



**BOLTON  
& MENK**

Real People. Real Solutions.

Report of

# Classification Commission

## Drainage District No. 18

## Worth County, Iowa

2017

**Submitted by:**

Bolton & Menk, Inc.

218 11th St SW

Spencer, IA 51301

P: 712-580-5075

Report  
of  
Classification Commission

Drainage District No. 18  
Worth County, Iowa  
P12.108902

2017

# Report of Classification Commission

## Appendix

Appendix A: Main Tile

Appendix B: Laterals 1 & 1A Tile

Appendix C: Lateral 2 Tile

Appendix D: Lateral 3 Tile

Appendix E: Lateral 4 Tile

**REPORT OF CLASSIFICATION COMMISSION  
RECLASSIFICATION OF BENEFITS  
DRAINAGE DISTRICT NO. 18  
WORTH COUNTY, IOWA  
2017**

We, Ken Sweetland, Chad Nelson, landowners in Worth County, and Jonathan Rosengren, engineer are the commissioners duly appointed to reclassify lands within the boundaries of Drainage District No. 18 in Worth County, Iowa. Pursuant to our appointment we have examined each and every benefited parcel within the district and as recommended in the engineer's report on file in the office of the County Auditor. Each 1/4-1/4 section or smaller tract of land within the district has been classified and the percentages of benefit each parcel derives from the facilities.

We recommend and report three assessment schedules herein to be used for current and future maintenance and other costs that may arise within the benefited area of these facilities. The costs of the proposed improvement should be assessed using these schedules.

Set beside the new schedules is a basis cost. The basis cost is assumed and should not be considered a cost of the completed work. We have apportioned this basis to the lands determined to be benefited by each named facility to serve as a basis for the allocation of current and future costs associated with the named improvement

<u>New Schedule</u>	<u>Basis Cost</u>
Main Tile (1,417 Acres)	\$100,000
Lateral 1 & 1A (157 Acres)	\$10,000
Lateral 2 (23 Acres)	\$10,000
Lateral 3 (150 Acres)	\$10,000
Lateral 4 (123 Acres)	\$10,000

Accordingly, we herewith submit our report. The schedule presents in tabular form for each benefited parcel the names of the owners and legal description thereof as shown on the transfer books in the Auditor's office.

1. The parcel number.
2. The number of benefited acres.
3. The classification or percentage of benefits derived relative to the total assessment.
4. The classification or percentage of benefits derived relative to a 100% benefit assigned to the tract having the greatest benefit (Benefit Rating)
5. Apportionment for the future maintenance cost basis according to our classification of the benefited lands.

The schedules also show benefits to the county secondary roads.

Included with this report are the assessment schedules and plats.

It is the recommendation of the commissioners that this report be adopted.

Respectfully submitted,

Ken Sweetland  
Ken Sweetland, Landowner

Chad Nelson  
Chad Nelson, Landowner

Jonathan P. Rosengren  
Jonathan P. Rosengren, P.E.  
Iowa Registration No. 21661

