

Highway Commercial Urban Revitalization Plan

Original Adopted 2021
Amendment No. 1 – 2024
Amendment No. 2 - 2024

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Section 1. Establishment of the Highway Commercial Urban Revitalization Plan and Area

A. Plan and Area

Under Iowa Code Chapter 404 “Urban Revitalization Tax Exemptions,” the City is granted the authority to designate an area of the City as a revitalization area if the area is an economic development area, as defined in Iowa Code Section 403.17. Iowa Code Section 403.17 defines an economic development area as one appropriate for commercial and industrial enterprises, public improvements related to housing and residential development.

Accordingly, on March 2, 2021 the Iowa City City Council adopted a resolution (21-52) finding that the rehabilitation, conservation, redevelopment, economic development or a combination thereof of the Highway Commercial Urban Revitalization Area (“Area”), legally described in Exhibits 1 and 1a, is necessary in the interest of public health, safety or welfare of the residents of the City and that the Area meets the criteria of Iowa Code Section 404.1 (2021).

The Area shall remain a designated an Urban Revitalization Area for ten (10) years from the date of designation. The City has no plans to issue revenue bonds for revitalization projects within the Area.

B. Comprehensive Plan Goals

This Urban Revitalization Plan is consistent with and furthers several economic development and environmental goals set forth in the IC2030: Comprehensive Plan. This Comprehensive Plan, adopted in May of 2013, is a statement of goals, policies, and aspirations of the community. The Comprehensive Plan, as amended from time to time, identifies economic development goals including, but not limited to:

- Increase and diversify the property tax base by encouraging the retention and expansion of existing businesses and attracting businesses that have growth potential and are compatible with Iowa City’s economy;
- Encourage a healthy mix of independent, locally owned businesses and national businesses;
- Improve the environmental and economic health of the community through efficient use of resources; and
- Consider judicious use of financial incentives and programs to achieve the economic development goals though use of objective measurement tools to evaluate public financing requests.

To achieve these adopted Comprehensive Plan goals, the properties described in this Highway Commercial Urban Revitalization Plan (“Plan”) are hereby designated as appropriate for urban

revitalization purposes, and are hereby declared to be included in the Area, and said properties are further declared to be within this Plan.

C. Plan Objectives

The primary objective of this Plan is to encourage the revitalization of commercial activity in the Area. The objective of the Plan activities is to create an incentive to reinvest in non-residential commercial activities in the Area through rehabilitations, additions, or new construction.

To achieve these objectives, the City of Iowa City shall undertake the urban revitalization activities as specified in this Plan, pursuant to the powers granted to the City under Chapter 404, Code of Iowa (2021).

The 2020-21 Strategic Plan includes promoting an inclusive and resilient economy throughout the City, in part, by encouraging healthy, diverse, and sustainable economic activity throughout Iowa City, taking steps to invigorate neighborhood commercial districts, creating new small neighborhood commercial nodes and supporting the growth and promotion of small locally-owned businesses, women and minority-owned businesses, and the local foods economy.

Included in the Area are older commercial buildings, often with local small businesses operating in them. Historically, the City of Iowa City has made investments in the core commercial areas of Iowa City using Urban Renewal Areas. Urban Renewal Areas enable the City to participate financially in larger projects, while the urban revitalization activities contemplated in this Plan can be beneficial to smaller projects. Having plans for both types of activities improves equity in the City's programs for business development by enabling tax incentives for businesses that may not otherwise qualify for tax increment financing.

Although the zoning ordinance may allow residential uses in certain commercial zones within the Area, the objective of this Plan is to make these only allowed for commercial uses in the Area. The market in the Iowa City community is strong for residential uses and does not merit tax exemption incentives. The use of financial incentives, such as property tax exemptions, is necessary, however, to encourage the development of high-density commercial uses in the Area.

This Plan complements the City's efforts of reducing carbon emissions by helping users of commercial buildings in the Area improve energy efficiency. Energy efficient buildings will achieve a higher value over time than non-efficient buildings. While energy efficiency investments are not required to be eligible for tax abatement, the City will track information on what, if any energy efficiency improvements are made.

Section 2. The Plan Components

A. Applicability of Plan

1. Land Uses: This Plan is applicable to all Qualified Real Estate assessed as commercial property. It is not applicable to any residential uses even where a commercial property contains residential uses.

2. Qualified Real Estate: For purposes of this Plan, Qualified Real Estate shall mean real property, other than land, located within the Area and to which Eligible Improvements have been added during the time the Area was so designated, which have increased the actual value by at least 15%, or, in the case of land upon which is located more than one building and not assessed as residential property, which have increased the actual value of the buildings to which the Eligible Improvements have been made by at least 15%. Qualified Real Estate shall also mean land upon which no structure existed at the start of new construction, located in the Area, and upon which a new building or buildings have been constructed during the time the Area was so designated. All improvements must increase the actual value of the property as of the first year for which an exemption is received by at least fifteen percent (15%) in the case of real property assessed as commercial property. Actual value added by Eligible Improvements means the actual value added as of the first year for which the exemption was received.

3. Eligible Improvements: Eligible Improvements include rehabilitation and additions to existing property and new construction commenced after adoption of this Plan. In order to be considered eligible, all improvements must be completed in conformance with all applicable regulations of the City of Iowa City.

4. Prior to commencement of any Eligible Improvements for which an owner intends to see a tax exemption allowed by this Plan, the owner may submit a proposal for the improvement project to the City. Applicants must identify which energy savings methods they will employ with the improvement to their property, including but, not limited to, 1) LEED certified construction, 2) investment in renewable energy (e.g., solar, wind, geothermal), or 3) use of electric appliances and equipment in lieu of natural gas where possible. The City Council shall review and approve by resolution projects that comply with this Plan and Iowa Code Chapter 404. Such prior approval shall not entitle the owner to exemption from taxation until the Eligible Improvements have been completed and found to be Qualified Real Estate; however, if the proposal is not approved, the person may submit an amended proposal for the City Council to approve or reject. An application shall be filed for each new exemption claimed and approved by the City Council pursuant to Iowa Code Section 404.4. The City Assessor shall physically review each first-year application pursuant to Iowa Code Section 404.5.

5. Additional Requirement for Properties Assessed as Commercial: Property owners submitting applications on or after July 1, 2024 for improvements to property assessed as commercial must also enter into a written assessment agreement with the City, in substantially the form attached as Exhibit 7, specifying a minimum actual value for the completed improvements, consistent with

and to the extent required by the provisions of Iowa Code Section 404.3C in effect at the time the application is submitted to the City.

B. Tax Exemption Schedule

All qualified real estate is eligible to receive a partial exemption from taxation on the actual value added by the improvements. The amount of the partial exemption is equal to 100% of the actual value added by the improvements for a period of three (3) years.

C. Legal Description of the Area

The legal description of the Highway Commercial Urban Revitalization Area is set forth in Exhibits 1 and 1a, attached and incorporated herein by this reference. Exhibit 2, attached hereto and incorporated by reference herein, is a map of the Area.

D. Existing Assessed Valuations of Real Estate and Owners of Record

Exhibit 3, attached hereto and incorporated by reference herein, states the existing assessed valuations of all real estate in the Area, and a list of the names and address of the owners of record of real estate within the Area.

E. Existing and Proposed Land Uses

The existing zoning for the Area is shown in Exhibit 4, attached hereto and incorporated by reference herein. The existing zoning is a mix of commercial and residential designations.

The existing land uses within the Area are detailed in Exhibit 5, attached hereto and incorporated by reference herein. Existing land uses in the Area generally include commercial uses (retail, office, and non-residential), residential uses, and public uses.

The proposed land uses within the Area are detailed in Exhibit 6, attached hereto and incorporated by reference herein. These proposed land uses are adopted in the IC2030: Comprehensive Plan, which may be amended from time to time. These areas are primarily identified as general/intensive commercial.

Nothing in this Plan shall be interpreted to prevent or limit the City Council from exercising the rights, duties, and powers granted to it pursuant to Iowa Code Chapter 414.

F. Proposals for Improving or Expanding City Services

No extensions or upgrades to existing municipal services or infrastructure are currently planned as part of this Plan. There are currently no plans by the City to issue revenue bonds for revitalization projects within the Area.

As development and redevelopment within the Area warrants, municipal services within the Area will be expanded and improved, as needed and as financially feasible, to serve new and expanded development.

G. Relocation provisions

The City does not anticipate the displacement or relocation of any persons, families, or businesses as a result of the improvements to be made in the Highway Commercial Urban Revitalization Area. However, if the relocation or displacement of a qualified tenant results from a property owner's action to qualify for a tax exemption under this Plan, upon the City's verification of such relocation or displacement, the City may require the property owner to compensate the qualified tenant for at least one month's rent and actual relocation expenses. A "qualified tenant" means the legal occupant of a residential dwelling unit which is located within the designated Revitalization Area and who has occupied the same dwelling unit continuously since one year prior to the adoption of this Plan.

H. Property in an Urban Renewal Area

The City also has one or more urban renewal areas, established under Chapter 403 of the Code of Iowa, which use tax increment financing to provide incentives for development. Accordingly, a property that, in the determination of the City Council, is within an existing urban renewal area and is receiving either direct or indirect benefits that were financed through a tax increment financing program, shall not be eligible for tax abatement under the Urban Revitalization Plan absent specific approval from the City Council. If an application under this Plan is denied by the City Council because the property for which an exemption is requested is within an existing urban renewal area, the owner may reapply for benefits under this Plan for the same property if the property has subsequently been removed from the urban renewal area, provided the property remains in the designated Revitalization Area and all other Plan requirements are met.

Section 4. Amendments to Plan

The City may amend this Plan only after a public hearing before the City Council. Notice of said hearing on proposed amendments shall be published as required in Section 362.3, Code of Iowa (2021), provided that at least seven (7) days' notice is given, and that said public hearing is held no earlier than the next regularly scheduled City Council meeting following the published notice.

Section 5. Repeal of Plan

When, in the opinion of the City Council, the desired level of revitalization has been attained or economic conditions are such that the continuation of the exemption granted by this Plan would cease to be of benefit to the City, the City Council may repeal the ordinance establishing the Plan and Area. In that event, all existing exemptions shall continue until their expiration.

Exhibit 1
Area Legal Description

Zone A

Lots 4-14, MWD Davis Addition, as shown on the plat thereof recorded in Book 49, Page 322.

Zone B

Lots 1-3, 21, 22, 35-41 and the South 30' of Lot 20, West Side Park, as shown on the plat thereof recorded in Book 24, page 45;

That portion of the NE quarter of the NE quarter of Section 20, Township 79 North, Range 6 West of the 5th P.M. lying northwesterly of Highway 1 West;

That portion of the SE quarter of the NE quarter of Section 20, Township 79 North, Range 6 West of the 5th P.M. lying northwesterly of Highway 1 West.

Zone C

D&D Billion Addition, as shown on the plat thereof recorded in Book 55, Page 125;

Lots 1-4, JJR Davis Second Addition, as shown on the plat thereof recorded in Book 49, Page 101;

JJR Davis Third Addition, as shown on the plat thereof recorded in Book 49, Page 100; and

JJR Davis Fourth Addition, as shown on the plat thereof recorded in Book 52, Page 236.

Zone D

SW SE 20-79-6 except Outlot A, as shown on the plat of a Resubdivision of Outlot A, W.B. Development, recorded in Book 38, Page 201; and

Lot 5, Scott's Second Addition, as shown on the plat thereof recorded in Book 31, Page 46; and

Lots 1 and 2, W.B. Development, as shown on the plat thereof recorded in Book 36, Page 118.

Zone E

Unit B, Westport Commercial Condominiums, according to the declaration thereof recorded in Book 4225, Page 98, Records of the Johnson County, Iowa Recorder.

The SE quarter of the SW quarter of Section 16, Township 79 North, Range 6 West of the 5th P.M.;

The SW quarter of the SE quarter of Section 16, Township 79 North, Range 6 West of the 5th P.M.;

The SE quarter of the SE quarter of Section 16, Township 79 North, Range 6 West of the 5th P.M.;

And those portions of the following property lying south of the Highway 1 West right-of-way:

- The NE quarter of the SW quarter of Section 16, Township 79 North, Range 6 of the 5th P.M.;
- The NW quarter of the SE quarter of Section 16, Township 79 North, Range 6 of the 5th P.M.; and
- The NE quarter of the SE quarter of Section 16, Township 79 North, Range 6 of the 5th P.M.

Zone F

The SE quarter of the SW quarter of Section 15, Township 79 North, Range 6 West of the 5th P.M.;

Lot 7 and Outlot C, Kennedy's Waterfront Addition, Part Three, as shown on the plat thereof recorded in Book 36, 52;

The NE quarter of the NW quarter of Section 22, Township 79 North, Range 6 West of the 5th P.M., except the CRANDIC railroad right-of-way and the portion lying southeast of the CRANDIC railroad;

The NW quarter of the SE quarter of Section 15, Township 79 North, Range 6 West of the 5th P.M., except Plum Grove Acres Subdivision, Part Two, as shown on the plat thereof recorded in Book 2, Page 151;

except Lucas Addition, as shown on the plat thereof, recorded in Deed Book 13 Page 580, and except Cook Sargent & Downey's Addition to Iowa City, Iowa, according to the plat thereof.

The SW quarter of the SE quarter of Section 15, Township 79 North, Range 6 West of the 5th P.M., except Plum Grove Acres Subdivision, Part Three, according to the plat thereof recorded in Book 4, Page 313.

Including all of Kennedy's Waterfront Addition, Part 5, Lot 3, as shown on the plat thereof in Book 53, Page 149;

The SE quarter of the SE quarter of Section 15, Township 79 North, Range 6 West of the 5th P.M. lying south of Hwy 6 West;

The NE quarter of the NE quarter of Section 22, Township 79 North, Range 6 West of the 5th P.M., except KSA Condominiums, according to the Declaration thereof recorded in Book 2174, Page 1 and except that portion lying south of Cross Park Ave;

Beginning at the NE corner of the NW quarter of the NE quarter of Section 22, Township 79 North, Range 6 West, thence south along said line 728 feet, more or less, to the south boundary of Lot 7, Block 7, Braverman Center, as shown on the plat thereof recorded in Book 8, Page 69; thence westerly 1,300 feet, more or less, along the southern boundary line of said Block 7 extended, to the western section line of said NW NE quarter section; thence north along said line to the northern boundary of said NW NE quarter section, thence east back to the point of beginning and including all of the land locally known as 367 Southgate Avenue and legally described in Deed Book 5097, Page 994;

Lot 7, 8 and Outlot A, Pepperwood Plaza Subdivision, according to the plat thereof recorded in Book 52, Page 60;

Lot 3, Braverman Center, according to the plat thereof recorded in Book 12, Page 39, including that land described in Book 1009, Page 378; and

Retracement Plat of Survey, Recorded in Book 53, Page 290, Plat records of Johnson County, Iowa.

Zone G

The original Sycamore and 1st Avenue Urban Renewal Area, as described in the attached Exhibit 1a.

Exhibit 1a

Original Sycamore and 1st Avenue Urban Renewal Area Commencing at the Southeast corner of the Northeast quarter of Section 23, Township 79N, Range 6W, in accordance with the Records of the Johnson County Auditor's Office; thence West along the South line of the Northeast quarter of Section 23 to the Southwest corner of the Northeast quarter of Section 23; thence 66 feet to a point perpendicular on the Western Right-of-Way line of Sycamore Street, thence Northerly along said Right-of-Way line to the intersection of the Western Right-of-Way line of Sycamore Street and the Northern Right-of-Way line of U.S. Highway 6, which is the Point of Beginning.

Thence Northerly along the Western Right-of-Way line of Sycamore Street to the Southeastern corner of Johnson County Auditor's Parcel 10-14-386-003, thence 66 feet to a point perpendicular on the Eastern Right-of-Way line of Sycamore Street; thence Northerly along the Eastern Right-of-Way line of Sycamore Street to the Northwestern corner of Johnson County Auditor's Parcel 10-14-457-003; thence Easterly 147.61 feet to an angle point of said Parcel; thence Northeasterly 413.83 feet; thence Northerly 57.36 feet to the Southern Right-of-Way line of Lower Muscatine Road; thence Northwesterly along the Southern Right-of-Way line of Lower Muscatine Road to a point perpendicular 33 feet from the Western corner of Johnson County Auditor's Parcel 10-14-452-004; thence Northeasterly 223.82 feet to the Northern corner of said parcel; thence Southeasterly 40 feet to the Eastern corner of said parcel; thence Northeasterly along the property line of Johnson County Auditor's Parcel 10-14-452-002 to its Northern corner; thence Southeasterly 150 feet along the property line of said parcel to its Eastern corner; thence Southwesterly 224.9 feet to the intersection of said parcel's Southern corner and the Northern Right-of-Way line of Lower Muscatine Road.

Thence Southeasterly along the Northern Right-of-Way line of Lower Muscatine Road to the Northern Right-of-Way line of Mall Drive; thence Northeasterly 1533.09 feet along the Northern Right-of-Way line of Mall Drive to the Southern Right-of-Way line of the Iowa Interstate Railroad; thence Southeasterly along said Right-of-Way line to its intersection with the Eastern line of Section 14.

Thence South along the Eastern line of Section 14 to the Northwest corner of Johnson County Auditor's Parcel 10-13-353-002; thence Easterly 176 feet to the Eastern property line of said parcel; thence Southwesterly along the Eastern property line of Parcel 10-13-353-002 to its Southeast corner; thence Northwesterly to the Eastern line of Section 23; thence South along the Eastern line of Section 23 to the Southeast corner of the Johnson County Auditor's Parcel described as 10-23-103, 001 through 029, then Southwesterly 988.76 feet to the Northern Right-of-Way line of Lower Muscatine Road, crossing said Right-of-Way line to the intersecting point of the Southern Right-of-Way line of Lower Muscatine Road and the Northeastern corner of Johnson County Auditor's Parcel number 10-23-105-003; thence Southwesterly 157.9 feet to the Northern Right-of-Way line of U.S. Highway 6; thence Northwesterly 307.82 feet to the intersection of the Northern Right-of-Way line of U.S. Highway 6 and the Eastern Right-of-Way line of First Avenue; projecting across the First Avenue Right-of-Way along the Northern Right-of-Way line of U.S. Highway 6 to the intersection of the Western Right-of-Way line of First Avenue and the Northern Right-of-Way line of U.S. Highway 6; thence Westerly along the Northern Right-of-Way line of U.S. Highway 6 a distance of 1123.13 feet to its intersection with the Eastern Right-of-Way line of Sycamore Street, projecting across the Sycamore Street Right-of-Way along the Northern Right-of-Way of U.S. Highway 6 to the intersection of the Western Right-of-Way line of Sycamore Street and the Northern Right-of-Way line of U.S. Highway 6, to the Point of Beginning.

