



**BOLTON
& MENK**

Real People. Real Solutions.

Report of

Classification Commission

Drainage District No. 3 Lateral 8

Worth County, Iowa

2019

Submitted by:

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Updated 12/11/2019

Report
of
Classification Commission

Drainage District No. 3
Lateral No. 8
Worth County, Iowa
A14.118497

2019

**REPORT OF CLASSIFICATION COMMISSION
RECLASSIFICATION OF BENEFITS
DRAINAGE DISTRICT NO. 3
LATERAL NO. 8
WORTH COUNTY, IOWA
2019**

We, Donny Pangburn and Jerry Hopperstad, landowners in Worth County, and Jonathan Rosengren, engineer are the commissioners duly appointed to reclassify lands within the boundaries of Drainage District No. 3 Lateral 8 in Worth County, Iowa. Pursuant to our appointment we have examined each and every benefited parcel within the district and as recommended in the engineer's report on file in the office of the County Auditor. Each ¼-¼ section or smaller tract of land within the district has been classified and the percentages of benefit each parcel derives from the existing Main Open Ditch and Tile improvements have been determined.

We recommend and report two assessment schedules herein all to be used for all future maintenance and other costs of each of the separate facilities as may arise. Set beside the new schedules is a basis cost. This basis cost is assumed and should not be considered to be a cost of the improvement. We have apportioned this basis to the lands determined to be benefited by each named facility.

<u>New Schedule</u>	<u>Basis Cost</u>
Main Open Ditch	\$100,000
Main Tile	\$100,000

Accordingly, we herewith submit our report. The schedule presents in tabular form for each benefited parcel:

1. The names of the owners thereof as shown on the transfer books in the Auditor's office.
2. The parcel number.
3. The number of benefited acres.
4. The classification or percentage of benefits derived relative to a 100% benefit assigned to the tract having the greatest benefit.
5. Apportionment of the basis cost basis according to our classification of the benefited lands.

The schedules also show benefits to the road and railroad rights-of-way.

Included with this report are plats of the benefited land for each assessment schedule.

It is the recommendation of the commissioners that this report be adopted.


