



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 # _____	

To the Board of Review of the County/City of Cedar Rapids, Iowa

The undersigned, Nordstrom Inc
(print name)
as owner or aggrieved taxpayer of the following described real estate: Nordstrom fulfillment center, NE NE Ex Rds 19-82-7

with the property address: 7700 18th St. SW

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, 2016 in the sum of \$ 22,979,000
(current year) (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.)

supplemental information to be provided	Assessed at:
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____

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 \$ 6,979,000; and that \$ 16,000,000 is its actual value (Land 904,800 Building \$ 15,095,200) 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: Nordstrom Inc, Tax Dept, PO Box 2229, Seattle, WA 98111-2229

Phone: Home _____ Business/Cell 206-233-6434 Date 3/30/15

Signature Catherine Courteau e-Mail catherine.courteau@nordstrom.com
(owner or duly authorized agent)

FOR USE BY BOARD OF REVIEW ONLY	
Action Taken: _____	
Date: _____	IDR 56-064a (02/25/14)

Property	Location	Total Square Feet	Sale Date	Sale Price (List Price)	Unadjusted Price PSF
Comp 1	Ottumwa, IA	352,860	May-12	\$7,100,000	\$20.12
Comp 2	North Liberty, IA	751,800	May-11	\$19,837,000	\$26.39
Comp 3	Newton, IA	175,000	Feb-11	\$2,775,000	\$15.86
Comp 4	Underwood, IA	425,160	Nov-11	\$4,600,000	\$11.95
Comp 5	Little Rock, AR	851,716	Jan-11	\$11,500,000	\$13.50
Listing	Clinton, IA	100,160	List	\$1,375,000	\$13.73
Listing	Iowa City, IA	208,360	List	\$2,200,000	\$10.56
					\$16.02

2015 REAL ESTATE ASSESSMENT ROLL FOR CEDAR RAPIDS, IOWA
500 15th AVE SW, CEDAR RAPIDS, IA 52404
Website: www.cedar-rapids-assessor.org
E-Mail Address: crassessor@cedar-rapids.org
Phone: 319 286-5888 Fax: 319 286-5880

THIS IS NOT A BILL - IT IS A NOTICE OF VALUE

3/9/2015

44169 T91 P1 *****AUTO**MIXED AADC 522 42197



CEDAR RAPIDS CITY OF (NORDSTROM
INC LESSEE) PROPERTY TAXES #810
PO BOX 2229
SEATTLE WA 98111-2229

Owner: CEDAR RAPIDS CITY OF (NORDSTROM
Property Address: 7700 18TH ST SW
Legal Description: NE NE EX RDS 19-82-7

GPN: 19191-01001-00000
School District: 20301 COLL-AIRPORT #1
Property Class: COMMERCIAL

Special Notice:

This is given to provide official notice of the 2015 assessment including any qualifying exemptions and abatements. To review exempt and/or abated values applied to this parcel please refer to the notes attached. If you have any questions regarding your 2015 assessment, please contact the City Assessor's office. Informal hearings, conducted by the City Assessor's office will be held March 10th - March 13th and March 16th - March 20th. The Cedar Rapids City Board of Review will convene May 1st for formal appeals.

Scott Labus City Assessor

2015 ASSESSMENT

Land:	\$904,800
Buildings:	\$22,074,200
Dwellings:	\$0
ASSESSED VALUE:	\$22,979,000
Less Adjustments:	
Total Adjustments*:	\$0
ASSESSED VALUE AFTER ADJUSTMENTS:	\$22,979,000

PREVIOUS ASSESSMENT \$23,108,502

Assessments are required to be the 100% fair market value of the property (unless otherwise provided by the Code of Iowa) in its condition as of January 1st. This is the amount established by the assessor's office before application of the state rollback factor. The 2015 assessed value will be the basis of your tax bill in 2016-2017.

NOTICE: If you are not satisfied that the foregoing assessment is correct, you may contact the assessor on or after April 1, to and including May 4, of the year of the assessment to request an informal review of the assessment pursuant to section 441.30. If you are not satisfied that the foregoing assessment is correct, you may file a protest against such assessment with the BOARD OF REVIEW on or after April 7th to and including May 5th of the year of assessment. Such protest must be confined to the grounds specified in Section 441.37, Code of Iowa. Electronic filing of protest is authorized by the Cedar Rapids City Board of Review under Iowa Code 441.37(3).

In each odd numbered year the 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 the equalization order. You may file a protest from October 16 to October 25 if your property valuations have been adjusted by the equalization order.

*Total Adjustments includes ALL exemptions on parcel. Not all exemptions may be shown on this report.

Land Data

- Segment 1-Lot Area:** 5.000 Acres; 217800 SF
Segment 2-Lot Area: 5.000 Acres; 217800 SF
Segment 3-Lot Area: 35.500 Acres; 1546380 SF
Segment 4-Lot Area: 1.200 Acres; 52272 SF

* Dimensions/sizes used for assessment purposes only. Not a survey of the property. See GIS map for actual lot sizes.

Commercial Buildings:

Warehouse : 298,960 SF (Built 1997)

Yard Items:

- Paving : 112,500SF,AsphaltParking,LowPricing,Lighting:Average (Built 1997)
Paving : 93,180SF,ConcreteParking,LowPricing,Lighting:Average (Built 1997)
Paving : 63,300SF,AsphaltParking,LowPricing,Lighting:Average (Built 2000)
Fencing - Chain : 3StrandBarb,8Ft-Hgh,1,600LF,61LF-Gates (Built 1997)
Yard Lighting - Mercury : 1Poles,30PoleHt,1Lights,400Watts (Built 1997)
Yard Lighting - Mercury : 1Poles,30PoleHt,2Lights,400Watts (Built 1997)
Paving : 22,400SF,ConcreteParking,LowPricing,Lighting:Average (Built 2007)
Paving : 94,500SF,AsphaltParking,AveragePricing,Lighting:Average (Built 2007)
Yard Lighting - Mercury : 1Poles,25PoleHt,1Lights,400Watts (Built 2007)
Paving : 10,200SF,Asphaltw/Curbs,AveragePricing,Lighting:Average (Built 2008)
Yard Lighting - Mercury : 1Poles,30PoleHt,2Lights,500Watts (Built 2008)

Notes:

Land: NEW PARCEL 4-97 (FROM 44008000).***BUILDING OPERATES AS A PACKAGE AND DELIVERY AREA FOR ONLINE AND CATALOG SHOPPERS FOR NORDSTROM BRAND CLOTHING.

