



City of Muscatine



AGENDA ITEM SUMMARY

City Council

DATE:
December 28, 2020

STAFF

Brian Stineman, Public Works Director
Pat Lynch, City Engineer

SUBJECT

Request to Allow Staff to Execute Purchase Agreement for 891 W. 8th Street

EXECUTIVE SUMMARY

Stanley Consultants are currently preparing construction documents for Phase 5 of the West Hill Sanitary Sewer Separation Project (WHSSSP). During design, it was determined that purchasing the property located at 891 W. 8th Street would be the most cost effective and least intrusive option for reconstructing the sewer through this area. City Staff has negotiated with the property owner and has made an offer that he has accepted. Staff recommends approving the purchase agreement for \$172,500.

STAFF RECOMMENDATION

Staff recommends Council approve the Purchase Agreement and allow Staff to execute said agreement to purchase the property.

BACKGROUND/DISCUSSION

The City of Muscatine (City) and Stanley Consultants (Stanley) are working on design for the West Hill Sewer Separation Project, Phase 5. Part of this design includes separating the combined sewer in the ravine between Climer and Lucas Streets. A new sanitary sewer will be constructed from Logan to 8th Street and the existing combined sewer will be maintained as a storm sewer. The design and construction of the sewers is pretty straight forward until we get to the property at 891 W. 8th Street.

At this point in the design process Stanley has provided two options to construct a new sanitary sewer in the ravine to the connection on the east side of 8th Street. One of these options is to swing the new sewer north and construct it down the alley south of Climer Street. The other is to construct the sewer between the houses at 891 and 903 W. 8th Street. Both of these options have drawbacks.

If we were to construct the sewer in the alley it will have to be over twenty feet deep. This poses issues for construction safety because of the depth, and there are garages near the alley

at 620 and 618 Climer which will be affected by shoring the trench. The deeper the trench the more area we need for construction as well as extra shoring to support the trenches. Stanley estimates that it will cost approximately \$140,000 extra to construct the sewer down this alley.

Constructing the sewer between the houses at 891 and 903 W. 8th is the preferred alignment but is also less than ideal. This sewer is not as deep and therefore does not have the same concerns as the alley construction, but it will have to occur between two houses and the area is narrow and will be difficult to construct without damaging the homes.

The city has negotiated with the property owner at 891 W. 8th Street to purchase the property. This will allow us to control the property and not have to acquire construction easements and will allow us to move the house on the property so that construction along the preferred alignment can be completed without worry of damaging private property. Once the house has been relocated on the lot, we will establish permanent easements over the sewer lines and re-sell the property to place it back on the tax rolls.

After the purchase agreement is executed, Staff will request quotes to construct a new foundation and move the existing house. This section of the sewer will be one of the first constructed in the Phase 5 project, so time is of the essence to complete this process.

CITY FINANCIAL IMPACT

The purchase agreement price for the property is \$172,500. The city will also responsible for closings costs of the purchase. At this time those costs are unknown. These funds will come from the project budget.

ATTACHMENTS

Purchase Agreement

Appraisal

Comparisons

Roy R. Fisher
2028 E 38th Street
Davenport, IA 52807
563-355-6606

10/29/2020

City of Muscatine
Patrick R. Lynch, PE
1459 Washington Street
Muscatine, IA 52761

Re: Property: 891 W 8th St
Muscatine, IA 52761
Borrower: N/A
File No.: 2010085

Opinion of Value: \$ 150,000
Effective Date: 10/20/2020

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,



Mark Nelson
MAI
License or Certification #: CG01831
State: IA Expires: 06/30/2021
marknelson@royrfisher.com

