MINUTES OF MEETING FOR HEARING ON PROPOSED REVITALIZATION PLAN

421464-48

Muscatine, Iowa

October 13, 2016

A meeting of the City Council of the City of Muscatine, Iowa, was held at the City Hall Council Chambers, in the City, at 7:00 o'clock p.m., on October 13, 2016. The Mayor presided and the roll was called, showing members present and absent as follows:

Present: Rehwaldt, Fitzgerald, Natvig, Saucedo, Bynum, Harvey, and Spread

Absent: None

The Mayor announced that this was the time and place set for hearing upon the designation of the Muscatine Grandview Avenue Urban Revitalization Area and the Proposed Plan for the Muscatine Grandview Avenue Urban Revitalization Area. All written objections, statements, and evidence heretofore filed were reported to the City Council, and all oral objections, statements, and all other exhibits presented were considered.

The following named persons presented oral objections, statements, or evidence; filed written objections or statements; or presented other exhibits:

(List all persons presenting written or oral statements or evidence.)

There being no further objections, comments, or evidence offered, the Mayor announced the hearing closed. After further considering all objections, comments, and evidence regarding the designation of the Muscatine Grandview Avenue Urban Revitalization Area and the Proposed Plan therefor, it was moved by Council Member Spread and seconded by Council Member Harvey that Resolution No. 93618-1016, the same being a resolution of intention regarding said Plan and Area, be adopted.

Whereupon, the Mayor put the question upon the motion and the roll being called, the following named Council Members voted:

Ayes: Rehwaldt, Fitzgerald, Natvig, Saucedo, Bynum, Harvey, and Spread

Nays: None

Whereupon, the Mayor declared the said resolution adopted, as follows:

RESOLUTION NO. 93618-1016

Stating the intentions of the City Council with regard to the designation of the Muscatine Grandview Avenue Urban Revitalization Area and the Proposed Plan therefor

WHEREAS, pursuant to the provisions of Chapter 404 of the Code of Iowa (the "Code") the City of Muscatine, Iowa, may designate an area of the City as a revitalization area, if that area meets the criteria of Section 1 of said Chapter 404; and

WHEREAS, the City Council of the City did find and determine that an area within the City identified by previous resolution as the Muscatine Grandview Avenue Urban Revitalization Area meets the criteria of Section 1 of said Chapter 404; and

WHEREAS, pursuant to the provisions of the Code, before designating any area as an urban revitalization area, the City must prepare a Proposed Plan for such revitalization area and hold certain public hearings thereon; and

WHEREAS, after mailed and published notice thereof was given, as required by the Code, the City Council of the City did, on October 13, 2016, hold a public hearing on the designation of the Muscatine Grandview Avenue Urban Revitalization Area and the Proposed Plan therefor and considered all objections, comments, and evidence there presented; and

WHEREAS, the Code gives owners or tenants of property within the proposed Muscatine Grandview Avenue Urban Revitalization Area 30 days in which to petition for a second public hearing;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Muscatine, Iowa, as follows:

Section 1. The Proposed Plan for the Muscatine Grandview Avenue Urban Revitalization Area is hereby tentatively approved and it is the intention of the City Council to finally adopt the Proposed Plan for the Muscatine Grandview Avenue Urban Revitalization Area on November 17, 2016, following the expiration of the 30-day period within which a petition may be filed requesting a second public hearing.

Section 2. The Muscatine Grandview Avenue Urban Revitalization Area as it is described in the Proposed Plan is tentatively approved, and it is the intention of the City Council to adopt an ordinance designating the Muscatine Grandview Avenue Urban Revitalization Area a revitalization area under the Code, following the expiration of the 30-day period within which a petition may be filed requesting a second public hearing.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved October 13, 2016.

Mayor

Attest:

City Clerk

* * *

There being no further business to come before the meeting, it was upon motion adjourned.

Mayor

Attest:

City Clerk

STATE OF IOWA
COUNTY OF MUSCATINE SS:
CITY OF MUSCATINE

I, the undersigned, City Clerk of the City of Muscatine, Iowa, do hereby certify that the above and foregoing is a true, correct and complete copy of the minutes of the public hearing on the designation of the Muscatine Grandview Avenue Urban Revitalization Area and the Proposed Plan for Muscatine Grandview Avenue Urban Revitalization Area held on October 13, 2016.

WITNESS MY HAND this 13th day of October, 2016.

City Clerk

URBAN REVITALIZATION PLAN

CITY OF MUSCATINE, IOWA
MUSCATINE GRANDVIEW AVENUE URBAN REVITALIZATION AREA

2016

INTRODUCTION

The Urban Revitalization Act, Chapter 404 of the Code of Iowa, is intended to encourage development, redevelopment and revitalization within a designated area of a city by authorizing property tax development incentives to the private sector. Qualified real estate within a designated area may be eligible to receive a total or partial exemption from property taxes on improvements for a specified number of years, with the goal of providing communities with a long-term increase or stabilization in the local tax base by encouraging new construction which might not otherwise occur.

Section 404.1 of the Code of Iowa provides that a City Council may designate an area of the City as a revitalization area, if that area is any of the following:

> "An area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, the existence of conditions which endanger life or property by fire and other causes or a combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime and which is detrimental to the public health, safety, or welfare."

> "An area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, incompatible land use relationships, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the actual value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or a combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, or welfare in its present condition and use."

> "An area in which there is a predominance of buildings or improvements which by reason of age, history, architecture or significance should be preserved or restored to productive use."

> "An area which is appropriate as an economic development area as defined in Section 403.17 of the Code of Iowa."

> "An area designated as appropriate for public improvements related to housing and residential development, or construction of housing and residential development including single or multifamily housing."

Section 404.2 of the Code of Iowa requires that a city prepare a plan to govern activities within the proposed revitalization area, and the balance of this document is intended to set out the elements of a plan that are mandated by state law.

