



**BOLTON  
& MENK**

Real People. Real Solutions.

Report of

# Classification Commission

## Drainage District No. 54

## Worth County, Iowa

2019

**Submitted by:**

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Ames, IA 50010-8783  
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Updated 12/11/2019

Report  
of  
Classification Commission  
Drainage District No. 54  
Worth County, Iowa  
A14.118494  
2019

**REPORT OF CLASSIFICATION COMMISSION  
RECLASSIFICATION OF BENEFITS  
DRAINAGE DISTRICT NO. 54  
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. 54 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  $\frac{1}{4}$ - $\frac{1}{4}$  section or smaller tract of land within the district has been classified and the percentages of benefit each parcel derives from the existing district facilities have been determined.

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.

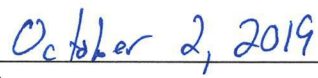
It is the recommendation of the commissioners that this report be adopted.

Respectfully submitted,

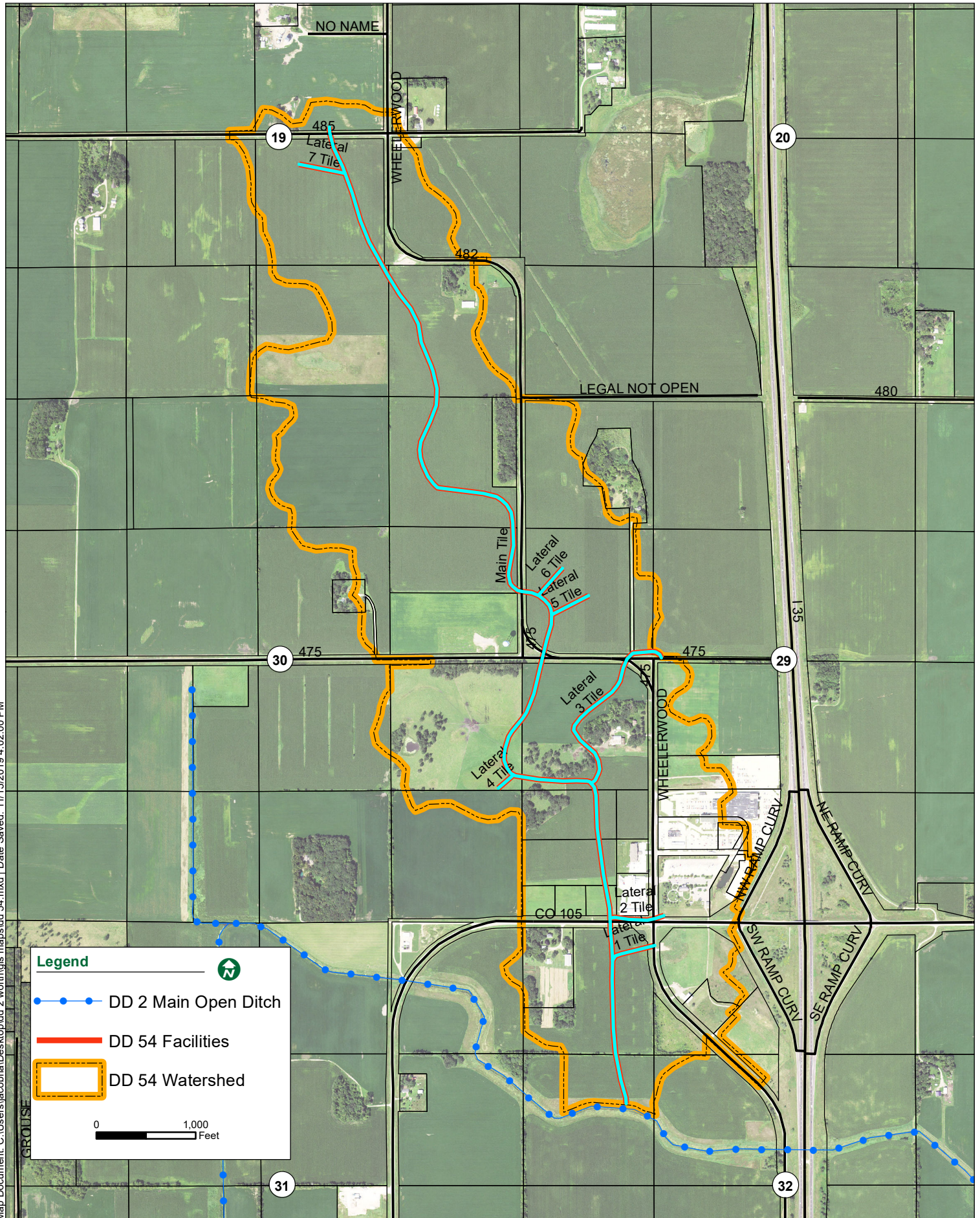
  
\_\_\_\_\_  
Donny Pangburn, Landowner

  
\_\_\_\_\_  
Jerry Hopperstad, Landowner

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




  
\_\_\_\_\_  
Date

All Facilities



Map Document: C:\Users\jacobha\Desktop\dd 2 worth\gis maps\dd 54.mxd | Date Saved: 11/15/2019 4:02:00 PM

