

A d d e n d u m

Iowa Department of Transportation
Office of Contracts

Date of Letting: June 21, 2016
Date of Addendum: June 8, 2016

B.O.	Proposal ID	Proposal Work Type	County	Project Number	Addendum
401	31-0522-144	Salvage & Removal	Jackson	NHSN-052-2(144)--2R-31	21jun401.a01

Make the following change to the PROPOSAL:

Add the attached Plan Attachment Sheets.

IOWADOT

TO OFFICE: Contracts DATE: April 4, 2016

ATTENTION Scott Hanson COUNTY: Dubuque

FROM: Patti J. Simons ROW PROJECT NO: STPN-52-2(113)—2J-31

OFFICE: Property Management PARCEL NO: 4 PIN:

SUBJECT: **PARCEL INSPECTION** POSSESSION DATE: March 29, 2016

REMOVAL OF IMPROVEMENTS FORMER OWNER: David R. Freisinger

ADDRESS: 745 Highway 52 N
Durango, IA 52039

The above referenced property was inspected to determine the feasibility to demolish, sell, or rent such property. The inspection also addressed pest or rodent control, property maintenance requirements, and hazardous waste concerns. A pest and rodent inspection was completed on this date.

ITEM (approx. size)	FOUNDATION	PREVIOUS USE	DEMOLISH, SELL, RENT
1 story wood frame house 1104 sq.ft.	Concrete block	Residence	Demolish
14' x 24' (336 sq.ft.) detached garage	Slab	Garage	Demolish
335 sq.ft. concrete		Sidewalk/steps	Demolish
Clear and Grub 29 Units			

Approximate location of parcel See address above

Comments _____

Location of well (if known) ☐ N/A 30 feet from southwest corner of house, next to US 52 right of way.

Location of septic system (if known) ☐ N/A Directly behind north wall of the house in the middle

Utilities have been notified. Yes ☐ No ☒ N/A ☐

There may be miscellaneous junk, debris, concrete and/or fencing located on this parcel.

Extermination of pest or rodent required? Yes ☐ No ☒

Buildings to be boarded or secured? Yes ☐ No ☒

Tanks were secure upon possession? Yes ☐ No ☐ N/A ☒

By copy of this memo we are also requesting an asbestos inspection.

pjs

cc: Brad Azeltine, Office of Location and Environment
Dave Widick, Right of Way Design.
Brennan Dolan, Office of Location and Environment
Jim Schnoebelen, District 6 Engineer
Ken Yanna, Assistant District 6 Engineer
Doug McDonald, District 6 Construction Engineer
Patti J. Simons, Property Manager
Parcel File

RIGHT OF WAY OFFICE
SUMMARY OF PROPOSED ACQUISITION
DESIGN SECTION

County DUBUQUE Project No. STPN-52-2(113)--2J-31 Parcel No. 4
Owner of Record DAVID R. FREISINGER
Contract Purchaser _____
Leasehold _____
Mineral Rights / Mineral Leases _____

1. PERMANENT ACQUISITION AND PROPERTY AREAS:

ROW in Name of State	<u>8,712</u> acres/SF	}	<u>8,712</u> acres/SF
Excess Land Area	_____ acres/SF		
Mitigation Area	_____ acres/SF		
* Fee Title ROW in Name of City	_____ acres/SF		
ROW in Name of County	_____ acres/SF	}	_____ acres/SF
* Easement for _____	_____ acres/SF		
* Easement in Name of County for _____	_____ acres/SF		
* Easement in Name of City for _____	_____ acres/SF		
Area of remaining property			
Left of ROW	_____ tax acres/SF		<u>0</u> acres/SF
Right of ROW	_____ tax acres/SF		
Total area of property before acquisition (sum of above)			<u>(0.20 AC.)</u> <u>8,712</u> acres/SF
* Quit Claim Deed			_____ acres/SF
* Refer to plat for takings from more than one tract			

2. FLOWAGE EASEMENT TO ELEV. _____ acres
3. RIGHT TO POND WATER TO ELEV. _____ acres
4. ACQUIRE UNDERLYING TITLE TO EXISTING ROW (CURRENTLY HELD BY EASEMENT)
State _____ acres
5. TEMPORARY ACQUISITION:
Borrow by Easement _____ acres
Haul Road by Easement _____ acres
Detour by Easement _____ acres
Temporary Easement to _____

6. ACCESS CONTROL:

Access rights to be acquired between Stations _____ & Sta. _____
_____ & Sta. _____
_____ & Sta. _____
_____ & Sta. _____
Access location points at stations _____
Entrances will be constructed at Stations _____
Additional Length of Drive _____ ft.

