

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

Maintenance Cost: \$5,000.00

Date: 1/25/2023

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	Tile	Tile 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 SE1/4 NE1/4	\$ 4,530.00 \$ 12,775.00	85% 95%	30% 30%	\$ 1,155.15 \$ 3,640.88	\$ 9.48 \$ 29.88	0.19% 0.60%	40.00 40.00	4 12	0 0	\$ 0.00 \$ 0.00	0 0	\$ 0.00 \$ 0.00	2 5	\$ 3,260.00 \$ 8,150.00	2 7	\$ 1,270.00 \$ 4,445.00	1	80	\$ 180.00
73-021-3060	Dianne Mascher 3232 22nd Ave. S. Minneapolis, MN 55407	SE1/4 SW1/4	\$ 23,777.50	90%	30%	\$ 6,419.93	\$ 52.68	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 NE1/4 SE1/4	\$ 22,845.00 \$ 69,992.50	100% 100%	30% 30%	\$ 6,853.50 \$ 20,997.75	\$ 56.24 \$ 172.31	1.12% 3.45%	40.00 40.00	12 34	0 2	\$ 0.00 \$ 8,680.00	2 4	\$ 8,090.00 \$ 16,180.00	7 21	\$ 11,410.00 \$ 34,230.00	3 7	\$ 1,905.00 \$ 4,445.00		640 2870	\$ 1,440.00 \$ 6,457.50
73-021-4040	Marshall, MN 56258	SW1/4 SE1/4 SE1/4 SE1/4	\$ 100,455.00 \$ 49,260.00	100% 90%	30% 30%	\$ 30,136.50 \$ 13,300.20	\$ 247.30 \$ 109.14	4.95% 2.18%	40.00 40.00	59 36	4 0	\$ 17,360.00 \$ 0.00	11 2	\$ 44,495.00 \$ 8,090.00	19 19	\$ 30,970.00 \$ 30,970.00	5 15	\$ 3,175.00 \$ 9,525.00		1980 300	\$ 4,455.00 \$ 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 Pt. NE1/4 NW1/4 Pt. SE1/4 NW1/4	\$ 3,535.00 \$ 12,595.00 \$ 40,880.00	85% 85% 85%	30% 30% 30%	\$ 901.43 \$ 3,211.73 \$ 10,424.40	\$ 7.40 \$ 26.36 \$ 85.54	0.15% 0.53% 1.71%	10.01 19.99 29.92	4 12 29	0 0 1	\$ 0.00 \$ 0.00 \$ 4,340.00	0 0 2	\$ 0.00 \$ 0.00 \$ 8,090.00	1 5 12	\$ 1,630.00 \$ 8,150.00 \$ 19,560.00	3 7 14	\$ 1,905.00 \$ 4,445.00 \$ 8,890.00	2		
73-022-1060		NW1/4 NE1/4 SW1/4 NE1/4	\$ 1,905.00 \$ 1,905.00	70% 70%	30% 30%	\$ 400.05 \$ 400.05	\$ 3.28 \$ 3.28	0.07% 0.07%	40.00 40.00	3 3	0 0	\$ 0.00 \$ 0.00	0 0	\$ 0.00 \$ 0.00	0 0	\$ 0.00 \$ 0.00	3 3	\$ 1,905.00 \$ 1,905.00			
73-022-2020	Cindy & David Moldan 25368 Co. Hwy 4 Lamberton, MN 56152	NW1/4 NW1/4 Pt. NE1/4 NW1/4 SW1/4 NW1/4 Pt. SE1/4 NW1/4	\$ 49,895.00 \$ 10,330.00 \$ 73,452.50 \$ 13,315.00	100% 85% 100% 85%	30% 30% 30% 30%	\$ 14,968.50 \$ 2,634.15 \$ 22,035.75 \$ 3,395.33	\$ 122.83 \$ 21.62 \$ 180.83 \$ 27.86	2.46% 0.43% 3.62% 0.56%	40.00 10.00 40.00 10.00	28 10 39 10	1 0 0 0	\$ 4,340.00 \$ 0.00 \$ 0.00 \$ 0.00	4 0 6 0	\$ 16,180.00 \$ 0.00 \$ 24,270.00 \$ 0.00	11 4 25 7	\$ 17,930.00 \$ 6,520.00 \$ 40,750.00 \$ 11,410.00	12 6 8 3	\$ 7,620.00 \$ 3,810.00 \$ 5,080.00 \$ 1,905.00		1700	\$ 3,825.00
