

# Long-Term Stewardship Assessment Report

For

**Clow Valve Company**  
2480 Norwalk Circle  
Oskaloosa, Iowa  
EPA RCRA ID No. IAD981711807

IN SUPPORT OF  
THE U.S. ENVIRONMENTAL PROTECTION AGENCY REGION 7

UNDER  
RCRA ENFORCEMENT, PERMITTING, AND ASSISTANCE  
(REPA6) CONTRACT  
ZONE 3, REGION 7

Task Order 68HE0721F0105

Document Control Number  
REPA6-2710-013 Final

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## INTRODUCTION

Under the Environmental Protection Agency (EPA) RCRA Enforcement, Permitting, and Assistance (REPA6) Contract, Task Order 68HE0721F0105, Booz Allen Hamilton (Booz Allen) has been tasked by the EPA Region 7 to conduct long-term stewardship (LTS) Assessments. Booz Allen conducted an LTS desktop assessment on January 25, 2022, of Clow Valve Company (Clow Valve) located in Oskaloosa, Iowa.

The purpose of the LTS desktop assessment is to assess the efficacy of the implemented remedies (i.e., ECs and ICs) and to update the EPA on the status of the RCRA Corrective Action facilities. The assessment was conducted via desktop record review.

## SITE BACKGROUND

Clow Valve is located east of the Oskaloosa Township, approximately 0.85 miles north of Highway 92, and approximately 1.8 miles southwest of the South Skunk River. Clow Valve is comprised of a single parcel lot (#1109300011) which is approximately 38.68 acres in size. The Mahaska County Assessor Property Report lists the property as Class R- Residential, however it also notes that this classification is for tax purposes only and not to be used for zoning. Per the most recent aerial images, the lot appears to be an undeveloped wooded lot with a small runoff pond. Access to the facility is provided by a gated private dirt and gravel road off the southwest corner of Osburn Avenue and 235<sup>th</sup> Street. The lot is bound on all sides by privately owned agricultural land.

Historically the site was used as a hazardous waste landfill regulated by the EPA under RCRA. Approximately 700-1,000 cubic yards of lead and cadmium bearing arc melt baghouse dust were deposited along with approximately 42,000 cubic yards of non-hazardous foundry wastes. The maximum depth of the landfill cell is thought to be about 30-35 feet deep, and the surface area is approximately 0.86 acres. In a letter dated June 21, 1985, Iowa Department of Environmental Quality approved, with modification, the December 1984 Closure Plan for the landfill. The closure plan outlined ground and surface water monitoring procedures, construction plans for the landfill cap, security details for the site, and maintenances requirement as follows:

**Table 1: 1984 Closure Plan:**

<b>Ground and Surface Water Monitoring</b>
Installation of three (3) ground monitoring wells in addition to the two (2) already installed. <ul style="list-style-type: none"> <li>Well 3 installed in the southwest corner of the site and near the property line</li> <li>Well 4 installed in the northeast corner of the site</li> <li>Well 5 installed south of the site</li> </ul> All monitoring wells were to be sampled at least once annually.
<b>Construction of Landfill Cap</b>
<ul style="list-style-type: none"> <li>Total area to receive the landfill cap was approximately 4,200 square yards</li> <li>Total amount of soil to be moved on-site was approximately 5,150 cubic yards with over 2/3 of the soil being taken from an area 200 feet southwest of the site</li> <li>Maximum slope was 3 to 1</li> <li>Approximately 3 acres of disturbed areas were reseeded and fertilized</li> </ul>
<b>Security of the Site</b>
<ul style="list-style-type: none"> <li>The site was already protected by mine tailing on 3 sides</li> <li>Single entrance through a gate at the site with a lock</li> </ul>
<b>Maintenance Plan</b>
<ul style="list-style-type: none"> <li>The integrity of the site was to be inspected quarterly</li> <li>Normal maintenance included moving the site and its drainage way</li> </ul>

The 1984 Closure Plan also stated the landfill was to consist of a minimum of two feet of compacted soil with a permeability of 0.1” per hour and an eight-inch layer of topsoil with shallow rooting vegetation. A diversion ditch and tiles have been placed around the site to divert and intercept all waters which would be going through the waste site. As of 2018, eight (8) monitoring wells have been established along the landfill east and west perimeter with two (2) located downgradient to the north.

The EPA's 3008(a) Order, issued September 28, 1990, required groundwater monitoring and post-closure care of the regulated landfill unit. Groundwater monitoring and analysis was performed in accordance with the Groundwater Monitoring Plan included with the Order. The Constituents of Concern (COC) are as follows:

**Table 2: Constituent of Concern**

<b>Constituents Based on Characterization of Waste</b>					
• Arsenic	• Barium	• Cadmium	• Chromium	• Silver	• Lead
• Mercury	• Selenium	• Cobalt	• Copper	• Nickel	• Zink

<b>Groundwater Quality Parameters</b>					
• Chloride	• Iron	• Manganese	• Phenols	• Sodium	• Sulfate
<b>Contamination Indicators</b>					
• Specific Conductance	• Total Organic Carbon	• Total Organic Halogen		• pH	

On March 26, 2018, Clow Valve submitted an updated sampling and analysis plan (SAP) and Quality Assurance Project Plan (QAPP) as a revision to the June 18, 2014, Revised Groundwater Monitoring plan. The update addressed issues surrounding monitoring well sampling technique, analysis scope, and statistical methodology. The SAP and QAPP were approved by EPA on July 10, 2018, with modifications including analyses of ground water samples for additional contaminants.

### **CURRENT SITE STATUS**

The property is currently owned by Clow Valve. During the most recent site assessment visit, it was reported that no activities were taking place on the property in question. The current on-site controls include Institutional Controls which are listed within the Deed Notice on file with the Mahaska County Assessor’s Office, (Book 250, Page 363) and Engineering Controls which are listed within the 1984 Closure Plan, 2014 SAP and QAPP update, and 2018 SAP and QAPP update.

