



TO OFFICE: Contracts

ATTENTION Cesar Cintron
Districts 1, 2, 3

FROM: Matt Gogerty

OFFICE: Property Management

SUBJECT: **PARCEL INSPECTION
REMOVAL OF IMPROVEMENTS**

DATE: 4/24/26

COUNTY: Woodbury

ROW PHASE NO: NHSN-012-1(39)--2R-97

CONST. PHASE NO: NHSX-012-1(048)--3H-97

PARCEL NO: 42

POSSESSION DATE: 4/22/2026

FORMER OWNER: Jeri L. Sturges, Stephen G. Sturges, and Janice K. Sturges, all single persons

ADDRESS: 2812 Correctionville Rd.
Sioux City, IA. 51105

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
House (780 sq. ft. main level; 1,638 sq. ft. total area of house)	Concrete Block	House	Demolish
Garage (576 sq. ft.)	Concrete Slab	Garage	Demolish
Driveway (1500 sq. ft.)	Concrete	Driveway	Demolish
Sidewalk (300 sq. ft.)	Concrete	Sidewalk	Demolish
Patio (700 sq. ft.)	Concrete	Patio	Demolish
Deck (64 sq. ft.)	Wood	Deck	Demolish
Fence (115 Ln. ft.)	Wood	Fence	Demolish
Retaining Wall (80 Ln. ft.)	Concrete	Retaining Wall	Demolish
Flag pole (20 Ln. ft.)	Concrete	Flag Pole	Demolish

Approximate location of parcel

See address above- 2812 Correctionville Rd., Sioux City, IA. 51105 (South side of road).

Comments

Water has been turned off and the meter has been pulled. (City of Sioux City) Water Dept.- Frank Post (712)-898-0895.

Electric and gas have been turned off and will be prepped for demolition by MidAmerican Energy.

Sioux City Requirements:
1. The contractor needs to have a Master Plumbers License in the state of Iowa or be a city-licensed utility contractor
2. Utility Disconnect Permit fees are \$175 .00 for each sewer, water, and storm
3. ROW permits are required through engineering for traffic impacts
4. Water service is disconnected at the corporation stop.
5. Sanitary sewer is disconnected within 5 ft of the property line
6. Storm sewer disconnects at the point of connection
7. An inspection from City Utilities is required before a demo permit is issued. There are fees for the building demo permits through the City of Sioux City as well as the requirement for the inspection.

Remove the sidewalk areas directly around the house and that portion leading up to the main sidewalk that runs parralell with Correctionville Rd. Leave the public sidewalk on the north side of the property and remove all the rest of the pavement on the property.

Backfill, grade and seed the lot once demolition is complete.

Location of well (if known) ☒N/A

City utilities

Location of septic system (if known) ☒ N/A

City sewer. Will need capped at demolition.

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.

MLG

cc: Don Johnson, Location and Environment Bureau
Eric Wright, Right of Way Design.
Brennan Dolan, Location and Environment Bureau
Jessica Felix, District 3 Engineer
Shane Tymkowicz, Assistant District 3 Engineer
Jason Klemme, District 3 Construction Engineer
John Newell, Property Manager
Stacy Ryan, Contracts Bureau
Mustafa Qaisi, Contracts Bureau
Parcel File

IOWA DEPARTMENT OF TRANSPORTATION
GRAPHIC EXHIBIT "A"



