

December 7, 2021

HERON LAKE WATERSHED DISTRICT
 JACKSON COUNTY JD 36 IMPROVEMENT
 2021 DETERMINATION OF BENEFITS

Project Cost	722822.00
Seperable Maintenance Cost	453947.00
Improvement Cost	\$268,875.00

"A"	\$5,140.00
30%	\$1,542.00

BENEFIT VALUES

"B"	"C"	"D"
\$3,990.00	\$1,880.00	\$620.00
40%	30%	10%
\$1,596.00	\$564.00	\$62.00

TILE	OTHER
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SUBMITTED

PARCEL NUMBER	OWNER	GENERAL				ACRES IN TRACT	BENEFITED ACRES	POTENTIAL BENEFIT	GROSS BENEFIT	PROXIMITY RATE	NET BENEFIT	MAINT COST	BENEFIT		BENEFIT		BENEFIT		TILE FOOTAGE	BENEFIT VALUE	CONST. R/W	DAMAGE VALUE	NONBENEFITED OR RESTRICTED WETLAND ACRES
		DESCRIPTION	SEC	T-N	R-W								ACRES	ACRES	VALUE	ACRES	VALUE	ACRES					
180320750	JOHN LAWRENCE WAGNER 88370 380TH AVE HERON LAKE MN 56137	SWSW	32	104	37	80.00	9	15660.00	4574.00	92	4208.08	\$3,802.84			8	4512.00	1	62.00	100				
190040100	THOMPSONS FARM CO C/O FAIRLAND MGMT CO PO BOX 128 WINDOM MN 56101	NWNW	4	103	37	456.19	2	7980.00	3192.00	5	159.60	\$144.23			2	3192.00			390	1.34	804.00	1.00	
190050100	AARON CLARNO C/O FAIRLAND MANAGEMENT PO BOX 128 WINDOM MN 56101	NWNE	5	103	37	78.97	16	9940.00	9052.00	5	452.60	\$409.01			1	1596.00	13	7332.00	2	124.00			
		SWNE	5	103	37		39	29880.00	26682.00	90	24013.80	\$21,701.27			6	9576.00	30	16920.00	3	186.00	1620	4.86	2916.00
190050150	DAVID HUSSONG 84926 380TH AVE OKABENA MN 56161	NENE	5	103	37	79.07	16	10560.00	9554.00	5	477.70	\$431.70			1	1596.00	14	7896.00	1	62.00	140	1.25	
		SENE	5	103	37		39	35560.00	31340.00	60	18804.00	\$16,993.17			11	17556.00	24	13536.00	4	248.00	2730	5.96	7140.00
190050200	ROGER L & SANDRA HARTMAN 87122 380TH AVE OKABENA MN 56161	NESW	5	103	37	248.09	39	24180.00		86													
		NWSW	5	103	37		11	6820.00		94													
		SWSW	5	103	37		3	1860.00		69													
		SESW	5	103	37		10	6200.00	620.00	73	452.60	\$409.01											
		NESE	5	103	37		38	62650.00	17760.00	96	17049.60	\$15,407.72			3	4788.00	23	12972.00	-12		475		
		NWSE	5	103	37		39	56150.00	14748.00	92	13568.16	\$12,261.54			5	7980.00	12	6768.00	-22		1450		
		SWSE	5	103	37		19	11780.00		83													
		SESE	5	103	37		21	13020.00		82													
190050225	ROBERT HARTMAN 87107 380TH AVE OKABENA MN 56161	NWSW	5	103	37	58.61	20	30890.00	8798.00	94	8270.12	\$7,473.71			1	1596.00	12	6768.00	7	434.00	100		
190050250	ROGER L & SANDRA HARTMAN 87122 380TH AVE OKABENA MN 56161	SWSW	5	103	37	7.30				70													
		SESW	5	103	37																		