### **LONG-TERM STEWARDSHIP DESKTOP ASSESSMENT**

This desktop assessment consisted of reviewing EPA provided documents, readily available County and City records, and historical aerial photographs. No physical site visit occurred.

#### **Institutional Control (IC) Status**

**General:** Institutional controls are set in the May 16, 1991, deed restriction found within the Mahaska County Deed Recorder’s files (Book 250, Pages 363-365).

The use of this land is restricted under 40 CFR 264 Subpart G regulations. The hazardous waste in this disposal unit is not to be disturbed.

During the most recent LTS site visit, the assessor observed that no additional waste was being placed and no evidence of recent waste placement was found. The cover and vegetation had been maintained; no dead areas were observed.

#### **Engineering Control (EC) Status**

**General:** Engineering controls have been installed on-site in the form of a cap and security fencing as described in the December 1984, closure plan and monitoring wells as described in the most recent March 2018 SAP revision.

**Groundwater Monitoring:** As documented in the EPA’s letter to Clow dated February 7, 2014, monitoring wells MW-1B and MW-5B (both up-gradient wells) have been eliminated from the statistical analysis and will be used solely for water level measuring points.

Utilizing test methods and sampling schedules laid out in the 2018 SAP Revision, groundwater is to be sampled semi-annually from monitoring wells MW-2B, MW-3B, MW-4B, MW-6B, and MW-8B (up-gradient well) and tested for the COC laid out in Table 1. An annual report is to be submitted to EPA detailing the analysis of the collected samples. Maintenance of the monitoring wells is the responsibility of Clow Valve.

**Cap:** The engineered cap placed on the hazardous waste landfill was constructed to be two-feet thick of compacted soil with an eight-inch topsoil seeded with shallow rooting vegetation. Maintenance of the cap is the responsibility of Clow Valve.

**Security:** Fencing is being utilized to maintain the security of the site so as to prevent livestock or persons from gaining access. Further, two (2) locked gates to the northwest of the site prevents easy access.

During the most recent LTS site visit, the assessor observed that the security fencing was in good condition with no holes or damage to the fence. The cap placed on the landfill did not appear to have any holes and did not show signs of erosion or sinking. The grass on top of the cap was healthy and well maintained. The monitoring wells were all observed to be in good condition, locked, and protected.

## **CONCLUSIONS AND RECOMMENDATIONS**

During the desktop review findings no EC/IC deficiencies were identified. Based on the desktop assessment it is verified that the remedy EC/ICs are being implemented.

## **REFERENCES**

- Mahaska County Assessor Property Report, October 28, 2020
- Comprehensive Corrective Action Report, October 1, 2020
- Sampling and Analysis Plan, March 26, 2018
- Deed Restriction Document May 16, 1991
- Clow Disposal Site Closure Plan, December 1984

## **ATTACHMENTS**

- LTS Checklists
  - LTS Desktop General Checklist
- Site Map and Google Earth Historical Aerial Imagery
- EJSCREEN Report
- Mahaska County Assessor Property Reports
- Private Well Tracking System Drilled Wells Report
- Private Well Tracking Map



# EPA REGION 7 – LTS DESKTOP REVIEW CHECKLIST

Updated September 23, 2016

FACILITY DETAILS	
EPA ID:	IAD981711807
Facility Name:	Clow Valve Co.
Facility Address:	2480 Norwalk Circle, Oskaloosa, Iowa 52577
Report Finalized:	Signature: <i>Grant Rabalais</i> <span style="float: right;">Date: 1/26/2022</span>

## PART I. PRE-ASSESSMENT CHECKLIST

Date Pre-Assessment completed:	1/26/2022
Pre-Assessment performed by (Name/Organization):	Grant Rabalais / Booz Allen Hamilton

### A. Background Document Review

**Prior to the site visit, review the following documents. Indicate status or if achieved.**

1. Current Human Exposures Under Control (EI CA 725)?	Yes: <input checked="" type="checkbox"/>	No: <input type="checkbox"/>	Other (add comments): <b>CA725 YE – 9/24/2010</b>
2. Migration of Contaminated Groundwater Under Control (EI CA 750)?	Yes: <input checked="" type="checkbox"/>	No: <input type="checkbox"/>	Other (add comments): <b>CA750 YE – 10/1/2010</b>
3. Final Remedy Decision Achieved (CA 400)?	Yes: <input checked="" type="checkbox"/>	No: <input type="checkbox"/>	Other (add comments): <b>CA400 – 4/25/2011</b> Notes: Attainment documented in memo to RCRA facility file.
4. Remedy Construction Complete (CA 550)?	Yes: <input checked="" type="checkbox"/>	No: <input type="checkbox"/>	Other (add comments): <b>CA550 RC – 4/25/2011</b> Notes: Attainment documented in memo to RCRA facility file.
5. Groundwater classification at and surrounding site:	Comment: <b>N/A</b>		
6. Does the site have an active treatment or containment system in operation, or should be in operation as part of an EC?	Yes: <input checked="" type="checkbox"/>	No: <input type="checkbox"/>	Other (add comments): <b>The site has a closed hazardous waste cell. The cell is capped and cordoned off with a security fence.</b>
7. Does the site have a long-term monitoring program in place? (ex. CT DEEP Long-Term Stewardship Permit)	Yes: <input checked="" type="checkbox"/>	No: <input type="checkbox"/>	Other (add comments): <b>The site has eight monitoring wells which are tested and analyzed semi-annually.</b>
8. Is the Site located within the EPA-defined Environmental Justice Area? (see EPA EJ Screening Tool)	Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>	Other (add comments): <b>The EJ Indexes are lower than 80% in the state based on the EPA's Environmental Justice Screening and Mapping Tool (Version 2020)</b>
9. RCRA Info Review: Are the institutional/engineering controls (existing and terminated), post closure care, orders or permits properly documented in RCRA Info including the accurate and appropriate effective dates? Are the notes substantial and detailed enough to track down the origin or mechanism of such activities?	Yes: <input checked="" type="checkbox"/>	No: <input type="checkbox"/>	Other (add comments): <b>CA780 GW - ENGINEERING CONTROLS TERMINATED - GROUNDWATER CONTROL – 7/10/2018</b> Note: EPA's 7/10/18 letter approved new March 2018 SAP & OAPP, which replaced the June 2014 SAP & QAPP. <b>CA770 GW - ENGINEERING CONTROLS ESTABLISHED- GROUNDWATER CONTROL – 7/10/2018</b> Note: EPA's 7/10/18 approval letter of the SAP & QAPP both dated March 26, 2018 along with the revised Table 1 & 3 for QAPP & Table 3 for SAP June 12, 2018. <b>CA770 GW - ENGINEERING CONTROLS ESTABLISHED- GROUNDWATER CONTROL – 8/5/2014</b> Note: EPA's 8/5/2014 approval letter of the SAP and QAPP, both dated June 18, 2014, to be used during groundwater monitoring activities. <b>CA550 RC – 4/25/2011</b> Notes: Attainment documented in memo to RCRA facility file. <b>CA400 – 4/25/2011</b> Notes: Attainment documented in memo to RCRA facility file.  <b>CA772 ID - INSTITUTIONAL CONTROLS ESTABLISHED- INFORMATIONAL DEVICE – 5/16/1991</b> Note: Deed Notice per 40 CFR Part 265 filed with Mahaska County Recorder, Book 250, pages 363-365.

