

**City of Muscatine, Iowa  
Principal Property Tax Payers  
Current Year and Nine Years Ago  
(Unaudited)**

<b>Taxpayer</b>	<b>January 1, 2010 Valuation (for 2011/2012 Tax Levy)</b>			<b>January 1, 2001 Valuation (for 2002/2003 Tax Levy)</b>		
	<b>Assessed Valuation</b>	<b>Rank</b>	<b>Percent of Total Assessed Value</b>	<b>Assessed Valuation (1)</b>	<b>Rank</b>	<b>Percent of Total Assessed Value</b>
Grain Processing/Kent Feeds	\$ 39,186,620	1	5.2%	\$ 46,928,431	1	7.5%
HNI Corporation (HON Industries/HON Financial)	33,775,630	2	4.5%	43,534,140	2	7.0%
Heinz, U.S.A.	11,760,240	3	1.6%	11,908,281	4	1.9%
Wal-Mart Stores, Inc.	10,202,870	4	1.3%	8,956,790	5	1.4%
Warehouse Distributing, LLC	10,166,440	5	1.3%			
Menard Inc.	9,704,700	6	1.3%			
Bridgestone Bandag LLC / Bandag, Inc.	8,552,610	7	1.1%	17,845,813	3	2.9%
Cobblestone Apartments	8,164,440	8	1.1%			
Riverbend Leasing, LLC	7,915,050	9	1.0%			
GRIDCO, LLC	7,581,400	10	1.0%			
Davenport Farm & Fleet, Inc. (Blain's Farm & Fleet)	7,003,000	11	0.9%	6,785,350	6	1.1%
Central State Bank	6,242,380	12	0.8%	5,040,567	11	0.8%
First National Bank of Muscatine	6,179,360	13	0.8%	4,265,310	13	0.7%
Hy-Vee Inc.	5,831,090	14	0.8%	5,289,690	10	0.9%
BT Prime Mover	5,724,810	15	0.8%	6,037,150	8	1.0%
W I D, Inc.	5,435,250	16	0.7%			
SECO Investment Co. (Stanley Engineering Co.)	5,264,280	17	0.7%	6,114,630	7	1.0%
Cottonwood Apartments LLC	4,902,230	18	0.6%			
Muscatine Mall Associates LLP				4,750,600	12	0.8%
Hilltop Journey Inc (Shopping mall)				5,344,320	9	0.9%
Pretium Packaging				3,066,536	14	0.5%
Jelms Hotel Company LLC (Muscatine Holiday Inn)				2,745,420	15	0.4%
	<u>\$ 193,592,400</u>		<u>25.5%</u>	<u>\$ 178,613,028</u>		<u>28.8%</u>

1. January 1, 2001 assessed valuations included machinery and equipment values. The State of Iowa eliminated taxes on new machinery and equipment beginning in 1995/96 and began phasing out taxes on existing machinery and equipment. This tax was fully eliminated as of the 2003/2004 year. This was a significant factor in the decrease in assessed valuations for Grain Processing/Kent Feeds and HNI Corporation.

Source: Muscatine County Auditor's Office