8 DIFFERENT ZONES FOR HEATING AND SAFETY PURPOSES WITH A 3' SMOKE CURTAIN HANGING FROM THE CEILING SEPARATION EACH ZONE.***12" R'CONC TILT-UP PANELS; 4" ROOF INSULATION.***HIGH DEGREE OF LIGHTING AND ELECTRICAL IN WAREHOUSE AREA.***288 1/2 LOCKERS.

BLDG EXTRA 9 OF 10-ADDS FOR 74 LF OF 15' HIGH C-BLK PRTN WALL WITH A R'CONC ROOF.***BLDG EXTRA 10 OF 10-ADDS FOR 232 LF OF C-BLK PRTN WALL WITH NO ROOF. THIS AREA HAS 730 SF OF OFC FIN THAT IS INCLUDED IN THE OVERALL SF OF OFC SPACE IN ADJUSTMENTS.

OWNER OCC.***LAND SF=1685772. BUILDING SF=298960. L TO B RATIO=5.64.***WAREHOUSE AREA=284808 SF(95%). FINISHED AREA=14152 SF(5%).***IBR 3/ 12/ 03 CHANGE GRADE AND STYLE.

1-2003 PARTIAL INDUSTRIAL EXEMPTION (427B) NOT APPLIED DUE TO THE FACT THAT VALUE WAS AND HAS BEEN REDUCED TO THE MINIMUM ASSESSMENT AGREEMENT OF \$13,000,000.

2003 FALL BOARD OF REVIEW PETITION #15 - REDUCE TO \$13,250,000*****

1-2004: PARTIAL VALUE FOR ADDITIONS A1, A2 AND A3 - SIDED SHELL; SEE FOR 1-2005 FOR COMPLETION 12/ 15/ 03 SEL (1S STL & GLS/ OP - SOME FRAMING ONLY - NO CONTRIBUTORY VALUE FOR 2004 - ADD FOR 1-2005)

1-2004 PARTIAL INDUSTRIAL EXEMPTION (427B) AMOUNT EXEMPT \$1,328,927 AMOUNT TAXABLE \$13,667,438

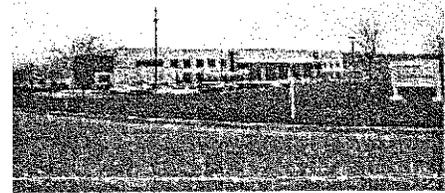
1-2005 ADDITIONS COMPLETE - SEE NEXT YEAR FOR CANOPY AND FENCE LOCATED AT PATIO - 08/ 12/ 04 SEL

1-2005 PARTIAL INDUSTRIAL EXEMPTION (427B) AMOUNT EXEMPT \$1,986,544 AMOUNT TAXABLE \$14,248,686

1-2006 MECHANICAL REPAIRS COMPLETE - EXTERIOR CANOPY AND FENCING AT EMPLOYEE AREA OF NO CONTRIBUTORY VALUE - NO CHANGE IN VALUE - COMPLETE 10/ 26/ 05 SEL

1-2006 PARTIAL INDUSTRIAL EXEMPTION (427B) AMOUNT EXEMPT \$1,529,183 AMOUNT TAXABLE \$14,706,047

1-2007 PARTIAL INDUSTRIAL EXEMPTION (427B) AMOUNT EXEMPT \$1,081,398 AMOUNT



Notes:

TAXABLE \$15,153,832

1/9/2008 ADD 8.33 AC TO ASSESSMENT- SP

1/1/2008 NEW 268,800 ADDN COMPLETE EXCEPT FOR INTERIOR FINISH OF 988 SQ/ FT MEZZ, (INCREASE LEASE LAND SIZE), 145 X 440 AREA HAS 5 STORY RACK SYSTEM, 72' ROOF HEIGHT W/ 4 ADDNL LEVELS OF SPRINKLERS, ADD BAILER ROOM, PAV & FENCING/ REMOVE PREVIOUS PERSONAL PROPERTY RACKS IN ORIGINAL BLDG,-USED FOR CONVEYOR SYSTEM. 1/8/2008 SP

1-2008 PARTIAL INDUSTRIAL EXEMPTION (427B) AMOUNT EXEMPT \$633,614 AMOUNT TAXABLE \$25,880,605 (NOTE: [REDACTED])

C4-2009 FOR FINISH IN 988 MEZZ AREA, ADDITIONAL PAVING, FENCING & 821 SQ FT MTL CANOPY

12/15/2008 MEZZ CONSTRUCTION COMPLETE, REDUCE DH FLOOR AND ADD SPRINKLERS, ADD PAVING & 3 YARD LIGHTS, PAVING WAS REDUCE IN SIZE FROM PLAN/ NC 3 YARD LIGHTS-SP

1-2009 REVALUED BUILDING #1 - BW 2/24/09

1-2009 PARTIAL INDUSTRIAL EXEMPTION (427B) AMOUNT EXEMPT \$185,830 AMOUNT TAXABLE \$22,628,280.

1-2010 PARTIAL INDUSTRIAL EXEMPTION (427B) EXPIRED.

1-2011 BOARD OF REVIEW PETITION #990 NO CHANGE DC

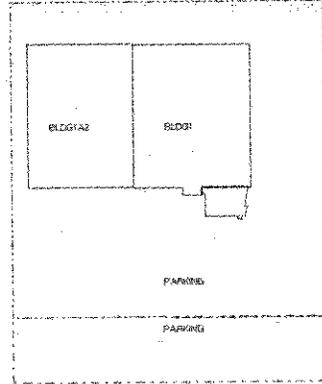
1-2011 PROPERTY ASSESSMENT APPEAL BOARD ORDER APPROVING SETTLEMENT STIPULATION - DOCKET #11-101-1350 - REDUCED VALUE TO \$23,116,752 - 10/5/2013 BW

1-2013 COMM REVAL 12/19/2012 SP

1-2014 CHANGE LAND FOR CITY ROW PER AUDITOR 1/14/15 SAM

1-2014-2011 BOR ADJUSTMENT REMAINS FOR MARKET AND EQUITY-1/8/2014-SP

Sketches:



**Sketch has been scaled to fit in this area Sketch 3 of 3

Print report

Search



Additional Photos

Appraisal Summary - GPN: 14022-51001-00000

(140225100100000)

