

INFORMATIONAL MEETING NOTIFICATION

August 8th, 2023

System: Faribault and Martin County Joint Judicial Ditch #8
Location: Faribault County – Verona Township Sections 5-9;
Martin County – Center Creek Township Section 12

RE: Redetermination of Benefits Informational Meeting

Dear Landowner:

There will be an informational meeting held on **Monday, August 28th, 2023, at 11:00 am at the Ag Center Conference Room** (415 South Grove Street Blue Earth, Minnesota 56013) on Faribault and Martin County Joint Judicial Ditch #8 (JD8FM). A redetermination of benefits and damages was ordered on September 20th, 2022, due to the benefits not reflecting reasonable present-day land values and change in the benefited area. This meeting will cover the benefit values. **This process determines what each parcel pays towards repairs and maintenance of the system.**

Landowners can join this meeting 1 of the following 3 ways.

1. In person at the Ag Center Conference Room (415 South Grove Street Blue Earth, MN 56013) ***Map on Back**
2. By phone/call-in
3. By Zoom (internet meeting)

If you would like to join the meeting via Zoom you will need a computer, internet, microphone, and speakers. If you do not have a microphone built into your computer, you can call in as well to be able to hear and talk. **If you would like to join via Zoom and/or phone/call-in, please contact the one of the following by Friday, August 25th, 2023, for information needed.**

County Drainage Department	Phone Number	Email
Martin County	507-238-3130	shane.fett@co.martin.mn.us
Faribault County	507-526-2388	linda.adams@co.faribault.mn.us

The informational meeting is to discuss the benefit values and get landowner feedback and concerns. The Viewers will be available for questions at the meeting. If you have questions or concerns, please contact the Faribault County Drainage Department at 507-526-2388 or the Martin County Drainage Department at 507-238-3130.

Sincerely,

Faribault & Martin County Drainage Departments



TO: Landowners on Faribault – Martin Counties JD-8, JD-26, JD-27

RE: Landowner informational meeting

Monday, August 28, 2023 11:00AM
Blue Earth Ag Center
Ag Center Conference Room
415 South Grove Street
Blue Earth, Minnesota 56013
507-526-2388

The Faribault – Martin Counties Drainage Authority ordered a Redetermination of Benefits of Faribault – Martin Counties JD-8, JD-26, JD-27. Viewers have been appointed to determine the benefits and damages to all property within the watersheds of JD-8, JD-26, JD-27. The redetermination of benefits and damages is the process in drainage law where Viewers determine a benefit value for each parcel within the watershed. The parcel benefit value is used to calculate a percent of total benefits. These percentages are then used to determine how much each parcel pays for repairs and maintenance on the County drainage system.

The Viewers will explain the viewing process and listen to any concerns.

Viewers

Mark Behrends	507-383-6364
Bob Hanson	507-383-6288
Kendall Langseth	507-391-3438
Bruce Ness	507-383-7630

Note: Because of privacy laws, the Ditch Viewers are unable to obtain information regarding land enrolled in government programs. This documentation is asked to be provided by the landowners. If you have land enrolled in a **permanent** government program such as WRP, CREP, RIM, EWP, or WREP, please contact us to provide this documentation. **(This may save you some money) (CRP acres do not qualify)** This also refers to any unique drainage situations.

ditchviewers@gmail.com Ditch viewers, 20060 700th Avenue, Albert Lea, Minnesota 56007

Nashville
Township

T104R28
Winnebago
City

FARIBAULT MARTIN JUDICIAL DITCH NO. 8 (JD8FM)

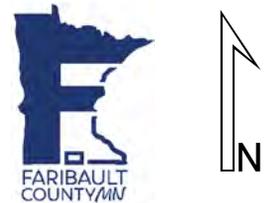
Legend

-  Ditch Viewer Basins
-  Public Open Ditch
-  Public Tile
-  Public Watercourse
-  River or Stream
-  Survey Township

