

North Fork Crow River Watershed District
1030 Front Street, PO Box 40
Brooten, MN 56316

RE: Determination of Benefits
Lake Koronis Aquatic
Management Plan

June 18 , 2020

Benefits and Damages Statement

This report addresses the property value benefits attributable to the proposed Lake Koronis Aquatic Management Plan. The report values are based upon a comparison of the conditions that would exist within Lake Koronis with no aquatic plant management with those that are anticipated with the implementation and operation of the proposed management plan. It should be noted that currently there exists a certain amount of private and state sponsored management activities that are being undertaken.

To determine the conditions that would exist with aquatic plant management, we viewed the lake on May 12, 2020. Visibility and motor progress around the lake was unimpeded. However, discussions with members of the Koronis Lake Association and the Wenck Report indicate that during the peak vegetative season the ability to move around the lake is impaired and impacted by the vegetative masses. News articles also indicate that other lake associations have concerns on their respective lakes as well. Minnesota Department of Natural Resources indicate that since 2016, 14 lakes have been found to be infested with Starry Stonewort. Information was also received from the North Fork Crow River Watershed District and Wenck Associates, Inc., the project engineer. Based upon the information provided, we have determined that the project will improve access to the lake, improve water quality, and management of the invasive Starry Stonewort, now being the major aquatic problem plant. It is our opinion that the impact of the treatment, based upon their recommendations, will generally provide a similar improved value to all properties having lake shore frontage. Certain surrounding properties will also benefit as indicated in the report. These include those with lake access or value derived from certain viewsheds or proximity derived benefits.

To determine the benefit value to the number of properties affected by the lakes accessibility and water quality, an investigation of lake shore land sales was conducted on various lakes within Stearns County, Kandiyohi County and other counties having lakes with and without measurable aquatic weed issues including previous analysis. Our comparison looked at sales value and value trends over a period of time. We considered that some lakes have undertaken management of the vegetation and evaluated that impact to estimated value. Our value is based upon the engineers recommended alternative implementation plan.

For future assessments, if large tract properties are subdivided, benefit values should only apply to those parts of the property directly benefiting by the project. Benefit value for changes in improvements, and future lot development should be reflected through adjustment of the related estimated market value.

With consideration of the indicated range of values, we have determined that a percentage of the assessor's estimated market value best reflects the benefit values. To best reflect the benefit, it is our opinion that a minimum of 3% of the Assessor's land value and at least 1% of the Assessor's value of the improvements of the properties with direct lake frontage. For the properties that, in our opinion, had excess acres or limited lake access we adjusted the benefit to reflect that consideration. Individual consideration was given to any benefiting lands that were completely separated from the lake.

Respectfully submitted;

Ron Ringquist, Jeff Johnson, Allen Kerber