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Report of

# Classification Commission

Joint Drainage District No.87-95

Hamilton & Webster County, Iowa

2021

**Submitted by:**

Bolton & Menk, Inc.

300 W McKinley St.

Jefferson, IA 50129

P: 515-386-4101

Report  
of  
Classification Commission  
Joint Drainage District No. 87-95  
Hamilton & Webster County, Iowa  
P12.117166  
2021

**REPORT OF CLASSIFICATION COMMISSION  
RECLASSIFICATION OF BENEFITS  
JOINT DRAINAGE DISTRICT NO. 87-95  
HAMILTON & WEBSTER COUNTY, IOWA  
2021**

We, Bruce Mark, and Perry Black, landowners in Hamilton & Webster County, and Jacob Hagan, engineer are the commissioners duly appointed to reclassify lands within the boundaries of Joint Drainage District No. 87-95 in Hamilton and Webster 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  $\frac{1}{4}$ - $\frac{1}{4}$  section or smaller tract of land within the district has been classified and the percentages of benefit each parcel derives from the improvements have been determined.

We recommend and report four assessment schedules herein all to be used for all future maintenance and other costs of each of the separate facilities as may arise. Set beside the new schedules is a basis cost. This basis cost is assumed and should not be considered to be a cost of the improvement. We have apportioned this basis to the lands determined to be benefited by each named facility.

<u>New Schedule</u>	<u>Basis Cost</u>
South Main Tile	\$1,000,000
West Main Tile	\$68,400
Lateral No. 1 Tile	\$20,000
Lateral No. 2 Tile	\$50,000

Accordingly, we herewith submit our report. The schedule presents in tabular form for each benefited parcel:

1. The names of the owners thereof as shown on the transfer books in the Auditor's office.
2. The parcel number.
3. The number of benefited acres.
4. The classification or percentage of benefits derived relative to a 100% benefit assigned to the tract having the greatest benefit.
5. Apportionment of the basis cost basis according to our classification of the benefited lands.

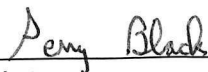
The schedules also show benefits to the road rights-of-way.

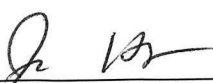
Included with this report are plats of the benefited land for each assessment schedule.