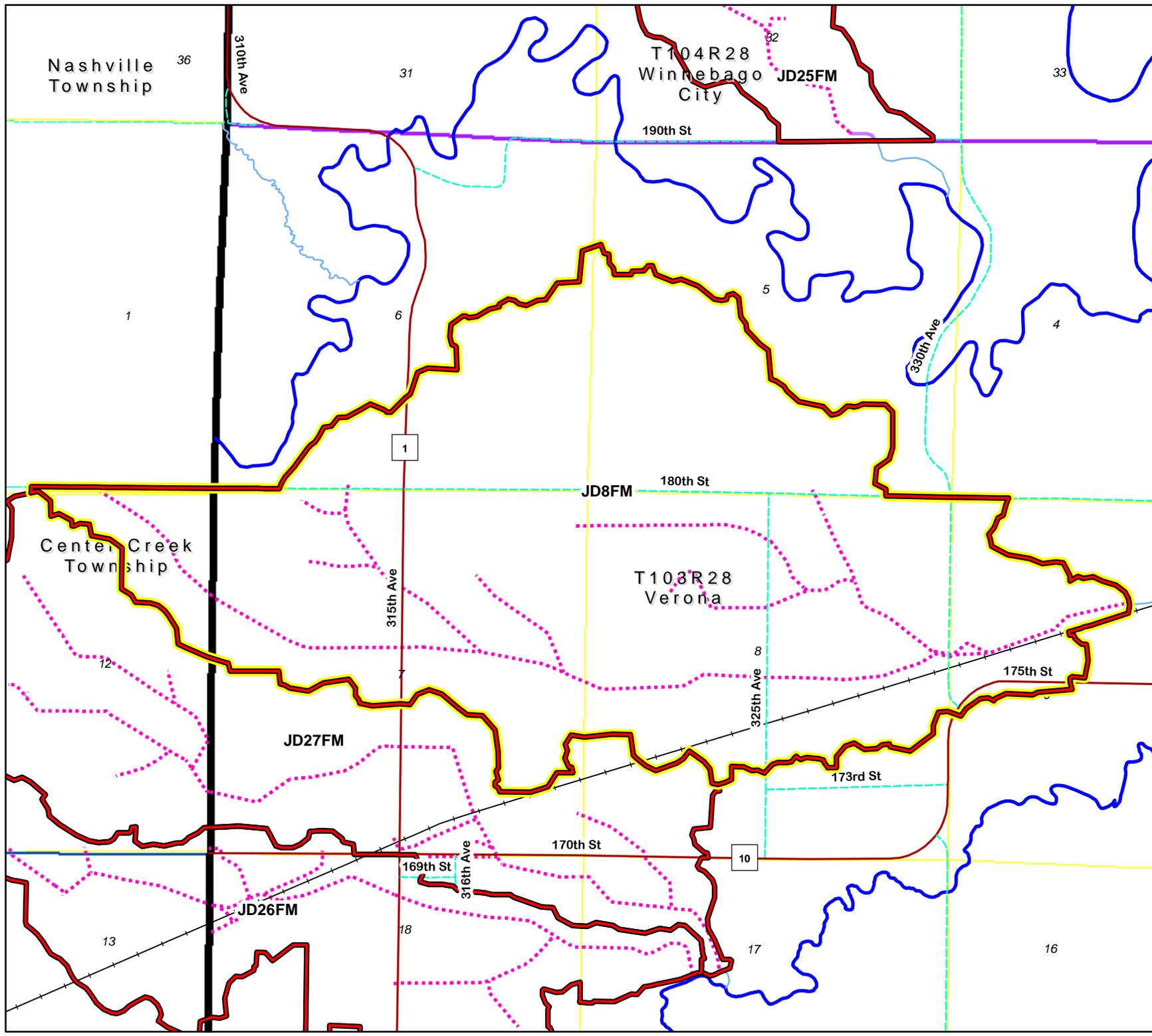
Disclaimer: Faribault County does not warrant or guarantee accuracy of the GIS data. The data is meant for reference purposes only and should not be used for official decisions. The data contained in the maps were compiled from the best available records that could be found and may contain errors or omissions.



1 inch = 1,833 feet



www.co.faribault.mn.us



**Faribault - Martin Counties JD-8
Redetermination of Benefits
Viewers Report
August 2, 2023
(Draft)**

Valuation prior to drainage

Beginning land use, property value, and economic productivity have been determined with the consideration that the benefited properties within the watershed originally did not have an adequate outlet for artificial drainage.

- “A” – Standing water or cattails, wetland classification with economic productivity for agriculture purposes of \$0 per acre, and a market value of \$1,000 to \$2,000
- “B” – Seasonally flooded/pasture ground. Pasture classification with economic productivity of \$140 per acre based on grazing days and/or hay values, and a market value of \$2,500 to \$4,500
- “C” – Wet subsoil – Generally farmable land with moderate crop potential, with annual economic productivity of \$660 per acre based upon average annual yield of 70% of optimum with \$373 production costs, and a market value of \$5,000 to \$7,500
- “D” – Upland areas not needing much artificial drainage and intermixed with wetter soils, with annual economic productivity of \$801 per acre based upon an average annual yield of 85% of optimum with \$373 production costs, and a market value of \$5,000 to \$7,000

Valuation with NRCS recommended drainage

Potential land use, property value, and an increase in economic productivity, after public and private drainage have been installed as NRCS design standards as recommended in the Minnesota Drainage Guide, using current crop rotation, income, and expense:

- “A” – Drained slough area, medium classification land with economic productivity of \$811 per acre based upon average production of 86% of optimum with \$373 per acre production costs, and a market value of \$5,000 to \$7,000
- “B” – Well drained ground, high land classification with economic productivity of \$849 per acre based upon average annual production of 90% of optimum with \$373 production costs, and a market value of \$6,000 to \$9,000
- “C” – Well drained ground, highest land classification with economic productivity of \$886 per acre based upon average annual production of 94% of optimum with \$373 production costs, and a market value of \$6,500 to \$9,500
- “D” – Well drained ground, high land classification with improved farm ability, with economic productivity of \$915 per acre based upon average production of 97% of optimum with \$373 production costs, and a market value of \$6,000 to \$8,500

Utilizing these productive values, potential benefit values were determined for the system based upon a 25 year effective life with proper maintenance, private tile improvement cost were depreciated over the same 25 year period, and an allowance of 0.5% return on the system investment. A three year average County yield was used for the benefit value calculations along with a three year average sale price for the corn and beans.