73-022-3010	Robert & Marles Lange 825 19th St. Windom, MN 56101	NW1/4 SW1/4 NE1/4 SW1/4 SW1/4 SW1/4 SE1/4 SW1/4	\$ 72,306.25 \$ 17,400.00 \$ 58,005.00 \$ 56,125.00	100% 85% 100% 85%	30% 30% 30% 30%	\$ 21,691.88 \$ 4,437.00 \$ 17,401.50 \$ 14,311.88	\$ 178.01 \$ 36.41 \$ 142.80 \$ 117.44	3.56% 0.73% 2.86% 2.35%	40.00 40.00 40.00 40.00	39 18 38 34	2 0 2 0	\$ 8,680.00 \$ 0.00 \$ 8,680.00 \$ 0.00	3 0 3 4	\$ 12,135.00 \$ 0.00 \$ 12,135.00 \$ 16,180.00	29 6 16 21	\$ 47,270.00 \$ 9,780.00 \$ 26,080.00 \$ 34,230.00	5 12 17 9	\$ 3,175.00 \$ 7,620.00 \$ 10,795.00 \$ 5,715.00		465 140	\$ 1,046.25 \$ 315.00
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	\$ 57.60	1.15%	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 NE1/4 NE1/4 SW1/4 NE1/4 SE1/4 NE1/4	\$ 67,616.25 \$ 30,740.00 \$ 47,715.00 \$ 56,820.00	100% 85% 85% 70%	30% 30% 30% 30%	\$ 20,284.88 \$ 7,838.70 \$ 12,167.33 \$ 11,932.20	\$ 166.46 \$ 64.33 \$ 99.85 \$ 97.92	3.33% 1.29% 2.00% 1.96%	40.00 40.00 40.00 40.00	39 22 40 38	0 0 0 0	\$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00	6 2 1 2	\$ 24,270.00 \$ 8,090.00 \$ 4,045.00 \$ 8,090.00	21 10 19 26	\$ 34,230.00 \$ 16,300.00 \$ 30,970.00 \$ 42,380.00	12 10 20 10	\$ 7,620.00 \$ 6,350.00 \$ 12,700.00 \$ 6,350.00	1	665	\$ 1,496.25
73-027-2020	Howard & Lucille Christensen Family Rev Living Trust 1220 Nokomis St. Apt. 253 Alexandria, MN 56308	NW1/4 NW1/4 NE1/4 NW1/4 SW1/4 NW1/4 SE1/4 NW1/4	\$ 114,417.50 \$ 74,297.50 \$ 77,076.25 \$ 76,723.75	100% 95% 100% 100%	30% 30% 30% 30%	\$ 34,325.25 \$ 21,174.79 \$ 23,122.88 \$ 23,017.13	\$ 281.68 \$ 173.76 \$ 189.75 \$ 188.88	5.63% 3.48% 3.79% 3.78%	40.00 40.00 40.00 40.00	38 38 39 40	15 3 1 1	\$ 65,100.00 \$ 13,020.00 \$ 4,340.00 \$ 4,340.00	6 5 5 4	\$ 24,270.00 \$ 20,225.00 \$ 20,225.00 \$ 16,180.00	11 22 27 30	\$ 17,930.00 \$ 35,860.00 \$ 44,010.00 \$ 48,900.00	6 8 6 5	\$ 3,810.00 \$ 5,080.00 \$ 3,810.00 \$ 3,175.00	1	1470 50 2085 1835	\$ 3,307.50 \$ 112.50 \$ 4,691.25 \$ 4,128.75
73-027-3020	Glen & Patrick Schroepfer Etal 22330 Co. Hwy 6 Wabasso, MN 56293	NW1/4 SW1/4 NE1/4 SW1/4 NW1/4 SE1/4 Pt. NE1/4 SE1/4	\$ 62,751.25 \$ 55,675.00 \$ 31,435.00 \$ 24,580.00	100% 85% 60% 60%	30% 30% 30% 30%	\$ 18,825.58 \$ 14,197.13 \$ 5,658.30 \$ 4,424.40	\$ 154.48 \$ 116.50 \$ 46.43 \$ 36.31	3.09% 2.33% 0.93% 0.73%	40.00 40.00 40.00 35.00	39 40 26 17	0 0 0 0	\$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00	2 1 0 2	\$ 8,090.00 \$ 4,045.00 \$ 0.00 \$ 8,090.00	30 27 15 7	\$ 48,900.00 \$ 44,010.00 \$ 24,450.00 \$ 11,410.00	7 12 11 8	\$ 4,445.00 \$ 7,620.00 \$ 6,985.00 \$ 5,080.00		585	\$ 1,316.25
73-027-3040	Ruth Ann Weiss 19809 Co. Hwy 6 Lamberton, MN 56152	SW1/4 SW1/4 SE1/4 SW1/4	\$ 34,845.00 \$ 4,805.00	85% 70%	30% 30%	\$ 8,885.48 \$ 1,009.05	\$ 72.92 \$ 8.28	1.46% 0.17%	40.00 40.00	26 6	0 0	\$ 0.00 \$ 0.00	1 0	\$ 4,045.00 \$ 0.00	15 1	\$ 24,450.00 \$ 1,630.00	10 5	\$ 6,350.00 \$ 3,175.00			

