

APPRAISERS REPORT
ROSEAU RIVER WATERSHED DISTRICT DITCH #16 IMPROVEMENT

The undersigned appraisers, appointed to appraise the benefits and damages to property affected by the Improvement of Roseau River Watershed District Ditch #16, including all property likely to be affected by the drainage system or that may be used or taken for grass buffer strips necessary to control erosion, sedimentation, improve water quality, or maintain the efficiency of the drainage system, as ordered by the Roseau River Watershed District Board of Managers. The establishment of benefits for the Improvement of Roseau River Watershed District Ditch #16 is being performed in accordance with Minnesota Statute 103E.315.

The establishment of Roseau River Watershed District Ditch #16 consists of approximately 9.2 miles of open channel including County Ditch 16 Main; County Ditch 16 Lateral 1 and County Ditch 16 Branch 1. A complete description of the proposed drainage system alignment is as follows:

County Ditch 16 – Main Ditch: Commencing at a point 1500 feet south of the apparent section corner common to sections 15-16, 21-22, Township 162 N. Range 41 W. (Ross Township) running thence north and 25 feet east of the apparent section line between sections 21-22, 15-16, 9-10, 3-4; thence continuing north and 25 feet east of the apparent section line between sections 33-34, 27-28, Township 163 N. Range 41 W. (Dieter Township), to the Roseau River.

County Ditch 16 – Lateral 1: Commencing at a point 1800 feet south of the apparent section corner common to sections 14-15, 10-11, Township 162 N. Range 41 W. (Ross Township) running thence north and 25 feet east of the apparent section line between sections 14-15, 10-11, 2-3; thence continuing north and 25 feet east of the apparent section line between sections 34-35, Township 163 N. Range 41 W. (Dieter Township) for 4536 feet; thence continuing in a northeasterly direction at a bearing of 18 degrees, 14 minutes east of north for 1210 feet to a point in section 26, Dieter Township; thence continuing due north to the Roseau River.

County Ditch 16 – Branch 1: Commencing 25 feet south of the southeast corner section 34, Township 163 N. Range 41 W; thence west between sections 3 and 34, Townships 162 and 163 N. Range 41 W. to County Ditch 16 – Main Ditch.

The undersigned appraisers, pursuant to the order of the Roseau River Watershed District Board of Managers, did meet preparatory to commencing duties on the 27th day of August 2019 at Roseau River Watershed District located at 714 6th St SW, Roseau, Minnesota 56751.

Having taken the oath as required by MSA 103E.305 to faithfully and impartially perform the appraiser duties, and having received charts, maps, and diagrams, did view, all lands and properties affected by said proposed drainage system and further, we did determine the damages to lands and properties affected by establishment of a grass strip necessary to control erosion, sedimentation, improve water quality, or maintain the efficiency of the drainage system as a result of the Improvement of Roseau River Watershed District County Ditch #16.

The land use within the benefiting area of the proposed project consists of agricultural or agriculturally related purposes. The principal crops grown are row crops, wheat, barley, hay, corn and soybeans.

We were able to determine the boundaries of the benefiting area by viewing Lidar data provided by Roseau River Watershed District along with visually viewing the project area. Meetings were held with the project engineer that provided maps of the watershed boundary that identified drainage practices and patterns. We viewed the County Assessor's records and aerial photo maps to determine the number of acres of tillable -tillable land and building sites, in each forty, government lot, and all other tracts of land. The Viewers also held meetings with property owners obtaining their input on drainage patterns, rental rates and property values.

We have determined the extent and basis of benefits as prescribed under MSA 103E.315.

In accordance with MSA 103E.321, Subd. 1 (1), we have indicated in tabular form each lot, 40 acre tract, under separate ownership that is benefited or damaged, which is attached herewith.

We have shown the number of acres in each tract or lot (MSA 103E.321 Subd. 1 (3)).

We have found no acres added to a tract or lot by the proposed drainage of public waters (MSA 103E.321, Subd. 2. (4)).

We found no damage to riparian rights (MSA 103E.321, Subd. 1. (5)).