7. ROW FENCING:

The State will construct access control fencing through the Priority I access control limits; sta. _____ to _____
sta. _____ to _____, sta. _____ to _____, sta. _____ to _____
including side road access control limits; sta. _____ to _____, sta. _____ to _____
sta. _____ to _____, sta. _____ to _____, sta. _____ to _____
The Acquisition Agent is responsible for determining the amount of fence, if any, is to be replaced in all other locations.

COMMENTS: THIS PARCEL IS A TOTAL ACQUISITION

All other entrances within the construction limits of this project, and not
listed on this document, will be closed.

Prepared by: S. DUMDEI/M. GOGERTY
Date: 6/25/15

IOWA DEPARTMENT OF TRANSPORTATION
PROJECT DEVELOPMENT
PLOT PLAN

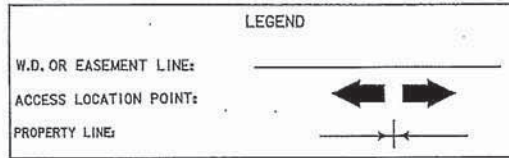
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PARCEL NO.: 4

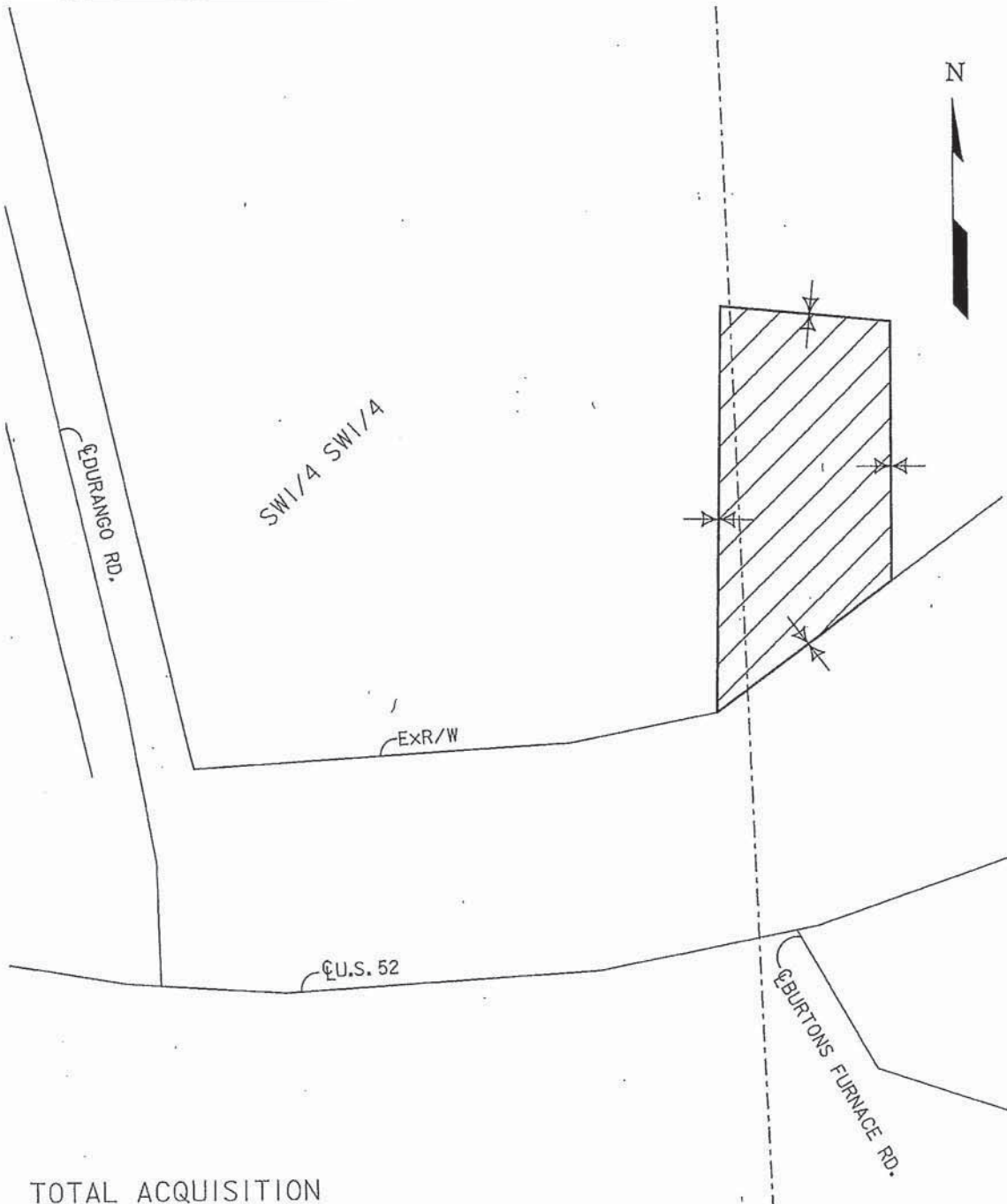
OWNER: DAVID R. FREISINGER

SECTION: 31 T 90 N-R 2 SE.