			<b>CA770NG - ENGINEERING CONTROLS ESTABLISHED-NON-GROUNDWATER CONTROL – 6/21/1985</b> <i>Note: IDEQ's 6/21/1985 approval with modification letter of December 1984 Closure Plan outlining site security, and cap inspection and maintenance requirements.</i>
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10. Other Pre-Assessment documents reviewed:  
 Comment:  
**Mahaska County Assessor Property Report, October 28, 2020**  
**Comprehensive Corrective Action Report, October 1, 2020**  
**Sampling and Analysis Plan, March 26, 2018**  
**Deed Restriction Document May 16, 1991**  
**Clow Disposal Site Closure Plan, December 1984**

**B. Engineered and Institutional Controls**

List each EC/IC identified during the file review and indicate whether the listed item is an EC/IC. These should be inspected during the site visit. Look for documents such as deeds or plans with site boundaries. Deed or engineering plans may identify EC/IC details and requirements.	Is the listed item an EC/IC?		Map of EC/IC boundary available?		Copy of IC recorded on deed or EC engineering plan available?		Reference where information was found:
	EC: / IC:		Yes: / No:		Yes: / No:		
Landfill Cap – The hazardous waste landfill cap is two-feet of compressed soil under eight inches of topsoil with shallow rooting vegetation. Maintenance of the cap is the responsibility of Clow Valve.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Clow Disposal Site Closure Plan, December 1984</b>
Groundwater Monitoring – Groundwater is to be collected semi-annually from monitoring wells MW-2B, MW-3B, MW-4B, MW-6B, and MW-8B (up-gradient well) and tested for the Contaminants of Concern. An annual report is to be submitted to EPA detailing the analysis of the collected samples. Maintenance of the monitoring wells is the responsibility of Clow Valve.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Sampling and Analysis Plan, March 26, 2018</b>
Security – Fencing is being utilized to maintain the security of the site so as to prevent livestock or persons from gaining access. Further, a locked gate to the northwest of the site prevents easy access.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Clow Disposal Site Closure Plan, December 1984</b>
Land use restriction: The use of this land is restricted under 40 CFR Subpart G regulations. The hazardous waste in this disposal unit is not to be disturbed.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Deed Restriction Document, May 16, 1991</b>

**C. State/Municipal Regulatory Notification and Information**

Indicate whether a State or Municipal regulatory agency was notified about the upcoming assessment, and describe any information provided by that agency related to the assessment.

Agency: <b>N/A</b>	Contact: <b>N/A</b>
Information Obtained: <b>N/A</b>	

**D. Additional Pre-Assessment Comments**

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**Acronyms**

CA Remedy – Corrective Action Remedy  
 EC – Engineered Control  
 EI CA 725 – RCRA Corrective Action Environmental Indicator,  
 Current Human Exposure Under Control  
 EI CA 750 – RCRA Corrective Action Environmental Indicator,  
 Migration of Contaminated Groundwater Under Control  
 GIS – Geographic Information System  
 IC – Institutional Control

O&M Plan – Operations and Maintenance Plan  
 RCRA – Resource Conservation and Recovery Act  
 LTS – Long-Term Stewardship