Property Address: 350 COLLINS RD NE
Cedar Rapids, IA

Class: INDUSTRIAL
PDF: Industrial
Plat Map: 1621

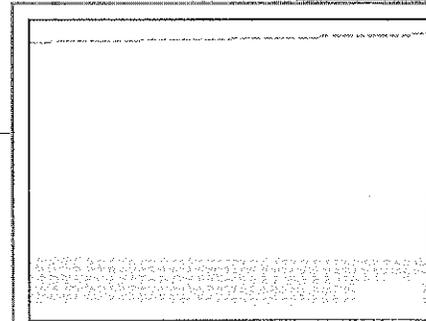
Tax District: 20503 LIN MAR-ROCKWELL COLLINS
Neighborhood: HIGH TECH/RESEARCH

Deed Holder: ROCKWELL COLLINS INC
Mailing Address: ATTN: TAXDEPT MS 124-316
400 COLLINS RD NE
CEDAR RAPIDS IA 52498

Legal Description: W1/2 NW S OF BLAIRS FERRY RD EX W65' E165' BNG ON W LN & 60' ON E LN & EX N300' S710.3' E160.44' & EX RDS & EX SWEENEYS 2ND COMMERCIAL SEC 2 TWP 83 R7

Homestead: Military:

If you have recently purchased your home, please [click here to apply for the Residential Homestead Tax Credit](#).
For dual class parcels (96) the land values are combined. The land values for these parcels will be split on the website at a later date.



Click map to see neighbor's summary page.
[Preview new GIS map](#)
[View complete GIS map](#)
[Estimate Taxes](#)
[Neighborhood map](#)

LOT INFORMATION

[Scroll down for sketch.](#)

Disclaimer: Assessor's lot sizes are for assessment purposes only and may NOT represent actual dimensions.
For more accurate, complete data refer to GIS maps, plat maps, or legal documents.

SEGMENT #1: 2 Acres; 87120 SF

SEGMENT #2: 2 Acres; 87120 SF

SEGMENT #3: 54.58 Acres; 2377504.8 SF

SEGMENT #4: 3 Acres; 130680 SF

COMMERCIAL BUILDINGS

Office - General: 120,288 SF (Built 2006)
Office - General: 148,715 SF (Built 1953)
Office - General: 149,820 SF (Built 2008)
Metal Warehouse - Steel Frame: 5,075 SF (Built 1992)
Metal Shop - Steel Frame: 3,750 SF (Built 1983)

mostly office

YARD ITEMS

Paving: 27,100 SF, Asphalt Parking, Low Pricing, Lighting: Low (blt-1968)
Paving: 380,000 SF, Asphalt Parking, Low Pricing, Lighting: Low (blt-2006)
Paving: 27,350 SF, Concrete Parking, Average Pricing, Lighting: Low (blt-2006)
Paving - Concrete: 234,000 SF, Concrete Parking, Low Pricing, Lighting: Low (blt-1968)
Yard Lighting - Mercury: 1 Poles, 30 Pole Ht, 1 Lights, 400 Watts (blt-1968)
Yard Lighting - Mercury: 1 Poles, 30 Pole Ht, 2 Lights, 400 Watts (blt-1968)
Yard Lighting - Sodium/Halide: 1 Poles, 25 Pole Ht, 2 Lights, 400 Watts (blt-2006)

NOTES:

BLDG 1 (123) THREE 15X25 EQUIP MEZZ PRICED AS ONE AREA. & THREE 25X50 RELIEF STATION MEZZ PRICED AS ONE AREA.
OWNER OCCUPIED*****SINGLE TENANT***** OFFICE AREA = 127,409 SF (93.0%) WHSE AREA = 5882 SF (4.3%) SHOP AREA = 3750 SF (2.7%)* LAND SF = 3,712,618 SF.
BLDG SF = 137041. L TO B RATIO = 27.09.***IBR 3/18/04-NO CHANGE.
2004 BOARD OF REVIEW PETITION #40 NO CHANGE
CLASS CHANGE I TO C 4-05***
2005 BOARD OF REVIEW PETITION # 192 CLASS CHANGE TO INDUSTRIAL AND NO CHANGE IN VALUE
2006 BOARD OF REVIEW PETITION #427 NO CHANGE
1-2007 NEW OFFICE BUILDING (B31) COMPLETE - 12/22/06 SEL
1-2007 HIGH QUALITY JOB CREATION PROGRAM EXEMPTION (15.332) AMOUNT EXEMPT \$1,934,892. AMOUNT TAXABLE \$9,710,958.

2007 BOARD OF REVIEW PETITION # 856 NO CHANGE

1-2004 & 1-2005 & 1-2006 REDUCE TO \$4,267,673 AND 1-2007 REDUCE TO 10,680,760 PER DISTRICT COURT DECREE (EQCV049293 AND EQCV052292)
 1-2007 EXEMPTION (427.1(19) AMOUNT EXEMPT \$1,934,892. AMOUNT TAXABLE \$8,745,868

1-2008 CHANGED LAND ACRES AND VALUE AFTER CITY RIGHT OF WAY ACQUISITION (REDUCED TOTAL ACRES BY .09 AC) 12/12/2007 DM**** CHANGED LAND ACRES AND VALUE AFTER THE RECORDING OF A RETRACEMENT SURVEY FOR THIS PARCEL (REDUCED TOTAL ACRES BY 21.11 AC)(LEGAL DID NOT CHANGE) 12/12/2007 DM*** REMOVED ANTENNA B-26 & B-30 FROM PARCEL, GLASS WALLS ADDED TO CANOPY ON B31, FOUNDATION AND STEEL ERECTED FOR B32 -PARTIAL - SEE NEXT YEAR FOR COMPLETION OF OFFICE BUILDING - 12/17/07 SEL

1-2008 HIGH QUALITY JOB CREATION PROGRAM EXEMPTION (15.332) AMOUNT EXEMPT (-\$1,946,371) AMOUNT TAXABLE \$10,033,030.

1-2009 BUILDING #32 COMPLETE, ANTENNAS REMOVED FROM PARCEL - COMPLETE 12/04/08 SEL

1-2009 BOARD OF REVIEW DECREASED ALL IMPROVEMENTS 10% TEMPORARILY DUE CURRENT ECONOMICS OF AEROSPACE INDUSTRIAL SECTOR - 2009 VALUE TO \$17,136,256 - REMOVE ADJUSTMENT WHEN APPLICABLE 6/24/09 BW

1-2009 HIGH QUALITY JOB CREATION PROGRAM EXEMPTION (15.332) AMOUNT EXEMPT \$3,692,780 AMOUNT TAXABLE \$13,443,478.