A. DESCRIPTION OF THE AREA AND MAP

The revitalization area shall be known as the Muscatine Grandview Avenue Urban Revitalization Area (the "Revitalization Area"), and the legal description of real property to be included within the Revitalization Area is as follows:

Certain real property situated in the City of Muscatine, Muscatine County, State of Iowa bearing the following Muscatine County Property Tax Parcel Identification Numbers as of September 2, 2016:

1302154017, 1302154019, 1302154025, 1302154026, 1302154027, 1302154028, 1302154029, 1302155020, 1302155021, 1302155022, 1302155025, 1302158016, 1302158020, 1302158022, 1302158024, 1302158028, 1302158032, 1302158036, 1302158037, 1302159002, 1302159003, 1302159004, 1302159005, 1302159009, 1302159011, 1302159012, 1302181006, 1302181010, 1302181012, 1302183007, 1302184002, 1302303008, 1302304014, 1302304015, 1302304016, 1302305001, 1302305002, 1302305003, 1302305005, 1302305006, 1302305007, 1302305010, 1302305011, 1302305012, 1302307010, 1302307011, 1302307012, 1302307013, 1302307016, 1302307018, 1302308001, 1302309001, 1302309002, 1302309003, 1302309006, 1302309007, 1303434002, 1303434004, 1303437010, 1303437011, 1303437012, 1303437013, 1303437014, 1303437015, 1303457002,1303457008 , 1303457009, 1303477009, 1303477010, 1303477011, 1303477012, 1303478006, 1303478008, 1303480006, 1303480010, 1303481001, 1303481013, 1303481016, 1303483007, 1303484003, 1303484004, 1303485005, 1303485012, 1303485013, 1303485014, 1309400012, 1309400019, 1309400021, 1309400023, 1309400027, 1309400028, 1309400029, 1309400031, 1309400039, 1309400043, 1309400041, 1310126002, 1310126003, 1310127006, 1310176002, 1310176003, 1310176004, 1310176005, 1310176006, 1310176007, 1310177004, 1310177005, 1310177006, 1310202001, 1310202005, 1310202006, 1310202009, 1310202010, 1310202012, 1310202014, 1310202015, 1310202016, 1310202017, 1310202018, 1310203002, 1310203006, 1310203007, 1310205001, 1310205002, 1310205003, 1310205004, 1310205005, 1310205006, 1310206002, 1310206009, 1310206010, 1310206011, 1310206012, 1310208001, 1310208002, 1310208005, 1310208006, 1310209008, 1310209009, 1310212002, 1310212005, 1310212006, 1310251002, 1310301010, 1310301014, 1310301015, 1310301016, 1310301018, 1310301019, 1310301022, 1310301030, 1310301035, 1310302001, 1310351001, and 1316200019.

A map showing the real property to be included within the Revitalization Area is attached as Exhibit A.

B. DESIGNATION CRITERIA

In accordance with Section 404.1 of the Act, the City Council has made the following determinations with respect to the Revitalization Area:

1. The Revitalization Area is an area which is appropriate as an economic development area as defined in Section 403.17 of the Code of Iowa.

2. The economic development of the Revitalization Area is necessary in the interest of the public welfare of the residents of the City and the Revitalization Area substantially meets the criteria set forth in Section 404.1 of the Act.

C. OBJECTIVES

This plan is prepared in conformance with Section 404.2 of the Code of Iowa for the purpose of providing incentives and outlining procedures to enhance the potential commercial and industrial development in the Revitalization Area. Planning goals include revitalizing the area through the promotion of new construction on vacant land, rehabilitation of existing commercial and industrial property, stabilizing and increasing the tax base, and providing overall aesthetic improvement.

D. PRESENT ZONING AND PROPOSED LAND USE

The property within the Revitalization Area is zoned for commercial and industrial purposes, and new and expanded commercial and industrial development is proposed in the Revitalization Area.

E. PROPOSALS FOR EXPANDING CITY SERVICES

The City proposes that, as it becomes financially feasible, the provision of municipal services to the Revitalization Area will be expanded and improved to meet the demands of commercial and industrial development.

F. ELIGIBLE IMPROVEMENTS AND EXEMPTIONS

Commercial and Industrial Improvements.

1. *Commercial Improvements.* The construction of new and the rehabilitation of and additions to existing commercial facilities.

2. *Industrial Improvements.* The construction of new and the rehabilitation of and additions to existing industrial facilities.

3. *Exemption.* At the option of the property owner submitting an application for exemption pursuant to Section I of this plan, all qualified real estate assessed as commercial or industrial property is eligible to receive one of the following exemptions from taxation:

A. For a period of three years on 100% of the actual value added by the improvements; or

B. A partial exemption from taxation for a period of ten years as follows:

For the first year, an exemption from taxation on 80% of the actual value added.

For the second year, an exemption from taxation on 70% of the actual value added.

For the third year, an exemption from taxation on 60% of the actual value added.

For the fourth year, an exemption from taxation on 50% of the actual value added.

For the fifth year, an exemption from taxation on 40% of the actual value added.

For the sixth year, an exemption from taxation on 40% of the actual value added.

For the seventh year, an exemption from taxation on 30% of the actual value added.

For the eighth year, an exemption from taxation on 30% of the actual value added.

For the ninth year, an exemption from taxation on 20% of the actual value added.

For the tenth year, an exemption from taxation on 20% of the actual value added.

G. ACTUAL VALUE ADDED

Actual value added by improvements, as used in this plan, means the actual value added as of the first year for which the exemption was received. In order to be eligible for tax abatement, the increase in actual value of the property must be at least 15%. All improvements, in order to be considered eligible, must be completed in conformance with all applicable regulations of the City of Muscatine, and must be completed during the time the Revitalization Area is designated by ordinance as a revitalization area.

H. TIME FRAME

Eligibility for tax abatement under this plan will commence on the effective date of the ordinance designating the Revitalization Area, until, 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 would cease to be of benefit to the City, in which case the City Council may repeal the ordinance, pursuant to Section 404.7 of the Code of Iowa. In the event the ordinance is repealed, all exemptions granted prior to such repeal shall continue until their expiration.

I. APPLICATION PROCEDURES

An application shall be filed for each new exemption claimed. The property owner must apply to the City for an exemption by February 1st of the assessment year for which the exemption is first claimed. The application shall contain, but not be limited to, the following information: The nature of the improvement, its cost, and the estimated or actual date of completion of the improvement.

J. APPROVAL OF APPLICATIONS

The City Council shall approve all applications submitted for completed projects if:

1. The project, as determined by the City Council, is in conformance with this plan;

2. The project is located within the Revitalization Area; and,

3. The improvements were made during the time the Revitalization Area was designated by ordinance as a revitalization area.