We have found no acres or amount of benefits being assessed for drainage of the area before the drainage benefits could be realized that would require a public work permit to work in public waters under section MSA 103G.245 to excavate or fill a navigable water body under United States Code, Title 33, Section 1344 (Subd.1. (8)).

We have identified wetlands utilizing the National Wetland Inventory Maps and have assessed drainage benefits to only those wetlands that in our analysis would be considered conversion of a wetland under United States Code, Title 16, Section 3821, and are currently in agricultural production (Subd. 1. (9)).

Permanent right of way will be acquired and, therefore damages will be awarded for the establishment of permanent right of way necessary to control erosion, sedimentation, improve water quality, or maintain the efficiency of the drainage system and for the same reason we found damages, (MSA 103E.321, Subd. 1. (6)), for grass strips as required in (MSA 103E.201).

We have determined direct and indirect drainage benefits on and related to the Improvement of Roseau River Watershed District County Ditch #16

Direct Sales Analysis – Direct Benefits – Cropland / Pasture

The increase in market value was determined by market extracted sales data for similar properties in the area. Values averaged from \$1,600.00 per acre for cropland and \$600.00 for pasture/hay land in the drained condition versus values averaged from \$1,000.00 per acre for cropland and \$300.00 per acre for pasture/hay land in the undrained condition.

Direct Benefits - Area 1

The increased market value was determined for these properties by comparing the existing values in the unimproved condition with these drainage systems in place operating in their full designed capacity for a 10-year channel capacity. The Viewers have determined based on these values along with allowances for any private improvement costs that the drainage system provides for an increased market value/benefit for the Class A, agricultural/tillable acres and Class C, Residential properties at a benefit rate of \$400.00/acre, and a benefit rate of \$100.00/acre, for Class D, pasture/hay land.

Indirect Drainage Benefits Area 2

Area 2 consists of properties that utilize the drainage systems as an outlet. The outlet benefit for these properties was calculated using the Minnesota Public Drainage Manual. The outlet benefit was calculated with these properties utilizing the drainage systems for an outlet and the impact on maintenance over the life span of the drainage system. The Viewers have determined that for Class A, agricultural/tillable acres; Class C, residential properties, Class D, pasture/hay land receive indirect outlet benefit at the rate of \$100.00/acre and a benefit rate of \$50.00/acre to woodlot/conservation land.

Direct Benefits - Area 3 - Secondary Outlet

The increased market value was determined for these properties using the drainage improvement as a secondary outlet. The Viewers comparing the existing values in the unimproved condition with the drainage systems in place operating in their full designed capacity for a 10-year channel capacity. The Viewers applied a frequency of use analysis provided by engineering to obtain the increased market value/benefit to the Class A agricultural/tillable land at a rate of \$150.00/acre.

Change in land use Class E – Converted Wetlands ALL

Benefits have been determined using the highest and best use of the property. The Viewers considered the change in land use from wetlands to cropland with the value in the improved condition. We determined the value of Class B, converted wetlands to farmland and arrived at a benefit rate of \$600/acre.

Road Benefits

The Viewers have determined Benefits for all State, County, Township roads by the same rate per acre which was used for agricultural properties in Areas 1 and 2 and 3. The total benefits to roads = \$74,938.32.

We prepared a Benefit and Damages Statement which describes how the benefits and damages were determined which is attached and included as Exhibit 1 of this report.

We did cause to be kept an accurate account of all our services and time engaged in making said view and examination; the nature and kind of work done by us; the days each one of us was engaged in said works; the amount charged per day by each of us; every item of expense incurred by us in said work; which we have filed with the Roseau River Watershed District Board of Managers.

That we further report that at the completion of our examination, as aforesaid, we did sum up the total benefits and damages for Roseau River Watershed District Ditch #16, and did find, and hereby report, that the grand total of benefits is \$1,881,830.32.

That we further report the damages to be paid are shown in Exhibit 1 determined at a rate of \$1000.00/acre for permanent ditch right of way and grass strips on agricultural cropland. There is a total of 26.85 acres of permanent ditch right of way easement and grass strip right of way, and hereby report, that the total damages for permanent right of way are \$26,850.00.