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

Respectfully submitted,

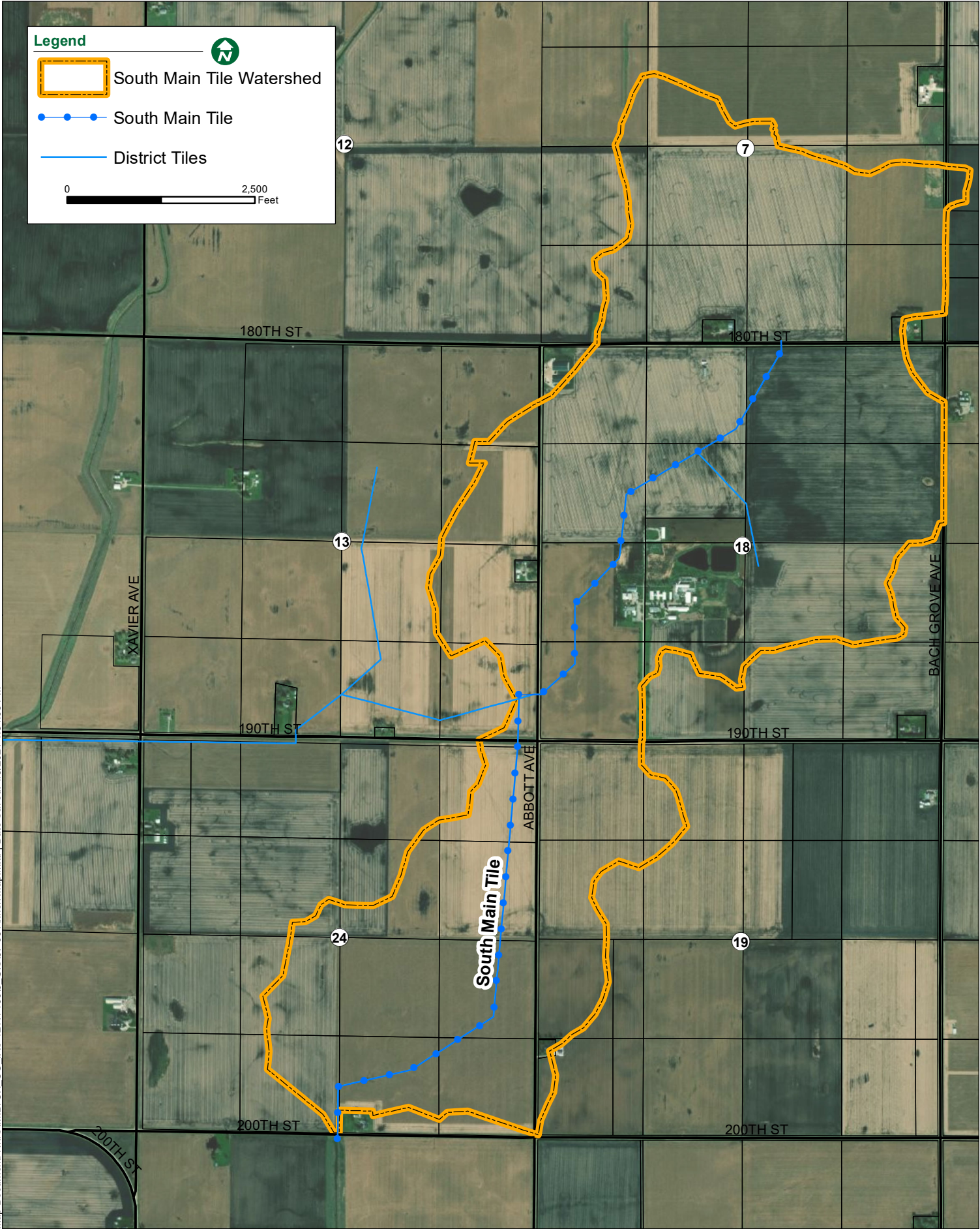
  
\_\_\_\_\_  
Bruce Mark, Landowner

  
\_\_\_\_\_  
Perry Black, Landowner

  
\_\_\_\_\_  
Jacob Hagan, P.E.  
Iowa Registration No. 25738

1/11/20  
\_\_\_\_\_  
Date

South Main Tile



**SOUTH MAIN TILE BENEFITED AREA  
DRAINAGE DISTRICT NO. 87-95  
HAMILTON & WEBSTER COUNTY, IA**

Deedholder(s)	Parcel Number	S-T-R	Legal Description	Benefited Area (ac)	Class. (%)	Assessment (\$)
<b>Webster County</b>						
ANDERSON JEFFERY	813400007	13-89-27	NE SE TR 327' X 290'	1.96	2.08%	\$1,114.36
EAKS KYLE LLC	824400001	24-89-27	NW SE	40.00	11.76%	\$6,300.39
EAKS KYLE LLC	824400002	24-89-27	NE SE	39.00	24.83%	\$13,302.62
EAKS KYLE LLC	824400004	24-89-27	SW SE EX E 438' W 488' S 308'	31.1	16.75%	\$8,973.78
EAKS KYLE LLC	824400005	24-89-27	SE SE	32.2	10.56%	\$5,657.50
EICH CAROL A TR	813200004	13-89-27	SE NE	30.5	32.28%	\$17,293.94
EICH CAROL A TR	813400006	13-89-27	NE SE (EX TR 327' X 290')	37.04	45.99%	\$24,639.04
HJ & AA SNELL FAMILY TRUST	824100004	24-89-27	SE NW	4.9	0.20%	\$107.15
ROYSTER, DENNIS & CAROL	813200002	13-89-27	NE NE	5.7	8.73%	\$4,677.08
SNELL ROGER D TRUST NO. 1	824200007	24-89-27	NW NE	1.2	0.29%	\$155.37
SNELL ROGER D TRUST NO. 1	824200008	24-89-27	SW NE	23.8	17.00%	\$9,107.71
STARK AGRICULTURE INC	824200003	24-89-27	NE NE	26.5	29.99%	\$16,067.08
STARK AGRICULTURE INC	824200006	24-89-27	SE NE	39.00	33.58%	\$17,990.41
VAN DIEST FAMILY LLC	824300002	24-89-27	NE SW	25.6	3.24%	\$1,735.82
VAN DIEST FAMILY LLC	824300004	24-89-27	SE SW	18.9	4.80%	\$2,571.59
ZEIHAN JOHN	813400001	13-89-27	NW SE	2.5	1.60%	\$857.20
ZEIHAN, JOHN	813400005	13-89-27	SE SE	13.7	20.83%	\$11,159.63
WEBSTER COUNTY SECONDARY ROADS				6.2		\$5,186.03