1-2010 HIGH QUALITY JOB CREATION PROGRAM EXEMPTION (15.332) AMOUNT EXEMPT \$5,566,744 AMOUNT TAXABLE \$11,569,514.

1-2011 IMPLEMENTED NEW 2008 MANUAL PRICING 3/4/2011 BW

1-2011 HIGH QUALITY JOB CREATION PROGRAM EXEMPTION (15.332) AMOUNT EXEMPT \$5,495,756. AMOUNT TAXABLE \$11,640,500.

1-2012 HIGH QUALITY JOB CREATION PROGRAM EXEMPTION (15.332) AMOUNT EXEMPT \$5,426,160. AMOUNT TAXABLE \$11,710,096.

1-2013 HIGH QUALITY JOB CREATION PROGRAM EXEMPTION (15.332) AMOUNT EXEMPT \$5,357,929. AMOUNT TAXABLE \$11,778,327.

1-2014 HIGH QUALITY JOB CREATION PROGRAM EXEMPTION (15.332) AMOUNT EXEMPT \$5,291,036. AMOUNT TAXABLE \$11,845,220.

1-2015 INDUSTRIAL REVALUATION-11/8/2014-SP

1-2015 CHANGE LAND FOR CITY ROW 2/9/15 SAM

1-2015 HIGH QUALITY JOB CREATION PROGRAM EXEMPTION (15.332) AMOUNT EXEMPT \$5,225,500. AMOUNT TAXABLE \$12,271,500

For dual class parcels (96) the land values are combined. The land values for these parcels will be split on the website at a later date.

2015 ASSESSMENT

Land	\$2,502,800
Dwelling	\$0
Improvements	\$14,994,200
Total	\$17,497,000

SALES

Date	Type	Volume/Page	\$ Amount
11/15/1996	Deed	3422/483	\$0

PERMITS

	Date	Description
2014 ASSESSMENT	5/21/2014 8:13:00 AM	MECHANICAL ONLY
Land	8/26/2010	PLUMBING ONLY
Dwelling	12/14/2007	PLUMBING ONLY
Improvements	12/12/2007	WORK ORDER
Total	10/2/2007	COMMERCIAL

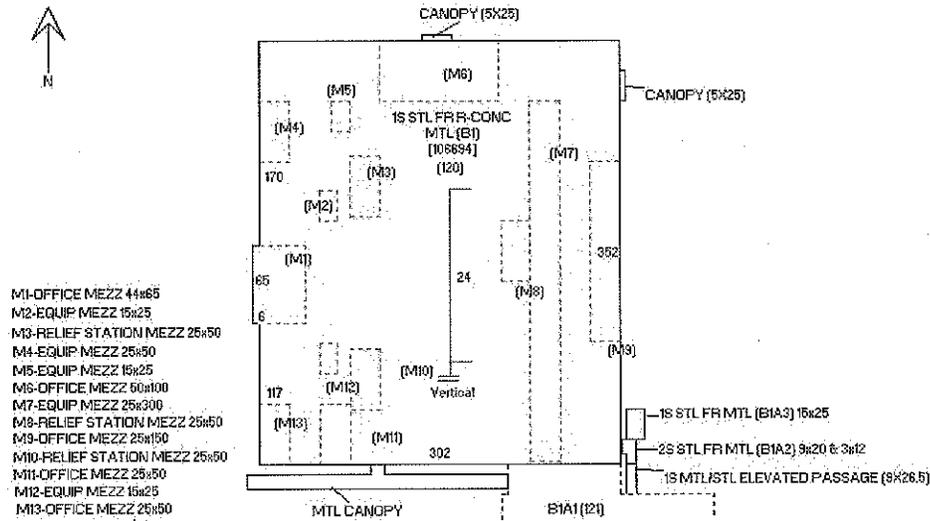
2013 ASSESSMENT

Land	\$1,278,983
Dwelling	\$0
Improvements	\$15,857,273
Total	\$17,136,256

2012 ASSESSMENT

Land	\$1,278,983
Dwelling	\$0
Improvements	\$15,857,273
Total	\$17,136,256

Sketch



- M1-OFFICE MEZZ 44x65
- M2-EQUIP MEZZ 15x25
- M3-RELIEF STATION MEZZ 25x50
- M4-EQUIP MEZZ 25x50
- M5-EQUIP MEZZ 15x25
- M6-OFFICE MEZZ 50x100
- M7-EQUIP MEZZ 25x300
- M8-RELIEF STATION MEZZ 25x50
- M9-OFFICE MEZZ 25x150
- M10-RELIEF STATION MEZZ 25x50
- M11-OFFICE MEZZ 25x50
- M12-EQUIP MEZZ 15x25
- M13-OFFICE MEZZ 25x50

Additional Sketches ...

Tax History Pay Taxes

Disclaimer: The information in this web site represents current data from a working file which is updated continuously. Information is believed reliable, but its accuracy cannot be guaranteed. The maps and data provided by this web site, represent data from the Cedar Rapids City Assessor's Office, as used for assessment purposes. No warranty, expressed or implied, is provided for the data herein or its use.

Property photos or data incorrect? [Click Here](#)

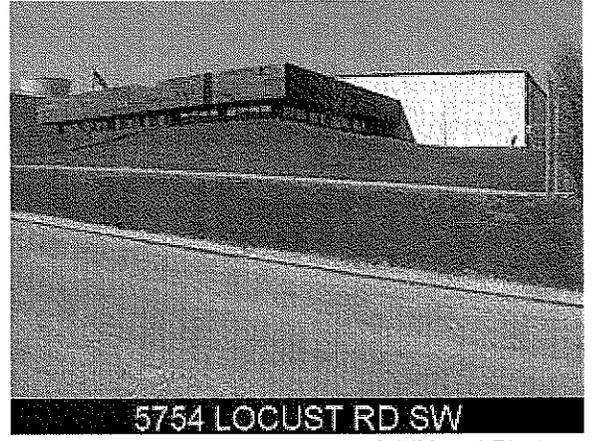
Print report.