Exhibit 2 Tax Abatement Area Map 1

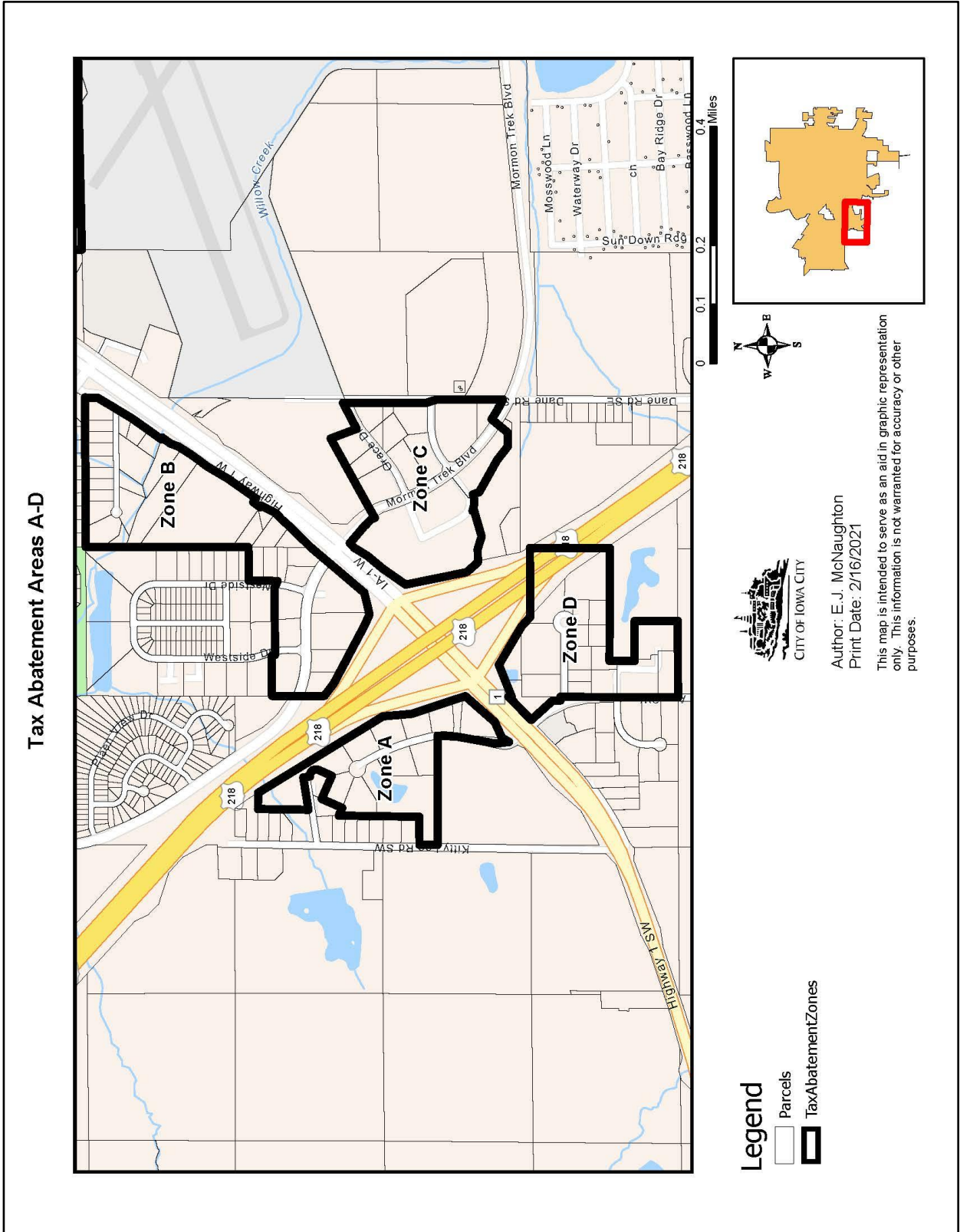


Exhibit 2 Tax Abatement Area Map 2

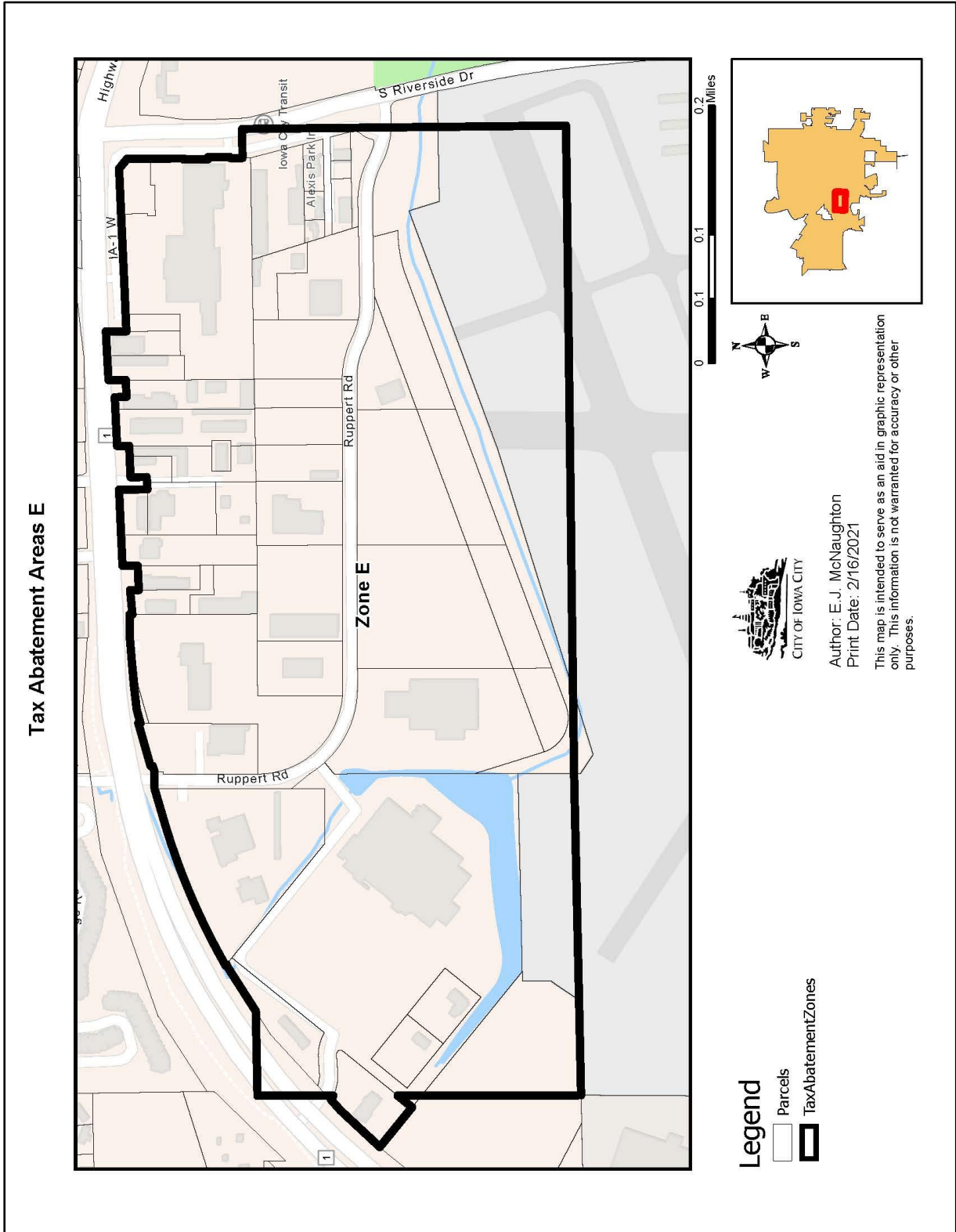


Exhibit 2 Tax Abatement Area Map 3

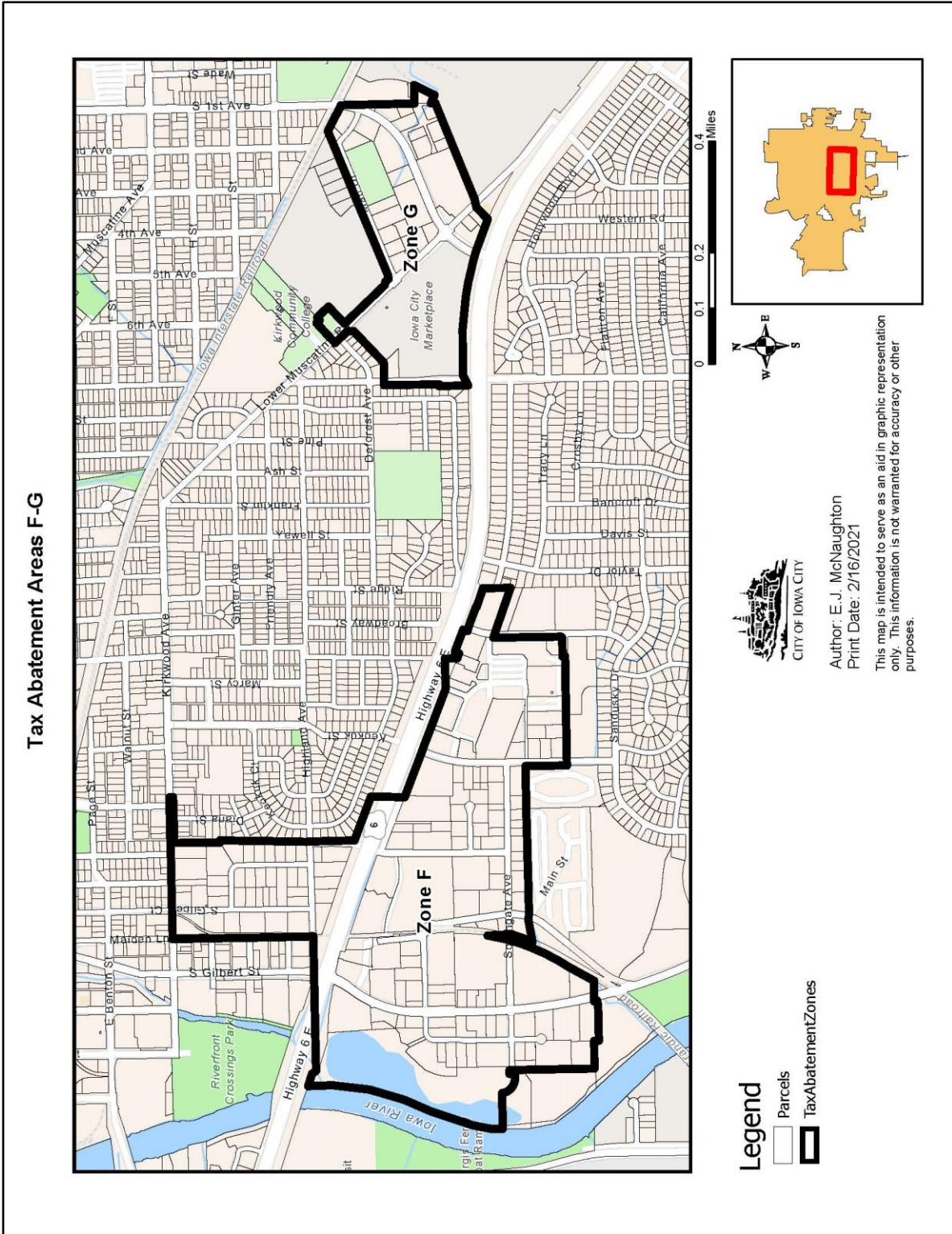


Exhibit 3

2020 Assessed Valuations & Owners of Record

(map zone) Parcel No.	Deed Holder	Property Address	Land Value	Building Value	Dwelling Value	Total Value
(A) 1020303003	DAVIS, JAMES R 4097 KITTY LEE RD SW IOWA CITY, IA, 52240	NAPLES AVE	\$1320	\$0	\$0	\$1320
(A) 1020303002	DAVIS, JAMES R 4097 KITTY LEE RD SW IOWA CITY, IA, 52240	NAPLES AVE	\$1080	\$0	\$0	\$1080
(A) 1020304001	DAVIS, JAMES R 4097 KITTY LEE RD SW IOWA CITY, IA, 52240	NAPLES AVE	\$1890	\$0	\$0	\$1890
(A) 1020303001	DAVIS, JAMES R 4097 KITTY LEE RD SW IOWA CITY, IA, 52240	NAPLES AVE	\$2010	\$0	\$0	\$2010
(A) 1020284001	DAVIS, JAMES R 4097 KITTY LEE RD SW IOWA CITY, IA, 52240	2370 NAPLES AVE	\$305500	\$31640	\$0	\$337140
(A) 1020284005	DAVIS, JAMES R 4097 KITTY LEE RD SW IOWA CITY, IA, 52240	NAPLES AVE	\$1780	\$0	\$0	\$1780
(A) 1020284004	DAVIS, JAMES R 4097 KITTY LEE RD SW IOWA CITY, IA, 52240	NAPLES AVE	\$1340	\$0	\$0	\$1340
(A) 1020304007	DAVIS, JAMES R 4097 KITTY LEE RD SW IOWA CITY, IA, 52240	NAPLES AVE	\$1030	\$0	\$0	\$1030
(A) 1020303006	GREAT WEST LAND GROUP, LLC 1901 S NAVAJO ST DENVER, CO, 80223	NAPLES AVE	\$780	\$0	\$0	\$780
(A) 1020303007	REIF OIL COMPANY 801 N 3RD ST BURLINGTON, IA, 52601	2580 NAPLES AVE	\$767950	\$1221390	\$0	\$1989340
(A) 1020284003	DAVIS, JAMES R 4097 KITTY LEE RD SW IOWA CITY, IA, 52240	NAPLES AVE	\$1230	\$0	\$0	\$1230
(A) 1020284002	DAVIS, JAMES R 4097 KITTY LEE RD SW IOWA CITY, IA, 52240	NAPLES AVE	\$1720	\$0	\$0	\$1720
(A) 1020304003	DAVIS, JAMES R 4097 KITTY LEE RD SW IOWA CITY, IA, 52240	NAPLES AVE	\$0	\$0	\$0	\$0
(B) 1020157004	JAMES P SCANLON FAMILY TRUST LC PO BOX 1700 IOWA CITY, IA, 0	2346 MORMON TREK BLVD	\$656800	\$3310260	\$0	\$3967060
(B) 1020157003	FIRST NATIONAL BANK PO BOX 460169 HOUSTON, TX, 77056	2312 MORMON TREK BLVD	\$608500	\$675180	\$0	\$1283680
(B) 1020103003	JKS REAL ESTATE GROUP LLC PO BOX 25 PARNELL, IA, 52325	1550 WILLOW CREEK DR	\$131250	\$340390	\$0	\$471640

(map zone) Parcel No.	Deed Holder	Property Address	Land Value	Building Value	Dwelling Value	Total Value
(B) 1020103002	319 PROPERTIES LLP 945 MANITOU TR IOWA CITY, IA, 52245	1538 WILLOW CREEK DR	\$131250	\$116900	\$0	\$248150
(B) 1020107001	AK-RENTALS LLC 1458 WETHERBY DR IOWA CITY, IA, 52240	1610 WILLOW CREEK DR UNIT 1	\$22650	\$59840	\$0	\$82490
(B) 1020107002	AK-RENTALS LLC 1458 WETHERBY DR IOWA CITY, IA, 52240	1610 WILLOW CREEK DR UNIT 2	\$22650	\$57930	\$0	\$80580
(B) 1020107003	AK-RENTALS LLC 1458 WETHERBY DR IOWA CITY, IA, 52240	1610 WILLOW CREEK DR UNIT 3	\$13600	\$38080	\$0	\$51680
(B) 1020107004	AK-RENTALS LLC 1458 WETHERBY DR IOWA CITY, IA, 52240	1610 WILLOW CREEK DR UNIT 4	\$9050	\$23140	\$0	\$32190
(B) 1020107005	AK-RENTALS LLC 1458 WETHERBY DR IOWA CITY, IA, 52240	1610 WILLOW CREEK DR UNIT 5	\$9050	\$23140	\$0	\$32190
(B) 1020107006	AK-RENTALS LLC 1458 WETHERBY DR IOWA CITY, IA, 52240	1610 WILLOW CREEK DR UNIT 6	\$9050	\$23140	\$0	\$32190
(B) 1020107007	AK-RENTALS LLC 1458 WETHERBY DR IOWA CITY, IA, 52240	1610 WILLOW CREEK DR UNIT 7	\$9050	\$23140	\$0	\$32190
(B) 1020107008	AK-RENTALS LLC 1458 WETHERBY DR IOWA CITY, IA, 52240	1610 WILLOW CREEK DR UNIT 8	\$9050	\$23140	\$0	\$32190
(B) 1020107009	AK-RENTALS LLC 1458 WETHERBY DR IOWA CITY, IA, 52240	1610 WILLOW CREEK DR UNIT 9	\$9050	\$23140	\$0	\$32190
(B) 1020107010	AK-RENTALS LLC 1458 WETHERBY DR IOWA CITY, IA, 52240	1610 WILLOW CREEK DR UNIT 10	\$9050	\$23140	\$0	\$32190
(B) 1020107011	AK-RENTALS LLC 1458 WETHERBY DR IOWA CITY, IA, 52240	1610 WILLOW CREEK DR UNIT 11	\$9050	\$23140	\$0	\$32190
(B) 1020103008	TRUST F/B/O PATRICIA WADE 2601 HICKORY TRL UNIT #10 IOWA CITY, IA, 52245	1545 WILLOW CREEK DR	\$120300	\$145190	\$0	\$265490
(B) 1020103009	BARKER DEVELOPMENT CO 437 BUTTERNUT LN IOWA CITY, IA, 52246	1506 HIGHWAY 1 W	\$250590	\$245700	\$0	\$496290
(B) 1020101003	WAGENKNECHT, WILLIAM H 3091 BUCHMAYER BND NE IOWA CITY, IA, 52240	WILLOW CREEK DR	\$131250	\$17070	\$0	\$148320
(B) 1020101002	DONNA A DANE TRUST 4082 DANE RD SE IOWA CITY, IA, 52240	1430 WILLOW CREEK DR	\$131250	\$56850	\$0	\$188100
(B) 1020104003	DREUSICKE PROPERTIES LLC 1445 HWY 1 W IOWA CITY, IA, 52246	1420 WILLOW CREEK CT	\$214550	\$414630	\$0	\$629180

(map zone) Parcel No.	Deed Holder	Property Address	Land Value	Building Value	Dwelling Value	Total Value
(B) 1020104004	FOUNTAIN, CHRISTOPHER R 1438 WILLOW CREEK CT IOWA CITY, IA, 52246	1438 WILLOW CREEK CT	\$175090	\$269780	\$0	\$444870
(B) 1020101001	CASEY'S MARKETING COMPANY PO BOX 3001 ANKENY, IA, 0	1410 WILLOW CREEK DR	\$468200	\$792700	\$0	\$1260900
(B) 1020103007	SIXTEEN ELEVEN ASSOCIATES 1611 WILLOW CREEK DR IOWA CITY, IA, 52246	1611 WILLOW CREEK DR	\$169020	\$174760	\$0	\$343780
(B) 1020103010	BARKER DEVELOPMENT CO 437 BUTTERNUT LN IOWA CITY, IA, 52246	1518 HIGHWAY 1 W	\$507050	\$346030	\$0	\$853080
(B) 1020103005	LLOYD, OLIN 5271 SIOUX AVE SE IOWA CITY, IA, 52240	1630 WILLOW CREEK DR	\$218700	\$379740	\$0	\$598440
(B) 1020103013	BARKER DEVELOPMENT CO 437 BUTTERNUT LN IOWA CITY, IA, 52246	1650 WILLOW CREEK DR	\$168700	\$0	\$0	\$168700
(B) 1020103014	CITY OF IOWA CITY 410 E WASHINGTON ST IOWA CITY, IA, 0	WILLOW CREEK DR	\$0	\$0	\$0	\$0
(B) 1020103001	TRUST F/B/O PATRICIA WADE 2601 HICKORY TRL UNIT #10 IOWA CITY, IA, 52245	1524 WILLOW CREEK DR	\$131250	\$255960	\$0	\$387210
(B) 1020102001	LLOYD, OLIN 3091 BUCHMAYER BND NE IOWA CITY, IA, 52240	1510 WILLOW CREEK DR	\$157500	\$288530	\$0	\$446030
(B) 1020104001	STIMMEL PROPERTIES LLC 3210 HIGHWAY 1 SW IOWA CITY, IA, 52240	1402 WILLOW CREEK CT	\$150940	\$374980	\$0	\$525920
(B) 1020104002	DREUSICKE PROPERTIES LLC 1445 HWY 1 W IOWA CITY, IA, 52246	1515 WILLOW CREEK DR	\$346130	\$646740	\$0	\$992870
(B) 1020165011	ARCHLAND PROPERTY I LLC 105 5TH ST CORALVILLE, IA, 52241	2440 MORMON TREK BLVD	\$580410	\$733120	\$0	\$1313530
(B) 1020165006	BFLS PROPERTIES LLC 5630 GABLE AVE SW KALONA, IA, 52247	16 WEST SIDE DR	\$232130	\$205300	\$0	\$437430
(B) 1020177006	CITY OF IOWA CITY - AIRPORT COMMISSION 410 E WASHINGTON ST IOWA CITY, IA, 0	HIGHWAY 1 W	\$0	\$0	\$0	\$0
(B) 1020177007	CITY OF IOWA CITY 410 E WASHINGTON ST IOWA CITY, IA, 0	HIGHWAY 1 W	\$0	\$0	\$0	\$0
(B) 1020177008	DREUSICKE PROPERTIES LLC 1445 HWY 1 W IOWA CITY, IA, 52246	1620 HIGHWAY 1 W	\$427500	\$240700	\$0	\$668200