Increased productivity

<u>Crop</u>	<u>Yield</u>	<u>Value</u>	<u>Income</u>	<u>%</u>	<u>Adjusted</u>
Corn	209.1	\$5.32	\$1,112	50%	\$556
Beans	61.9	\$12.49	\$773	50%	\$387
					\$943

Production costs

Corn	\$490 X 50% =	\$245
Beans	\$256 X 50% =	<u>\$128</u>
		\$373

Potential Benefit value

	<u>"A"</u>	<u>"B"</u>	<u>"C"</u>	<u>"D"</u>
	86% of \$943 \$811	90% of \$943 \$849	94% of \$943 \$886	97% of \$943 \$915
Minus cost of production	<u>\$373</u>	<u>\$373</u>	<u>\$373</u>	<u>\$373</u>
Net income	\$438	\$476	\$513	\$542
Previous income	\$0	\$140	\$287	\$428
Increased income	\$438	\$336	\$226	\$113
Private tile costs	<u>\$56</u>	<u>\$31</u>	<u>\$27</u>	<u>\$18</u>
Annual increase	\$382	\$305	\$199	\$95
Capitalized for 25 years @ ½ %	\$8,954	\$7,141	\$4,673	\$2,231
% of potential Benefit	40%	40%	40%	40%
Reduced benefit Value	\$3,581	\$2,857	\$1,869	\$892

The potential benefit values have been reduced to reflect a less than optimum yield.

Summary

- Faribault - Martin Counties JD-8 consists of 1,457.45 acres of farmland, roads, railroad and building sites with benefits of \$2,790,034
- 1,326.75 acres of farmland and building sites in Faribault County in Verona Township
- 39.60 acres of County roads in Faribault County in Verona Township
- 16.25 acres of DM & E Railroad in Faribault County
- 1,382.60 total acres in Faribault County with \$2,623,315 of benefits, 94.0245% of the total benefits
- 70.85 acres of farmland and building sites in Martin County in Center Creek Township
- 4.00 acres of Township roads in Martin County in Center Creek Township
- 74.85 total acres in Martin County with \$166,719 of benefits, 5.9755% of the total benefits

Benefit values were adjusted based on multiple factors. Location to the County tile, drainage coefficient, soil type. All benefits were reduced from the potential benefit value.

Reduced Benefit Value

Average land benefits, over a 25 year period are **\$2,300** per acre

- a. A soil \$3,581
- b. B soil \$2,857
- c. C soil \$1,869
- d. D soil \$892

Building site benefit (reduced)

- a. (Average of B + C + D soils) X 1.5 = **\$2,809**

Ponds, woodland, and non-benefited acres

- a. **\$10**

Road benefits (reduced)

- a. Gravel roads, County or Township
(Average land benefit) X 1.0 = **\$2,300**
- b. Paved roads, County
(Average land benefit) X 1.5 = **\$3,450**

Tile benefits

- a. A tile benefit was given for most County tile at a rate of \$0.50 per linear foot. This value was given because of the ease of access for private tile, and also for the drainage the County tile may provide. 33,655 feet of County tile, **\$16,828 of tile benefits**

Crop damages

Crop damages will be paid per acre on standing crops damaged by construction or repair on the County open ditch or County tile system as determined by the Faribault or Martin County Drainage Departments.

Benefits and damages statement

This report covers the Redetermination of Benefits for a previously constructed drainage system. The basis for determining benefits and damages is therefore, based upon a comparison of the conditions that would have existed prior to the County tile systems construction, with those that do exist with the drainage system in a reasonable state of repair. Supporting documentation for the analysis and conclusions of the report are contained in our files and are available for inspection. The figures stated herein are based on a full and fair comparison of all pertinent facts and information that the viewers were aware of at the time of this redetermination process. The following aids were used in this viewing process.

- Faribault and Martin Counties online GIS parcel information site
- USDA web soil survey
- Google Earth aerial satellite photos
- Yield averages taken from USDA national agriculture statistics service
- Production costs taken from University of Minnesota FinBin
- Average commodity sale prices from Minnesota Finbin
- Sales data from the Faribault and Martin Counties Assessor office and website
- Visual inspection of each 40 acre parcel or less
- Consultation with the Counties Auditor / Treasurer, drainage staff, ditch inspectors

The Viewers determined that the lands affected by the drainage system are generally similar and that the following comments refer to all such tracts.

1. **Existing land use, property value and economic productivity:**
 Land is presently used for building sites, roads, railroad, and for agricultural purposes. The property value is consistent with most agricultural land sales within Faribault and Martin Counties. Agricultural lands are primarily used for the production of corn and soybeans. The land has good economic productivity when properly drained.

2. **Potential land use, property value and economic productivity from the drainage system:**
 The drainage system has been in existence for many years and provides drainage for agricultural purposes. The property value is consistent with most agricultural land sales within Faribault and Martin Counties. Land affected by the drainage system has the potential to produce above average yields.

3. **The benefits or damages from the drainage system:**
 Benefits derived by lands affected by the drainage system are due to (A) Improved capacity to remove surface waters due to previous construction and maintenance of the County tile system, which results in an increase in the current market value of property; or (B) an increase in the potential for agricultural production as a result of the previous construction and continued maintenance of the drainage system; or (C) increased value of the property as a result of potential different land use.

4. There is no damage to any riparian rights.

5. There are no acres added to any tract or lot and there are no public waters, wetlands, and other areas not currently being cultivated, that are proposed to be drained in this proceeding.

6. There are no acres which before the drainage benefits could be realized would require a public waters work permit to work in public waters under 103G.245 to excavate or fill a navigable water body under United States Code, Title 33, Section 403, or a permit to discharge into waters of United States under United States Code, Title 33, Section 1344.

7. There are no acres being assessed for drainage of areas that would be considered conversion of a wetland under United States Code, Title 16, Section 3821, if the area was placed in agricultural production.

