

Example Assessment Calculation

The Miami Conservancy District (MCD) assessment is calculated by simple multiplication of **benefit** and **rate**. These factors are determined, approved, and applied in the annual MCD assessment.

$$\text{Assessment} = \text{Benefit} \times \text{Rate}$$

What is a Benefit?

Properties that flooded in 1913 and now receive flood protection or flood risk reduction because of the MCD flood protection system have a flood protection **Benefit**.

Your **Benefit** represents the enhanced value of your property resulting from the flood protection system. ***This is NOT the amount of your assessment.*** (But is used to compute your assessment.) Your **Benefit** is computed using the land and building tax values of your property as provided by your county auditor, a Flood Percentage based on actual flooding depth during the 1913 flood, and other modifiers.

The Flood Percentage used in the Benefit computation can range from 3% to 30% as shown in the following tables:

Flood Percentage for properties protected to the MCD Official Plan Flood level by the dams, levees and flood protection channels

Depth of Flooding (ft.)	Flood Percentage
10 feet or more	30
7 – 9.99	28.5
6 - 6.99	27
5 – 5.99	24
4 – 4.99	19.5
3 – 3.99	15
2 – 2.99	9
0.5 – 1.99	7.5
Greater than 0 – 0.49	6

Flood Percentage for properties with reduced risk of flooding due to the action of the dams

Depth of Flooding (ft.)	Flood Percentage
Greater than 0	3

Flood Percentage for properties with reduced risk of flooding due to the tributary channel improvements

Tributary Project	Depth of Flooding (ft.)	Flood Percentage
Holes Creek	Greater than 0	6
Owl Creek	Greater than 0	6

Other modifiers may be included in the Benefit computation when applicable. Examples of other modifiers are listed below. Modifiers can vary by individual property.

- Percent of property flooded
- Location of structure(s) on property
- Multi-story buildings

What is the Rate?

The **Rate** is the percentage applied to your Benefit to compute your annual assessment. The MCD Board of Directors assigns the rates annually.

Maintenance Rate

The assessment funds the on-going operation and maintenance of MCD flood protection system. The current maintenance rate for assessment collection is 1.65%.

Dam Safety Rate

The dam safety assessment funds capital improvement projects to ensure the safety and integrity of MCD flood protection system. The current dam safety rate for assessment collection is 0.54%.

EXAMPLE

A particular property was flooded in 1913 and now receives protection to the Official Plan Flood level by the dams, levees and flood protection channels. One hundred percent of the land was flooded. The following information about the property is used in the **Benefit** computation:

Land Tax Value	\$8,000
Building Tax Value	\$25,000
1913 Flood Depth	3 feet
Other modifiers	None

Benefit = (Land Tax Value + Building Tax Value) x Flood Percentage

Benefit = (\$8,000 + \$25,000) x 15% = **\$4,950**

Annual Maintenance Assessment = (Benefit) x (Maintenance Rate)

Annual Maintenance Assessment = (\$4950) x (1.65%) = **\$81.68**

Annual Dam Safety Assessment = (Benefit) x (Dam Safety Rate)

Annual Dam Safety Assessment = (\$4950) x (0.54%) = **\$26.73**

Total Annual Assessment = \$81.68 + \$26.73 = **\$108.41**