E2NE4-18-135-72 165X236 .90A RD72-25		734.68
07050080	310 AVE G W WENTZ, NORMAN & DEBORAH	TRACT DESCRIBED AS LOT A-1 IN NE4-18-135-72 250’ X 250’ 1.43A MOL RD 73-79		2,551.51
07050085	6132 HWY 3 GRENZ, HARLEY & GLORIA	TRACT DESCRIBED AS LOT 7 E2NE4 225.00 X 250.00		1,068.87
Continued on next page				

## Special Assessment List Appears In This Issue

A list of special assessments for Napoleon property owners can be found on a number of pages throughout this issue.

The pending assessments are required to be published to possibly assist with the payment of a \$2.3 million water improvement project along with street improvements which took place on 3rd Street East in Napoleon in 2023.

The assessment list includes the total amount being assessed, based on square footage. Prior to moving forward with the improvement project the Napoleon City Council had approved paying for the project from the city water fund over time.

However, stipulations of funding have the project being assessed to property owners in the event the city were to default on the \$758,000 loan. According to City engineers, Moore Engineering, they issued this statement: “Special Assessments are not intended to be levied against properties unless the city is unable to make logan payments. Assessment certification is required by the project funding agency.”

The project was fortunate to qualify for a couple of grants, \$163,400 DWR preconstruction grant, \$1,488,988 DWR construction grant and a \$620,000 Rural Development grant, dropping the local share to \$758,000, which is the amount being assessed across all parcels of property owned within the city of Napoleon.

A public hearing has been set for Thurs., June 5 at 7:00 p.m. at the Napoleon City Hall where residents will be able to present any concerns relating to Water Improvement District No. 2023-1.

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## NoDAK MEATS

Est. 2023 — Steele, North Dakota

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