This report is respectfully submitted to the Drainage Authority of Faribault and Martin Counties JD-8 by:

Mark Behrends _____

Robert M. Hansen _____

Kendall Langseth _____

Bruce Ness _____

Submitted this 2nd day of August 2023

**State of Minnesota
Counties of Faribault – Martin**

**In the matter of the Redetermination of Benefits
Of Faribault - Martin Counties Ditch JD-8
Faribault - Martin Counties, Minnesota
August 2, 2023
(Draft)**

Property Owners Report

Pursuant to Minnesota Statute 103E.323, the following is the Property Owners Report from information in the Faribault - Martin Counties JD-8 Viewers Report and Faribault - Martin Counties JD-8 Excel spreadsheet, in the matter of the redetermination of benefits and damages, and damaged and benefitted acres of Faribault - Martin Counties JD-8, Faribault - Martin Counties, Minnesota.

1. This redetermination of benefits sets the percentage that you will be required to pay for all future repairs and maintenance on Faribault - Martin Counties JD-8
2. The name and address of the property owner is shown on the Excel spreadsheet for Faribault - Martin Counties JD-8
3. The description of each lot or tract and its area that is benefitted or damaged is shown on the Excel spreadsheet for Faribault - Martin Counties JD-8
4. There are no acres added to any tract or lot and there are no public waters, wetlands, and other areas not currently being cultivated that are proposed to be drained in this proceeding
5. There are no acres which before the drainage benefits could be realized would require a public waters work permit to work in public waters under 103G.245 to excavate or fill a navigable water body under United States Code, Title 33, Section 403, or a permit to discharge into waters of United States under United States Code, Title 33, Section 1344.
6. There are no acres being assessed for drainage of areas that would be considered conversion of a wetland under United States Code, Title 16, Section 3821, if the area was placed in agricultural production.
7. There are no damages to riparian rights
8. The amount of right-of-way acreage required is shown on the Excel spreadsheet for Faribault - Martin Counties JD-8
9. The amount that each tract or lot will be benefitted or damaged is shown on the Excel spreadsheet for Faribault - Martin Counties JD-8
10. The damages or benefits to the property are shown on the Excel spreadsheet for Faribault - Martin Counties JD-8

11. No construction is planned as part of this Redetermination of Benefits proceeding
12. A copy of the benefits and damages statement under 103E.321, Subdivision 2, relating to the property owner is on the Excel spreadsheet for Faribault - Martin Counties JD-8
13. The percentage of the cost to be assessed to the property owner in future repair and maintenance proceedings is shown on the Excel spreadsheet for Faribault - Martin Counties JD-8
14. The redetermination of benefits and damages and damaged and benefitted areas shall be used in place of the original benefits and damages and benefitted and damaged areas in all subsequent proceedings relating to the Faribault - Martin Counties JD-8 drainage system
15. The full Viewer's Reports are available for public inspection at the office of the Auditor / Treasurer at the Faribault County Courthouse, 415 North Main Street, Blue Earth, Minnesota 56013 and the Martin County Courthouse, 201 Lake Avenue, Fairmont, Minnesota 56031
16. The Viewers will be available to answer questions from interested parties on August 28, 2023 from 10:30 AM to 12:30 PM in the Ag Center Conference Room (415 South Grove Street, Blue Earth, Minnesota 56013)

Benefits and damages statement

This report covers the Redetermination of Benefits for a previously constructed drainage system. The basis for determining benefits and damages is therefore, based upon a comparison of the conditions that would have existed prior to the County tile systems construction, with those that do exist with the drainage system in a reasonable state of repair. Supporting documentation for the analysis and conclusions of the report are contained in our files and are available for inspection. The figures stated herein are based on a full and fair comparison of all pertinent facts and information that the viewers were aware of at the time of this redetermination process. The following aids were used in this viewing process.

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The Viewers determined that the lands affected by the drainage system are generally similar and that the following comments refer to all such tracts.

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4. There is no damage to any riparian rights.
5. There are no acres added to any tract or lot and there are no public waters, wetlands, and other areas not currently being cultivated, that are proposed to be drained in this proceeding.
6. There are no acres which before the drainage benefits could be realized would require a public waters work permit to work in public waters under 103G.245 to excavate or fill a navigable water body under United States Code, Title 33, Section 403, or a permit to discharge into waters of United States under United States Code, Title 33, Section 1344.
7. There are no acres being assessed for drainage of areas that would be considered conversion of a wetland under United States Code, Title 16, Section 3821, if the area was placed in agricultural production.

This report is respectfully submitted to the Drainage Authority of Faribault and Martin Counties JD-8 by:

Mark Behrends _____

Robert M. Hansen _____

Kendall Langseth _____

Bruce Ness _____

Submitted this 2nd day of August 2023

Spreadsheet Example and Explanation (Faribault - Martin JD-8)

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H
Name and Address of Owner	Parcel Number	Description	Deeded Acres	Benefited Acres	Amount Benefited	% of Total Benefits	Estimated Assessment
John Doe 12345 678 Avenue Your Town, Minnesota 98765	01.002.0100	NW 1/4 NW 1/4	40.00	36.00	\$81,117	2.9074%	\$87
Column A	Land owners name and address						
Column B	Parcel Number						
Column C	Description, Description of the parcel						
Column D	Deeded Acres , are the number of acres of this parcel # that are in the NW1/4 NW1/4						
Column E	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						
Column F	Amount Benefited (THIS IS NOT THE AMOUNT YOU OWE) This is the estimated benefit value you receive on the benefited acres (because of drainage) over a 25 year period						
Column G	% of Total Benefits , This is the percentage that you will pay toward any future repairs and maintenance on the ditch system Example: On a \$10,000 repair, this parcel would pay \$290.74 (\$10,000 X 2.9074% = \$290.74)						
Column H	Estimated Assessment , This is the amount that you will owe toward the redetermination process. (Based on \$3,000)						

