

SURVEYOR'S OFFICE
Hamilton County

August 8, 2011

Kenton C. Ward, CFM
Surveyor of Hamilton County
Phone (317) 776-8495
Fax (317) 776-9628

Suite 188
One Hamilton County Square
Noblesville, Indiana 46060-2230

To: Hamilton County Drainage Board

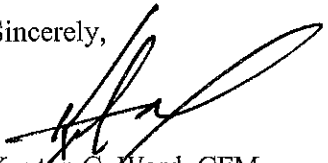
Re: Jonas Rogers Special Assessment

Due to the 2008 dredging of the open ditch from the southeast corner of tract 07-03-01-00-00-015.000 owned by Philip F & Mary A Henderson to 296th Street, the maintenance fund is \$56,543.21 in the red. The properties in this drainage shed are all residential or agricultural and pay a current maintenance assessment rate of \$2.00 per acre with a \$15.00 minimum. Tipton County property owners pay \$928.18 annually and Hamilton County property owners pay \$1,367.80 annually for a total annual assessment of \$2,295.98. I recommend that Hamilton County Highway Department be added to the assessment roll for 20.73 acres benefitted for Hartley Road, 291st and 296th Streets. This would bring in an additional \$207.30 per year. The revised grand total for the regular annual maintenance assessment would be \$2,503.28.

With the current annual assessment it would take over 22 years to pay off this debt. I recommend that a special assessment be set at \$10.00 an acre with a \$75.00 minimum for the next five (5) years for those properties north (upstream) of the beginning point of the 2008 dredge project. The remainder of the drainage shed would not be affected by this increase. This will bring in \$11,687.20 per year for a total of \$58,436.00 over the five year period. The special assessment will be in addition to the regular current maintenance assessment. The collections of the special assessment will be transferred to the General Drain Improvement Fund (GDIF) in order to eliminate this shortfall. The annual maintenance assessment will be entered into the Jonas Rogers Maintenance Fund for use of regular maintenance such as spraying and removal of obstructions.

I recommend that the Board set a hearing for the above revisions for September 26, 2011.

Sincerely,



Kenton C. Ward, CFM
Hamilton County Surveyor's Office

KCW/pll

Jonas Rogers Drain #84

Special Assessmnet Hearing

Drain \$56,543.21 in red and with current mnt asmt will take 22 years to pay off.

Highway's have never been assessed. Now adding 20.73 acres benefited to Hamilton Co. Hwy.

Joint Tipton County.

WO-2008-00005 Dredge open ditch from northeast corner of woods, south of 291st to 296th

WO-2008-00052 Spread spoils from dredging & outlet pipe replacements.

Special assessment will be in addition to regular maintenance assessment & assessed only to the current drainage shed.