**Legend**

-  DD 2 Main Open Ditch
-  DD 54 Facilities
-  DD 54 Watershed

0 1,000 Feet

**MAIN, LATERAL NOS. 1, 2, 3, 4, 5, 6, & 7 TILE BENEFITED AREA  
DRAINAGE DISTRICT NO. 54  
WORTH COUNTY, IA**

<b>Deedholder(s)</b>	<b>Parcel Number</b>	<b>S-T-R</b>	<b>Legal Description</b>	<b>Benefited Area (ac)</b>	<b>Class. (%)</b>	<b>Assessment (\$)</b>
BERGO, SUSAN R REVOCABLE TRUST	0219300006	19-100-21	E 2A OF SE SW HA*	0.5	0.75%	\$102.20
BERGO, SUSAN R REVOCABLE TRUST	0219400003	19-100-21	SW SE	29.2	59.37%	\$8,090.21
BERGO, SUSAN R REVOCABLE TRUST	0219400004	19-100-21	SE SE	29.9	63.17%	\$8,608.03
DIAMOND INVESTMENTS OF MN, LLC	0229351005	29-100-21	JULSETH'S FIRST SUBDIVISION LOT 1	2.25	0.41%	\$55.87
DIAMOND INVESTMENTS OF MN, LLC	0229351006	29-100-21	JULSETH'S FIRST SUBDIVISION LOT 2	2.14	0.52%	\$70.86
DIAMOND INVESTMENTS OF MN, LLC	0229351007	29-100-21	JULSETH'S FIRST SUBDIVISION LOT 3	2.13	2.20%	\$299.79
DIAMOND JO WORTH, LLC	0232100017	32-100-21	TRACT "A" & "E" EX TRACT "D" & "F" NE NW	12.35	2.80%	\$381.55
DIAMOND JO WORTH, LLC	0229376011	29-100-21	TOP OF IOWA ADDITION LOTS 1-6 EXC PART LOTS 4,5,& 6 BLK 1 & LOT 5 BLK 2 29-100- 21	7.9	9.55%	\$1,301.36
DIAMOND JO WORTH, LLC	0229378001	29-100-21	TOP OF IOWAADDITION PART LOTS 4,5,6 BLK*	1.2	0.72%	\$98.11
DIAMOND JO WORTH, LLC	0229377012	29-100-21	LOTS 1,2,3,4BLK. 2 & VACATED 472ND ST &*	4.9	8.59%	\$1,170.54
DIAMOND JO WORTH, LLC	0229376014	29-100-21	PAR "A" NE SW	5	3.08%	\$420.02

**MAIN, LATERAL NOS. 1, 2, 3, 4, 5, 6, & 7 TILE BENEFITED AREA  
DRAINAGE DISTRICT NO. 54  
WORTH COUNTY, IA**

Deedholder(s)	Parcel Number	S-T-R	Legal Description	Benefited Area (ac)	Class. (%)	Assessment (\$)
DRESS FAMILY INVESTMENTS LLC	0230200002	30-100-21	SW NE EXC PAR HA*	11.5	10.48%	\$1,428.08
DRESS FAMILY INVESTMENTS LLC	0219400006	19-100-21	NE SE EXC N 2 RO*	11.3	21.37%	\$2,912.04
DRESS FAMILY INVESTMENTS LLC	0230400001	30-100-21	NW SE	1.7	0.74%	\$100.84
GORDON, GARY W.	0232100005	32-100-21	SW NW	10.6	2.74%	\$373.37
GORDON, GARY W.	0232100006	32-100-21	SE NW EX. PAR.	1.3	0.27%	\$36.79
HAUGERUD, SHAWN	0230200003	30-100-21	PAR. IN SW NEPARCEL "A"	0.7	0.79%	\$107.65
HENGESTEG, CLAIR D. TRUST 1/2 & DE LYNNE K. TR 1/2	0219300003	19-100-21	19 100 21 E. 24.37 A. NE SW	1.2	2.43%	\$331.13
HENGESTEG, CLAIR D. TRUST 1/2 & DE LYNNE K. TR 1/2	0219400001	21-100-21	NW SE	36.4	100.00%	\$13,626.76
HENGESTEG, CLAIR D., TRUST & CLAIR D., TRUSTEE	0230200001	30-100-21	NW NE	33	44.71%	\$6,092.53
IOWA FIREWORKS COMPANY LLC	0232100010	32-100-21	NE NW EX. PAR.(TRACT C)	4.3	0.82%	\$111.74
JULSETH FARM, LLC	0230400002	30-100-21	NE SE	37.6	43.74%	\$5,960.35
JULSETH FARM, LLC	0229300001	29-100-21	NW SW	36.51	38.10%	\$5,191.80
JULSETH FARM, LLC	0229376013	29-100-21	NE SW EX PAR	7	2.63%	\$358.07
JULSETH FARM, LLC	0229351003	29-100-21	JULSETH'S FIRSTSUBDIVISION OUTLOT B	10	6.82%	\$929.35
JULSETH FARM, LLC	0229351001	29-100-21	JULSETH'S FIRSTSUBDIVISION OUTLOT A	10.75	9.13%	\$1,244.12
JULSETH FARM, LLC	0229351002	29-100-21	JULSETH'S FIRSTSUBDIVISION LOT 6	3.62	1.81%	\$246.64