FARIBAULT - MARTIN COUNTIES JD-8 REDETERMINATION OF BENEFITS AUGUST 2, 2023 (DRAFT)

Name And Address Of Owner	Parcel Number	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	Estimated Assessment \$3,000
FARIBAULT COUNTY							
VERONA TOWNSHIP - SECTION 5							
05-103-28							
LARSON, DUANE D & MARY H 32899 180TH ST WINNEBAGO, MN 56098	18.005.0100	SW1/4 SE1/4 BORDER	40.00	37.70	\$82,181	2.9455%	\$88
LARSON, DUANE D & MARY H 32899 180TH ST WINNEBAGO, MN 56098	18.005.0100	SE1/4 SE1/4 EXCEPT 8.0 AC BORDER	32.00	11.13	\$7,292	0.2613%	\$8
GOLLY, THOMAS H TRUST & JUDY A GOLLY TRUST 33229 215TH ST WINNEBAGO, MN 56098	18.005.0300	SW1/4 NW1/4 EXCEPT 4.7 AC BORDER	35.30	17.60	\$19,115	0.6851%	\$21
GOLLY, THOMAS H TRUST & JUDY A GOLLY TRUST 33229 215TH ST WINNEBAGO, MN 56098	18.005.0300	SE1/4 NW1/4 EXCEPT 3.53 AC BORDER	36.47	5.40	\$5,738	0.2057%	\$6
GOLLY, THOMAS H TRUST & JUDY A GOLLY TRUST 33229 215TH ST WINNEBAGO, MN 56098	18.005.0300	NW1/4 SW1/4	40.00	40.00	\$53,155	1.9052%	\$57
GOLLY, THOMAS H TRUST & JUDY A GOLLY TRUST 33229 215TH ST WINNEBAGO, MN 56098	18.005.0300	NE1/4 SW1/4 BORDER	40.00	35.50	\$50,262	1.8015%	\$54
LARSON, DUANE D & MARY H 32899 180TH ST WINNEBAGO, MN 56098	18.005.0301	NW1/4 SE1/4 EXCEPT 17.5 AC BORDER	22.50	1.70	\$2,224	0.0797%	\$2
CLARA C ROBERTSON TRUST C/O DEAN ROBERTSON 3295 MEADOWVIEW LANE MANKATO, MN 56001	18.005.0400	SW1/4 SW1/4	40.00	39.00	\$57,388	2.0569%	\$62
CLARA C ROBERTSON TRUST C/O DEAN ROBERTSON 3295 MEADOWVIEW LANE MANKATO, MN 56001	18.005.0400	SE1/4 SW1/4	40.00	39.00	\$65,436	2.3454%	\$70
VERONA TOWNSHIP - SECTION 6							
06-103-28							
GOLLY, THOMAS H TRUST & JUDY A GOLLY TRUST 33229 215TH ST WINNEBAGO, MN 56098	18.006.0101	SE1/4 NE1/4 EXCEPT 1.6 AC BORDER	38.40	8.00	\$9,551	0.3423%	\$10
GOLLY, THOMAS H TRUST & JUDY A GOLLY TRUST 33229 215TH ST WINNEBAGO, MN 56098	18.006.0101	NW1/4 SE1/4 BORDER	40.00	23.70	\$24,222	0.8682%	\$26
GOLLY, THOMAS H TRUST & JUDY A GOLLY TRUST 33229 215TH ST WINNEBAGO, MN 56098	18.006.0101	NE1/4 SE1/4	40.00	40.00	\$50,428	1.8074%	\$54
GOLLY, THOMAS H TRUST & JUDY A GOLLY TRUST 33229 215TH ST WINNEBAGO, MN 56098	18.006.0200	SW1/4 SE1/4	40.00	37.48	\$56,581	2.0280%	\$61
ROBERTSON, DAVID J IRREV TRUST C/O DIANA ROBERTSON CO- 3295 MEADOWVIEW LANE MANKATO, MN 56001	18.006.0300	SE1/4 SE1/4 EXCEPT 15.0 AC	25.00	25.00	\$45,518	1.6314%	\$49
SCHEID, SCOTT & RENEE 31981 180TH ST WINNEBAGO, MN 56098	18.006.0301	SE1/4 SE1/4 5.0 AC IN	5.00	4.66	\$5,301	0.1900%	\$6
WAKEFIELD PORK INC 410 MAIN AVE E GAYLORD, MN 55334	18.006.0302	SE1/4 SE1/4 10.0 AC IN	10.00	9.34	\$14,474	0.5188%	\$16
MADAY FAMILY LAND LLP C/O DAVID MADAY 34287 70TH STREET BLUE EARTH, MN 56013	18.006.0400	SW1/4 SW1/4 FRACTION BORDER	41.90	3.94	\$5,420	0.1943%	\$6

FARIBAULT - MARTIN COUNTIES JD-8 REDETERMINATION OF BENEFITS AUGUST 2, 2023 (DRAFT)

