

Comparable Address	Parcel ID	Total Gross Living Area	Finished Basement Area	Total Finished Area	2013 Valuation	2013 Valuation Per Square Foot	2014 Valuation	2014 Valuation Per Square Foot	2015 Valuation	2015 Proposed Per Square Foot	2014 Sale Price	2014 Sale Price Per Square Foot	Sale Date	Grade
4839 Bradford Lane	884717376005	2,242	1,165	3,407	\$276,400	\$ 81.13	\$276,400	\$ 81.13	\$307,800	\$ 90.34	\$290,000	\$ 85.12	5/23/2014	3+5
4801 Oxford Drive	884717379009	1,954	950	2,904	\$282,100	\$ 97.14	\$282,100	\$ 97.14	\$296,400	\$ 102.07	\$300,000	\$ 103.31	6/9/2014	3
4801 Bradford Lane	884717376015	1,453	730	2,183	\$171,500	\$ 78.56	\$184,300	\$ 84.43	\$197,900	\$ 90.66	\$215,000	\$ 98.49	1/30/2014	3-5
4825 Bradford Lane	884717376001	2,787	1,706	4,493	\$331,300	\$ 73.74	\$344,800	\$ 76.74	\$367,100	\$ 81.70	\$339,950	\$ 75.66	5/26/2014	3
4909 Singing Hills Blvd	884717326010	2,319	950	3,269	\$261,500	\$ 79.99	\$261,500	\$ 79.99	\$285,400	\$ 87.30	\$264,500	\$ 80.91	7/21/2014	3-5
Averages				3,251	\$264,560	\$ 82.11	\$269,820	\$ 83.89	\$290,920	\$ 90.41	\$281,890	\$ 88.70		
Median				3,269		\$ 79.99		\$ 81.13		\$ 90.34		\$ 85.12		

Subject Property	Parcel ID	Total Gross Living Area	Finished Basement Area	Total Finished Area	2013 Valuation	2013 Valuation Per Square Foot	2014 Valuation	2014 Valuation Per Square Foot	2015 Valuation	2015 Proposed Per Square Foot	2014 Sale Price	2014 Sale Price Per Square Foot	Sale Date	Grade
4921 Singing Hills Blvd	884717326014	2,490	416	2,906	\$286,600	\$ 98.62	\$286,600	\$ 98.62	\$314,100	\$ 108.09	N/A	N/A	N/A	3-5

4921 Singing Hills Blvd Value Based on the Market	2015 Average Assessed	2015 Average Sale Price	Average
	\$257,754	\$247,355	\$252,555

## SUBJECT PROPERTY

### Summary

Parcel ID	884717326014
Alternate ID	800028
Property Address	4921 Singing Hills Blvd Sioux City
Sec/Twp/Rng	0-0-0
Brief Legal Description	LAKEPORT VIEW LOT 13 (Note: Not to be used on legal documents)
Document(s)	DED: 406-1639 (7/16/1998)
Gross Acres	0.00
Net Acres	0.00
Exempt Acres	0.00
CSR	N/A
Class	R - Residential
Tax District	207 DONNER PARK ORIGINAL - LL
School District	SIOUX CITY COMM



### Owner

**Primary Owner**  
(Deed Holder)  
Caudron Roger J  
Caudron Joy A  
4921 Singing Hills Blvd  
Sioux City, IA 51106-0000

**Secondary Owner**

### Land

Lot Area 0.34 Acres; 14,885 SF

### Residential Dwellings

<b>Residential Dwelling</b>	
Occupancy	Single-Family / Owner Occupied
Style	2 Story Frame
Architectural Style	Contemporary
Year Built	1999
Condition	Normal
Grade what's this?	3-5
Roof	Asph / Gable
Flooring	Carp / Vinyl
Foundation	C Blk
Exterior Material	Vinyl
Interior Material	Drwl
Brick or Stone Veneer	
Total Gross Living Area	2,490 SF
Attic Type	None;
Number of Rooms	5 above; 3 below
Number of Bedrooms	3 above; 0 below
Basement Area Type	Full
Basement Area	1,707
Basement Finished Area	416 - Standard Finish
Plumbing	2 Half Bath; 1 Bath Sink; 1 Sink; 1 Base Plumbing (Full ; 1 Three Quarter Bath;
Appliances	1 Dishwasher;



## Treasurer Link

[Click here to view tax information for this parcel](#)

## Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2013	March 2015	\$3,174	Yes	2015-03-24	56694
	September 2014	\$3,174	Yes	2014-09-24	
2012	March 2014	\$3,186	Yes	2014-03-24	57091
	September 2013	\$3,186	Yes	2013-09-23	
2011	March 2013	\$3,102	Yes	2013-03-25	57416
	September 2012	\$3,102	Yes	2012-09-22	
2010	March 2012	\$2,915	Yes	2012-03-22	57394
	September 2011	\$2,915	Yes	2011-09-25	

## Iowa Land Records

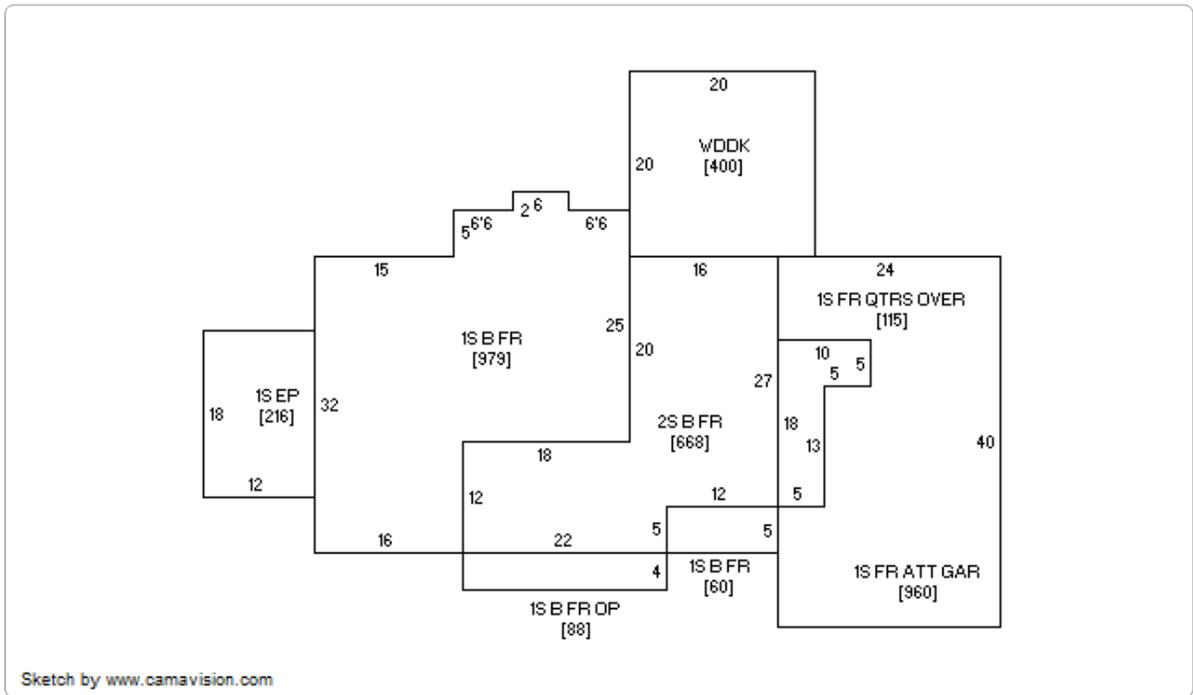
Book-Page: 406-1639 (7/16/1998)