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LYMAN, RONALD & LINDA	0229100009	29-100-21	PAR "A" IN NW	1.6	0.84%	\$114.46
NORTHWOOD HOTEL VENTURES, LLC	0229351010	29-100-21	JULSETH'S FIRSTSUBDIVISION LOT 5	2.49	3.88%	\$528.72
RUGLAND, ARLOW A C & RUGLAND JULIE A TRUST	0219200009	19-100-21	SW NE EX PAR	6.3	7.14%	\$972.95
RUGLAND, ARLOW A C & RUGLAND JULIE A TRUST	0230200005	30-100-21	N 1/2 SE NE	19.32	27.75%	\$3,781.43
RUGLAND, ARLOW A C & RUGLAND JULIE A TRUST	0230200007	30-100-21	NE NE EXC PAR	33.58	75.65%	\$10,308.65
RUGLAND, KRISTOFFER M & ADDIE B	0229100007	29-100-21	SW NW EX PART *	33.5	40.81%	\$5,561.08
RUGLAND, KRISTOFFER M & ADDIE B	0229100005	29-100-21	NW NW EX PART OF*	18.5	12.79%	\$1,742.86
RUGLAND, KRISTOFFER M & ADDIE B	0229100004	29-100-21	SE NW EX PAR	0.7	0.46%	\$62.68
RUGLAND, KRISTOFFER M.	0219200010	19-100-21	W 196' OF W 595' OFS 560' OF SE NE	0.2	0.15%	\$20.44
RUGLAND, KRISTOFFER M.	0219400005	19-100-21	PAR. IN NE SE EX. 2RODS	0.4	0.26%	\$35.43
SIME, RANDAL D & SANDRA K	0231200007	31-100-21	NE NE EXC PAR HA*	1.1	0.11%	\$14.99
SIME, RANDAL D. & SANDRA K.	0230400004	30-100-21	SE SE	5.6	6.34%	\$863.94
SIME, RANDAL D. & SANDRA K.	0232100001	32-100-21	PAR. IN NW NW EX.PAR.(510'X855')	9.42	1.63%	\$222.12
SIME, RANDAL D. & SANDRA K.	0232100002	32-100-21	NW NW EX. PAR. & EX.PAR. 510'X855'	27	12.10%	\$1,648.84



**MAIN, LATERAL NOS. 1, 2, 3, 4, 5, 6, & 7 TILE BENEFITED AREA  
DRAINAGE DISTRICT NO. 54  
WORTH COUNTY, IA**

Deedholder(s)	Parcel Number	S-T-R	Legal Description	Benefited Area (ac)	Class. (%)	Assessment (\$)
SPLASH ENTERPRISES, L C	0229351011	29-100-21	JULSETH'S FIRST SUBDIVISION LOT 4	3.1	7.20%	\$981.13
STATE OF IOWA	0229376009	29-100-21	LOT 7, BLK. 1	8.1	11.28%	\$1,537.10
SWEARINGEN, BILLY L. & DIANE L.	0230200008	30-100-21	PAR IN NE NE	5.06	5.23%	\$712.68
WORTH COUNTY, IOWA	0230200006	30-100-21	S 1/2 SE*	17.89	21.76%	\$2,965.18
WORTH COUNTY, IOWA	0232100004	32-100-21	PAR. IN *	1.6	0.17%	\$23.17
WORTH COUNTY, IOWA	0232100009	32-100-21	NE NW EX*	6.3	0.63%	\$85.85
WORTH COUNTY, IOWA	0232100012	32-100-21	PAR "D" *	3	0.45%	\$61.32
WORTH COUNTY ROADS				42.4		\$8,105.18
<b>TOTALS</b>				<b>562.11</b>		<b>\$100,000.00</b>