Respectfully submitted,




Donny Pangburn, Landowner



Jerry Hopperstad, Landowner

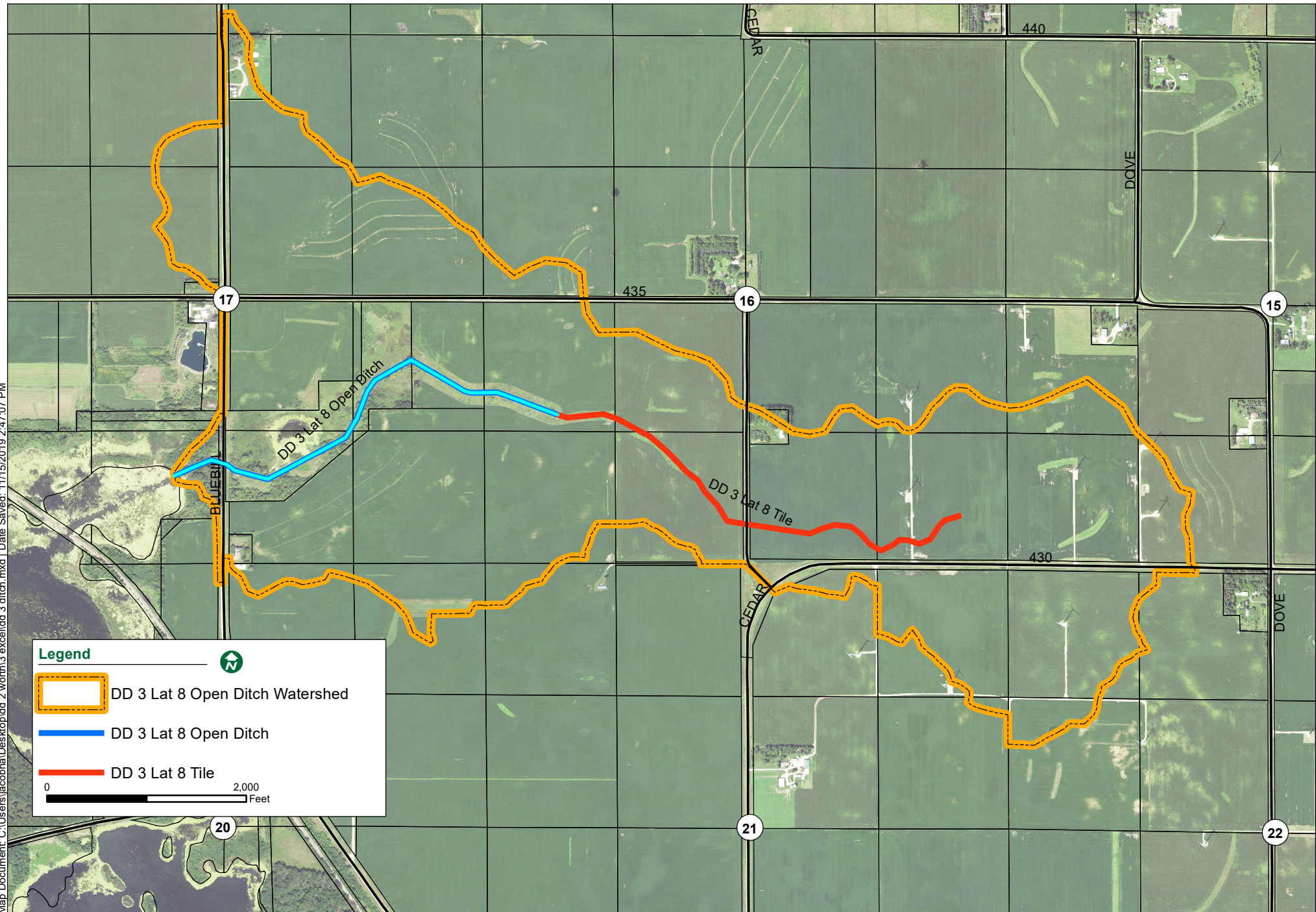


Jonathan P. Rosengren, P.E.
Iowa Registration No. 21661



Date

Main Open Ditch



Map Document: C:\Users\jacobha\Desktop\dd 2 worth\3 excel\dd 3 ditch.mxd | Date Saved: 11/15/2019 2:47:07 PM

**OPEN DITCH BENEFITED AREA
DRAINAGE DISTRICT NO. 3 LATERAL 8
WORTH COUNTY, IA**

Deedholder(s)	S-T-R	Parcel Number	Legal Description	Benefited Area (ac)	Class. (%)	Assessment (\$)
BRUNSVOLD, ALAN G.	17-99-22	0517400009	PAR. 300' X 290.4'IN SW SE	1.5	0.55%	\$50.81
BURDICK, BRUCE	17-99-22	0517100002	NE NW	5.0	6.33%	\$584.78
CALGAARD, RONALD K & GENE R	15-99-22	0515300003	SW SW	38.5	59.50%	\$5,496.74
CALGAARD, RONALD K & GENE R	15-99-22	0515300009	NW SW EXC PAR "A"*	10.8	5.77%	\$533.05
CARMAN, ARIEL H & DEBORAH K	0016-99-22	0516300003	NE SW	22.8	41.89%	\$3,869.89
CARMAN, ARIEL H & DEBORAH K	0016-99-22	0516300004	SE SW EX*	32.8	71.21%	\$6,578.53
EVANS, ELIOT	15-99-22	0515300007	SE SW EX. PAR.	11.6	8.70%	\$803.72
EVENSON, BRAD	20-99-22	0520200001	NW NE	5.4	1.29%	\$119.17
EVENSON, BRAD	20-99-22	0520200002	NE NE	13.8	24.82%	\$2,292.93
EVENSON, HARLAN & BEVERLY REVOCABLE TRUST	16-99-22	0516300001	NW SW	37.3	100.00%	\$9,238.22
EVENSON, HARLAN & BEVERLY REVOCABLE TRUST	16-99-22	0516300002	SW SW	37.2	71.51%	\$6,606.25
EVENSON, HARLAN & BEVERLY REVOCABLE TRUST	16-99-22	0516300005	S 1/2A SE SW (ROA*	0.2	0.32%	\$29.56
EVENSON, HARLAN & BEVERLY REVOCABLE TRUST	17-99-22	0517100005	SE NW EXC PAR BRI*	13.6	12.44%	\$1,149.23
EVENSON, HARLAN & BEVERLY REVOCABLE TRUST	17-99-22	0517400001	NW SE EXC SE 8.22*	28.6	19.21%	\$1,774.66
EVENSON, HARLAN & BEVERLY REVOCABLE TRUST	17-99-22	0517400002	W 100' OF N 825' *	1.5	3.18%	\$293.78