All approved applications shall be forwarded to the Muscatine County Assessor (the "Assessor") for review, pursuant to Section 404.5 of the Code of Iowa. The Assessor shall make a physical review of all properties with approved applications. The Assessor shall determine the increase in actual value for tax purposes due to the improvements and notify the applicant of the determination, which may be appealed to the local board of review pursuant to Section 441.37 of the Code of Iowa. After the initial tax exemption is granted, the Assessor shall continue to grant the tax exemption for the time period specified on the approved application. The tax exemptions for the succeeding years shall be granted without the owner(s) having to file an application for succeeding years.

K. OTHER SOURCES OF REVITALIZATION FUNDS

The City anticipates no federal or state grants or loans for improvements in the Revitalization Area at this time other than those of conventional lending institutions at normal market rates.

However, it is not the intention of the City to prohibit the use of other appropriate federal or state revitalization or incentive programs within the area.

L. 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 Revitalization Area.

M. OWNERS OF PROPERTY AND ASSESSED VALUATION

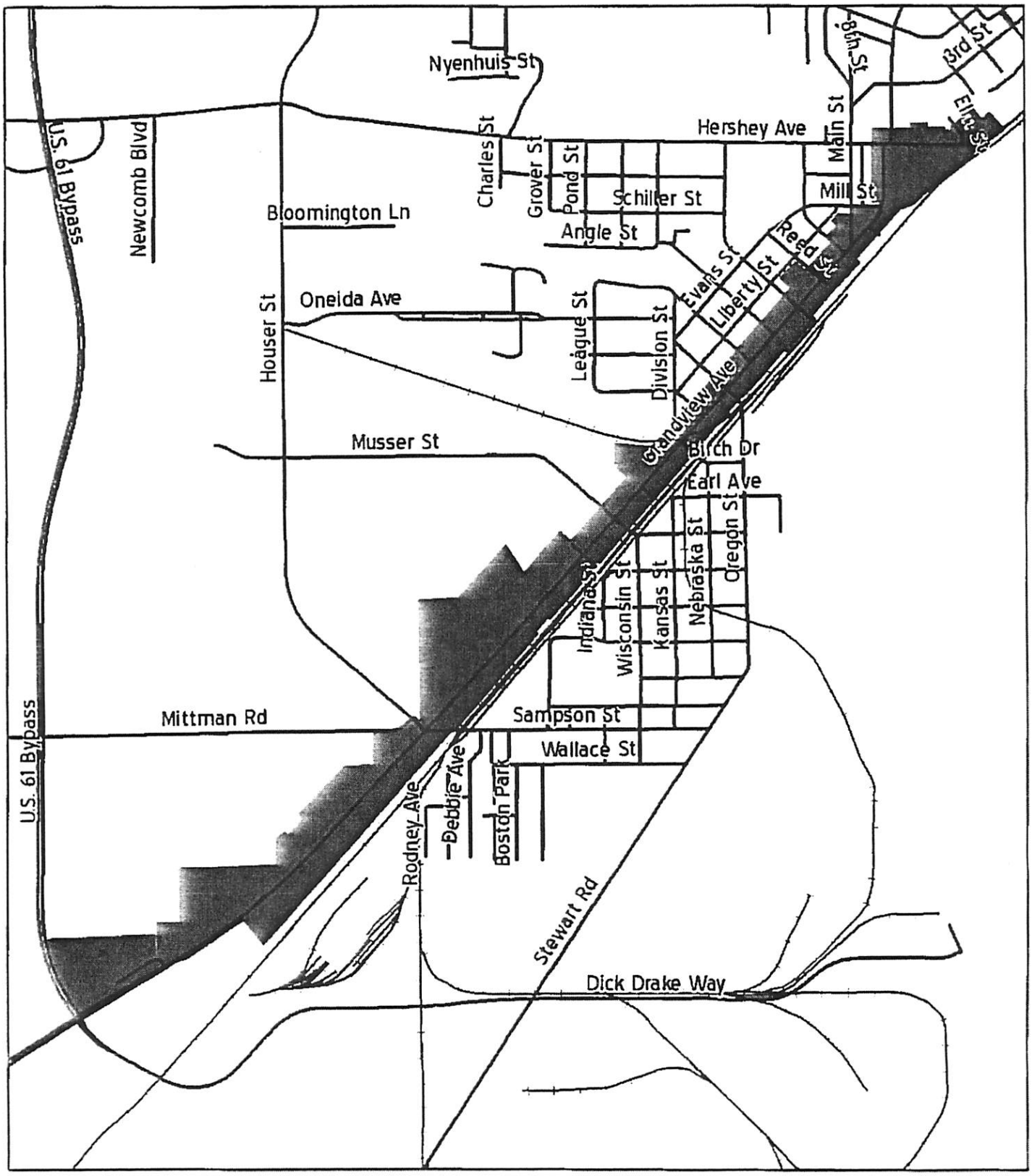
The names and addresses of the owners of the property located within the Revitalization Area and the assessed valuation of such property is set forth on Exhibit B attached hereto.

N. REVITALIZATION AREA ALSO INCLUDED IN CONSOLIDATED MUSCATINE URBAN RENEWAL AREA

The real property being included as part of the Revitalization Area has also been included in the City's existing Consolidated Muscatine Urban Renewal Area established pursuant to the Urban Renewal Act, Chapter 403 of the Code of Iowa. The City Council reserves the right to deny any application for tax abatement made pursuant to this Urban Revitalization Plan for the reason that the City Council has determined that the property for which the abatement is sought is involved in an urban renewal project of the City.