(map zone) Parcel No.	Deed Holder	Property Address	Land Value	Building Value	Dwelling Value	Total Value
(B) 1020165009	BFLS PROPERTIES LLC 5630 GABLE AVE SW KALONA, IA, 52247	2410 MORMON TREK BLVD	\$459290	\$690250	\$0	\$1149540
(B) 1020158013	DEERY DEERY & DEERY LLC 7404 UNIVERSITY AVE CEDAR FALLS, IA, 50613	2343 MORMON TREK BLVD	\$1524000	\$1855190	\$0	\$3379190
(B) 1020158012	DEALER PROPERTIES IC LLC 3401 W 41ST ST SIOUX FALLS, SD, 57106	2331 MORMON TREK BLVD	\$1322500	\$1445180	\$0	\$2767680
(B) 1020158011	TLD-WT LLC PO BOX 75006 CEDAR RAPIDS, IA, 52407	2225 MORMON TREK BLVD	\$535000	\$2532360	\$0	\$3067360
(B) 1020158010	FARMERS & MERCHANTS SAVINGS BANK 2235 MORMON TREK BLVD IOWA CITY, IA, 52246	2235 MORMON TREK BLVD	\$647000	\$1179990	\$0	\$1826990
(B) 1020161003	FIRST CAPITOL INVESTMENT COMPANY LLP 24 WEST SIDE DR IOWA CITY, IA, 52246	24 WEST SIDE DR	\$344040	\$1207300	\$0	\$1551340
(B) 1020177005	TRUST F/B/O PATRICIA WADE 2601 HICKORY TRL UNIT #10 IOWA CITY, IA, 52245	1640 HIGHWAY 1 W	\$304850	\$209950	\$0	\$514800
(B) 1020156001	CFMT PARTNERS LLC 711 S GILBERT ST IOWA CITY, IA, 52240	2220 MORMON TREK BLVD	\$859800	\$830650	\$0	\$1690450
(B) 1020105005	AMH HOLDINGS LLC 504 STUART CT IOWA CITY, IA, 52245	1600 HIGHWAY 1 W	\$3058400	\$275010	\$0	\$3333410
(C) 1020406003	DAVIS, JAMES R 4097 KITTY LEE RD SW IOWA CITY, IA, 52240		\$20	\$0	\$0	\$20
(C) 1020407001	ILJ INVESTMENTS, INC PO BOX 545 WELLMAN, IA, 52356	MORMON TREK BLVD	\$5790	\$0	\$0	\$5790
(C) 1020180004	D & P PROPERTY LLC 526 WOODRIDGE AVE IOWA CITY, IA, 52245	2650 MORMON TREK BLVD	\$827000	\$2345820	\$0	\$3172820
(C) 1020408001	DEALER PROPERTIES IC LLC 3401 W 41ST ST SIOUX FALLS, SD, 57106	2641 MORMON TREK BLVD	\$4081250	\$13228470	\$0	\$17309720
(C) 1020407002	ILJ INVESTMENTS, INC PO BOX 545 WELLMAN, IA, 52356	MORMON TREK BLVD	\$1070	\$0	\$0	\$1070
(C) 1020408003	DEALER PROPERTIES IC LLC 3401 W 41ST ST SIOUX FALLS, SD, 57106	2845 MORMON TREK BLVD	\$700000	\$2024640	\$0	\$2724640
(C) 1020180005	CFGRB REALTY HOLDINGS INC 1111 E RIVER DR DAVENPORT, IA, 52803		\$1310	\$0	\$0	\$1310

(map zone) Parcel No.	Deed Holder	Property Address	Land Value	Building Value	Dwelling Value	Total Value
(C) 1020406002	SHOTTENKIRK I C R LLC 309 S GEAR WEST BURLINGTON, IA, 52655	MORMON TREK BLVD	\$2370	\$0	\$0	\$2370
(C) 1020409001	DAVIS, JAMES R 4097 KITTY LEE RD SW IOWA CITY, IA, 52240		\$1700	\$0	\$0	\$1700
(C) 1020181001	CFGRB REALTY HOLDINGS INC 1111 E RIVER DR DAVENPORT, IA, 52803		\$2120	\$0	\$0	\$2120
(C) 1020182101	DANE, HAROLD JOHN III 1111 E RIVER DR DAVENPORT, IA, 52803		\$1140	\$0	\$0	\$1140
(C) 1020182102	DANE, HAROLD JOHN III 1111 E RIVER DR DAVENPORT, IA, 52803		\$390	\$0	\$0	\$390
(C) 1020409102	DAVIS, JAMES R 4097 KITTY LEE RD SW IOWA CITY, IA, 52240		\$1170	\$0	\$0	\$1170
(C) 1020409101	DAVIS, JAMES R 4097 KITTY LEE RD SW IOWA CITY, IA, 52240		\$280	\$0	\$0	\$280
(C) 1020406001	SHOTTENKIRK I C R LLC 309 S GEAR WEST BURLINGTON, IA, 52655	MORMON TREK BLVD	\$2800	\$0	\$0	\$2800
(D) 1020454002	CORNERSTONE CAPITAL PARTNERS, LLC PO BOX 310 IOWA CITY, IA, 52240	3 ESCORT LN	\$125000	\$410270	\$0	\$535270
(D) 1020454001	CORNERSTONE CAPITAL PARTNERS, LLC PO BOX 310 IOWA CITY, IA, 52240	ESCORT LN	\$100000	\$0	\$0	\$100000
(D) 1020456007	CHERYL M SOBASKI LC 1003 MEADOWLARK DR IOWA CITY, IA, 52246	119 ESCORT LN	\$680	\$0	\$0	\$680
(D) 1020456008	CORNERSTONE CAPITAL PARTNERS, LLC 1546 HEMINGWAY LN IOWA CITY, IA, 52240	137 ESCORT LN	\$1110	\$0	\$0	\$1110
(D) 1020457002	GARAGEMAHAUL SELF STORAGE LLC 961 MILLER AVE STE B IOWA CITY, IA, 52246	SIERRA CT	\$520	\$0	\$0	\$520
(D) 1020457005	MAXWELL DEVELOPMENT COMPANY LC 3011 SIERRA CT SW IOWA CITY, IA, 52240	SIERRA CT	\$185410	\$25090	\$0	\$210500
(D) 1020456009	BERNHARDT, STEVEN C 1635 RIDGE RD IOWA CITY, IA, 52245	51 ESCORT LN	\$250000	\$525850	\$0	\$775850

(map zone) Parcel No.	Deed Holder	Property Address	Land Value	Building Value	Dwelling Value	Total Value
(D) 1020457003	MAXWELL DEVELOPMENT COMPANY LC 3011 SIERRA CT SW IOWA CITY, IA, 52240	2937 SIERRA CT	\$407500	\$3202300	\$0	\$3609800
(D) 1020457001	GARAGEMAHAUL SELF STORAGE LLC 961 MILLER AVE STE B IOWA CITY, IA, 52246	NAPLES AVE	\$770	\$0	\$0	\$770
(D) 1020452003	ESCORT LANE VENTURES 1580 MALL DR IOWA CITY, IA, 52240	34 ESCORT LN	\$6500	\$1660	\$0	\$8160
(D) 1020451011	CAL-DAK I LLC 3401 W 41ST ST SIOUX FALLS, SD, 57106	160 ESCORT LN	\$407500	\$500290	\$0	\$907790
(D) 1020456001	CORNERSTONE CAPITAL PARTNERS, LLC 1546 HEMINGWAY LN IOWA CITY, IA, 52240	173 ESCORT LN	\$4250	\$0	\$0	\$4250
(D) 1020456002	CORNERSTONE CAPITAL PARTNERS, LLC PO BOX 310 IOWA CITY, IA, 52240	155 ESCORT LN	\$163880	\$819580	\$0	\$983460
(D) 1020456003	CHERYL M SOBASKI L C 1003 MEADOWLARK DR IOWA CITY, IA, 52246	101 ESCORT LN	\$171000	\$315650	\$0	\$486650
(D) 1020427004	ESCORT LANE VENTURES LLC 1580 MALL DR IOWA CITY, IA, 52240		\$9980	\$0	\$0	\$9980
(D) 1020427003	NAPLES 1 LLC 2730 NAPLES AVE STE 101 IOWA CITY, IA, 52246	2730 NAPLES AVE	\$326250	\$1034570	\$0	\$1360820
(D) 1020452002	HWZ LLC 2 ESCORT LN IOWA CITY, IA, 52244	2 ESCORT LN	\$407530	\$451630	\$0	\$859160
(D) 1020457004	MAXWELL DEVELOPMENT COMPANY LC 3011 SIERRA CT SW IOWA CITY, IA, 52240	3003 SIERRA CT	\$295000	\$1727110	\$0	\$2022110
(E) 1016429005	BFDJ HOLDINGS L L C PO BOX 460049 HOUSTON, TX, 77056	760 RUPPERT RD	\$843050	\$1650520	\$0	\$2493570
(E) 1016430014	YODER, LARRY E 1380 RIVERSIDE RD RIVERSIDE, IA, 52327	1229 SHIRKEN DR	\$141770	\$76540	\$0	\$218310
(E) 1016430007	CORNERSTONE CAPITAL PARTNERS, LLC PO BOX 310 IOWA CITY, IA, 52240	537 HIGHWAY 1 W	\$289750	\$377290	\$0	\$667040
(E) 1016430004	BFLS PROPERTIES LLC 5630 GABLE AVE SW KALONA, IA, 52247	521 HIGHWAY 1 W	\$235750	\$487240	\$0	\$722990

(map zone) Parcel No.	Deed Holder	Property Address	Land Value	Building Value	Dwelling Value	Total Value
(E) 1016430013	SHIRKEN L L C 463 HWY 1 WEST IOWA CITY, IA, 52246	1119 SHIRKEN DR	\$392190	\$572420	\$0	\$964610
(E) 1016407006	K PLAZA RENTAL CORP 724 SPENCER DR IOWA CITY, IA, 52246	411 HIGHWAY 1 W	\$345470	\$428523	\$336697	\$1110690
(E) 1016407005	IOWA CITY AERIE NO 695 FRATERNAL ORDER OF EAGLES 225 HWY 1 WEST IOWA CITY, IA, 52246	225 HIGHWAY 1 W	\$315000	\$400650	\$0	\$715650
(E) 1016407004	IOWA CITY AERIE NO 695 FRATERNAL ORDER OF EAGLES 225 HWY 1 WEST IOWA CITY, IA, 52246	HIGHWAY 1 W	\$155300	\$12010	\$0	\$167310
(E) 1016451002	VAN METER INDUSTRIAL INC 850 32ND AVE SW CEDAR RAPIDS, IA, 52404	470 RUPPERT RD	\$387370	\$1854110	\$0	\$2241480
(E) 1016451001	GARY J HARAPAT REVOCABLE TRUST 2657 ANCHORAGE RD NE SOLON, IA, 52333	436 RUPPERT RD	\$225800	\$326930	\$0	\$552730
(E) 1016478005	GARY J HARAPAT REVOCABLE TRUST 2657 ANCHORAGE RD NE SOLON, IA, 52333		\$227850	\$0	\$0	\$227850
(E) 1016477003	ALEXIS MANOR, LLC 2262 JESSICA LN CORALVILLE, IA, 52241	515 ERNEST ST	\$81050	\$204160	\$0	\$285210
(E) 1016477002	ALEXIS MANOR, LLC 2262 JESSICA LN CORALVILLE, IA, 52241	511 ERNEST ST	\$35960	\$3790	\$0	\$39750
(E) 1016430008	DEERY DEERY & DEERY LLC 7404 UNIVERSITY AVE CEDAR FALLS, IA, 50613	605 HIGHWAY 1 W	\$287230	\$330420	\$0	\$617650
(E) 1016430001	RWH REAL ESTATE LLC 465 HWY 1 WEST STE 200 IOWA CITY, IA, 52246	465 HIGHWAY 1 W	\$185500	\$231990	\$0	\$417490
(E) 1016478003	RONALD E WADE TRUST F/B/O PATRICIA N WADE 2601 HICKORY TRL #10 IOWA CITY, IA, 52245		\$397970	\$0	\$0	\$397970
(E) 1016477001	ALEXIS MANOR, LLC 2262 JESSICA LN CORALVILLE, IA, 52241	1205 S RIVERSIDE DR	\$53780	\$771170	\$0	\$824950
(E) 1016478007	IOWA CITY COMMUNITY SCHOOL DISTRICT 1725 N DODGE ST IOWA CITY, IA, 52245		\$0	\$53050	\$0	\$53050
(E) 1016476005	ALEXIS MANOR, LLC 2262 JESSICA LN CORALVILLE, IA, 52241	5 ERNEST ST	\$20520	\$0	\$67240	\$87760

(map zone) Parcel No.	Deed Holder	Property Address	Land Value	Building Value	Dwelling Value	Total Value
(E) 1016407007	SLAGER FAMILY PARTNERSHIP 901 TALWRN CT IOWA CITY, IA, 52246	425 HIGHWAY 1 W	\$589000	\$512421	\$575229	\$1676650
(E) 1016478004	RONALD E WADE TRUST F/B/O PATRICIA N WADE 2601 HICKORY TRL #10 IOWA CITY, IA, 52245		\$177460	\$0	\$0	\$177460
(E) 1016476001	IOWA CITY COMMUNITY SCHOOL DISTRICT 1725 N DODGE ST IOWA CITY, IA, 52245	1137 S RIVERSIDE DR	\$0	\$0	\$0	\$0
(E) 1016476004	ALEXIS MANOR, LLC 2262 JESSICA LN CORALVILLE, IA, 52241	520 ERNEST ST	\$44070	\$0	\$648340	\$692410
(E) 1016453005	ITC MIDWEST LLC 27175 ENERGY WAY NOVI, MI, 48377		\$0	\$0	\$0	\$0
(E) 1016453006	ITC MIDWEST LLC 27175 ENERGY WAY NOVI, MI, 48377		\$0	\$0	\$0	\$0
(E) 1016478001	ALEXIS MANOR, LLC 2262 JESSICA LN CORALVILLE, IA, 52241		\$19300	\$0	\$0	\$19300
(E) 1016480001	BOARD OF REGENTS STATE OF IOWA FOR THE USE & BENEFIT OF THE UNIVERSITY OF IOWA 4 JESSUP HALL IOWA CITY, IA, 0	385 RUPPERT RD	\$150190	\$0	\$0	\$150190
(E) 1016478006	FALEY PROPERTIES LLC 1550 INNOVATION DR DUBUQUE, IA, 52002	270 RUPPERT RD	\$348340	\$779350	\$0	\$1127690
(E) 1016480002	CITY OF IOWA CITY 410 E WASHINGTON ST IOWA CITY, IA, 0		\$48580	\$0	\$0	\$48580
(E) 1016453001	ITC MIDWEST LLC 27175 ENERGY WAY NOVI, MI, 48377		\$0	\$0	\$0	\$0
(E) 1016453002	ITC MIDWEST LLC 27175 ENERGY WAY NOVI, MI, 48377		\$0	\$0	\$0	\$0
(E) 1016378003	AFTERSHOCK VENTURES LLC 156 GAUL DR SERGEANT BLUFF, IA, 51054	1015 HIGHWAY 1 W	\$332150	\$658630	\$0	\$990780
(E) 1016430009	B & B MEYER LLC 615 HWY 1 WEST IOWA CITY, IA, 52246	615 HIGHWAY 1 W	\$224940	\$584920	\$146230	\$956090
(E) 1016376003	CLUB CAR WASH IOWA CITY, LLC 1213 OLD HWY 63 #101 COLUMBIA, MO, 65201	1059 HIGHWAY 1 W	\$607500	\$492340	\$0	\$1099840

(map zone) Parcel No.	Deed Holder	Property Address	Land Value	Building Value	Dwelling Value	Total Value
(E) 1016306003	WILLIAMSON, DIANE H 93 HICKORY HEIGHTS LN IOWA CITY, IA, 52245	809 HIGHWAY 1 W	\$2284000	\$2903740	\$0	\$5187740
(E) 1016378002	CFT DEVELOPMENTS LLC 1683 WALNUT GROVE AVE ROSEMEAD, CA, 91770	1035 HIGHWAY 1 W	\$391430	\$473480	\$0	\$864910
(E) 1016378001	WAL-MART REAL ESTATE BUSINESS TRUST PO BOX 8050 BENTONVILLE, AR, 0	919 HIGHWAY 1 W	\$4679930	\$9806470	\$0	\$14486400
(E) 1016366001	RKB INVESTMENTS LLC 1069 HWY 1 W UNIT B IOWA CITY, IA, 52246	1075 HIGHWAY 1 W	\$369450	\$236910	\$0	\$606360
(E) 1016366002	RKB INVESTMENTS LLC 1069 HWY 1 W UNIT B IOWA CITY, IA, 52246	1069 HIGHWAY 1 W	\$221550	\$369430	\$0	\$590980
(E) 1016365002	CITY OF IOWA CITY 410 E WASHINGTON ST IOWA CITY, IA, 0		\$22070	\$0	\$0	\$22070
(E) 1016430006	SHIRLEY RANSHAW LLC 463 HIGHWAY 1 W IOWA CITY, IA, 52246	531 HIGHWAY 1 W	\$650550	\$461480	\$0	\$1112030
(E) 1016451010	DEERY DEERY & DEERY LLC 7404 UNIVERSITY AVE CEDAR FALLS, IA, 50613	651 HIGHWAY 1 W	\$2252800	\$3158090	\$0	\$5410890
(E) 1016451011	AUTOHAUS LTD 809 HIGHWAY 1 W IOWA CITY, IA, 52246	602 RUPPERT RD	\$331330	\$688620	\$0	\$1019950
(E) 1016453004	ITC MIDWEST LLC 27175 ENERGY WAY NOVI, MI, 48377		\$0	\$0	\$0	\$0
(E) 1016453003	ITC MIDWEST LLC 27175 ENERGY WAY NOVI, MI, 48377	635 RUPPERT RD	\$0	\$0	\$0	\$0
(E) 1016479001	CITY OF IOWA CITY 410 E WASHINGTON ST IOWA CITY, IA, 0		\$0	\$0	\$0	\$0
(E) 1016430003	KSK LIMITED PARTNERSHIP 463 HWY 1 WEST IOWA CITY, IA, 52246	485 HIGHWAY 1 W	\$62430	\$280860	\$0	\$343290
(E) 1016407008	KSK LIMITED PARTNERSHIP 463 HWY 1 WEST IOWA CITY, IA, 52246	431 HIGHWAY 1 W	\$661000	\$578748	\$733832	\$1973580
(E) 1016430002	KSK LIMITED PARTNERSHIP 463 HWY 1 WEST IOWA CITY, IA, 52246	447 HIGHWAY 1 W	\$398500	\$426492	\$544928	\$1369920
(E) 1016476006	ALEXIS MANOR, LLC 2262 JESSICA LN CORALVILLE, IA, 52241	1165 S RIVERSIDE DR	\$102490	\$748380	\$0	\$850870
(E) 1016451012	RUPPERT ROAD LLC PO BOX 25 HIAWATHA, IA, 52233	560 RUPPERT RD	\$579770	\$1538680	\$0	\$2118450