February 17, 2017  
Date

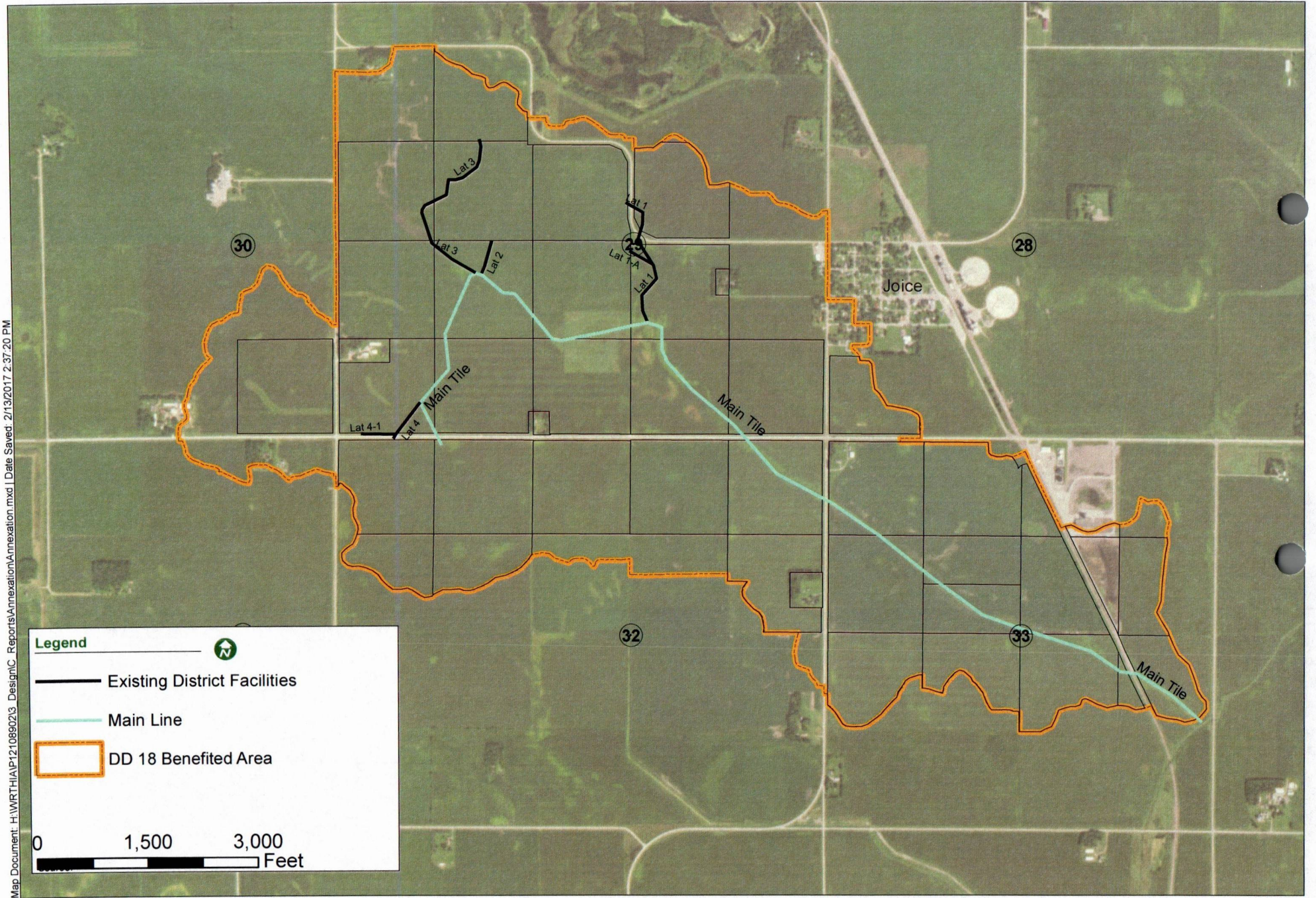
Appendix A: Main Tile

# Main Tile Benefited Area

Worth County, IA

Drainage District No. 18

February 2017



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**MAIN TILE ASSESSMENT SCHEDULE  
DRAINAGE DISTRICT NO. 18  
WORTH COUNTY, IOWA  
2017  
For Future Maintenance Purposes**

Deedholder(s)	Sec-Twp -Rng	Legal Description	Parcel Number	Benefited Acres	Classification (%)	Base Assessment (\$)
<b>City of Joice</b>						
ANDERSON, ELLEN	29-99-22	JOICE PAR. IN NE SE29-99-22	0529426008	0.24	0.27	13.59
	29-99-22	JOICE PAR. IN NE SE29-99-22	0529426007	0.24	0.27	13.49
ARNESON, CURTIS & DILLA	28-99-29	JOICE J & A SUB-DIV. LOT 4,BLK. 1	0528313004	0.23	0.25	12.64
BEVERLY LAND COMPANY	28-99-27	JOICE SW SW EX. PAR.28 99 22	0528352001	19.71	15.31	775.44
BUTLER, BRENT A & HEATHER J	28-99-22	JOICE: ORIGINAL TOWN - JOICE BLOCK:12 LOT:1 & 2	0528309001	0.32	0.34	17.17
CARTER, ROGER L. & LYNDA P.	29-99-22	JOICE PAR. IN NE SE29-99-22	0529426001	1.00	1.31	66.29
	29-99-23	JOICE PAR. IN NW SE29-99-22	0529401002	1.47	1.75	88.51
DE VRIES, DAVID M. & SANDRA M.	28-99-22	JOICE ORIG. LOTS 3 & 4,BLK. 12	0528309002	0.32	0.34	17.33
FUNK, CHRISTEN A.	28-99-25	JOICE ORIG. LOTS 11 & 12,BLK. 12	0528309004	0.32	0.35	17.79
GESME, MARILYN	29-99-22	PAR. IN NE SE	0529426006	0.24	0.26	13.39
HEAGEL, CHAD C. & GLORIA I.	28-99-26	JOICE J & A SUB-DIV. LOT10, BLK. 1	0528313006	0.23	0.25	12.91
HEINTZMAN, JON & MELISSA	28-99-22	JOICE J & A SUB-DIV. LOT 4,BLK. 2	0528351004	0.12	0.15	7.50