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## Photos



## Sketches



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**Beacon**<sup>TM</sup>

Woodbury County, IA / Sioux City

**4839 BRADFORD LANE**

## Summary

Parcel ID	884717376005
Alternate ID	908253
Property Address	4839 Bradford Lane Sioux City
Sec/Twp/Rng	0-0-0
Brief Legal Description	VIRGINIA MEADOWS LOT 29 VIRGINIA MEAD OWS ADDN (Note: Not to be used on legal documents)
Document(s)	WD: 735-8123 (6/3/2014)
Gross Acres	0.00
Net Acres	0.00
Exempt Acres	0.00
CSR	N/A
Class	R - Residential
Tax District	S C CITY/S B SC H/DONNER PARK A MEND #5 TIF BAS
School District	SGT BLUFF LUTON



## Owner

**Primary Owner**  
 (Deed Holder)  
 Jung Jeffrey M  
 Jung Vicki A  
 4839 Bradford Ln  
 Sioux City, IA 51106  
**Secondary Owner**

## Land

Lot Area 0.25 Acres; 11,058 SF

## Residential Dwellings

<b>Residential Dwelling</b>	
Occupancy	Single-Family / Owner Occupied
Style	1 Story Frame
Architectural Style	Contemporary
Year Built	1995
Condition	Normal
Grade what's this?	3+5
Roof	Asph / Hip
Flooring	Carp / Tile / Hdwd
Foundation	C Blk
Exterior Material	Composite Siding
Interior Material	Drwl
Brick or Stone Veneer	1/2 Story Brick; 16 linear ft. 1 Story Brick; 64 linear ft.
Total Gross Living Area	2,242 SF
Attic Type	None;
Number of Rooms	8 above; 0 below
Number of Bedrooms	3 above; 0 below
Basement Area Type	Full
Basement Area	2,242

<b>Basement Finished Area</b>	1,165 - Living Qtrs. (Multi)
<b>Plumbing</b>	2 Bath Sink; 1 Sink; 2 Base Plumbing (Full ; 1 Half Bath;
<b>Appliances</b>	1 Dishwasher;
<b>Central Air</b>	Yes
<b>Heat</b>	Yes
<b>Fireplaces</b>	2 Prefab;
<b>Porches</b>	1S Brick Open (73 SF);
<b>Decks</b>	Concrete Patio-Low (335 SF); Wood Deck-Med (390 SF);
<b>Additions</b>	
<b>Garages</b>	833 SF - Att Frame (Built 1995);

## Sales

Date	Seller	Buyer	Recording	NUTC	Type	Multi Parcel	Amount
5/23/2014	Shirley, Timothy J. & Ellen M.	Jung, Jeffrey M. & Vicki A.	735-8123	Normal	Deed		\$290,000.00
8/4/2010	JOHNSON JAREN C	SHIRLEY TIMOTHY J & ELLEN M	711-5405	Normal	Deed		\$275,000.00
7/12/2007	GRAVES WILLIAM X & GRAVES CATHY M	JOHNSON JAREN C	692-5732	NORMAL ARMS-LENGTH TRANSACTION	Deed		\$283,000.00
9/4/1997			381-2229	NORMAL ARMS-LENGTH TRANSACTION	Deed		\$299,950.00
9/7/1995			334-319	VACANT LOTS	Deed		\$29,000.00
10/28/1994			317/1301	VACANT LOTS	Deed		\$23,500.00

+

## Permits

Permit #	Date	Description	Amount
13109	09/13/1995	New Dwlg	47,700

## Valuation (Sioux City)

	2015	2014	2013	2012	2011
+ Assessed Building Value	\$0	\$0	\$0		
+ Assessed Dwelling Value	\$274,800	\$233,500	\$233,500		
+ Assessed Land Value	\$33,000	\$42,900	\$42,900		
= Total Assessed Value	\$307,800	\$276,400	\$276,400	\$265,200	\$265,200

## Taxation

	2013	2012	2011	2010
+ Taxable Land Value	\$23,338	\$22,658	\$21,773	\$14,219
+ Taxable Building Value	\$0	\$0	\$0	\$0
+ Taxable Dwelling Value	\$127,024	\$117,411	\$112,821	\$119,820
= Gross Taxable Value	\$150,362	\$140,069	\$134,594	\$134,039
- Military Exemption	\$0	\$0	\$0	\$0

=	<b>Net Taxable Value</b>	<b>\$150,362</b>	<b>\$140,069</b>	<b>\$134,594</b>	<b>\$134,039</b>
x	Levy Rate (per \$1000 of value)	38.19012	37.84856	38.49251	39.55332
=	<b>Gross Taxes Due</b>	<b>\$5,742.34</b>	<b>\$5,301.41</b>	<b>\$5,180.86</b>	<b>\$5,301.69</b>
-	Ag Land Credit	\$0.00	\$0.00	\$0.00	\$0.00
-	DSC Credit	\$0.00	\$0.00	\$0.00	\$0.00
-	Family Farm Credit	\$0.00	\$0.00	\$0.00	\$0.00
-	Homestead Credit	(\$185.22)	(\$183.57)	(\$145.61)	\$0.00
-	Business Property Credit	\$0.00	\$0.00	\$0.00	\$0.00
-	Prepaid Tax	\$0.00	\$0.00	\$0.00	\$0.00
=	<b>Net Taxes Due</b>	<b>\$5,558.00</b>	<b>\$5,118.00</b>	<b>\$5,036.00</b>	<b>\$5,302.00</b>

## Treasurer Link

[Click here to view tax information for this parcel](#)

## Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2013	March 2015	\$2,779	Yes	2015-03-01	52907
	September 2014	\$2,779	Yes	2014-09-18	
2012	March 2014	\$2,559	Yes	2014-03-24	53289
	September 2013	\$2,559	Yes	2013-09-23	
2011	March 2013	\$2,518	Yes	2013-03-25	53601
	September 2012	\$2,518	Yes	2012-09-22	
2010	March 2012	\$2,651	Yes	2012-03-22	53611
	September 2011	\$2,651	Yes	2011-09-22	