**SOUTH MAIN TILE BENEFITED AREA  
DRAINAGE DISTRICT NO. 87-95  
HAMILTON & WEBSTER COUNTY, IA**

Deedholder(s)	Parcel Number	S-T-R	Legal Description	Benefited Area (ac)	Class. (%)	Assessment (\$)
<b>Hamilton County</b>						
BIRD, JOHN FAMILY LIMITED PARTNERSHIP	40892607300001	07-89-26	NW NE	9.0	14.03%	\$7,516.54
BIRD, JOHN FAMILY LIMITED PARTNERSHIP	40892607300003	07-89-26	SW SW	17.7	32.68%	\$17,508.24
BURNEY, JASON E & BURNEY, JENNIFER A	40892607400006	07-89-26	SE SE AUDITOR PARCEL B	1.2	1.72%	\$921.49
CHRISTOPHERSON, MARVIN & CHRISTOPHERSON, DONALD	40892619300001	19-89-26	NW SW EXC E 12.25 A	24.4	13.19%	\$7,066.51
CHRISTOPHERSON, MARVIN & CHRISTOPHERSON, DONALD	40892619300005	19-89-26	SW SW EXC LT & EXC E 12.25 A	3.7	0.66%	\$353.59
CHRISTOPHERSON, MARVIN P & DEBRA J	40892619300004	19-89-26	SW SW LOT IN	1.1	0.24%	\$128.58
KENDALL YOUNG LIBRARY	40892607400002	07-89-26	NE SE	30.7	61.30%	\$32,841.34
KENDALL YOUNG LIBRARY	40892607400005	07-89-26	SE SE EXC LT	32.8	50.80%	\$27,215.99
KOESTNER, DONALD D & CHRISTINE	40892618400001	18-89-26	NW SE	40.00	85.12%	\$45,602.85
KOESTNER, DONALD D & CHRISTINE	40892618400002	18-89-26	NE SE	20.8	30.45%	\$16,313.52
KOESTNER, JOHN WILLIAM & KATHLEEN A	40892618400003	18-89-26	SW SE	2.1	4.45%	\$2,384.08