Parcel	Owner	Description	Rate	Current Ben	Current Asmt	Proposed Ben Ac	Proposed Asmt Amt	Special Ben	Special Asmt	% of Special
07-03-01-00-00-002.000	Beard, Ralph & Esther Fay	S1 T20 R5 2.00Ac	Residential/Ag	2.00	\$15.00	2.00	\$15.00	2.00	\$75.00	0.64%
07-03-02-00-00-002.000	Billhymer, Keith & Geneva with LE	S2 T20 R5 23.59Ac	Residential/Ag	10.00	\$20.00	10.00	\$20.00	10.00	\$100.00	0.86%
07-03-01-00-00-007.004	Brummett, Keith & Patricia L Wilson Brummett	S1 T20 R5 4.94Ac	Residential/Ag	4.94	\$15.00	4.94	\$15.00	4.94	\$75.00	0.64%
07-03-01-00-00-007.001	Brummett, Keith W & Patricia L Wilson	S1 T20 R5 1.23Ac	Residential/Ag	1.23	\$15.00	1.23	\$15.00	1.23	\$75.00	0.64%
07-03-01-00-00-005.000	Eads, Thomas K & Donna L	S1 T20 R5 0.86Ac	Residential/Ag	0.86	\$15.00	0.86	\$15.00	0.86	\$75.00	0.64%
07-03-01-00-00-006.000	Eads, Thomas K & Donna L	S1 T20 R5 0.57Ac	Residential/Ag	0.57	\$15.00	0.57	\$15.00	0.57	\$75.00	0.64%
07-03-01-00-00-020.000	Eller, Ermal Lee Trustee Ermal Lee Eller Revocable Tru	S1 T20 R5 40.00Ac	Residential/Ag	40.00	\$80.00	40.00	\$80.00	40.00	\$400.00	3.42%
99-99-99-99-99-999.001	Hamilton Co. Highway Dept.	Hartley Rd, 291st & 296th, 20.73 Ac	Roads	0.00	0.00	20.73	\$207.30	20.73	\$207.30	1.77%
07-03-02-00-00-010.000	Henderson, Philip & Mary Jt/Rs	S2 T20 R5 59.56Ac	Residential/Ag	2.00	\$15.00	2.00	\$15.00	2.00	\$75.00	0.64%
07-03-12-00-00-005.000	Henderson, Philip F & Mary A	S12 T20 R5 7.50Ac	Residential/Ag	7.50	\$15.00	7.50	\$15.00	7.50	\$75.00	0.64%
07-03-12-00-00-006.000	Henderson, Philip F & Mary A	S12 T20 R5 34.00Ac	Residential/Ag	15.00	\$30.00	15.00	\$30.00	15.00	\$150.00	1.28%
07-03-01-00-00-015.000	Henderson, Philip F & Mary A	S1 T20 R5 27.34Ac	Residential/Ag	27.34	\$54.68	27.34	\$54.68	27.34	\$273.40	2.34%
07-03-11-00-00-005.000	Hinds, Loyd & Cora	S11 T20 R5 18.00Ac	Residential/Ag	4.50	\$15.00	4.50	\$15.00	4.50	\$75.00	0.64%
07-03-02-00-00-009.000	Hinds, Loyd & Cora	S2 T20 R5 40.00Ac	Residential/Ag	39.50	\$79.00	39.50	\$79.00	39.50	\$395.00	3.38%
07-03-02-00-00-005.000	Jacobs, Duane Edward & Jennifer Lee Jacobs	S2 T20 R5 1.50Ac	Residential/Ag	1.50	\$15.00	1.50	\$15.00	1.50	\$75.00	0.64%
07-03-02-00-00-008.000	L & E Eller Farms Inc An Ind Corp	S2 T20 R5 36.88Ac	Residential/Ag	21.00	\$42.00	21.00	\$42.00	21.00	\$210.00	1.80%
07-03-12-00-00-008.000	Leeman, Lena F Trustee	S12 T20 R5 20.00Ac	Residential/Ag	16.00	\$32.00	16.00	\$32.00	16.00	\$160.00	1.37%
07-03-12-00-00-009.000	Leeman, Lena F Trustee	S12 T20 R5 60.00Ac	Residential/Ag	20.00	\$40.00	20.00	\$40.00	20.00	\$200.00	1.71%
07-03-01-00-00-010.000	Lewis, Jeannine	S1 T20 R5 49.60Ac	Residential/Ag	10.00	\$20.00	10.00	\$20.00	10.00	\$100.00	0.86%
07-03-01-00-00-017.000	Marion E House Farms Inc	S1 T20 R5 20.00Ac	Residential/Ag	20.00	\$40.00	20.00	\$40.00	20.00	\$200.00	1.71%
07-03-01-00-00-014.000	Marion E House Farms Inc	S1 T20 R5 40.20Ac	Residential/Ag	24.00	\$48.00	24.00	\$48.00	24.00	\$240.00	2.05%
07-03-01-00-00-012.000	Marion E House Farms Inc	S1 T20 R5 59.69Ac	Residential/Ag	29.00	\$58.00	29.00	\$58.00	29.00	\$290.00	2.48%
07-03-01-00-00-016.000	Marion E House Farms Inc	S1 T20 R5 40.00Ac	Residential/Ag	40.00	\$80.00	40.00	\$80.00	40.00	\$400.00	3.42%
07-03-02-00-00-004.002	Miller, Jeremy S & Sandra Michelle	S2 T20 R5 8.00Ac	Residential/Ag	6.50	\$15.00	6.50	\$15.00	6.50	\$75.00	0.64%
07-03-01-00-00-007.002	Miller, Joseph L & Anna Lynn Miller	S1 T20 R5 5.00Ac	Residential/Ag	5.00	\$15.00	5.00	\$15.00	5.00	\$75.00	0.64%
07-03-02-00-00-004.000	Miller, Leonard S & Linda L	S2 T20 R5 51.12Ac	Residential/Ag	11.70	\$23.40	11.70	\$23.40	11.70	\$117.00	1.00%
07-03-02-00-00-004.001	Miller, Ronald G & Rosemary L	S2 T20 R5 56.00Ac	Residential/Ag	44.80	\$89.60	44.80	\$89.60	44.80	\$448.00	3.83%
07-03-01-00-00-019.000	Miller, Ronald G 2/3 int & Robert Dean & Barbara J Mil	S1 T20 R5 40.00Ac	Residential/Ag	40.00	\$80.00	40.00	\$80.00	40.00	\$400.00	3.42%
07-03-12-00-00-001.000	Miller, Ronald G 2/3 int & Robert Dean & Barbara Mille	S12 T20 R5 18.37Ac	Residential/Ag	10.00	\$20.00	10.00	\$20.00	10.00	\$100.00	0.86%
07-03-12-00-00-004.000	Miller, Ronald G 2/3 int & Robert Dean & Barbara Mille	S12 T20 R5 37.22Ac	Residential/Ag	10.00	\$20.00	10.00	\$20.00	10.00	\$100.00	0.86%
07-03-01-00-00-018.000	Miller, Ronald G 2/3 int & Robert Dean & Barbara Mille	S1 T20 R5 12.50Ac	Residential/Ag	12.50	\$25.00	12.50	\$25.00	12.50	\$125.00	1.07%
07-03-01-00-00-008.000	Neese, William H & Ronald G c/o Ronald Neese	S1 T20 R5 70.00Ac	Residential/Ag	70.00	\$140.00	70.00	\$140.00	70.00	\$700.00	5.99%
07-03-01-00-00-001.000	Riley, Patrick M & Deborah L	S1 T20 R5 1.00Ac	Residential/Ag	1.00	\$15.00	1.00	\$15.00	1.00	\$75.00	0.64%
07-03-02-00-00-007.000	Riley, Patrick M & Deborah L	S2 T20 R5 1.00Ac	Residential/Ag	1.00	\$15.00	1.00	\$15.00	1.00	\$75.00	0.64%

