

Hancock County Taxable Area Procedure – Drainage Ditch Present

If a drainage ditch (DD) is located within the project area, follow the procedure below:

1. Contact the Hancock County Auditor's Office

- Contact: Ann Hinders
- Email (as of 7/22/2026): ann.hinders@hancockcountyia.org

2. Provide a Location Map

- Send a map showing the location of the project area.

3. Obtain Existing Drainage Ditch Area

- The Auditor's Office will review the section and provide the assumed drainage ditch area currently being used for taxation purposes.

4. Calculate the Drainage Ditch Width

- Based on the provided drainage ditch area, calculate the ditch width necessary to match the existing assumed area.

5. Limit of Drainage Ditch Area

- The drainage ditch area extends only to the right-of-way (ROW) line.

6. Taxable Area Adjustment

- Deduct the drainage ditch area from the total taxable area calculation.

7. Coordinate with the Auditor's Office

- Feel free to send an aerial map or PDF showing the model-space linework to discuss the proposed approach and verify assumptions.

8. No Corrective Action Required for Area Differences

- The Auditor's Office is willing to work with surveyors and engineers.
- If the existing drainage ditch area does not exactly match field or mapping conditions, corrective documents are generally required solely to reconcile the area discrepancy.

Note: Early coordination with the Auditor's Office is encouraged to ensure the taxable area calculation follows Hancock County's existing drainage ditch assumptions.