**SOUTH MAIN TILE BENEFITED AREA  
DRAINAGE DISTRICT NO. 87-95  
HAMILTON & WEBSTER COUNTY, IA**

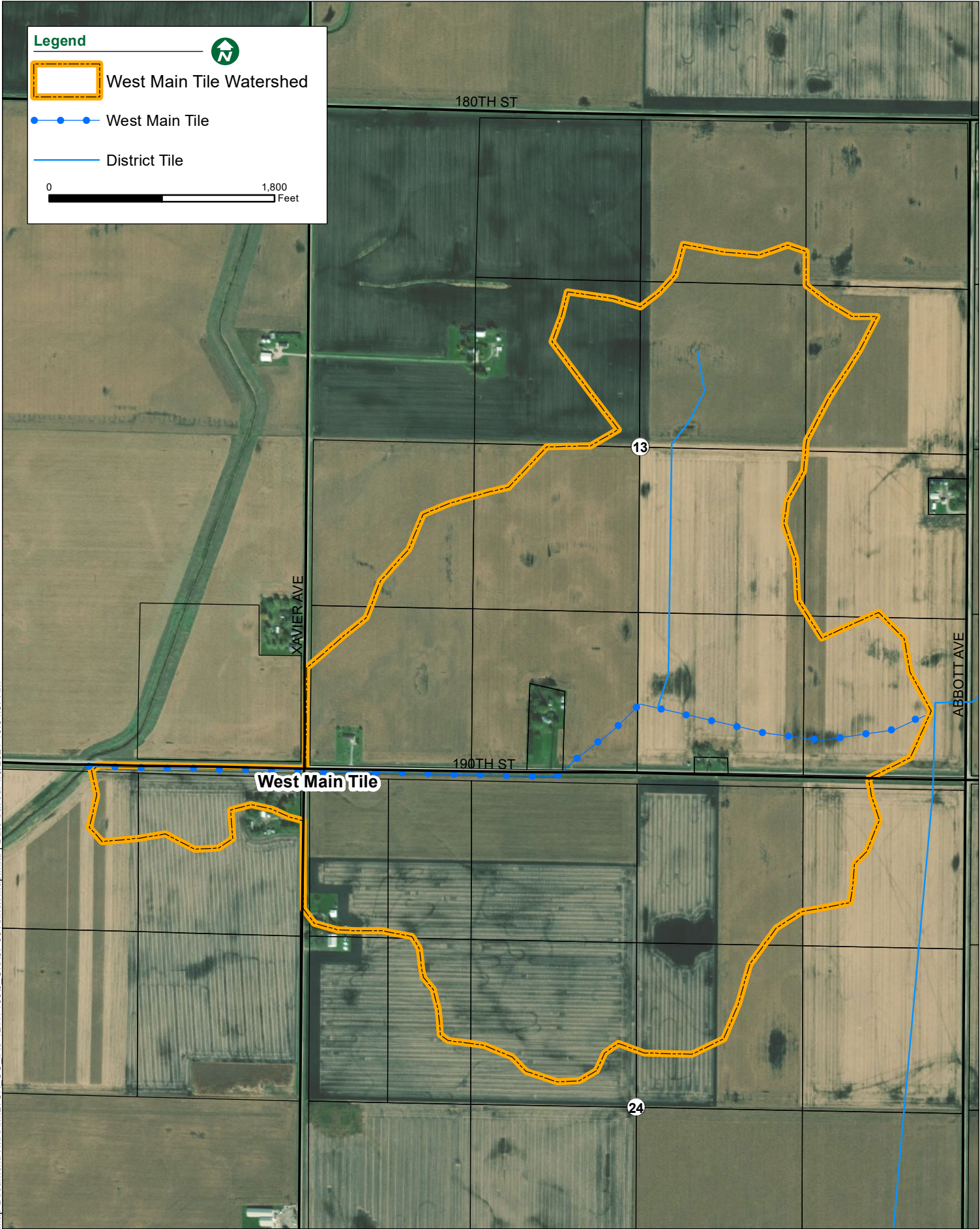
Deedholder(s)	Parcel Number	S-T-R	Legal Description	Benefited Area (ac)	Class. (%)	Assessment (\$)
MCDONALD, KATHERINE C LE ETAL O'CONNOR FARM CO	40892618200001	18-89-26	NW NE	39.00	87.95%	\$47,119.02
MCDONALD, KATHERINE C LE ETAL O'CONNOR FARM CO	40892618200002	18-89-26	NE NE	32.4	50.43%	\$27,017.76
MCDONALD, KATHERINE C LE ETAL O'CONNOR FARM CO	40892618200003	18-89-26	SW NE	40.00	79.97%	\$42,843.75
MCDONALD, KATHERINE C LE ETAL O'CONNOR FARM CO	40892618200004	18-89-26	SE NE	38.6	60.18%	\$32,241.30
MOENCK FAMILY FARM 1884 LLC	40892607100003	07-89-26	SW NW	5.9	6.33%	\$3,391.28
PEREGRINE FARMS LLC	40892607300007	18-89-26	NW NW AUDITOR PARCEL C	0.5	0.89%	\$479.00
PETERMAN, DANIEL J	40892607300005	07-89-26	SE SW LT IN	2.66	5.51%	\$2,951.97
SNELL, WARREN LIFE ESTATE ETAL	40892607100004	07-89-26	SE NW	20.6	29.56%	\$15,836.70
SNELL, WARREN LIFE ESTATE ETAL	40892607200003	07-89-26	SW NE	2.7	4.05%	\$2,169.78
STARK AGRICULTURE INC	40892607300002	07-89-26	NE SW	40.4	84.59%	\$45,318.90
STARK AGRICULTURE INC	40892607300008	07-89-26	SE SW EXC LT	36.34	83.62%	\$44,797.04
STARK AGRICULTURE INC	40892607400001	07-89-26	NW SE	37.3	66.88%	\$35,830.81
STARK AGRICULTURE INC	40892607400003	07-89-26	SW SE	39.00	100.00%	\$53,574.78



