

**Redwood County Ditch #29
Viewers' Report
2022 Redetermination of Benefits**

Maintenance Cost: \$5,000.00

Date: 1/6/2023

LAND BENEFITS											A \$ 4,340.00 Per Acre		B \$ 4,045.00 Per Acre		C \$ 1,630.00 Per Acre		D \$ 635.00 Per Acre		Non benefited or Wetland	Title	Title Benefit
Parcel No.	Name	Description	Total Benefits	Prox. Rate	Effic. Rate	Net Benefits	Maint. Cost	Parcel Percent	Acres in Tract	Benefited Acres	A Acres Benefited	Benefit Value	B Acres Benefited	Benefit Value	C Acres Benefited	Benefit Value	D Acres Benefited	Benefit Value	Acres	Feet	\$2.25 per foot
Waterbury Township Section 21-110N-37W																					
73-021-1020	David Jenniges 18646 Hunter Ave. Lamberton, MN 56152	NE1/4 NE1/4	\$ 4,530.00	85%	30%	\$ 1,155.15	\$ 9.41	0.19%	40.00	4	0	\$ 0.00	0	\$ 0.00	2	\$ 3,260.00	2	\$ 1,270.00	1	80	\$ 180.00
		SE1/4 NE1/4	\$ 12,775.00	95%	30%	\$ 3,640.88	\$ 29.67	0.59%	40.00	12	0	\$ 0.00	0	\$ 0.00	5	\$ 8,150.00	7	\$ 4,445.00			
73-021-3060	Dianne Mascher 3232 22nd Ave. S. Minneapolis, MN 55407	SE1/4 SW1/4	\$ 23,777.50	90%	30%	\$ 6,419.93	\$ 52.31	1.05%	40.00	21	0	\$ 0.00	1	\$ 4,045.00	7	\$ 11,410.00	13	\$ 8,255.00		30	\$ 67.50
73-021-4020	LeDonna Potter 601 Village Dr. Apt. 311 Marshall, MN 56258	NW1/4 SE1/4	\$ 22,845.00	100%	30%	\$ 6,853.50	\$ 55.84	1.12%	40.00	12	0	\$ 0.00	2	\$ 8,090.00	7	\$ 11,410.00	3	\$ 1,905.00		640	\$ 1,440.00
		NE1/4 SE1/4	\$ 69,992.50	100%	30%	\$ 20,997.75	\$ 171.09	3.42%	40.00	34	2	\$ 8,680.00	4	\$ 16,180.00	21	\$ 34,230.00	7	\$ 4,445.00		2870	\$ 6,457.50
		SW1/4 SE1/4	\$ 100,455.00	100%	30%	\$ 30,136.50	\$ 245.56	4.91%	40.00	39	4	\$ 17,160.00	11	\$ 44,495.00	19	\$ 30,970.00	5	\$ 3,175.00		1980	\$ 4,455.00
		SE1/4 SE1/4	\$ 49,260.00	90%	30%	\$ 13,300.20	\$ 108.37	2.17%	40.00	36	0	\$ 0.00	2	\$ 8,090.00	19	\$ 30,970.00	15	\$ 9,525.00	2	300	\$ 675.00
Waterbury Township Section 22-110N-37W																					
73-022-1040	Cindy & David Moldan 25368 Co. Hwy 4 Lamberton, MN 56152	Tr. NE1/4 NW1/4	\$ 3,535.00	85%	30%	\$ 901.43	\$ 7.34	0.15%	10.01	4	0	\$ 0.00	0	\$ 0.00	1	\$ 1,630.00	3	\$ 1,905.00	2		
		Pt. NE1/4 NW1/4	\$ 12,595.00	85%	30%	\$ 3,211.73	\$ 26.17	0.52%	19.99	12	0	\$ 0.00	0	\$ 0.00	5	\$ 8,150.00	7	\$ 4,445.00			
		Pt. SE1/4 NW1/4	\$ 40,880.00	85%	30%	\$ 10,424.40	\$ 84.94	1.70%	29.92	29	1	\$ 4,340.00	2	\$ 8,090.00	12	\$ 19,560.00	14	\$ 8,890.00			
		NW1/4 NE1/4	\$ 1,905.00	70%	30%	\$ 400.05	\$ 3.26	0.07%	40.00	3	0	\$ 0.00	0	\$ 0.00	0	\$ 0.00	3	\$ 1,905.00			
		SW1/4 NE1/4	\$ 1,905.00	70%	30%	\$ 400.05	\$ 3.26	0.07%	40.00	3	0	\$ 0.00	0	\$ 0.00	0	\$ 0.00	3	\$ 1,905.00			
73-022-2020	Cindy & David Moldan 25368 Co. Hwy 4 Lamberton, MN 56152	NW1/4 NW1/4	\$ 49,895.00	100%	30%	\$ 14,968.50	\$ 121.97	2.44%	40.00	28	1	\$ 4,340.00	4	\$ 16,180.00	11	\$ 17,930.00	12	\$ 7,620.00		1700	\$ 3,825.00