<b>PART II. LTS Desktop Review</b>			
Date(s) Desktop Review completed:		1/26/2022	
Performed by (Name/Organization):		Grant Rabalais / Booz Allen Hamilton	
<b>A. Background Document Review</b>			
11. Are the boundaries of the controls provided in the mechanism's legal description accurate and translatable to real world coordinates? Are there any areas that need a more accurate survey description, cover areas initially under ownership which was not a party to the control document, or areas were excluded from the survey area that should have been included?	Yes: <input checked="" type="checkbox"/>	No: <input type="checkbox"/>	Other (add comments): <b>Commencing at the SW corner of the NW ¼ of the SE ¼ of the SW ¼ of Section 9, Township 75 North, Range 15 West of the 5<sup>th</sup> P.M.; thence North 270 feet along the west line of NW ¼-SE ¼ - SW 1/4 : thence East 450 feet: hence North 210 feet to the point of beginning.</b>
12. Does the original control document have a legible map that clearly depicts the legal description as included in the document itself?	Yes: <input checked="" type="checkbox"/>	No: <input type="checkbox"/>	Other (add comments): <b>The Clow Disposal Site Closure Plan, December 1984 and Sampling and Analysis Plan, March 26, 2018, have maps.</b>
13. Are there changes in ownership? <ul style="list-style-type: none"> <li>County online records</li> <li>Chain of title records</li> <li>Easements changes</li> <li>Attach print out of online records and contact information of new owners if possible.</li> </ul>	Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>	Other (add comments): <b>The owners of the facility are Clow Valve Company 902 S 2<sup>nd</sup> Street Oskaloosa, IA 52577</b>
14. If applicable, is the deed notice/deed restriction available in the department's office?	Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>	Other (add comments): <b>A search of Iowa Land Records did not return a deed or restriction for the property, as this pre-dated electronic files.</b>
15. If applicable, where is the deed notice/deed restriction recorded? <ul style="list-style-type: none"> <li>Confirm current status of recording</li> <li>List Book #, Page #</li> </ul>	Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>	Other (add comments): <b>A search of Iowa Land Records did not return a deed or restriction for the property.</b>
16. Has the zoning changed? <ul style="list-style-type: none"> <li>City/County online zoning records</li> <li>Inquiry to City/County offices</li> </ul>	Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>	Other (add comments):
17. What is the current land use? <ul style="list-style-type: none"> <li>List operating businesses if applicable.</li> </ul>	Yes: <input checked="" type="checkbox"/>	No: <input type="checkbox"/>	Other (add comments): <b>Per the Mahaska County Assessors Property Report the parcel is zoned residential. However, it also notes that this classification is for tax purposes only and not to be used for zoning. Currently, after closure the land is left undisturbed to prevent degradation of the cap.</b>

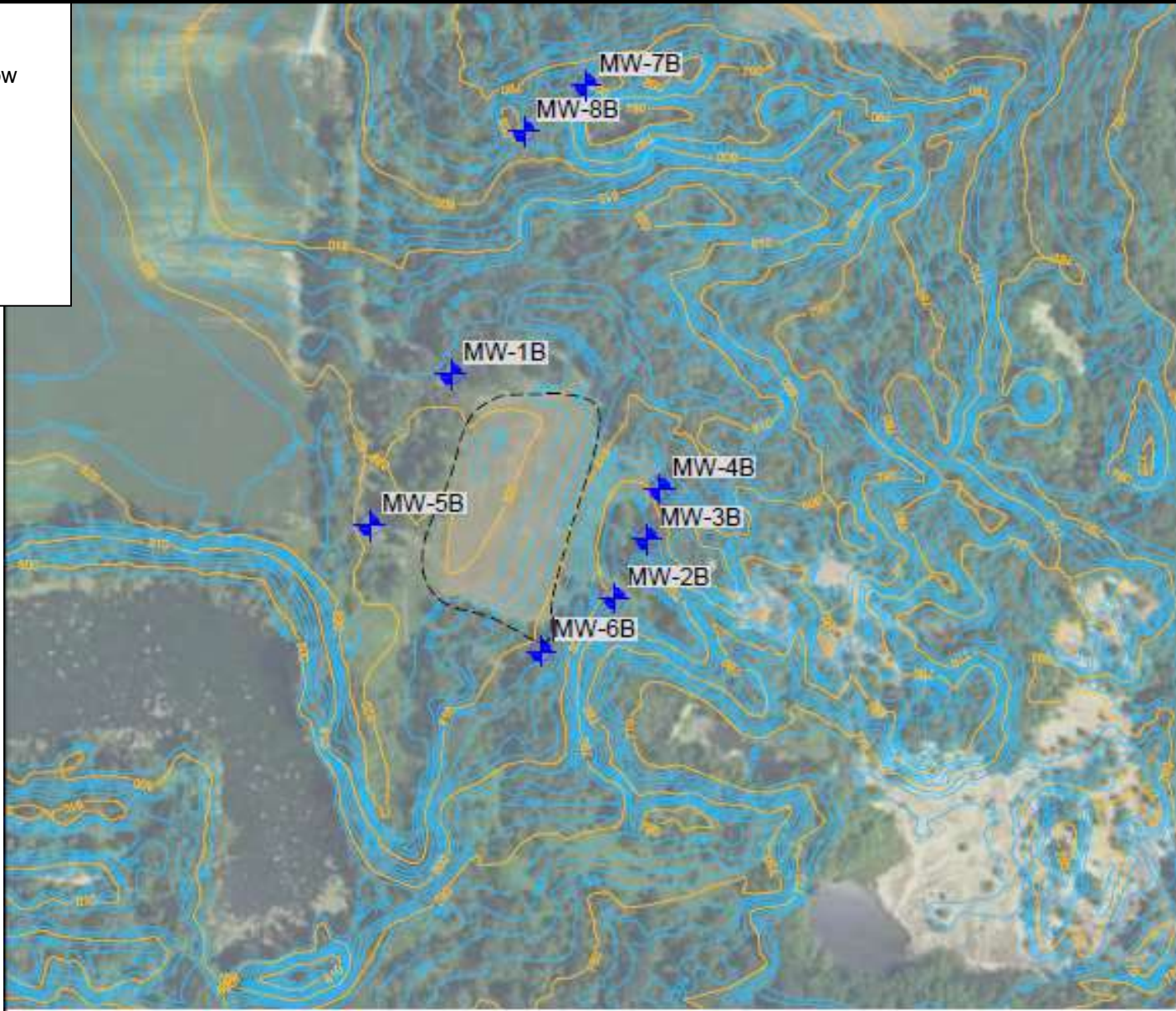
<p>18. If the control document references county parcel or platted information such as Block or Lot descriptions as part of its legal description, have the parcels/lots/blocks been re-platted since the effective date of the document?</p> <ul style="list-style-type: none"> <li>• Include this documentation as well as a depiction of the parcels/lots/block as defined during the effective date of the document.</li> </ul>	Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>	
<p>19. Are there any noticeable or discernable changes in land use, structure layout, surface grading, surface waters, excavations, breaches in engineering controls, etc.?</p> <ul style="list-style-type: none"> <li>• Current and historical aerial photographs (Google Earth, Bing, files from State GIS clearinghouses)</li> <li>• Attach print out</li> </ul>	Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>	<p><b>Historical Aerial photographs were reviewed from Google Earth and are included in the attachments.</b></p> <p><b>-Figure 1: Facility Map – Site Overview Map with Monitoring Wells</b> Included to highlight the location of the monitoring wells on-site.</p> <p><b>-Figure 2: Historical Map – 4/13/2016</b> Included as part of a series of images to detect land use changes.</p> <p><b>-Figure 3: Historical Map – 9/28/2010</b> Included as part of a series of images to detect land use changes.</p> <p><b>-Figure 4: Historical Map – 8/4/2004</b> Included as part of a series of images to detect land use changes.</p> <p><b>-Figure 5: Historical Map – 4/22/1994</b> Included as part of a series of images to detect land use changes.</p>
<p>20. Are there any newly permitted wells within boundaries of the restricted area?</p> <ul style="list-style-type: none"> <li>• Online state database and mapping systems</li> <li>• County/Local Ordinance changes and permits</li> <li>• Note the year constructed, location, owner, well ID, attached well construction or log information</li> </ul>	Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>	<p><b>The Iowa DNR Private Well Tracking System website was used to obtain wells that have been installed on the property.</b></p> <p><b>A review of that indicates the property does not contain new wells.</b></p>
<p>21. Are the property owners/agency in compliance with reporting requirements stipulated in the control document? Have deficiencies noted based on a review of reports been sufficiently addresses?</p> <ul style="list-style-type: none"> <li>• EPA/State records</li> </ul>	Yes: <input checked="" type="checkbox"/>	No: <input type="checkbox"/>	
<p>22. Other LTS Desktop documents reviewed:</p>			
<p>Comment:  CA Comprehensive Report-8/11/2021  Sampling and Analysis Plan-3/26/2018  EPA Sampling and Analysis Plan Approval-7/10/2018  Mahaska County Assessor Property Report- 1/26/2022  Legal Description Document- 05/16/1991  Clow Disposal Site Closure Plan-12/01/1984  Amendments to Site Closure Plan-6/21/1985</p>			
<p><b>PART III. OVERALL ASSESSMENT</b></p>			
<p><input checked="" type="checkbox"/> <b>Pass</b>      <input type="checkbox"/> <b>Further Evaluation Needed</b>      <input type="checkbox"/> <b>Corrective Measures Needed</b></p>			