**SOUTH MAIN TILE BENEFITED AREA  
DRAINAGE DISTRICT NO. 87-95  
HAMILTON & WEBSTER COUNTY, IA**

Deedholder(s)	Parcel Number	S-T-R	Legal Description	Benefited Area (ac)	Class. (%)	Assessment (\$)
STARK LAND COMPANY	40892618100001	18-89-26	NW NW	34.2	56.42%	\$30,226.89
STARK LAND COMPANY	40892618100002	18-89-26	NE NW	39.00	90.66%	\$48,570.89
STARK LAND COMPANY	40892618100003	18-89-26	SW NW	41.66	91.03%	\$48,769.12
STARK LAND COMPANY	40892618100005	18-89-26	SE NW EXC LT	30.00	79.58%	\$42,634.81
STARK LAND COMPANY	40892619100001	19-89-26	NW NW	40.78	40.23%	\$21,553.13
STARK LAND COMPANY	40892619100002	19-89-26	NE NW	9.0	9.24%	\$4,950.31
STARK LAND COMPANY	40892619100003	19-89-26	SW NW	28.6	16.64%	\$8,914.84
STARK LAND COMPANY	40892619100004	19-89-26	SE NW	1.8	1.53%	\$819.69
VANDIEST FAMILY LLC	40892608300001	08-89-26	NW SW N 880'	2.8	6.30%	\$3,375.21
WW SWINE FARMS INC	40892618100006	18-89-26	SE NW AUDITOR PARCEL B	10.1	17.85%	\$9,563.10
WW SWINE FARMS INC	40892618300001	18-89-26	NW SE	41.73	65.09%	\$34,871.82
WW SWINE FARMS INC	40892618300002	18-89-26	NE SW	39.99	57.89%	\$31,014.44
WW SWINE FARMS INC	40892618300003	18-89-26	SW SW	40.69	55.77%	\$29,878.65
WW SWINE FARMS INC	40892618300004	18-89-26	SE SW	11.0	18.04%	\$9,664.89
HAMILTON COUNTY SECONDARY ROADS				19.4		\$16,870.69
<b>TOTAL</b>				<b>1289.5</b>		<b>\$1,000,000.00</b>

West Main Tile



**WEST MAIN TILE BENEFITED AREA  
DRAINAGE DISTRICT NO. 87-95  
HAMILTON & WEBSTER COUNTY, IA**

Deedholder(s)	Parcel Number	S-T-R	Legal Description	Benefited Area (ac)	Class. (%)	Assessment (\$)
EICH CAROL A TR	813200004	13-89-27	SE NE	7.5	1.31%	\$142.61
GROVES, GEORGE N & GALENE	813300002	13-89-27	NE SW	36.3	38.05%	\$4,142.19
GROVES, GEORGE N & GALENE	813300005	13-89-27	SE SW IRR TR	34.00	52.01%	\$5,661.90
HANSCH LEANNA R & HANSCH GERALD L	823200001	23-89-27	NW NE	4.4	0.76%	\$82.73
HANSCH LEANNA R & HANSCH GERALD L	823200002	23-89-27	NE NE	12.7	8.24%	\$897.02
HJ & AA SNELL FAMILY TRUST	824100002	24-89-27	NE NW	38.33	43.36%	\$4,720.24
HJ & AA SNELL FAMILY TRUST	824100004	24-89-27	SE NW	29.6	17.71%	\$1,927.94
HJ & AA SNELL FAMILY TRUST	824100006	24-89-27	NW NW E 1/2	19.16	26.31%	\$2,864.15
HJ & AA SNELL FAMILY TRUST	824100008	24-89-27	SW NW E 1/2	6.1	4.18%	\$455.04
JOHNSON ERNEST R JR & JUDY JANE	813400003	13-89-27	SW SE E 269.50' W 724.53' S 174'	0.74	0.93%	\$101.24
MICKELSON BETTY JEAN LF EST	813300006	13-89-27	SE SW IRR TR	4.33	3.39%	\$369.04
MICKELSON NORMA J TR	813300001	13-89-27	NW SW	11.20	8.16%	\$888.31
MICKELSON NORMA J TR	813300003	13-89-27	SW SW	34.9	42.79%	\$4,658.19
ROYSTER, DONALD G TR	813200003	13-89-27	SW NE	39.7	10.56%	\$1,149.58
ROYSTER, DONALD G TR	813100004	13-89-27	SE NW (EX PARCEL A)	13.1	2.71%	295.02
ROYSTER, DONALD G TR	813200005	13-89-27	NW NE EX E 900'	1.0	0.20%	\$21.43
ROYSTER, DONALD G TR	813200006	13-89-27	NW NE E 900'	5.4	1.06%	\$115.74
SNELL ROGER D TRUST NO. 1	824100005	24-89-27	NW NW W 1/2	17.3	19.57%	\$2,130.42
SNELL ROGER D TRUST NO. 1	824200007	24-89-27	NW NE	37.1	23.26%	\$2,532.12
SNELL ROGER D TRUST NO. 1	824200008	24-89-27	SW NE	16.2	9.99%	\$1,087.53
STARK AGRICULTURE INC	824200003	24-89-27	NE NE	10.8	18.01%	\$1,960.60
WILSON JOANNE M TR & ZIEHAN JOHN E JR TR	813400001	13-89-27	NW SE	37.5	74.33%	\$8,091.69
WILSON JOANNE M TR & ZIEHAN JOHN E JR TR	813400002	13-89-27	SW SE EX E 269.50' W 724.53'	37.59	100.00%	\$10,886.17
WILSON JOANNE M TR & ZIEHAN JOHN E JR TR	813400005	13-89-27	SE SE	23.6	91.90%	\$10,004.39