EXHIBIT A

MAP OF PROPERTY IN MUSCATINE REVITALIZATION AREA



Muscatine Grandview Avenue Urban Revitalization Area

MUSCATINE

Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine
Prepared by: Andrew Fangman, City Planner
Date: September 8, 2016

Muscatine Grandview Avenue Urban Revitalization Area

0 500 1,000 2,000 Feet

N

EXHIBIT B

NAME AND ADDRESSES OF THE OWNERS OF PROPERTY LOCATED WITHIN THE REVITALIZATION AREA AND ASSESSED VALUATION OF SUCH PROPERTY

Parcel	Name	Address 1	Address 2	Address 3	Zip	Zip 4	2016 Land Value	2016 Bldg Value	2016 Dwelling Value	Zoning
1302154019	HERSHEY PROPERTIES	% JOHNSTON GREG	323 E 2ND ST	MUSCATINE IA	52761	4109	9,410	-	-	MU-C1 - C1 Neighborhood General Commercial
1302154025	MUSCATINE CITY OF		215 SYCAMORE ST	MUSCATINE IA	52761	3800	-	-	-	MU-C1 - C1 Neighborhood General Commercial
1302154026	HERSHEY PROPERTIES	% JOHNSTON GREG	323 E 2ND ST	MUSCATINE IA	52761	4109	2,160	-	-	MU-C1 - C1 Neighborhood General Commercial
1302154027	MUSCATINE CITY OF		215 SYCAMORE ST	MUSCATINE IA	52761	3800	-	-	-	MU-C1 - C1 Neighborhood General Commercial
1302154028	HERSHEY PROPERTIES	% JOHNSTON GREG	323 E 2ND ST	MUSCATINE IA	52761	4109	13,910	7,500	-	MU-C1 - C1 Neighborhood General Commercial
1302154029	MUSCATINE CITY OF		215 SYCAMORE ST	MUSCATINE IA	52761	3800	-	-	-	MU-C1 - C1 Neighborhood General Commercial
1302155020	HINMAN LINDA C TR		2474 PRAIRIE ROSE RIDGE	MUSCATINE IA	52761	9112	18,480	45,928	-	MU-C1 - C1 Neighborhood General Commercial
1302155020M	HINMAN LINDA C TR		2474 PRAIRIE ROSE RIDGE	MUSCATINE IA	52761	9112	4,620	-	11,482	
1302155021	BRYANT ROBERT P	BRYANT ROSEMARY	2100 MULBERRY AVE	MUSCATINE IA	52761	3559	56,780	15,500	-	MU-C1 - C1 Neighborhood General Commercial
1302155022	GRAHAM RUTH ANN		2510 LUCAS ST	MUSCATINE IA	52761	2107	13,380	18,010	-	MU-C1 - C1 Neighborhood General Commercial
1302155022M	GRAHAM RUTH ANN		2510 LUCAS ST	MUSCATINE IA	52761	2107	13,380	-	17,460	
1302155025	A GUY AND A GRILL INC		1033 HERSHEY AVE	MUSCATINE IA	52761	2823	87,070	62,080	-	MU-C1 - C1 Neighborhood General Commercial
1302158016	GREEN STREET DEVELOPMENT LLC	% FNB TRUST DEPT JERRY ROSS ESTA	300 E 2ND ST	MUSCATINE IA	52761	4106	29,110	69,430	-	MU-M1 - M1-Light Industrial
1302158020	CPS ENTERPRISES LLC		13041 130TH ST	WAPELLO IA	52653	9442	4,900	-	38,640	MU-M1 - M1-Light Industrial
1302158022	CPS ENTERPRISES LLC		13041 130TH ST	WAPELLO IA	52653	9442	4,900	-	43,450	MU-M1 - M1-Light Industrial
1302158024	DILLARD JEANETTE P TR		204 GREEN ST	MUSCATINE IA	52761	1826	6,130	-	55,550	MU-M1 - M1-Light Industrial
1302158028	ROCHA CESAR A		202 GREEN ST	MUSCATINE IA	52761	1826	6,490	-	61,810	MU-M1 - M1-Light Industrial
1302158032	BGA LLC		2111 PARK AVE	MUSCATINE IA	52761	5441	25,410	4,340	-	MU-M1 - M1-Light Industrial
1302158036	GREEN STREET DEVELOPMENT LLC	% FNB TRUST DEPT JERRY ROSS ESTA	300 E 2ND ST	MUSCATINE IA	52761	4106	32,070	-	-	MU-M1 - M1-Light Industrial
1302158037	GREEN STREET DEVELOPMENT LLC	% FNB TRUST DEPT JERRY ROSS ESTA	300 E 2ND ST	MUSCATINE IA	52761	4106	8,620	4,500	-	MU-M1 - M1-Light Industrial
1302159002	MUSCATINE CITY OF		215 SYCAMORE ST	MUSCATINE IA	52761	3800	-	-	-	MU-M1 - M1-Light Industrial
1302159003	CARVER RIVERFRONT	REAL ESTATE INC	2415 PARK AVE	MUSCATINE IA	52761	4019	89,270	76,060	-	MU-M1 - M1-Light Industrial
1302159004	MCKEE BUTTON CO		PO BOX 230	MUSCATINE IA	52761	4	33,000	-	-	MU-M1 - M1-Light Industrial
1302159005	TESTRAKE BROTHERS INC		1116 MUSSER ST	MUSCATINE IA	52761	1643	23,760	128,000	-	MU-M1 - M1-Light Industrial
1302159009	CARVER RIVERFRONT	REAL ESTATE INC	2415 PARK AVE	MUSCATINE IA	52761	4019	170	-	-	MU-M1 - M1-Light Industrial