		Pt. NE1/4 NW1/4	\$ 10,350.00	85%	30%	\$ 2,634.15	\$ 21.46	0.43%	10.00	10	0	\$ 0.00	0	\$ 0.00	4	\$ 6,520.00	6	\$ 3,810.00			
		SW1/4 NW1/4	\$ 73,452.50	100%	30%	\$ 22,035.75	\$ 179.55	3.59%	40.00	39	0	\$ 0.00	6	\$ 24,270.00	25	\$ 40,750.00	8	\$ 5,080.00		1490	\$ 3,352.50
		Pt. SE1/4 NW1/4	\$ 13,315.00	85%	30%	\$ 3,395.33	\$ 27.67	0.55%	10.00	10	0	\$ 0.00	0	\$ 0.00	7	\$ 11,410.00	3	\$ 1,905.00			
73-022-3010	Robert & Marius Lange 825 19th St. Windom, MN 56101	NW1/4 SW1/4	\$ 72,306.25	100%	30%	\$ 21,691.88	\$ 176.75	3.53%	40.00	39	2	\$ 8,680.00	3	\$ 12,135.00	29	\$ 47,270.00	5	\$ 3,175.00		465	\$ 1,046.25
		NE1/4 SW1/4	\$ 17,400.00	85%	30%	\$ 4,437.00	\$ 36.15	0.72%	40.00	18	0	\$ 0.00	0	\$ 0.00	6	\$ 9,780.00	12	\$ 7,620.00			
		SW1/4 SW1/4	\$ 58,005.00	100%	30%	\$ 17,401.50	\$ 141.79	2.84%	40.00	38	2	\$ 8,680.00	3	\$ 12,135.00	16	\$ 26,080.00	17	\$ 10,795.00		140	\$ 315.00
		SE1/4 SW1/4	\$ 56,125.00	85%	30%	\$ 14,311.88	\$ 116.61	2.33%	40.00	34	0	\$ 0.00	4	\$ 16,180.00	21	\$ 34,230.00	9	\$ 5,715.00			
73-022-4020	Jonathan & Stephanie Steen 710 Cherry St S Lamberton, MN 56152	Pt. SW1/4 SE1/4	\$ 33,425.00	70%	30%	\$ 7,019.25	\$ 57.19	1.14%	33.30	26	0	\$ 0.00	0	\$ 0.00	17	\$ 27,710.00	9	\$ 5,715.00			
Waterbury Township Section 27-110N-37W																					
73-027-1020	Robert Lange 825 19th St. Windom, MN 56101	NW1/4 NE1/4	\$ 67,616.25	100%	30%	\$ 20,284.88	\$ 165.28	3.31%	40.00	39	0	\$ 0.00	6	\$ 24,270.00	21	\$ 34,230.00	12	\$ 7,620.00		665	\$ 1,496.25
		NE1/4 NE1/4	\$ 30,740.00	85%	30%	\$ 7,838.70	\$ 63.87	1.28%	40.00	22	0	\$ 0.00	2	\$ 8,090.00	10	\$ 16,300.00	10	\$ 6,350.00	1		
		SW1/4 NE1/4	\$ 47,715.00	85%	30%	\$ 12,167.33	\$ 99.14	1.98%	40.00	40	0	\$ 0.00	1	\$ 4,045.00	19	\$ 30,970.00	20	\$ 12,700.00			
		SE1/4 NE1/4	\$ 56,820.00	70%	30%	\$ 11,932.20	\$ 97.22	1.94%	40.00	38	0	\$ 0.00	2	\$ 8,090.00	26	\$ 42,380.00	10	\$ 6,350.00			
73-027-2020	Howard & Lucille Christensen Family Rev Living Trust 1220 Nokomis St. Apt. 253 Alexandria, MN 56308	NW1/4 NW1/4	\$ 114,417.50	100%	30%	\$ 34,325.25	\$ 279.69	5.59%	40.00	38	15	\$ 65,100.00	6	\$ 24,270.00	11	\$ 17,930.00	6	\$ 3,810.00		1470	\$ 3,307.50
		NE1/4 NW1/4	\$ 74,297.50	95%	30%	\$ 21,174.79	\$ 172.53	3.45%	40.00	38	3	\$ 13,020.00	5	\$ 20,225.00	22	\$ 35,860.00	8	\$ 5,080.00	1	50	\$ 112.50
		SW1/4 NW1/4	\$ 77,076.25	100%	30%	\$ 23,122.88	\$ 188.41	3.77%	40.00	39	1	\$ 4,340.00	5	\$ 20,225.00	27	\$ 44,010.00	6	\$ 3,810.00		2085	\$ 4,691.25
		SE1/4 NW1/4	\$ 76,723.75	100%	30%	\$ 23,017.13	\$ 187.55	3.75%	40.00	40	1	\$ 4,340.00	4	\$ 16,180.00	30	\$ 48,900.00	5	\$ 3,175.00		1835	\$ 4,128.75