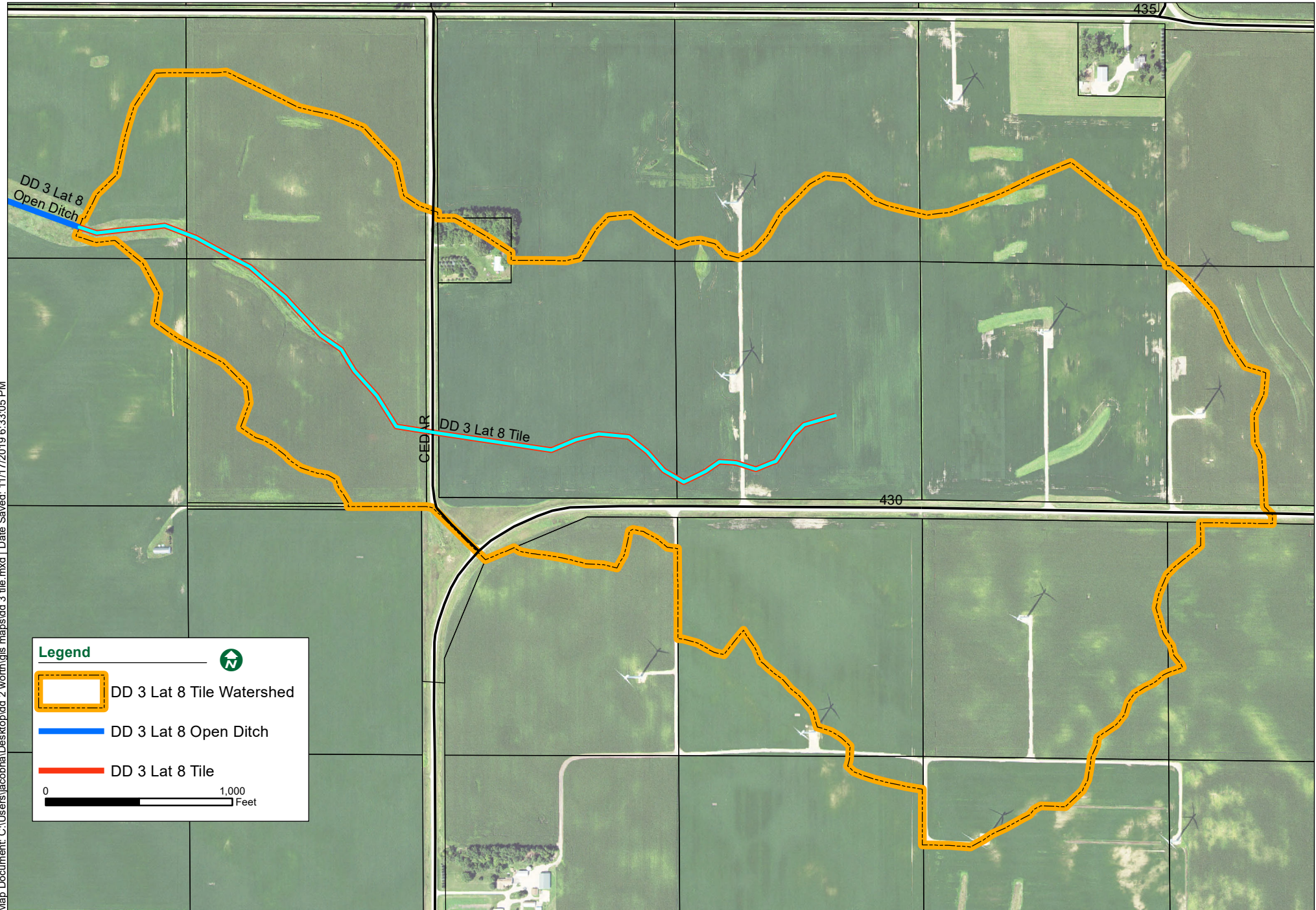
**OPEN DITCH BENEFITED AREA
DRAINAGE DISTRICT NO. 3 LATERAL 8
WORTH COUNTY, IA**