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SUBMITTED

PARCEL NUMBER	OWNER	GENERAL				ACRES IN TRACT	BENEFITED ACRES	POTENTIAL BENEFIT	GROSS BENEFIT	PROXIMITY RATE	NET BENEFIT	MAINT COST	BENEFIT		BENEFIT		BENEFIT		BENEFIT		TILE FOOTAGE	BENEFIT VALUE	CONST. R/W	DAMAGE VALUE	NONBENEFITED OR RESTRICTED WETLAND ACRES	
		DESCRIPTIOI	SEC	T-N	R-W								ACRES	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	ACRES						VALUE
190050400	CLARENCE & MARIE MADSEN PO BOX 175 OKABENA MN 56161	SWNW	5	103	37	80.00	37	80110.00	26028.00	100	26028.00	\$23,521.50			5	7980.00	32	18048.00			3260		4.52	2712.00		
		SENW	5	103	37		39	85980.00	28188.00	100	28188.00	\$25,473.49			6	9576.00	33	18612.00			1600		4.82	2892.00		
190050500	C & M FARMS INC C/O CLARENCE & MARIE MADSEN PO BOX 175 OKABENA MN 56161	NENW	5	103	37	77.64	30	56840.00	17478.00	98	17128.44	\$15,478.97			2	3192.00	25	14100.00	3	186.00	200					2.00
		NWNW	5	103	37		34	64360.00	19734.00	98	19339.32	\$17,476.94			2	3192.00	29	16356.00	3	186.00	1360					
190060100	MORRIS & MARLEEN SOLETA TRUST 87869 380TH AVE HERON LAKE MN 56137	NENE	6	103	37	7.70	5	3100.00	310.00	90	279.00	\$252.13							5	310.00						2.00
		NWNE	6	103	37		37	67890.00	20208.00	75	15156.00	\$13,696.48			1	1596.00	33	18612.00	-3							
190060200	DONALD J & RHONDA G STENZEL 36311 850TH ST OKABENA MN 56161	SWNE	6	103	37	80.00	40	79420.00	24624.00	88	21669.12	\$19,582.38			2	3192.00	38	21432.00			50					
		SENE	6	103	37		38	75660.00	23496.00	100	23496.00	\$21,233.33			2	3192.00	36	20304.00			1640		0.52	312.00		
190060300	ROBERT HARTMAN 87107 380TH AVE OKABENA MN 56161	NESE	6	103	37	149.07	29	50330.00	14878.00	94	13985.32	\$12,638.53			1	1596.00	23	12972.00	5	310.00	50					
		NWSE	6	103	37		12	20040.00	5764.00	92	5302.88	\$4,792.21					10	5640.00	2	124.00	1450					
190060400	KATHLEEN LUECK 37468 870TH ST OKABENA MN 56161	NESW	6	103	37	154.28	4	6260.00	1754.00	86	1508.44	\$1,363.18					3	1692.00	1	62.00	550					
		NENW	6	103	37	5.33	1	620.00	62.00	73	45.26	\$40.90							1	62.00						
190060500	TYLER GADE 37503 880TH ST HERON LAKE MN 56137	NENW	6	103	37	5.33	1	620.00	62.00	73	45.26	\$40.90							1	62.00						
		NENW	6	103	37	76.63	23	44090.00	13440.00	73	9811.20	\$8,866.38			1	1596.00	21	11844.00	-1							
190060525	MICHAEL L & LINDA M GADE TRUST 304 12TH ST N COLD SPRING MN 56320	SENW	6	103	37		34	64770.00	19706.00	84	16553.04	\$14,958.98			1	1596.00	32	18048.00	1	62.00	50					

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TILE OTHER

SUBMITTED																				NONBENEFITED					
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#REF!

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 2021 DETERMINATION OF BENEFITS

ROAD AUTHORITY	LOCATION			LENGTH (FEET)	EFFICIENCY RATE	NET BENEFITS	MAINT COST	"A" SOILS		"B" SOILS		"C" SOILS		"D" SOILS		
	SEC	T-N	R-W					BENEFIT %	BENEFIT VALUE	BENEFIT %	BENEFIT VALUE	BENEFIT %	BENEFIT VALUE	BENEFIT %	BENEFIT VALUE	
JACKSON HIGHWAY DEPARTMENT	CSAH# 7/ 880TH ST / Paved			1320	3,465.00			per foot	28.40		11.40		2.85	0.60		
%	North of	6	103					37					90	3385.80	10	79.20
JACKSON MN 56143	CSAH# 9/ 380TH ST / Paved			4490	15,625.20					10	5118.60	80	10237.20	10	269.40	
	East of	6	103					37								
	East of	31	104					37	280	798.00				100	798.00	
WEST HERON LAKE TOWNSHIP	875th ST.			5250	11,865.00			per foot	14.20		5.70		1.40	0.30		
Streets	IN	5	103					37					20	5985.00	80	5880.00
	390 TH AVE.			2080	3,806.40					10	1185.60	90	2620.80			
	East of	5	103					37								
	LAND BENEFITS				1,085,060.00	360,410.00				55.00		478.00		186.00	17,365.00	
	ROAD BENEFITS					35,559.60										
	TOTAL BENEFITS				1,085,060.00	395,969.60					297,526.88	268,875.00		719.00		