COUNTY WOODBURY STATE CONTROL NO. _____

PROJECT NO. NHSN-012-1(39)--2R-97 PARCEL NO. 42

SECTION 34 TOWNSHIP 89N RANGE 47W

ROW-FEE 6880 sq. ft. AC, EASE _____ AC, BORROW _____ AC, EXCESS-FEE _____ AC

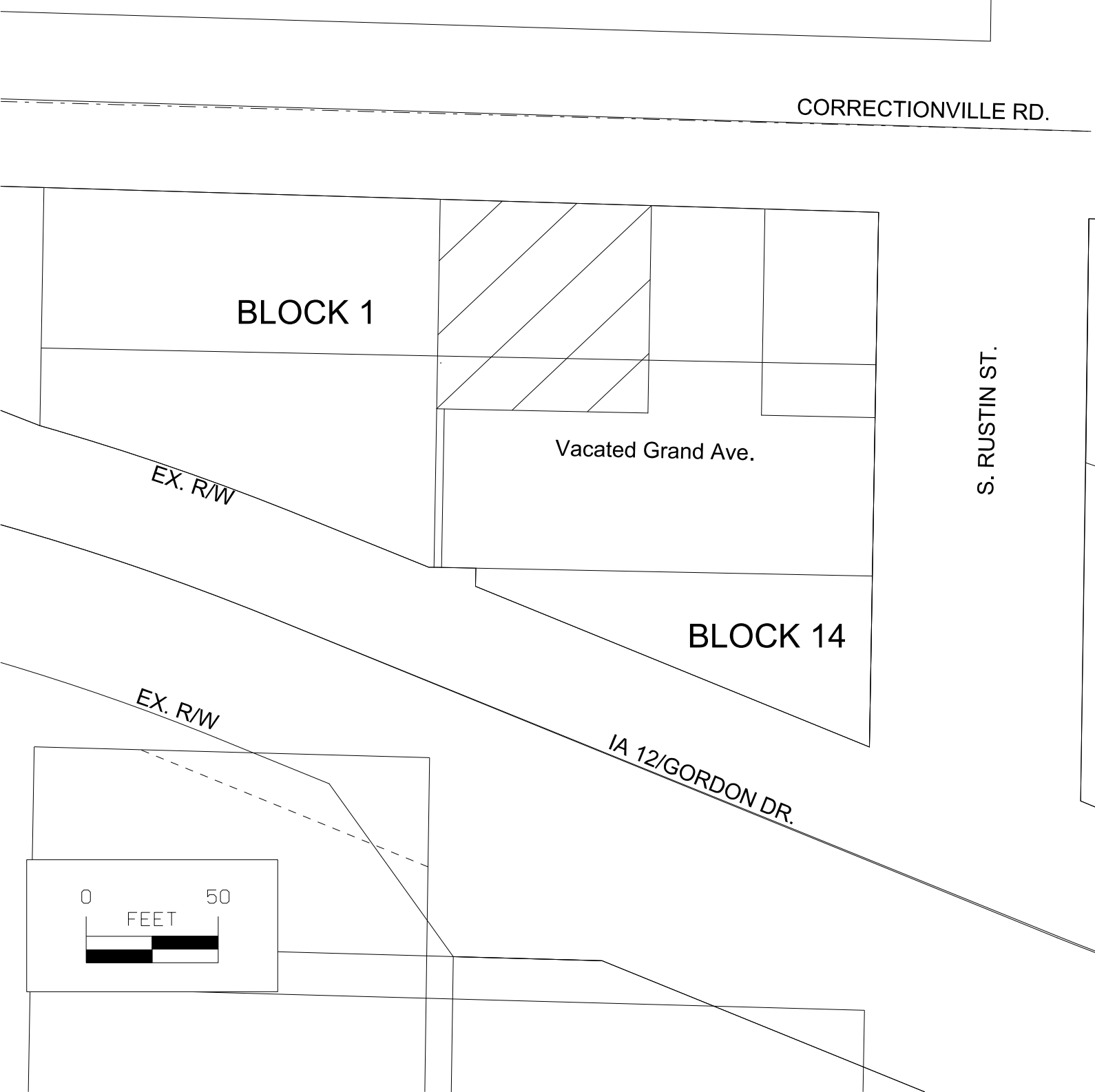
ACQUIRED ACCESS RIGHTS FROM STA. _____ TO STA. _____ MAIN LINE _____ SIDE