**Legend**

Scale: See Below



Source:  
Google Maps



AERIAL PHOTO FROM IOWA GEOGRAPHIC MAP SERVER MAINTAINED BY IOWA STATE UNIVERSITY AND IIT - <http://2002-2003-08-01/ISU/ISU/ISU.html>

**LEGEND**

- - - - - APPROXIMATE WASTE LIMITS
- ★ EXISTING MONITORING WELL LOCATIONS

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**Site Overview Map – with Monitoring Wells**  
Clow Valve Co  
Oskaloosa, Iowa

**Figure 1**

**Legend**

Scale: See Below



**North**

Source:  
Google Maps



Google Earth

Booz | Allen | Hamilton

**Historical Map – 4/13/2016**  
Clow Valve Co  
Oskaloosa, Iowa

**Figure 2**

**Legend**

Scale: See Below



**North**

Source:  
Google Maps



©sburn Ave

Google Earth

Image USDA Farm Service Agency

1000 ft



Booz | Allen | Hamilton

**Historical Map – 9/28/2010**  
Clow Valve Co  
Oskaloosa, Iowa

**Figure 3**

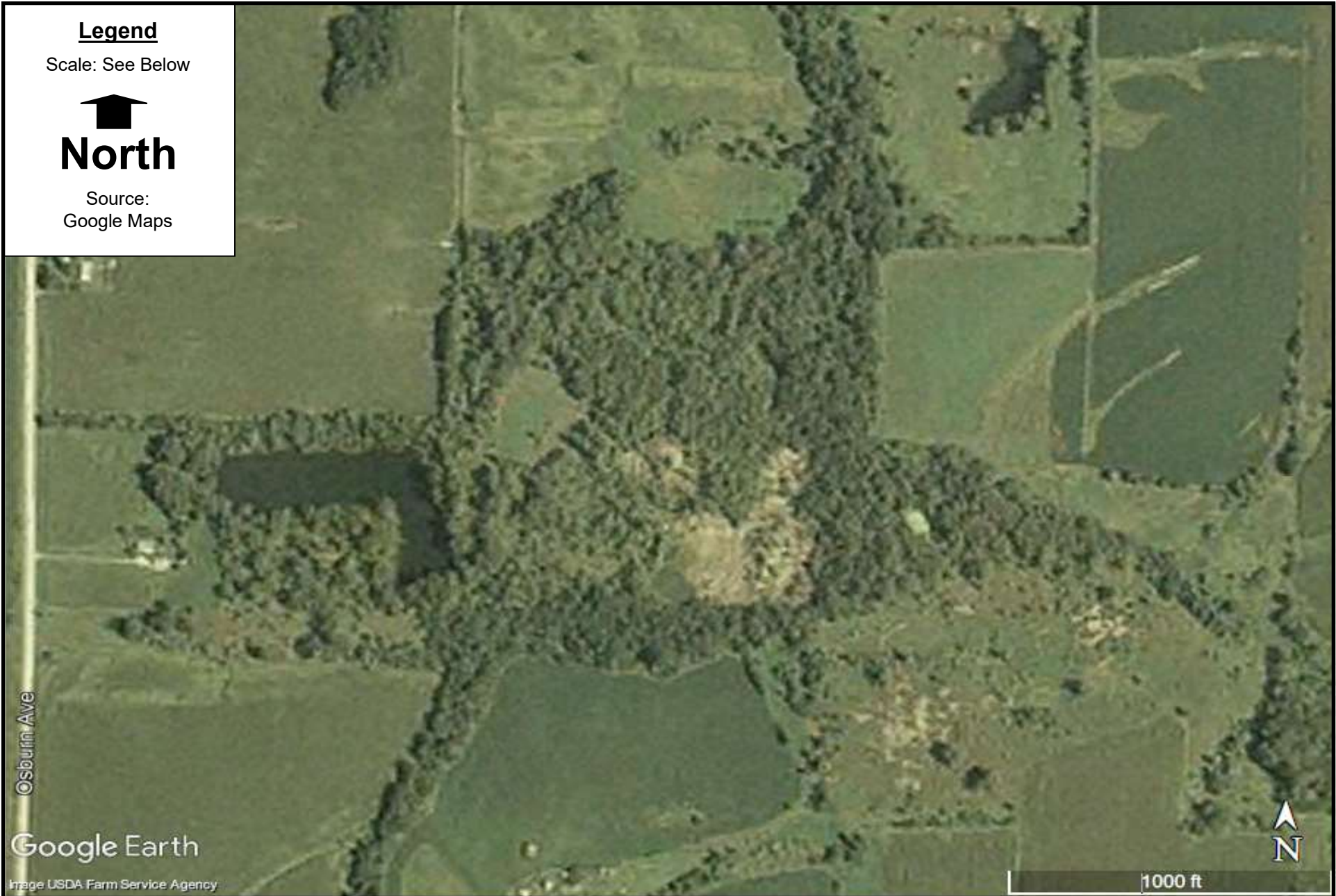
**Legend**

Scale: See Below



**North**

Source:  
Google Maps



Google Earth

Image USDA Farm Service Agency