**MAIN TILE ASSESSMENT SCHEDULE  
DRAINAGE DISTRICT NO. 18  
WORTH COUNTY, IOWA  
2017**

For Future Maintenance Purposes

Deedholder(s)	Sec-Twp -Rng	Legal Description	Parcel Number	Benefited Acres	Classification (%)	Base Assessment (\$)
HOLT, MARILYN	29-99-25	JOICE: SECTION 29 PAR 91'X 140' IN NE SE 29-99-22	0529426003	0.29	0.39	19.63
JORTH, RANDY R & CINDY J	28-99-22	JOICE: JORTH & ANDERSON SUB BLOCK:1 LOT:6	0528313010	0.24	0.26	12.94
	28-99-23	JOICE J & A SUB-DIV. LOT 7,BLK. 1	0528313009	0.23	0.25	12.48
LIEN, MARDENE S.	29-99-31	JOICE JORTH & ANDERSON SUB BLOCK:1 LOT:LOTS 1 & 2	0528313011	0.46	0.51	26.05
LUEDTKE, DEANNA L REVOCABLE TRUST	28-99-22	BLOCK:12 LOT:5 & 6	0528309003	0.32	0.34	17.12
MOE, DAVID R. & CAROL P.C.	28-99-22	JOICE J & A SUB-DIV. LOT 3,BLK. 2	0528351003	0.24	0.29	14.58
MOE, DAVID R. & CAROL P.C.	28-99-22	JOICE J & A SUB-DIV. LOT 2BLK. 2	0528351002	0.24	0.29	14.75
MOE, DAVID R. & CAROL P.C.	28-99-22	JOICE J & A SUBDIV. LOT 1,BLK 2	0528351001	0.24	0.29	14.92
PETERSON, KEVIN L	28-99-30	JOICE: JORTH & ANDERSON SUB BLOCK:1 LOT:3	0528313003	0.23	0.25	12.80



**MAIN TILE ASSESSMENT SCHEDULE  
DRAINAGE DISTRICT NO. 18  
WORTH COUNTY, IOWA  
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Deedholder(s)	Sec-Twp -Rng	Legal Description	Parcel Number	Benefited Acres	Classification (%)	Base Assessment (\$)
PETERSON, LARRY D & KATHRYN A	29-99-24	JOICE: SECTION 29 PAR IN E 1/2 SE 29-99-22	0529426004	0.48	0.65	32.73
POLEY, GARFIELD E. & DEBRA J.	29-99-22	JOICE PT. E 1/2 SE 29-99-22	0529426005	0.54	1.18	59.68
SELL, JAMES E. & JUDY A.	28-99-23	JOICE ORIG. LOTS 8 & 9, BLK. 12, EX. W 4 1/2'	0528309006	0.31	0.33	16.69
SHAFFER, RICHARD J & JAYNE	28-99-28	JOICE: JORTH & ANDERSON SUB BLOCK:1 LOT:5	0528313005	0.24	0.26	12.99
SMITH, JEREMY L & LIEN, CARRIE S	28-99-22	JOICE ORIG. LOT 7, BLK. 12	0528309007	0.16	0.17	8.65
TENOLD, ARLYN & JUDITH REVOCABLE TRUS	29-99-22	JOICE SE SE 29 99 22	0529476001	<del>40.00</del> <sup>37.35</sup>	34.18	1,731.08
	29-99-22	JOICE SW SE 29 99 22	0529451001	<del>40.00</del> <sup>38.85</sup>	53.35	2,701.90
	29-99-26	JOICE NW SE EX PAR 29 99 22	0529401001	<del>38.53</del> <sup>37.17</sup>	75.60	3,828.94
	29-99-27	JOICE NE SE EXC PARS 29 99 22	0529426002	<del>35.53</del> <sup>32.96</sup>	47.37	2,399.25
	29-99-28	JOICE SE NE EX PAR 29 99 22	0529200010	14.89	14.76	747.79
	29-99-29	JOICE SW NE 29 99 22	0529200006	32.15	26.73	1,353.97
	29-99-30	JOICE SE PT NW NE 29 99 22	0529200004	0.49	0.28	14.28
THORSON, CRAIG A.	28-99-25	JOICE J & A SUB-DIV. LOT 9, BLK. 1	0528313007	0.23	0.25	12.76

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Deedholder(s)	Sec-Twp -Rng	Legal Description	Parcel Number	Benefited Acres	Classification (%)	Base Assessment (\$)
VONHAGEN, DENNIS D.	28-99-24	JOICE ORIG. W 4 1/2' LOT 9& ALL LOT 10, BLK. 12	0528309005	0.18	0.19	9.61
WONSMOS, JOHN H. & JUDITH V.	28-99-24	JOICE J & A SUB-DIV. LOT 8,BLK. 1	0528313008	0.23	0.25	12.62
City of Joice	29-99-22		0529426009	0.00	0.05	2.35
City of Joice Streets & Alleys				2.14	2.35	118.78
			<b>City of Joice Total</b>	<b>233.03 Ac</b>		<b>14,265.38</b>

