



City Hall, 215 Sycamore St.
Muscatine, IA 52761-3840
(563) 262-4141
Fax (563) 262-4142

COMMUNITY DEVELOPMENT

Planning
Zoning
Building Safety
Construction Inspection Services
Public Health
Housing Inspections
Code Enforcement

Memorandum

Date: April 8, 2015
To: Gregg Mandsager, City Administrator
From: Dave Gobin, Community Development Director
Re: Disposition of Properties

BACKGROUND: For years the City has maintained many properties, some the City owns and others we don't. These properties, for all intent and circumstances are not paying taxes or are not on the tax roles and require us to keep them maintained, which costs the City money. In the case of some properties, there are nuisance abatement costs.

Currently, we have two properties that we would like to address. The City already owns them and acquired them quite a while ago.

We are suggesting the disposition of these two City-owned properties, which are currently empty lots, and we are recommending running them through the property disposal process.

RECOMMENDATION/RATIONALE: Our objective in the case of disposition of properties is to get these properties back on the tax roles. Also, there may be abutters that are interested. Either way, it would at least stop the nuisance expenses from accruing.

Muscatine Area Geographic Information Consortium (MAGIC)



Date Created: 4/7/2015

Summary

Parcel ID 1310214001
Alternate ID
Property Address 1202 INDIANA ST
Sec/Twp/Rng 10-76-2W
Brief Tax Description (EX RD) LOT 6 BLK 34 SMALLLEY'S ADD S MUSC
(Note: Not to be used on legal documents)
Deed Book/Page 2014-01996 (06102014)
Contract Book/Page N/A
Gross Acres 0.00
Exempt Acres 0.16
Net Acres 0.00
Class ZZ - Exempt Property (For Assessment Purpose)
Zoning R3-Single Family Residence
Taxing District MCMUU - MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FIRE
School District MUSCATINE SCHOOL

Iowa Land Records

[View Deed \(2014-01996\)](#)

*Data for Muscatine County between Beacon and Iowa Land Records is available on the Iowa Land Records site beginning in 1997.
For records prior to 1997, contact the County Recorder or Customer Support at www.IowaLandRecords.org.*

Owner

Deed Holder

Muscatine City Of
215 Sycamore St
Muscatine IA 52761

Contract Holder
Mailing Address

Land

Front Footage	Front	Rear	Side 1	Side 2
Main Lot	5.00	5.00	140.00	140.00
Sub Lot 2	55.00	55.00	114.00	114.00
Sub Lot 3	0.00	0.00	0.00	0.00
Sub Lot 4	0.00	0.00	0.00	0.00

Lot Area 0.16 Acres; 6,970 SF

Sales

Date	Seller	Buyer	Recording	NUTC	Type	Multi Parcel	Amount
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Muscatine Area Geographic Information Consortium (MAGIC)



Date Created: 4/7/2015



Parcel ID	1310214001	Alternate ID	n/a	Owner Address	MUSCATINE CITY OF
Sec/Twp/Rng	10-76-2	Class	ZZ - EXEMPT PROPERTY		215 SYCAMORE ST
Property Address	1202 INDIANA ST MUSCATINE	Acreage	n/a		MUSCATINE IA 52761

District MCMUU - MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FIRE
Brief Tax Description (EX RD) LOT 6 BLK 34 SMALLEY'S ADD S MUSC
 (Note: Not to be used on legal documents)

Last Data Upload: 4/4/2015 10:41:45 AM

Muscatine Area Geographic Information Consortium (MAGIC)



Date Created: 4/7/2015

Summary

Parcel ID	1310232016
Alternate ID	
Property Address	1111 NEBRASKA ST
Sec/Twp/Rng	10-76-2W
Brief Tax Description	S 1/2 LOT 3 BLK 23 SMALLEY'S ADD S MUSC (Note: Not to be used on legal documents)
Deed Book/Page	2014-01998 (06062014)
Contract Book/Page	N/A
Gross Acres	0.00
Exempt Acres	0.10
Net Acres	0.00
Class	ZZ - Exempt Property (For Assessment Purpose)
Zoning	M1-Light Industrial
Taxing District	MCMUU - MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FIRE
School District	MUSCATINE SCHOOL

Iowa Land Records

[View Deed \(2014-01998\)](#)

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Owner

Deed Holder

Muscatine City Of
215 Sycamore St
Muscatine IA 52761

Contract Holder
Mailing Address

Land

Lot Dimensions Regular Lot: 30.00 x 140.00
Lot Area 0.10 Acres; 4,200 SF

Sales

Date	Seller	Buyer	Recording	NUTC	Multi	
					Type	Parcel Amount
6/6/2014	SMITH WAYNE L	MUSCATINE CITY OF	2014-01998	Foreclosures,forfeitures,Sheriff and Tax Sales or transfers arising from default	Deed	\$0.00
11/30/1998	ESTABROOK CHRISTINE M	SMITH WAYNE L	1998-09599	SALES WITH CONSIDERATION (SELLING PRICE) OF \$10,000 OR LESS	Deed	\$0.00
7/31/1990	ESTABROOK ELDON L OR JANICE A	ESTABROOK CHRISTINE M	344-850	SALE BETWEEN FAMILY MEMBERS (INCLUDING EX-SPOUSES)	Deed	\$0.00

Muscatine Area Geographic Information Consortium (MAGIC)



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Overview

Legend

- Corporate Limits
- Political Townships
- Dimension Leader**
 - 2
 - 3
- Parcels
- Roads**
 - Not Classified
 - Airport Runway
 - County Road
 - City Street
 - Neighbor County
 - Private Dr
 - State Highway
 - US Highway
 - US Hwy - Divided
 - Major Roads

Parcel ID	1310232016	Alternate ID	n/a	Owner Address	MUSCATINE CITY OF
Sec/Twp/Rng	10-76-2	Class	ZZ - EXEMPT PROPERTY		215 SYCAMORE ST
Property Address	1111 NEBRASKA ST MUSCATINE	Acreage	n/a		MUSCATINE IA 52761
District	MCMUU - MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FIRE				
Brief Tax Description	S 1/2 LOT 3 BLK 23 SMALLEY'S ADD S MUSC (Note: Not to be used on legal documents)				

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