Search

Appraisal Summary - GPN: 19084-51018-00000

(190845101800000)

Property Address: 5505 LOCUST RD SW
Cedar Rapids, IA



[Additional Photos...](#)

Class: INDUSTRIAL

Tax District: 20300 CR/COLLEGE SCH

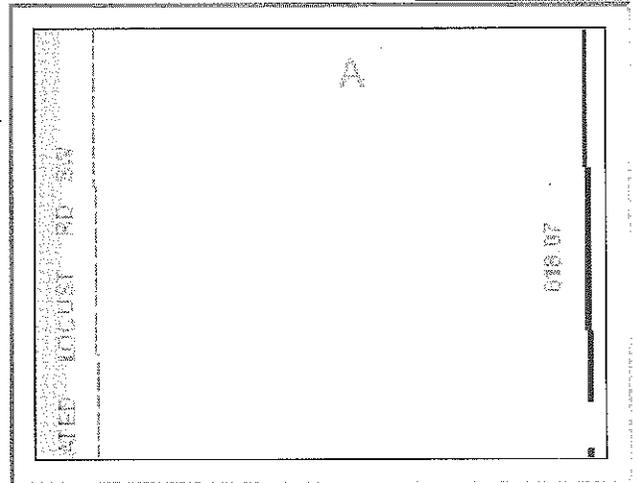
PDF: Industrial

Neighborhood: FOOD GRADE;INDUST

Plat Map: 3126 & 3127

Deed Holder: ARCHER DANIELS MIDLAND CO

Mailing Address: %TAX-369990 #142 PO BOX 1470 DECATUR IL 62525-0000



Legal Description: P.O.S. #714 PARCEL A - EX ADM 1ST & EXP.O.S. #1522

Click map to see neighbor's summary page.

- [Preview new GIS map](#)
- [View complete GIS map.](#)
- [Estimate Taxes](#)
- [Neighborhood map](#)

Homestead: Military:

If you have recently purchased your home, please [click here to apply for the Residential Homestead Tax Credit.](#)

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LOT INFORMATION

[Scroll down for sketch.](#)

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SEGMENT #1: 21.21 Acres; 923907.6 SF

COMMERCIAL BUILDINGS

- Warehouse: 29,882 SF (Built 1998)
- Warehouse: 87,992 SF (Built 1979)
- Manufacturing (Light): 1,622 SF (Built 1999)

much smaller @ 25.53/SP

YARD ITEMS

- Fencing - Chain: No Barbs, 7 Ft-Hgh, 980 LF, 0 LF-Gates (blt-1998)
- Paving: 13,210 SF, Concrete Road, Low Pricing (blt-1970)
- Paving: 26,744 SF, Asphalt Parking, Low Pricing (blt-1979)
- Paving: 13,638 SF, Concrete Parking, Low Pricing (blt-1979)
- SUR STATION (M&F): Quantity=1 00 Units=Each Height=0 (blt-1999)

NOTES:

BIO PRODUCTS.

1-2003 PARTIAL INDUSTRIAL EXEMPTION (427B) AMOUNT EXEMPT \$114,729 AMOUNT TAXABLE \$4,105,526

1-2004 PARTIAL INDUSTRIAL EXEMPTION (427B) AMOUNT EXEMPT \$57,364 AMOUNT TAXABLE \$3,975,886

DIVISION FOR NEW PLAT (ADM 1ST ADDITION - RED STAR YEAST) & POS 1184*** - COMPLETE 02/11/05 SEL

1-2005 PARTIAL INDUSTRIAL EXEMPTION (427B) AMOUNT EXEMPT \$0 AMOUNT TAXABLE \$2,663,518 - EXEMPTION EXPIRED

1-2006 COMBINED 19084-51011-00000 WITH THIS PARCEL - COMPLETE - 12/27/05 SEL

1-2008 ADDITIONAL ADDRESSES FOR THIS PARCEL ARE 5754 LOCUST RD SW & 5850 LOCUST RD SW (11-28-07) WHK

1-2008 NEW DISPATCH BUILDING NOT STARTED - SEE NEXT YEAR FOR NEW BUILDING - NAV - 12/20/07 SEL

1-2010 PARCEL 19084-51008-00000 WAS DIVIDED INTO PARCELS 19084-51016-00000 & 19084-51015-00000 8/26/09 SM

1-2011 PARCEL 19084-51015-00000 WAS DIVIDED INTO PARCELS 19084-51018-00000 & 19084-51019-00000 3/1/11 SM

1-2011 IMPLEMENTED NEW PRICING MANUAL 3/4/2011 BW

1/2015 INDUSTRIAL REVALUATION-SP

For dual class parcels (96) the land values are combined. The land values for these parcels will be split on the website at a later date.

2015 ASSESSMENT

Land	\$530,300
Dwelling	\$0
Improvements	\$2,282,200
Total	\$2,812,500

SALES

Date	Type	Volume/Page	\$ Amount
3/9/2010	Deed	7609/427	\$1

PERMITS

Date	Description
3/1/2011	WORK ORDER
8/26/2009	WORK ORDER
11/29/2007	NEW
11/16/2007	NEW
2/1/2005	WORK ORDER