Damages were also determined at a rate of \$120.00/acre for temporary construction right of way. There is a total of 42.062 acres related to the Improvement of Roseau River Watershed District County Ditch #16, and we hereby report, that the total damages for temporary construction right of way is \$5,047.44.

That we further report that we have considered the relative utility and benefits derived by Roseau River Watershed District Ditch #16 and hereby report that we have identified benefits to reflect reasonable and present-day values.

It is recommended that the Roseau River Watershed District Board of Managers hold a final hearing on the report and confirm the benefits and damages and benefited and damaged areas to be used for the establishment of Roseau River Watershed District Ditch #16 and all subsequent proceedings related to the drainage system.

Dated this ___th day of _____ 2020.

Respectfully Submitted,

Robert Wagner

Roger Beiswenger

Mike Baumgarten

Jerry Bennet, Alternate

Test Levy Roseau County Ditch 16 Improvement

Classification	Benefits			Levy				Amortized Rate per acre 15 years less interest
	Acres	Rate	Benefits	Percent of Benefits based on \$1,683,179 for 10 year design	Levy rate per acre	Dollars Levy by Class		
AREA 1 (Direct Benefit)								
Class A - Agriculture (tillable)	3,708.38	\$400.00	\$1,483,352.00	0.89443733	\$357.77	\$1,326,765.40	\$23.85	
Class C - Residential / Commercial	33.22	\$400.00	\$13,288.00	0.89443733	\$357.77	\$11,885.28	\$23.85	
AREA 2 (Indirect Benefit)								
Class A - Agriculture (tillable)	520.31	\$100.00	\$52,031.00	0.89443733	\$89.44	\$46,538.47	\$5.96	
Class C - Residential / Commercial	105.89	\$100.00	\$10,589.00	0.89443733	\$89.44	\$9,471.20	\$5.96	
Class D - Pasture/Hay Land Areas 1, 2 and 3	605.02	\$100.00	\$60,502.00	0.89443733	\$89.44	\$54,115.25	\$5.96	
Class E - Woodlots / Conservation Areas 1,2 and 3	832.31	\$50.00	\$41,615.50	0.89443733	\$44.72	\$37,222.46	\$2.98	
AREA 3 (Direct Benefit)								
Class A - Agriculture (tillable)	241.03	\$150.00	\$36,154.50	0.89443733	\$134.17	\$32,337.93	\$8.94	
Land Conversion								
Class B - Converted Wetland to Cropland/Tillable	182.30	\$600.00	\$109,380.00	0.89443733	\$536.66	\$97,833.56	\$35.78	
Dieter Township			\$7,200.00	0.89443733		\$6,439.95		
Ross Township			\$13,730.00	0.89443733		\$12,280.62		
County Roads			\$17,163.45	0.89443733		\$15,351.63		
State Roads			\$36,844.87	0.89443733		\$32,955.43		
Total Benefits =			\$1,881,830.00					
Test Levy			\$1,683,179.00					
Total Acres								

Total Benefits = \$1,881,830.00
 Test Levy \$1,683,179.00
 Total Acres \longleftrightarrow \$1,683,197.18

Petition for Improvement of Roseau River Watershed District drainage systems County Ditch #16 (CD16)

