

BUFFALO CREEK WATERSHED DISTRICT  
 MC LEOD - SIBLEY COUNTIES, MINNESOTA  
 JUDICIAL DITCH NO. 8 LATERAL 12 & 13 IMPROVEMENT  
 2022 DETERMINATION OF BENEFITS

DRAFT

PROJECT COST 646773.00  
 SEPERABLE MAINTENANCE 564822.00  
 IMPROVEMENT COST 81951.00

PARCEL NUMBER	NAME	DESCRIPTION	SEC	T-N	R-W	IN TRACT	POTENTIAL BENEFITS	GROSS BENEFIT	PROXCIMITY RATE	NET BENEFIT	MAINT COST	"A"	"A-"	"B"	"C"	"D"	"D-"	TILE	TILE FEET	TILE VALUE	BUFFER STRIP	EASEMENT VALUE	NONBENEFITED OR RESTRICTED WETLAND ACRES		
												\$4,740.00 35% \$1,659.00		\$4,000.00 20% \$800.00	\$1,500.00 10% \$150.00	\$570.00 5% \$28.50	COMMERCIAL \$178.50								
070200800	GARTH J ALBERS ETAL 30233 CO RD 73 DEER CREEK MN 56527	SWSW	20	115	27	40.00			100									200			0.46	276.00	3.00		
070280825	SHANE LUTHENS ETAL 18503 NICKEL AVE HUTCHINSON MN 55350	NWSW	28	115	27	38.00	67990.00	9399.50	100	9399.50	8733.18			7	5600.00	24	3600.00	7	199.50	400		0.92	552.00		
070280850	SHANE LUTHENS ETAL 18503 NICKEL AVE HUTCHINSON MN 55350	NWSW	28	115	27	1.28	1500.00	150.00	100	150.00	139.37				1	150.00									
070280900	LARRY R LITZAU 8252 DAIRY AVE GLENCOE MN 55336	NWSW	28	115	27	8.60	2070.00	178.50	100	178.50	165.85				1	150.00	1	28.50						1.00	
070280925	SHANE LUTHENS ETAL 18503 NICKEL AVE HUTCHINSON MN 55350	NESW	28	115	27	8.56	14785.00	1864.25	90	1677.83	1558.89			1	800.00	7	1050.00	0.5	14.25						
070281000	LARRY R LITZAU 8252 DAIRY AVE GLENCOE MN 55336	SWSW	28	115	27	40.00	22570.00	2628.50	90	2365.65	2197.95			1	800.00	12	1800.00	1	28.50						
070290100	EARL LANGE 5927 80TH ST GLENCOE MN 55336	NWNE " " SWNE	29	115	27	40.00	44800.00	7037.00	100	7037.00	6538.16		1	1659.00	4	3200.00	13	1950.00	8	228.00	810		1.86	1116.00	
070290225	JUSTIN LUTHENS 16583 NATURE AVE HUTCHINSON MN 55350	E2NE	29	115	27	5.07	535.50	535.50	90	481.95	447.79						-3	535.50							
070290250	BRANDON J LUTHENS 18503 NICKEL AVE HUTCHINSON MN 55350	SENE " "	29	115	27	24.84	20590.00 1710.00	3501.50 535.50	90 90	3151.35 481.95	2927.95 447.79		1	1659.00	1	800.00	6	900.00	5 -3	142.50 535.50					3.00
070290285	BRANDON J LUTHENS 18503 NICKEL AVE HUTCHINSON MN 55350	SENE	29	115	27	2.39	5870.00	1379.50	90	1241.55	1153.54		0.5	829.50	0.5	400.00	1	150.00							

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"A"	"A-"	"B"	"C"	"D"	"D-"	TILE
\$4,740.00		\$4,000.00	\$1,500.00	\$570.00	COMMERCIAL	
35%		20%	10%	5%		
\$1,659.00		\$800.00	\$150.00	\$28.50	\$178.50	

