

CD04 Parcel Count: 98 Total Parcels - Avon Township: 32 Parcels, St. Wendel Township: 65 Parcels, Stearns County: 1 Parcel

Cost of Proposed Ditch Repair (Tree and Sediment Removal)

\$16,000 to \$20,000 Estimate, say \$18,000

Current CD04 Acres

Cost per acre based on 2,848 Benefited Acres

$\$18,000 / 2,848 \text{ acres} = \$6.32/\text{Ac}$

10 Acres	\$63.20
20 Acres	\$126.40
40 Acres	\$252.80
80 Acres	\$505.60
160 Acres	\$1,011.20

Note: Estimates assume all benefited acres are equal. If a repair project is approved by the Drainage Authority, the total project would be distributed among all 2,848 benefited acres in the drainage system. This estimate is only based on the proposed scope of work.

Drainage benefits and/or damages are evaluated by ditch viewers using standardized benefit assessment methods. The Drainage Code states that drainage system costs must be prorated to each tract of property affected in direct proportion to the benefits that each tract receives (103E.601). Typically, each tract is different and may receive more or less benefit than another tract resulting in a different allocation of the total project costs displayed here. This illustration is a simplified overview of the cost breakdown on an acreage basis assuming all benefited acres are equal. It is offered as an estimate only and should not be construed as the exact amount that will apply to each tract of land. The actual project costs will vary as will the actual amount of the total cost collected through a special assessment certified to each active tax parcel having benefited acres.

The project cost per acre represents an approximation of the cost that may be assessed against real estate as a special assessment. It is not a property tax even though it is shown on a property tax statement and collected by the county. A special assessment is based upon the concepts of "need" and "benefit". Special assessments require a finding that the proposed improvement or repair is needed for a reason consistent with law and is assessed to each property receiving a measurable and direct benefit from the improvement or repair that was needed. Property owners who do not want to pay a special assessment in full can have it added to their tax statement. They are payable in equal installments extending over a period of time (usually 5, 10, or 15 years) with or without interest.

For example, if a 160 acre parcel has a special assessment of \$1,011.20 for 10 years at no interest, the amount due each year is \$101.12.