Name And Address Of Owner	Parcel Number	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	Estimated Assessment
MADAY FAMILY LAND LLP C/O DAVID MADAY 34287 70TH STREET BLUE EARTH, MN 56013	18.006.0400	SE1/4 SW1/4 BORDER	40.00	29.88	\$51,357	1.8407%	\$55
VERONA TOWNSHIP - SECTION 7		07-103-28					
RYNEARSON, JACLYN A 33497 175TH ST WINNEBAGO, MN 56098	18.007.0100	NW1/4 NE1/4	40.00	37.48	\$81,164	2.9091%	\$87
RYNEARSON, JACLYN A 33497 175TH ST WINNEBAGO, MN 56098	18.007.0100	NE1/4 NE1/4	40.00	39.00	\$73,894	2.6485%	\$79
SHEPLEE, ARDEN 2533 EAGLE RIDGE DR RED WING, MN 55066	18.007.0200	NE1/4 NW1/4	40.00	37.48	\$83,050	2.9767%	\$89
SHEPLEE, ARDEN 2533 EAGLE RIDGE DR RED WING, MN 55066	18.007.0200	SE1/4 NW1/4	40.00	38.48	\$81,117	2.9074%	\$87
BUTLER, MICHAEL ETAL 2357 310TH AVE WINNEBAGO, MN 56098	18.007.0300	NW1/4 NW1/4 EXCEPT 3.77 AC FRACTION	39.70	39.01	\$76,666	2.7478%	\$82
BUTLER, MICHAEL ETAL 2357 310TH AVE WINNEBAGO, MN 56098	18.007.0300	SW1/4 NW1/4 FRACTION BORDER	42.40	41.60	\$88,872	3.1853%	\$96
ANDIRGA, TAYLOR 31124 180TH ST GRANADA, MN 56039	18.007.0400	NW1/4 NW1/4 3.77 AC IN	3.77	3.40	\$1,449	0.0519%	\$2
RICHISON, MICHAEL L & CONNIE JO 2113 300TH AVENUE WINNEBAGO, MN 56098	18.007.0600	SW1/4 NE1/4	40.00	38.48	\$120,249	4.3099%	\$129
MANTHEI, TIMOTHY & LEE MANTHEI 14610 586TH AVE MAPLETON, MN 56065	18.007.1000	NW1/4 SW1/4 FRACTION BORDER	41.50	2.50	\$3,738	0.1340%	\$4
THEOBALD, STEVEN D & CODY J THEOBALD 17106 315TH AVE GRANADA, MN 56039	18.007.1800	SE1/4 NE1/4	40.00	40.00	\$103,137	3.6966%	\$111
THEOBALD, STEVEN D & CODY J THEOBALD 17106 315TH AVE GRANADA, MN 56039	18.007.1800	NW1/4 SE1/4 5.0 AC IN	5.00	4.81	\$12,321	0.4416%	\$13
THEOBALD, STEVEN D & CODY J THEOBALD 17106 315TH AVE GRANADA, MN 56039	18.007.1800	NE1/4 SE1/4 5.0 AC IN	5.00	5.00	\$11,979	0.4293%	\$13
HOWARD, JEANETTE L 1310 ADAMS AVE, APT 110 FAIRMONT, MN 56031	18.007.1900	NW1/4 SE1/4 EXCEPT 5.0 AC BORDER	35.00	9.16	\$17,995	0.6450%	\$19
HOWARD, JEANETTE L 1310 ADAMS AVE, APT 110 FAIRMONT, MN 56031	18.007.1900	NE1/4 SE1/4 EXCEPT 5.0 AC BORDER	35.00	31.90	\$58,502	2.0968%	\$63
HOWARD, JEANETTE L 1310 ADAMS AVE, APT 110 FAIRMONT, MN 56031	18.007.1900	SE1/4 SE1/4 1.5 AC IN BORDER	1.50	1.25	\$2,272	0.0814%	\$2
THEOBALD, STEVE 17106 315TH AVE GRANADA, MN 56039	18.007.2000	SE1/4 SE1/4 10.03 AC IN BORDER	10.03	7.03	\$10,869	0.3895%	\$12
SHEPLEE, ARDEN W & FRANCES 2533 EAGLE RIDGE DR RED WING, MN 55066	18.007.2300	NE1/4 SW1/4 BORDER	40.00	9.18	\$15,607	0.5594%	\$17
VERONA TOWNSHIP - SECTION 8		08-103-28					
LARSON, DUANE D & MARY H 32899 180TH ST WINNEBAGO, MN 56098	18.008.0100	NW1/4 NE1/4	40.00	38.00	\$85,364	3.0596%	\$92

FARIBAULT - MARTIN COUNTIES JD-8 REDETERMINATION OF BENEFITS AUGUST 2, 2023 (DRAFT)