**MAIN TILE ASSESSMENT SCHEDULE  
DRAINAGE DISTRICT NO. 18  
WORTH COUNTY, IOWA  
2017**

For Future Maintenance Purposes

Deedholder(s)	Sec-Twp -Rng	Legal Description	Parcel Number	Benefited Acres	Classification (%)	Base Assessment (\$)
<b>Rural Parcels</b>						
ABBEY, ROBERT GENE TST UND 1/2 & VALEDA F. TRUST UND 1/2	31-99-22	NE NW	0531100004	5.89	4.52	229.14
	31-99-22	NW NE EX. PAR.	0531200002	10.10	8.27	418.85
BEVERLY LAND COMPANY	33-99-22	NE SW	0533300002	24.07	14.78	748.49
	33-99-22	NW SW	0533300001	29.67	29.40	1,488.91
	33-99-22	S 1/2 SE NW	0533100005	20.00	18.49	936.43
	33-99-22	SW NE W. OF RR.	0533200005	26.67	19.31	978.20
	33-99-22	N 1/2 SE NW	0533100004	20.00	14.80	749.39
	33-99-22	SW NW	0533100002	38.64	37.20	1,883.96
	33-99-22	NW NE W. OF RR.	0533200002	6.61	4.76	240.87
	33-99-22	NE NW EX. RR.	0533100003	36.54	21.52	1,090.01
	33-99-22	NW NW	0533100001	37.28	39.19	1,984.91
BRANDT, KENNETH & CYNTHIA L.	30-99-22	PAR. IN SE SE	0530400004	4.97	4.20	212.58
CITY OF JOICE	33-99-22	SW NE E OF RR BRISTOL	0533200006	10.12	17.59	890.79
DORN, DOROTHY A.	32-99-22	SW NW	0532100003	19.68	41.41	2,097.56
	31-99-22	SE NE	0531200005	17.31	23.72	1,201.61
EVANS, BETTY J	32-99-22	NE SE BRISTOL	0532400004	4.45	1.48	75.20
	32-99-22	NW NE BRISTOL	0532200001	38.64	34.01	1,722.77
EVANS, ERIC A. & LORI A.	32-99-22	SW NE	0532200003	16.26	9.31	471.52
FIVE STAR COOPERATIVE	33-99-22	NW NE E OF RR EXC PAR BRISTOL	0533200009	2.04	0.39	19.53