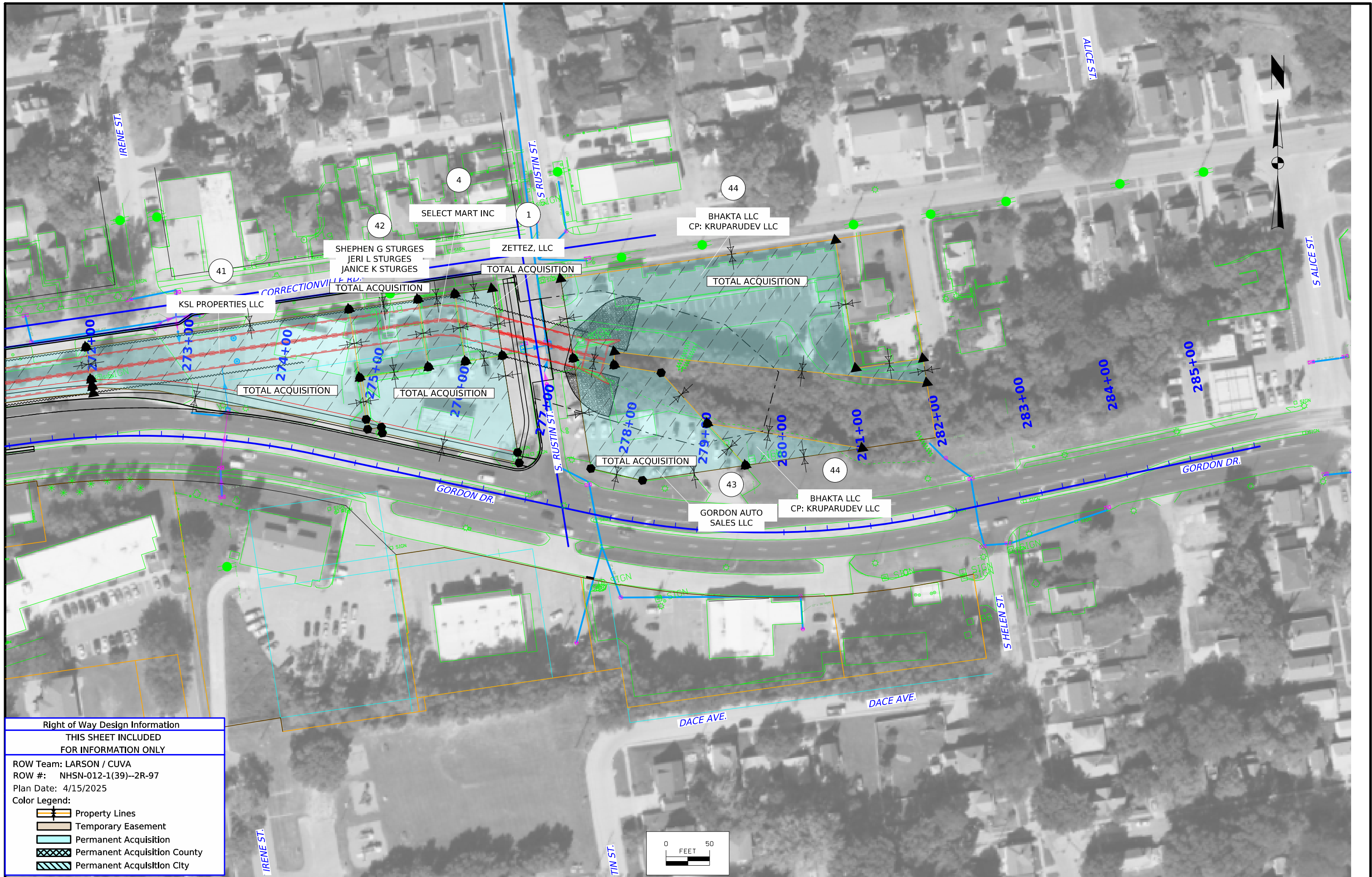
ACQUIRED ACCESS RIGHTS FROM STA. _____ TO STA. _____ SIDE ROAD _____ SIDE

ACQUIRED FROM _____

* ACQUIRED IN THE NAME OF THE CITY OF SIOUX CITY

SIOUX CITY
C.B. RUSTIN & CO ADDITION

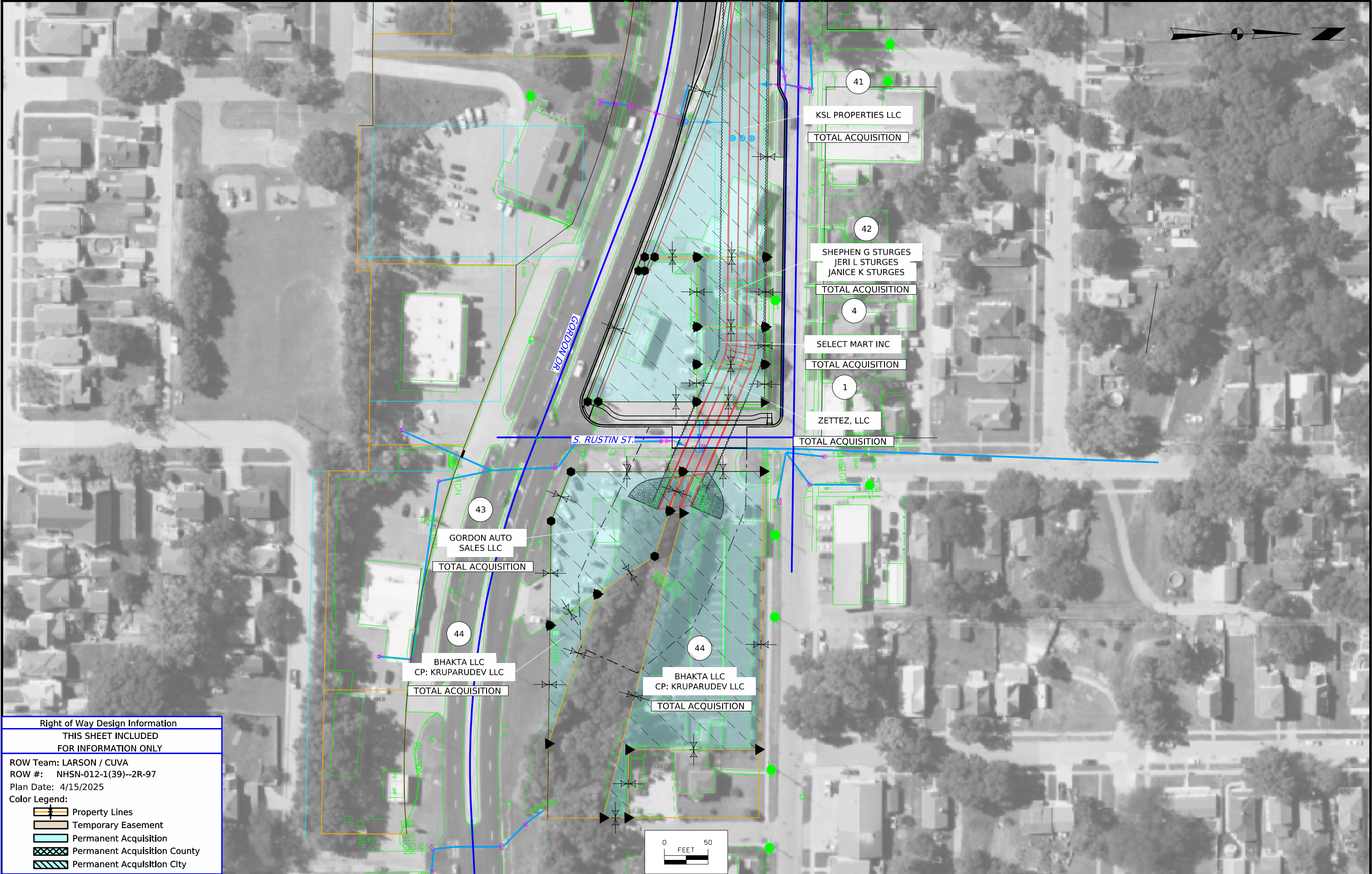




Right of Way Design Information
THIS SHEET INCLUDED
FOR INFORMATION ONLY

ROW Team: LARSON / CUVA
ROW #: NHSN-012-1(39)--2R-97
Plan Date: 4/15/2025
Color Legend:

- Property Lines
- Temporary Easement
- Permanent Acquisition
- Permanent Acquisition County
- Permanent Acquisition City



