

Redwood / Lyon JD # 22
Viewers' Report
2022 Redetermination of Benefits

Assumed Maintenance Cost: **\$80,000.00**
 Date: 3/15/23

LAND BENEFITS											A \$ 4,285.00 Per Acre		B \$ 4,185.00 Per Acre		C \$ 2,395.00 Per Acre		D \$ 735.00 Per Acre		Non converted or Wetland	Feet of Tile / Open Ditch	Tile / Ditch Benefit/foot \$2.25
Parcel No.	Name	Description	Total Benefits	Prox. Ratio	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			
Redwood County																					
Gales Township Section 19-110N-39W																					
53-019-1040	Patti Hook-Virng 41105 US Hwy 169 Onamia, MN 56359	SE1/4 NE1/4	\$ 64,775.00	100%	100%	\$ 64,775.00	\$ 2,267.66	2.83%	40.00	30	0	\$ 0.00	0	\$ 0.00	23	\$ 55,085.00	7	\$ 5,145.00	1	2020	\$4,545.00
		SW1/4 NE1/4	\$ 86,432.50	100%	100%	\$ 86,432.50	\$ 3,025.86	3.78%	40.00	39	0	\$ 0.00	0	\$ 0.00	34	\$ 81,430.00	5	\$ 3,675.00		590	\$1,327.50
		NW1/4 SE1/4	\$ 79,330.00	85%	100%	\$ 67,430.50	\$ 2,360.63	2.95%	40.00	40	0	\$ 0.00	1	\$ 4,185.00	28	\$ 67,060.00	11	\$ 8,085.00			
		NE1/4 SE1/4	\$ 85,612.50	100%	100%	\$ 85,612.50	\$ 2,997.15	3.75%	40.00	38	0	\$ 0.00	1	\$ 4,185.00	30	\$ 71,850.00	7	\$ 5,145.00		1970	\$4,432.50
		SE1/4 SE1/4	\$ 86,036.25	100%	100%	\$ 86,036.25	\$ 3,011.98	3.76%	40.00	37	0	\$ 0.00	2	\$ 8,370.00	27	\$ 64,665.00	8	\$ 5,880.00		3165	\$7,121.25
53-019-1060	Terry & Carol Flesner	NW1/4 NE1/4	\$ 1,470.00	85%	100%	\$ 1,249.50	\$ 43.74	0.05%	40.00	2	0	\$ 0.00	0	\$ 0.00	0	\$ 0.00	2	\$ 1,470.00			
53-019-3020	7515 Eaglet CT Fort Meyers, FL 33912	NW1/4 SW1/4	\$ 60,360.00	70%	100%	\$ 42,252.00	\$ 1,479.17	1.85%	35.37	30	0	\$ 0.00	1	\$ 4,185.00	21	\$ 50,295.00	8	\$ 5,880.00			
		NE1/4 SW1/4	\$ 96,190.00	80%	100%	\$ 76,952.00	\$ 2,693.96	3.37%	40.00	40	0	\$ 0.00	3	\$ 12,555.00	34	\$ 81,430.00	3	\$ 2,205.00			
		SE1/4 SW1/4	\$ 80,682.50	100%	100%	\$ 80,682.50	\$ 2,824.56	3.53%	40.00	39	0	\$ 0.00	1	\$ 4,185.00	29	\$ 69,455.00	9	\$ 6,615.00		190	\$427.50
		SW1/4 SW1/4	\$ 735.00	85%	100%	\$ 624.75	\$ 21.87	0.03%	35.10	1	0	\$ 0.00	0	\$ 0.00	0	\$ 0.00	1	\$ 735.00			
53-019-2020	Mary Larson 1219 121st St. New Richmond, WI 54017	NE1/4 NW1/4	\$ 16,575.00	85%	100%	\$ 14,088.75	\$ 493.22	0.62%	40.00	9	0	\$ 0.00	0	\$ 0.00	6	\$ 14,370.00	3	\$ 2,205.00			
53-019-2040	Susan Ehman Etal 1219 121st St. New Richmond, WI 54017	SE1/4 NW1/4	\$ 48,255.00	85%	100%	\$ 41,016.75	\$ 1,435.93	1.79%	40.00	25	0	\$ 0.00	0	\$ 0.00	18	\$ 43,110.00	7	\$ 5,145.00			
		SW1/4 NW1/4	\$ 5,525.00	70%	100%	\$ 3,867.50	\$ 135.39	0.17%	35.64	3	0	\$ 0.00	0	\$ 0.00	2	\$ 4,790.00	1	\$ 735.00			
53-019-4020	Arden Virng & Patti Hook 41105 US Hwy 169 Onamia, MN 56359	SW1/4 SE1/4	\$ 105,785.00	100%	100%	\$ 105,785.00	\$ 3,703.35	4.63%	40.00	39	0	\$ 0.00	5	\$ 20,925.00	32	\$ 76,640.00	2	\$ 1,470.00		3000	\$6,750.00
