

Spreadsheet example and explanation (Redwood County CD-20 Improvement)

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O
Name And Address Of Owner, Parcel Number, Description	Deeded Acres	Benefited Acres	Amount Benefited Before Improvement	% Of total Benefits Before Improvement (To be used for repair cost)	R.O.W. Grass Strip Easement Acres	R.O.W. Grass Strip Easement Damages	Amount Benefited After Improvement	% of Total Benefits After Improvement (to be used for future repair and maintenance cost)	Increased Benefits with Improvement	% of Increased Benefits with Improvement (to be used for improvement portion of costs)	Estimated Repair Assessment (using before improvement % of total Benefits)	Estimated Improvement Assessment (using % of increased benefits from the Improvement)	R.O.W. Grass Strip Assessment (using after Improvement % of total benefits)	Estimated Assessment Total, Repair plus Improvement plus Grass Strip
John Doe 12345 100th Avenue Your Town, MN 12345	40.00	38.00	\$17,844	0.6149%	1.00	\$8,000	\$41,637	0.8919%	\$23,793	1.3468%	\$8,961	\$20,664	\$476	\$30,101
Column A	Name And Address Of Owner, Parcel number, Description													
Column B	Deeded Acres, are the number of acres of this parcel # that are in the NW1/4 NW1/4													
Column C	Benefited Acres, are the number of acres of this parcel # that benefit from the ditch system. Deeded acres minus roads and road right of way, minus the open ditch. (If there is one on the parcel)													
Column D	Amount Benefited Before Improvement (this is not the amount you owe) This is the estimated benefit value you have on your parcel, on the benefited acres, because of drainage, before improvement (over a 25 year period)													
Column E	% of Total Benefits Before Improvement, (to be used for repair cost) This is the percentage that you will pay toward repairs on the ditch system. Example: On a \$10,000 repair, this parcel would pay \$61.49 (\$10,000 X 0.6149% = \$61.49)													
Column F	Right Of Way Grass Strip Easement Acres, if the proposed project passes, the new open ditch will require a 16.5 foot grass strip. This is the number of acres on this parcel that will require the grass strip.													
Column G	ROW Grass Strip Easement Damages, This is the amount that you will get paid (one time payment) for the permanent easement. (Grass strip acres X \$8,000 = your payment)													
Column H	Amount Benefited After Improvement (this is not the amount you owe) This is the estimated benefit value you have on your parcel, on the benefited acres, because of drainage, after improvement (over a 25 year period)													
Column I	% of Total Benefits After Improvement (to be used for future repair and maintenance cost) This is the percentage that you will pay toward repairs on the ditch system. Example: On a \$10,000 repair, this parcel would pay \$89.19 (\$10,000 X 0.8919% = \$89.19)													
Column J	Increased Benefits With Improvement This is the increased benefits (from the improvement) Amount benefitted after improvement (\$41,637) minus amount benefitted before improvement (\$17,844) = increased benefits (\$23,793)													
Column K	% of Increased Benefits With Improvement, (to be used for improvement portion of cost) Increased benefits with improvement (\$23,793) divided by the total increased benefits from the improvement (\$1,766,565) = percent of increased benefits (1.3468%) This is the percentage that you will pay toward the improvement portion of the project cost.													
Column L	Estimated Repair Assessment (Using before improvement % of total benefits) This is the amount you will owe. Project repair portion of cost (\$1,457,249) times before improvement % of total benefits (0.6149%) = estimated repair assessment (\$8,961)													
Column M	Estimated Improvement Assessment (Using % of increased benefits) This is the amount you will owe. Project improvement portion of cost (\$1,534,264) times % of increased benefits (1.3468%) = estimated improvement assessment (\$20,664)													
Column N	R.O.W. Grass Strip Assessment (using after Improvement % of total benefits) This is the amount you will owe. Grass Strip Cost (\$53,360) times after Improvement % of total benefits (0.8919%) = estimated Grass Strip assessment (\$476)													
Column O	Estimated Assessment Total (Repair plus Improvement plus Grass Strip) This is your estimated assessment total. Repair assessment (\$8,961) plus improvement assessment (\$20,664) plus R.O.W. grass strip (\$476) = your estimated project assessment (\$30,101)													