(map zone) Parcel No.	Deed Holder	Property Address	Land Value	Building Value	Dwelling Value	Total Value
(E) 1016408001	PRATT REAL ESTATE GROUP, LLC 75 COMMERCIAL DRIVE #916 NORTH LIBERTY, IA, 52317	171 HIGHWAY 1 W	\$489200	\$969470	\$0	\$1458670
(E) 1016408002	GATEWAY ONE LC 250 12TH AVE #150 CORALVILLE, IA, 52241	161 HIGHWAY 1 W	\$112400	\$441720	\$0	\$554120
(E) 1016408003	SKOURA, LLC 1113 E COLLEGE ST IOWA CITY, IA, 52240	125 HIGHWAY 1 W	\$930700	\$1600290	\$0	\$2530990
(E) 1016408004	GATEWAY ONE LC 250 12TH AVE #150 CORALVILLE, IA, 52241	115 HIGHWAY 1 W	\$263800	\$814750	\$0	\$1078550
(E) 1016408005	GATEWAY ONE LC 250 12TH AVE #150 CORALVILLE, IA, 52241	101 HIGHWAY 1 W	\$99200	\$348940	\$0	\$448140
(E) 1016408006	GATEWAY ONE LC 250 12TH AVE #150 CORALVILLE, IA, 52241	3 HIGHWAY 1 W	\$789100	\$2939770	\$0	\$3728870
(E) 1016407010	GATEWAY ONE LC 250 12TH AVE - STE 150 CORALVILLE, IA, 52241	11 HIGHWAY 1 W	\$363360	\$471340	\$0	\$834700
(F) 1015453003	BEATON HOLDING COMPANY LC 5805 COUNCIL ST NE STE D CEDAR RAPIDS, IA, 52402	1445 BOYRUM ST	\$421580	\$625600	\$0	\$1047180
(F) 1015386003	THE CROLAR GROUP LLC 1805 STEVENS DR IOWA CITY, IA, 52240	1805 STEVENS DR	\$95760	\$113940	\$0	\$209700
(F) 1022204002	CROSBY, W BOYD 4212 SUE LINDA CIR NE IOWA CITY, IA, 0	1907 STEVENS DR	\$136460	\$330020	\$0	\$466480
(F) 1015388001	K & G 1335 OAKLAWN AVE IOWA CITY, IA, 52245	111 STEVENS DR	\$148100	\$136230	\$0	\$284330
(F) 1015378002	CITY OF IOWA CITY 410 E WASHINGTON ST IOWA CITY, IA, 0		\$0	\$0	\$0	\$0
(F) 1015453001	T & Z REAL ESTATE LLC 4757 HERBERT HOOVER HWY SE IOWA CITY, IA, 52240	519 HIGHLAND AVE	\$77030	\$234225	\$199525	\$510780
(F) 1015453002	RSM INVESTMENTS, LLC 507 HIGHLAND AVE IOWA CITY, IA, 52340	507 HIGHLAND AVE	\$290590	\$450290	\$0	\$740880
(F) 1015428003	CORNERSTONE CAPITAL PARTNERS, LLC PO BOX 310 IOWA CITY, IA, 52244	505 KIRKWOOD AVE	\$61600	\$0	\$115330	\$176930
(F) 1015428004	WOOLUMS, SHIRLEY A 431 KIRKWOOD AVE IOWA CITY, IA, 52240	431 KIRKWOOD AVE	\$54000	\$0	\$110110	\$164110

(map zone) Parcel No.	Deed Holder	Property Address	Land Value	Building Value	Dwelling Value	Total Value
(F) 1015429002	CHARM HOMES LLC 409 KIRKWOOD AVE STE A IOWA CITY, IA, 52240	409 KIRKWOOD AVE	\$194480	\$297080	\$0	\$491560
(F) 1022101013	SHELTER HOUSE COMMUNITY SHELTER & TRANSITION SERVICES 429 SOUTHGATE AVE IOWA CITY, IA, 52240	820 CROSS PARK AVE	\$124760	\$0	\$1920270	\$2045030
(F) 1022101010	MELLADO, NELSON F 2030 KEOKUK ST IOWA CITY, IA, 52440	2030 KEOKUK ST	\$105790	\$145396	\$45914	\$297100
(F) 1022101011	THE CHURCH IN IOWA CITY 1014 SUNSET ST IOWA CITY, IA, 52246	2040 KEOKUK ST	\$119700	\$276300	\$0	\$396000
(F) 1022101009	AGING SERVICES INC 740 N 15TH AVE STE - A HIAWATHA, IA, 52233	817 PEPPERWOOD LN	\$131330	\$615266	\$227564	\$974160
(F) 1022101016	GOOD NEWS BIBLE CHURCH 845 PEPPERWOOD LN IOWA CITY, IA, 52240	845 PEPPERWOOD LN	\$262660	\$1554560	\$0	\$1817220
(F) 1022101020	KEOKUK INVESTMENTS LLC 2010 KEOKUK ST IOWA CITY, IA, 52240	2010 KEOKUK ST	\$154430	\$330510	\$0	\$484940
(F) 1022108010	PEPPERWOOD PROPERTIES, LLC 755 MORMON TREK BLVD IOWA CITY, IA, 52246	925 HIGHWAY 6 E	\$363130	\$2214140	\$0	\$2577270
(F) 1022108008	PEPPERWOOD PROPERTIES, LLC 755 MORMON TREK BLVD IOWA CITY, IA, 52246		\$46490	\$0	\$0	\$46490
(F) 1022108001	PEPPERWOOD PROPERTIES, LLC 755 MORMON TREK BLVD IOWA CITY, IA, 52246	985 HIGHWAY 6 E	\$223120	\$923140	\$0	\$1146260
(F) 1022109001	YEAGER, JEANINE M 4935 420TH ST SE IOWA CITY, IA, 52240	2048 KEOKUK ST	\$45980	\$0	\$54720	\$100700
(F) 1023243002	PARKVIEW EVANGELICAL FREE CHURCH 15 FOSTER RD IOWA CITY, IA, 52245	BROADWAY ST	\$111050	\$10220	\$0	\$121270
(F) 1022212004	CRESCENT REALTY CORPORATION 7750 DUNLEITH DR EAST DUBUQUE, IL, 61025	2149 S GILBERT ST	\$360000	\$647800	\$0	\$1007800
(F) 1022207002	T & C INVESTMENTS LLC PO BOX 2746 IOWA CITY, IA, 52244	115 SOUTHGATE AVE	\$94500	\$357370	\$0	\$451870
(F) 1022207003	T & C INVESTMENTS LLC PO BOX 2746 IOWA CITY, IA, 52244	2013 STEVENS DR	\$110250	\$224930	\$0	\$335180

(map zone) Parcel No.	Deed Holder	Property Address	Land Value	Building Value	Dwelling Value	Total Value
(F) 1022214001	IOWA CITY COMMUNITY SCHOOL DISTRICT 1725 N DODGE ST IOWA CITY, IA, 52245	2045 STEVENS DR UNIT 1	\$36590	\$82880	\$0	\$119470
(F) 1022133007	FAGAN, JOEL L 450 HIGHWAY 1 W #163 IOWA CITY, IA, 52246	505 SOUTHGATE AVE	\$98280	\$222200	\$0	\$320480
(F) 1022133006	GONZALEZ, VINCENTE GARCIA 1937 KEOKUK ST IOWA CITY, IA, 52240	515 SOUTHGATE AVE	\$97870	\$164120	\$0	\$261990
(F) 1022133005	SJRE YOUNG FAMILY PARTNERSHIP LLC 1275 DEERFIELD DR IOWA CITY, IA, 52246	525 SOUTHGATE AVE	\$161700	\$201130	\$0	\$362830
(F) 1022133004	D THREE, LLC 1566 S GILBERT ST IOWA CITY, IA, 52240	533 SOUTHGATE AVE	\$80330	\$213990	\$0	\$294320
(F) 1022133003	D THREE, LLC 1566 GILBERT ST IOWA CITY, IA, 52240	535 SOUTHGATE AVE	\$79800	\$155030	\$0	\$234830
(F) 1022133002	ELM REAL ESTATE LC PO BOX 122 CEDAR RAPIDS, IA, 0	547 SOUTHGATE AVE	\$106760	\$156220	\$0	\$262980
(F) 1022128005	MID-EASTERN COUNCIL ON CHEMICAL ABUSE 430 SOUTHGATE AVE IOWA CITY, IA, 52240	436 SOUTHGATE AVE	\$157500	\$0	\$1105530	\$1263030
(F) 1022127002	TEMPLETON COMMERCIAL PROPERTIES LLC 701 WABASH AVE SUITE 501 TERRE HAUTE, IN, 47807	SOUTHGATE AVE	\$58500	\$23060	\$0	\$81560
(F) 1022132002	ATERRA 23 536 SOUTHGATE IOWA CITY LLC 1001 GRAND AVE WEST DES MOINES, IA, 50265	536 SOUTHGATE AVE	\$82950	\$145310	\$0	\$228260
(F) 1022132001	MCC IOWA LLC 1 MEDIACOM WAY CHESTER, NY, 10918	546 SOUTHGATE AVE	\$175350	\$274130	\$0	\$449480
(F) 1022131002	IMON COMMUNICATIONS LLC 101 3RD AVE SW STE 400 CEDAR RAPIDS, IA, 52404	535 OLYMPIC CT	\$131250	\$236110	\$0	\$367360
(F) 1022131006	MCC IOWA LLC 1 MEDIACOM WAY CHESTER, NY, 10918	SOUTHGATE AVE	\$63000	\$86250	\$0	\$149250
(F) 1022102005	D GARCIA LLC 1937 KEOKUK ST IOWA CITY, IA, 52240	1937 KEOKUK ST	\$157500	\$376690	\$0	\$534190
(F) 1022126001	DOMESTIC VIOLENCE INTERVENTION PROGRAM INC 1105 S GILBERT CT #300 IOWA CITY, IA, 52240	548 OLYMPIC CT	\$168490	\$0	\$840580	\$1009070

(map zone) Parcel No.	Deed Holder	Property Address	Land Value	Building Value	Dwelling Value	Total Value
(F) 1022131001	JS & JS L C 3780 LOIS LN NE NORTH LIBERTY, IA, 0	545 OLYMPIC CT	\$178650	\$339240	\$0	\$517890
(F) 1022103004	MACKIE RENTALS LLC 4499 580TH ST LONE TREE, IA, 52755	610 SOUTHGATE AVE	\$214200	\$399440	\$0	\$613640
(F) 1022103006	MACKIE RENTALS LLC 4499 580TH ST LONE TREE, IA, 52755	610 SOUTHGATE AVE REAR	\$32100	\$0	\$0	\$32100
(F) 1022102004	MACKIE RENTALS LLC 4499 580TH ST LONE TREE, IA, 52755	1933 KEOKUK ST	\$73500	\$288420	\$0	\$361920
(F) 1022103005	BURTCH RENTALS LLC 1509 400TH ST SW OXORD, IA, 52322	1929 KEOKUK ST REAR	\$32340	\$4800	\$0	\$37140
(F) 1022102002	THE MISFITS 1927 KEOKUK ST IOWA CITY,, 52240	1927 KEOKUK ST	\$142050	\$222370	\$0	\$364420
(F) 1015458004	DOWNES, GREGORY J 601 HOLLYWOOD BLVD STE 6 IOWA CITY, IA, 52240	601 HOLLYWOOD BLVD	\$388440	\$698470	\$0	\$1086910
(F) 1015459001	LEROY E WEEKES POST # 3949 VFW 609 HWY 6 E IOWA CITY, IA, 52240	609 HOLLYWOOD BLVD	\$105060	\$250180	\$0	\$355240
(F) 1022128001	YOUTH HOMES INCORPORATED 1916 WATERFRONT DR IOWA CITY, IA, 52240	1916 WATERFRONT DR	\$286800	\$688369	\$404281	\$1379450
(F) 1022127001	TEMPLETON COMMERCIAL PROPERTIES LLC 701 WABASH AVE SUITE 501 TERRE HAUTE, IN, 47807	1925 BOYRUM ST	\$502000	\$1346590	\$0	\$1848590
(F) 1022201002	HANSCH LLC 275 HOLIDAY RD APT 1 CORALVILLE, IA, 52241	1840 S GILBERT ST	\$93560	\$227727	\$171793	\$493080
(F) 1022201003	ROGERS RENTAL LLC 1910 S GILBERT ST IOWA CITY, IA, 52240	1910 S GILBERT ST	\$100490	\$277990	\$156370	\$534850
(F) 1015389004	H & E LLC PO BOX 1188 IOWA CITY, IA, 0	123 STEVENS DR	\$198070	\$310160	\$0	\$508230
(F) 1015389001	WILLIAMSON L L C 809 HIGHWAY 1 W IOWA CITY, IA, 52246	215 STEVENS DR	\$43290	\$24200	\$0	\$67490
(F) 1015390001	WILLIAMSON L L C 809 HIGHWAY 1 W IOWA CITY, IA, 52246	265 STEVENS DR	\$512510	\$516150	\$0	\$1028660
(F) 1022130002	CAREX PROPERTIES, LLC PO BOX 621 IOWA CITY, IA, 0	1947 WATERFRONT DR	\$118440	\$89700	\$0	\$208140
(F) 1022130001	CAREX PROPERTIES, LLC PO BOX 621 IOWA CITY, IA, 0	WATERFRONT DR	\$31080	\$0	\$0	\$31080

(map zone) Parcel No.	Deed Holder	Property Address	Land Value	Building Value	Dwelling Value	Total Value
(F) 1022131003	JUSTICIA LLC 1934 BOYRUM ST IOWA CITY, IA, 52240	1934 BOYRUM ST	\$64050	\$204400	\$0	\$268450
(F) 1022201004	LIMESTONE LAND SERVICES, LLC 1920 S GILBERT ST IOWA CITY, IA, 52240	1920 S GILBERT ST	\$86630	\$186890	\$0	\$273520
(F) 1022201005	HIDALGO PROPERTIES LLC 1930 S GILBERT ST IOWA CITY, IA, 52240	1930 S GILBERT ST	\$92990	\$232463	\$175367	\$500820
(F) 1022210005	HIDALGO PROPERTIES LLC 1930 S GILBERT ST IOWA CITY, IA, 52240	1950 S GILBERT ST	\$140360	\$670464	\$446976	\$1257800
(F) 1022213001	GILBERT SHOP 2071, LLC 755 MORMON TREK BLVD IOWA CITY, IA, 52246	2071 S GILBERT ST UNIT 1	\$39640	\$92670	\$0	\$132310
(F) 1022128002	MID-EASTERN COUNCIL ON CHEMICAL ABUSE 430 SOUTHGATE AVE IOWA CITY, IA, 52240	430 SOUTHGATE AVE	\$278750	\$968610	\$0	\$1247360
(F) 1022126003	ALBRECHT, JAMES A 505 5TH ST CORALVILLE, IA, 52241	1924 BOYRUM ST	\$132800	\$204420	\$0	\$337220
(F) 1022129001	JOHNSON COUNTY 913 S DUBUQUE ST STE 101 IOWA CITY, IA, 52240	WATERFRONT DR	\$3960	\$0	\$0	\$3960
(F) 1015382003	MID-EASTERN COUNCIL ON CHEMICAL ABUSE 238 STEVENS DR IOWA CITY, IA, 52240	238 STEVENS DR	\$156980	\$397740	\$0	\$554720
(F) 1015384002	SCHINTLER, BRENDA L 1550 S GILBERT ST IOWA CITY, IA, 52240	1548 S GILBERT ST	\$154210	\$238393	\$167497	\$560100
(F) 1015384003	D THREE LLC PO BOX 2026 IOWA CITY, IA, 0	S GILBERT ST	\$26540	\$1320	\$0	\$27860
(F) 1015384004	D THREE LLC PO BOX 2026 IOWA CITY, IA, 0	204 STEVENS DR	\$159260	\$280840	\$0	\$440100
(F) 1015384005	D THREE LLC PO BOX 2026 IOWA CITY, IA, 0	220 STEVENS DR	\$176200	\$290318	\$90632	\$557150
(F) 1015377001	HILLS BANK & TRUST COMPANY 131 MAIN ST HILLS, IA, 52235	1401 S GILBERT ST	\$741060	\$2479700	\$0	\$3220760
(F) 1015387001	DAVID & LEANN GERARD REVOCABLE TRUST 1807 STEVENS DR IOWA CITY, IA, 52240	1807 STEVENS DR	\$150570	\$336610	\$0	\$487180
(F) 1022203004	MMS CONSULTANTS INC 1917 S GILBERT ST IOWA CITY, IA, 52240	S GILBERT ST	\$88400	\$10920	\$0	\$99320