SCALE: 1" = 50'



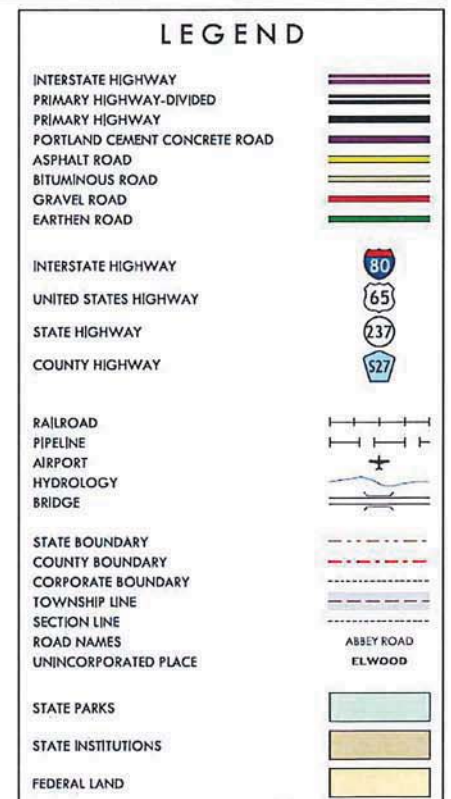
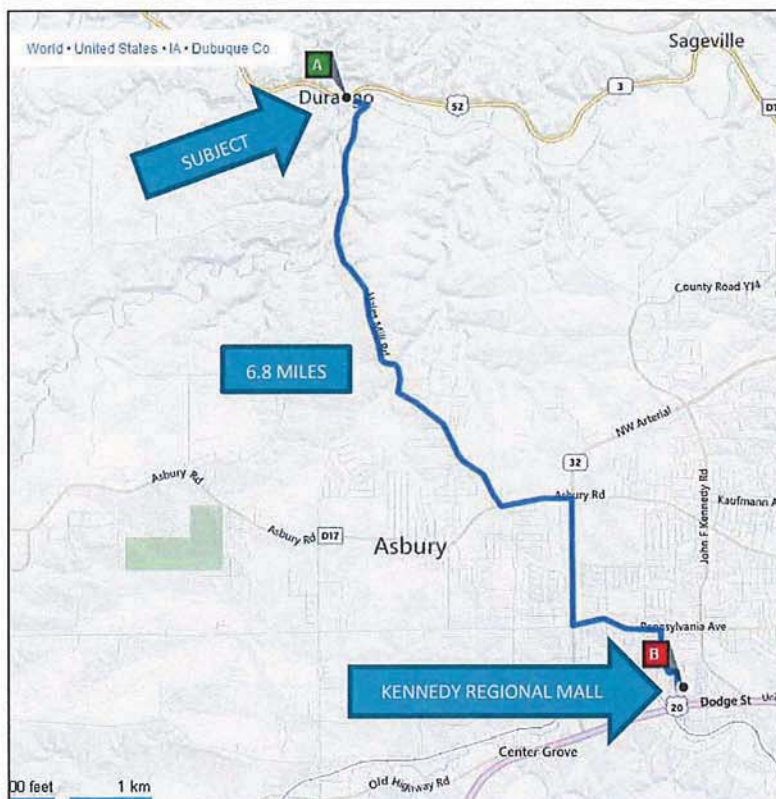
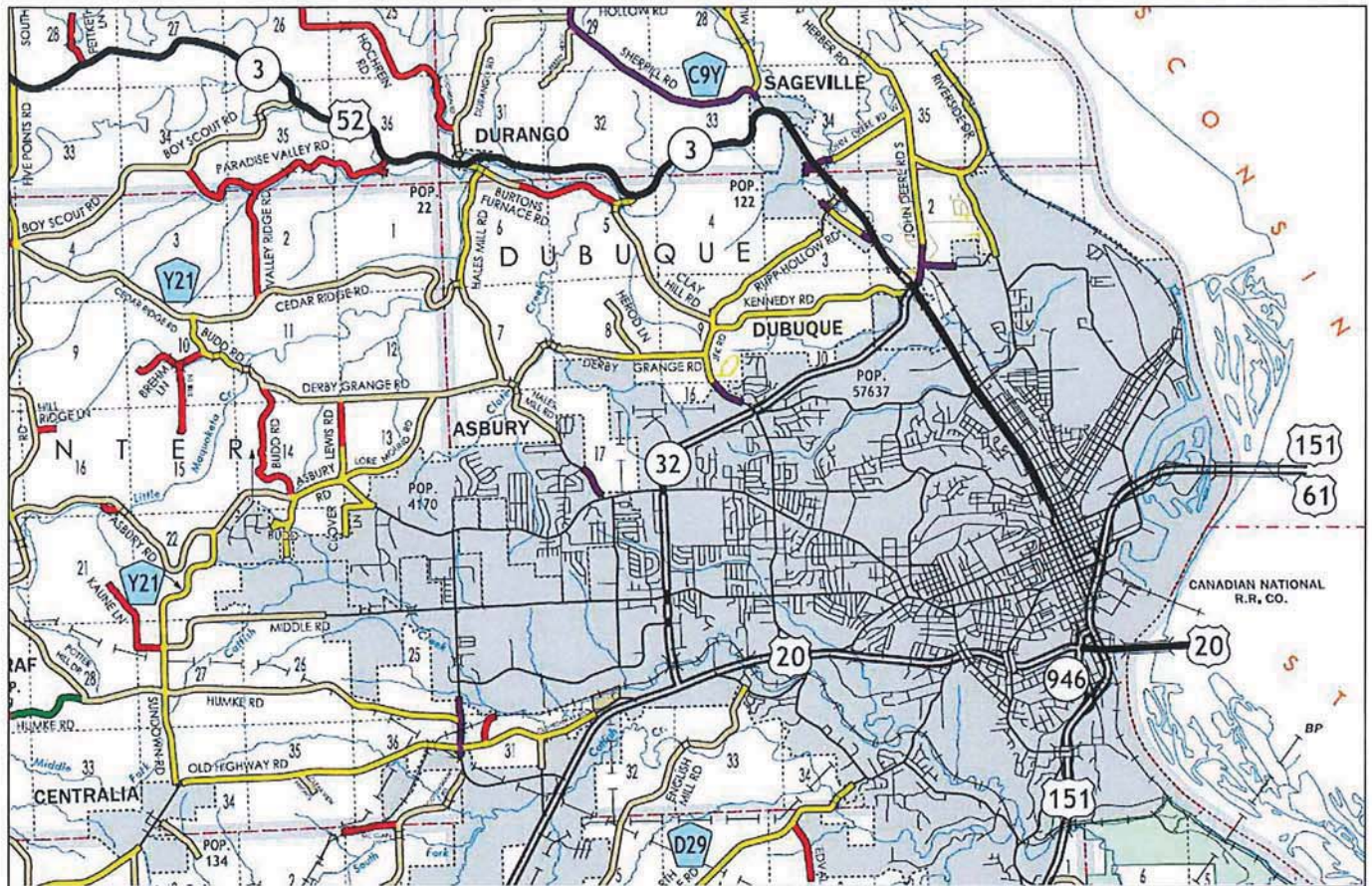
CITY OF DURANGO