Parcel	Owner	Description	Rate	Current Ben	Current Asmt	Proposed Ben Ac	Proposed Asmt Amt	Special Ben	Special Asmt	% of Special
07-03-01-00-00-004.000	Shirey, Danny Maurice	S1 T20 R5 0.57Ac	Residential/Ag	0.57	\$15.00	0.57	\$15.00	0.57	\$75.00	0.64%
07-03-02-00-00-006.000	Smothers, Jerry A	S2 T20 R5 1.00Ac	Residential/Ag	1.00	\$15.00	1.00	\$15.00	1.00	\$75.00	0.64%
07-03-01-00-00-009.001	Swart, Daniel L & Janice L	S1 T20 R5 3.00Ac	Residential/Ag	2.00	\$15.00	2.00	\$15.00	2.00	\$75.00	0.64%
07-03-01-00-00-009.000	Swart, Daniel L & Janice L	S1 T20 R5 32.00Ac	Residential/Ag	13.00	\$26.00	13.00	\$26.00	13.00	\$130.00	1.11%
07-03-01-00-00-003.000	Watkins, Judith A	S1 T20 R5 1.00Ac	Residential/Ag	1.00	\$15.00	1.00	\$15.00	1.00	\$75.00	0.64%
07-03-01-00-00-007.000	Wilson, Dale & Mary	S1 T20 R5 25.06Ac	Residential/Ag	25.06	\$50.12	25.06	\$50.12	25.06	\$250.60	2.14%
07-03-01-00-00-007.003	Wilson, Patricia Lynn	S1 T20 R5 3.77Ac	Residential/Ag	3.77	\$15.00	3.77	\$15.00	3.77	\$75.00	0.64%
Parcels: 41			Hamilton Co. Totals:	595.84	\$1,367.80	616.57	\$1,575.10	616.57	7,046.30	60.29%