(map zone) Parcel No.	Deed Holder	Property Address	Land Value	Building Value	Dwelling Value	Total Value
(F) 1015385003	SJRE YOUNG FAMILY PARTNERSHIP LLC 1275 DEERFIELD DR IOWA CITY, IA, 52246	1565 S GILBERT ST	\$120660	\$492040	\$0	\$612700
(F) 1015381002	IC STORAGE REAL ESTATE INVESTORS, LLC 1820 BOYRUM ST IOWA CITY, IA, 52240	WATERFRONT DR	\$0	\$0	\$0	\$0
(F) 1015382004	BLACKHAWK PARTNERS L C PO BOX 5519 CORALVILLE, IA, 0	260 STEVENS DR	\$188370	\$528960	\$0	\$717330
(F) 1015381001	IC STORAGE REAL ESTATE INVESTORS, LLC 1820 BOYRUM ST IOWA CITY, IA, 52240	WATERFRONT DR	\$0	\$0	\$0	\$0
(F) 1015429001	CORNERSTONE CAPITAL PARTNERS, LLC PO BOX 310 IOWA CITY, IA, 52240	1021 GILBERT CT	\$100080	\$211070	\$0	\$311150
(F) 1015430002	IOWA CITY CRISIS CENTER 1121 GILBERT CT IOWA CITY, IA, 52240	1121 GILBERT CT	\$189150	\$511040	\$0	\$700190
(F) 1015430005	LOUGHRAN, JASON SCOTT 1023 ARLINGTON DR IOWA CITY, IA, 52245	390 HIGHLAND AVE	\$261530	\$469880	\$0	\$731410
(F) 1015430001	CRISIS CENTER 1121 GILBERT CT IOWA CITY, IA, 52240	1105 GILBERT CT	\$224920	\$714610	\$0	\$939530
(F) 1015431002	MAYOR'S YOUTH EMPOWERMENT PROGRAM 407 HIGHLAND CT IOWA CITY, IA, 52240	407 HIGHLAND CT	\$135060	\$597390	\$0	\$732450
(F) 1015431003	MAYOR'S YOUTH EMPOWERMENT PROGRAM 407 HIGHLAND CT IOWA CITY, IA, 52240	1208 GILBERT CT	\$114000	\$164300	\$0	\$278300
(F) 1015431004	316, LLC 316 E COURT ST IOWA CITY, IA, 52240	1207 HIGHLAND CT	\$120900	\$347160	\$0	\$468060
(F) 1015431013	M & L PARTNERS PO BOX 1428 IOWA CITY, IA, 0	1311 HIGHLAND CT	\$120900	\$339230	\$0	\$460130
(F) 1015431014	M & L PARTNERS 1311 HIGHLAND CT IOWA CITY, IA, 52240	416 HIGHLAND AVE	\$116060	\$310190	\$0	\$426250
(F) 1015431005	M & L PARTNERS 1311 HIGHLAND CT IOWA CITY, IA, 52240	1215 HIGHLAND CT	\$120900	\$325160	\$0	\$446060
(F) 1015431016	SMITH, CHARLES A 1216 GILBERT CT IOWA CITY, IA, 52240	1216 GILBERT CT	\$87650	\$181220	\$0	\$268870
(F) 1015431009	M & L PARTNERS 1311 HIGHLAND CT IOWA CITY, IA, 52240	1223 HIGHLAND CT	\$120900	\$314960	\$0	\$435860

(map zone) Parcel No.	Deed Holder	Property Address	Land Value	Building Value	Dwelling Value	Total Value
(F) 1015431008	MOORE, JASON 3429 ROHRET RD IOWA CITY, IA, 52246	1222 GILBERT CT	\$84630	\$226780	\$0	\$311410
(F) 1015431017	G & L RENTALS LLC 2520 ROCHESTER AVE IOWA CITY, IA, 52245	1220 GILBERT CT	\$69520	\$135840	\$0	\$205360
(F) 1015431010	CITY OF IOWA CITY 410 E WASHINGTON ST IOWA CITY, IA, 0	1306 GILBERT CT	\$0	\$0	\$0	\$0
(F) 1015431011	WELTER, MICHELE M 50 WHITE OAK PL IOWA CITY, IA, 52245	408 HIGHLAND AVE	\$122110	\$243550	\$0	\$365660
(F) 1015431012	HARMON, BRONSON 410 HIGHLAND AVE IOWA CITY, IA, 52240	412 HIGHLAND AVE	\$120900	\$285596	\$182594	\$589090
(F) 1015432001	THE SALVATION ARMY 1116 GILBERT CT IOWA CITY, IA, 52240	1102 GILBERT CT	\$137870	\$421333	\$148037	\$707240
(F) 1015432002	MAYOR'S YOUTH EMPOWERMENT PROGRAM 407 HIGHLAND CT IOWA CITY, IA, 52240	408 HIGHLAND CT	\$125350	\$402390	\$0	\$527740
(F) 1015428007	CORNERSTONE CAPITAL PARTNERS, LLC PO BOX 310 IOWA CITY, IA, 52244	1020 GILBERT CT	\$199930	\$369330	\$0	\$569260
(F) 1015431001	316, LLC 316 E COURT ST IOWA CITY, IA, 52240	1203 HIGHLAND CT	\$121490	\$305250	\$0	\$426740
(F) 1015432006	RUNDELL, HARVEY P 4108 OVERLOOK RD NE SOLON, IA, 52333	1208 HIGHLAND CT	\$135850	\$308220	\$0	\$444070
(F) 1015432007	ALBERHASKY, JAMES M 2445 DEVON CT NE IOWA CITY, IA, 52240	1212 HIGHLAND CT	\$134550	\$349708	\$138692	\$622950
(F) 1015432008	PCKL PROPERTIES LLC 1218 HIGHLAND CT IOWA CITY, IA, 52240	1218 HIGHLAND CT	\$132600	\$234117	\$110173	\$476890
(F) 1015432009	RS REAL ESTATE, LLC 1310 HIGHLAND CT IOWA CITY, IA, 52240	1310 1/2 HIGHLAND CT	\$131300	\$500290	\$0	\$631590
(F) 1015432010	RS REAL ESTATE, LLC 1310 HIGHLAND CT IOWA CITY, IA, 52240	1310 HIGHLAND CT	\$129350	\$385040	\$0	\$514390
(F) 1015432011	RS REAL ESTATE, LLC 1310 HIGHLAND CT IOWA CITY, IA, 52240	510 HIGHLAND AVE	\$131920	\$210550	\$0	\$342470
(F) 1015432003	MAYOR'S YOUTH EMPOWERMENT PROGRAM 407 HIGHLAND CT IOWA CITY, IA, 52240	418 HIGHLAND CT	\$133250	\$241690	\$0	\$374940
(F) 1015428002	MVL PROPERTIES LLC 605 KIRKWOOD AVE IOWA CITY, IA, 52240	521 KIRKWOOD AVE	\$417700	\$1090815	\$697405	\$2205920

(map zone) Parcel No.	Deed Holder	Property Address	Land Value	Building Value	Dwelling Value	Total Value
(F) 1022102003	BURTCH RENTALS LLC 1509 400TH ST SW OXORD, IA, 52322	1929 KEOKUK ST	\$73990	\$356070	\$0	\$430060
(F) 1022131007	SKAY AUTOMOTIVE SERVICE INC 1936 BOYRUM ST IOWA CITY, IA, 52240	1936 BOYRUM ST	\$195300	\$404250	\$0	\$599550
(F) 1015454001	RUNDELL, HARVEY P 4108 OVERLOOK RD NE SOLON, IA, 52333	423 HIGHLAND AVE	\$204410	\$444940	\$0	\$649350
(F) 1015454002	D & P PROPERTY LLC 526 WOODRIDGE AVE IOWA CITY, IA, 52245	415 HIGHLAND AVE	\$191360	\$529390	\$0	\$720750
(F) 1015454003	GRD BIOLIFE VENTURES, LLC 1805 STATE ST STE 101 BETTENDORF, IA, 52722	391 HIGHLAND AVE	\$342850	\$357650	\$0	\$700500
(F) 1022279001	IOWA CITY COMMUNITY SCHOOL DISTRICT 1725 N DODGE ST IOWA CITY, IA, 52245	2185 S GILBERT ST	\$811800	\$701870	\$0	\$1513670
(F) 1022108009	PEPPERWOOD PROPERTIES, LLC 755 MORMON TREK BLVD IOWA CITY, IA, 52246		\$179840	\$49460	\$0	\$229300
(F) 1023243001	PARKVIEW EVANGELICAL FREE CHURCH 15 FOSTER RD IOWA CITY, IA, 52245	1027 HIGHWAY 6 E	\$459010	\$2306920	\$0	\$2765930
(F) 1022108002	PEPPERWOOD PROPERTIES, LLC 755 MORMON TREK BLVD IOWA CITY, IA, 52246		\$49050	\$14190	\$0	\$63240
(F) 1022108004	TIMBERLINE PROPERTIES, LLC 4415 HWY 6 SUGARLAND, TX, 77478	907 HIGHWAY 6 E	\$185070	\$605010	\$0	\$790080
(F) 1022108005	KAY DEVELOPERS LLC 1524 KIMBER LN EVANSVILLE, IN, 47715	841 HIGHWAY 6 E	\$470750	\$587950	\$0	\$1058700
(F) 1022103002	WWJ INVESTMENTS 1850 MCCLOUD PL NE CEDAR RAPIDS, IA, 52402	609 OLYMPIC CT	\$161460	\$222630	\$0	\$384090
(F) 1015460002	BLACKHAWK PARTNERS L C PO BOX 5519 CORALVILLE, IA, 0	425 HIGHWAY 6 E	\$743000	\$1808460	\$0	\$2551460
(F) 1015460001	WALSH-MYERS ENTERPRISES LLC PO BOX 31 NORTH LIBERTY, IA, 52317	1705 BOYRUM ST	\$675750	\$1600210	\$0	\$2275960
(F) 1015460004	HY-VEE INC 5820 WESTOWN PKWY WEST DES MOINES, IA, 50266	1720 WATERFRONT DR	\$2220000	\$5647000	\$0	\$7867000

(map zone) Parcel No.	Deed Holder	Property Address	Land Value	Building Value	Dwelling Value	Total Value
(F) 1015385001	SOUTH GILBERT PROPERTIES LLC 1519 S GILBERT ST IOWA CITY, IA, 52240	1519 S GILBERT ST	\$185470	\$636630	\$0	\$822100
(F) 1015385002	CITY OF IOWA CITY 410 E WASHINGTON ST IOWA CITY, IA, 0	S GILBERT ST	\$0	\$0	\$0	\$0
(F) 1015432005	SCHMUCKER, EDWARD I 2957 E WASHINGTON ST IOWA CITY, IA, 52245	1202 HIGHLAND CT	\$158490	\$255210	\$0	\$413700
(F) 1015432004	EVANS, EVAN C 4809 RAPID CREEK RD NE IOWA CITY, IA, 52240	424 HIGHLAND CT	\$249830	\$518090	\$0	\$767920
(F) 1015386001	CITY OF IOWA CITY 410 E WASHINGTON ST IOWA CITY, IA, 0	STEVENS DR	\$0	\$0	\$0	\$0
(F) 1015385004	ESTATE JAVA LLC 150 STEVENS DR IOWA CITY, IA, 52240	150 STEVENS DR	\$186400	\$321940	\$0	\$508340
(F) 1015388002	K & G 1335 OAKLAWN AVE IOWA CITY, IA, 52245	1800 STEVENS DR	\$128200	\$122480	\$0	\$250680
(F) 1022204001	STEVENS DRIVE INVESTORS LLC 4972 400th ST SE IOWA CITY, IA, 52240	1839 STEVENS DR	\$97940	\$0	\$0	\$97940
(F) 1022204006	SOUTHSIDE MINI STORAGE PARTNERSHIP 120 SOUTHGATE AVE IOWA CITY, IA, 52240	120 SOUTHGATE AVE	\$366080	\$456140	\$0	\$822220
(F) 1022205001	HSPS REAL ESTATE HOLDINGS, LLC 160 SOUTHGATE AVE STE A IOWA CITY, IA, 52240	160 SOUTHGATE AVE	\$162540	\$437820	\$0	\$600360
(F) 1022206003	HERKY TD LLC PO BOX 460389 HOUSTON, TX, 70056	2003 S GILBERT ST	\$257630	\$846330	\$0	\$1103960
(F) 1022207001	T & C INVESTMENTS LLC PO BOX 2746 IOWA CITY, IA, 52244	2001 STEVENS DR	\$110250	\$260050	\$0	\$370300
(F) 1022212001	HERKY TD LLC PO BOX 460389 HOUSTON, TX, 70056	2030 STEVENS DR	\$225000	\$6090	\$0	\$231090
(F) 1015428010	CORNERSTONE CAPITAL PARTNERS, LLC PO BOX 310 IOWA CITY, IA, 52240	1012 GILBERT CT	\$177780	\$216260	\$0	\$394040
(F) 1022133012	SOUTHSIDE DEVELOPERS, LC 711 S GILBERT ST IOWA CITY, IA, 52240	501 SOUTHGATE AVE	\$181550	\$18890	\$0	\$200440

(map zone) Parcel No.	Deed Holder	Property Address	Land Value	Building Value	Dwelling Value	Total Value
(F) 1022133013	SHELTER HOUSE COMMUNITY SHELTER AND TRANSITION SERVIC PO BOX 3146 IOWA CITY, IA, 0	429 SOUTHGATE AVE	\$194150	\$0	\$1954800	\$2148950
(F) 1023229001	1901 BROADWAY ST, LLC 2000 JAMES ST STE 111 CORALVILLE, IA, 52241	1901 BROADWAY ST	\$440800	\$340082	\$469638	\$1250520
(F) 1023230008	CASEY'S MARKETING COMPANY 1 CONVENIENCE BLVD SE ANKENY, IA, 0	1904 BROADWAY ST	\$850800	\$1040780	\$0	\$1891580
(F) 1015459003	STEVE, VERNON D 2 WOODLAND DR NE IOWA CITY, IA, 52240	611 HOLLYWOOD BLVD	\$99780	\$155560	\$0	\$255340
(F) 1022126002	WILLIAMS, MELISSA J 1441 OAKLAWN AVE IOWA CITY, IA, 52245	538 OLYMPIC CT	\$156310	\$190900	\$0	\$347210
(F) 1015458005	DECOSTER FAMILY TRUST 1820 BOYRUM ST IOWA CITY, IA, 52240	615 HOLLYWOOD BLVD	\$72100	\$183940	\$0	\$256040
(F) 1015458006	DECOSTER FAMILY TRUST 1820 BOYRUM ST IOWA CITY, IA, 52240	1820 BOYRUM ST	\$350950	\$673410	\$0	\$1024360
(F) 1015378001	CITY OF IOWA CITY 410 E WASHINGTON ST IOWA CITY, IA, 0		\$0	\$0	\$0	\$0
(F) 1022203006	B & Z RENTALS LLC 1841 S GILBERT ST IOWA CITY, IA, 52240	1841 S GILBERT ST	\$166230	\$221050	\$0	\$387280
(F) 1022203008	MMS CONSULTANTS INC 1917 S GILBERT ST IOWA CITY, IA, 52240	1917 S GILBERT ST	\$208080	\$907700	\$0	\$1115780
(F) 1022202003	NEXT LEVEL ONE REAL ESTATE, LLC 2346 MORMON TREK BLVD STE 2000 IOWA CITY, IA, 52246	303 SOUTHGATE AVE	\$990500	\$1438760	\$0	\$2429260
(F) 1022208005	NEXT LEVEL REAL ESTATE, LLC 2346 MORMON TREK BLVD STE 2000 IOWA CITY, IA, 52246		\$910	\$0	\$0	\$910
(F) 1022136001	MURRAY, JAMES S 1515 HAWKEYE DR HIAWATHA, IA, 52233	367 SOUTHGATE AVE	\$221780	\$575240	\$0	\$797020
(F) 1015392002	INSPIRED MEX, LLC 1877 N ROCK RD WICHITA, KS, 67206	1406 S GILBERT ST	\$396000	\$1005400	\$0	\$1401400
(F) 1015392003	EVC IOWA CITY, LLC 12612 W ALAMEDA PKWY LAKEWOOD, CO, 80228	1404 S GILBERT ST	\$639000	\$1659180	\$0	\$2298180

(map zone) Parcel No.	Deed Holder	Property Address	Land Value	Building Value	Dwelling Value	Total Value
(F) 1015383001	ALFREDA INVESTMENTS LLC 3322 MUSCATINE AVE IOWA CITY, IA, 52240	1534 S GILBERT ST	\$408380	\$1511580	\$0	\$1919960
(F) 1015392001	ATI PROPERTIES, LLC 1950 BROWN DEER TRL CORALVILLE, IA, 52241	1410 WATERFRONT DR	\$237370	\$611300	\$0	\$848670
(F) 1015382005	IC STORAGE REAL ESTATE INVESTORS, LLC 1820 BOYRUM ST IOWA CITY, IA, 52240	1423 WATERFRONT DR	\$338350	\$523220	\$0	\$861570
(F) 1015492001	MIDWESTONE BANK PO BOX 1700 IOWA CITY, IA, 0	1906 KEOKUK ST	\$508350	\$1574950	\$0	\$2083300
(F) 1022110001	IOWA MENNONITE CROWDED CLOSET 851 HIGHWAY 6 E UNIT 101 IOWA CITY, IA, 52240	851 HIGHWAY 6 E UNIT 101	\$353850	\$2397670	\$0	\$2751520
(F) 1022108012	PEPPERWOOD PLAZA ASSOCIATION 755 MORMON TREK BLVD IOWA CITY, IA, 52246		\$1477240	\$499790	\$0	\$1977030
(F) 1022108013	PEPPERWOOD LOT 2, LLC 755 MORMON TREK BLVD IOWA CITY, IA, 52246	1926 KEOKUK ST	\$236270	\$657460	\$0	\$893730
(F) 1022109002	YEAGER, JEANINE M 4935 420TH ST SE IOWA CITY, IA, 52240	2050 KEOKUK ST	\$45980	\$121010	\$0	\$166990
(F) 1022109003	YEAGER, JEANINE M 4935 420TH ST SE IOWA CITY, IA, 52240	800 CROSS PARK AVE	\$11490	\$0	\$108140	\$119630
(F) 1022109004	YEAGER, JEANINE M 4935 420TH ST SE IOWA CITY, IA, 52240	802 CROSS PARK AVE	\$11490	\$0	\$108140	\$119630
(F) 1022109005	YEAGER, JEANINE M 4935 420TH ST SE IOWA CITY, IA, 52240	804 CROSS PARK AVE	\$11490	\$0	\$108140	\$119630
(F) 1022109006	YEAGER, JEANINE M 4935 420TH ST SE IOWA CITY, IA, 52240	806 CROSS PARK AVE	\$11490	\$0	\$108140	\$119630
(F) 1022213002	GILBERT SHOP 2071, LLC 755 MORMON TREK BLVD IOWA CITY, IA, 52246	2071 S GILBERT ST UNIT 2	\$39640	\$101840	\$0	\$141480
(F) 1022213003	MCDONOUGH STRUCTURES, INC 2071 S GILBERT ST BAY 3 IOWA CITY, IA, 52240	2071 S GILBERT ST UNIT 3	\$39640	\$95660	\$0	\$135300
(F) 1022213004	GILBERT SHOP 2071, LLC 755 MORMON TREK BLVD IOWA CITY, IA, 52246	2071 S GILBERT ST UNIT 4	\$39640	\$99450	\$0	\$139090
(F) 1022213005	GILBERT SHOP 2071, LLC 755 MORMON TREK BLVD IOWA CITY, IA, 52246	2071 S GILBERT ST UNIT 5	\$39640	\$102630	\$0	\$142270