EXHIBIT 1 OF VIEWERS REPORT IN DITCH PROCEEDINGS, 10 YEAR BENEFITS

Showing Names and Owners of Land, Total Number of Acres Benefited or Damaged and

Amounts of Benefits of Damages to each Tract of Land Affected by Redetermination

Parcel Number	NAMES OF OWNERS	Township Range Section	DESCRIPTION	Acres in Tract	Benefited Acres in Tract	Class "A" Benefited (AG 1 Cropland)	Area 1 Benefit Value (\$400.00) Per Acre	Class "A" Area 2 Acres Benefited (AG 1 Cropland)	Area 2 Benefit Value (\$100.00) Per Acre	Class "A" Area 3 Acres Benefited (AG 1 Cropland)	Area 3 Benefit Value (\$150.00) Per Acre	Class "B" Acres Benefited (Converted Wetlands)	Benefit Value (\$600.00) Per Acre	Class "C" Acres Benefited (Residential)	Benefit Value (\$400.00) Per Acre Area 1&3; (\$100.00) Per Acre Area 2	Class "D" Acres Benefited; AG Pasture, Hay	Benefit Value (\$100.00) Per Acre	Class "E" Acres Benefited (Woodland/Conservation)	Benefit Value (\$50.00) Per Acre	Existing R/W Acres	New Perm AG R/W Acres	Perm Ag R/W \$1,000.00 per Acre	Total Perm Ag R/W \$	Temp R/W Acres	Temp R/W \$120.00 per Acre	Total Damages Temp R/W \$	Benefits Per Parcel (\$)	Non converted wetlands	
Dieter																													
7.00545	James P Johnson	26-163-041	SW1/4 SW1/4	40	34.60	23.66	\$ 400.00					0.81	\$ 600.00	1.23	\$ 400.00	3.68	\$ 100.00	0.89	\$ 50.00	4.18	0.15	\$ 1,000.00	150.00	1.45	\$ 120.00	174.00	10,854.50		
	32499 360th St		SE1/4 SW1/4	40	24.57	24.57	\$ 400.00																				9,828.00		
	Roseau, MN 56751		SW1/4 SE1/4	40	3.53	3.53	\$ 400.00																				1,412.00		
7.0061	Garrett D Lee	28-163-041	SE1/4 SE1/4	40	4.62	2.67	\$ 400.00											0.04	\$ 50.00	1.91							1,070.00		
	30715 350th St																												
	Badger, MN 56714																												
7.00707	Garrett D Lee	33-163-041	NE1/4 NE1/4	40	32.25	29.23	\$ 400.00					0.1	\$ 600.00							2.92							11,752.00		
	30715 350th St		NW1/4 NE1/4	40	1.26	0.99	\$ 400.00					0.27	\$ 600.00														558.00		
	Badger, MN 56714		SW1/4 NE 1/4	40	12.46	12.46	\$ 400.00																				4,984.00		
			SE1/4 NE/4	40	40.00	38.8	\$ 400.00													1.2							15,520.00		
7.00712	Jason & Ruth Braaten	33-163-041	NE1/4 SE1/4	40	32.84	31.6	\$ 400.00													1.24							12,640.00		
	30957 340th St		SE1/4 SE1/4	40	21.92	17.49	\$ 400.00											3.49	\$ 50.00	0.94							7,170.50		
	Badger, MN 56714																												
7.00709	Douglas Erickson	33-163-041	NW1/4 SE1/4	40	0.98	0.98	\$ 400.00																				392.00		
	36838 300th St																												
	Roseau, MN 56751																												
7.00715	Roberta A Johnson Trust	34-163-041	NE1/4 NE 1/4	21.61	21.61	16.25	\$ 400.00			3.07	\$ 150.00									2.29							6,960.50		
	35219 Co Rd 115																												
	Badger, MN 56714																												
7.00716	Rickey & Rosalie Isham	34-163-041	NE1/4 NE1/4	4.02	4.02	1.87	\$ 400.00											0.78	\$ 50.00	1.37							787.00		
	35216 State Hwy 89																												
	Roseau, MN 56751																												
7.00718	Gregory & Jason Braaten	34-163-041	NE1/4 NE 1/4	17.75	17.75	16.87	\$ 400.00													0.88							6,748.00		
	34323 State Hwy 89		NW1/4 NE1/4	40	40.00	17.85	\$ 400.00			19.8	\$ 150.00									2.35							10,110.00		
	Roseau, MN 56751		SW1/4 NE1/4	40	40.00	9.54	\$ 400.00			22.41	\$ 150.00	6.94	\$ 600.00					1.11	\$ 50.00								11,397.00		
			SE1/4 NE1/4	36.34	36.34	15.97	\$ 400.00			10.15	\$ 150.00	7.52	\$ 600.00							2.7							12,422.50		
7.00736	Garrett D Lee	34-163-041	NE1/4 NW1/4	40	40.00	1.71	\$ 400.00			34.96	\$ 150.00									1.85	1.48	\$ 1,000.00	1,480.00	1.44	\$ 120.00	172.80	5,928.00		
	30715 350th St		NW1/4 NW1/4	40	40.00	4.41	\$ 400.00			32.77	\$ 150.00									2.82							6,679.50		
	Badger, MN 56714																												
7.00724	Gregory A Braaten	34-163-041	SE1/4 NW1/4	40	40.00	32.65	\$ 400.00			7.35	\$ 150.00																14,162.50		
	34323 State Hwy 89		SW1/4 NW1/4	25.34	25.34	23.01	\$ 400.00													2.33				1.56	\$ 120.00	187.20	9,204.00		