Redwood County Ditch #29

Viewers' Report

2022 Redetermination of Benefits

Maintenance Cost: \$5,000.00

Date: 1/6/2023

Parcel No.	Name	Description	Total Benefits	Prop. Rate	EMC Rate	Net Benefits	Maint. Cost	Parcel Percent	Acreage in Tract	Benefit				Parcel No.	Acres	Benefit per foot	
										A	B	C	D				
73-027-3020	Gen & Patrick Schroepfer Pinal	NW1/4 SW1/4	\$ 62,751.25	100%	30%	\$ 18,825.38	\$ 153.39	3.07%	40.00	39	\$ 0.00	2	\$ 8,090.00	30	\$ 48,900.00	7	\$ 445.00
		NW1/4 SW1/4	\$ 55,675.00	85%	30%	\$ 14,197.13	\$ 115.63	2.31%	40.00	40	\$ 0.00	1	\$ 4,045.00	27	\$ 44,010.00	12	\$ 1,620.00
		NW1/4 SE1/4	\$ 31,435.00	60%	30%	\$ 46.10	\$ 0.92%	0.92%	40.00	26	\$ 0.00	0	\$ 0.00	15	\$ 24,450.00	11	\$ 6,985.00
		Pr. NE1/4 SE1/4	\$ 24,580.00	60%	30%	\$ 4,424.40	\$ 36.05	0.72%	33.00	17	\$ 0.00	2	\$ 8,090.00	7	\$ 11,410.00	8	\$ 5,080.00
73-027-3040	Ruth Ann Weiss	SW1/4 SW1/4	\$ 34,845.00	85%	30%	\$ 72.40	\$ 8.85	1.45%	40.00	26	\$ 0.00	1	\$ 4,045.00	15	\$ 24,450.00	10	\$ 6,350.00
		SE1/4 SW1/4	\$ 4,805.00	70%	30%	\$ 1,009.05	\$ 8.22	0.16%	40.00	6	\$ 0.00	0	\$ 0.00	1	\$ 1,630.00	5	\$ 1,175.00