(map zone) Parcel No.	Deed Holder	Property Address	Land Value	Building Value	Dwelling Value	Total Value
(F) 1022213006	BARKER, DAVID 114 1/2 E COLLEGE ST, SUITE 1 IOWA CITY, IA, 52240	2071 S GILBERT ST UNIT 6	\$39640	\$95660	\$0	\$135300
(F) 1022213007	MCDONOUGH STRUCTURES, INC 2071 S GILBER ST BAY 3 IOWA CITY, IA, 52240	2071 S GILBERT ST UNIT 7	\$39640	\$107510	\$0	\$147150
(F) 1022213008	MCDONOUGH STRUCTURES, INC 2071 S GILBER ST BAY 3 IOWA CITY, IA, 52240	2071 S GILBERT ST UNIT 8	\$39640	\$100480	\$0	\$140120
(F) 1022213009	MCDONOUGH STRUCTURES, INC 2071 S GILBER ST BAY 3 IOWA CITY, IA, 52240	2071 S GILBERT ST UNIT 9	\$39640	\$95660	\$0	\$135300
(F) 1022213010	KT INVESTMENT PROPERTIES, LLC 610 SCHUMACHER BLVD DENVER, IA, 50622	2071 S GILBERT ST UNIT 10	\$39640	\$95660	\$0	\$135300
(F) 1022213011	KT INVESTMENT PROPERTIES, LLC 610 SCHUMACHER BLVD DENVER, IA, 50622	2071 S GILBERT ST UNIT 11	\$39640	\$95660	\$0	\$135300
(F) 1022213012	KT INVESTMENT PROPERTIES, LLC 610 SCHUMACHER BLVD DENVER, IA, 50622	2071 S GILBERT ST UNIT 12	\$39640	\$100480	\$0	\$140120
(F) 1015428009	MVL PROPERTIES LLC 605 KIRKWOOD AVE IOWA CITY, IA, 52240	605 KIRKWOOD AVE	\$414780	\$857330	\$0	\$1272110
(F) 1022110002	GRD PEPPERWOOD LLC 1805 STATE ST STE 101 BETTENDORF, IA, 52722	851 HIGHWAY 6 E UNIT 102	\$159190	\$1202590	\$0	\$1361780
(F) 1022110003	MGNS, LLC PO BOX 5591 CORALVILLE, IA, 52241	851 HIGHWAY 6 E UNIT 103	\$169020	\$1266150	\$0	\$1435170
(F) 1022214002	IOWA CITY COMMUNITY SCHOOL DISTRICT 1725 N DODGE ST IOWA CITY, IA, 52245	2045 STEVENS DR UNIT 2	\$36590	\$78010	\$0	\$114600
(F) 1022214003	IOWA CITY COMMUNITY SCHOOL DISTRICT 1725 N DODGE ST IOWA CITY, IA, 52245	2045 STEVENS DR UNIT 3	\$36590	\$88600	\$0	\$125190
(F) 1022214004	IOWA CITY COMMUNITY SCHOOL DISTRICT 1725 N DODGE ST IOWA CITY, IA, 52245	2045 STEVENS DR UNIT 4	\$36590	\$74910	\$0	\$111500
(F) 1022214005	IOWA CITY COMMUNITY SCHOOL DISTRICT 1725 N DODGE ST IOWA CITY, IA, 52245	2045 STEVENS DR UNIT 5	\$36590	\$74910	\$0	\$111500

(map zone) Parcel No.	Deed Holder	Property Address	Land Value	Building Value	Dwelling Value	Total Value
(F) 1022214006	IOWA CITY COMMUNITY SCHOOL DISTRICT 1725 N DODGE ST IOWA CITY, IA, 52245	2045 STEVENS DR UNIT 6	\$36590	\$74910	\$0	\$111500
(F) 1022214007	IOWA CITY COMMUNITY SCHOOL DISTRICT 1725 N DODGE ST IOWA CITY, IA, 52245	2045 STEVENS DR UNIT 7	\$36590	\$74910	\$0	\$111500
(F) 1022214008	IOWA CITY COMMUNITY SCHOOL DISTRICT 1725 N DODGE ST IOWA CITY, IA, 52245	2045 STEVENS DR UNIT 8	\$36590	\$78010	\$0	\$114600
(F) 1022214009	IOWA CITY COMMUNITY SCHOOL DISTRICT 1725 N DODGE ST IOWA CITY, IA, 52245	2045 STEVENS DR UNIT 9	\$36590	\$74880	\$0	\$111470
(F) 1022214010	IOWA CITY COMMUNITY SCHOOL DISTRICT 1725 N DODGE ST IOWA CITY, IA, 52245	2045 STEVENS DR UNIT 10	\$36590	\$80840	\$0	\$117430
(F) 1022214011	IOWA CITY COMMUNITY SCHOOL DISTRICT 1725 N DODGE ST IOWA CITY, IA, 52245	2045 STEVENS DR UNIT 11	\$36590	\$74910	\$0	\$111500
(F) 1022214012	IOWA CITY COMMUNITY SCHOOL DISTRICT 1725 N DODGE ST IOWA CITY, IA, 52245	2045 STEVENS DR UNIT 12	\$36590	\$74910	\$0	\$111500
(F) 1022214013	IOWA CITY COMMUNITY SCHOOL DISTRICT 1725 N DODGE ST IOWA CITY, IA, 52245	2045 STEVENS DR UNIT 13	\$36590	\$74910	\$0	\$111500
(F) 1022214014	IOWA CITY COMMUNITY SCHOOL DISTRICT 1725 N DODGE ST IOWA CITY, IA, 52245	2045 STEVENS DR UNIT 14	\$36590	\$74910	\$0	\$111500
(F) 1015430008	MOORE, CATHERINE A 750 E FOSTER RD #210 IOWA CITY, IA, 52245	1229 GILBERT CT	\$239960	\$515030	\$151050	\$906040
(F) 1015430006	ARNOLD MOTOR SUPPLY, LLP 601 1ST AVE SW SPENCER, IA, 51301	1213 GILBERT CT	\$285650	\$576890	\$0	\$862540
(F) 1022130008	RUIZ, DAVID 1134 APPLE CT IOWA CITY, IA, 52240	1949 WATERFRONT DR	\$65320	\$57080	\$0	\$122400
(F) 1015458001	CHRISTOPHER KEITH GUTHRIE TRUST PO BOX 22845 OAKLAHOMA CITY, OK, 0	655 HOLLYWOOD BLVD	\$627130	\$1067250	\$0	\$1694380
(F) 1022102001	SOUTHSIDE SPIRITS LLC 1130 DUCK CREEK DR IOWA CITY, IA, 52246	1921 KEOKUK ST	\$119950	\$224800	\$0	\$344750

(map zone) Parcel No.	Deed Holder	Property Address	Land Value	Building Value	Dwelling Value	Total Value
(F) 1022103001	DOMESTIC VIOLENCE INTERVENTION PROGRAM INC 1105 S GILBERT CT #300 IOWA CITY, IA, 52240	612 OLYMPIC CT	\$192370	\$73630	\$0	\$266000
(F) 1015493005	KWIK TRIP, INC 1626 OAK ST LA CROSSE, WI, 54602		\$912040	\$1047910	\$0	\$1959950
(F) 1022210006	JOHNSON COUNTY 913 S DUBUQUE ST STE 101 IOWA CITY, IA, 52240	300 SOUTHGATE AVE	\$931020	\$207060	\$0	\$1138080
(F) 1015428008	LAMAR ADVERTISING 5507 MILDRED LN NE CEDAR RAPIDS, IA, 52402		\$0	\$2480	\$0	\$2480
(F) 1022108011	AT&T 754 PEACHTREE ST NE ATLANTA, GA, 30308		\$0	\$83660	\$0	\$83660
(G) 1014489003	S & M EAST LC 1486 S 1ST AVE STE A IOWA CITY, IA, 52240	1550 S 1ST AVE	\$148320	\$919320	\$0	\$1067640
(G) 1014489004	S & M EAST LC 1486 S 1ST AVE STE A IOWA CITY, IA, 52240	1570 S 1ST AVE	\$297550	\$629560	\$1316010	\$2243120
(G) 1023102002	S & M EAST LC 1486 S 1ST AVE STE A IOWA CITY, IA, 52240	1576 S 1ST AVE	\$86450	\$0	\$68150	\$154600
(G) 1014489001	GOODWILL INDUSTRIES OF THE HEARTLAND 1410 S 1ST AVE IOWA CITY, IA, 52240	1470 S 1ST AVE	\$106470	\$252880	\$0	\$359350
(G) 1023101001	S & M EAST LC 1486 S 1ST AVE STE A IOWA CITY, IA, 52240	1486 S 1ST AVE	\$89380	\$347133	\$284017	\$720530
(G) 1014457006	VISITING NURSES ASSOCIATION 1524 SYCAMORE ST IOWA CITY, IA, 52240	1524 SYCAMORE ST	\$243580	\$910280	\$0	\$1153860
(G) 1014483001	RIC 17 LTD 21333 HAGGERTY RD STE 300 NOVI, MI, 48375	1504 MALL DR	\$216600	\$415290	\$0	\$631890
(G) 1014486007	AMBROSE, GERRY 250 12TH AVE STE 150 CORALVILLE, IA, 52241	1621 S 1ST AVE	\$304000	\$494620	\$0	\$798620
(G) 1014482009	IOWA CITY COMMUNITY SCHOOL DISTRICT 1725 N DODGE ST IOWA CITY, IA, 52245	1528 MALL DR	\$456880	\$4712880	\$0	\$5169760
(G) 1014459004	REAL MONEY INC 1580 MALL DR IOWA CITY, IA, 52240	1580 MALL DR	\$172000	\$607780	\$0	\$779780
(G) 1014459005	BEGLEY COMPANY PO BOX 54910 LEXINGTON, KY, 0	1930 LOWER MUSCATINE RD	\$197140	\$200020	\$0	\$397160

(map zone) Parcel No.	Deed Holder	Property Address	Land Value	Building Value	Dwelling Value	Total Value
(G) 1014458004	1910 LOWER MUSCATINE, LLC 2000 JAMES ST STE 119A CORALVILLE, IA, 52241		\$15050	\$0	\$0	\$15050
(G) 1014458005	1910 LOWER MUSCATINE, LLC 2000 JAMES ST STE 119A CORALVILLE, IA, 52241	1910 LOWER MUSCATINE RD	\$255020	\$395060	\$0	\$650080
(G) 1023105002	BJS ENTERPRISES LC PO BOX 466 SHENANDOAH, IA, 0	1921 LOWER MUSCATINE RD	\$153600	\$13620	\$0	\$167220
(G) 1014488003	ADRIAN & PIPER ENTERPRISES LLC 1940 LOWER MUSCATINE RD IOWA CITY, IA, 52240	1940 LOWER MUSCATINE RD	\$200560	\$517620	\$0	\$718180
(G) 1014488004	STILES REAL ESTATE CORPORATION 722 OAKLAND AVE IOWA CITY, IA, 52240	1950 LOWER MUSCATINE RD	\$211730	\$766840	\$0	\$978570
(G) 1023104002	BFLS PROPERTIES LLC 5630 GABLE AVE SW KALONA, IA, 52247	1920 LOWER MUSCATINE RD	\$184540	\$327490	\$0	\$512030
(G) 1014452006	KIRKWOOD COMMUNITY COLLEGE PO BOX 2068 CEDAR RAPIDS, IA, 0	1828 LOWER MUSCATINE RD	\$102630	\$0	\$0	\$102630
(G) 1014486008	AMBROSE, GERRY 250 12TH AVE STE 150 CORALVILLE, IA, 52241	1555 S 1ST AVE	\$571400	\$1400740	\$0	\$1972140
(G) 1023103001	LIBERTY GROWTH IV LC 1700 FIRST AVE #1 IOWA CITY, IA, 52240	1700 S 1ST AVE STE 1	\$10250	\$24520	\$0	\$34770
(G) 1023103002	COOK, BENJAMIN T 1843 CHELSEA CT IOWA CITY, IA, 52240	1700 S 1ST AVE STE 1.1	\$4830	\$12550	\$0	\$17380
(G) 1023103003	COOK, BENJAMIN T 1843 CHELSEA CT IOWA CITY, IA, 52240	1700 S 1ST AVE STE 2 & 3	\$33240	\$64250	\$0	\$97490
(G) 1023103004	SMITH, PAMELA L 3029 CLOVER ST IOWA CITY, IA, 52245	1700 S 1ST AVE STE 4	\$35600	\$70150	\$0	\$105750
(G) 1023103005	KAUFFMANN-FIRKINS, JOANN R 2935 480TH ST SW IOWA CITY, IA, 52240	1700 S 1ST AVE STE 5	\$26520	\$53370	\$0	\$79890
(G) 1023103006	KAUFFMAN-FIRKINS, JOANN R 2935 480TH ST SW IOWA CITY, IA, 52240	1700 S 1ST AVE STE 6	\$29460	\$65610	\$0	\$95070
(G) 1023103007	FIRKINS, JEFFREY A 2935 480TH ST SW IOWA CITY, IA, 52240	1700 S 1ST AVE STE 7	\$29230	\$53120	\$0	\$82350

(map zone) Parcel No.	Deed Holder	Property Address	Land Value	Building Value	Dwelling Value	Total Value
(G) 1023103008	FIRKINS, JEFFREY A 2935 480TH ST SW IOWA CITY, IA, 52240	1700 S 1ST AVE STE 8	\$19560	\$38430	\$0	\$57990
(G) 1023103009	TANK, SUSAN WOLF 624 ST THOMAS CT IOWA CITY, IA, 52245	1700 S 1ST AVE STE 9	\$32890	\$73110	\$0	\$106000
(G) 1023103010	TANK, SUSAN WOLF 624 ST THOMAS CT IOWA CITY, IA, 52245	1700 S 1ST AVE STE 10	\$30760	\$68400	\$0	\$99160
(G) 1023103011	TANK, SUSAN WOLF 624 ST THOMAS CT IOWA CITY, IA, 52245	1700 S 1ST AVE STE 11A	\$75910	\$129040	\$0	\$204950
(G) 1023103012	TANK, SUSAN WOLF 624 ST THOMAS CT IOWA CITY, IA, 52245	1700 S 1ST AVE STE 11B	\$111730	\$184890	\$0	\$296620
(G) 1023103013	TANK, SUSAN WOLF 624 ST THOMAS CT IOWA CITY, IA, 52245	1700 S 1ST AVE STE 12 & 13	\$21450	\$44440	\$0	\$65890
(G) 1023103014	UNITED ACTION FOR YOUTH PO BOX 892 IOWA CITY, IA, 0	1700 S 1ST AVE STE 14	\$116330	\$189000	\$0	\$305330
(G) 1023103015	IOWA CITY COMMUNITY SCHOOL DISTRICT 1725 N DODGE ST IOWA CITY, IA, 52245	1700 S 1ST AVE STE 15	\$38900	\$74690	\$0	\$113590
(G) 1023103016	IOWA CITY COMMUNITY SCHOOL DISTRICT 1725 N DODGE ST IOWA CITY, IA, 52245	1700 S 1ST AVE STE 16	\$24640	\$49540	\$0	\$74180
(G) 1023103017	UNITED ACTION FOR YOUTH PO BOX 892 IOWA CITY, IA, 0	1700 S 1ST AVE STE 17	\$65650	\$116390	\$0	\$182040
(G) 1023103018	RENNING PROPERTIES LLC 1425 PHOENIX DR IOWA CITY, IA, 52246	1700 S 1ST AVE STE 18	\$16390	\$32170	\$0	\$48560
(G) 1023103019	UNIVERSITY OF IOWA EMPLOYEES UNION 1700 1ST AVE STE 19 IOWA CITY, IA, 52240	1700 S 1ST AVE STE 19	\$31350	\$56850	\$0	\$88200
(G) 1023103020	TANK, SUSAN WOLF 624 ST THOMAS CT IOWA CITY, IA, 52245	1700 S 1ST AVE STE 20	\$21100	\$41440	\$0	\$62540
(G) 1023103021	LEVERENTZ, PHILIP K 11154 HIGH RIDGE DR DUBUQUE, IA, 52003	1700 S 1ST AVE STE 21	\$32890	\$68940	\$0	\$101830
(G) 1023103022	RENNING PROPERTIES LLC 1425 PHOENIX DR IOWA CITY, IA, 52246	1700 S 1ST AVE STE 22	\$24390	\$48980	\$0	\$73370
(G) 1023103023	THE PRESBYTERY OF EAST IOWA 1700 1ST AVE #23 IOWA CITY, IA, 52240	1700 S 1ST AVE STE 23	\$74020	\$125830	\$0	\$199850

(map zone) Parcel No.	Deed Holder	Property Address	Land Value	Building Value	Dwelling Value	Total Value
(G) 1023103024	TANK, SUSAN LEE WOLF 624 ST THOMAS CT IOWA CITY, IA, 52245	1700 S 1ST AVE STE 24	\$30530	\$60230	\$0	\$90760
(G) 1023103025	RENNING PROPERTIES LLC 1425 PHOENIX DR IOWA CITY, IA, 52246	1700 S 1ST AVE STE 25	\$168550	\$268920	\$0	\$437470
(G) 1023103026	G3 IOWANO LLC 1700 S FIRST AVE #26 IOWA CITY, IA, 52240	1700 S 1ST AVE STE 26	\$9660	\$22970	\$0	\$32630
(G) 1023103027	CARLSON LAW, PLC 1700 S 1ST AVE STE 27 IOWA CITY, IA, 52240	1700 S 1ST AVE STE 27	\$16140	\$33520	\$0	\$49660
(G) 1023103028	G3 IOWANO, LLC 2677 HEATHER ELEN AVE BETTENDORF, IA, 52722	1700 S 1ST AVE STE 28	\$12020	\$28790	\$0	\$40810
(G) 1023103029	HENN REVOCABLE TRUST 275 W MICKEY MANTLE PATH HERNANDO, FL, 34442	1700 S 1ST AVE STE 29	\$34650	\$77090	\$0	\$111740
(G) 1023102001	S & M EAST LC 1486 S 1ST AVE STE A IOWA CITY, IA, 52240	1556 S 1ST AVE	\$155610	\$539287	\$459393	\$1154290
(G) 1014481001	CHARM HOMES LLC 409 KIRKWOOD AVE STE A IOWA CITY, IA, 52240	1552 MALL DR	\$227200	\$399660	\$0	\$626860
(G) 1014485003	GOODWILL INDUSTRIES OF THE HEARTLAND 1410 S 1ST AVE IOWA CITY, IA, 52240	1500 S 1ST AVE	\$232090	\$43740	\$0	\$275830
(G) 1014489002	WENDALE REALTY 998 FREMONT AVE DUBUQUE, IA, 52003	1480 S 1ST AVE	\$224980	\$558750	\$0	\$783730
(G) 1014486006	1ST AVENUE MINI MALL, LLC 1618 WILSON ST IOWA CITY, IA, 52245	1705 S 1ST AVE	\$851000	\$2013940	\$0	\$2864940
(G) 1013353007	S & M EAST LC 1486 S 1ST AVE STE A IOWA CITY, IA, 52240	1476 S 1ST AVE	\$213490	\$277083	\$209227	\$699800
(G) 1014480001	GEMP LLC 62 WHITE OAK PL IOWA CITY, IA, 52245	1558 MALL DR	\$342300	\$745380	\$0	\$1087680
(G) 1023105003	BJS ENTERPRISES LC PO BOX 466 SHENANDOAH, IA, 0	LOWER MUSCATINE RD	\$118720	\$27060	\$0	\$145780
(G) 1014489005	S & M EAST LC 1486 S 1ST AVE STE A IOWA CITY, IA, 52240		\$150280	\$1760	\$0	\$152040
(G) 1023105005	BJS ENTERPRISES LC PO BOX 466 SHENANDOAH, IA, 0	1901 LOWER MUSCATINE RD	\$257460	\$394410	\$0	\$651870
(G) 1014457007	CORE SYCAMORE TOWN CENTER LLC 1600 DOVE ST STE 450 NEWPORT BEACH, CA, 92660	1600 SYCAMORE ST	\$4056300	\$8336100	\$0	\$12392400

