



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

105 South 6th Street
Estherville IA 51334
Phone (712) 362-2647

APPRAISERS' REPORT

**EMMET-DICKINSON
JOINT DRAINAGE DISTRICT NO. 3**

Main Tile Extension, Branch 61 Tile & Branch 61-24 Tile

ENGINEER: Jacobson-Westergard & Associates, Inc.
105 South 6th Street
Estherville, IA 51334

APPRAISERS:

Mark Olson 1-21-21
Date

Derek Young 1-21-21
Date

Richard A. Hopper 1/21/21
Date

E-18002
JANUARY, 2021

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 Emmet and Dickinson County Board of Supervisors, as trustees for Joint Drainage District No. 3 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. Mark Olson
3. Derek Young

APPRAISAL REPORT
JT. EMMET-DICKINSON
DRAINAGE DISTRICT No. 3
MAIN TILE EXTENSION
JWA PROJECT No. E18002

EMMET COUNTY

PARCEL ID	LEGAL DESCRIPTION	DEEDHOLDER	PERMANENT		APPRAISED		PERMANENT		TEMPORARY		TEMPORARY	
			RIGHT-OF-WAY REQUIRED (Ac)	RIGHT-OF-WAY TOTAL COST	COST PER ACRE	COST PER ACRE	RIGHT-OF-WAY REQUIRED (Ac)	RIGHT-OF-WAY TOTAL COST	RIGHT-OF-WAY REQUIRED (Ac)	RIGHT-OF-WAY TOTAL COST		
0919300007	W 6.60 AC SE 1/4 SW 1/4 SEC 19-98-34	MILLER, KENIN D	0.309	\$772.28	\$2,500.00	\$1,266.00	\$772.28	1.032	\$1,266.00	1.032	\$1,306.05	
0919300003	FR SW 1/4 SW 1/4 SEC 19-98-34	MILLER, KENIN D	0.563	\$1,408.66	\$2,500.00	\$1,266.00	\$1,408.66	1.878	\$1,266.00	1.878	\$2,377.81	
TOTAL			0.872	\$2,180.94			\$2,180.94	2.910		2.910	\$3,683.86	

APPRAISAL REPORT
JT. EMMET-DICKINSON
DRAINAGE DISTRICT No. 3 BRANCH 61 TILE
JWA PROJECT No. E18002

EMMET COUNTY

PARCEL ID	LEGAL DESCRIPTION	DEEDHOLDER	PERMANENT RIGHT-OF-WAY REQUIRED (Ac)	APPRAISED COST PER ACRE	PERMANENT RIGHT-OF-WAY TOTAL COST	TEMPORARY RIGHT-OF-WAY REQUIRED (Ac)	APPRAISED COST PER ACRE	TEMPORARY RIGHT-OF-WAY TOTAL COST
0919300001	NW 1/4 SW 1/4 SEC 19-98-34	MILLER, KENIN D	0.912	\$2,500.00	\$2,278.75	3.038	\$1,266.00	\$3,846.55
0919300003	SW 1/4 SW 1/4 SEC 19-98-34	MILLER, KENIN D	0.083	\$2,500.00	\$207.01	0.276	\$1,266.00	\$349.43
0919100001	NW 1/4 NW 1/4 SEC 19-98-34	MILLER, MATTHEW L	0.537	\$2,500.00	\$1,343.65	1.792	\$1,266.00	\$2,268.08
0919100003	SW 1/4 NW 1/4 SEC 19-98-34	MILLER, MATTHEW L	0.918	\$2,500.00	\$2,295.41	3.061	\$1,266.00	\$3,874.64
TOTAL:			2.450		\$6,124.82	8.166		\$10,338.70

DICKINSON COUNTY

PARCEL ID	LEGAL DESCRIPTION	DEEDHOLDER	PERMANENT RIGHT-OF-WAY REQUIRED (Ac)	APPRAISED COST PER ACRE	PERMANENT RIGHT-OF-WAY TOTAL COST	TEMPORARY RIGHT-OF-WAY REQUIRED (Ac)	APPRAISED COST PER ACRE	TEMPORARY RIGHT-OF-WAY TOTAL COST
1213400004	SE 1/4 SE 1/4 SEC 13-98-35	BARTHELD ASSOCIATES LP	0.027	\$2,500.00	\$67.85	0.171	\$1,266.00	\$216.26
1224200002	SE 1/4 SE 1/4 SEC 24-98-35	K & S MALECHA INVESTMENTS	0.615	\$2,500.00	\$1,537.98	2.051	\$1,266.00	\$2,596.10
TOTAL:			0.642		\$1,605.84	2.221		\$2,812.36

APPRAISAL REPORT

JT. EMMET-DICKINSON

DRAINAGE DISTRICT No. 3

BRANCH 61-24 TILE

JWA PROJECT No. E18002

EMMET COUNTY

PARCEL ID	LEGAL DESCRIPTION	DEEDHOLDER	PERMANENT RIGHT-OF-WAY REQUIRED (Ac)	APPRAISED COST PER ACRE	PERMANENT RIGHT-OF-WAY TOTAL COST
0919100008	SE 1/4 NW 1/4 EX W 6.91 AC SEC 19-98-34	MILLER, MATTHEW L	0.117	\$2,500.00	\$291.32
0919100003	FR SW 1/4 NW 1/4 SEC 19-98-34	MILLER, MATTHEW L	0.176	\$2,500.00	\$439.46
0919100006	NE 1/4 NW 1/4 EX W 6.42 AC SEC 19-98-34	MILLER, MATTHEW L	0.707	\$2,500.00	\$1,767.35
0919100007	W 6.91 AC SE 1/4 NW 1/4 SEC 19-98-34	MILLER, MATTHEW L	0.189	\$2,500.00	\$472.53

TOTAL 1.188

\$2,970.67