

## **PUBLIC NOTICE OF FINAL SPECIAL ASSESSMENT SCHEDULE**

**TO: THE OWNER OF THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN FAYETTE COUNTY, IOWA:**

Property Owner and Address: Curt Kass, 401 Hayes St. E., Hazelton, IA 50641, reference property located at 16 2<sup>nd</sup> Street, SW, Oelwein, IA 50662

Property Parcel Number: 1821331001

Property Legal Description: Lots 1 and 2, Block 3, and Beginning at the Northeast corner of said Block 3, thence running East 8 feet, thence South to the Chicago, Great Western Railroad Company's right of way, thence Northwest along said right of way to the Southeast Corner of said Block 3, thence North along the East line of Block 3 to the place of beginning, Oelweins Second Addition to Oelwein, Fayette County, Iowa.

Work Performed: Nuisance Abatement on exterior of property.

Date of Work Performed: October 10, 2025

Actual Cost of Work Performed: \$1,970.90

Total to be Assessed: \$1,970.90

Valuation of Property as fixed by City Council: \$42,830.00

Amount of Assessment Deficiency: -0-

Number of Annual Payments Permitted: Two (2)

Interest Rate Applicable to Balance Due: Seven Percent (7%)

You are hereby notified that the City of Oelwein has approved and adopted the above and foregoing Assessment Schedule and the assessment shown therein levied by the City Council of Oelwein, Iowa, certified to the Fayette County Treasurer in accordance with Iowa Code 384.60.

Assessments may be paid directly to the City of Oelwein in full or in part without interest within thirty (30) days after the date of the first publication of this notice of the final assessment schedule. The last day to pay assessments without interest is December 1, 2026. Thereafter all unpaid special assessments bear interest at the rate of seven percent (7.0%) per annum commencing December 1, 2026 computed to the first day of December following the due date as provided in Iowa Code §384.65. Installments are payable on July 1 of each year commencing with July 1, 2027, and each installment will be delinquent from October 1 following its due date, however when the last day of October is a Saturday or Sunday, that amount shall be delinquent from the second business day of October after its due date. Delinquent installments will draw the same delinquent interest as ordinary taxes. Property owner may elect to pay any installment semi-annually in advance. Assessments are payable at the office of the Fayette County Treasurer, 114 N Vine St, West Union, Iowa 52175.

If you are the owner, or allege an interest in the property subject to this special assessment, you may, within twenty days after the adoption of a resolution of necessity, test the regularity of proceedings or legality of the assessment procedure by a petition in equity filed in the district court of the county where the property is located. A person having an interest in any property specially assessed may appeal from the amount of the assessment, at any stage of the special assessment procedure up to twenty (20) days after the final publication of notice of filing of the final assessment schedule, by petition to the district court of the county where the property is located. No action shall be brought appealing the amount of any special assessment from and after twenty (20) days after said final publication. Additional information regarding appeals may be found in Iowa Code §384.66.

By the Order of the City Council for Oelwein, Iowa  
Barbara Rigdon, City Clerk