## Iowa Land Records

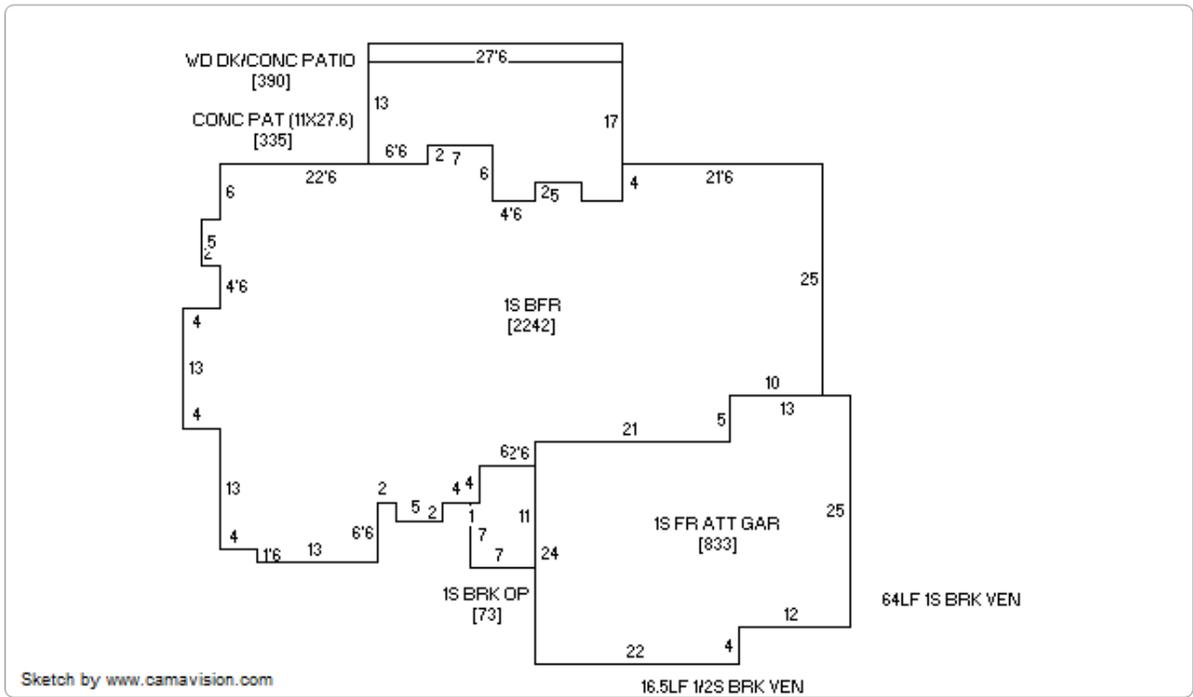
Book-Page: 735-8123 (6/3/2014)

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## Photos



## Sketches



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**Beacon**<sup>TM</sup>

Woodbury County, IA / Sioux City

**4801 OXFORD LANE**

## Summary

Parcel ID	884717379009
Alternate ID	908280
Property Address	4801 Oxford Dr Sioux City
Sec/Twp/Rng	0-0-0
Brief Legal Description	VIRGINIA MEADOWS LOT 56 VIRGINIA MEAD OWS ADDN (Note: Not to be used on legal documents)
Document(s)	WD: 735-10425 (6/16/2014)
Gross Acres	0.00
Net Acres	0.00
Exempt Acres	0.00
CSR	N/A
Class	R - Residential
Tax District	S C CITY/S B SC H/DONNER PARK A MEND #5 TIF BAS
School District	SGT BLUFF LUTON



## Owner

**Primary Owner**  
 (Deed Holder)  
 Reynolds Brandon J  
 Reynolds Sarah M  
 4801 Oxford Dr  
 Sioux City, IA 51106  
**Secondary Owner**

## Land

Lot Area 0.46 Acres; 20,078 SF

## Residential Dwellings

<b>Residential Dwelling</b>	
Occupancy	Single-Family / Owner Occupied
Style	1 Story Frame
Architectural Style	Ranch
Year Built	1996
Condition	Normal
Grade what's this?	3
Roof	Asph / Hip
Flooring	Carp / Vinyl
Foundation	C Blk
Exterior Material	Composite Siding
Interior Material	Drwl
Brick or Stone Veneer	1 Story Brick; 41 linear ft. 1/2 Story Brick; 27 linear ft.
Total Gross Living Area	1,954 SF
Attic Type	None;
Number of Rooms	7 above; 2 below
Number of Bedrooms	3 above; 1 below
Basement Area Type	Full
Basement Area	1,954

<b>Basement Finished Area</b>	950 - Living Qtrs. (Multi)
<b>Plumbing</b>	2 Base Plumbing (Full ; 1 Three Quarter Bath; 1 Bath Sink; 1 Sink;
<b>Appliances</b>	1 Dishwasher;
<b>Central Air</b>	Yes
<b>Heat</b>	Yes
<b>Fireplaces</b>	1 Prefab;
<b>Porches</b>	1S Frame Open (114 SF);
<b>Decks</b>	Wood Deck-High (222 SF); Concrete Patio-Low (120 SF);
<b>Additions</b>	
<b>Garages</b>	1,020 SF - Att Frame (Built 1996);

## Sales

Date	Seller	Buyer	Recording	NUTC	Type	Multi Parcel	Amount
6/9/2014	Brandvold, Kenneth G. & Donna L.	Reynolds, Brandon J. & Sarah M.	735-10425	Normal	Deed		\$300,000.00
6/5/2007	HARTKOPP KENNETH W & HARTKOPP SANDRA L	BRANDVOLD KENNETH G & BRANDVOLD DONNA L	692-678	NORMAL ARMS-LENGTH TRANSACTION	Deed		\$270,000.00
7/23/1998	JACOBS PAUL E & MARY JANE	HARTKOPP KENNETH W & SANDRA L	408-1767	NORMAL ARMS-LENGTH TRANSACTION	Deed		\$230,000.00
3/23/1997			370-272	IMPROVEMENTS AFTER JAN. 1 OF SALE YEAR, BUT PRIOR TO ACTUAL SALE DATE	Deed		\$220,000.00
5/20/1996			350-130	VACANT LOTS	Deed		\$27,500.00
4/30/1996			349-721	VACANT LOTS	Deed		\$26,000.00

+

## Permits

Permit #	Date	Description	Amount
14070	08/28/1996	New Dwlg	46,888

## Valuation (Sioux City)

	2015	2014	2013	2012	2011
+ Assessed Building Value	\$0	\$0	\$0		
+ Assessed Dwelling Value	\$242,600	\$204,500	\$204,500		
+ Assessed Land Value	\$53,800	\$77,600	\$77,600		
<b>= Total Assessed Value</b>	<b>\$296,400</b>	<b>\$282,100</b>	<b>\$282,100</b>	<b>\$282,100</b>	<b>\$282,100</b>

## Taxation

	2013	2012	2011	2010
+ Taxable Land Value	\$42,215	\$40,986	\$39,383	\$14,510
+ Taxable Building Value	\$0	\$0	\$0	\$0
+ Taxable Dwelling Value	\$111,248	\$108,010	\$103,787	\$110,211