**MAIN TILE ASSESSMENT SCHEDULE  
DRAINAGE DISTRICT NO. 18  
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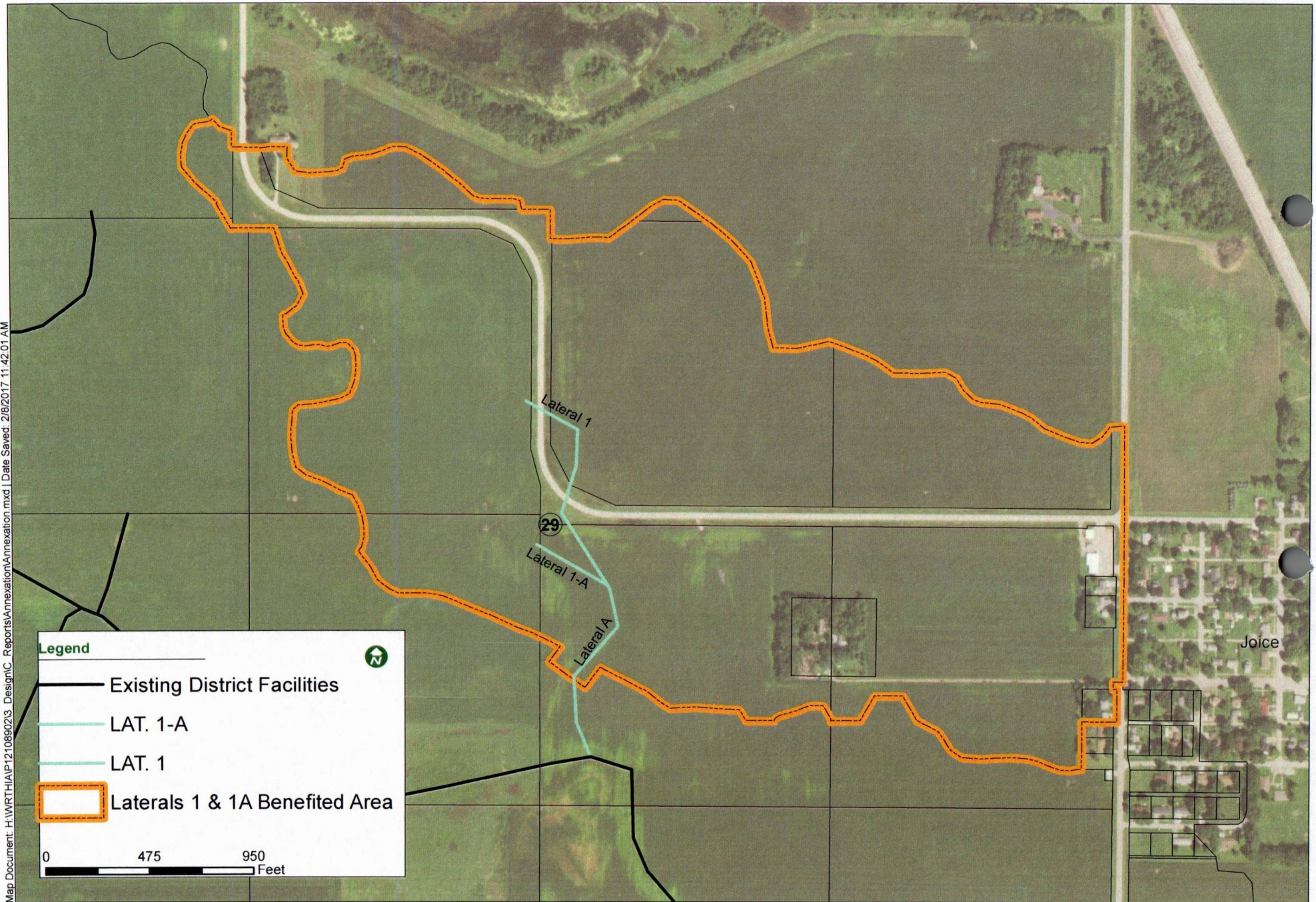
Deedholder(s)	Sec-Twp -Rng	Legal Description	Parcel Number	Benefited Acres	Classification (%)	Base Assessment (\$)
FLORENCE, JASON JON	29-99-22	PAR IN SE SW BRISTOL	0529300005	1.55	1.27	64.57
	29-99-22	PAR IN SW SW BRISTOL	0529300004	0.40	0.44	22.54
HANNA, MARK D & BELINDA I JT	32-99-22	NE NE BRISTOL	0532200002	37.31	45.03	2,280.97
	32-99-22	SE NE EXC PAR BRISTOL	0532200005	28.43	21.36	1,082.04
LANGFALD, RONALD & ARDIS	31-99-22	PARCEL IN NW NE	0531200001	2.84	2.26	114.67
LEONARD, JULIE ANN & ANDERSON, JAMES ALLEN	32-99-22	SE NW	0532100004	10.12	16.59	840.12
LINDFLOTT, RICHARD A. & ROBERT D.	33-99-22	NE SE EX. RR.	0533400002	18.97	10.51	532.31
	33-99-22	NW SE EX. RR.	0533400001	32.58	20.73	1,049.98
MALLOY, MARCUS E.	32-99-22	PAR. IN SE NE	0532200006	4.76	4.94	250.16
OLSON, EDWARD E. & JULIA & LEILA	30-99-22	SE SW	0530300004	17.74	14.69	743.88
	30-99-22	SW SE EXC. PAR.	0530400002	37.34	61.76	3,128.20
	30-99-22	SE SE EX. PARCELS	0530400005	32.30	90.82	4,599.72
	30-99-22	NE SW	0530300002	2.64	2.67	135.40
OLSON, EDWARD E. & JULIA & LEILA	30-99-22	NW SE EXC. PAR.	0530400001	18.96	18.08	915.83
	30-99-22	NE SE EXC. PAR.	0530400003	38.70	57.19	2,896.46
	29-99-22	NW SW	0529300001	40.00	99.56	5,042.44
RAMSEY, NORMA M	33-99-22	SE NE BRISTOL	0533200007	18.64	4.31	218.30
	33-99-22	NE NE BRISTOL	0533200004	5.63	0.70	35.59

**MAIN TILE ASSESSMENT SCHEDULE  
DRAINAGE DISTRICT NO. 18  
WORTH COUNTY, IOWA  
2017**

For Future Maintenance Purposes

Deedholder(s)	Sec-Twp -Rng	Legal Description	Parcel Number	Benefited Acres	Classification (%)	Base Assessment (\$)
SCHLADER, RAYMOND C -LIVING TR & ARLEN	29-99-22	NE SW	0529300002	40.00	87.72	4,442.77
	29-99-22	SE NW	0529100005	37.53	39.97	2,024.47
	29-99-22	SW NW	0529100002	40.00	88.41	4,477.65
	29-99-22	NW NW	0529100001	24.88	41.43	2,098.18
SWANSON, DEREK & JAMIE	30-99-22	PAR IN NE NE EXC PAR BRISTOL	0530200006	1.88	1.53	77.54
TENOLD, ARLYN & JUDITH REVOCABLE TRUS	32-99-22	NE NW BRISTOL	0532100002	38.47	62.06	3,143.33
	32-99-22	NW NW BRISTOL	0532100001	38.65	100.00	5,064.92
	29-99-22	SE SW EXC PAR BRISTOL	0529300006	37.31	68.00	3,444.02
	29-99-22	SW SW EXC PAR BRISTOL	0529300003	38.09	88.38	4,476.29
	29-99-22	PT NE NW BRISTOL	0529100004	4.47	3.78	191.58
TENOLD, PAUL A & TERESA L	31-99-22	NE NE BRISTOL	0531200004	34.72	68.83	3,486.22
VETTER, EMILY ET AL 1/2 & JONES FAMILY TF	30-99-22	SE NE EXC. PAR.	0530200005	38.70	87.31	4,421.97
VETTER, EMILY ET AL 1/2 & JONES FAMILY TF	30-99-22	NE NE EX PARS	0530200007	30.25	46.26	2,343.28
Union Pacific Railroad	33-99-22		0533501003	2.52	3.03	153.60
	33-99-22		0533501002	4.85	4.82	244.31
Worth County Secondary Roads	0-0-0				83.92	4,250.57
<b>Total Rural</b>				<b>1130.20 Ac</b>		<b>85,734.61</b>
<b>Totals</b>				<b>1363.23 Ac</b>		<b>100,000.00</b>

