

Division of Lands and Minerals **Central** Region  
**Fee Determination Report (Easement)**

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**Easement #:** ECOU

**Project:** Hwy 96 road widening

**Project Description:** road easement

**Location:** NENW and NWNW 29-112-20

**County:** Dakota

**Owner:** State of Minnesota (FAW **Division**)

**Valuation Date:** 8/27/21

In order to establish a per acre value, I have searched the following resources:

- Minnesota Land Economics website
- County estimated market value
- Sale information in the immediate and surrounding townships
- Current per acre land rate from the County Assessor

These records indicate bare land values to be roughly \$3,995/acre for the DNR's recreational land parcel of about 157 acres in this quarter section.

Based on the above-mentioned data and using the mean average, the determined per acre value is \$ [REDACTED].

Total Temporary easement acres: [REDACTED] Acres

Total Permanent easement acres: 1.51 Acres

Temporary

Base Value: \$ [REDACTED]/Ac. @ 50% = \$ [REDACTED] x [REDACTED]/Ac. = \$ [REDACTED]

Or

Permanent

Base Value: \$3,995/Ac. x 1.51 acres = \$6,034.45

Conclusions/Comments: Assessed valuation only was used for this fee determination, since the DNR land is a large and unique parcel in this neighborhood.

**Total Fee: \$6.034.45 (LRS may calculate a few cents different than this)**

This fee was calculated by:

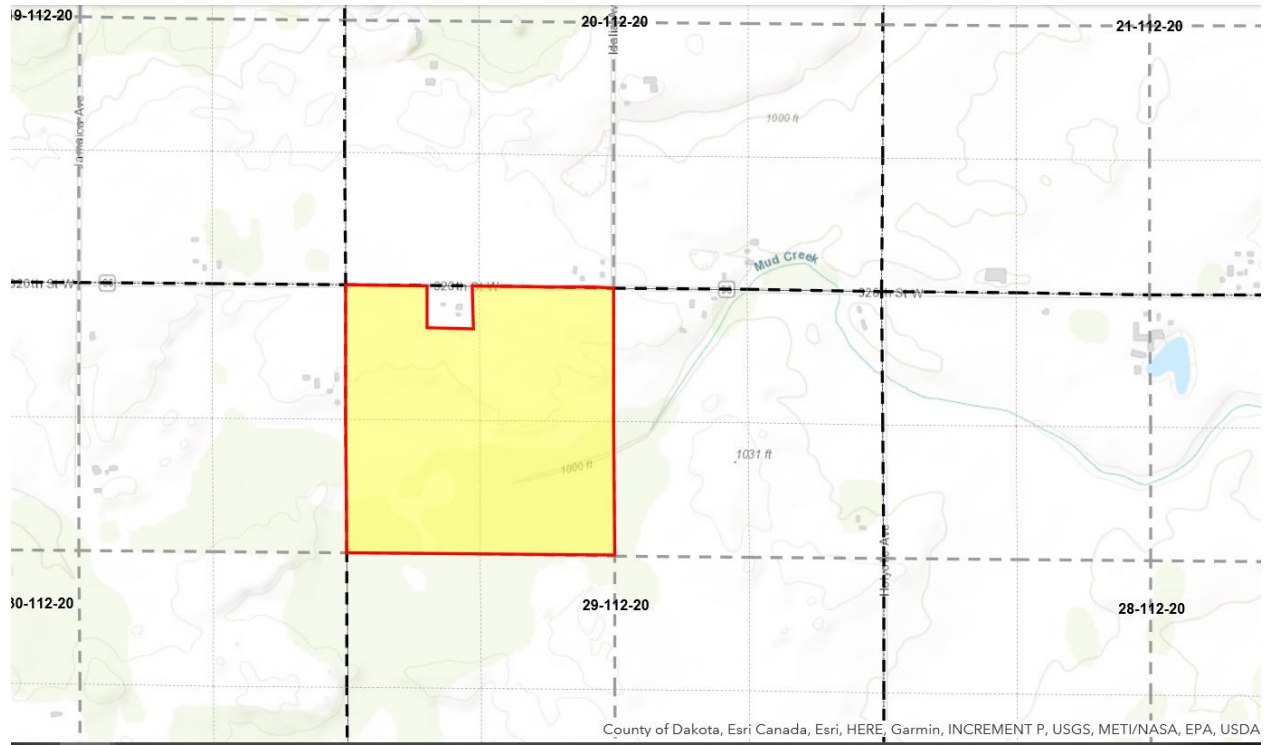
Martha L. Vickery

Central Region Operations Coordinator - **Central** Region

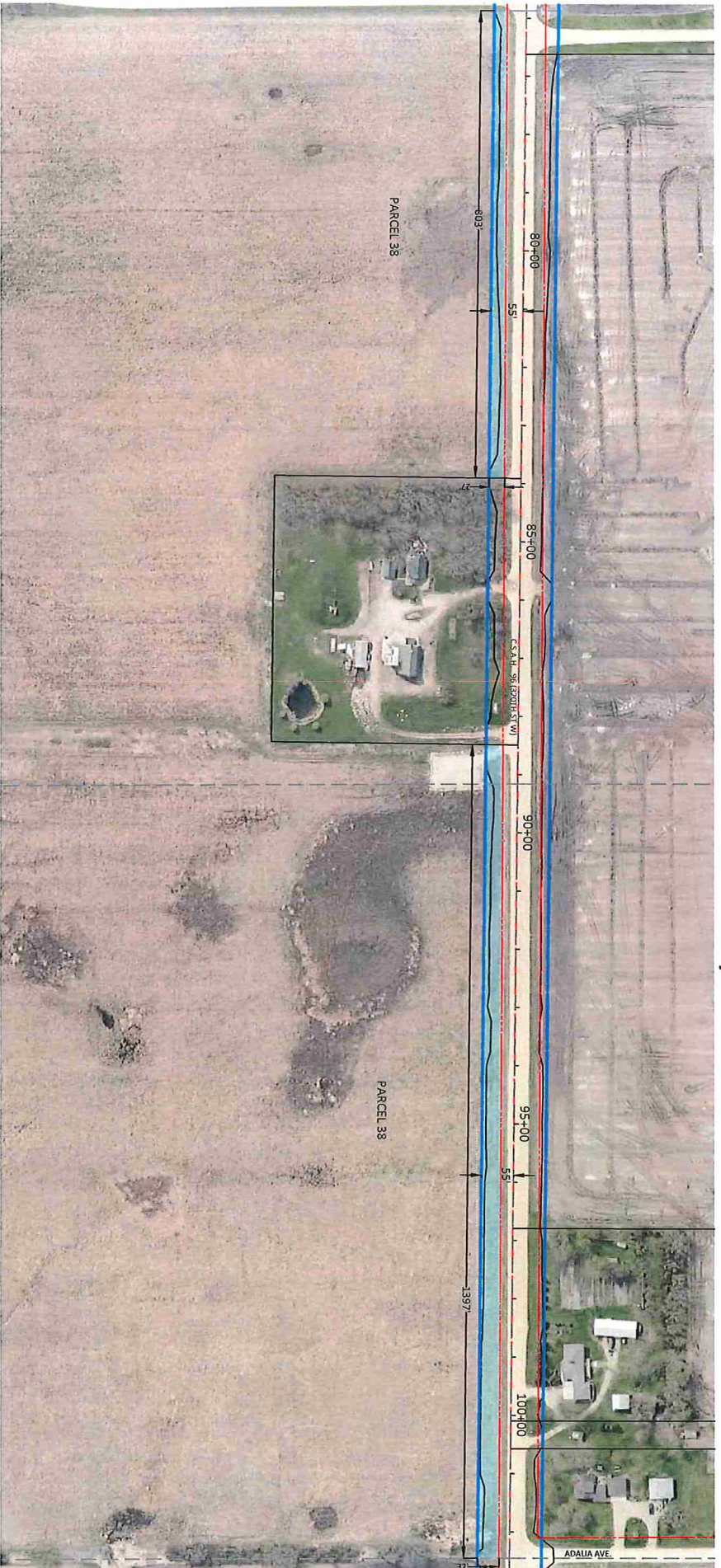
DNR – Division of Lands and Minerals

Phone: (651) 259-5792

Dakota County taxation parcel map: NW ¼ with residential lot exception, Section 29, Township 112-Range 20 with ¼ ac in ROW on 320<sup>th</sup> St. or Hwy 96



# C.S.A.H. 96 (320th St.) PROPERTY EXHIBIT GREENVALE TOWNSHIP, MN



\* DIMENSIONS OF EASEMENT AREAS ARE ROUNDED TO THE NEAREST FOOT SO MAY NOT MATCH SQUARE FOOTAGE LISTED BELOW

**DAKOTA COUNTY ROAD RIGHT OF WAY MAP NO. 494**  
OWNER STATE OF MINNESOTA - DNR

**DRAFT**

PARCEL 38  
PROJECT NO. 96-07  
PID 16-02900-25-011  
NEW HIGHWAY RIGHT OF WAY (SQ. FT.)  
TEMPORARY EASEMENT (SQ. FT.)  
DRAINAGE AND UTILITY EASEMENT (SQ. FT.)

65,716

## LEGEND

- DENOTES PARCEL LINE
- DENOTES EXISTING R/W LINE
- DENOTES PROPOSED R/W LINE
- DENOTES TEMPORARY EASEMENT LINE
- PROPERTY CORNER