=	<b>Gross Taxable Value</b>	<b>\$153,463</b>	<b>\$148,996</b>	<b>\$143,170</b>	<b>\$124,721</b>
-	Military Exemption	\$0	\$0	\$0	\$0
=	<b>Net Taxable Value</b>	<b>\$153,463</b>	<b>\$148,996</b>	<b>\$143,170</b>	<b>\$124,721</b>
x	Levy Rate (per \$1000 of value)	38.19012	37.84856	38.49251	39.55332
=	<b>Gross Taxes Due</b>	<b>\$5,860.77</b>	<b>\$5,639.28</b>	<b>\$5,510.97</b>	<b>\$4,933.13</b>
-	Ag Land Credit	\$0.00	\$0.00	\$0.00	\$0.00
-	DSC Credit	\$0.00	\$0.00	\$0.00	\$0.00
-	Family Farm Credit	\$0.00	\$0.00	\$0.00	\$0.00
-	Homestead Credit	(\$185.22)	(\$183.57)	(\$145.61)	(\$120.85)
-	Business Property Credit	\$0.00	\$0.00	\$0.00	\$0.00
-	Prepaid Tax	\$0.00	\$0.00	\$0.00	\$0.00
=	<b>Net Taxes Due</b>	<b>\$5,676.00</b>	<b>\$5,456.00</b>	<b>\$5,366.00</b>	<b>\$4,812.00</b>

## Treasurer Link

[Click here to view tax information for this parcel](#)

## Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2013	March 2015	\$2,838	Yes	2014-08-22	52944
	September 2014	\$2,838	Yes	2014-08-22	
2012	March 2014	\$2,728	Yes	2014-03-13	53326
	September 2013	\$2,728	Yes	2013-09-10	
2011	March 2013	\$2,683	Yes	2013-03-11	53638
	September 2012	\$2,683	Yes	2012-09-26	
2010	March 2012	\$2,406	Yes	2012-03-20	53648
	September 2011	\$2,406	Yes	2011-09-23	

## Iowa Land Records

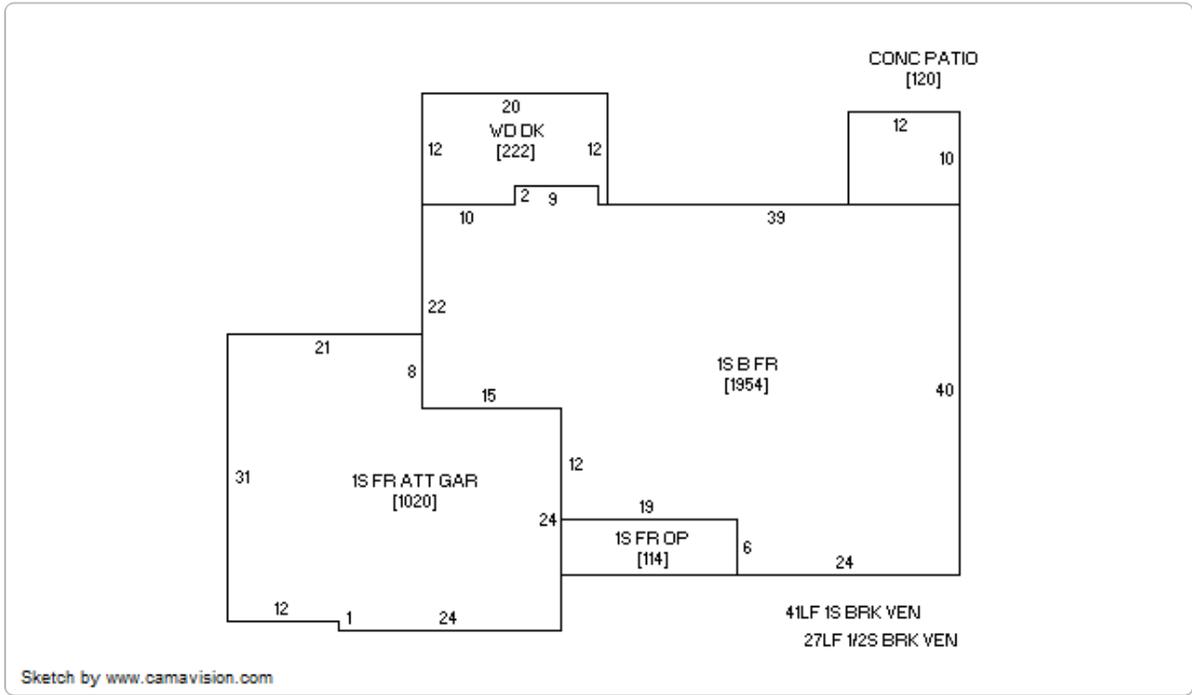
Book-Page: 735-10425 (6/16/2014)

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## Photos



## Sketches



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# Beacon™ Woodbury County, IA / Sioux City

## 4801 BRADFORD LANE

### Summary

Parcel ID	884717376015
Alternate ID	908243
Property Address	4801 Bradford Lane Sioux City
Sec/Twp/Rng	0-0-0
Brief Legal Description	VIRGINIA MEADOWS LOT 19 VIRGINIA MEAD OWS ADDN (Note: Not to be used on legal documents)
Document(s)	WD: 733-12155 (2/14/2014)
Gross Acres	0.00
Net Acres	0.00
Exempt Acres	0.00
CSR	N/A
Class	R - Residential
Tax District	S C CITY/S B SC H/DONNER PARK A MEND #5 TIF BAS
School District	SGT BLUFF LUTON



### Owner

**Primary Owner**  
(Deed Holder)  
Somsy Christopher M  
Somsy Erica L  
4801 Bradford Ln  
Sioux City, IA 51106

**Secondary Owner**

### Land

Lot Area 0.25 Acres; 10,844 SF

### Residential Dwellings

<b>Residential Dwelling</b>	
Occupancy	Single-Family / Owner Occupied
Style	1 Story Frame
Architectural Style	Ranch
Year Built	1995
Condition	Normal
Grade what's this?	3-5
Roof	Asph / Gable
Flooring	Carp / Ceramic / Hdwd
Foundation	C Blk
Exterior Material	Wd Lap
Interior Material	Drwl
Brick or Stone Veneer	1/2 Story Brick; 24 linear ft. 1 Story Brick; 6 linear ft.
Total Gross Living Area	1,453 SF
Attic Type	None;
Number of Rooms	5 above; 0 below
Number of Bedrooms	4 above; 0 below
Basement Area Type	Full
Basement Area	1,453

<b>Basement Finished Area</b>	730 SF - Living Qtrs. W/ Walk-out
<b>Plumbing</b>	2 Base Plumbing (Full ; 1 Three Quarter Bath;
<b>Appliances</b>	1 Dishwasher;
<b>Central Air</b>	Yes
<b>Heat</b>	Yes
<b>Fireplaces</b>	
<b>Porches</b>	1S Frame Open (36 SF);
<b>Decks</b>	Wood Deck-Med (168 SF); Concrete Patio-Low (144 SF);
<b>Additions</b>	
<b>Garages</b>	498 SF - Att Frame (Built 1995);

## Sales

Date	Seller	Buyer	Recording	NUTC	Type	Multi Parcel	Amount
1/30/2014	Poss, Kevin G. & Stormy M.	Somsky, Christopher M. & Erica L.	733-12155	Normal	Deed		\$215,000.00
2/18/1995			323-594	VACANT LOTS	Deed		\$21,000.00

+

## Valuation (Sioux City)

	2015	2014	2013	2012	2011
+ Assessed Building Value	\$0	\$0	\$0		
+ Assessed Dwelling Value	\$165,600	\$142,200	\$129,400		
+ Assessed Land Value	\$32,300	\$42,100	\$42,100		
= Total Assessed Value	\$197,900	\$184,300	\$171,500	\$171,500	\$171,500