			SE1/4 NE1/4	40	40.00	28.65	\$ 400.00				2.28	\$ 600.00				1.47	\$ 50.00	2.49							12,901.50	5.11			
28.0034	Deanna R Kujava	15-162-041	NE1/4 NW1/4	10	10.00							3.05	\$ 400.00			6.39	\$ 50.00	0.56								1,539.50			
	31476 320th St																												
	Badger, MN 56714																												
28.0034	Dennis Kujava & Debbie Kujava	15-162-041	NE1/4 NW1/4	30	30.00	24.34	\$ 400.00								5.13	\$ 50.00	0.53										9,992.50		
	31476 320th St		NW1/4 NW1/4	40	40.00	34.39	\$ 400.00				0.64	\$ 600.00					2.23	1.26	\$ 1,000.00	1,260.00							14,140.00	1.48	
	Badger, MN 56714		SW1/4 NW1/4	40	40.00	21.45	\$ 400.00						7.01	\$ 100.00	6.99	\$ 50.00	1.39	1.6	\$ 1,000.00	1,600.00							9,630.50	1.56	
			SE1/4 NW1/4	40	40.00	36.68	\$ 400.00				0.86	\$ 600.00															15,188.00	2.46	
28.0035	Burl & Shemene Peckman Living Trust	15-162-041	NE1/4 SW1/4	40	40.00	35.6	\$ 400.00				4.4	\$ 600.00															16,880.00		
	17524 W 351st St		NW1/4 SW1/4	40	40.00	33.63	\$ 400.00				2.36	\$ 600.00					1.38	1.14	\$ 1,000.00	1,140.00							14,868.00	1.49	
	Paola, KS 66071		SW1/4 SW1/4	40	40.00	31.62	\$ 400.00				3.46	\$ 600.00					2.33	1.04	\$ 1,000.00	1,040.00							14,724.00	1.55	
			SE1/4 SW1/4	40	40.00	33.31	\$ 400.00				5.65	\$ 600.00					1.04										16,714.00		
28.0034	Ryan Karl	15-162-041	NE1/4 SE1/4 le	7.47	7.47	0.79	\$ 400.00						2.59	\$ 400.00			3.24	\$ 50.00	0.61								1,514.00	0.24	
	31235 State Hwy 89		SE1/4 SE1/4 le	7.47	7.47								3.87	\$ 400.00			2.99	\$ 50.00	0.61								1,697.50		
	Badger, MN 56714																												
28.0035	Burl & Shemene Peckman Living Trust	15-162-041	NE1/4 SE1/4 le	32.53	32.53	26.83	\$ 400.00				2.93	\$ 600.00				0.9	\$ 50.00	1.55									12,535.00	0.32	
	17524 W 351st St		NW1/4 SE1/4	40	40.00	35.33	\$ 400.00				3.88	\$ 600.00				0.79	\$ 50.00										16,499.50		
	Paola, KS 66071		SW1/4 SE1/4	40	40.00	37.93	\$ 400.00				1.03	\$ 600.00					1.04										15,790.00		
			SE1/4 SE1/4 le	32.53	32.53	29.74	\$ 400.00				0.18	\$ 600.00				0.15	\$ 50.00	2.46									12,011.50		
28.0035	Dennis Kujava & Debbie Kujava	16-162-041	SW1/4 NE1/4	40	15.39	11.53	\$ 400.00										2.78	\$ 50.00									4,751.00	1.08	
	31476 320th E		SE1/4 NE1/4 le	40	32.37	31.25	\$ 400.00												1.12								12,500.00		
	Badger, MN 56714																												
28.0037	Ardmore Haugen	16-162-041	NE1/4 SW1/4	40	11.59	11.02	\$ 400.00				0.57	\$ 600.00															4,750.00		
	35730 Co Rd 115																												
	Roseau, MN 56751																												
28.0035	Suzanne J Anderson Living Trust	16-162-041	NE1/4 SE 1/4	40	34.62	32.64	\$ 400.00									0.89	\$ 50.00	1.09									13,100.50		
	1411 15th Ave N		NW1/4 SE1/4	40	33.33	33.33	\$ 400.00																					13,332.00	
	Wahpeton, ND 58075		SE1/4 SE1/4	40	0.53	0.47	\$ 400.00											0.06										188.00	
28.0048	Thomas V Fugleberg	22-162-041	NE1/4 NE1/4	40	35.00	32.1	\$ 400.00									0.58	\$ 50.00	2.32									12,869.00		
	30745 State Hwy 308		NW1/4 NE1/4	40	40.00	39.07	\$ 400.00											0.93									15,628.00		
	Badger, MN 56714		SW1/4 NE1/4 le	19	19.00					17.65	\$ 100.00																1,765.00	1.35	
			SE 1/4 NE1/4 le	9	13.00					12.55	\$ 100.00																	1,255.00	
28.0048	Thomas V Fugleberg	22-162-041	SE1/4 NE 1/4 le	11	11.00								7.72	\$ 100.00			2.47	\$ 50.00	0.81								895.50		
	30745 State Hwy 308																												
	Badger, MN 56714																												
28.0047	Thomas V Fugleberg	22-162-041	NE 1/4 NW1/4	40	40.00	39.03	\$ 400.00																					15,612.00	