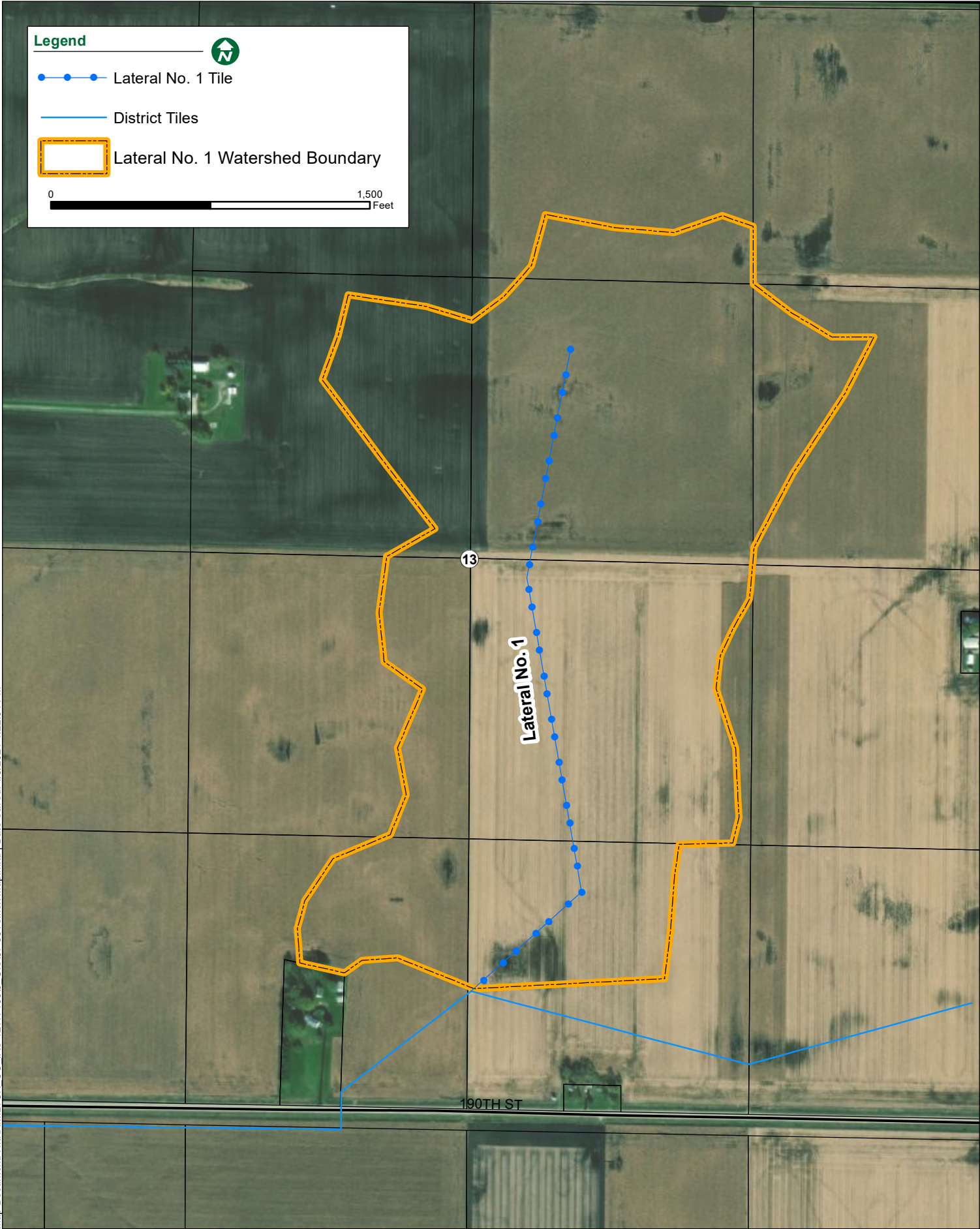
West Main Tile  
JDD 87-95

**WEST MAIN TILE BENEFITED AREA  
DRAINAGE DISTRICT NO. 87-95  
HAMILTON & WEBSTER COUNTY, IA**

<b>Deedholder(s)</b>	<b>Parcel Number</b>	<b>S-T-R</b>	<b>Legal Description</b>	<b>Benefited Area (ac)</b>	<b>Class. (%)</b>	<b>Assessment (\$)</b>
SECOR FAMILY FARMS LLC	814400005	14-89-27	SE SE EX N 410.85'E 358.75'	0	0.00%	\$0.00
CARLSON TODD J & MARLIANN N	813100006	13-89-27	NW PARCELS A & B	0	0.00%	\$0.00
WEBSTER COUNTY SECONDARY ROADS				16.2	29.53%	\$3,214.71
<b>TOTAL</b>				<b>494.75</b>		<b>\$68,400.00</b>