Woodbury County, IA / Sioux City

Summary

Parcel ID 894734227003
Alternate ID 454830
Property Address 2812 CORRECTIONVILLE RD
 SIOUX CITY
Sec/Twp/Rng 34-89-47
Brief CB RUSTIN & CO W 80 FT E 166 FT S 6 6 FT BLK 1 & N 20 FT VAC GRAND
Tax Description AVE ABUTT ING
 (Note: Not to be used on legal documents)
Deed Book/Page 742-7876 (8/18/2015)
Gross Acres 0.00
Net Acres 0.00
Adjusted CSR Pts 0
Zoning GC - General Commercial
District 0087 SIOUX CITY CITY/SIOUX CITY SCH
School District SIOUX CITY COMM
Neighborhood Greenville



Owner

Deed Holder
 STURGES JERRY L-LIFE ESTATE
 2812 CORRECTIONVILLE RD
 SIOUX CITY IA 51105

STURGES JERI LYNN

Contract Holder

Mailing Address

STURGES JERRY L-LIFE ESTATE
 2812 CORRECTIONVILLE RD
 SIOUX CITY IA 51105

Land

Lot Area 0.16 Acres ;6,880 SF

Residential Dwellings

Residential Dwelling
Occupancy Single-Family / Owner Occupied
Style 1 1/2 Story Frame
Architectural Style Bungalow
Year Built 1900
Condition Very Good
Roof Asph / Gable
Flooring Carp / Vinyl
Foundation Brk
Exterior Material Vinyl
Interior Material Plas / Drwl / Panel
Brick or Stone Veneer
Total Gross Living Area 1,638 SF
Main Area Square Feet 780
Attic Type None;
Number of Rooms 8 above; 0 below
Number of Bedrooms 4 above; 0 below
Basement Area Type Full
Basement Area 780
Basement Finished Area 575 - Minimal Finish
Plumbing 1 Standard Bath - 3 Fi; 1 Toilet Room (1/2 Bat;
Appliances 1 Dishwasher;
Central Air Yes
Heat Yes
Fireplaces
Porches 1S Frame Enclosed (144 SF);
Decks Concrete Patio (440 SF);
Additions 1 Story Frame (312 SF);
Garages 576 SF - Det Frame (Built 1978);

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
8/17/2015	Sturges, Jerry I & Helen C. - Life Estate	Sturges, Jerry L. - Life Estate	742-7876	No consideration	Affidavit		\$0.00
7/22/2011	STURGES JERRY L & HELEN C	STURGES JERRY L & HELEN C - LIFE ESTATE	717-4104	Life Estates	Deed		\$0.00

Valuation

	2026	2025	2024	2023	2022
Classification	Residential	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$14,900	\$14,900	\$11,000	\$11,000	\$10,100
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$133,600	\$127,000	\$130,800	\$130,800	\$82,800
= Gross Assessed Value	\$148,500	\$141,900	\$141,800	\$141,800	\$92,900
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$148,500	\$141,900	\$141,800	\$141,800	\$92,900

Sioux City Special Assessments and Fees

[Click here to view special assessment information for this parcel.](#)