Appendix B: Laterals 1 & 1A Tile



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**ASSESSMENT SCHEDULE  
 LATERALS 1 & 1A TILE  
 DRAINAGE DISTRICT NO.18  
 WORTH COUNTY, IOWA  
 For Future Maintenance Purposes**

Deedholder(s)	Sec-Twp -Rng	Legal Description	Parcel Number	Benefited Acres	Classification (%)	Base Assessment (\$)
CARTER, ROGER L. & LYNDA P.	29-99-22	PAR.IN NW SE	0529401002	1.47	1.15	27.72
	29-99-22	PAR IN NE SE	0529426001	1.66	0.72	17.40
HOLT, MARILYN	29-99-22	PAR 91' X 140' IN NE SE	0529426003	0.29	0.14	3.33
PETERSON, LARRY D & KATHRYN A	29-99-22	PAR IN E 1/2 SE	0529426004	0.47	0.23	5.57
POLEY, GARFIELD E. & DEBRA J.	29-99-22	PT. E 1/2 SE	0529426005	0.54	0.40	9.57
SCHLADER, RAYMOND C -LIVING TR & ARLENE- LIVING TR	29-99-22	NW NW	0529100001	1.64	3.57	86.07
	29-99-22	SE NW	0529100005	29.78	143.44	3,463.05
	29-99-22	NE SW	0529300002	7.49	7.37	178.03
TENOLD, ARLYN & JUDITH REVOCABLE TRUST	29-99-22	PT NE NW	0529100004	4.47	17.80	429.85
	29-99-22	SE PT NW NE	0529200004	0.49	1.01	24.46
	29-99-22	SW NE	0529200006	32.15	100.00	2,414.23
	29-99-22	SW NE	0529200010	14.89	7.60	183.52
	29-99-22	NW SE EX PAR	0529401001	22.69	52.17	1,259.60
	29-99-22	NE SE EXC PARS	0529426002	24.50	14.59	352.19
WORTH COUNTY SECONDARY ROADS				14.27	64.01	1,545.40
<b>TOTALS</b>				<b>156.81 Ac</b>		<b>10,000.00</b>