1302159011	CARVER RIVERFRONT	REAL ESTATE INC	2415 PARK AVE	MUSCATINE IA	52761	4019	9,410	6,810	-	MU-M1 - M1-Light Industrial
1302159012	GREENFIELD ENVIRONMENTAL	MULTISTATE TRUST LLC	PO BOX 1189	HELENA MT	59624	1189	46,030	-	-	MU-C1 - C1 Neighborhood General Commercial
1302181006	BAUERBACH DAVID A		966 ELM ST	MUSCATINE IA	52761	2800	25,360	-	15,750	MU-R3 - R3-Single Family Residence
1302181010	PHELPS NIEGEL		905 W MISSISSIPPI DR	MUSCATINE IA	52761	2826	36,650	29,390	-	MU-C1 - C1 Neighborhood General Commercial
1302181012	KELLY TIMOTHY R		1201 HALSTEAD ST	MUSCATINE IA	52761	5010	63,920	46,640	-	MU-C1 - C1 Neighborhood General Commercial
1302183007	STANBRO DAVID L	STANBRO AMY C	218 DILLAWAY ST	MUSCATINE IA	52761	3013	8,090	-	88,190	MU-C1 - C1 Neighborhood General Commercial
1302184002	MCKEE BUTTON CO		PO BOX 230	MUSCATINE IA	52761	4	41,580	408,390	-	MU-M1 - M1-Light Industrial
1302303008	T L W CORP		501 W BYPASS 61	MUSCATINE IA	52761	8921	56,100	163,100	-	MU-C1 - C1 Neighborhood General Commercial
1302304014	SMITH FAMILY	PARTNERSHIP LLC	3707 W RIVER DR	DAVENPORT IA	52802	2411	68,400	35,210	-	MU-C1 - C1 Neighborhood General Commercial
1302304015	CLARK WARREN F		103 GRANDVIEW AVE	MUSCATINE IA	52761	1816	15,360	94,040	-	MU-C1 - C1 Neighborhood General Commercial
1302304016	CLARK WARREN F		103 GRANDVIEW AVE	MUSCATINE IA	52761	1816	21,990	550	-	MU-C1 - C1 Neighborhood General Commercial
1302305001	CARVER RIVERFRONT	REAL ESTATE INC	2415 PARK AVE	MUSCATINE IA	52761	4019	1,160	-	-	MU-C1 - C1 Neighborhood General Commercial
1302305002	MUSCATINE CITY OF		215 SYCAMORE ST	MUSCATINE IA	52761	3800	-	-	-	MU-C1 - C1 Neighborhood General Commercial
1302305003	MUSCATINE CITY OF		215 SYCAMORE ST	MUSCATINE IA	52761	3800	-	-	-	MU-C1 - C1 Neighborhood General Commercial
1302305005	MUSCATINE CITY OF		215 SYCAMORE ST	MUSCATINE IA	52761	3800	-	-	-	MU-C1 - C1 Neighborhood General Commercial
1302305006	MUSCATINE CITY OF		215 SYCAMORE ST	MUSCATINE IA	52761	3800	-	-	-	MU-C1 - C1 Neighborhood General Commercial
1302305007	MUSCATINE CITY OF		215 SYCAMORE ST	MUSCATINE IA	52761	3800	-	-	-	MU-C1 - C1 Neighborhood General Commercial
1302305010	MUSCATINE CITY OF		215 SYCAMORE ST	MUSCATINE IA	52761	3800	-	-	-	MU-C1 - C1 Neighborhood General Commercial
1302305011	MUSCATINE CITY OF		215 SYCAMORE ST	MUSCATINE IA	52761	3800	-	-	-	MU-C1 - C1 Neighborhood General Commercial
1302305012	MUSCATINE CITY OF		215 SYCAMORE ST	MUSCATINE IA	52761	3800	-	-	-	MU-C1 - C1 Neighborhood General Commercial
1302307010	OXLEY BRIAN J		202 REED ST	MUSCATINE IA	52761	1840	8,740	-	64,360	MU-C1 - C1 Neighborhood General Commercial
1302307011	KINGDOM FIRST PROPERTIES LLC		1614 N 19TH ST	TAMPA FL	33605	5236	3,380	-	53,710	MU-C1 - C1 Neighborhood General Commercial
1302307012	CEDAR STREET INVESTMENTS LLC		301 E 2ND ST	MUSCATINE IA	52761	4109	14,100	-	67,020	MU-C1 - C1 Neighborhood General Commercial
1302307013	CLARK WARREN F		233 DILLAWAY ST	MUSCATINE IA	52761	3014	15,400	-	41,310	MU-C1 - C1 Neighborhood General Commercial
1302307016	CLARK WARREN F		233 DILLAWAY ST	MUSCATINE IA	52761	3014	7,520	-	52,360	MU-C1 - C1 Neighborhood General Commercial
1302307018	RIVER BEND REALTY CO	% J & K BUTTON CO	319 W MISSISSIPPI DR	MUSCATINE IA	52761	3149	35,110	26,900	-	MU-C1 - C1 Neighborhood General Commercial
1302308001	CHICAGO PACIFIC CORP	TAX DEPT - 7TH FLOOR	200 S MICHIGAN AVE	CHICAGO IL	60604	2402	-	-	-	
1302309001	MONTAGUE RYAN		525 VALLEY BROOK DR SE	CEDAR RAPIDS IA	52403	1608	16,170	40,110	-	MU-C1 - C1 Neighborhood General Commercial
1302309001M	MONTAGUE RYAN		525 VALLEY BROOK DR SE	CEDAR RAPIDS IA	52403	1608	6,930	-	17,190	
1302309002	MCMANUS DALLAS	MCMANUS KERRI	2819 140TH ST	WILTON IA	52778	9329	7,050	-	21,750	MU-C1 - C1 Neighborhood General Commercial