	31309 St Hwy 11																									
	Badger, MN 56714																									
TOTALS				7409.615	6715.33	5708.38	520.31	241.03	AREA 1	157.42	33.21	251.9	605.02	832.31	285.3	26.85	\$ 1,000.00	26,850.00	42.062	\$ 120.00	5,047.44				174.73	
									NOI Area 1	24.88	105.89	555.12														

TOTAL DAMAGES PERMANENT/TEMPORARY =

26.85 \$26,850.00 42.06 \$5,047.44

Total Benefits to Land =

\$1,806,892.00

Benefits to Roads and Corporations

Dieter Township

\$7,200.00

Ross Township

\$13,730.00

County Roads

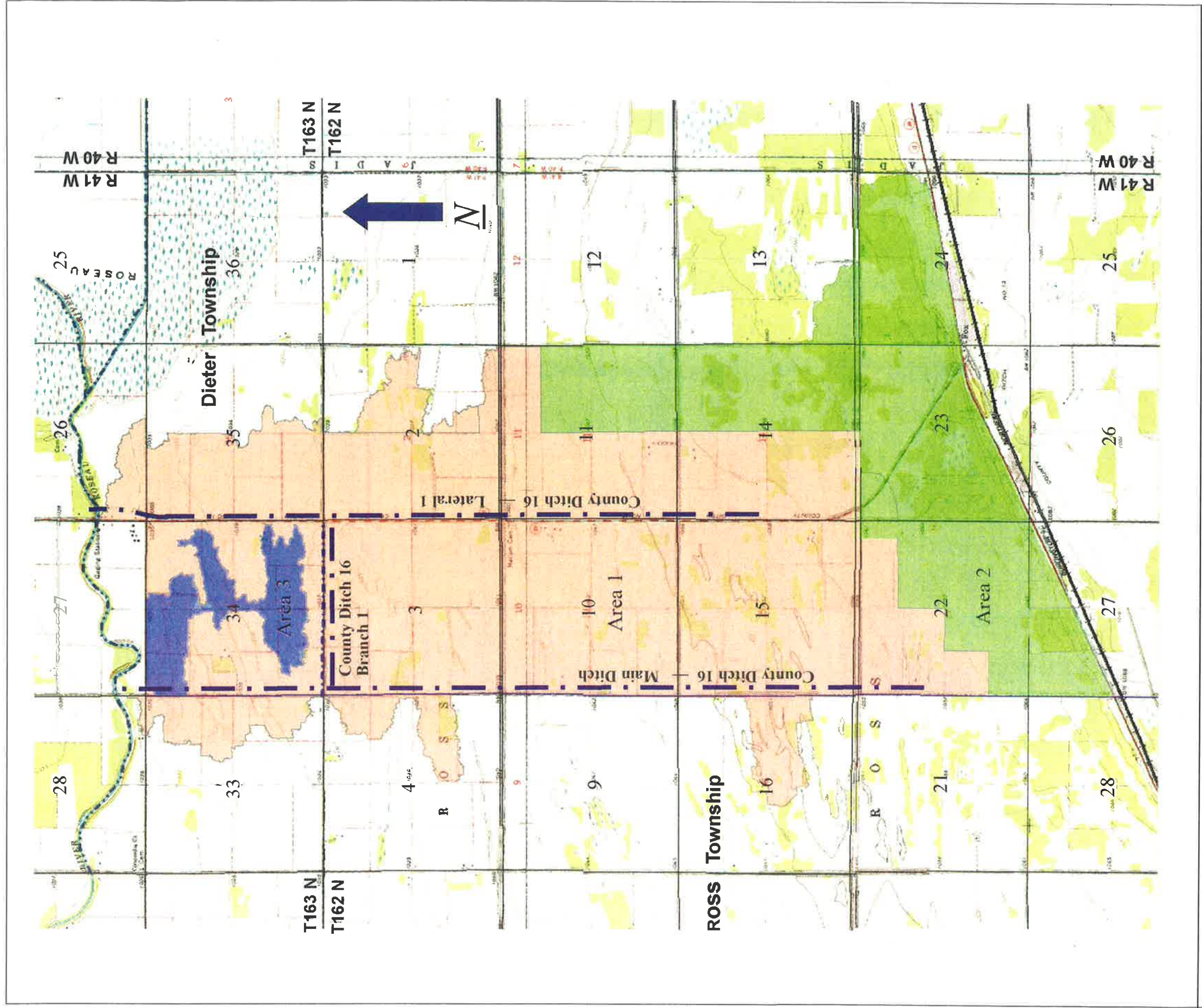
\$17,163.45

State Roads

\$36,844.87

Grand Total Benefits =

\$1,881,830.32



Roseau County Ditch #16 Improvement

BENEFITS

BENEFITS TO ROADS AND CORPORATIONS

DIETER TOWNSHIP	ACRES	AMOUNT
	18.0	\$ 7,200.00
ROSS TOWNSHIP	56.9	\$ 13,730.00

**ROSEAU COUNTY ROADS
MN DEPARTMENT OF TRANSPORTATION**

	42.9	\$ 17,163.45
	142.6	\$ 36,844.87