Name And Address Of Owner	Parcel Number	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	Estimated Assessment
LARSON, DUANE D & MARY H 32899 180TH ST WINNEBAGO, MN 56098	18.008.0100	NE1/4 NE1/4	40.00	38.00	\$67,793	2.4298%	\$73
LARSON, DUANE D & MARY H 32899 180TH ST WINNEBAGO, MN 56098	18.008.0100	SW1/4 NE1/4	40.00	39.00	\$82,236	2.9475%	\$88
LARSON, DUANE D & MARY H 32899 180TH ST WINNEBAGO, MN 56098	18.008.0100	SE1/4 NE1/4 EXCEPT 3.26 AC	36.74	35.90	\$78,901	2.8280%	\$85
LARSON, DUANE D & MARY H 32899 180TH ST WINNEBAGO, MN 56098	18.008.0100	NW1/4 SE1/4 13.2 AC IN	13.20	12.71	\$29,088	1.0426%	\$31
LARSON, DUANE D & MARY H 32899 180TH ST WINNEBAGO, MN 56098	18.008.0100	NE1/4 SE1/4 1.7 AC IN	1.70	1.70	\$4,894	0.1754%	\$5
RYNEARSON, JACLYN A 33497 175TH ST WINNEBAGO, MN 56098	18.008.0200	NW1/4 NW1/4	40.00	39.00	\$91,108	3.2655%	\$98
RYNEARSON, JACLYN A 33497 175TH ST WINNEBAGO, MN 56098	18.008.0200	NE1/4 NW1/4 EXCEPT 3.5 AC	36.50	35.99	\$76,448	2.7400%	\$82
MILLER, RICHARD J & MARYJEAN 32444 180TH ST WINNEBAGO, MN 56098	18.008.0300	NE1/4 NW1/4 3.5 AC IN	3.50	3.01	\$3,991	0.1430%	\$4
KIEHM, ETHEL MAE 318 OAK KNOLL COURT BLUE EARTH, MN 56013	18.008.0400	SW1/4 NW1/4	40.00	40.00	\$78,803	2.8245%	\$85
KIEHM, ETHEL MAE 318 OAK KNOLL COURT BLUE EARTH, MN 56013	18.008.0400	SE1/4 NW1/4	40.00	39.00	\$83,620	2.9971%	\$90
KIEHM, ETHEL MAE 318 OAK KNOLL COURT BLUE EARTH, MN 56013	18.008.0400	NW1/4 SW1/4 EXCEPT 1.0 AC BORDER	39.00	33.00	\$74,347	2.6647%	\$80
KIEHM, ETHEL MAE 318 OAK KNOLL COURT BLUE EARTH, MN 56013	18.008.0400	NE1/4 SW1/4 EXCEPT 12.76 AC	27.24	26.75	\$56,428	2.0225%	\$61
BECK, SHIRLEY TRUST SHIRLEY BECK TRUSTEE PO BOX 435 MEDIAPOLIS, IA 52637	18.008.0500	NW1/4 SW1/4 0.75 AC IN BORDER	0.75	0.75	\$981	0.0352%	\$1
BECK, SHIRLEY TRUST SHIRLEY BECK TRUSTEE PO BOX 435 MEDIAPOLIS, IA 52637	18.008.0500	NE1/4 SW1/4 11.0 AC IN BORDER	11.00	9.56	\$17,252	0.6183%	\$19
BECK, SHIRLEY TRUST SHIRLEY BECK TRUSTEE PO BOX 435 MEDIAPOLIS, IA 52637	18.008.0500	SW1/4 SW1/4 EXCEPT 1.6 AC BORDER	38.40	0.40	\$449	0.0161%	\$0
BECK, SHIRLEY TRUST SHIRLEY BECK TRUSTEE PO BOX 435 MEDIAPOLIS, IA 52637	18.008.0500	SE1/4 SW1/4 EXCEPT 4.9 AC BORDER	35.10	1.94	\$2,733	0.0979%	\$3
FINNEGAN, DAVID J 22098 CANTON COURT FARMINGTON, MN 55024	18.008.0800	SE1/4 NE1/4 .32 AC IN	0.32	0.24	\$411	0.0147%	\$0
FINNEGAN, DAVID J 22098 CANTON COURT FARMINGTON, MN 55024	18.008.0800	NW1/4 SE1/4 10.5 AC IN BORDER	10.50	8.50	\$14,233	0.5101%	\$15
FINNEGAN, DAVID J 22098 CANTON COURT FARMINGTON, MN 55024	18.008.0800	NE1/4 SE1/4 EXCEPT 4.2 AC BORDER	35.80	23.58	\$32,461	1.1635%	\$35
NEPP, TYLER & MAKAYLA 32597 173RD STREET WINNEBAGO, MN 56098	18.008.0801	NW1/4 SE1/4 .31 AC IN BORDER	0.31	0.10	\$197	0.0070%	\$0

FARIBAULT - MARTIN COUNTIES JD-8 REDETERMINATION OF BENEFITS AUGUST 2, 2023 (DRAFT)

