

December 7, 2021

HERON LAKE WATERSHED DISTRICT
JACKSON COUNTY JD 36
REDETERMINATION OF BENEFITS

Seperable Maintenacne cost 453947.00

BENEFIT VALUES

SUBMITTED

PARCEL NUMBER	OWNER	GENERAL				ACRES IN TRACT	BENEFITED ACRES	POTENTIAL BENEFIT	GROSS BENEFIT	PROXIMITY RATE	NET BENEFIT	MAINT COST	BENEFIT VALUES								DAMAGE VALUE	NONBENEFITED OR RESTRICTED WETLAND ACRES
		DESCRIPTION	SEC	T-N	R-W								"A"	"B"	"C"	"D"	"D-"	TILE FOOTAGE	OTHER			
180320750	JOHN LAWRENCE WAGNER 88370 380TH AVE HERON LAKE MN 56137	SWSW	32	104	37	80.00	9	16010.00	11436.00	100	11436.00	\$6,709.55			8	10528.00	1	558.00	100	350.00		
190040100	THOMPSONS FARM CO C/O FAIRLAND MGMT CO PO BOX 128 WINDOM MN 56101	NWNW	4	103	37	456.19	2	9345.00	5355.00	5	267.75	\$157.09		2	3990.00				390	1365.00		
		SWNW	4	103	37		8	19260.00	11886.00	5	594.30	\$348.68		2	3990.00	6	7896.00					1.00
190050100	AARON CLARNO C/O FAIRLAND MANAGEMENT PO BOX 128 WINDOM MN 56101	NWNE	5	103	37	78.97	16	29670.00	20219.00	15	3032.85	\$1,779.39		1	1995.00	13	17108.00	2	1116.00			
		SWNE	5	103	37		39	87870.00	58794.00	95	55854.30	\$32,769.98		6	11970.00	30	39480.00	3	1674.00	1620	5670.00	
190050150	DAVID HUSSONG 84926 380TH AVE OKABENA MN 56161	NENE	5	103	37	79.07	16	31420.00	21467.00	20	4293.40	\$2,518.96		1	1995.00	14	18424.00	1	558.00	140	490.00	
		SENE	5	103	37		39	101045.00	65316.00	65	42455.40	\$24,908.78		11	21945.00	24	31584.00	4	2232.00	2730	9555.00	
190050200	ROGER L & SANDRA HARTMAN 87122 380TH AVE OKABENA MN 56161	NESW	5	103	37	248.09	39	24355.00	1540.00	100	1540.00	\$903.53						-39	1365.00	50	175.00	
		NWSW	5	103	37		11	7170.00	735.00	100	735.00	\$431.23						-11	385.00	100	350.00	
		SWSW	5	103	37		3	1860.00	105.00	75	78.75	\$46.20						-3	105.00			
		SESW	5	103	37		10	6200.00	5580.00	85	4743.00	\$2,782.74						10	5580.00			
		NESE	5	103	37		38	64312.50	38335.50	100	38335.50	\$22,491.62		3	5985.00	23	30268.00	-12	420.00	475	1662.50	
		NWSE	5	103	37		39	61225.00	31612.00	100	31612.00	\$18,546.91		5	9975.00	12	15792.00	-22	770.00	1450	5075.00	
		SWSE	5	103	37		19	11780.00	665.00	90	598.50	\$351.14						-19	665.00			
		SESE	5	103	37		21	13020.00	735.00	85	624.75	\$366.54						-21	735.00			
190050225	ROBERT HARTMAN 87107 380TH AVE OKABENA MN 56161	NWSW	5	103	37	58.61	20	31240.00	22043.00	100	22043.00	\$12,932.73		1	1995.00	12	15792.00	7	3906.00	100	350.00	
190050250	ROGER L & SANDRA HARTMAN 87122 380TH AVE OKABENA MN 56161	SWSW	5	103	37	7.30			70.00													1.00
		SESW	5	103	37																	0.50

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JACKSON COUNTY JD 36
REDETERMINATION OF BENEFITS

Seperable Maintenanace cost 453947.00

BENEFIT VALUES

"A"	"B"	"C"	"D"	"D-"	TILE	OTHER
\$5,140.00	\$3,990.00	\$1,880.00	\$620.00			
30%	50%	70%	90%			
\$1,542.00	\$1,995.00	\$1,316.00	\$558.00	\$35.00	3.50	