Sioux City Tax Credit Applications

Apply for Homestead or Military Tax Credits

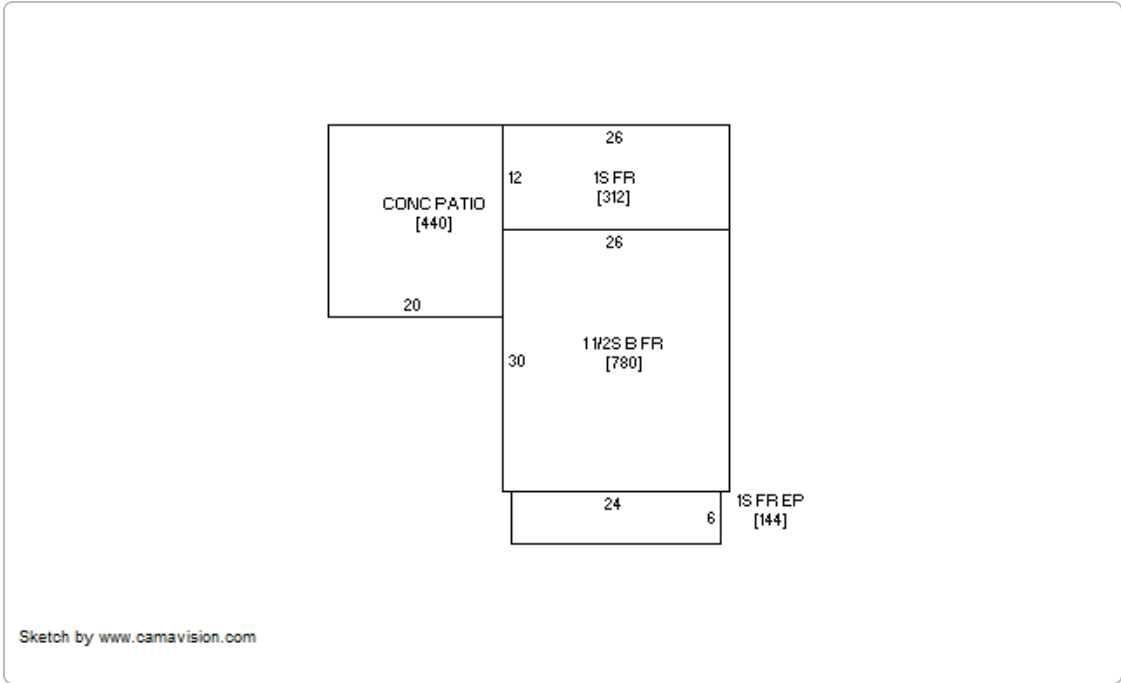
Sioux City Board of Review Petition

Board of Review Petition

Photos



Sketches



No data available for the following modules: Commercial Buildings, Agricultural Buildings, Yard Extras, Permits, Woodbury County Tax Credit Applications.

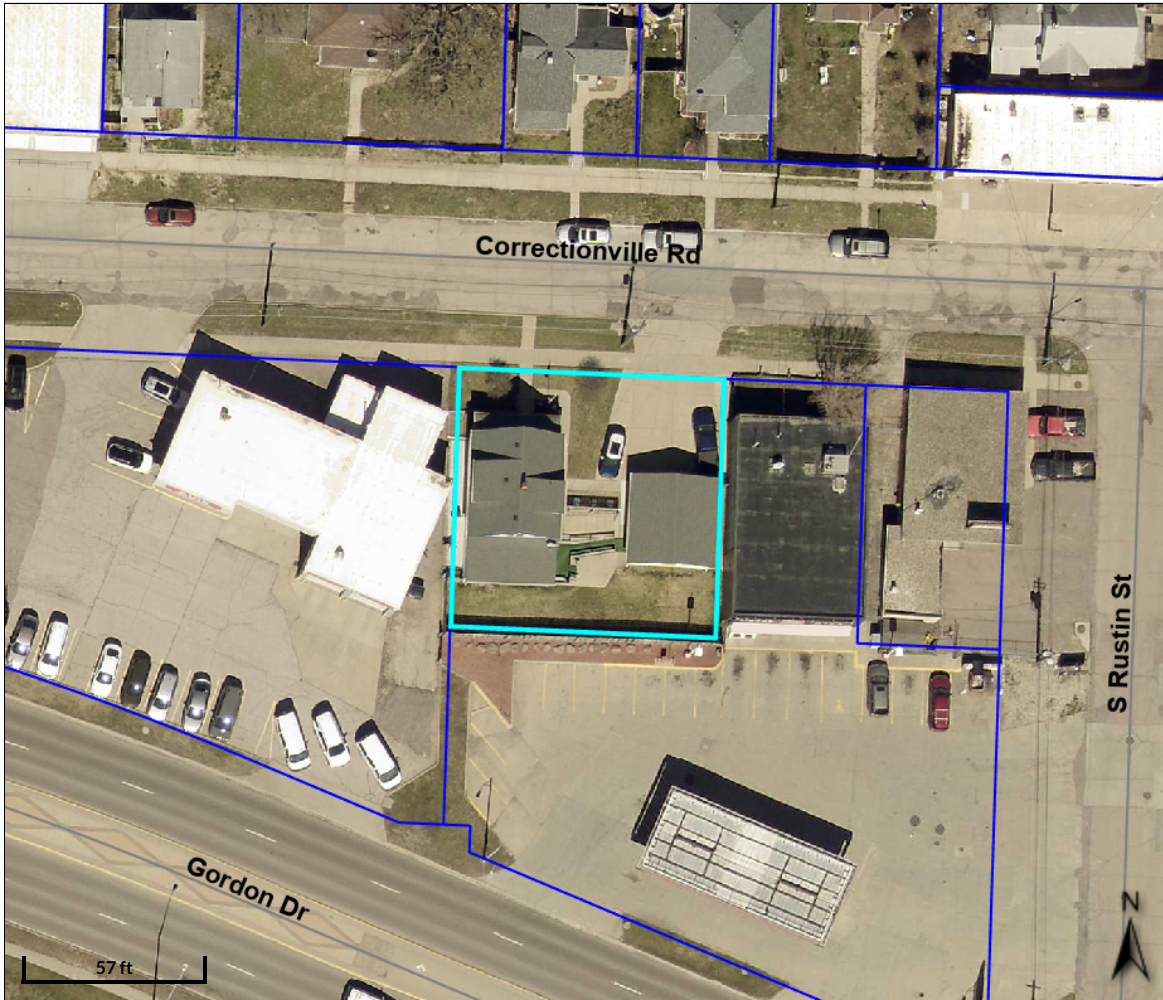
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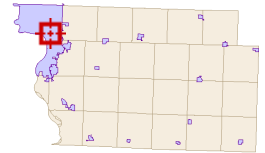