1000 ft



Booz | Allen | Hamilton

**Historical Map – 8/4/2004**  
Clow Valve Co  
Oskaloosa, Iowa

**Figure 4**

**Legend**

Scale: See Below



Source:  
Google Maps



Booz | Allen | Hamilton

**Historical Map – 4/22/1994**  
Clow Valve Co  
Oskaloosa, Iowa

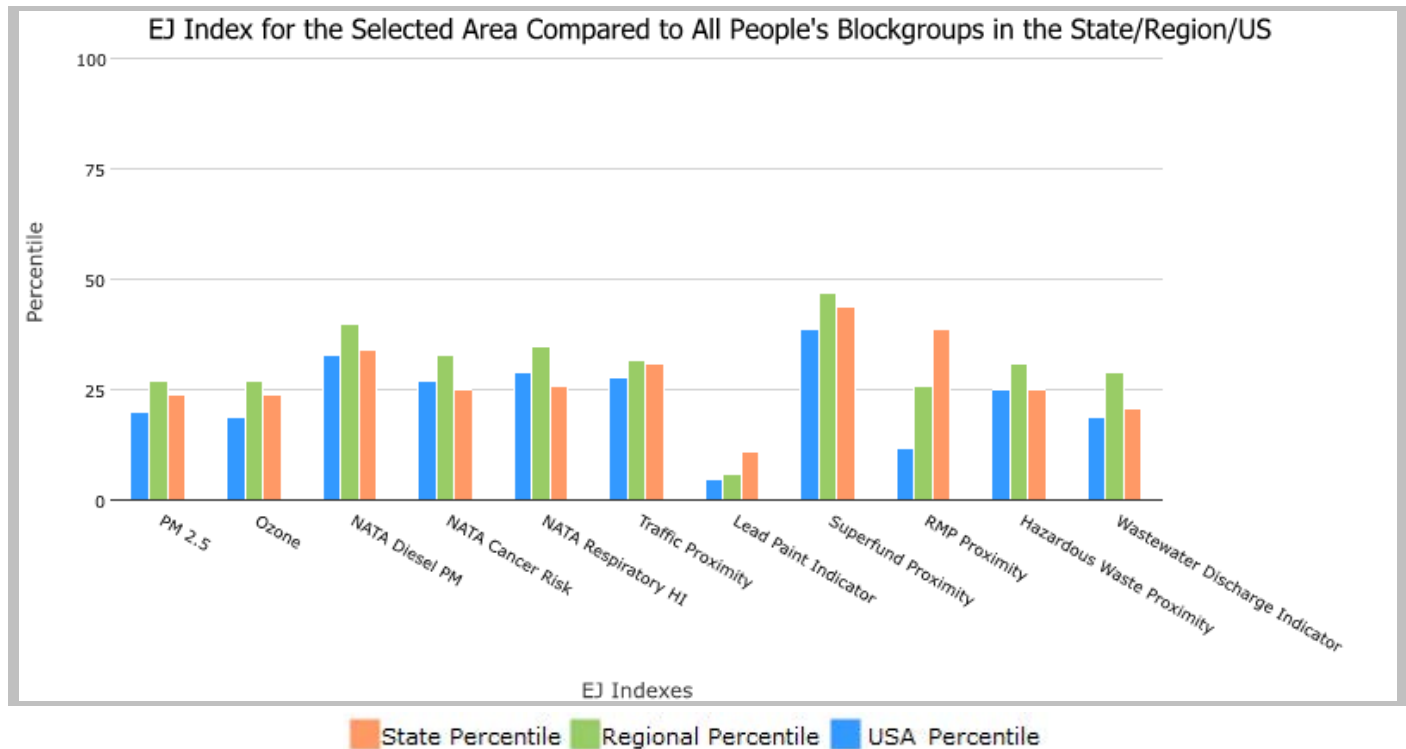
**Figure 5**

1 mile Ring Centered at 41.309103,-92.607611, IOWA, EPA Region 7

Approximate Population: 247

Input Area (sq. miles): 3.14

Selected Variables	State Percentile	EPA Region Percentile	USA Percentile
<b>EJ Indexes</b>			
EJ Index for PM2.5	24	27	20
EJ Index for Ozone	24	27	19
EJ Index for NATA* Diesel PM	34	40	33
EJ Index for NATA* Air Toxics Cancer Risk	25	33	27
EJ Index for NATA* Respiratory Hazard Index	26	35	29
EJ Index for Traffic Proximity and Volume	31	32	28
EJ Index for Lead Paint Indicator	11	6	5
EJ Index for Superfund Proximity	44	47	39
EJ Index for RMP Proximity	39	26	12
EJ Index for Hazardous Waste Proximity	25	31	25
EJ Index for Wastewater Discharge Indicator	21	29	19