Lateral No. 1 Tile



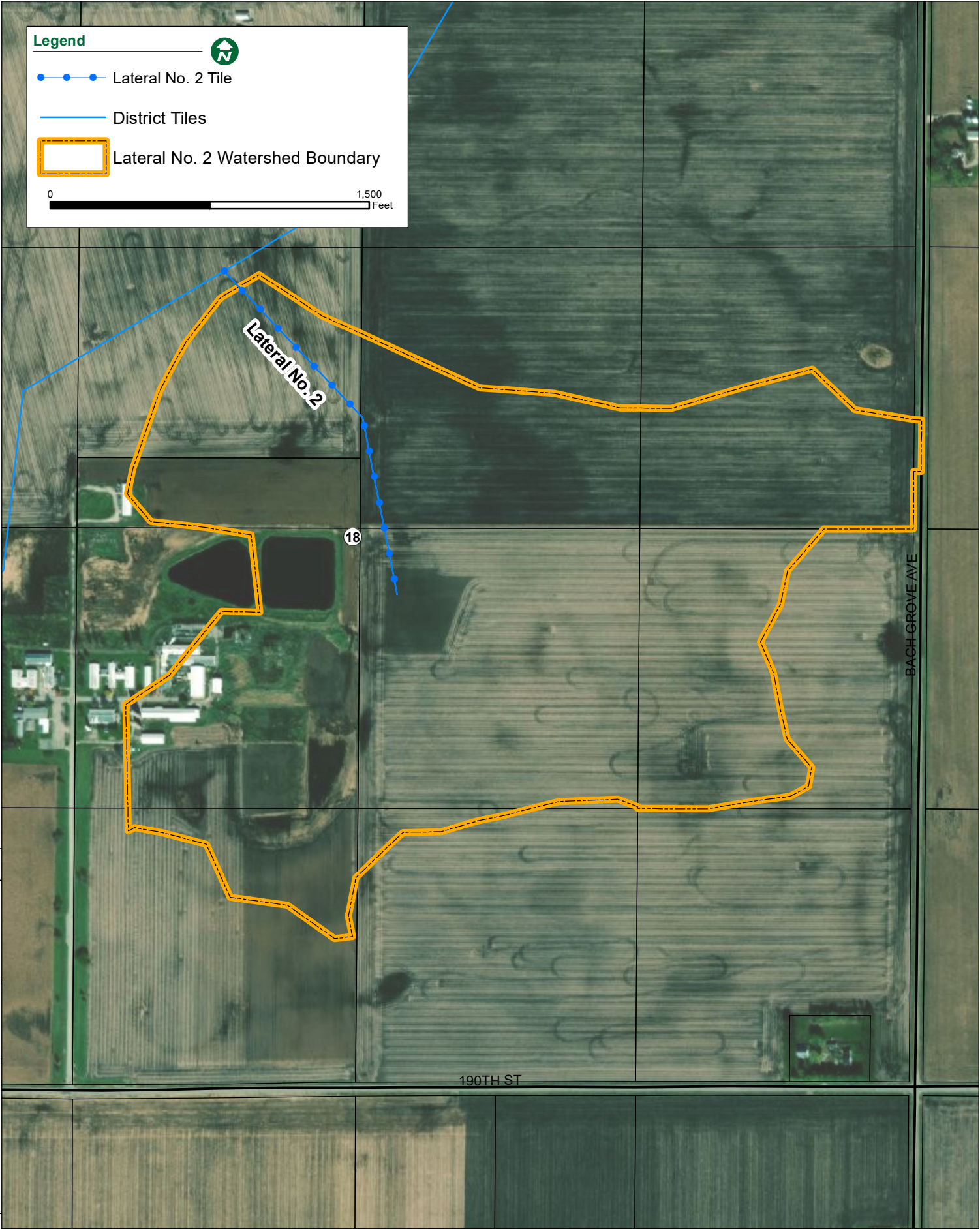




**LATERAL NO. 1 TILE BENEFITED AREA  
DRAINAGE DISTRICT NO. 87-95  
HAMILTON & WEBSTER COUNTY, IA**

<b>Deedholder(s)</b>	<b>Parcel Number</b>	<b>S-T-R</b>	<b>Legal Description</b>	<b>Benefited Area (ac)</b>	<b>Class. (%)</b>	<b>Assessment (\$)</b>
EICH CAROL A TR	813200004	13-89-27	SE NE	7.5	3.84%	\$383.97
GROVES, GEORGE N & GALENE M	813300002	13-89-27	NE SW	10.5	20.80%	\$2,079.79
GROVES, GEORGE N & GALENE M	813300005	13-89-27	SE SW IRR TR	10.1	8.88%	\$887.91
ROYSTER, DONALD G TR	813200001	13-89-27	NW NE	6.4	4.68%	\$467.95
ROYSTER, DONALD G TR	813200003	13-89-27	SW NE	39.7	34.81%	\$3,471.65
ROYSTER, DONALD G TR	813100004	13-89-27	SE NW (EX PARCEL A)	13.1	8.00%	\$799.92
ZEIHAN JOHN	813400001	13-89-27	NW SE	37.59	100.00%	\$9,999.00
ZEIHAN JOHN	813400002	13-89-27	SW SE EX E 269.50' W 724.53' S 174'	14.7	19.10%	\$1,909.81
<b>TOTAL</b>				<b>139.59</b>		<b>\$20,000.00</b>

Lateral No. 2 Tile



**LATERAL NO. 2 TILE BENEFITED AREA  
DRAINAGE DISTRICT NO. 87-95  