## Taxation

	2013	2012	2011	2010
+ Taxable Land Value	\$22,902	\$22,236	\$21,367	\$14,219
+ Taxable Building Value	\$0	\$0	\$0	\$0
+ Taxable Dwelling Value	\$70,394	\$68,345	\$65,673	\$69,786
= Gross Taxable Value	\$93,296	\$90,581	\$87,040	\$84,005
- Military Exemption	\$0	\$0	\$0	\$0
= Net Taxable Value	\$93,296	\$90,581	\$87,040	\$84,005
x Levy Rate (per \$1000 of value)	38.19012	37.84856	38.49251	39.55332
= Gross Taxes Due	\$3,562.99	\$3,428.36	\$3,350.39	\$3,322.68
- Ag Land Credit	\$0.00	\$0.00	\$0.00	\$0.00
- DSC Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Homestead Credit	(\$185.22)	(\$183.57)	(\$145.61)	(\$120.85)
- Business Property Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Prepaid Tax	\$0.00	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$3,378.00	\$3,244.00	\$3,204.00	\$3,202.00

## Treasurer Link

[Click here to view tax information for this parcel](#)

## Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2013	March 2015	\$1,689	Yes	2015-03-24	52917
	September 2014	\$1,689	Yes	2014-09-24	
2012	March 2014	\$1,622	Yes	2014-02-14	53299
	September 2013	\$1,622	Yes	2013-09-09	
2011	March 2013	\$1,602	Yes	2013-01-23	53611
	September 2012	\$1,602	Yes	2012-11-06	
2010	March 2012	\$1,601	Yes	2011-09-02	53621
	September 2011	\$1,601	Yes	2011-09-02	

## Iowa Land Records

Book-Page: 733-12155 (2/14/2014)

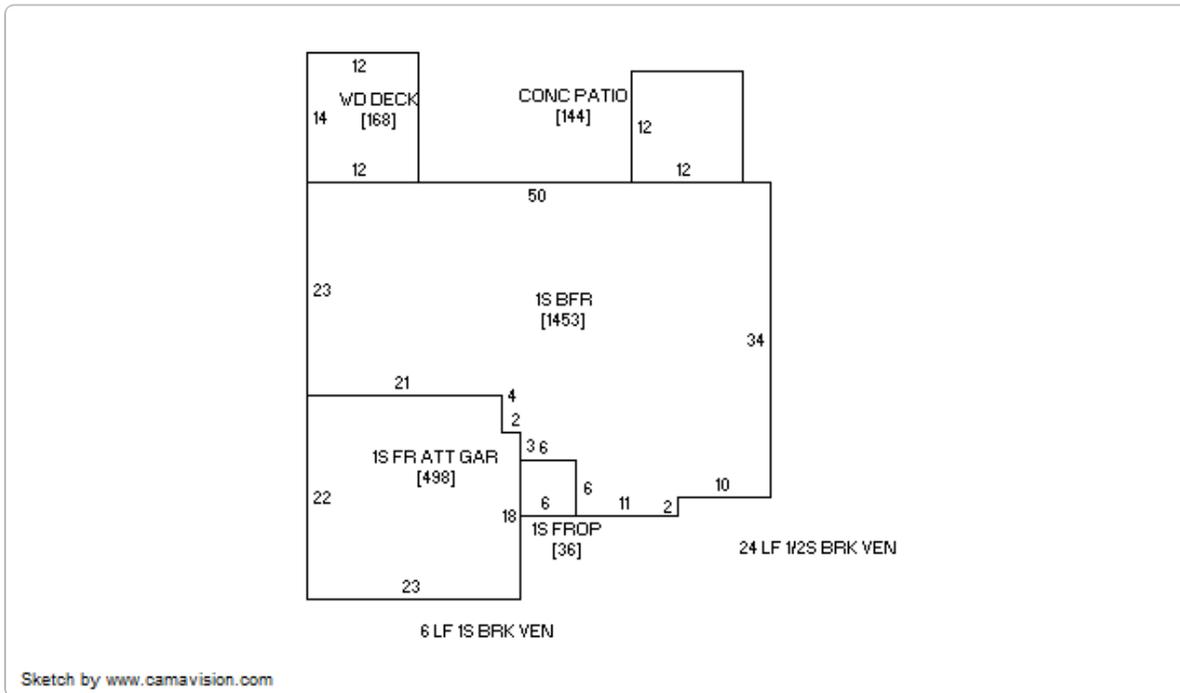
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## Photos



## Sketches



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# Beacon™ Woodbury County, IA / Sioux City

## Summary

## 4825 BRADFORD LANE

Parcel ID	884717376001
Alternate ID	908249
Property Address	4825 Bradford Lane Sioux City
Sec/Twp/Rng	0-0-0
Brief Legal Description	VIRGINIA MEADOWS LOT 25 VIRGINIA MEAD OWS ADDN (Note: Not to be used on legal documents)
Document(s)	WD: 735-7001 (5/29/2014)
Gross Acres	0.00
Net Acres	0.00
Exempt Acres	0.00
CSR	N/A
Class	R - Residential
Tax District	S C CITY/S B SC H/DONNER PARK A MEND #5 TIF BAS
School District	SGT BLUFF LUTON



## Owner

**Primary Owner**  
(Deed Holder)  
Thakkar Sameer  
Thakkar Bhumi  
4825 Bradford Ln  
Sioux City, IA 51106

**Secondary Owner**

## Land

Lot Area 0.44 Acres; 19,207 SF

## Residential Dwellings

<b>Residential Dwelling</b>	
Occupancy	Single-Family / Owner Occupied
Style	2 Story Frame
Architectural Style	Contemporary
Year Built	1995
Condition	Normal
Grade what's this?	3
Roof	Asph / Gable
Flooring	Carp / Vinyl
Foundation	C Blk
Exterior Material	Brk
Interior Material	Drwl
Brick or Stone Veneer	1 Story Brick; 27 linear ft.
Total Gross Living Area	2,787 SF
Attic Type	None;
Number of Rooms	8 above; 0 below
Number of Bedrooms	4 above; 0 below
Basement Area Type	Full
Basement Area	1,706
Basement Finished Area	994 - Living Qtrs. W/ Walk-out

<b>Plumbing</b>	1 Bath Sink; 2 Sink; 1 Base Plumbing (Full ; 2 Three Quarter Bath; 1 Half Bath;
<b>Appliances</b>	1 Dishwasher; 1 Range Unit; 1 Oven - Double;
<b>Central Air</b>	Yes
<b>Heat</b>	Yes
<b>Fireplaces</b>	2 Prefab;
<b>Porches</b>	1S Frame Open (179 SF); 1S Frame Enclosed (240 SF);
<b>Decks</b>	Wood Deck-Med (222 SF); Concrete Patio-Low (222 SF);
<b>Additions</b>	1 Story Frame (989 SF) (989 Bsmt SF); 1 Story Frame (70 SF) (70 Bsmt SF);
<b>Garages</b>	832 SF - Att Frame (Built 1995);