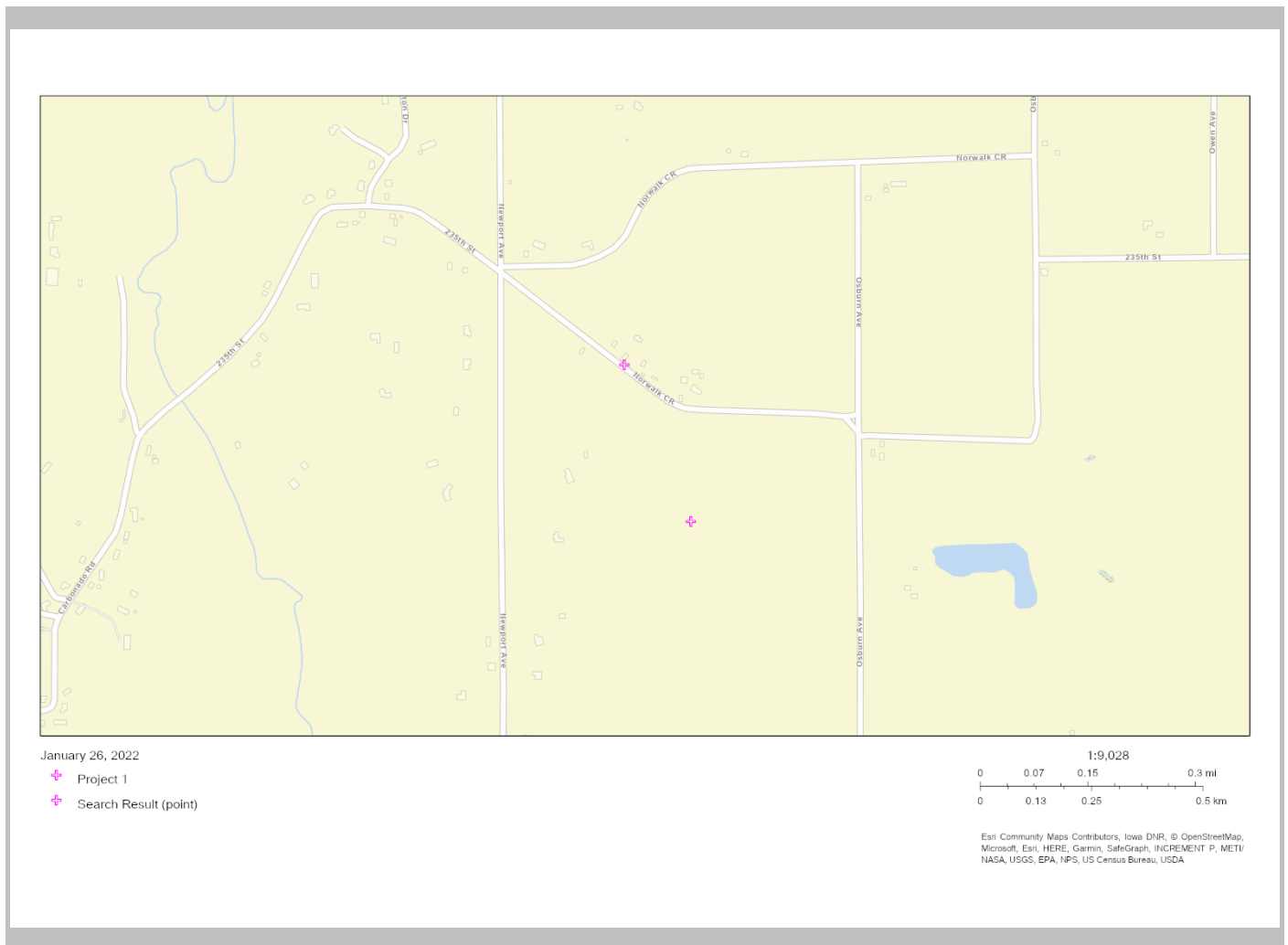


This report shows the values for environmental and demographic indicators and EJSCREEN indexes. It shows environmental and demographic raw data (e.g., the estimated concentration of ozone in the air), and also shows what percentile each raw data value represents. These percentiles provide perspective on how the selected block group or buffer area compares to the entire state, EPA region, or nation. For example, if a given location is at the 95th percentile nationwide, this means that only 5 percent of the US population has a higher block group value than the average person in the location being analyzed. The years for which the data are available, and the methods used, vary across these indicators. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports.

