



Real People. Real Solutions.

116 North Wilson Avenue
PO Box 68
Jefferson, IA 50129

Phone: (515) 766-4423
Bolton-Menk.com

June 10, 2025

Worth County Board of Supervisors

RE: Amendment #2 to the Report of the Classification Commission
Worth County Drainage District No. 48
Project No.: 0A1.125900

Trustees:

At the Hearing on the Report of the Classification Commission on March 17th, it was brought to the Board's attention properties that may not be properly assessed for potentially utilizing the DD 48 tile as an outlet.

Upon receiving tile maps from the properties in question, 9.5 acres, thought to benefit from the district tile based on surface flows, instead drain outside of the district. These lands are assessed in three different schedules for DD 48. A summary of recommended changes to the schedules is below.

Recommended changes to the Lower Main Tile & Lat. 1 Assessment Schedule

Deedholder	Parcel Num.	S-T-R	Legal Desc.	Benefited Acres	Classification (%)	Base Assessment (\$)
Bluestem Trust	0627300002	27-99-21	NE SW	28.6	14.84	528.45
Bluestem Trust	0627300004	27-99-21	SE SW	36.0	21.32	759.45
Bluestem Trust	0627400002	27-99-21	SW SE EX PAR	3.7	1.20	42.58

Original Report Lower Main Schedule for Reference

Deedholder	Parcel Num.	S-T-R	Legal Desc.	Benefited Acres	Classification (%)	Base Assessment (\$)
Bluestem Trust	0627300002	27-99-21	NE SW	32.5	16.86	600.51
Bluestem Trust	0627300004	27-99-21	SE SW	37.6	22.27	793.20
Bluestem Trust	0627400002	27-99-21	SW SE EX PAR	7.8	2.52	89.76

Recommended changes to the North Main Tile & Laterals, etc. Assessment Schedule

Deedholder	Parcel Num.	S-T-R	Legal Desc.	Benefited Acres	Classification (%)	Base Assessment (\$)
Bluestem Trust	0627300002	27-99-21	NE SW	28.6	42.99	3044.75
Bluestem Trust	0627300004	27-99-21	SE SW	36.0	75.08	5317.95
Bluestem Trust	0627400002	27-99-21	SW SE EX PAR	3.7	3.61	255.34

Name: Amendment #2 to the Report of the Classification Commission

Date: 6/10/25

Page: 2

Original Report North Main Schedule for Reference

Deedholder	Parcel Num.	S-T-R	Legal Desc.	Benefited Acres	Classification (%)	Base Assessment (\$)
Bluestem Trust	0627300002	27-99-21	NE SW	32.40	48.70	3,449.30
Bluestem Trust	0627300004	27-99-21	SE SW	37.60	78.42	5,554.30
Bluestem Trust	0627400002	27-99-21	SW SE EX PAR	7.80	7.60	538.29

Recommended changes to the Laterals 15, 15A, & 15B Assessment Schedule

Deedholder	Parcel Num.	S-T-R	Legal Desc.	Benefited Acres	Classification (%)	Base Assessment (\$)
Bluestem Trust	0627300002	27-99-21	NE SW	28.6	100.00	3905.99
Bluestem Trust	0627300004	27-99-21	SE SW	36.0	71.82	2805.38
Bluestem Trust	0627400002	27-99-21	SW SE EX PAR	3.7	3.04	118.59

Original Report Lateral 15 Schedule for Reference

Deedholder	Parcel Num.	S-T-R	Legal Desc.	Benefited Acres	Classification (%)	Base Assessment (\$)
Bluestem Trust	0627300002	27-99-21	NE SW	32.4	100.00	4,424.97
Bluestem Trust	0627300004	27-99-21	SE SW	37.6	67.29	2,977.57
Bluestem Trust	0627400002	27-99-21	SW SE EX PAR	7.8	5.65	250.01

Additionally, as one of these properties is the highest assessed parcel on the Laterals 15, 15A, & 15B Assessment Schedule, the classification percentages for the whole schedule require an update. The updated schedule resulting from the recommendation is attached.

Sincerely,

Bolton & Menk, Inc.



Colton Cunningham, PE

Design Engineer

Attached: Updated Laterals 15, 15A, & 15B Assessment Schedule
Tile Map of the Properties in Question

**ASSESSMENT SCHEDULE
 LATERALS 15, 15A, & 15B
 DRAINAGE DISTRICT NO. 48
 WORTH COUNTY, IOWA**

Deedholder(s)	Parcel Number	Sec-Twp-Rng	Legal Description	Benefited Acres	Classification (%)	Base Assessment (\$)
BLUESTEM TRUST, TRUSTEES	0627300002	27-99-21	NE SW	28.6	100.00	3,905.99
	0627400002	27-99-21	SW SE EXC PAR	3.7	3.04	118.59
	0627300004	27-99-21	SE SW	36.0	71.82	2,805.38
HELGESON, DAVID J TRUST & GLORIA J TRUST	627100003	27-99-21	SW NW	0.0	0.00	0.00
KING JR, RALEIGH S & SMITH, CONNIE P	0627400007	27-99-21	PAR. IN SW SE	1.4	0.90	34.96
	0627400006	27-99-21	PAR SW SE 27-99- 21(.40) & PAR NW NE 34-99-21 (.12)	0.2	0.11	4.42
PETERSON, MARLENE D TRUST	0627300001	27-99-21	NW SW	5.3	15.11	590.29
	0627300003	27-99-21	SW SW	15.0	15.37	600.47
REDSTEM TRUST, TRUSTEES	0634200001	34-99-21	NW NE EXC PAR	0.8	0.74	28.76
	0634100002	34-99-21	NE NW	7.4	6.74	263.29
Worth County Secondary Roads		0-0-0	Rights of Way	5.5		473.92
Totals				103.90 Ac		\$8,826.07