2014 ASSESSMENT

Land	\$494,802
Dwelling	\$0
Improvements	\$2,274,074
Total	\$2,768,876

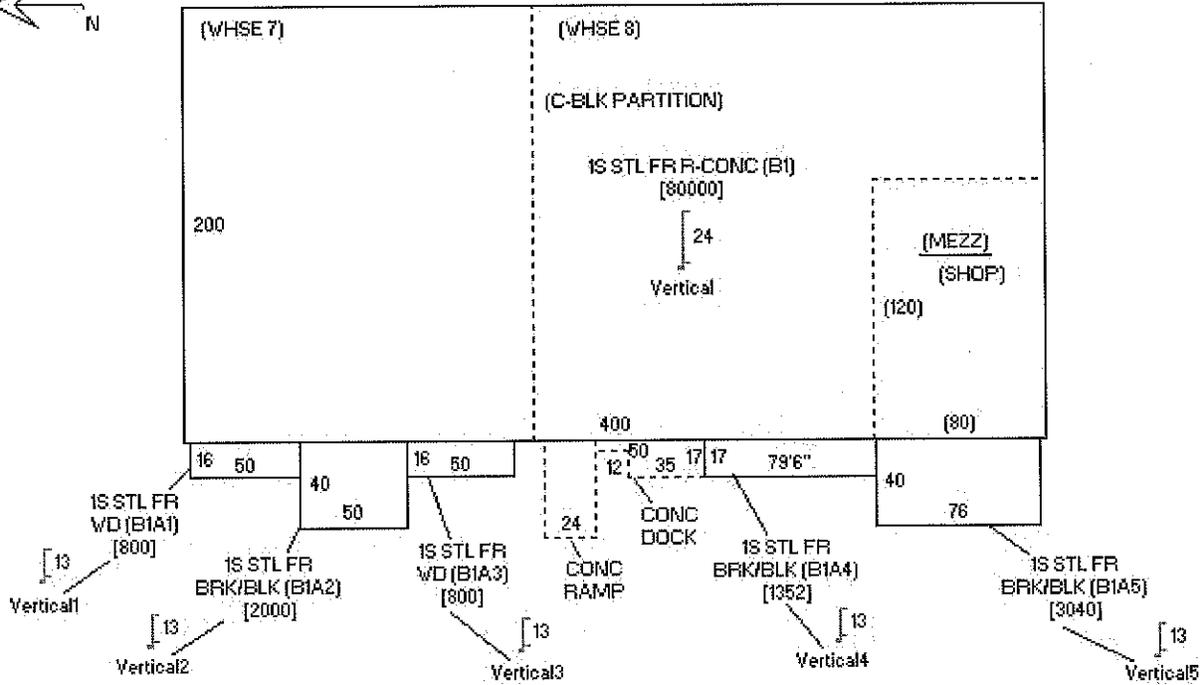
2013 ASSESSMENT

Land	\$494,802
Dwelling	\$0
Improvements	\$2,274,074
Total	\$2,768,876

2012 ASSESSMENT

Land	\$494,802
Dwelling	\$0
Improvements	\$2,274,074
Total	\$2,768,876

Sketch



Additional Sketches ...

Tax History Pay Taxes

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Property photos or data incorrect? [Click Here](#)

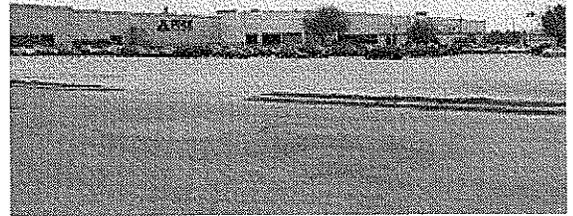
[Print report.](#)

[Search](#)

Appraisal Summary - GPN: 19082-52001-00000

(190825200100000)

Property Address: 5300 WILLOW
CREEK DR SW
Cedar Rapids, IA

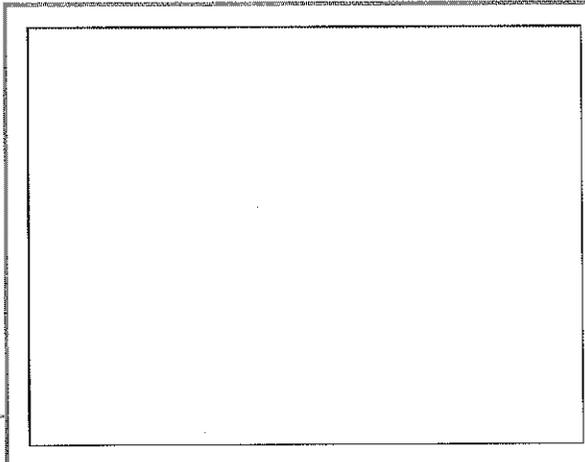


[Additional Photos...](#)

Class: INDUSTRIAL **Tax District:** 20300
CR/COLLEGE SCH
PDF: Industrial **Neighborhood:** METAL;INDUSTRIAL
Plat Map: 3027/3127

Deed Holder: PMX
INDUSTRIES
INC

Mailing Address:
5300 WILLOW
CREEK DR SW
CEDAR RAPIDS
IA 52404



Legal Description: SE NE & NE SE 7-82-7 & SW NW LYG SWLY P.O.S.
#711 & NW SW 8-82-7 STR/LB

Homestead: **Military:**

[Click map to see neighbor's summary page.](#)
[Preview new GIS map](#)
[View complete GIS map.](#)
[Estimate Taxes](#)
[Neighborhood map](#)

If you have recently purchased your home, please [click here to apply for the Residential Homestead Tax Credit.](#)

For dual class parcels (96) the land values are combined. The land values for these parcels will be split on the website at a later date.

LOT INFORMATION

[Scroll down for sketch.](#)

Disclaimer: Assessor's lot sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to GIS maps, plat maps, or legal documents.

SEGMENT #1: 5 Acres; 217800 SF

SEGMENT #2: 5 Acres; 217800 SF

SEGMENT #3: 142.19 Acres; 6193796.4 SF

COMMERCIAL BUILDINGS

- Metal Warehouse - Steel Frame: 1,138 SF (Built 1991)
- Metal Warehouse - Steel Frame: 2,205 SF (Built 1991)
- Metal Warehouse - Steel Frame: 2,363 SF (Built 1991)
- Metal Warehouse - Steel Frame: 2,850 SF (Built 1995)

- Metal Warehouse - Steel Frame: 4,758 SF (Built 1991)
- Metal Warehouse - Steel Frame: 12,600 SF (Built 1977)
- Metal Warehouse - Steel Frame: 19,200 SF (Built 1996)

≈ 11.78 / SF

Metal Warehouse - Pole Frame: 2,560 SF (Built 2000)

Metal Shop - Pole Frame: 4,920 SF (Built 1993)

Metal Light Mfg - Steel: 22,428 SF (Built 1991)

Manufacturing (Light): 90,851 SF (Built 1991)

Manufacturing (Light): 682,519 SF (Built 1968)