Appendix C: Lateral 2 Tile

# Lateral 2 Benefited Area

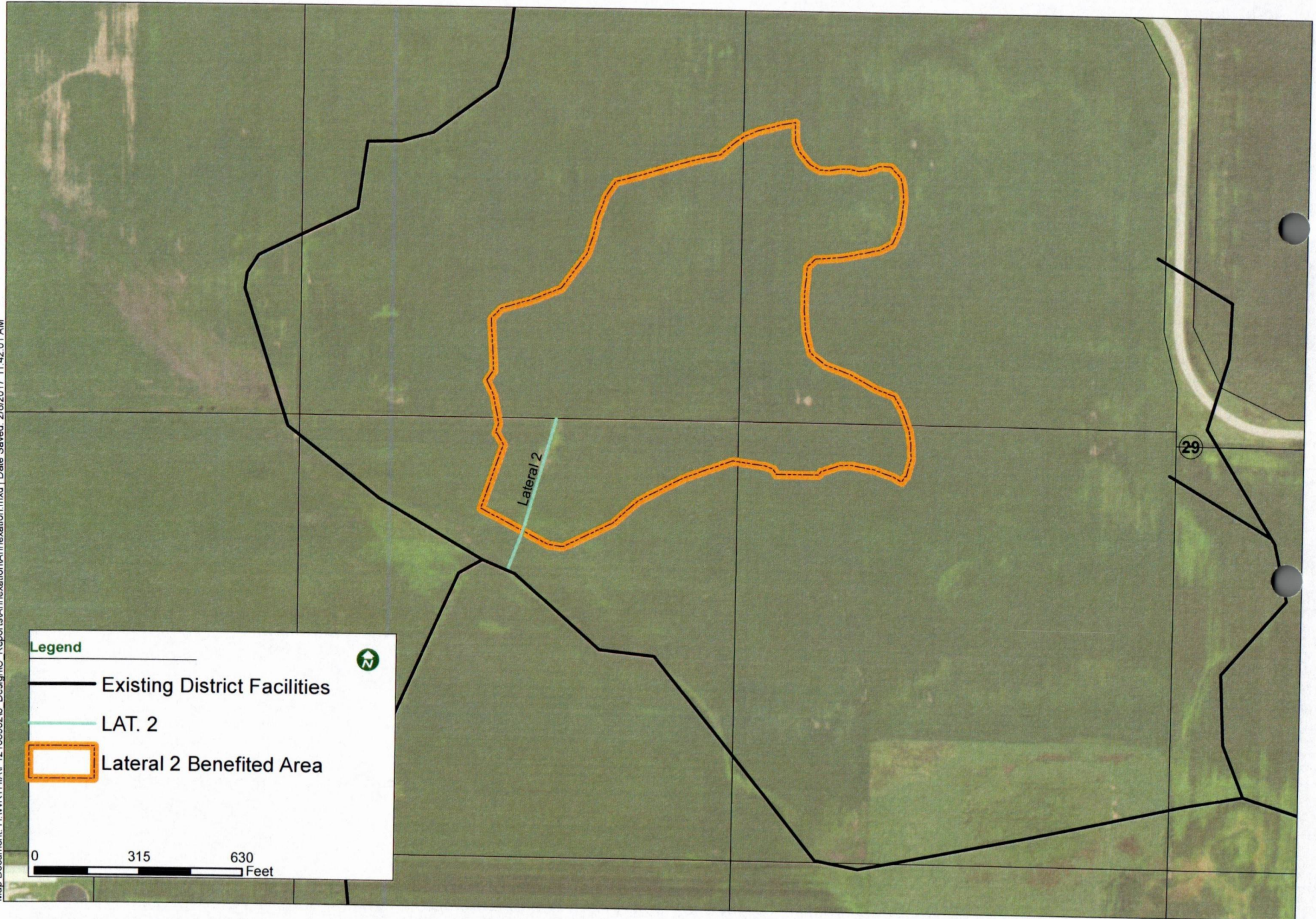
Worth County, IA

Drainage District No. 18

February 2017



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**ASSESSMENT SCHEDULE**  
**LATERAL 2 TILE**  
**DRAINAGE DISTRICT NO. 18**  
**WORTH COUNTY, IOWA**  
 For Future Maintenance Purposes

Deedholder(s)	Sec-Twp -Rng	Legal Description	Parcel Number	Benefited Acres	Classification (%)	Base Assessment (\$)
OLSON, EDWARD E. & JULIA & LEILA	29-99-24	NW SW	0529300001	4.56	35.67	2,163.79
SCHLADER, RAYMOND C- LIVING TR & ARLENE- LIVING TR	29-99-22	SW NW	0529100002	10.44	100.00	6,066.60
	29-99-23	SE NW	0529100005	6.56	24.30	1,474.35
	29-99-25	NE SW	0529300002	1.68	4.87	295.26
<b>TOTALS</b>				<b>23.24 Ac</b>		<b>10,000.00</b>