LAND BENEFITS

Tile Benefit

Non bene- tiled or Weiland

D \$ 635.00 Per Acre

C \$ 1,630.00 Per Acre

B \$ 4,045.00 Per Acre

A \$ 4,340.00 Per Acre

Acres

Benefit

Benefit

Net

EMC Rate

Prop. Rate

Total Benefits

Description

Name

Parcel No.

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2022 Redetermination of Benefits**

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Date: 1/6/2023

LAND BENEFITS											A \$ 4,340.00 Per Acre		B \$ 4,045.00 Per Acre		C \$ 1,630.00 Per Acre		D \$ 635.00 Per Acre		Non bene- fited or Wetland	Title Feet	Title Benefit \$2.25 per foot
Parcel No.	Name	Description	Total Benefits	Prox. Rate	Effic. Rate	Net Benefits	Maint. Cost	Parcel Percent	Acres in Tract	Benefited Acres	A Acres Benefited	Benefit Value	B Acres Benefited	Benefit Value	C Acres Benefited	Benefit Value	D Acres Benefited	Benefit Value	Acres	Feet	\$2.25 per foot
Waterbury Township Section 28-110N-37W																					
73-028-1020	Kevin Graff 17638 Hunter Ave	NW1/4 NE1/4	\$ 87,290.00	100%	30%	\$ 26,187.00	\$ 213.37	4.27%	40.00	38	5	\$ 21,700.00	6	\$ 24,270.00	20	\$ 32,600.00	7	\$ 4,445.00	1	1900	\$ 4,275.00
		NE1/4 NE1/4	\$ 120,630.00	100%	30%	\$ 36,189.00	\$ 294.87	5.90%	40.00	38	17	\$ 73,780.00	6	\$ 24,270.00	10	\$ 16,300.00	5	\$ 3,175.00		1380	\$ 3,105.00
73-028-1060	Lamberton, MN 56152	SW1/4 NE1/4	\$ 53,260.00	80%	30%	\$ 12,782.40	\$ 104.15	2.08%	40.00	40	0	\$ 0.00	0	\$ 0.00	28	\$ 45,640.00	12	\$ 7,620.00			
		NW1/4 SE1/4	\$ 24,280.00	60%	30%	\$ 4,370.40	\$ 35.61	0.71%	40.00	21	0	\$ 0.00	0	\$ 0.00	11	\$ 17,930.00	10	\$ 6,350.00			
73-028-1080		Pt SE1/4 NE1/4	\$ 16,285.00	85%	30%	\$ 9,252.68	\$ 75.39	1.51%	25.55	24	1	\$ 4,340.00	1	\$ 4,045.00	14	\$ 22,820.00	8	\$ 5,080.00			
		NE1/4 SE1/4	\$ 47,440.00	70%	30%	\$ 9,962.40	\$ 81.17	1.62%	40.00	38	0	\$ 0.00	1	\$ 4,045.00	20	\$ 32,600.00	17	\$ 10,795.00			
73-028-1040	Kevin & Charlene Graff 17638 Hunter Ave. Lamberton, MN 56152	Tr. SE1/4 NE1/4	\$ 14,225.00	85%	30%	\$ 3,627.38	\$ 29.56	0.59%	14.45	13	0	\$ 0.00	0	\$ 0.00	6	\$ 9,780.00	7	\$ 4,445.00	1.45		
73-028-2020	Robert Lange Etat 825 19th St. Windom, MN 56101	NW1/4 NW1/4	\$ 6,435.00	85%	30%	\$ 1,640.93	\$ 13.37	0.27%	39.00	7	0	\$ 0.00	0	\$ 0.00	2	\$ 3,260.00	5	\$ 3,175.00			
		NE1/4 NW1/4	\$ 54,750.00	100%	30%	\$ 16,425.00	\$ 133.83	2.68%	40.00	39	0	\$ 0.00	0	\$ 0.00	30	\$ 48,900.00	9	\$ 5,715.00		60	\$ 135.00
		SW1/4 NW1/4	\$ 2,900.00	70%	30%	\$ 609.00	\$ 4.96	0.10%	40.00	3	0	\$ 0.00	0	\$ 0.00	1	\$ 1,630.00	2	\$ 1,270.00			
		SE1/4 NW1/4	\$ 52,265.00	85%	30%	\$ 13,327.58	\$ 108.59	2.17%	40.00	40	0	\$ 0.00	0	\$ 0.00	27	\$ 44,010.00	13	\$ 8,255.00			
73-028-4020		SE1/4 SE1/4	\$ 14,585.00	70%	30%	\$ 3,062.85	\$ 24.96	0.50%	40.00	12	0	\$ 0.00	0	\$ 0.00	7	\$ 11,410.00	5	\$ 3,175.00			
73-028-3020	Leonard & Anita Runck 1002 Elm St. Lamberton, MN 56152	NW1/4 SW1/4	\$ 2,265.00	70%	30%	\$ 475.65	\$ 3.88	0.08%	40.00	2	0	\$ 0.00	0	\$ 0.00	1	\$ 1,630.00	1	\$ 635.00			
		NE1/4 SW1/4	\$ 12,595.00	70%	30%	\$ 2,644.95	\$ 21.55	0.43%	40.00	12	0	\$ 0.00	0	\$ 0.00	5	\$ 8,150.00	7	\$ 4,445.00			
Land Benefit Totals			\$2,017,411.25			\$553,156.84	\$4,507.18	90.14%		1226	55	\$238,700.00	93	\$376,185.00	677	\$1,103,510.00	401	\$254,635.00	9.45	19725	\$44,381.25
Road Benefit Totals			\$ 73,084.52			\$ 60,482.23	\$ 492.82	9.86%													
TOTALS			\$2,089,495.77			\$613,639.06	\$5,000.00	100.00%													