YARD ITEMS

110'X120' ELEC SUB-STATION: Quantity=1.00, Units=Units, Height=0 (blt-1991)
 120'X135' ELEC SUB-STATION: Quantity=1.00, Units=Units, Height=0 (blt-1991)
 Canopy: 810 SF, Metal, Average Pricing (blt-1994)
 Canopy: 810 SF, Metal, Average Pricing (blt-1994)
 CBLK MCC BLDG: Quantity=384.00, Units=Square Feet, Height=11 (blt-1991)
 COOLING TOWER CELLS & PIT(ME): Quantity=2.00, Units=Units, Height=0 (blt-1991)
 COOLING TOWER CELLS(ME): Quantity=2.00, Units=Units, Height=0 (blt-1991)
 COOLING TOWER CELLS(ME): Quantity=3.00, Units=Units, Height=0 (blt-1991)
 Fencing - Chain: 3 Strand Barb, 7 Ft-Hgh, 9,500 LF, 0 LF-Gates (blt-1968)
 Fencing - Chain: 3 Strand Barb, 6 Ft-Hgh, 328 LF, 0 LF-Gates (blt-1991)
 MODULAR SCALEHOUSE: Quantity=112.00, Units=Square Feet, Height=0 (blt-1992)
 MTL/CBLK METER HOUSE: Quantity=648.00, Units=Square Feet, Height=11 (blt-1968)
 MTL/STL BACKFLOW VALVE HOUSE: Quantity=264.00, Units=Square Feet, Height=8 (blt-1995)
 Paving: 740,000 SF, Concrete Parking, Low Pricing (blt-1980)
 Paving: 337,000 SF, Asphalt Parking, Low Pricing (blt-1980)
 R'CONC FDTN ONLY(NO USE): Quantity=95,090.00, Units=Square Feet, Height=0 (blt-1992)
 Railroad Spur: Rail Wght=90, Turn Wght=90, Bumpers=0, 1,420 LF (blt-1968)
 Scale - Truck: 70 Length, 11 Width, Readout=Yes, 60 Tons (blt-1992)
 STL FR BAGHOUSE AREA(ME): Quantity=1.00, Units=Units, Height=0 (blt-1990)
 Tank - Containment Area: 296 Square Feet, R'Conc. Wall, Average Pricing (blt-1994)
 Tank - Containment Area: 340 Square Feet, R'Conc. Floor, Average Pricing (blt-1994)
 Tank - Containment Area: 296 Square Feet, R'Conc. Wall, Average Pricing (blt-1994)
 Tank - Containment Area: 340 Square Feet, R'Conc. Floor, Average Pricing (blt-1994)
 Tank - Large Storage: Gallon Price, 300,000 Gallons, 0 SFSA No Pipe/Meter (blt-1968)
 Tank - Pressure: 18,000 Gallons (blt-1991)
 Tank - Pressure: 12,000 Gallons (blt-1991)
 Tank - Small Bulk: Vert. Steel-Dual, 13,000 Gal (blt-1991)
 Tank - Small Bulk: Horz Stl-Single w/Saddles, 5,000 Gal (blt-1994)
 Tank - Small Bulk: Horz Stl-Single w/Saddles, 7,000 Gal (blt-1994)
 WASTEWATER TREATMENT PITS: Quantity=2,226.00, Units=Square Feet, Height=26 (blt-1991)

NOTES:

LAND SF=6,629,396.4. BLDG SF=848392. L TO B RATIO=7.81 ***MFG/WHSE AREA SF=795142(94%).OFFICE AREA SF=53250(6%).

1-2004 POLLUTION CONTROL EXEMPTION (427.1.19) AMOUNT EXEMPT \$363,349 AND PARTIAL INDUSTRIAL EXEMPTION (427B) AMOUNT EXEMPT \$549,595 AMOUNT TAXABLE \$20,158,263

2004 BOARD OF REVIEW PETITION # 228 NO CHANGE

1-2003: LETTER OF CORRECTION TO COUNTY AUDITOR ADJUSTING THE TAXABLE VALUE FROM \$27,481,250 TO \$26,111,583. THE PRIOR 2003 TAXABLE VALUE (\$27,481,250) WAS 100% AND DID NOT REFELCT THE QUALIFYING ABATEMENTS AND EXEMPTIONS.

1-2005 POLLUTION CONTROL EXEMPTION (427.1.19) AMOUNT EXEMPT \$363,349 AND PARTIAL INDUSTRIAL EXEMPTION (427B) AMOUNT EXEMPT \$288,525 AMOUNT TAXABLE \$20,419,333

2005 BOARD OF REVIEW PETITION #925 NO CHANGE

1-2001 THROUGH 1-2005 REDUCE TO \$15,750,000 PER DISTRICT COURT DECREE EQCV052287, -049181, -046773, -043278, -040427 (ADJUST ONLY BUILDING VALUES BY A FACTOR OF .69342523, LAND AND YARD ITEMS ARE NOT ADJUSTED)

1-2005 POLLUTION CONTROL EXEMPTION (427.1.19) AMOUNT EXEMPT \$251,955 AMOUNT TAXABLE \$15,498,045 (PARTIAL

INDUSTRIAL EXEMPTION IS VOIDED - NO ADDED VALUE THAT QUALIFIES FOR ABATEMENT DUE TO REDUCTION FROM COURT DECREE

1-2006 POLLUTION CONTROL EXEMPTION (427.1.19) AMOUNT EXEMPT \$251,955 AMOUNT TAXABLE \$15,498,045

1-2007 POLLUTION CONTROL EXEMPTION (427.1.19) AMOUNT EXEMPT \$251,955 AMOUNT TAXABLE \$15,498,045.

1-2008 POLLUTION CONTROL EXEMPTION (427.1.19) AMOUNT EXEMPT \$251,955 AMOUNT TAXABLE \$15,498,045.

1-2009 FLOOD FORM COMPLETED AND RETURNED

1-2009 NO FLOOD DAMAGE PER FLOOD FORM

1-2009 POLLUTION CONTROL EXEMPTION (427.1.19) AMOUNT EXEMPT \$251,955 AMOUNT TAXABLE \$15,498,045

1-2010 POLLUTION CONTROL EXEMPTION (427.1.19) AMOUNT EXEMPT \$251,955 AMOUNT TAXABLE \$15,498,045

1-2011 IMPLEMENTED NEW 2008 PRICING MANUAL - PRIOR YEAR BOARD OF REVIEW VALUE UNCHANGED 3/4/2011 BW

1-2011 POLLUTION CONTROL EXEMPTION (427.1.19) AMOUNT EXEMPT \$251,955 AMOUNT TAXABLE \$15,498,045.

1-2011 BOARD OF REVIEW PETITION #922 NO CHANGE DC

1/1/2012 VENTING/NAV-SP

1-2012 POLLUTION CONTROL EXEMPTION (427.1.19) AMOUNT EXEMPT \$251,955 AMOUNT TAXABLE \$15,498,045.

1-2012 BOARD OF REVIEW PETITION # 0092 WITHDRAWN.