(map zone) Parcel No.	Deed Holder	Property Address	Land Value	Building Value	Dwelling Value	Total Value
(G) 1014480002	M O M P LLC 1570 MALL DR STE 1 IOWA CITY, IA, 52240	1570 MALL DR	\$206400	\$1435340	\$0	\$1641740
(G) 1014480003	M O M P LLC 1570 MALL DR STE 1 IOWA CITY, IA, 52240	MALL DR	\$133600	\$22450	\$0	\$156050
(G) 1014483002	FOUR SEASONS CAR WASH CO 2545 BLUFFWOOD LN IOWA CITY, IA, 52245	1455 S 1ST AVE	\$358400	\$428230	\$0	\$786630
(G) 1014490005	SUEPPEL, FRANCIS W JR 1501 MALL DR IOWA CITY, IA, 52240	1501 MALL DR	\$71360	\$252810	\$0	\$324170
(G) 1014490006	SHERRY, WENDY L 4768 FOREST VIEW CIR NE IOWA CITY, IA, 52240	1505 MALL DR	\$71360	\$333020	\$0	\$404380
(G) 1014490007	PLANELEASE LLC 1515 18TH ST SW MASON CITY, IA, 50401	1509 MALL DR	\$71360	\$424830	\$0	\$496190
(G) 1014490008	MORELAND, MARTHA P 1513 MALL DR IOWA CITY, IA, 52240	1513 MALL DR	\$71360	\$550500	\$0	\$621860
(G) 1014457002	MCDONALDS CORPORATION 105 5TH ST CORALVILLE, IA, 52241	1861 LOWER MUSCATINE RD	\$0	\$978640	\$0	\$978640

Exhibit 4 Existing Zoning map 1

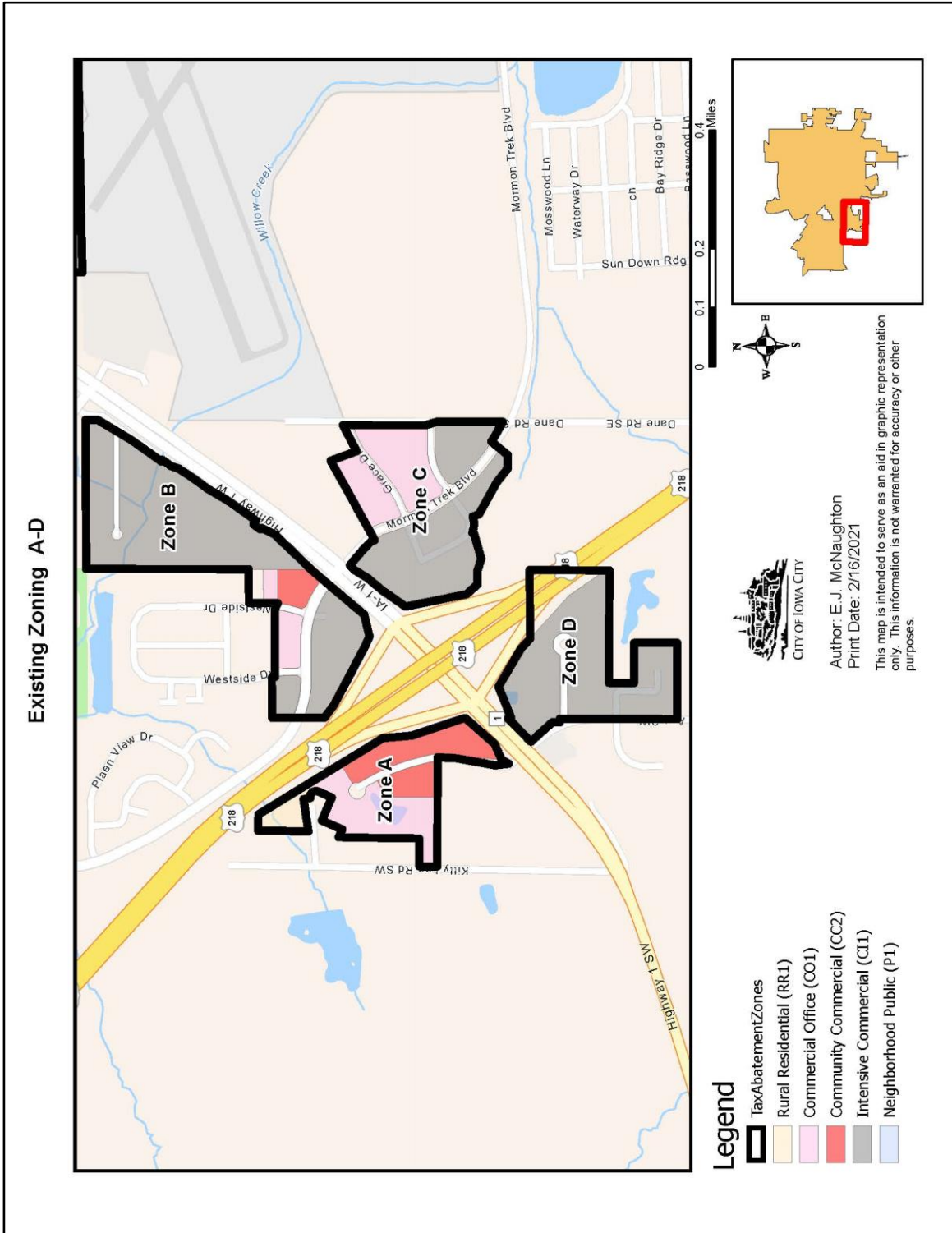


Exhibit 4 Existing Zoning map 2

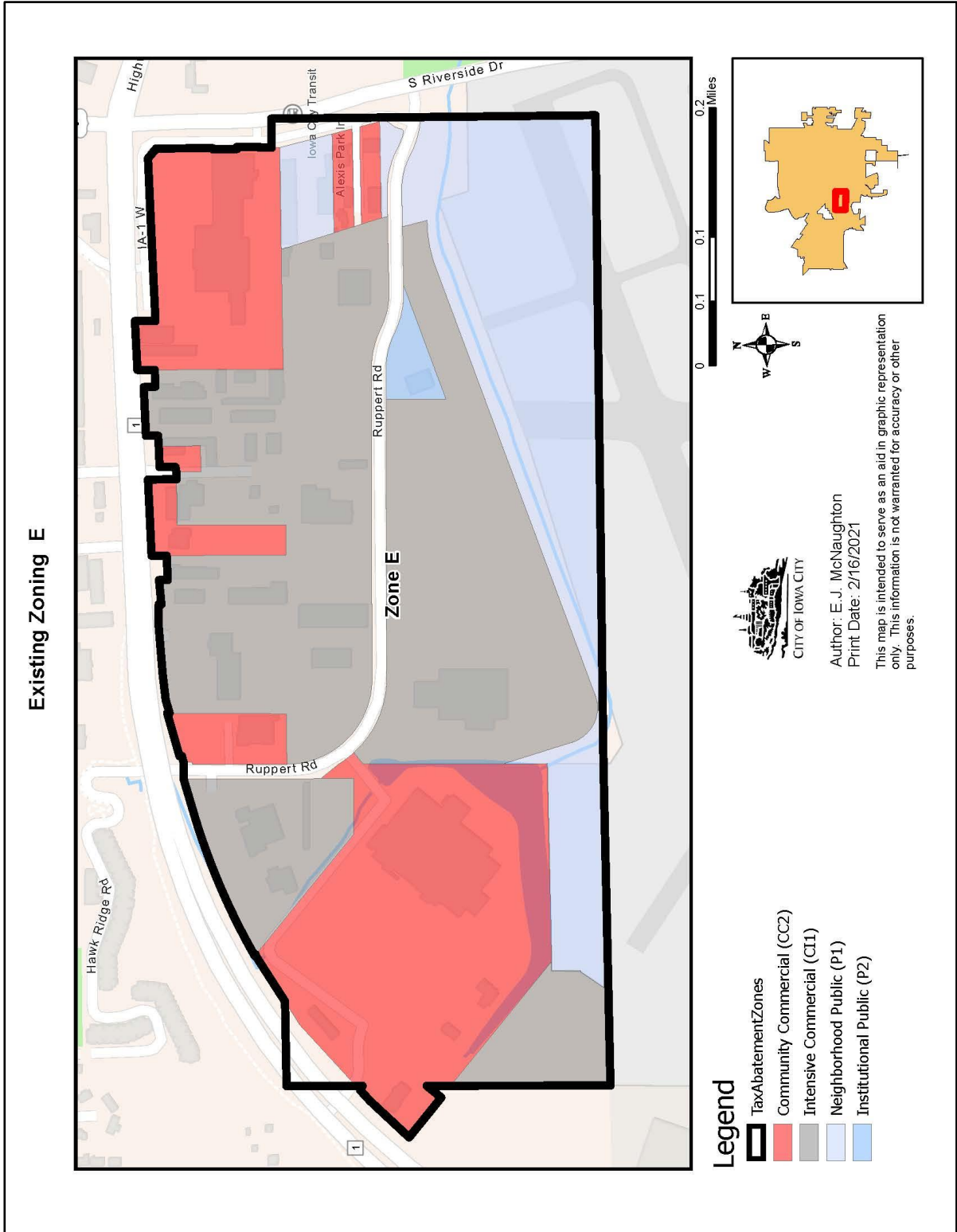


Exhibit 4 Existing Zoning map 3

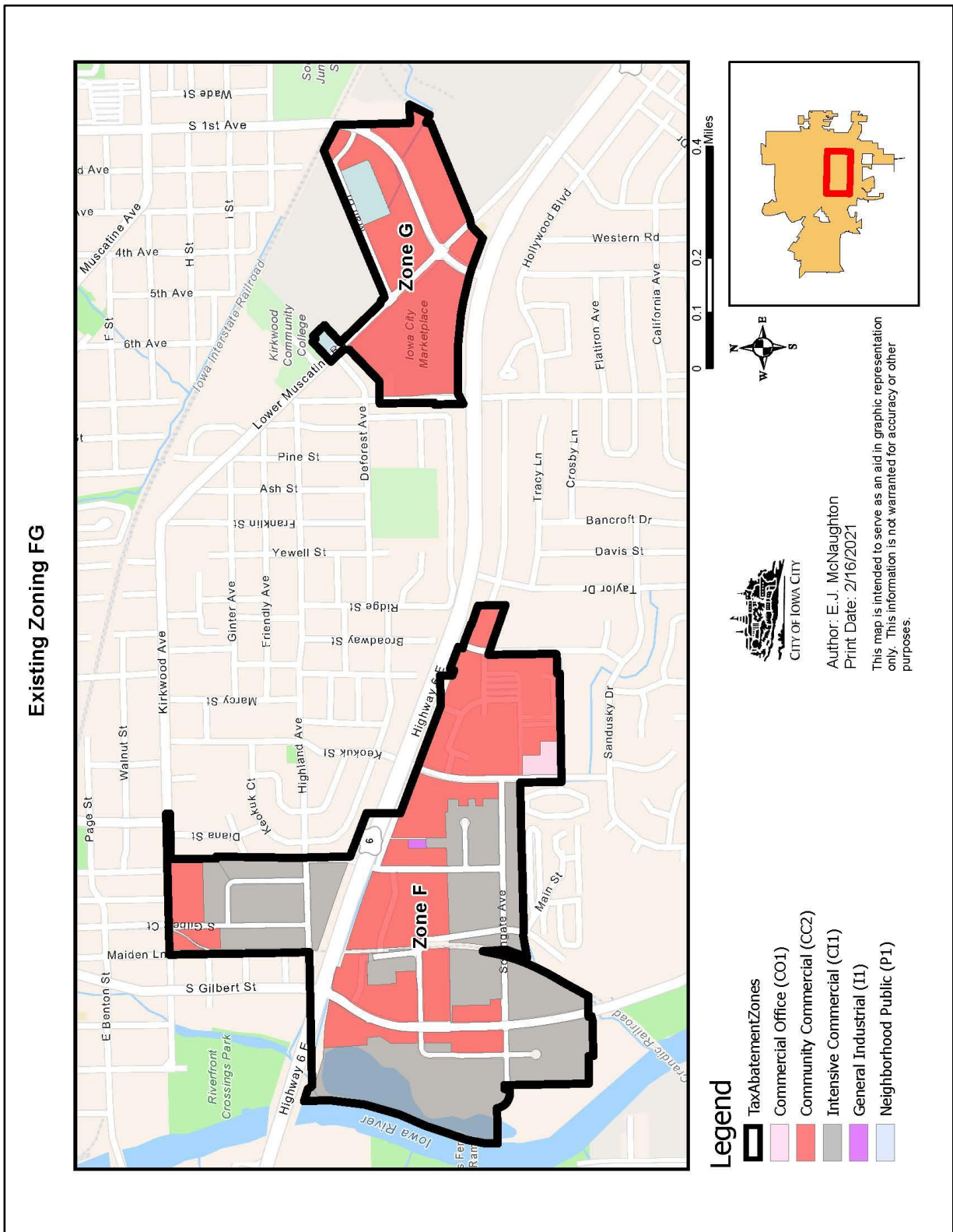


Exhibit 5 Existing Land Use map 2

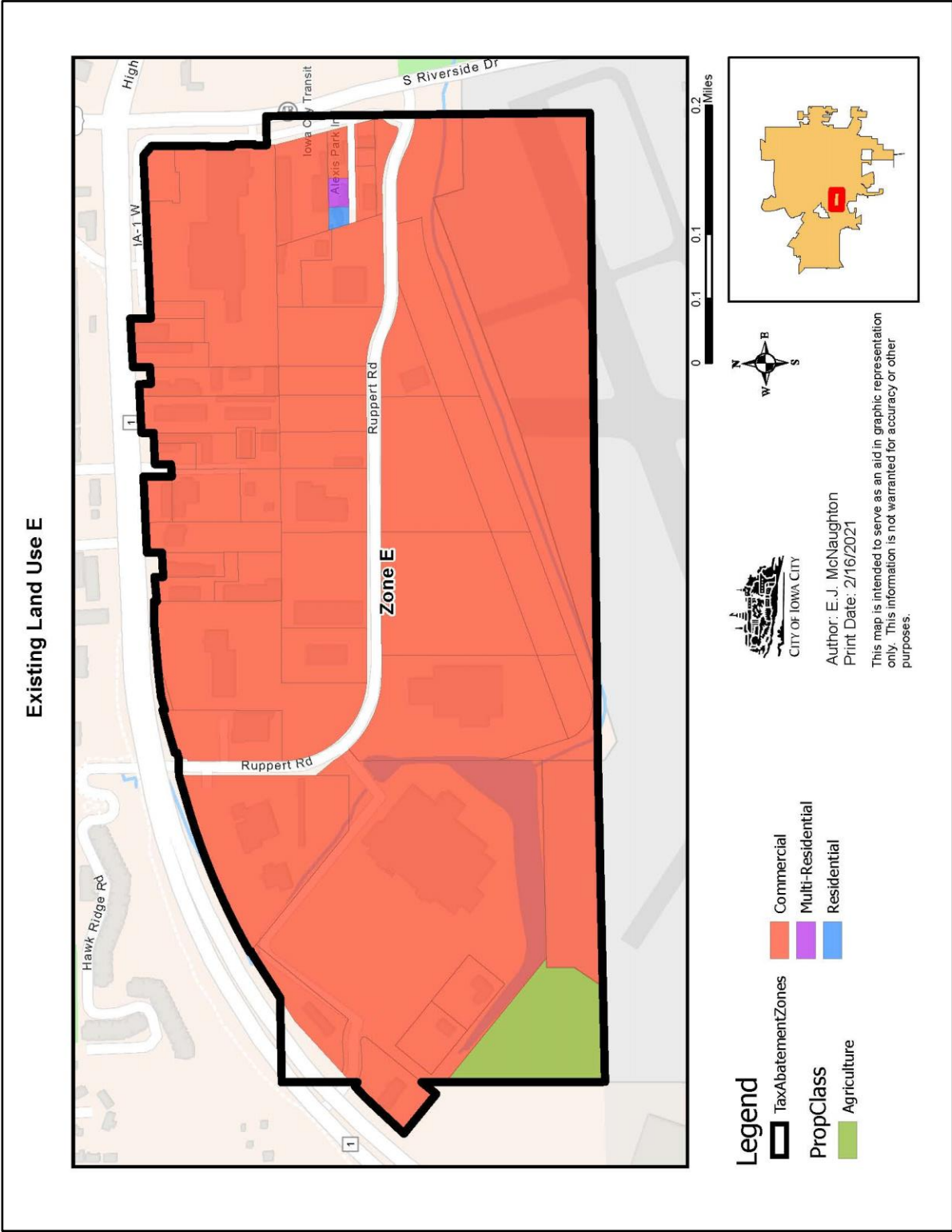
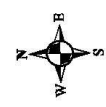
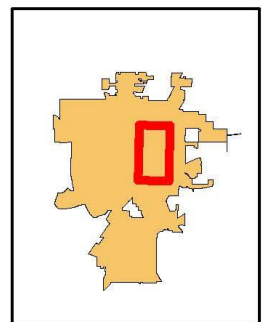
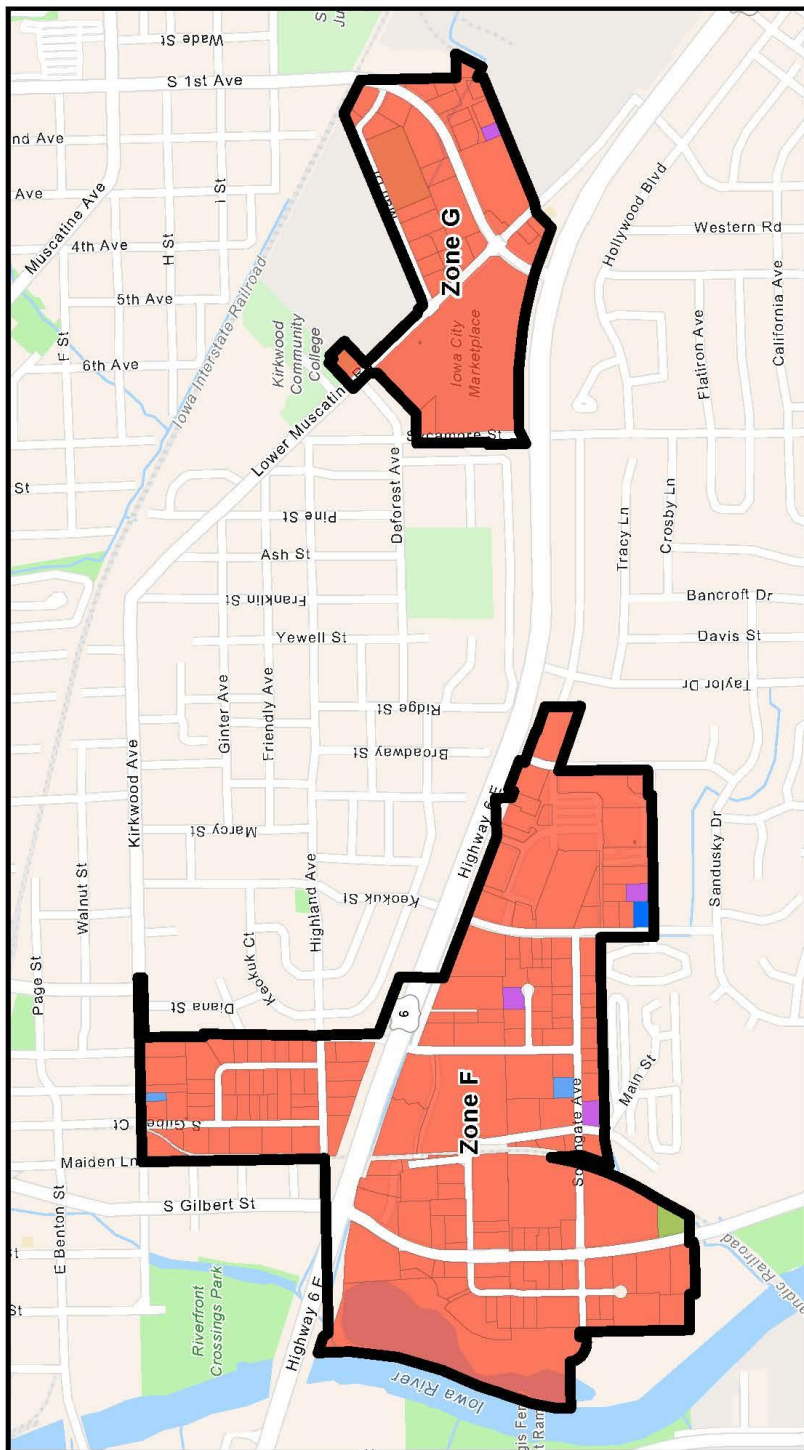


Exhibit 5 Existing Land Use map 3

Existing Land Use F-G



Author: E.J. McNaughton
 Print Date: 2/16/2021
 This map is intended to serve as an aid in graphic representation only. This information is not warranted for accuracy or other purposes.