PARCEL NUMBER	NAME	DESCRIPTION	SEC	T-N	R-W	IN TRACT	POTENTIAL BENEFITS	GROSS BENEFIT	PROXCIMITY RATE	NET BENEFIT	MAINT COST	BENEFIT ACRES	BENEFIT VALUE	BENEFIT ACRES	BENEFIT VALUE	BENEFIT ACRES	BENEFIT VALUE	BENEFIT ACRES	BENEFIT VALUE	TILE FEET	TILE VALUE	BUFFER STRIP	EASEMENT VALUE	NONBENEFITED OR RESTRICTED WETLAND ACRES
070290290	SHANE LUTHENS ETAL 18503 NICKEL AVE HUTCHINSON MN 55350	NESE	29	115	27	37.96	88100.00	16693.00	100	16693.00	15509.65	4	6636.00	8	6400.00	24	3600.00	2	57.00	1340		3.08	1848.00	
070290300	WAYNE E & RHONDA DONNAY 8202 DOVE AVE GLENCOE MN 55336	SWSE	29	115	27	20.00	4570.00	828.50	100	828.50	769.77			1	800.00			1	28.50					2.00
070290400	MEULENERS FARM PARTNERSHIP 17850 110TH ST NYA MN 55397	SWSE	29	115	27	35.00	71830.00	12210.50	100	12210.50	11344.91	2	3318.00	7	5600.00	21	3150.00	5	142.50	630		1.45	870.00	
070290500	MEULENERS FARM PARTNERSHIP 17850 110TH ST NYA MN 55397	SESE	29	115	27	40.00	50090.00	6851.50	90	6166.35	5729.22	1	1659.00	2	1600.00	23	3450.00	5	142.50					
070290650	WILLIAM B BRADY 8299 DOVE AVE GLENCOE MN 55336	PtS2	29	115	27	38.00	53050.00	9246.50	100	9246.50	8591.03	2	3318.00	4	3200.00	18	2700.00	1	28.50	210		0.48	288.00	1.00
070290675	JANET L BRADY REV LVG TRUST 9027 HEREFORD RD E HEREFORD AZ 85615	NESW SESW SWSE	29 29 29	115 115 115	27 27 27	18.00 35.00 7.00	16000.00	2000.00	90 95 95	1800.00	1672.40			1	800.00	8	1200.00							
070290750	ERNIE LANGE 6072 80TH ST GLENCOE MN 55336	NWSW SWSW	29 29	115 115	27 27	40.00 28.08	3570.00	328.50	100 95	328.50	305.21					2	300.00	1	28.50					1.00 2.00
070290800	SHANE LUTHENS ETAL 18503 NICKEL AVE HUTCHINSON MN 55350	NENW SENW	29 29	115 115	27 27	40.00 40.00	14710.00 56130.00	1785.50 6556.50	100 100	1785.50 6556.50	1658.93 6091.72			1 3	800.00 2400.00	6 26	900.00 3900.00	3 9	85.50 256.50	20 2110		0.05 4.84	30.00 2904.00	
070290900	GARTH J ALBERS ETAL 30233 CO RD 73 DEER CREEK MN 56527	NWNW SWNW	29 29	115 115	27 27	40.00 40.00	49490.00 10350.00	5549.50 892.50	100 95	5549.50 847.88	5156.10 787.77			2	1600.00	25 5	3750.00 750.00	7 5	199.50 142.50	1810		4.16	2496.00	1.00
070660020	VERNON R VONBERGE 8508 DAIRY AVE GLENCOE MN 55336	SWNW	28	115	27	LOT	570.00	28.50	90	25.65	23.83							1	28.50					0.90

September 9, 2022

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												\$4,740.00		\$4,000.00	\$1,500.00	\$570.00	COMMERCIAL									
												\$1,659.00	35%	20%	10%	5%	\$178.50									
												11.5		43.5		223		68.5		7530		17.30	10380.00			
												Benefitted Acres =				346.5										

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ROAD AUTHORITY	LOCATION	SEC	T-N	R-W	LENGTH (FEET)	POTENTIAL BENEFITS	EFFICENCY RATE	NET BENEFITS	MAINT COST	"A"	"B"	"C"	"D"	
										BENEFIT %	BENEFIT VALUE	BENEFIT %	BENEFIT VALUE	BENEFIT %
MC LEOD COUNTY HHIGHWAY DEPARTMENT Hutchinson, Mn 55350	CSAH No. 1 East of Se	29	115	27	3040	9,804.00				per foot	56.80	22.80	5.70	
												45	7797.60	
												55	2006.40	
Helen Township Hutchinson, Mn 55350	CSAH No. 10 North of	32	115	27	400	2,528.00					10	912.00	70	1596.00
	North of	33	115	27	460	1,587.00						50	1311.00	
												50	276.00	
	90th Street North of	29	115	27	930	2,687.70				per foot	28.40	11.40	2.80	
											10	1060.20	55	1432.20
												35	195.30	
TOTAL LAND BENEFITS						600880.50		90180.75						
TOTAL ROAD BENEFITS								16606.70						
TOTAL BENEFITS						106787.45		88203.65	81951.00					