Parcel	Owner	Address 1	Address 2	Address 3	Zip	Zip Ext	2016 Land Value	2016 Bldg Value	2016 Dwelling Value	Zoning
1302309003	JOHNSON RAYMOND G	JOHNSON LINDA C	412 GRANDVIEW AVE	MUSCATINE IA	52761	1820	16,920	-	50,830	MU-C1 - C1 Neighborhood General Commercial
1302309006	JANSSEN DARRELL		PO BOX 205	WILTON IA	52778	205	14,100	-	38,800	MU-C1 - C1 Neighborhood General Commercial
1302309007	MCMANUS BARRY	MCMANUS TERI	3615 GRANDVIEW AVE	MUSCATINE IA	52761	1344	14,100	-	76,610	MU-C1 - C1 Neighborhood General Commercial
1303434002	PAL HOLDING LLC		PO BOX 128	LETTS IA	52754	128	110,880	370,890	-	MU-C1 - C1 Neighborhood General Commercial
1303434004	SCHMELZER GARY D	SCHMELZER BARBARA J	1495 WASHINGTON ST	MUSCATINE IA	52761	5042	19,635	61,345	-	MU-C1 - C1 Neighborhood General Commercial
1303434004M	SCHMELZER GARY D	SCHMELZER BARBARA J	1495 WASHINGTON ST	MUSCATINE IA	52761	5042	3,465	-	10,825	
1303437010	SPRATT OIL SALES INC		PO BOX 753	MUSCATINE IA	52761	13	11,280	-	-	MU-C1 - C1 Neighborhood General Commercial
1303437011	DML INC		717 W MISSISSIPPI DR	MUSCATINE IA	52761	2824	14,100	-	60,900	MU-C1 - C1 Neighborhood General Commercial
1303437012	T BELL PROPERTIES LLC		6963 WAPSI AVE SE	LONE TREE IA	52755	9502	7,590	-	145,270	MU-C1 - C1 Neighborhood General Commercial
1303437013	BURR JAMES A		309 BARTLETT ST	MUSCATINE IA	52761	3438	5,970	10,500	-	MU-C1 - C1 Neighborhood General Commercial
1303437014	MCCULLOUGH ROD A		PO BOX 753	MUSCATINE IA	52761	13	3,930	26,120	-	MU-C1 - C1 Neighborhood General Commercial
1303437015	MCCULLOUGH ROD A		PO BOX 753	MUSCATINE IA	52761	13	42,270	27,380	-	MU-C1 - C1 Neighborhood General Commercial
1303457002	BREWER MAX CORP		2705 HAPPY JOE DR	BETTENDORF IA	52722	3297	31,510	96,950	-	MU-M2 - M2-Heavy Industrial
1303457008	931 GRANDVIEW LLC		135 NE BOND ST	PEORIA IL	61603	0	15,770	-	-	MU-M2 - M2-Heavy Industrial
1303457009	931 GRANDVIEW LLC		135 NE BOND ST	PEORIA IL	61603	0	37,130	19,440	-	MU-M2 - M2-Heavy Industrial
1303477009	CEDAR STREET INVESTMENTS LLC		301 E 2ND ST	MUSCATINE IA	52761	4109	6,580	-	42,320	MU-C1 - C1 Neighborhood General Commercial
1303477010	AGUILAR ROZENDO		501 PINE ST	MUSCATINE IA	52761	3235	7,520	-	44,120	MU-C1 - C1 Neighborhood General Commercial
1303477011	CARLSON ARON	CARLSON CHRISTINE	13121 322ND ST W	ILLINOIS CITY IL	61259	6258	46,200	101,330	-	MU-C1 - C1 Neighborhood General Commercial
1303477012	WIEMER PARTNERSHIP		400 E 3RD ST	MUSCATINE IA	52761	4117	46,200	76,670	-	MU-C1 - C1 Neighborhood General Commercial
1303478006	EATON RODNEY R		2904 180TH ST	MUSCATINE IA	52761	9519	50,530	103,840	-	MU-C1 - C1 Neighborhood General Commercial
1303478008	OLE RENTALS II LLC		PO BOX 60	ABERDEEN SD	57402	60	50,020	243,700	-	MU-C1 - C1 Neighborhood General Commercial
1303480006	KUM & GO LC	% PROPERTY MANAGER	6400 WESTOWN PARKWAY	WEST DES MOINES	50266	7709	66,000	129,180	-	MU-C1 - C1 Neighborhood General Commercial
1303480010	4 G PROPERTIES LLC	% WESTAR FOODS INC	10777 BARKLEY ST STE 120	OVERLAND PARK K	66211	1162	69,300	409,430	-	MU-C1 - C1 Neighborhood General Commercial
1303481001	VOSS PETROLEUM CO		2443 RUBY RD	MOUNT PLEASANT	52641	8204	88,000	13,820	-	MU-C1 - C1 Neighborhood General Commercial
1303481013	ABDULSKI LIRIM		107 SUMMERFIELD BLVD	FRUITLAND IA	52749	9310	69,780	90,920	-	MU-C1 - C1 Neighborhood General Commercial
1303481016	ARNOLD MOTOR SUPPLY LLP		PO BOX 320	SPENCER IA	51301	320	144,560	201,590	-	MU-C1 - C1 Neighborhood General Commercial