## Sales

Date	Seller	Buyer	Recording	NUTC	Type	Multi Parcel	Amount
5/26/2014	Ung, Kham Vay & Doris J.	Thakkar, Samer & Bhumi	735-7001	Normal	Deed		\$339,950.00
4/1/2003	JORGENSEN BRUCE H & JORGENSEN KRISTINE A	UNG KHAM VAY & UNG DORIS J	0583-1272	NORMAL ARMS-LENGTH TRANSACTION	Deed		\$320,000.00
12/20/1994			320-804	VACANT LOTS	Deed		\$29,000.00
12/19/1994			320/322	VACANT LOTS	Deed		\$25,000.00

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## Permits

Permit #	Date	Description	Amount
10-5562	12/04/2009	A/C	0

## Valuation (Sioux City)

	2015	2014	2013	2012	2011
+ Assessed Building Value	\$0	\$0	\$0		
+ Assessed Dwelling Value	\$313,400	\$270,200	\$256,700		
+ Assessed Land Value	\$53,700	\$74,600	\$74,600		
<b>= Total Assessed Value</b>	<b>\$367,100</b>	<b>\$344,800</b>	<b>\$331,300</b>	<b>\$331,300</b>	<b>\$331,300</b>

## Taxation

	2013	2012	2011	2010
+ Taxable Land Value	\$40,583	\$39,401	\$37,861	\$14,510
+ Taxable Building Value	\$0	\$0	\$0	\$0
+ Taxable Dwelling Value	\$139,645	\$135,580	\$130,280	\$138,407
<b>= Gross Taxable Value</b>	<b>\$180,228</b>	<b>\$174,981</b>	<b>\$168,141</b>	<b>\$152,917</b>
- Military Exemption	\$0	\$0	\$0	\$0
<b>= Net Taxable Value</b>	<b>\$180,228</b>	<b>\$174,981</b>	<b>\$168,141</b>	<b>\$152,917</b>
x Levy Rate (per \$1000 of value)	38.19012	37.84856	38.49251	39.55332
<b>= Gross Taxes Due</b>	<b>\$6,882.93</b>	<b>\$6,622.78</b>	<b>\$6,472.17</b>	<b>\$6,048.38</b>
- Ag Land Credit	\$0.00	\$0.00	\$0.00	\$0.00
- DSC Credit	\$0.00	\$0.00	\$0.00	\$0.00

- Family Farm Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Homestead Credit	(\$185.22)	(\$183.57)	(\$145.61)	(\$120.85)
- Business Property Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Prepaid Tax	\$0.00	\$0.00	\$0.00	\$0.00
<b>= Net Taxes Due</b>	<b>\$6,698.00</b>	<b>\$6,440.00</b>	<b>\$6,326.00</b>	<b>\$5,928.00</b>

## Treasurer Link

[Click here to view tax information for this parcel](#)

## Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2013	March 2015	\$3,349	Yes	2015-03-24	52903
	September 2014	\$3,349	Yes	2014-09-24	
2012	March 2014	\$3,220	Yes	2014-02-24	53285
	September 2013	\$3,220	Yes	2013-08-23	
2011	March 2013	\$3,163	Yes	2013-01-14	53597
	September 2012	\$3,163	Yes	2012-09-04	
2010	March 2012	\$2,964	Yes	2012-01-23	53607
	September 2011	\$2,964	Yes	2011-09-16	

## Iowa Land Records

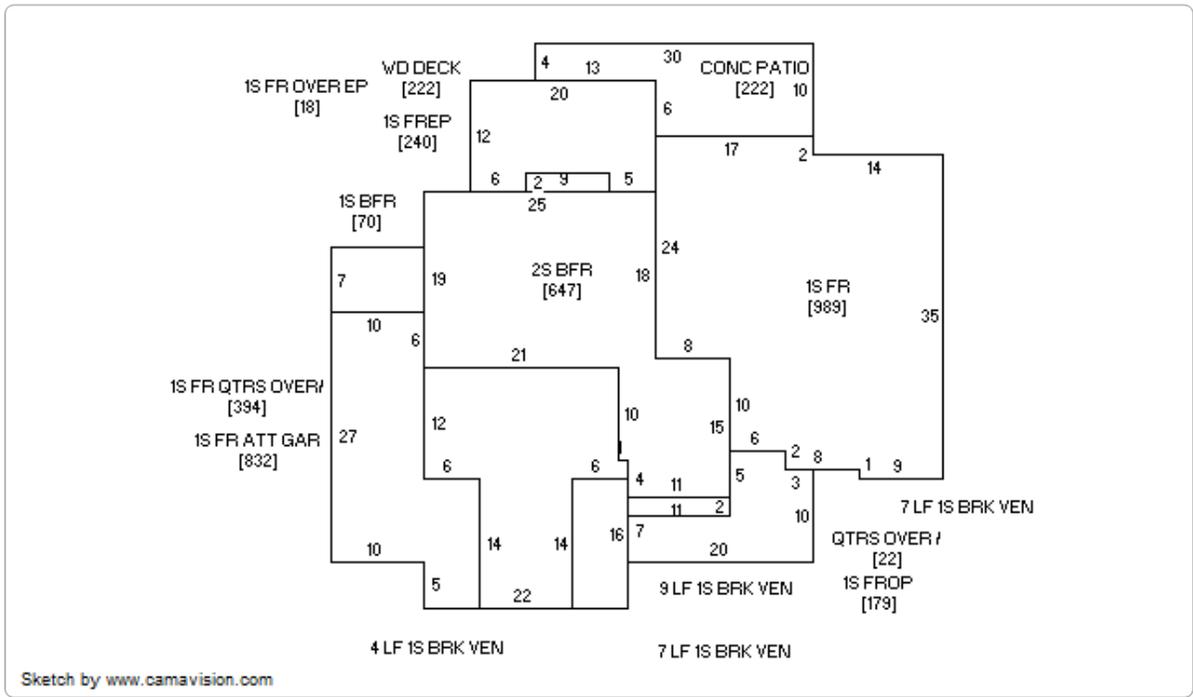
Book-Page: 735-7001 (5/29/2014)

*Data for Woodbury County between Beacon and Iowa Land Records is available on the Iowa Land Records site beginning in 1994. For records prior to 1994, contact the County Recorder or Customer Support at [www.iowaLandRecords.org](http://www.iowaLandRecords.org).*

## Photos



## Sketches



No data available for the following modules: Commercial Buildings, Agricultural Buildings, Yard Extras, Valuation, Unpaid Fees and Special Assessments.