BENEFITS TO LANDS =

	6,228.5	\$1,806,892.00
Grand Total Benefits =		\$1,881,830.32

DAMAGES

Permanent ROW and Grass Strip	26.85	\$ 26,850.00
Temporary Construction ROW	42.06	\$ 5,047.20
Total Damages		\$ 31,897.2

LEGEND

- AREA 1**
AREA 1—Direct Drainage
 \$ 400.00/AC - CLASS A (AG1-CROPPED)
 \$ 400.00/AC - CLASS C (RESIDENTIAL/COMMERCIAL)
- AREA 2**
AREA 2—Indirect (Outlet Benefits)
 \$ 100.00/AC - CLASS A, C and D (AG1-CROPPED;
 RESIDENTIAL/COMMERCIAL AND PASTURE)
 \$ 50.00/AC - CLASS E (WOODLOTS/CONSERVATION)
- AREA 3**
AREA 3 - Direct Drainage
 \$ 150.00/AC—CLASS A (AG1-CROPPED)
- Converted Wetlands (ALL)**
 \$ 600.00/AC—CLASS B (CONVERTED WETLANDS)
- Roseau County Ditch #16 Improvement

Date 4-18-2020
 Sheet 1 of 1
 N.T.S

Roseau River Watershed District
 Improvement of Roseau County Ditch #16

BENEFIT MAP
 PREPARED BY
Jerry Bennett, Mike Baumgartner, Roger Bauwagner, Rod Wagner