Gales Township Section 20-110N-39W																					
53-020-3040	Thomas Hook 11333 180th St. Tracy, MN 56175	NW1/4 SW1/4	\$ 39,208.75	100%	100%	\$ 39,208.75	\$ 1,372.63	1.72%	40.00	19	0	\$ 0.00	1	\$ 4,185.00	13	\$ 31,135.00	5	\$ 3,675.00		95	\$213.75
		NE1/4 SW1/4	\$ 735.00	85%	100%	\$ 624.75	\$ 21.87	0.03%	40.00	1	0	\$ 0.00	0	\$ 0.00	0	\$ 0.00	1	\$ 735.00			
53-020-3055	Tracy, MN 56175	Pt. S1/2 SW1/4	\$ 34,265.00	85%	100%	\$ 29,125.25	\$ 1,019.63	1.27%	30.88	15	0	\$ 0.00	0	\$ 0.00	14	\$ 33,530.00	1	\$ 735.00			
53-020-3065	Patti Hook-Virng 41105 US Hwy 169 Onamia, MN 56359	Pt. S1/2 SW1/4	\$ 49,070.00	90%	100%	\$ 44,163.00	\$ 1,546.07	1.93%	24.06	23	0	\$ 0.00	1	\$ 4,185.00	17	\$ 40,715.00	5	\$ 3,675.00		220	\$495.00
53-020-3080	Thomas & Shannon Hook 11333 180th St. Tracy, MN 56175	Pt. S1/2 SW1/4	\$ 735.00	85%	100%	\$ 624.75	\$ 21.87	0.03%	23.06	1	0	\$ 0.00	0	\$ 0.00	0	\$ 0.00	1	\$ 735.00	2		
Gales Township Section 29-110N-39W																					
53-029-2030	Samuel & Melissa Sahlstrom 17585 Aspen Ave. Tracy, MN 56175	Tr. SW1/4 NW1/4	\$ 1,470.00	70%	100%	\$ 1,029.00	\$ 36.02	0.05%	13.95	2	0	\$ 0.00	0	\$ 0.00	0	\$ 0.00	2	\$ 1,470.00	2		
53-029-2060	Thomas & Shannon Hook 11333 180th St. Tracy, MN 56175	NW1/4 NW1/4	\$ 77,366.25	100%	100%	\$ 77,366.25	\$ 2,708.46	3.39%	40.00	30	0	\$ 0.00	3	\$ 12,555.00	27	\$ 64,665.00	0	\$ 0.00		65	\$146.25
		Pt. SW1/4 NW1/4	\$ 12,710.00	85%	100%	\$ 10,803.50	\$ 378.21	0.47%	25.05	6	0	\$ 0.00	0	\$ 0.00	5	\$ 11,975.00	1	\$ 735.00			
Gales Township Section 30-110N-39W																					
53-030-1020	Terry & Carol Flesner 7515 Eaglet CT Fort Meyers, FL 33912	NW1/4 NE1/4	\$ 89,766.25	100%	100%	\$ 89,766.25	\$ 3,142.56	3.93%	40.00	38	0	\$ 0.00	1	\$ 4,185.00	34	\$ 81,430.00	3	\$ 2,205.00		865	\$1,946.25
		NE1/4 NE1/4	\$ 93,137.50	100%	100%	\$ 93,137.50	\$ 3,260.59	4.08%	40.00	37	0	\$ 0.00	0	\$ 0.00	37	\$ 88,615.00	0	\$ 0.00		2010	\$4,522.50
		SE1/4 NE1/4	\$ 85,295.00	85%	100%	\$ 72,500.75	\$ 2,538.13	3.17%	40.00	37	0	\$ 0.00	0	\$ 0.00	35	\$ 83,825.00	2	\$ 1,470.00			
		SW1/4 NE1/4	\$ 95,688.75	100%	100%	\$ 95,688.75	\$ 3,349.90	4.19%	40.00	39	0	\$ 0.00	1	\$ 4,185.00	36	\$ 86,220.00	2	\$ 1,470.00		1695	\$3,813.75
53-030-2020	Carlene Edwards Rev. Trust B Etal c/o Darold Edwards 1371 Co. Rd. 11 Tracy, MN 56175	NE1/4 NW1/4	\$ 62,912.50	100%	100%	\$ 62,912.50	\$ 2,202.46	2.75%	40.00	28	0	\$ 0.00	0	\$ 0.00	25	\$ 59,875.00	3	\$ 2,205.00		370	\$832.50
		SE1/4 NW1/4	\$ 67,795.00	85%	100%	\$ 57,625.75	\$ 2,017.38	2.52%	40.00	29	0	\$ 0.00	0	\$ 0.00	28	\$ 67,060.00	1	\$ 735.00			

