



JACOBSON-WESTERGARD & ASSOCIATES, INC.  
Consulting Engineers & Land Surveyors

105 South 6th Street  
Estherville IA 51334  
Phone (712) 362-2647  
www.jacobson-westergard.com

## APPRAISERS' REPORT

# DRAINAGE DISTRICT NO. 25 TILE IMPROVEMENTS DICKINSON COUNTY, IOWA 2021

Appraisers:

*Tom Riehm*

Tom Riehm

*3/31/21*

Date

*Melvin Wernimont*

Melvin Wernimont

*3-31-21*

Date

*Richard A. Hopper*

Richard A. Hopper, PE

*3/31/21*

Date

## INTRODUCTION

This Appraisal Report is required in accordance with Iowa Administrative Code Sections 468.24 and 468.25. According to Section 468.25, "The appraisers appointed to assess damages shall view the premises and determine and fix the amount of damages to which each claimant is entitled, and shall place a separate valuation upon the acreage of each owner taken for right of way."

The Dickinson County Board of Supervisors, as trustees for Drainage District No. 25 set a bid date and awarded a contract for completion of the improvements including new tile and drainage structures and appointed three (3) appraisers to fix damages.

The appraisers are:

1. Richard Hopper, P.E.
2. Tom Riehm
3. Melvin Wernimont

**APPRAISAL REPORT**

DRAINAGE DISTRICT NO. 25  
 DICKINSON COUNTY, IOWA  
 JW PROJECT E17053

**DAMAGES -- MAIN TILE**

TRACT LOCATION	OWNER	PERMANENT		TEMPORARY		TOTAL	APPRAISED COST (PER ACRE)	TOTAL
		RIGHT-OF-WAY REQUIRED (ACRES)	APPRAISED COST (PER ACRE)	RIGHT-OF-WAY REQUIRED (ACRES)	APPRAISED COST (PER ACRE)			
NW <sup>1</sup> / <sub>4</sub> SE <sup>1</sup> / <sub>4</sub> Section 4-98-36	KAISER, RODNEY J & SHERRY L	0.371	\$ 2,500.00	1.237	\$ 1,214.00	927.50	\$ 1,214.00	\$ 1,501.72
NE <sup>1</sup> / <sub>4</sub> SE <sup>1</sup> / <sub>4</sub> Section 4-98-36	KAISER, RODNEY J & SHERRY L	0.411	\$ 2,500.00	1.432	\$ 1,214.00	1,027.50	\$ 1,214.00	\$ 1,738.45
NE <sup>1</sup> / <sub>4</sub> NW <sup>1</sup> / <sub>4</sub> Section 4-98-36	HOLLE, RONALD	0.474	\$ 2,500.00	1.572	\$ 1,214.00	1,185.00	\$ 1,214.00	\$ 1,908.41
SE <sup>1</sup> / <sub>4</sub> NW <sup>1</sup> / <sub>4</sub> Section 4-98-36	HOLLE, RONALD	0.108	\$ 2,500.00	0.371	\$ 1,214.00	270.00	\$ 1,214.00	\$ 450.39
SW <sup>1</sup> / <sub>4</sub> NE <sup>1</sup> / <sub>4</sub> Section 4-98-36	HOLLE, MICHAEL & DEBRA K	1.334	\$ 2,500.00	4.435	\$ 1,214.00	3,335.00	\$ 1,214.00	\$ 5,384.09
		<u>2.698</u>		<u>9.047</u>		<u>\$ 6,745.00</u>		<u>\$ 10,983.06</u>