Deedholder(s)	S-T-R	Parcel Number	Legal Description	Benefited Area (ac)	Class. (%)	Assessment (\$)
EVENSON, HARLAN & BEVERLY REVOCABLE TRUST	17-99-22	0517400004	PAR NE SE	17.8	36.85%	\$3,404.28
EVENSON, HARLAN & BEVERLY REVOCABLE TRUST	17-99-22	0517400006	S 212.38' OF E 11*	5.88	8.85%	\$817.58
EVENSON, HARLAN & BEVERLY REVOCABLE TRUST	17-99-22	0517400010	SE 23A OF SW SE E*	20.41	14.45%	\$1,334.92
EVENSON, HARLAN & BEVERLY REVOCABLE TRUST	17-99-22	0517400011	SE SE EXC 1/4A BR*	39.75	47.04%	\$4,345.66
EVENSON, HARLAN & BEVERLY REVOCABLE TRUST	21-99-22	0521100001	NW NW	4.6	3.92%	\$362.14
GUERNSEY, ALLEN J. & CAROLYN L.	22-99-22	0522100001	NW NW EXC. PAR.	35.4	47.64%	\$4,401.09
GUERNSEY, ALLEN J. & CAROLYN L.	22-99-22	0522100005	NE NW EX PARS	0.9	0.80%	\$73.91
HRUBETZ, RICHARD REV TST UD1/2 & MARY REV TST UD1/2	21-99-22	0521200001	NW NE	3.1	2.51%	\$231.88
HRUBETZ, RICHARD REV TST UD1/2 & MARY REV TST UD1/2	21-99-22	0521200002	NE NE	29.3	56.41%	\$5,211.28
HRUBETZ, RICHARD REV TST UD1/2 & MARY REV TST UD1/2	21-99-22	0521200005	SE NE	1.2	0.87%	\$80.37
HRUBETZ, RICHARD REV TST UD1/2 & MARY REV TST UD1/2	22-99-22	0522100003	SW NW	7.3	5.90%	\$545.05
IOWA DNR		0517300009	PAR IN SE SW	4.5	0.48%	\$44.35
IOWA DNR		0517400003	PAR IN NE NE	13.7	22.91%	\$2,116.48
IOWA DNR		0517400005	PAR IN NW NE	8.3	4.19%	\$387.08
IOWA DNR		0517400007	PAR IN SW SE	16.1	8.81%	\$813.89
IOWA DNR		0517400008	NW CRN SE SE	0.2	0.16%	\$14.78

**OPEN DITCH BENEFITED AREA
DRAINAGE DISTRICT NO. 3 LATERAL 8
WORTH COUNTY, IA**

Deedholder(s)	S-T-R	Parcel Number	Legal Description	Benefited Area (ac)	Class. (%)	Assessment (\$)
JOHNSON, BRIDGETTE	16-99-22	0516400005	PAR IN NW SE & SW SE(PAR "A")	2.5	1.83%	\$169.06
NELSON, HELEN ARLENE REV TRUST	8-99-22	0508400003	SW SE	0.4	0.20%	\$18.48
NELSON, HELEN ARLENE REV TRUST	16-99-22	0516100003	SW NW	7.2	11.38%	\$1,051.31
NELSON, HELEN ARLENE REV TRUST	17-99-22	0517200003	SW NE	36.1	50.81%	\$4,693.94
NELSON, HELEN ARLENE REV TRUST	17-99-22	0517200004	SE NE	29.1	53.45%	\$4,937.83
NELSON, HELEN ARLENE REV TRUST	17-99-22	0517200006	NW NE EX. PAR.	12.8	17.16%	\$1,585.28
PHILBERN, LLC	0016-99-22	0516400002	NE SE EXC PAR "**	7.3	17.19%	\$1,588.05
PHILBERN, LLC	0016-99-22	0516400004	SE SE EXC PAR "**	38.4	85.56%	\$7,904.22
PHILBERN, LLC	0016-99-22	0516400006	NW SE EX*	2.2	4.58%	\$423.11
PHILBERN, LLC	0016-99-22	0516400007	SW SE EX*	36.0	86.02%	\$7,946.71
RIEKN, ERIN	17-99-22	0517200005	PAR IN NW NE BRIS*	3.7	3.72%	\$343.66
STEELE, STEVEN C. & SUSAN A.	17-99-22	0517100006	PAR. IN SE NW	0.2	0.09%	\$8.31
WORTH COUNTY ROADS				31.2		\$5,723.98
TOTALS				676.14 ac		\$100,000.00