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2022 Redetermination of Benefits - Amended

Maintenance Cost: \$5,000.00
 Date: 1/23/2023

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 ben- fited 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 28-110N-37W																					
73-028-1020	Kevin Graft 17638 Hunter Ave.	NW1/4 NE1/4	\$ 87,290.00	100%	30%	\$ 26,187.00	\$ 214.89	4.30%	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	\$ 296.97	5.94%	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	\$ 104.89	2.10%	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	\$ 35.86	0.72%	40.00	21	0	\$ 0.00	0	\$ 0.00	11	\$ 17,930.00	10	\$ 6,350.00			
73-028-1080		Pl. SE1/4 NE1/4	\$ 36,285.00	85%	30%	\$ 9,252.68	\$ 75.93	1.52%	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	\$ 81.75	1.64%	40.00	38	0	\$ 0.00	1	\$ 4,045.00	20	\$ 32,600.00	17	\$ 10,795.00			
73-028-1040	Kevin & Charlene Graft 17638 Hunter Ave. Lamberton, MN 56152	Tr. SE1/4 NE1/4	\$ 14,225.00	85%	30%	\$ 3,627.38	\$ 29.77	0.60%	14.45	13	0	\$ 0.00	0	\$ 0.00	6	\$ 9,780.00	7	\$ 4,445.00	1.45		
73-028-2020	Robert Lange Etal 825 19th St. Windom, MN 56101	NW1/4 NW1/4	\$ 6,435.00	85%	30%	\$ 1,640.93	\$ 13.47	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	\$ 134.79	2.70%	40.00	39	0	\$ 0.00	0	\$ 0.00	30	\$ 48,900.00	9	\$ 3,715.00		60	\$ 135.00
		SW1/4 NW1/4	\$ 635.00	70%	30%	\$ 133.35	\$ 1.09	0.02%	40.00	1	0	\$ 0.00	0	\$ 0.00	0	\$ 0.00	1	\$ 635.00			
		SE1/4 NW1/4	\$ 49,365.00	85%	30%	\$ 12,588.08	\$ 103.30	2.07%	40.00	37	0	\$ 0.00	0	\$ 0.00	26	\$ 42,380.00	11	\$ 6,985.00			
73-028-4020		SE1/4 SE1/4	\$ 14,585.00	70%	30%	\$ 3,062.85	\$ 25.13	0.50%	40.00	12	0	\$ 0.00	0	\$ 0.00	7	\$ 11,410.00	5	\$ 3,175.00			
Land Benefit Totals			\$1,997,386.25			\$548,821.09	\$4,503.68	90.07%		1207	55	\$238,700.00	93	\$376,185.00	669	\$1,090,470.00	390	\$247,650.00	9.45	19725	\$44,381.25
Road Benefit Totals			\$ 72,084.52			\$ 60,482.23	\$ 496.32	9.93%													
TOTALS			\$2,069,470.77			\$609,303.31	\$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	\$ 17.23
CSAH 4 North of 22-110-37W		1315	\$1,811.86	90%	90%	\$ 1,467.61	\$ 12.04
Waterbury Township							
Hunter Ave. East of 21-110-37W		4440	\$12,361.36	100%	90%	\$ 11,125.23	\$ 91.29
Hunter Ave. East of 28-110-37W		4615	\$23,664.99	90%	90%	\$ 19,168.64	\$ 157.30
180th St. North of 27-110-37W		3620	\$10,489.77	95%	90%	\$ 8,968.76	\$ 73.60
180th St. North of 28-110-37W		3825	\$20,646.31	95%	90%	\$ 17,652.59	\$ 144.86

ROAD BENEFIT TOTALS			\$ 72,084.52			\$ 60,482.23	\$ 496.32
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