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**Beacon**<sup>TM</sup>

Woodbury County, IA / Sioux City

## Summary

Parcel ID	884717326010
Alternate ID	800023
Property Address	4909 Singing Hills Blvd Sioux City
Sec/Twp/Rng	0-0-0
Brief Legal Description	LAKEPORT VIEW SUB DI LOT 9 (Note: Not to be used on legal documents)
Document(s)	WD: 736-5753 (8/1/2014)
Gross Acres	0.00
Net Acres	0.00
Exempt Acres	0.00
CSR	N/A
Class	R - Residential
Tax District	207 DONNER PARK ORIGINAL - LL
School District	SIOUX CITY COMM

## 4909 SINGING HILLS BLVD



## Owner

**Primary Owner**  
 (Deed Holder)  
 Huber Jared J  
 Huber Megan M  
 4909 Singing Hills Blvd  
 Sioux City, IA 51106  
**Secondary Owner**

## Land

Lot Area 0.28 Acres; 12,378 SF

## Residential Dwellings

<b>Residential Dwelling</b>	
Occupancy	Single-Family / Owner Occupied
Style	2 Story Frame
Architectural Style	Contemporary
Year Built	1992
Condition	Normal
Grade what's this?	3-5
Roof	Asph / Gable
Flooring	Carp / Vinyl
Foundation	Conc
Exterior Material	Wd Lap
Interior Material	Drwl
Brick or Stone Veneer	
Total Gross Living Area	2,319 SF
Attic Type	None;
Number of Rooms	7 above; 3 below
Number of Bedrooms	3 above; 1 below
Basement Area Type	Full
Basement Area	1,336
Basement Finished Area	950 - Living Qtrs. (Multi)
Plumbing	2 Base Plumbing (Full ; 1 Three Quarter Bath; 1 Half Bath; 1 Sink;
Appliances	1 Dishwasher;

Central Air Heat	Yes
Fireplaces	2 Prefab;
Porches	1S Frame Open (115 SF);
Decks	Wood Deck-Med (536 SF);
Additions	1 Story Frame (264 SF) (264 Bsmt SF); 1 Story Frame (117 SF) (117 Bsmt SF); 1 Story Frame (20 SF);
Garages	528 SF - Att Frame (Built 1992);

## Sales

Date	Seller	Buyer	Recording	NUTC	Type	Multi Parcel	Amount
7/21/2014	Bourne, Perry M. & Karen L.	Huber, Jared J. & Megan M.	736-5753	Normal	Deed		\$264,500.00
5/19/1994			308-805	NORMAL ARMS-LENGTH TRANSACTION	Deed		\$180,000.00
10/30/1992			273-219	VACANT LOTS	Deed		\$19,000.00

+

## Permits

Permit #	Date	Description	Amount
11-0427	08/05/2010	A/C	0
10-5792	01/13/2010	Furnace	0
BZ 11877	06/03/1994	Ext-Remodel	17,000

## Valuation (Sioux City)

	2015	2014	2013	2012	2011
+ Assessed Building Value	\$0	\$0	\$0		
+ Assessed Dwelling Value	\$248,500	\$213,400	\$213,400		
+ Assessed Land Value	\$36,900	\$48,100	\$48,100		
<b>= Total Assessed Value</b>	<b>\$285,400</b>	<b>\$261,500</b>	<b>\$261,500</b>	<b>\$251,900</b>	<b>\$251,900</b>

## Taxation

	2013	2012	2011	2010
+ Taxable Land Value	\$26,166	\$25,405	\$24,412	\$13,491
+ Taxable Building Value	\$0	\$0	\$0	\$0
+ Taxable Dwelling Value	\$116,090	\$107,640	\$103,432	\$95,701
<b>= Gross Taxable Value</b>	<b>\$142,256</b>	<b>\$133,045</b>	<b>\$127,844</b>	<b>\$109,192</b>
- Military Exemption	\$0	\$0	\$0	\$0
<b>= Net Taxable Value</b>	<b>\$142,256</b>	<b>\$133,045</b>	<b>\$127,844</b>	<b>\$109,192</b>
x Levy Rate (per \$1000 of value)	42.02609	41.62966	41.92927	42.84622
<b>= Gross Taxes Due</b>	<b>\$5,978.46</b>	<b>\$5,538.62</b>	<b>\$5,360.41</b>	<b>\$4,678.46</b>
- Ag Land Credit	\$0.00	\$0.00	\$0.00	\$0.00
- DSC Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00	\$0.00

- Homestead Credit	(\$203.83)	(\$201.90)	(\$158.62)	(\$130.91)
- Business Property Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Prepaid Tax	\$0.00	\$0.00	\$0.00	\$0.00
<b>= Net Taxes Due</b>	<b>\$5,774.00</b>	<b>\$5,336.00</b>	<b>\$5,202.00</b>	<b>\$4,548.00</b>

## Treasurer Link

[Click here to view tax information for this parcel](#)

## Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2013	March 2015	\$2,887	Yes	2015-03-24	56821
	September 2014	\$2,887	Yes	2014-09-28	
2012	March 2014	\$2,668	Yes	2014-03-24	57218
	September 2013	\$2,668	Yes	2013-09-23	
2011	March 2013	\$2,601	Yes	2013-03-25	57543
	September 2012	\$2,601	Yes	2012-09-22	
2010	March 2012	\$2,274	Yes	2012-03-22	57521
	September 2011	\$2,274	Yes	2011-09-25	

## Iowa Land Records

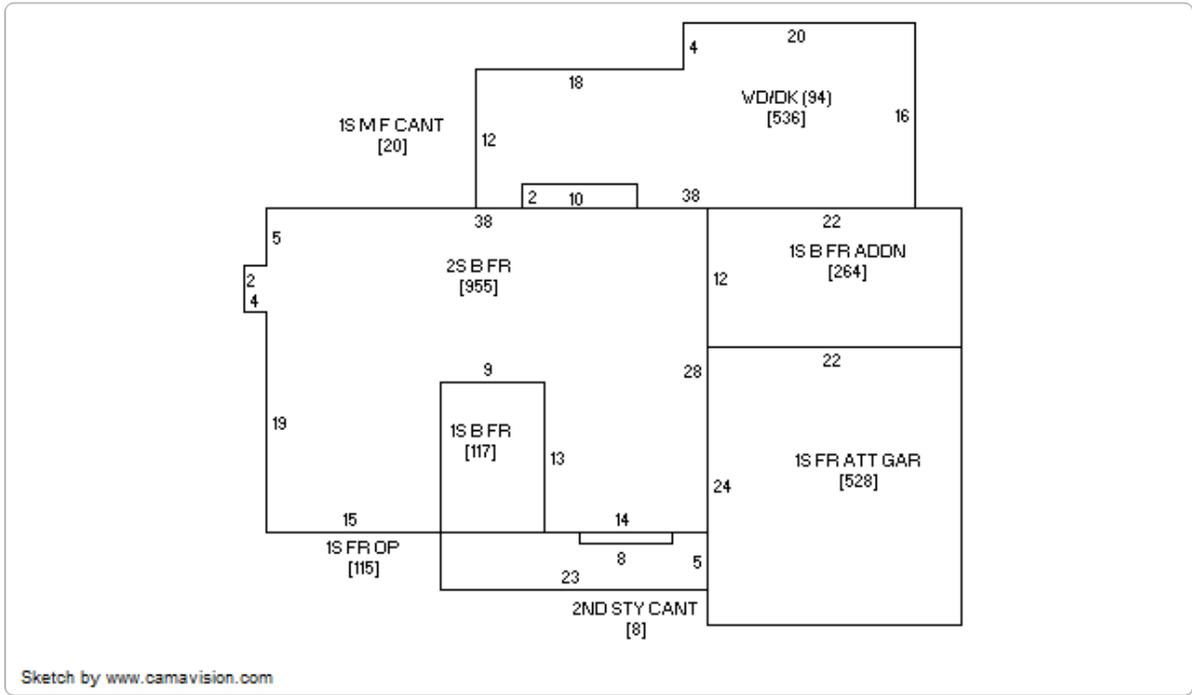
Book-Page: 736-5753 (8/1/2014)