TOTAL ACQUISITION

COUNTY: DUBUQUE PROJECT NO.: STPN-52-2(113)--2J-31

LOCATION MAP



SUBJECT PHOTOGRAPHS



Front View of Residence



Rear View



Street Scene

APPRAISAL NARRATIVE

Relative market strength - Average
 Relative to non-flood risk - Poor
 - Extra flood insurance expense; flood insurance is normally required mitigate loss or damage of the real property located in the flood plain.

Utilities and Public Road

Utilities include public electric, rented liquid propane to supply the furnace, a private well, and a private septic system. The rented propane tank existed on the site, but was removed after the 2013 flood. The submersible well was replaced after 2011 flood and is located 30 ft. +/- from the southeast corner of the house next to the highway right of way. The septic tank placement is directly behind the north wall of the house in the middle. Highway 52 is a hard surfaced, federally classified highway, with no curb.

Zoning

The City of Durango does not have any zoning for required site land uses. However, the majority of the town's present land uses adjacent to the north side of Highway 52 are residential. The northeast corner of the residence is set back approximately, 36 feet from the road right of way.

Subject's Improvement Elements

IMPROVEMENT DESCRIPTION - 3/1/2013, BEFORE SPRING FLOODING			
General Description	Foundation & Basement	Heating & Cooling	Garage & Outbuildings
Units: One Stories: One - Story Type: Detached Design: Bungalow House Living Area: 1104 SF Year Built: 1900 & 1920 Est. Effective Age (Yrs): 50 Remaining Econ. Life (Yrs): 35 Kitchen, Bath, & Woodwork	Crawl Space Area: 312 SF Basement Area: 792 SF Basement Finish: None Sump Pump: 2 Evidence of - Infestation: No Dampness: North Wall Settlement: No	L.P., Forced Air: 1 Electric Water Heater: 1 Amenities Patio or Deck: None Concrete Entry Steps: 2 Fireplace(s): None Encl. Porch: None Open Porch: None	Garage: Built 1950 Wood Frame 14'x24' = 336 SF Elec. & Conc. Floor Condition: Average Onsite Parking: Gravel Parking Spaces: 1
Disposal: None Dishwasher: None Kitchen & Bath, Cabinetry & Woodwork: Average Quality	Public Utilities Electric: 100 Amp +/- Dist. Boxes: Circuit Breakers Natural Gas: None	Private Utilities Water: Submersible well, newer, 150 ft. deep Septic: Concrete tank	Overall Condition of House 3/1/2013 (before flooding) Av to Ab Av
House Exterior	Materials / Condition	House Interior	Materials / Condition
Basement Foundation Walls: Exterior Walls: Roof Surface: Gutters & Downspouts: Window Type: Storm Sash: Screens:	Concrete Block/ Av Wd Frame/Vinyl Siding/ Av Composition Shingles/ Av Metal / Av Wood Double Hung/ Av Metal Combination / Av Yes	Floors: Walls: Trim/Finish: Bath Floor: Bath Wainscot: Cabinetry: Furnace/Air Conditioning:	Carpet & Vinyl/ Av Pt'd Plaster & Drywall/ Av Wd Doors & Trim/ Av Vinyl/ Av Fiberglass Shower/ Av Wd Cabinetry / Av Forced Air / Good
Above Grade Rooms - 5	Bedrooms - 3	Baths - 1	Gross Area - 1104 SF

Description of Improvements – 3/1/2013, Before Spring Flooding

The one-story bungalow consists of wood frame construction with an above ground living area of 1104 SF. The assessor's records indicate the residence was built in 1900; however, the back two bedrooms are on a crawl space and appear to have been added in approximately 1920. Therefore, I estimate the house built date for the appraisal as 1900-20. The floor plan includes an eat-in kitchen, an L-shape living room, three bedrooms, and one bath with a tub/shower unit. The residence has a previously updated kitchen and bath plumbing fixtures and cabinetry. Also, the interior walls and ceiling include updating with plaster or drywall finish, along with updated wood work and windows years ago. These items are similarly to quality found in

APPRAISAL NARRATIVE

1950 thru 1960's housing. Additional built-in shelving and a storage closet exits in the hallway to the bathroom. The floor plan is typical for a residence of this size and age with average functional utility and market acceptance.

The house has an unfinished partial basement containing 792 SF and a crawl space of 312 SF located under the bath and the two rear bedrooms. The basement area includes a newer furnace with central air conditioning, two sump pumps in pits, and a newer pressure tank for the water well. After the 2011 floods, the basement's north wall was replaced and a new, 150 foot deep well was drilled in the front yard.

Before the residence was flooded in the spring of 2013, the structure was in average to above average condition for its age, with average quality of construction. After the basement flooded the furnace and water heaters were replaced. Recently, the owner has done some additional updating to the west unit her son rents. Improvements included, adding insulation to the exterior west and north walls of the unit, interior painting, and updating all floor covering. No large deferred maintenance is noted.

External obsolescence to the subject improvements is noted, due to the flood hazard risk and how the expense of paying yearly flood insurance affects the property's overall market value. After talking with a local insurance agent, the current flood insurance estimate for the residence is estimated at \$1,472 per year and would also include personal property coverage of \$20,000, and with a \$1,500 deductible. Multiplying the \$1,472 per year flood insurance payment by the typical market gross rent multiplier of 8 (assuming tenant pays all utilities) indicates subject property has external obsolescence due to flood risk of \$11,776, rounded to \$11,800. This figure is reduced 50 percent ($\$11,776 \times 45\% = \$4,710$, rounded to \$5,000), taking into consideration many buyers would not purchase flood insurance due to previous basement flooding and flood insurance was cheaper in 2013. The estimated \$5,000 external obsolescence adjustment for subject's basement flooding appears reasonable when looking at sales of other properties with the same flood history as subject.

APPRAISAL NARRATIVE

Sketch of Residence with Floor Plan