Beacon™ Woodbury County, IA / Sioux City



Overview



Legend

- Roads
- Corp Boundaries
- Townships
- Parcels

Parcel ID	894734227003	Alternate ID	454830	Owner Address	STURGES JERRY L-LIFE ESTATE
Sec/Twp/Rng	n/a	Class	R		2812 CORRECTIONVILLE RD
Property Address	2812 CORRECTIONVILLE RD	Acreage	n/a		SIOUX CITY, IA 51105
	SIOUX CITY				
District	0087				
Brief Tax Description	CB RUSTIN & CO W 80 FT E 166 FT S 6 6 FT BLK 1 & N 20 FT VAC GRAND AVE ABUTT ING				
	(Note: Not to be used on legal documents)				

Date created: 4/21/2026

Last Data Uploaded: 4/20/2026 10:06:48 PM

Developed by  **SCHNEIDER**
GEOSPATIAL

CMD 1 to Exit; CMD 3 to Add; Cmd 5 to Update; CMD 9 House Number Search
STOP AND TAP LOCATIONS

House	Street	Apt
2812	CORRECTIONVILLE RD	

Split Line From:

Stop

Tap

	Size	Type of Tap	Date
Original:	3/4	COPPER	
Replacement:	3/4	COPPER TAP	6/26/1974

Size of Main: Condition of Stop Box: ☐

Legend

- Storm Sewer Inlets (6)
- Storm Sewer Outlets (4)
- Storm Sewer Manholes (4)
- Storm Abandoned Line (1)
- Storm Sewer Pipe (20)
- Sanitary Manholes (4)
- Sanitary Permits (1)
- Vitrified Clay (7)
- Water Private Valve - Corporation (1)
- Water Private Valve - Other (3)
- Water Hydrant Valve (SDE) (1)
- Water Valves (4)

Water Hydrant (SDE)**Owned By**

- Our Agency (1)
- Water Fire Hydrant Line (SDE) (2)
- Water Service (SDE) (3)