1-2011 PAAB ORDER APPROVING STIPULATION OF SETTLEMENT - VALUE REDUCED TO \$10,750,000 - 11/6/12 BW

1-2011 POLLUTION CONTROL EXEMPTION (427.1.19) PAAB STIPULATION ADJUSTMENT AMOUNT EXEMPT \$153,693. AMOUNT TAXABLE \$10,596,307.

1-2012 POLLUTION CONTROL EXEMPTION (427.1.19) PAAB STIPULATION ADJUSTMENT AMOUNT EXEMPT \$153,693. AMOUNT TAXABLE \$10,596,307

1-2013 POLLUTION CONTROL EXEMPTION (427.1.19) PAAB STIPULATION ADJUSTMENT AMOUNT EXEMPT \$153,693. AMOUNT TAXABLE \$10,596,307

1-2013 BOARD OF REVIEW -PET #469 -NO CHANGE (SP 5/16/2013)

1-2013 PAAB APPEAL - DOCKET #13-101-0283

1-2014 POLLUTION CONTROL EXEMPTION (427.1.19) PAAB STIPULATION ADJUSTMENT AMOUNT EXEMPT \$153,693. AMOUNT TAXABLE \$10,596,307

1-2014 BOARD OF REVIEW-PET#24 NO CHANGE-SP

1-2014 STIPULATION OF SETTLEMENT PAAB DOCKET #13-101-0283 & #14-101-0048 - TOTAL ASSESSMENT DECREASED TO \$10,000,000 FOR THE ASSESSMENT YEARS OF 2013, 2014 & 2015 - BW 12/17/2014

1-2015 INDUSTRIAL REVALUATION(PAAB) 2/10/2015-SP

1-2015 POLLUTION CONTROL EXEMPTION (427.1.19) PAAB STIPULATION ADJUSTMENT AMOUNT EXEMPT \$153,700. AMOUNT TAXABLE \$9,846,300

For dual class parcels (96) the land values are combined. The land values for these parcels will be split on the website at a later date.

2015 ASSESSMENT

Land	\$3,657,200
Dwelling	\$0
Improvements	\$6,342,800
Total	\$10,000,000

SALES

Date	Type	Volume/Page	\$ Amount
	Deed	1951/654	\$0

PERMITS**2014 ASSESSMENT**

Land	\$2,619,114
Dwelling	\$0
Improvements	\$7,380,886
Total	\$10,000,000

Date	Description
3/10/2014	MISC
4/8/2013	ELECTRIC ONLY
4/5/2013	MECHANICAL ONLY
2/11/2011	REPAIR
12/1/2000	ADDITION

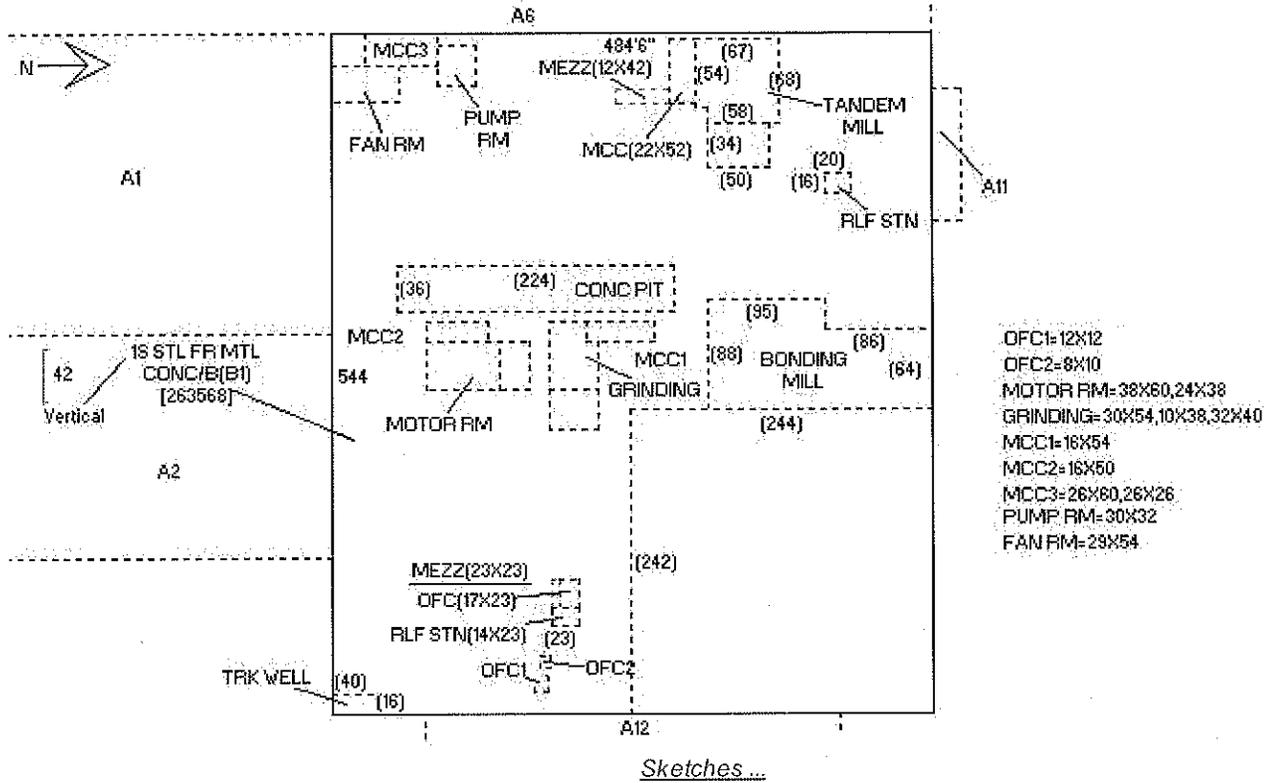
2013 ASSESSMENT

Land	\$2,619,114
Dwelling	\$0
Improvements	\$7,380,886
Total	\$10,000,000

2012 ASSESSMENT

Land	\$2,619,114
Dwelling	\$0
Improvements	\$8,130,886
Total	\$10,750,000

Sketch



Additional

Sketches...

Tax History Pay Taxes

Disclaimer: The information in this web site represents current data from a working file which is updated continuously. Information is believed reliable, but its accuracy cannot be guaranteed. The maps and data provided by this web site, represent data from the Cedar Rapids City Assessor's Office, as used for assessment purposes. No warranty, expressed or implied, is provided for the data herein or its use.

Property photos or data incorrect? [Click Here](#)