

Viewer's Report

Petition for the Repair of County Ditch #25 Branch A

October 28, 2021

TO: Faribault County Drainage Authority
%Darren Esser,
County Auditor-Treasurer-Coordinator
PO Box 130
415 North Main
Blue Earth, MN 56013

RE: Viewer's Report for the Petition to Repair County Ditch #25 Branch A

Pursuant to Minnesota Statute §103E.715 the Faribault County Drainage Authority received a petition for the Authority of County Ditch #25 Branch A to determine maintenance requirements related to the deterioration of CD25 BrA main line tile in Walnut Lake Township Section 31. At a public hearing on January 22, 2021, the board ordered the replacement mainline tile with an open ditch as detailed in the engineer's report. The Authority appointed viewers to determine damages required for property not contemplated and included in the proceeding for the establishment or subsequent improvement of CD25 BrA.

Parcels Requiring Damages Not Contemplated and Included in the proceeding for the Establishment or Subsequent Improvement of CD25 BrA

The engineer's report stated that the open ditch affected two parcels summarized below.

Parcel Owner	Parcel ID#	Parcel Description	Buffer Strip Acquisition Acres	Open Ditch Acquisition Acres
DARLENE LEGRED ETAL C/O BRENDA JO LEGRED 5500 OLYMPIC DR STE H105 #147 GIG HARBOR, WA 98335	19.031.0300	NW1/4 SW1/4 31-103-025	.06	.04
K & S MALECHA INVESTMENTS 8448 133RD ST COURT APPLE VALLEY, MN 55124	19.031.0500	SW1/4 NW1/4 31-103-025	.64	2.33

Determining Acquisition Price for Damaged Acres

A sales price analysis was completed to determine the land value for the acquisition of the open channel and the buffer strip required under Minnesota Statute §103E. Using sales data for arms-length sales from the Minnesota Department of Revenue ECRV website 18 sales were found for Faribault County from March 1, 2021 through October 5, 2021. The average sale price for the 18 sales was \$8,038 per acre.

The average Crop Equivalent of the sales was 71.16. The proposed open channel runs through two soil types. Both soil types, Fieldon Loam and Klossner Muck have CER values of 60 or 84% of the average CER value of the parcels in the sales analysis. The purchase price of the open ditch and buffer strip acquisition was determined to be \$6,752 (8,038 average sales amount X 84%). Using the damaged acres determined by the engineer multiplied by \$6,752 the damages were calculated. As follows.

Parcel Owner	Parcel ID#	Parcel Description	Buffer Strip Acquisition Acres	Buffer Strip Acquisition Damages	Open Ditch Acquisition Acres	Open Ditch Acquisition Damages	Total Damages
DARLENE LEGRED ETAL C/O BRENDA JO LEGRED 5500 OLYMPIC DR STE H105 #147 GIG HARBOR, WA 98335	19.031.0300	NW1/4 SW1/4 31-103-025	0.06	\$ 405	0.04	\$ 270	\$ 675
K & S MALECHA INVESTMENTS 8448 133RD ST COURT APPLE VALLEY, MN 55124	19.031.0500	SW1/4 NW1/4 31-103-025	0.64	\$ 4,321	2.33	\$ 15,732	\$ 20,053

Sources for Information Used in the Viewers Report

The following sources were used in determining the damages for the repair of CD25 BrA.

The Engineers Report for the Repair of County Ditch 25 Branch A.
ECRV (Electronic Certificate of Real Estate Values) from the Minnesota Department of Revenue
Faribault County's Beacon website
Faribault County Drainage Department
USDA's Web Soil Survey

This report is respectfully submitted to the Drainage Authority of Faribault County by;

Mark Behrends_____

John Thompson_____

Submitted this 29th day of October, 2021