

the [commission] BOARD for benefits levied against the property for water[, OR sewerage[, or drainage] construction shall be set aside as a separate fund to be known and designated as the front foot benefit assessment fund.

(b) The [commission] BOARD, for the purpose of assessing benefits, shall divide all properties binding upon a street, road, lane, alley, or right of way, in which a water pipe or sanitary sewer is to be laid, into four classes, namely: [Agricultural] AGRICULTURAL, small acreage, industrial or business, and residential, and the [commission] BOARD may subdivide each of these classes in such manner as it deems to be in the public interest. Whenever any water [supply] or sewerage project in the [sanitary district] SERVICE AREA has been completed and declared ready for service, the [commission] BOARD shall fix and levy an assessment for the remainder of the fiscal year on a pro rata basis upon all property in the [district] SERVICE AREA abutting upon the water main or sewer, in accordance with the classification or subdivision thereof; and it shall in writing notify all owners of [said] THE properties into which class and subdivision their respective properties fall and the charge determined upon, naming also in the notice a time and place, when and at which time the owner will be heard. Such notice may be mailed to the last known address of the owner, or served in person upon any adult occupying the premises or in case of a vacant or unimproved property, posted upon the premises.

(c) The classification of and the benefit assessment made against any property by the [commission] BOARD is final, subject only to revision at the hearing. The [commission] BOARD may change the classification of properties from time to time as the properties change in the uses to which they are put. The benefit assessment shall be levied for water supply[, AND sewerage [and drainage] construction, and shall be based for each class of property upon the number of front feet abutting upon the street, lane, road, alley, or right of way in which the water pipe or sewer is placed; provided, however, that in the case of any irregular shaped lot abutting upon a road, street, lane, alley, or right of way in which there is or is being constructed a water [main,] OR sewer [or drainage] system at any point, the lot shall be assessed for such frontage as the [commission] BOARD may determine to be reasonable and fair; and provided further[, that no residential property may be assessed on more than one side unless it abuts upon two parallel streets, that corner lots may be averaged and assessed upon such frontage as the [commission] BOARD may deem reasonable and fair, and that all lots in the residential and industrial or business classification shall be assessed even though a water main or sewer may not extend along the full length of any boundary; and provided further, that no land classified as agricultural by the [commission] BOARD shall be assessed a front foot benefit when it has constructed through it or in front of it a sewer or water