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## Photos



## Sketches



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**Notice to Property Owner as to  
Assessment by Board of Review  
Regular Session  
Section 441.35 - 441.39, Code of Iowa**

Caudron, Roger J. & Joy A.  
4921 Singing Hills Blvd.  
Sioux City, IA 51106-0000

You are hereby notified that the Board of Review of City of Sioux City, on 5/20/2015, authorized the following actions regarding the assessment of the property described below:

Parcel Number 8847-17-326-014

Property Address 4921 SINGING HILLS BLVD  
SIOUX CITY, IA 00000-0000

Original Class RESIDENTIAL

Original Assessed Value \$314,100

New Class RESIDENTIAL

New Assessed Value \$314,100

- Value of above described property to remain unchanged for the reason stated below.  
 Value of above described property reduced for the reason stated below.  
 Classification of above described property was changed.  
 The Board of Review has increased the value of your above described property for the reason stated below.

**Reason for Action of Board of Review:**

With regard to the claim of inequity: Stated properties were not sufficiently comparable to prove inequity. With regard to the claim of overvalue: Insufficient evidence presented to prove assessment is excessive.

- The Board of Review has taken final action on your above described property, and will adjourn June 2, 2015.

Appeals to the Property Assessment Appeal Board may be taken from the board of review action within 20 days after the adjournment date of the board of review or May 31st, whichever is later. You may bypass the Property Assessment Appeal Board and appeal to the district court. (Sec 441.37A, 441.38, 441.39, Code of Iowa)

Appeals to the district court may be taken from the board of review action within 20 days of adjournment or May 31st, whichever date is later. (Sec 441.38, 441.39, Code of Iowa)

Kathleen Fenceroy  
Clerk of said Board of Review

**NOTICE:** In odd numbered years the foregoing assessments are subject to equalization pursuant to an order issued by the Director of Revenue. The County Auditor shall give notice on or before October 15 by publication in an official newspaper of general circulation of any class of property affected by an equalization order. The Board of Review shall be in session from October 15 to November 15 to hear protests of affected property owners or taxpayers whose valuations have been increased by an equalization order. You may file a protest from October 16 to October 25 if your property valuations have been adjusted by the equalization order.

**What does the “Grade” mean?** Each house is “graded” based on a number of factors. The assigned grade is used to factor the replacement cost amounts from the Iowa Department of Revenue Real Property Appraisal Manual (The condition of the property is not a factor at this point in the appraisal process, as that is addressed later in the assigning of the property condition and depreciation). The result of this grade estimates the replacement cost.

**What goes into setting the “Grade”?** Below are some of the many factors which must be considered in grading a dwelling:

Quality - This would include both the quality of building materials and the quality of workmanship.

Quantity – The accumulation components can impact the grade. A dwelling with more built-in cabinets than normal would require a higher grade than a similar dwelling without this feature.

Design - The basic schedule is calculated on a rectangular dwelling with very straight lines. Any variation in design, ceiling heights, roof lines, shape or character must be considered in the grade.

Desirability - Two dwellings can be identical in square footage and of identical quality but one will market better than the other. It may be the interior layout, the exterior design, type of kitchen or any number of things.

Fenestration - The placement of windows and doors in a dwelling. The quality and cost of these items varies significantly. Not only should the quality be considered, but the quantity of doors and windows should also be considered in the grade.

**What are the different grades?** There are seven primary grades in the Iowa Real Property Appraisal Manual. To further adjust, each grade can be factored up, or down, by 5 or 10 %. Grades, photos and descriptions are shown below for the seven primary grades.

# from the Iowa Department of Revenue Real Property Appraisal Manual

## E Grade - Executive



Executive grade dwellings will be individually designed with many varied interior appointments. They will normally exhibit extensive ornamentation or special design features of excellent quality materials and workmanship. These architecturally unique dwellings will many times consist of imported finishes. High ceilings and expansive foyers are also characteristics which will be common in this grade of home. Executive grade dwellings are normally prestige structures. They are generally built for those with high incomes.

## 1 Grade - Superior



This is a custom built, architecturally designed home, having the best materials and workmanship. This home is usually large with spacious rooms, several bath facilities, a good heating system, and a good electrical system with numerous outlets. Closets are usually walk-in type. Kitchen has many build-in features (if of newer construction) and an abundance of cabinets. Bathrooms will have high quality fixtures, good vanity, and probably a special dressing area. Exterior is good quality siding, brick, or stone. There are also numerous windows.

The example grading scale for real property.

## 2 Grade - High



This also is usually an architecturally designed, custom build home with good materials and workmanship. Very similar to a Grade 1 home, but on a more conservative scale. This is a more practical home than a grade 1 home, having more than sufficient plumbing fixtures. Likewise, there is good heating and electrical service. Interior finish will be of plaster or high grade drywall with good trim. Kitchen will have built-in features with more than adequate cupboard space and counter tops. Bathrooms and toilet rooms with usually have good quality fixtures. This is an excellent home but not as pretentious as a Grade 1

## 3 Grade - Good



Grade 3 is generally a custom or speculation home lacking architectural frills but basically of good practical design and layout. Workmanship and materials are barely above an average type home but it will have some extra design and special features not found in the average home. It will normally have good drywall or plaster walls, hardwood floors (or wall to wall carpeting), and also better than average kitchen cabinets, plumbing facilities, and closet space. This is often referred to as an intermediate class because it will be a Grade 2 design and layout but Grade 4 workmanship and materials.

### 4 Grade - Average



Grade 4 is an average home in every way. It offers few extras and has very little architectural design. It meets or exceeds all loan requirements and is often referred to as a development type home. This does not mean this home cannot be custom built but only refers to the basic quality.

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### 5 Grade - Below Average



This low cost home is generally of minimum specifications, barely meeting loan requirements. It may outwardly, occasionally, resemble a Grade 4 but lacks any “extras”. Usually of straight rectangular design with no lines or design. Drywall or plaster interior finish with minimum softwood trim, low quality carpeting or softwood flooring. Minimal plumbing, heating and electrical outlets. The kitchen has no built-in features and minimum cupboard and counter space. In certain areas this is often a slab home, or a low quality pre-fabricated manufactured home.

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## 6 Grade - Sub-standard



Often referred to as sub-standard housing. This home seldom will pass loan requirements and is often owner built using inferior or used materials and poor workmanship. Interior finish is plaster, wallboard or low quality drywall, softwood floors, little or no trim, wall or floor furnace heating, low quality kitchen cupboards (usually set-in type), roll roofing or lightweight shingles, exterior walls are usually single siding (often covered with asphalt shingles). This house is often on the outskirts of town or in the country and is usually an older home. Few Grade 6 are being built today.

**Where can I go for more information on Grades?** The Iowa Department of Revenue's website contains a pdf version of The Iowa Real Property Appraisal Manual. The residential section has more pictures and information on this subject. You may also wish to contact the assessor's office and ask to speak to an appraiser.