Main Tile



**MAIN TILE BENEFITED AREA
DRAINAGE DISTRICT NO. 3 LATERAL 8
WORTH COUNTY, IA**

Deedholder(s)	S-T-R	Parcel Number	Legal Description	Benefited Area (ac)	Class. (%)	Assessment (\$)
CALGAARD, RONALD K & GENE R	15-99-22	0515300003	SW SW	38.5	68.71%	\$16,254.64
CALGAARD, RONALD K & GENE R	15-99-22	0515300009	NW SW EXC PAR "A"*	10.8	6.36%	\$1,504.58
CARMAN, ARIEL H & DEBORAH K	16-99-22	0516300003	NE SW	22.8	6.07%	\$1,435.97
CARMAN, ARIEL H & DEBORAH K	16-99-22	0516300004	SW EX*	30.1	23.33%	\$5,519.15
EVANS, ELIOT	15-99-22	0515300007	SE SW EX. PAR.	11.6	8.59%	\$2,032.13
EVENSON, HARLAN & BEVERLY REVOCABLE TRUST	16-99-22	0516300001	NW SW	8.5	2.75%	\$650.56
EVENSON, HARLAN & BEVERLY REVOCABLE TRUST	16-99-22	0516300002	SW SW	1.7	0.51%	\$120.65
EVENSON, HARLAN & BEVERLY REVOCABLE TRUST	16-1-2	0516300005	S 1/2A SE SW (ROA*	0.2	0.17%	\$40.22
GUERNSEY, ALLEN J. & CAROLYN L.	22-99-22	0522100001	NW NW EXC. PAR.	35.4	37.04%	\$8,762.51
GUERNSEY, ALLEN J. & CAROLYN L.	22-99-22	0522100005	NE NW EX PARS	0.9	0.61%	\$144.31
HRUBETZ, RICHARD REV TST UD1/2 & MARY REV TST UD1/2	21-99-22	0521200001	NW NE	3.1	1.78%	\$421.09
HRUBETZ, RICHARD REV TST UD1/2 & MARY REV TST UD1/2	21-99-22	0521200002	NE NE	29.3	49.04%	\$11,601.33
HRUBETZ, RICHARD REV TST UD1/2 & MARY REV TST UD1/2	21-99-22	0521200005	SE NE	1.2	0.69%	\$163.23

**MAIN TILE BENEFITED AREA
DRAINAGE DISTRICT NO. 3 LATERAL 8
WORTH COUNTY, IA**

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HRUBETZ, RICHARD REV TST UD1/2 & MARY REV TST UD1/2	22-99-22	0522100003	SW NW	7.3	4.56%	\$1,078.75
JOHNSON, BRIDGETTE	16-99-22	0516400005	PAR IN NW SE & SW SE(PAR "A")	2.5	0.91%	\$215.28
PHILBERN, LLC	16-99-22	0516400002	NE SE EXC PAR "**	7.3	19.15%	\$4,530.29
PHILBERN, LLC	16-99-22	0516400004	SE SE EXC PAR "**	38.4	100.00%	\$23,656.88
PHILBERN, LLC	16-99-22	0516400006	NW SE EX*	2.2	3.17%	\$749.92
PHILBERN, LLC	16-99-22	0516400007	SW SE EX*	36.0	61.89%	\$14,641.24
WORTH COUNTY ROADS				14.7		\$6,477.27
TOTALS				302.50 ac		\$100,000.00