Water Main (SDE)**Water Type**

- Potable Water (8)

fitting

- Plug

Sioux City Utilities

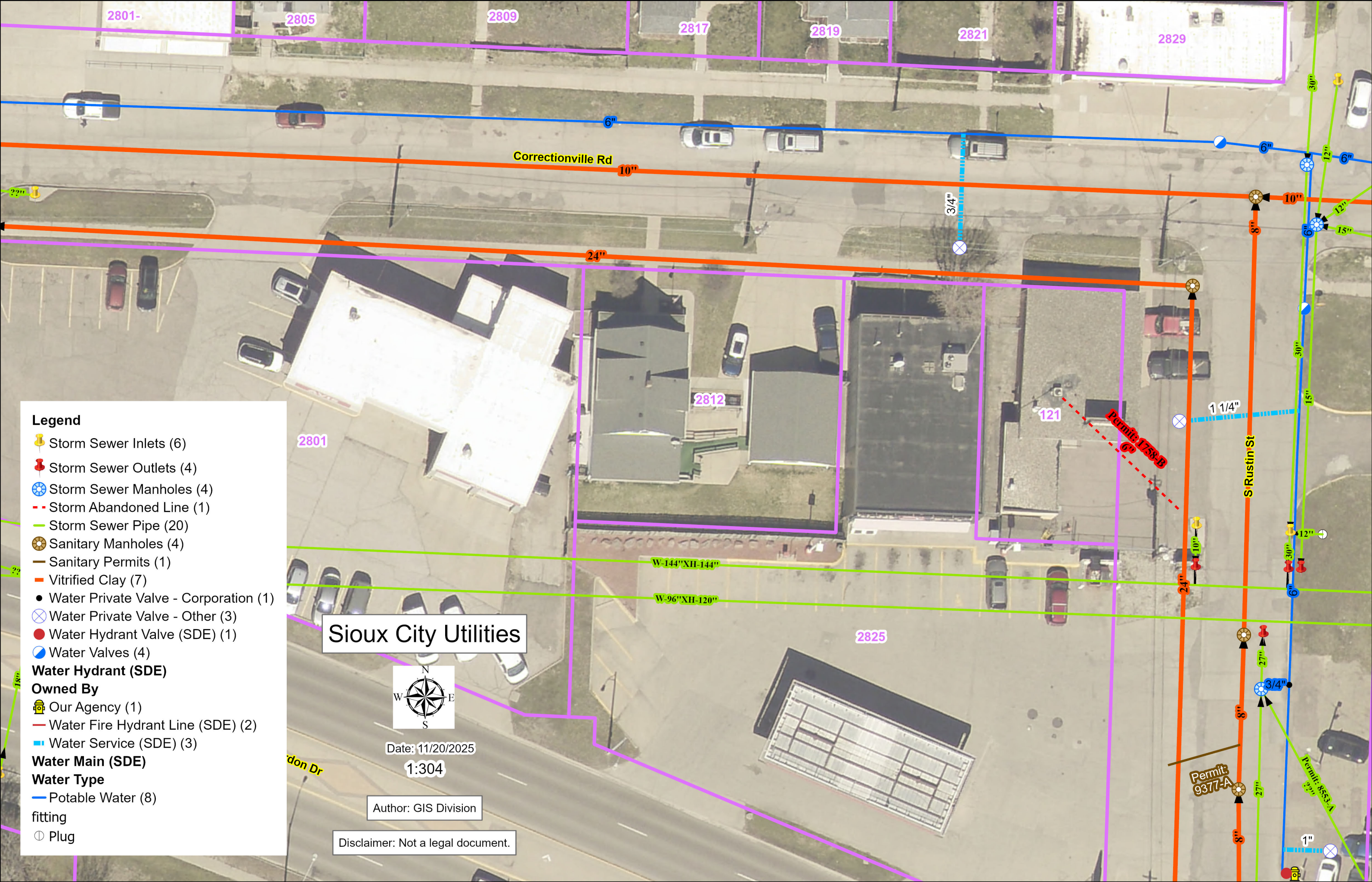


Date: 11/20/2025

1:304

Author: GIS Division

Disclaimer: Not a legal document.





Bedroom inside home



Living Room Area inside home



Living Room Area inside home



Between house and garage



South side of garage



Fence/Retaining Wall area on South property line



Fence/Retaining Wall area on south property line



South side of home (Backyard)



Front of house (Facing Correctionville Rd.)



Back (South side) of house



Area between house and garage



West side of home



Westerly property line between house and neighboring building



East side of home from the driveway



Kitchen area