SUBMITTED

PARCEL NUMBER	OWNER	GENERAL DESCRIPTION	SEC	T-N	R-W	ACRES IN TRACT	BENEFITED ACRES	POTENTIAL BENEFIT	GROSS BENEFIT	PROXIMITY RATE	NET BENEFIT	MAINT COST	BENEFIT ACRES	BENEFIT VALUE	BENEFIT ACRES	BENEFIT VALUE	BENEFIT ACRES	BENEFIT VALUE	BENEFIT ACRES	BENEFIT VALUE	TILE FOOTAGE	BENEFIT VALUE	DAMAGE VALUE	NONBENEFITED OR RESTRICTED WETLAND ACRES
190050400	CLARENCE & MARIE MADSEN	SWNW	5	103	37	80.00	37	91520.00	63497.00	100	63497.00	\$37,253.99			5	9975.00	32	42112.00			3260	11410.00		
	PO BOX 175	SENW	5	103	37		39	91580.00	60998.00	100	60998.00	\$35,787.81			6	11970.00	33	43428.00			1600	5600.00		
	OKABENA MN 56161																							
190050500	C & M FARMS INC	NENW	5	103	37	77.64	30	57540.00	39264.00	100	39264.00	\$23,036.37			2	3990.00	25	32900.00	3	1674.00	200	700.00		
	C/O CLARENCE & MARIE MADSEN	NWNW	5	103	37		34	69120.00	48588.00	100	48588.00	\$28,506.81			2	3990.00	29	38164.00	3	1674.00	1360	4760.00		2.00
	PO BOX 175																							
	OKABENA MN 56161																							
190060100	MORRIS & MARLEEN SOLETA TRUST	NENE	6	103	37	7.70	5	3100.00	2790.00	95	2650.50	\$1,555.06							5	2790.00				2.00
	87869 380TH AVE																							
	HERON LAKE MN 56137																							
190060150	DONALD J & RHONDA G STENZEL	NENE	6	103	37	70.38	27	43200.00	27846.00	95	26453.70	\$15,520.51					21	27636.00	-6	210.00				
		NWNE	6	103	37		37	67890.00	45528.00	85	38698.80	\$22,704.77			1	1995.00	33	43428.00	-3	105.00				
	36311 850TH ST																							
	OKABENA MN 56161																							
190060200	DONALD J & RHONDA G STENZEL	SWNE	6	103	37	80.00	40	79595.00	54173.00	100	54173.00	\$31,783.55			2	3990.00	38	50008.00			50	175.00		
		SENE	6	103	37		38	81400.00	57106.00	100	57106.00	\$33,504.36			2	3990.00	36	47376.00			1640	5740.00		
	36311 850TH ST																							
	OKABENA MN 56161																							
190060300	ROBERT HARTMAN	NESE	6	103	37	149.07	29	50505.00	35228.00	100	35228.00	\$20,668.43			1	1995.00	23	30268.00	5	2790.00	50	175.00		
		NWSE	6	103	37		12	25115.00	19351.00	100	19351.00	\$11,353.32					10	13160.00	2	1116.00	1450	5075.00		
	87107 380TH AVE																							
	OKABENA MN 56161																							
190060400	KATHLEEN LUECK	NESW	6	103	37	154.28	4	8185.00	6431.00	100	6431.00	\$3,773.10					3	3948.00	1	558.00	550	1925.00		
	37468 870TH ST																							
	OKABENA MN 56161																							
190060500	TYLER GADE	NENW	6	103	37	5.33	1	620.00	558.00	70	390.60	\$229.17							1	558.00				
	37503 880TH ST																							
	HERON LAKE MN 56137																							
190060525	MICHAEL L & LINDA M GADE TRUST	NENW	6	103	37	76.63	23	44090.00	29666.00	75	22249.50	\$13,053.89			1	1995.00	21	27636.00	-1	35.00				
		SENW	6	103	37		34	64945.00	44840.00	100	44840.00	\$26,307.84			1	1995.00	32	42112.00	1	558.00	50	175.00		
	304 12TH ST N																							
	COLD SPRING MN 56320																							

December 7, 2021

HERON LAKE WATERSHED DISTRICT
JACKSON COUNTY JD 36
REDETERMINATION OF BENEFITS

Seperable Maintenance cost 453947.00

BENEFIT VALUES

SUBMITTED

										"A"	"B"	"C"	"D"	"D-"	TILE	OTHER								
										\$5,140.00	\$3,990.00	\$1,880.00	\$620.00											
										30%	50%	70%	90%											
										\$1,542.00	\$1,995.00	\$1,316.00	\$558.00	\$35.00	3.50									
PARCEL NUMBER	OWNER	GENERAL DESCRIPTION				ACRES IN TRACT	BENEFITED ACRES	POTENTIAL BENEFIT	GROSS BENEFIT	PROXIMITY RATE	NET BENEFIT	MAINT COST	BENEFIT ACRES	BENEFIT VALUE	BENEFIT ACRES	BENEFIT VALUE	BENEFIT ACRES	BENEFIT VALUE	BENEFIT ACRES	BENEFIT VALUE	TILE FOOTAGE	BENEFIT VALUE	DAMAGE VALUE	NONBENEFITED OR RESTRICTED WETLAND ACRES

55 478 -88
445.00

HERON LAKE WATERSHED DISTRICT
JACKSON COUNTY JUDICIAL DITCH 36
REDETERMINATION OF BENEFITS

ROAD AUTHORITY	LOCATION				LENGTH (FEET)	EFFICIENCY RATE	NET BENEFITS	MAINT COST															
	SEC	T-N	R-W																				
JACKSON HIGHWAY DEPARTMENT %	CSAH# 7/ 880TH ST / Paved North of 6 103 37				1320	100	3465.00	\$2,032.93															
JACKSON MN 56143	CSAH# 9/ 380TH ST / Paved																						
	6	103	37	4490	100	15,625.20	\$9,167.38																
	31	104	37	280	100	798.00	\$468.19																
WEST HERON LAKE TOWNSHIP Streets	875th ST. IN 5 103 37				5250	100	11,865.00	\$6,961.25															
	390th AVE. East of 5 103 37				2080	100	3,806.40	\$2,233.23															
	LAND BENEFITS						1,294,187.50	831,757.50	738,163.60	433,084.02													
	ROAD BENEFITS						35,559.60		35,559.60	20,862.98													
	TOTAL BENEFITS						1,294,187.50	867,317.10	773,723.20	453947.00													

"A" SOILS		"B" SOILS		"C" SOILS		"D" SOILS	
BENEFIT %	BENEFIT VALUE	BENEFIT %	BENEFIT VALUE	BENEFIT %	BENEFIT VALUE	BENEFIT %	BENEFIT VALUE
per foot	28.40		11.40		2.85		0.60
				90	3385.80	10	79.20
		10	5118.60	80	10237.20	10	269.40
				100	798.00		
per foot	14.20		5.70		1.40		0.30
		20	5985.00	80	5880.00		
		10	1185.60	90	2620.80		