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LAND BENEFITS											A \$ 4,285.00 Per Acre		B \$ 4,185.00 Per Acre		C \$ 2,395.00 Per Acre		D \$ 735.00 Per Acre		Non converted or Wetland	Feet of Tile / Open Ditch	Tile / Ditch Benefit/foot \$2.25
Parcel No.	Name	Description	Total Benefits	Prox. Ratio	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			
53-030-3020	Will Nelson 1616 Co. Rd. 11 Tracy, MN 56175	NW1/4 SW1/4	\$ 75,937.50	100%	100%	\$ 75,937.50	\$ 2,658.44	3.32%	34.65	34	0	\$ 0.00	1	\$ 4,185.00	27	\$ 64,665.00	6	\$ 4,410.00	0.65	1190	\$2,677.50
		NE1/4 SW1/4	\$ 101,067.50	100%	100%	\$ 101,067.50	\$ 3,538.20	4.42%	40.00	39	0	\$ 0.00	1	\$ 4,185.00	38	\$ 91,010.00	0	\$ 0.00		2610	\$5,872.50
		SE1/4 SW1/4	\$ 87,470.00	100%	100%	\$ 87,470.00	\$ 3,062.18	3.83%	40.00	38	0	\$ 0.00	1	\$ 4,185.00	32	\$ 76,640.00	5	\$ 3,675.00		1320	\$2,970.00
		SW1/4 SW1/4	\$ 56,162.50	85%	100%	\$ 47,738.13	\$ 1,671.23	2.09%	34.50	33.5	0	\$ 0.00	0	\$ 0.00	19	\$ 45,505.00	14.5	\$ 10,657.50			
53-030-4020	Fultz Farms Inc.	NW1/4 SE1/4	\$ 74,980.00	100%	100%	\$ 74,980.00	\$ 2,624.92	3.28%	40.00	32	0	\$ 0.00	0	\$ 0.00	31	\$ 74,245.00	1	\$ 735.00			\$0.00
53-030-4050	c/o Eric Fultz 12411 Aspen Ave. Tracy, MN 56175	SW1/4 SE1/4	\$ 63,005.00	100%	100%	\$ 63,005.00	\$ 2,205.70	2.76%	40.00	27	0	\$ 0.00	0	\$ 0.00	26	\$ 62,270.00	1	\$ 735.00			\$0.00
Gales Township Section 31-110N-39W																					
53-031-2020	Eric Fultz RLT Etal 2736 211th St. Walnut Grove, MN 56180	NW1/4 NW1/4	\$ 20,250.00	85%	100%	\$ 17,212.50	\$ 602.58	0.75%	34.28	14	0	\$ 0.00	0	\$ 0.00	6	\$ 14,370.00	8	\$ 5,880.00	1		
		NE1/4 NW1/4	\$ 44,340.00	100%	100%	\$ 44,340.00	\$ 1,552.27	1.94%	40.00	24	0	\$ 0.00	0	\$ 0.00	15	\$ 35,925.00	9	\$ 6,615.00		800	\$1,800.00
Lyon County																					
Amiret Township Section 25-110N-40W																					
01-025001-0	Deborah Buysse Trust 19717 Acorn Ave. Tracy, MN 56175	NW1/4 SE1/4	\$ 37,940.00	75%	100%	\$ 28,455.00	\$ 996.16	1.25%	40.00	20	0	\$ 0.00	0	\$ 0.00	14	\$ 33,530.00	6	\$ 4,410.00			
		NE1/4 SE1/4	\$ 61,717.50	100%	100%	\$ 61,717.50	\$ 2,160.63	2.70%	40.00	40	0	\$ 0.00	2	\$ 8,370.00	15	\$ 35,925.00	23	\$ 16,905.00		230	\$517.50