1303483007	CEFALA-DIANA L P	% CDLP MICHAEL DIMICELI GP	10208 W DAMEIER RD	LENA IL	61048	9541	139,700	390,010	-	MU-C1 - C1 Neighborhood General Commercial
1303484003	PETERSON JANET		911 GRANDVIEW AVE	MUSCATINE IA	52761	1628	16,390	-	38,140	MU-M1 - M1-Light Industrial
1303484004	CASTRO MIGUEL M		206 W 6TH ST	MUSCATINE IA	52761	3212	22,560	-	32,090	MU-M1 - M1-Light Industrial
1303485005	SELL JAMES S	SELL DELORES A	2803 180TH ST	MUSCATINE IA	52761	9744	37,540	120,520	-	MU-M1 - M1-Light Industrial
1303485012	SHADOW LAWN LLC		5453 HWY 305	LETTS IA	52754	0	60,500	54,510	-	MU-M1 - M1-Light Industrial
1303485013	T & S PARTNERSHIP		808 GRANDVIEW AVE	MUSCATINE IA	52761	1623	21,050	22,350	-	MU-M1 - M1-Light Industrial
1303485014	CASTLE GLADYS		812 GRANDVIEW AVE	MUSCATINE IA	52761	1623	21,290	11,780	-	MU-M1 - M1-Light Industrial
1309400012	HIGHLAND CONCRETE DESIGN LLC		2604 MULBERRY AVE	MUSCATINE IA	52761	2744	87,810	61,590	-	MU-M1 - M1-Light Industrial
1309400019	SADDLE UP LLC		301 IOWA AVE STE 400	MUSCATINE IA	52761	3850	103,340	128,130	-	MU-M1 - M1-Light Industrial
1309400021	GTM PROPERTIES LLC		1501 PLAZA PL	MUSCATINE IA	52761	5346	15,410	-	-	MU-M1 - M1-Light Industrial
1309400023	GTM PROPERTIES LLC		1501 PLAZA PL	MUSCATINE IA	52761	5346	98,800	200,710	-	MU-M1 - M1-Light Industrial
1309400027	REINIER TOM	REINIER ROSANN	309 MOSSWOOD LN	IOWA CITY IA	52246	6113	500	-	-	MU-M1 - M1-Light Industrial
1309400028	GTM PROPERTIES LLC		1501 PLAZA PL	MUSCATINE IA	52761	5346	22,870	-	-	MU-M1 - M1-Light Industrial
1309400029	GTM PROPERTIES LLC		1501 PLAZA PL	MUSCATINE IA	52761	5346	23,240	-	-	MU-M1 - M1-Light Industrial
1309400031	MUSCATINE PLAZA PROPERTIES LLC		1500 PLAZA PL	MUSCATINE IA	52761	5315	233,640	687,770	-	MU-M1 - M1-Light Industrial
1309400039	MUSCATINE PLAZA PROPERTIES LLC		1500 PLAZA PL	MUSCATINE IA	52761	5315	73,480	94,740	-	MU-M1 - M1-Light Industrial
1309400041	HART RONALD E	HART GLORIA	2050 MISSISSIPPI VIEW DR	MUSCATINE IA	52761	8326	99,660	64,180	-	MU-M2 - M2-Heavy Industrial
1309400043	WHITLOCK JOHN M & CONNIE J 1/2	% MOTION INDUSTRIES INC	PO BOX 1477	BIRMINGHAM AL	35201	1477	29,520	-	-	MU-M1 - M1-Light Industrial
1310126002	ROSEBOWL PROPERTIES LLC	% ROB ROSEMAN	21 HIDDEN VALLEY CIR	DAVENPORT IA	52804	1159	51,480	15,100	-	MU-M2 - M2-Heavy Industrial
1310126003	ROSEBOWL PROPERTIES LLC	% ROB ROSEMAN	21 HIDDEN VALLEY CIR	DAVENPORT IA	52804	1159	89,430	828,580	-	MU-M1 - M1-Light Industrial
1310127006	GRIDCO LLC		PO BOX 808	OSKALOOSA IA	52577	808	87,070	113,920	-	MU-M1 - M1-Light Industrial
1310176002	GRAND PROPERTIES CORP 1/2 ETAL	% ORSCHELN FARM & HOME LLC	PO BOX 22845	OKLAHOMA CITY O	73123	1845	137,280	423,280	-	MU-M1 - M1-Light Industrial
1310176003	JOHN HAROLD KEMBLE POST #1565	OF MUSCATINE COUNTY IOWA	1415 GRANDVIEW AVE	MUSCATINE IA	52761	1554	-	-	-	MU-M1 - M1-Light Industrial
1310176004	ROSEBOWL PROPERTIES LLC	% ROB ROSEMAN	21 HIDDEN VALLEY CIR	DAVENPORT IA	52804	1159	25,190	44,710	-	MU-M1 - M1-Light Industrial
1310176005	SAMUELSON CRAIG A	SAMUELSON CATHY H	2112 RIDGEWOOD AVE	MUSCATINE IA	52761	2555	45,540	129,040	-	MU-M1 - M1-Light Industrial
1310176006	LORBER GARY T		1701 GRANDVIEW AVE	MUSCATINE IA	52761	1558	150,220	188,370	-	MU-M1 - M1-Light Industrial
1310176007	SCOTT KEVIN W		1715 GRANDVIEW AVE	MUSCATINE IA	52761	1501	70,390	79,230	-	MU-M1 - M1-Light Industrial
1310177004	CASTRO LUIS		1604 GRANDVIEW AVE	MUSCATINE IA	52761	1553	66,330	64,860	-	MU-M1 - M1-Light Industrial
1310177005	CENTRAL ENDEAVOR LLC	% BARNARD JOHN A	200 SAND RUN RD	FRUITLAND IA	52749	9314	47,520	81,640	-	MU-M1 - M1-Light Industrial