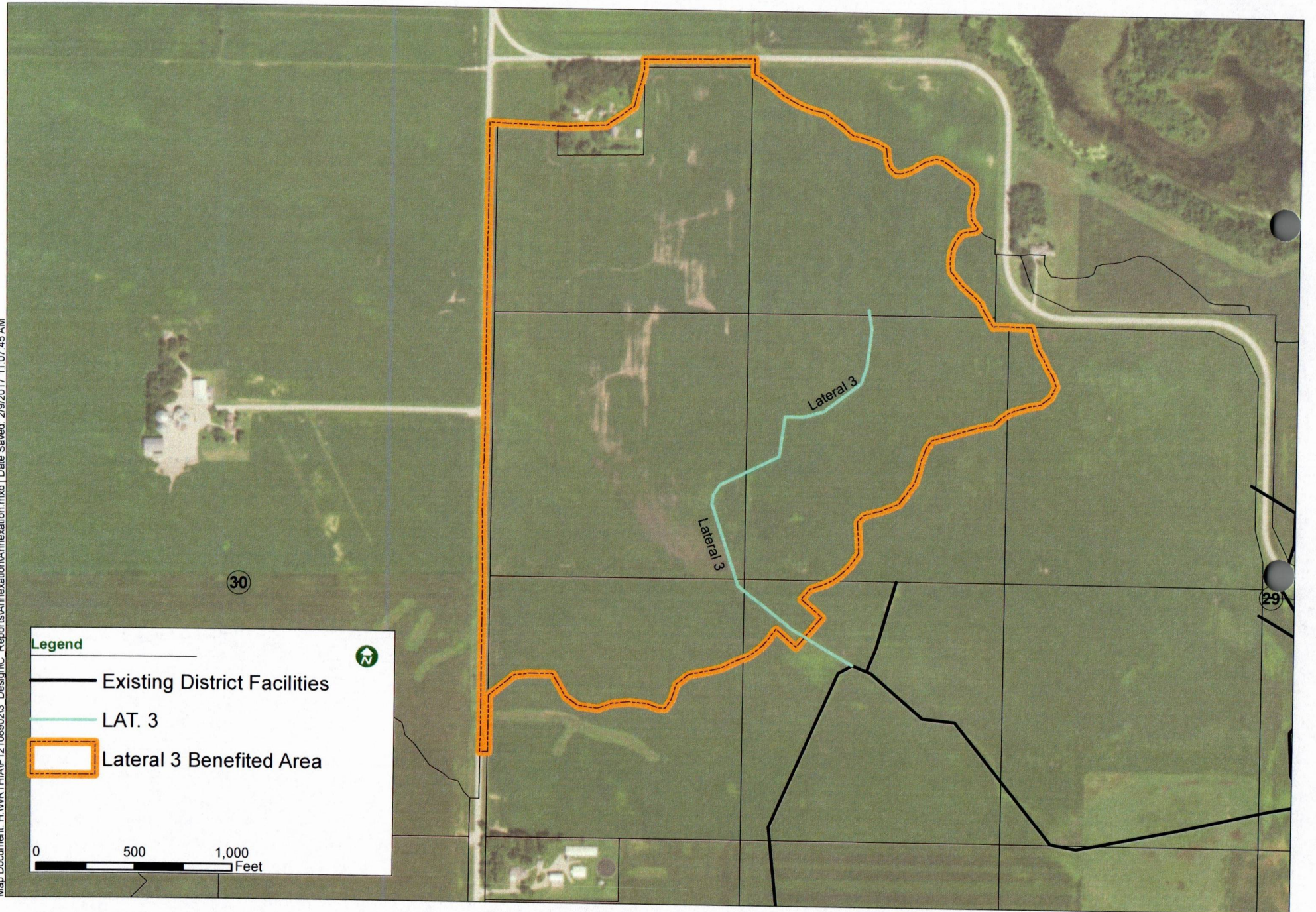
Appendix D: Lateral 3 Tile

# Lateral 3 Benefited Area

Worth County, IA

Drainage District No. 18

February 2017



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**ASSESSMENT SCHEDULE  
LATERAL 3  
DRAINAGE DISTRICT NO. 18  
WORTH COUNTY, IOWA**

Deedholder(s)	Sec-Twp -Rng	Legal Description	Parcel Number	Benefited Acres	Classification (%)	Base Assessment (\$)
OLSON, EDWARD E. & JULIA & LEILA	29-99-22	NW SW	0529300001	3.06	10.80	428.50
	30-99-22	NE SE EXC. PAR.	0530400003	16.52	19.11	757.77
SCHLADER, RAYMOND C- LIVING TR & ARLENE - LIVING TR	29-99-22	NW NW	0529100001	23.23	26.05	1,033.16
	29-99-22	SW NW	0529100002	30.11	61.52	2,439.98
	29-99-22	SE NW	0529100005	1.74	1.33	52.68
SWANSON, DEREK & JAMIE	30-99-22	PAR IN NE NE EXC PAR B	0530200006	1.88	0.84	33.49
VETTER, EMILY ET AL 1/2 & JONES FAMILY TRUST 1/2	30-99-22	SE <sup>NE</sup> NW EXC. PAR.	0530200005	<del>39.71</del> 38.70	100.00	3,966.32
	30-99-22	NE NE EX PARS	0530200007	30.25	28.40	1,126.27
WORTH COUNTY SECONDARY ROADS				3.38	4.08	161.83
<b>TOTAL</b>				<b>149.90 Ac</b>		<b>10,000.00</b>

Appendix E: Lateral 4 Tile

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**ASSESSMENT SCHEDULE  
 LATERALS 4 & 4-1  
 DRAINAGE DISTRICT NO. 18  
 WORTH COUNTY, IOWA**

Deedholder(s)	Sec-Twp -Rng	Legal Description	Parcel Number	Benefited Acres	Classification	Base Assessment
					(%)	(\$)
ABBEY, ROBERT GENE TST UND 1/2 & VALEDA F. TRUS	31-99-22	NE NW	0531100004	5.89	6.95	251.95
	31-99-24	NW NE EX. PAR.	0531200002	10.10	18.67	677.08
BRANDT, KENNETH & CYNTHIA L.	30-99-25	PAR. IN SE SE	0530400004	1.32	0.28	10.21
LANGFALD, RONALD & ARDIS	31-99-23	PARCEL IN NW NE	0531200001	2.84	4.20	152.29
OLSON, EDWARD E. & JULIA & LEILA	30-99-22	NE SW	0530300002	2.64	2.95	107.18
	30-99-22	SE SW	0530300004	17.74	17.74	643.57
	30-99-23	NW SE EXC. PAR	0530400001	18.96	19.56	709.33
	30-99-24	SW SE EXC. PAR.	0530400002	37.31	100.00	3,627.08
	30-99-26	SE SE EX. PARCELS	0530400005	18.19	71.98	2,610.88
TENOLD, PAUL A & TERESA L	31-99-22	NE NE	0531200004	4.09	4.77	172.98
WORTH COUNTY SECONDARY ROADS	0-0-0			7.30	28.60	1,037.45
<b>TOTALS</b>				<b>126.38 Ac</b>		<b>10,000.00 Ac</b>