		SE1/4 SE1/4	\$ 66,845.00	70%	100%	\$ 46,791.50	\$ 1,638.09	2.05%	40.00	39	0	\$ 0.00	0	\$ 0.00	23	\$ 55,085.00	16	\$ 11,760.00			
		SW1/4 SE1/4	\$ 77,195.00	85%	100%	\$ 65,615.75	\$ 2,297.10	2.87%	40.00	39	0	\$ 0.00	3	\$ 12,555.00	23	\$ 55,085.00	13	\$ 9,555.00			
01-025004-0	Eugene Hook Trust c/o Thomas Hook 11333 180th St. Tracy, MN 56175	NE1/4 SW1/4	\$ 735.00	60%	100%	\$ 441.00	\$ 15.44	0.02%	40.00	1	0	\$ 0.00	0	\$ 0.00	0	\$ 0.00	1	\$ 735.00			
		SE1/4 SW1/4	\$ 19,515.00	70%	100%	\$ 13,660.50	\$ 478.23	0.60%	40.00	13	0	\$ 0.00	0	\$ 0.00	6	\$ 14,370.00	7	\$ 5,145.00			
Amiret Township Section 36-110N-40W																					
01-036001-0	Melvin Bottin 3449 170th St. Tracy, MN 56175	NW1/4 NE1/4	\$ 58,865.00	70%	100%	\$ 41,205.50	\$ 1,442.53	1.80%	40.00	37	0	\$ 0.00	1	\$ 4,185.00	17	\$ 40,715.00	19	\$ 13,965.00	2		
		NE1/4 NE1/4	\$ 78,180.00	60%	100%	\$ 46,908.00	\$ 1,642.17	2.05%	40.00	36	0	\$ 0.00	2	\$ 8,370.00	27	\$ 64,665.00	7	\$ 5,145.00			
01-036002-0	William Brockway 1673 Lyon Redwood Rd. Tracy, MN 56175	SE1/4 NE1/4	\$ 5,335.00	50%	100%	\$ 2,667.50	\$ 93.38	0.12%	40.00	5	0	\$ 0.00	0	\$ 0.00	1	\$ 2,395.00	4	\$ 2,940.00			
		SW1/4 NE1/4	\$ 18,590.00	60%	100%	\$ 11,154.00	\$ 390.48	0.49%	40.00	14	0	\$ 0.00	0	\$ 0.00	5	\$ 11,975.00	9	\$ 6,615.00			
01-036004-0	Lawrence & Adeline Tholen Trust c/o Kevin & Randall Tholen 4854 Linden Trail N. Lake Elmo, MN 55042	S1/2 NE1/4 NW1/4	\$ 1,470.00	60%	100%	\$ 882.00	\$ 30.88	0.04%	20.00	2	0	\$ 0.00	0	\$ 0.00	0	\$ 0.00	2	\$ 1,470.00			
		SE1/4 NW1/4	\$ 1,470.00	50%	100%	\$ 735.00	\$ 25.73	0.03%	40.00	2	0	\$ 0.00	0	\$ 0.00	0	\$ 0.00	2	\$ 1,470.00			
01-036005-0	Eugene Hook Trust c/o Thomas Hook 11333 180th St. Tracy, MN 56175	N1/2 NE1/4 NW1/4	\$ 6,995.00	60%	100%	\$ 4,197.00	\$ 146.93	0.18%	20.00	5	0	\$ 0.00	0	\$ 0.00	2	\$ 4,790.00	3	\$ 2,205.00			
Land Benefit Totals			\$2,485,983.75			\$2,267,563.13	\$79,383.55	99.23%		1171.50	0	\$0.00	32	\$133,920.00	882	\$2,112,390.00	257.5	\$189,262.50	8.65	22,405	\$50,411.25
Road Benefit Totals			\$ 18,180.82			\$ 17,608.76	\$ 616.45	0.77%													
TOTALS			\$2,504,164.57			\$2,285,171.89	\$80,000.00	100.00%													

