

Direct Benefits

Those properties that would be subjected to flooding if the current system of dams did not exist receive Direct Benefits from flood avoidance of businesses and homes that could be severely damaged or destroyed.

Other costs avoided would be loss of vehicles and belongings, loss of business revenue, business and home cleanup costs and environmental impacts.

The total benefit received for the District is distributed proportionately based on value for each structure class.

For the Direct Assessment, 1,864 parcels were identified within the Hunter's Run and Upper Hocking River as intersecting the 1:500 year, "Pre-Project" floodplain limits.

The Auditor's Appraised Building Value for these 1,864 parcels was summed up for each Land use Class; Residential (R), Industrial & Commercial (I & C); and Exempt (E).

The benefits determination (JFA/Stantec,2023) did not identify any direct benefits to Agricultural (A) or Unknown (typically Right of Way) properties; and therefore, no direct assessment was calculated for these properties as direct benefits were primarily calculated based on structural, content, and vehicular damages and business loss, cleanup, and emergency preparations.

A portion of the total Direct Benefit amount (\$344,471) was initially assigned to each parcel based on the parcel's land use class and extent of determined benefit. First, the total Direct Benefit budget of \$344,471 was proportionally divided by the sum of all building values for each land use class. The output was an assessment rate for each class. This assessment rate was then multiplied by the individual building value within each land use class and an assessment value was calculated for each parcel. Table 2 summarizes the assessment rate and total initial direct benefit assessment amount per land use class.

The assessment rate for each Land use class is:

Residential 0.0015484404

Industrial and Commercial 0.002399032

Exempt 0.0010057671