- Legend**
- Tax Abatement Zones
 - Commercial
 - Multi-Residential
 - Residential
 - Agriculture
 - Industrial

Exhibit 6 Proposed Land Use map 1

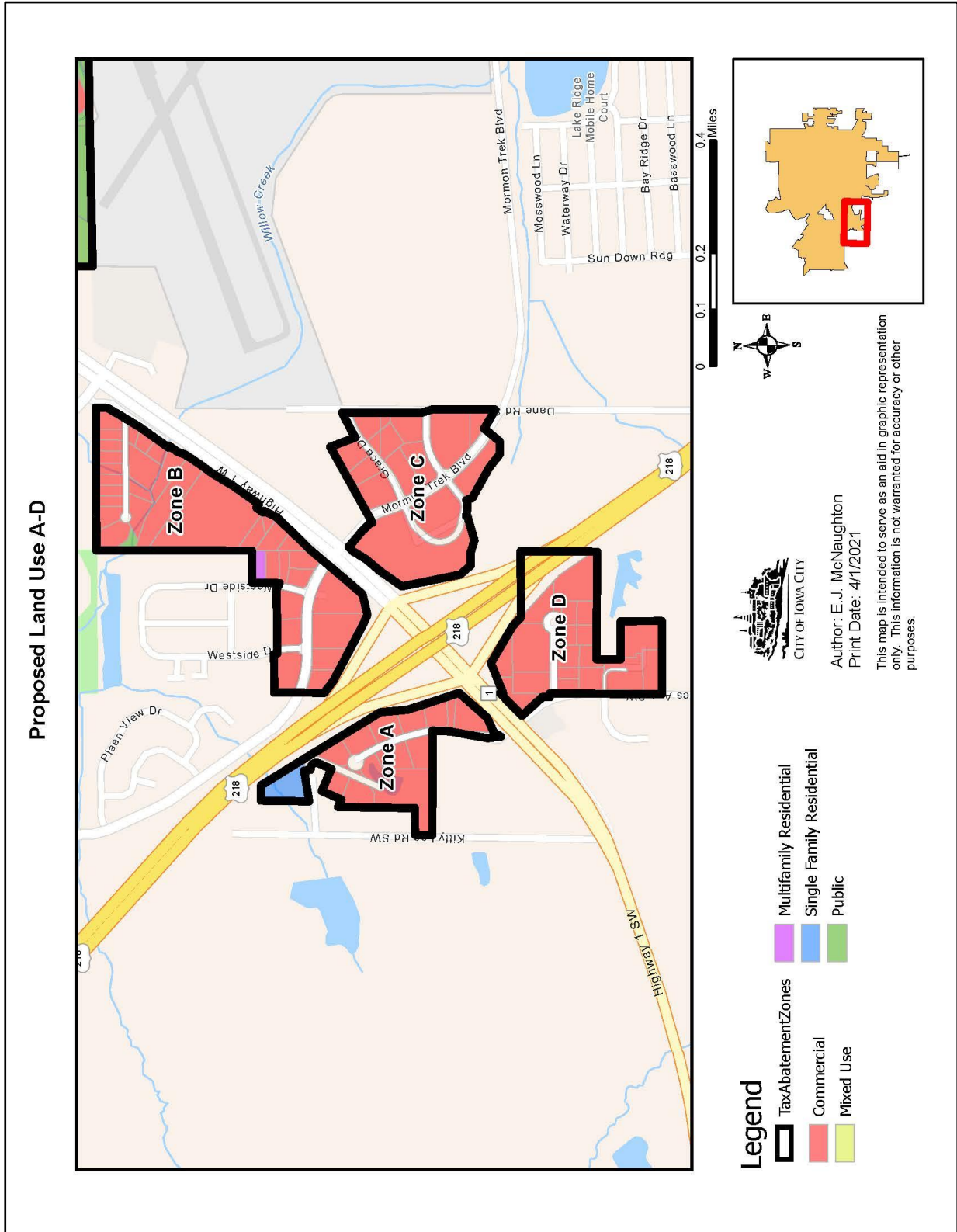


Exhibit 6 Proposed Land Use map 2

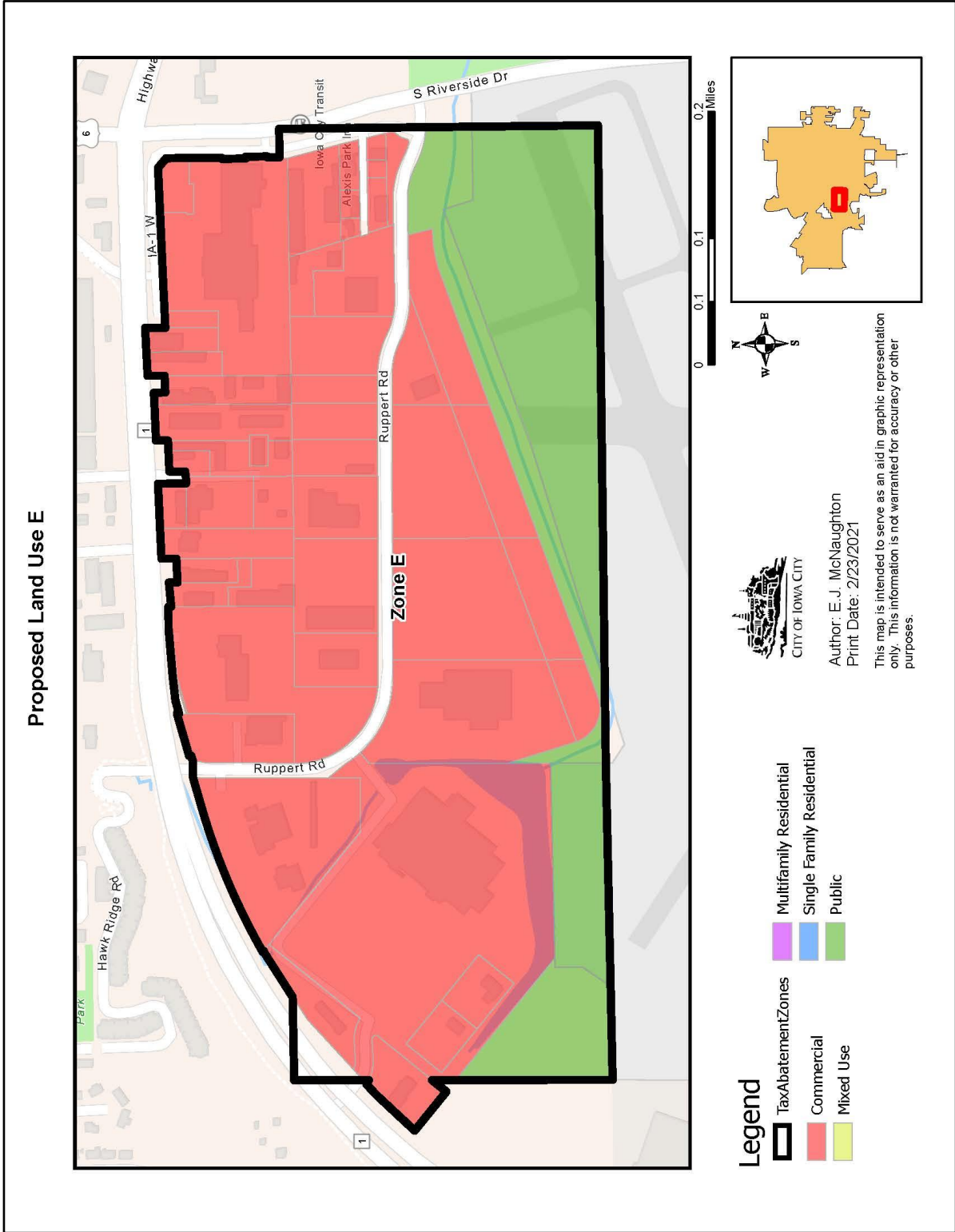


Exhibit 6 Proposed Land Use map 3

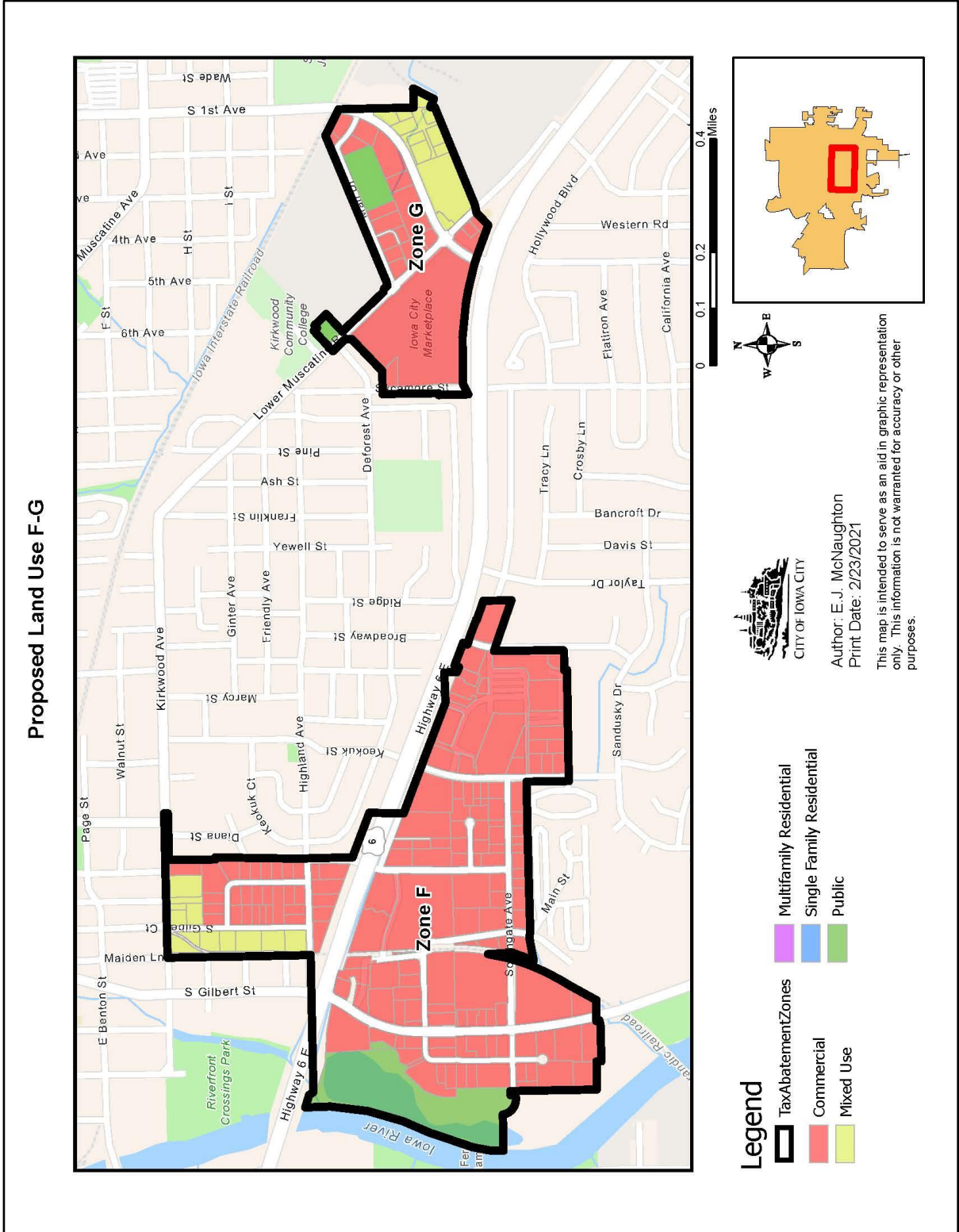


Exhibit 7
Minimum Assessment Agreement Form

MINIMUM ASSESSMENT AGREEMENT

THIS MINIMUM ASSESSMENT AGREEMENT (“Minimum Assessment Agreement” or “Assessment Agreement”) is dated as of _____, 20____, by and between the City of [CITY], Iowa (the “City”), an Iowa municipal corporation, and [OWNER OF QUALIFIED REAL ESTATE], a(n) Iowa _____ (“Owner”).

WHEREAS, consistent with the provisions of the City’s _____ Urban Revitalization Plan (the “Plan”), the Owner has submitted an Application for Tax Abatement dated as of _____, 20____ (the “Application”) regarding certain commercial real estate owned by Owner and located in the _____ Revitalization Area, which real estate is legally described as follows:

[LEGAL DESCRIPTION]

(the “Property”);

WHEREAS, the Application describes certain improvements that have been or are proposed to be constructed on the Property (the “Eligible Improvements”); and

WHEREAS, pursuant to Iowa Code Section 404.3C, the City and Owner desire to establish a Minimum Actual Value for the Eligible Improvements and Property following completion of the Eligible Improvements for the duration of the tax abatement requested by the Owner by submission of the Application, under the provisions of the Plan; and

WHEREAS, the [COUNTY] County Assessor has reviewed the preliminary plans and specifications for the Eligible Improvements that are contemplated to be constructed.

NOW, THEREFORE, the parties to this Minimum Assessment Agreement, in consideration of the promises, covenants and agreements made by each other, do hereby agree as follows:

1. Upon substantial completion of construction of the Eligible Improvements, but in no event later than January 1, _____, the minimum actual value fixed for assessment purposes for the Eligible Improvements and the Property (building and land value) in the aggregate shall be not less than _____ Dollars (\$_____), before rollback

The Minimum Actual Value shall terminate and be of no further force or effect as of December 31, _____ (“Assessment Termination Date”). Upon the Assessment Termination Date, this Minimum Assessment Agreement shall no longer control the assessment of the Property.

2. This Minimum Assessment Agreement shall be promptly recorded by the City with the Recorder of [COUNTY] County, Iowa. Such filing shall constitute notice to any subsequent encumbrancer of the Property (or part thereof), whether voluntary or involuntary, and this Minimum Assessment Agreement shall be binding and enforceable in its entirety against any such subsequent encumbrancer, including the holder of any mortgage. _____ shall pay all costs of recording.

3. This Minimum Assessment Agreement shall be binding upon and inure to the benefit of and be enforceable by the parties hereto and their respective successors and permitted assigns.

4. Nothing herein shall be deemed to waive the rights of Owner from seeking administrative or legal remedies to reduce the actual value assignment made by the Assessor in excess of the Minimum Actual Value established herein. In no event, however, shall Owner seek to reduce the actual value to an amount below the Minimum Actual Value established herein during the term of this Agreement. This Minimum Assessment Agreement may be amended or modified and any of its terms, covenants, representations, warranties or conditions waived, only by a written instrument executed by the parties hereto, or in the case of a waiver, by the party waiving compliance.

5. If any term, condition or provision of this Minimum Assessment Agreement is for any reason held to be illegal, invalid or inoperable, such illegality, invalidity or inoperability shall not affect the remainder hereof, which shall at the time be construed and enforced as if such illegal or invalid or inoperable portion were not contained herein.

6. The Minimum Actual Value herein established shall be of no further force and effect and this Minimum Assessment Agreement shall terminate pursuant to the Assessment Termination Date set forth in Section 1 above.

(SEAL)

CITY OF [CITY], IOWA

By: _____

Mayor _____

ATTEST:

By: _____
_____, City Clerk

STATE OF IOWA)
) SS
COUNTY OF [COUNTY])

On this _____ day of _____, _____, before me a Notary Public in and for said State, personally appeared _____ and _____, to me personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of [CITY], Iowa, a Municipality created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipality, and that said instrument was signed and sealed on behalf of said Municipality by authority and resolution of its City Council, and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipality by it voluntarily executed.

Notary Public in and for the State of Iowa

[OWNER]

By: _____

Print Name: _____

Its: _____

STATE OF _____)

) SS

COUNTY OF _____)

This record was acknowledged before me on this _____ day of _____, 2023, by _____, as the _____ of [OWNER], on behalf of whom the record was executed.

Notary Public in and for said state

CERTIFICATION OF ASSESSOR

The undersigned, having reviewed the plans and specifications for the Eligible Improvements to be constructed, and being of the opinion that the minimum actual value contained in the foregoing Minimum Assessment Agreement appears reasonable, hereby certifies as follows:

The undersigned Assessor, being legally responsible for the assessment of the above described property upon completion of the improvement to be made on it, certifies that the actual value assigned to that land and improvements upon completion shall be not less than \$_____.

Assessor for the County of [COUNTY], Iowa

Date

STATE OF IOWA)

) SS

COUNTY OF [COUNTY])

Subscribed and sworn to before me by _____, Assessor for the County of [COUNTY], Iowa on this ____ day of _____, 20____.

Notary Public for the State of Iowa

Consistent with Iowa Code §404.3C, a copy of Iowa Code §404.3C is attached, as follows:

1. For revitalization areas established under this chapter on or after the effective date of this division of this Act and for first-year exemption applications for property located in a revitalization area in existence on the effective date of this division of this Act filed on or after the effective date of this division of this Act, commercial property shall not receive a tax exemption under this chapter unless the city or county, as applicable, and the owner of the qualified real estate enter into a written assessment agreement specifying a minimum actual value until a specified termination date for the duration of the exemption period.

2. a. The assessment agreement shall be presented to the appropriate assessor. The assessor shall review the plans and specifications for the improvements to be made to the property and if the minimum actual value contained in the assessment agreement appears to be reasonable, the assessor shall execute the following certification upon the agreement:

The undersigned assessor, being legally responsible for the assessment of the above described property upon completion of the improvements to be made on it, certifies that the actual value assigned to that land and improvements upon completion shall not be less than \$ ●●●●●●●●

b. The assessment agreement with the certification of the assessor and a copy of this subsection shall be filed in the office of the county recorder of the county where the property is located. Upon completion of the improvements, the assessor shall value the property as required by law, except that the actual value shall not be less than the minimum actual value contained in the assessment agreement. This subsection does not prohibit the assessor from assigning a higher actual value to the property or prohibit the owner from seeking administrative or legal remedies to reduce the actual value assigned except that the actual value shall not be reduced below the minimum actual value contained in the assessment agreement. An assessor, county auditor, board of review, director of revenue, or court of this state shall not reduce or order the reduction of the actual value below the minimum actual value in the agreement during the term of the agreement regardless of the actual value which may result from the incomplete construction of improvements, destruction or diminution by any cause, insured or uninsured, except in the case of acquisition or reacquisition of the property by a public entity. Recording of an assessment agreement complying with this subsection constitutes notice of the assessment agreement to a subsequent purchaser or encumbrancer of the land or any part of it, whether voluntary or involuntary, and is binding upon a subsequent purchaser or encumbrancer.

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