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LAND BENEFITS											A \$ 4,285.00 Per Acre		B \$ 4,185.00 Per Acre		C \$ 2,395.00 Per Acre		D \$ 735.00 Per Acre		Non converted or Wetland	Feet of Tile / Open Ditch	Tile / Ditch Benefit/foot \$2.25
Parcel No.	Name	Description	Total Benefits	Prox. Ratio	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			

ROAD BENEFITS

Road Authority	Description	Length (Feet)	Total Benefits	Prox. Ratio	Effic. Rate	Net Benefits	Maint. Cost
Redwood County							
Gales Township							
	170th St. N of Sec. 31	2490	\$1,414.77	95%	100%	\$ 1,344.03	\$ 47.05
	180th St. N of Sec. 29	1335	\$1,858.38	100%	100%	\$ 1,858.38	\$ 65.06
	180th St. N of Sec. 30	3975	\$3,839.49	100%	100%	\$ 3,839.49	\$ 134.41
	Acorn Ave. W of Sec. 31	1115	\$411.79	85%	100%	\$ 350.02	\$ 12.25
	Aspen Ave. E of Sec. 19	3155	\$2,688.92	100%	100%	\$ 2,688.92	\$ 94.13
	Aspen Ave. E of Sec. 30	2165	\$3,259.80	95%	100%	\$ 3,096.81	\$ 108.41
Lyon County							
Amiret Township							
	170th St. N of Sec. 36	2965	\$4,295.88	95%	100%	\$ 4,081.09	\$ 142.87
	Lyon Redwood Rd. E of Sec. 36	1115	\$411.79	85%	100%	\$ 350.02	\$ 12.25
ROAD BENEFIT TOTALS			\$ 18,180.82			\$ 17,608.76	\$ 616.45

DAMAGES - ONE ROD BUFFER STRIP

Parcel No.	Name	Description	Area (acres)	Damages (\$)
Section 19-110-39 Gales Township				
53-019-1040	Patti Hook-Virnig	SE1/4 NE1/4	1.138	\$7,823.50
		SW1/4 NE1/4	0.447	\$2,640.00
		NE1/4 SE1/4	1.303	\$10,424.00
		SE1/4 SE1/4	1.027	\$8,216.00
53-019-1060	Terry & Carol Flesner	NE1/4 NE1/4	0.392	\$3,136.00
Section 30-110-39 Gales Township				
53-030-1020	Terry & Carol Flesner	NW1/4 NE1/4	0.326	\$2,608.00
		NE1/4 NE1/4	0.955	\$7,640.00
		SW1/4 NE1/4	1.284	\$10,272.00
53-030-3020	Will Nelson	NE1/4 SW1/4	0.504	\$4,032.00
		SE1/4 SW1/4	0.500	\$4,000.00
53-030-4020	Fultz Farms Inc.	NW1/4SE1/4	0.504	\$4,032.00
53-030-4050	Fultz Farms Inc.	SW1/4 SE1/4	0.500	\$4,000.00
Section 31-110-39 Gales Township				
53-031-1020	Fultz Farms Inc.	NW1/4 NE1/4	0.038	\$209.00
53-031-2020	Eric Fultz. RLT Etal	NE1/4 NW1/4	0.568	\$3,124.00
TOTALS			9.486	\$72,156.50