Parcel	Name	Address 1	Address 2	Address 3	Zip	Zip 4	2016 Land Value	2016 Bldg Value	2016 Dwelling Value	Zoning
1310177006	PAL HOLDING LLC		209 W 3RD ST	WEST LIBERTY IA	52776	1407	119,240	192,100	-	MU-M1 - M1-Light Industrial
1310202001	931 GRANDVIEW LLC		135 NE BOND ST	PEORIA IL	61603	0	4,850	-	-	MU-M2 - M2-Heavy Industrial
1310202005	931 GRANDVIEW LLC		135 NE BOND ST	PEORIA IL	61603	0	4,390	-	-	MU-M2 - M2-Heavy Industrial
1310202006	IOWA ELECTRIC LIGHT &	POWER CO	PO BOX 351	CEDAR RAPIDS IA	52406	351	-	-	-	MU-M2 - M2-Heavy Industrial
1310202009	931 GRANDVIEW LLC		931 GRANDVIEW AVE	MUSCATINE IA	52761	1664	21,120	614,630	-	MU-M2 - M2-Heavy Industrial
1310202010	931 GRANDVIEW LLC		135 NE BOND ST	PEORIA IL	61603	0	6,270	-	-	MU-M1 - M1-Light Industrial
1310202012	931 GRANDVIEW LLC		135 NE BOND ST	PEORIA IL	61603	0	4,390	40,650	-	MU-M1 - M1-Light Industrial
1310202014	931 GRANDVIEW LLC		135 NE BOND ST	PEORIA IL	61603	0	4,390	6,430	-	MU-M1 - M1-Light Industrial
1310202015	WELLMEIER SARAH B		1007 GRANDVIEW AVE	MUSCATINE IA	52761	1630	10,500	-	51,500	MU-M1 - M1-Light Industrial
1310202016	AGUILAR ROZENDO		501 PINE ST	MUSCATINE IA	52761	3235	10,500	-	33,000	MU-M1 - M1-Light Industrial
1310202017	AGUIRRE RAQUEL		1011 GRANDVIEW AVE	MUSCATINE IA	52761	1630	10,500	-	60,110	MU-M1 - M1-Light Industrial
1310202018	MILLS DARLA J		1013 GRANDVIEW AVE	MUSCATINE IA	52761	1630	10,500	-	64,560	MU-M1 - M1-Light Industrial
1310203002	LEWIS DONALD E OR EVELYN L 1/2	GOODE TERESA L & KENNETH G JR 1/2	12047 70TH AVE	BLUE GRASS IA	52726	9694	72,930	145,110	-	MU-M1 - M1-Light Industrial
1310203006	DRAHOS DANIEL B		2461 HWY 22	MUSCATINE IA	52761	8772	27,720	89,980	-	MU-M1 - M1-Light Industrial
1310203007	SKUARED PROPERTIES LLC		316 W 4TH ST	MUSCATINE IA	52761	3120	10,500	-	31,870	MU-M1 - M1-Light Industrial
1310205001	JUAREZ JUAN P	JUAREZ SONIA	1000 GRANDVIEW AVE	MUSCATINE IA	52761	1629	10,500	-	32,460	MU-M1 - M1-Light Industrial
1310205002	PHILLIPS KEVIN	PHILLIPS RAYELLEN	1501 E 5TH ST	MUSCATINE IA	52761	4925	10,500	-	31,970	MU-M1 - M1-Light Industrial
1310205003	MCINTIRE DARRELL L		1005 GRANDVIEW AVE	MUSCATINE IA	52761	1629	10,500	-	60,580	MU-M1 - M1-Light Industrial
1310205004	RTI INVESTMENTS LLC		111 HOLLY ST	MUSCATINE IA	52761	4935	10,500	-	38,770	MU-M1 - M1-Light Industrial
1310205005	MERAZ EVERARDO	ARREOLA SILVINA HERNANDEZ	1010 GRANDVIEW AVE	MUSCATINE IA	52761	1629	10,500	-	32,220	MU-M1 - M1-Light Industrial
1310205006	WILSON DONALD E	WILSON SUSAN M	1012 GRANDVIEW AVE	MUSCATINE IA	52761	1629	10,500	-	32,170	MU-M1 - M1-Light Industrial
1310206002	KKLJ PROPERTIES LLC		1103 GRANDVIEW AVE	MUSCATINE IA	52761	1632	10,500	-	39,960	MU-M1 - M1-Light Industrial
1310206010	KKLJ PROPERTIES LLC		1103 GRANDVIEW AVE	MUSCATINE IA	52761	1632	18,480	55,450	-	MU-M1 - M1-Light Industrial
1310206011	MCCLEARY THOMAS M SR	MCCLEARY THOMAS M JR	1109 GRANDVIEW AVE	MUSCATINE IA	52761	1632	34,650	121,100	-	MU-M1 - M1-Light Industrial
1310206012	GARCIA JUAN M	GARCIA ANA LILIA	2310 LONG MEADOW LN	MUSCATINE IA	52761	2642	30,030	91,040	-	MU-M1 - M1-Light Industrial
1310208001	HARPER CHARLES W	HARPER JEAN A	904 SYCAMORE ST	MUSCATINE IA	52761	3949	10,500	-	35,620	MU-M1 - M1-Light Industrial
1310208002	HARPER CHARLES W	HARPER JEAN A	1106 GRANDVIEW AVE	MUSCATINE IA	52761	1631	11,760	-	-	MU-M1 - M1-Light Industrial
1310208005	HARPER CHARLES W	HARPER JEAN A	1106 GRANDVIEW AVE	MUSCATINE IA	52761	1631	27,720	79,650	-	MU-M1 - M1-Light Industrial
1310208006	CHAMBERLIN HEATING	& AIR CONDITIONING LLC	1108 GRANDVIEW AVE	MUSCATINE IA	52761	1631	41,580	182,030	-	MU-M1 - M1-Light Industrial
1310209008	TRACY HORTON LLC		1808 SUMMIT AVE	MUSCATINE IA	52761	10	41,580	73,310	-	MU-M1 - M1-Light Industrial
1310209009	GRIDCO LLC		PO BOX 808	OSKALOOSA IA	52577	808	3,490	-	-	MU-M2 - M2-Heavy Industrial
1310212002	COMMUNITY BANK		PO BOX 500	MUSCATINE IA	52761	9	27,720	151,030	-	MU-M1 - M1-Light Industrial
1310212005	WOLFE BRIAN M SR	WOLFE LORI R	3120 ALLEN ST	MUSCATINE IA	52761	2231	63,360	70,980	-	MU-M1 - M1-Light Industrial
1310212006	WOLFE BRIAN M SR	WOLFE LORI R	3120 ALLEN ST	MUSCATINE IA	52761	2231	7,920	2,300	-	MU-M1 - M1-Light Industrial
1310251002	BASULTO PROPERTIES LLC		2593 CANTERBURY RD	MUSCATINE IA	52761	9706	73,920	55,540	-	MU-M1 - M1-Light Industrial
1310301010	EASTERN IOWA COMMUNITY COLLEG	DISTRICT FOUNDATION	306 W RIVER DR	DAVENPORT IA	52801	1201	8,250	-	-	MU-M1 - M1-Light Industrial
1310301014	EASTERN IOWA COMMUNITY COLLEG	DISTRICT FOUNDATION	306 W RIVER DR	DAVENPORT IA	52801	1201	22,230	-	-	MU-M1 - M1-Light Industrial
1310301015	EASTERN IOWA COMMUNITY COLLEG	DISTRICT FOUNDATION	306 W RIVER DR	DAVENPORT IA	52801	1201	59,510	-	-	MU-M1 - M1-Light Industrial
1310301016	EL BALSAMO IGLESIA CRISTIANA		1919 GRANDVIEW AVE	MUSCATINE IA	52761	1390	-	-	-	MU-M1 - M1-Light Industrial
1310301018	EASTERN IOWA COMMUNITY COLLEG	DISTRICT FOUNDATION	306 W RIVER DR	DAVENPORT IA	52801	1201	8,530	-	-	MU-M1 - M1-Light Industrial
1310301019	WHITLOCK CONNIE J	SMITH MARVIN E	2947 HWY 22	MUSCATINE IA	52761	9463	5,290	-	-	MU-M1 - M1-Light Industrial
1310301022	MUSCATINE PLAZA PROPERTIES LLC		1500 PLAZA PL	MUSCATINE IA	52761	5315	37,620	209,590	-	MU-M1 - M1-Light Industrial
1310301030	WOLFE BRIAN M 88%	WOLFE LORI R 12%	3120 ALLEN ST	MUSCATINE IA	52761	2231	75,070	-	-	MU-M1 - M1-Light Industrial
1310301035	WHITLOCK JOHN M & CONNIE J 1/2	% MOTION INDUSTRIES INC	PO BOX 1477	BIRMINGHAM AL	35201	1477	44,880	102,650	-	MU-M1 - M1-Light Industrial
1310302001	FASTENAL COMPANY		PO BOX 1206	WINONA MN	55987	7206	62,040	166,190	-	MU-M1 - M1-Light Industrial
1310351001	MUSCATINE CITY OF		215 SYCAMORE ST	MUSCATINE IA	52761	3800	-	-	-	MU-M2 - M2-Heavy Industrial
1316200019	SADDLE UP LLC		301 IOWA AVE STE 400	MUSCATINE IA	52761	3850	12,870	-	-	MU-M1 - M1-Light Industrial
1302154017	MUSCATINE CITY OF		215 SYCAMORE ST	MUSCATINE IA	52761	3800	-	-	-	MU-C1 - C1-Neighborhood-General Commercial