Petition to Local Board of Review - Regular Session

This petition must be filed or mailed to your city or county assessor from April 7 through May 5. It must be postmarked no later than May 5. Iowa assessors' addresses can be found at the **Iowa State Association of Assessors Website.**

For use by board of review only

Petition # _____ Class _____

Parcel # 15042 76002 00000

To the Board of Review of the County/City of Linn **,Iowa**

The undersigned, Linn-Aire Properties, Ltd. (print name)

as owner or aggrieved taxpayer of the following described real estate: Lot 1, Linn-Aire West Addition to Marion, Iowa except E 610 feet of N 714 feet

with the property address: 57th Street Marion

and as such, liable for the payment of taxes thereon, does hereby respectfully object to the assessment made against said real estate as of January 1, 2015 (current year) in the sum of $ 273,000 (total assessment)

for the following reasons, and upon the following grounds:

(Complete all grounds that apply - see back for instructions.)

1.*a.* (1)(a). That said assessment is not equitable as compared with assessments of other like property in the county or city. (Give address, legal description and assessment of representative number of comparable properties.)

	Assessed at:
See attached	$
	$
	$
	$
	$

1.*a.* (1)(b). That said property is assessed for more than the value authorized by law (Section 441.21, Code of Iowa); that the amount of said over-assessment is $ 96,960 ; and that $ 176,040 is its actual value (Land $171,540 Building $ 4,500) and is a fair assessment.

1.*a.* (1)(c). That said property is not assessable, is exempt from taxes or is misclassified for the following reason: ___

1.*a.* (1)(d). That there is an error in the assessment as follows: _____

1.*a.* (1)(e). That there is fraud in the assessment as follows: _____

1.*a.* (2). That there has been a change downward in the value since the last assessment (Section 441.35, Code of Iowa). This is the only ground upon which a protest pertaining to the valuation of a property can be filed in a year in which the assessor has not assessed or reassessed the property pursuant to Iowa Code section 428.4 (701 IAC 71.20 (4)"b"(6)):

The undersigned respectfully requests that the assessment made against said real estate be adjusted accordingly based upon the facts presented. I hereby state that the facts in this petition are true and correct.

An oral hearing is requested: ☒ YES ☐ NO

Mailing Address: P.O. Box 2804, Cedar Rapids, IA 52402

Phone: Home _____ Business/Cell (319) 861-8725 Date 5/5/15

Signature Dean A Spina (owner or duly authorized agent) e-Mail dspina@bradleyriley.com

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Action Taken: _____

Date: _____

IDR 56-064a (02/25/14)

Linn-Aire Properties, Ltd
Parcel 15042 76002 00000

Grounds for Protest

1(a) Assessment is not equitable:

The Assessment appears to have been determined based on a uniform value for each square foot of land. The Parcel is 404,672.40 square feet and the land value uses a code of C-525.

The following parcels in the vicinity of the Parcel all use a land basis that assigns a different land value to the property according to the first 2 Acres (e.g. C-875), a lower value to the next 2 acres (e.g., C-625) and a lower value to all remaining acres (e.g., C-400).

Address	Legal	Parcel Number	Area	Assessed Value
591 62nd Marion	4, 168 Partnership 1st	15041-02005-00000	3.45 Acres	$183,000
4390 3rd Marion	1, Industrial Center East 7th	15051-77008-00000	13.40 Acres	$268,000
700 62nd Marion	2, Linn-Aire Industrial Park 2nd	15041-26008-0000	8.87 Acres	$222,600
290 44th Marion	3, Industrial Center East 2nd	15051-78001-00000	3.57 Acres	$237,800
57th Marion	1, Linn-Aire West (less E610 N714)	SUBJECT PARCEL 15042-76002-00000	9.29 Acres	$352,900 (before forest reservation) $273,000 (after forest reservation)

Applying a uniform C-525 code to the value of the 404,672.40 square feet overvalues the Property and does not adequately reflect a nearly valueless portion lying south of the North 714 feet. This irregular parcel lacks adequate access for development. The easement access on the East is not sufficient to provide standard city street access. Access on the West through the remainder of the Property is not likely to work because of the detention basin blocking the way.

Applying different values to the first and second 2 acres and the balance (5.29 acres) will be in line with the above properties.