

Special Assessments for Ditch Maintenance

Will,

The two special assessments for ditches on the property are ditch maintenance assessments for the Nuckles and Horseshoe Run drainage maintenance projects. These special assessments are calculated as a percentage of the original construction value of the project which we refer to as the base. The full parcel's share of this original base is \$649.35 for Nuckles and \$332.84 for Horseshoe Run. When a parcel is split, we re-assign this base value to the resultant parcels on a per acre basis. The percentage to be used for each year's assessment is approved annually and can change depending on the maintenance costs incurred to each project although we try our best to avoid a wild increase or decrease from year to year. These special assessments are perpetual assessments. As an added fyi, we are not able to begin collection against a parcel until it becomes payable as taxes are concerned. Therefore, a new parcel created today would not see the special assessment show up on the tax bill until 2027 as it would not be taxable until 2026 and payable in 2027. In the meantime, it is my understanding the assessment would still be applied to the parent parcel. Please let me know if you have any further questions.

Bret