HAMILTON & WEBSTER COUNTY, IA**

<b>Deedholder(s)</b>	<b>Parcel Number</b>	<b>S-T-R</b>	<b>Legal Description</b>	<b>Benefited Area (ac)</b>	<b>Class. (%)</b>	<b>Assessment (\$)</b>
KOESTNER, DONALD D & CHRISTINE	40892618400001	18-89-26	NW SE	39.5	100.00%	\$17,349.67
KOESTNER, DONALD D & CHRISTINE	40892618400002	18-89-26	NE SE	20.8	27.08%	\$4,698.29
KOESTNER, JOHN WILLIAM & KATHLEEN A	40892618400003	18-89-26	SW SE	1.7	4.64%	805.02
MCDONALD, KATHERINE C LE ETAL O'CONNOR FARM CO	40892618200003	18-89-26	SW NE	20.9	43.92%	\$7,446.48
MCDONALD, KATHERINE C LE ETAL O'CONNOR FARM CO	40892618200004	18-89-26	SE NE	18.2	23.08%	\$4,004.30
STARK LAND COMPANY	40892618100005	18-89-26	SE NW EXC LT	15.3	17.96%	\$3,116.00
WW SWINE FARMS INC	40892618300002	18-89-26	SE NW	25.1	46.59%	\$8,083.21
WW SWINE FARMS INC	40892618100006	18-89-26	SE NW AUDITOR PARCEL B	7.9	8.95%	\$1,552.79
WW SWINE FARMS INC	40892618300004	18-89-26	SE SW	8.6	16.97%	\$2,944.24
<b>TOTAL</b>				<b>158.0</b>		<b>\$50,000.00</b>