ROAD BENEFITS

Road Authority	Description	Length (Feet)	Total Benefits	Prox. Rate	Effic. Rate	Net Benefits	Maint. Cost
Redwood County							
Co. Rd. 6 East of 27-110-37W		1840	\$3,110.23	75%	90%	\$ 2,099.41	\$ 17.11
CSAH 4 North of 22-110-37W		1315	\$1,811.86	90%	90%	\$ 1,467.61	\$ 11.96
Waterbury Township							
Hunter Ave. East of 21-110-37W		4440	\$12,361.36	100%	90%	\$ 11,125.23	\$ 90.65
Hunter Ave. East of 28-110-37W		4615	\$23,664.99	90%	90%	\$ 19,168.64	\$ 156.19

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LAND BENEFITS																	
Parcel No.	Name	Description	Total Benefits	Prop. Rate	EMC. Rate	Net Benefits	Maint. Cost	Parcel Percent	Parcel in Tract	Acres Benefitted	A Benefit Value Per Acre	B Benefit Value Per Acre	C Benefit Value Per Acre	D Benefit Value Per Acre	Acres	Feet	per foot
180th St. North of 27-110-37W			3620	95%	90%	\$10,489.77	\$ 73.08				\$ 4,340.00	\$ 4,045.00	\$ 1,630.00	\$ 635.00			\$2.25
180th St. North of 28-110-37W			3825	95%	90%	\$20,646.31	\$ 143.84										
ROAD BENEFIT TOTALS			\$ 72,084.52			\$ 60,482.23	\$ 492.82										