1 mile Ring Centered at 41.309103,-92.607611, IOWA, EPA Region 7

Approximate Population: 247

Input Area (sq. miles): 3.14



Sites reporting to EPA	
Superfund NPL	0
Hazardous Waste Treatment, Storage, and Disposal Facilities (TSDF)	0

## EJSCREEN Report (Version 2020)



1 mile Ring Centered at 41.309103,-92.607611, IOWA, EPA Region 7

Approximate Population: 247

Input Area (sq. miles): 3.14

Selected Variables	Value	State Avg.	%ile in State	EPA Region Avg.	%ile in EPA Region	USA Avg.	%ile in USA
<b>Environmental Indicators</b>							
Particulate Matter (PM 2.5 in $\mu\text{g}/\text{m}^3$ )	7.91	7.87	52	8.17	33	8.55	29
Ozone (ppb)	42.7	42.5	65	44.4	23	42.9	49
NATA* Diesel PM ( $\mu\text{g}/\text{m}^3$ )	0.178	0.267	31	0.367	<50th	0.478	<50th
NATA* Cancer Risk (lifetime risk per million)	21	22	46	27	<50th	32	<50th
NATA* Respiratory Hazard Index	0.26	0.28	41	0.36	<50th	0.44	<50th
Traffic Proximity and Volume (daily traffic count/distance to road)	86	260	48	330	42	750	32
Lead Paint Indicator (% Pre-1960 Housing)	0.42	0.41	50	0.34	64	0.28	72
Superfund Proximity (site count/km distance)	0.019	0.09	32	0.098	23	0.13	16
RMP Proximity (facility count/km distance)	0.51	1.2	38	0.95	50	0.74	60
Hazardous Waste Proximity (facility count/km distance)	0.5	0.78	55	1.3	46	5	38
Wastewater Discharge Indicator (toxicity-weighted concentration/m distance)	0.0007	0.53	71	4	57	9.4	63
<b>Demographic Indicators</b>							
Demographic Index	13%	21%	28	25%	23	36%	13
People of Color Population	3%	14%	24	20%	15	39%	7
Low Income Population	22%	29%	40	31%	37	33%	38
Linguistically Isolated Population	0%	2%	66	2%	66	4%	45
Population With Less Than High School Education	4%	8%	30	9%	26	13%	21
Population Under 5 years of age	11%	6%	91	6%	90	6%	90
Population over 64 years of age	16%	16%	51	16%	55	15%	60

\* The National-Scale Air Toxics Assessment (NATA) is EPA's ongoing, comprehensive evaluation of air toxics in the United States. EPA developed the NATA to prioritize air toxics, emission sources, and locations of interest for further study. It is important to remember that NATA provides broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. More information on the NATA analysis can be found at: <https://www.epa.gov/national-air-toxics-assessment>.

For additional information, see: [www.epa.gov/environmentaljustice](http://www.epa.gov/environmentaljustice)

EJSCREEN is a screening tool for pre-decisional use only. It can help identify areas that may warrant additional consideration, analysis, or outreach. It does not provide a basis for decision-making, but it may help identify potential areas of EJ concern. Users should keep in mind that screening tools are subject to substantial uncertainty in their demographic and environmental data, particularly when looking at small geographic areas. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports. This screening tool does not provide data on every environmental impact and demographic factor that may be relevant to a particular location. EJSCREEN outputs should be supplemented with additional information and local knowledge before taking any action to address potential EJ concerns.

### Summary

**Parcel ID** 1109300011  
**Office Map** 569  
**Property Address** 2480 Norwalk  
 Oskaloosa  
**Sec/Twp/Rng** 9-75-15  
**Brief Legal Description** SE SW EXC W 90' S 63 9'  
 (Note: Not to be used on legal documents)  
**Document(s)** REC: 258-507  
**Gross Acres** 0.00  
**Exempt Acres** N/A  
**Net Acres** 0.00  
**CSR** N/A  
**Class** R - Residential  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
**Tax District** SPRING CREEK OSKALOOSA SCH OSKA FIRE  
**School District** OSKALOOSA SCH

If this property is being split, please contact the Assessor's Office at 641-673-5805 for property information.

### Owner

Primary Owner (Deed Holder)	Secondary Owner	Mailing Address
<a href="#">Clow Valve Company A Division Of Mcwane Inc</a> 902 S 2nd St Oskaloosa, IA 52577-3822		

### Land

**Lot Area** 38.68 Acres ; 1,684,901 SF

### Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
9/16/1993			258-507	No Consideration	Warranty Deed		\$0.00

[Show](#) There are other parcels involved in one or more of the above sales:

### Recent Sales in Area

#### Sale date range:

From:

01/25/2019

To:

01/25/2022

Sales by Neighborhood

1500

Feet

Sales by Distance

### Valuation

	2021	2020	2019	2018	2017
Classification	Residential	Residential	Residential	Residential	Residential
+ Land	\$19,340	\$9,670	\$9,670	\$9,670	\$9,670
= Total Assessed Value	\$19,340	\$9,670	\$9,670	\$9,670	\$9,670

## Taxation

	2020 Pay 2021-2022	2019 Pay 2020-2021	2018 Pay 2019-2020	2017 Pay 2018-2019
Classification	Residential	Residential	Residential	Residential
Taxable Value	\$5,455	\$5,326	\$5,504	\$5,379
x Levy Rate (per \$1000 of value)	28.44263	29.00931	28.52817	28.27123
= Gross Taxes Due	\$155.15	\$154.50	\$157.02	\$152.07
- Credits	\$0.00	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$156.00	\$154.00	\$158.00	\$152.00

## Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2020	March 2022	\$78	No		10109
	September 2021	\$78	Yes	2021-09-28	
2019	March 2021	\$77	Yes	2021-03-23	10071
	September 2020	\$77	Yes	2020-09-28	
2018	March 2020	\$79	Yes	2020-03-19	10009
	September 2019	\$79	Yes	2019-09-26	
2017	March 2019	\$76	Yes	2019-03-21	9902
	September 2018	\$76	Yes	2018-09-12	
2016	March 2018	\$77	Yes	2018-03-26	9877
	September 2017	\$77	Yes	2017-09-25	
2015	March 2017	\$77	Yes	2017-03-13	9848
	September 2016	\$77	Yes	2016-09-22	
2014	March 2016	\$74	Yes	2016-03-21	9827
	September 2015	\$74	Yes	2015-09-21	

## Real Estate Changes

[Click here to report changes to your property.](#)

No data available for the following modules: Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Tax Sale Certificate, Photos, Sketches.

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- DRILLER'S LOG
- STRIP LOG
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