Name And Address Of Owner	Parcel Number	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	Estimated Assessment
NEPP, TYLER & MAKAYLA 32597 173RD STREET WINNEBAGO, MN 56098	18.008.0802	NW1/4 SE1/4 .35 AC IN BORDER	0.35	0.30	\$597	0.0214%	\$1
NEPP, TYLER & MAKAYLA 32597 173RD STREET WINNEBAGO, MN 56098	18.008.1000	NW1/4 SE1/4 1.91 AC IN BORDER	1.91	0.50	\$998	0.0358%	\$1
NEPP, TYLER & MAKAYLA 32597 173RD STREET WINNEBAGO, MN 56098	18.008.1001	NW1/4 SE1/4 10.2 AC IN BORDER	10.20	9.47	\$18,593	0.6664%	\$20
VERONA TOWNSHIP - SECTION 9		09-103-28					
RYNEARSON, DANNY A 33497 175TH ST WINNEBAGO, MN 56098	18.009.0400	NW1/4 NW1/4 BORDER	40.00	25.77	\$48,660	1.7441%	\$52
RYNEARSON, DANNY A 33497 175TH ST WINNEBAGO, MN 56098	18.009.0400	NE1/4 NW1/4 EXCEPT 5.0 AC BORDER	35.00	6.50	\$8,167	0.2927%	\$9
RYNEARSON, DANNY A 33497 175TH ST WINNEBAGO, MN 56098	18.009.0400	SE1/4 NW1/4 EXCEPT 5.05 AC BORDER	34.95	21.95	\$28,360	1.0165%	\$30
RYNEARSON, JACLYN A 33497 175TH ST WINNEBAGO, MN 56098	18.009.0500	NE1/4 SW1/4 BORDER	40.00	0.81	\$454	0.0163%	\$0
RYNEARSON, JACLYN A 33497 175TH ST WINNEBAGO, MN 56098	18.009.1000	NW1/4 SW1/4 EXCEPT 9.48 AC BORDER	30.52	1.80	\$1,385	0.0496%	\$1
HOLBROOK, MATTHEW JAMES 33168 175TH ST WINNEBAGO, MN 56098	18.009.1001	NW1/4 SW1/4 5.0 AC IN BORDER	5.00	1.75	\$484	0.0173%	\$1
RYNEARSON, DANNY A 33497 175TH ST WINNEBAGO, MN 56098	18.009.1002	SW1/4 NW1/4 EXCEPT 3.1 AC	36.90	35.98	\$55,567	1.9916%	\$60
Faribault County Land Total				1,326.75	\$2,493,526	89.3726%	\$2,681
Faribault County Roads							
FARIBAULT COUNTY PUBLIC WORKS % MARK DALY 727 E 54TH ST. PO BOX 325 BLUE EARTH, MN 56013		CO HWY 1 315th AVE PAVED		9.50	\$29,498	1.0572%	\$32
FARIBAULT COUNTY PUBLIC WORKS % MARK DALY 727 E 54TH ST. PO BOX 325 BLUE EARTH, MN 56013		CO HWY 10 175th STREET PAVED		4.20	\$13,041	0.4674%	\$14
VERONA TOWNSHIP NINA PATTEN - CLERK 16868 340TH AVE WINNEBAGO, MN 56098		180th STREET GRAVEL		15.40	\$31,878	1.1426%	\$34
VERONA TOWNSHIP NINA PATTEN - CLERK 16868 340TH AVE WINNEBAGO, MN 56098		325th AVENUE GRAVEL		6.00	\$12,420	0.4452%	\$13
VERONA TOWNSHIP NINA PATTEN - CLERK 16868 340TH AVE WINNEBAGO, MN 56098		330th AVENUE GRAVEL		4.50	\$9,315	0.3339%	\$10
Faribault County Road Total				39.60	\$96,152	3.4462%	\$103

FARIBAULT - MARTIN COUNTIES JD-8 REDETERMINATION OF BENEFITS AUGUST 2, 2023 (DRAFT)

Name And Address Of Owner	Parcel Number	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	Estimated Assessment
Faribault County Railroad							
DM & E RAILROAD 7TH FLOOR TAX DEPARTMENT 120 S TH ST MINNEAPOLIS, MN 55402		Section 8 & 9 Verona Township		16.25	\$33,638	1.2056%	\$36
Faribault County Railroad Total				16.25	\$33,638	1.2056%	\$36
Faribault Land, Road, Railroad Total				1,382.60	\$2,623,315	94.0245%	\$2,821
MARTIN COUNTY							
CENTER CREEK - SECTION 12		12-103-29					
SHIRLEY BECK TRUST PO BOX 435 MEDIAPOLIS, IA 52637	02.012.0100	NE1/4 NE1/4	40.00	39.00	\$95,563	3.4251%	\$103
SHIRLEY BECK TRUST PO BOX 435 MEDIAPOLIS, IA 52637	02.012.0100	SE1/4 NE1/4 BORDER	40.00	18.21	\$39,801	1.4265%	\$43
MCDERMOTT, KELLY L 3067 180TH ST GRANADA, MN 56039	02.012.0300	NW1/4 NE1/4 BORDER 6.5 AC IN	6.50	5.10	\$1,892	0.0678%	\$2
SCHULTZ, ANN M 530 148TH AVE HAM LAKE, MN 55304	02.012.0900	NW1/4 NE1/4 BORDER 18.87 AC IN	18.87	4.98	\$12,023	0.4309%	\$13
KOTEWA, CARTER 1673 230TH AVE FAIRMONT, MN 56031	02.012.1000	NW1/4 NE1/4 BORDER 14.06 AC IN	14.06	3.56	\$9,161	0.3283%	\$10
Martin County Land Total				70.85	\$158,439	5.6787%	\$170
Martin County Roads							
CENTER CREEK TOWNSHIP KIM M SHOEMAKER - CLERK 2849 150TH ST GRANADA, MN 56039		180th Street Gravel		4.00	\$8,280	0.2968%	\$9
Martin County Road Total				4.00	\$8,280	0.2968%	\$9
Martin Land, Road Total				74.85	\$166,719	5.9755%	\$179
Faribault Land, Road, Railroad Total				1,382.60	\$2,623,315	94.0245%	\$2,821
Martin Land, Road Total				74.85	\$166,719	5.9755%	\$179
Faribault and Martin JD-8 Total				1,457.45	\$2,790,034	100.0000%	\$3,000