Parcel	Owner	Description	Rate	Current Ben	Current Asmt	Proposed Ben Ac	Proposed Asmt Amt	Special Ben	Special Asmt	% of Special
80-10-36-300-016.000-007	Achenbach, Robert Family Farms c/o Beverly Achenbach	E 1/2 SE SW 20.00 Ac 36 -21 - 5	Residential/Ag	20.00	\$40.00	20.00	40.00	20.00	\$200.00	1.71%
80-10-35-400-011.000-007	Achenbach, Robert Family Farms c/o Beverly Achenbach	S Pt E1/2 SE 60.00 Ac 35 -21 -5	Residential/Ag	60.00	\$120.00	60.00	120.00	60.00	\$600.00	5.13%
80-10-35-400-010.000-007	Armstrong, Nancy M	N 1/2 NE SE 20.00 Ac 35 -21 -5	Residential/Ag	20.00	\$40.00	20.00	40.00	20.00	\$200.00	1.71%
80-10-35-400-009.000-007	Armstrong, Nancy M	N Pt W 1/2 SE 30.00 Ac 35 -21 -5	Residential/Ag	30.00	\$60.00	30.00	60.00	30.00	\$300.00	2.57%
80-10-36-300-014.000-007	Behrman, Marilyn N & Etal, c/o Robert Naden Family Farms	N1/2 SW SW 20.00 Ac 36 -21 -5	Residential/Ag	20.00	\$40.00	20.00	40.00	20.00	\$200.00	1.71%
80-10-36-300-008.000-007	Behrman, Marilyn N & Etal, c/o Robert Naden Family Farms	W Pt NW SW 30.00 Ac 36 -21 -5	Residential/Ag	30.00	\$60.00	30.00	60.00	30.00	\$300.00	2.57%
80-10-36-200-002.000-007	Hobbs, Doyle L. & Jean	SW NW 40.00 Ac 36 -21 -5	Residential/Ag	6.25	\$15.00	6.25	15.00	6.25	\$75.00	0.64%
80-10-35-300-008.000-007	Hobbs, Hilton H TTR c/o Ben B Hobbs	N Pt SW 90.99 Ac 35 -21 -5	Residential/Ag	22.50	\$45.00	22.50	45.00	22.50	\$225.00	1.93%
80-10-36-300-015.000-007	Hughes, Kristen J	S 1/2 SW SW 20.00 Ac 36 -21 -5	Residential/Ag	20.00	\$40.00	20.00	40.00	20.00	\$200.00	1.71%
80-10-36-300-016.020-007	Hunter, Joseph H	W1/2 W1/2 SE SW 10.00 Ac 36 -21 -5	Residential/Ag	10.00	\$20.00	10.00	20.00	10.00	\$100.00	0.86%
80-10-36-300-016.010-007	Hunter, Mary Jean, Life Estate, c/o Janice Sue Hunter	E 1/2 W 1/2 SE SW 10.00 Ac 36 -21 -5	Residential/Ag	10.00	\$20.00	10.00	20.00	10.00	\$100.00	0.86%
80-10-36-300-010.000-007	Johnson, Timothy J & Kristin K	Pt N1/2 SW 45.07 Ac 36 -21 -5	Residential/Ag	16.07	\$32.14	16.07	32.14	16.07	\$160.70	1.38%
80-10-35-300-012.000-007	Kauffman, Ralph L. & Roberta J.	S Pt SW 64.00 Ac 35 -21 -5	Residential/Ag	22.50	\$45.00	22.50	45.00	22.50	\$225.00	1.93%
80-10-35-400-009.010-007	Kauffman, Ralph L. & Roberta J.	S Pt W 1/2 SE 50.00 Ac 35 -21 -5	Residential/Ag	50.00	\$100.00	50.00	100.00	50.00	\$500.00	4.28%
80-10-35-100-003.000-007	Ray Bros. Farms, Inc.	NW NE 40.00 Ac 35 -21 -5	Residential/Ag	40.00	\$80.00	40.00	80.00	40.00	\$400.00	3.42%
80-10-35-100-013.000-007	Riggins, John	Pt SW NE 1.98 Ac 35 -21 -5	Residential/Ag	1.98	\$15.00	1.98	15.00	1.98	\$75.00	0.64%
80-10-35-100-007.000-007	Smith, Stephen R & Barbara J	SE NE 40.00 Ac 35 -21 -5	Residential/Ag	40.00	\$80.00	40.00	80.00	40.00	\$400.00	3.42%
80-10-35-100-006.000-007	Smith, Stephen Richard, c/o Beverly J Smith	SW NE 38.02Ac 35 -21 -5	Residential/Ag	38.02	\$76.04	38.02	76.04	38.02	\$380.20	3.25%
Parcels: 18			Tipton Co. Totals:	457.32	928.18	457.32	928.18	457.32	4,640.90	39.71%

Total Parcels: 59	Grand Totals:	1,053.16	2,295.98	1,073.89	2,503.28	1,073.89	11,687.20	100.00%
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Proposed Jonas Rogers Reconstruction Shed