RESIDENTIAL APPRAISAL REPORT

File No.: 2010085

SUBJECT	Property Address: 891 W 8th St			City: Muscatine			State: IA Zip Code: 52761			
	County: Muscatine			Legal Description: 35-77-2W Lot A Geiss's SD OL SW (Partial)			Assessor's Parcel #: 0835357010			
	Tax Year: 2020		R.E. Taxes: \$ 2,328.00		Special Assessments: \$ 0		Borrower (if applicable): N/A			
	Current Owner of Record: John Crook Jr			Occupant: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant			<input type="checkbox"/> Manufactured Housing			
	Project Type: <input type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input type="checkbox"/> Other (describe)						HOA: \$ 0 <input type="checkbox"/> per year <input type="checkbox"/> per month			
	Market Area Name: None			Map Reference: 34700			Census Tract: 0505.00			
	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)									
	This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective									
	Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work)									
	Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)									
ASSIGNMENT	Intended Use: Assist client in understanding market value for potential purchase for a public works project.									
	Intended User(s) (by name or type): City of Muscatine									
	Client: City of Muscatine			Address: 1459 Washington Street, Muscatine, IA 52761						
	Appraiser: Robert McGivern			Address: 416 W Columbia Ave Suite 1 Davenport, IA 52803						
	Location: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural			Predominant Occupancy		One-Unit Housing		Present Land Use		
	Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%			\$ (000)	Owner	PRICE	AGE	One-Unit	70 %	<input checked="" type="checkbox"/> Not Likely
	Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow									<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *
	Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining			Tenant	2-4 Unit	4 %	Multi-Unit	6 %	* To: _____	
	Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply									
	Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.			Vacant (0-5%)	60	Low	30	Comm'l	15 %	145 Pred 60 Other 5 %
Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): Immediate neighborhood bound by Hersey Avenue (S), Houser St (W), Cedar Street (N) & (E). The market area is much broader and best defined as the City limits of Muscatine. The immediate area is diverse in housing stock with homes ranging from 1930 to early 60's in terms of era of construction & design, predominant price of housing just above median range for Muscatine. Schools, shopping & employment centers with-in a close proximity.										
At time of valuation, the market continues to process changing events with the Corona Virus pandemic which has obvious economic realities for the global and national economy; specifically, how this global disaster impacts effective purchasing power of the consumer. The local market continues to operate with new reported listings, pending, closed sales and a few withdraws. At this point & time, supply is historically lower and the primary factor of the market. Seller concessions are still typical, mainly buyer closing cost not to exceed 3 points typically.										
Dimensions: Irregular, see defined platting image			Site Area: 32,118 sf							
Zoning Classification: R-3			Description: Single-Family Residence							
Zoning Compliance: <input checked="" type="checkbox"/> Legal			<input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning							
Are CC&Rs applicable? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown			Have the documents been reviewed? <input type="checkbox"/> Yes <input type="checkbox"/> No							
Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)			Ground Rent (if applicable) \$ /							
Actual Use as of Effective Date: Single Family			Use as appraised in this report: Single Family							
Summary of Highest & Best Use: The site is a larger, with adequate frontage but significant depth; likely to offset the heavier traffic along 8th Street with the residential dwelling that is set farther back on lot with public alley/access for the detached garage. Highest & Best Use as existing is the present residential use.										
Utilities Public Other Provider/Description			Off-site Improvements Type			Public Private		Topography	Rolling to level away	
Electricity <input checked="" type="checkbox"/> <input type="checkbox"/>			Street Concrete <input checked="" type="checkbox"/> <input type="checkbox"/>			Size		Larger then typical		
Gas <input checked="" type="checkbox"/> <input type="checkbox"/>			Curb/Gutter Concrete Roll <input checked="" type="checkbox"/> <input type="checkbox"/>			Shape		Please refer to plat image		
Water <input checked="" type="checkbox"/> <input type="checkbox"/>			Sidewalk No public along 8th <input type="checkbox"/> <input type="checkbox"/>			Drainage		Adequate away		
Sanitary Sewer <input checked="" type="checkbox"/> <input type="checkbox"/>			Street Lights Yes/Public <input checked="" type="checkbox"/> <input type="checkbox"/>			View		Residential in nature		
Storm Sewer <input checked="" type="checkbox"/> <input type="checkbox"/>			Alley Concrete <input checked="" type="checkbox"/> <input type="checkbox"/>							
Other site elements: <input checked="" type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)										
FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			FEMA Flood Zone X			FEMA Map # 19139C0191D			FEMA Map Date 11/4/2016	
Site Comments: After a visual inspection of the site, no adverse easements or encroachments were noted. No survey was completed or supplied to the appraiser but I did review the on line platting images provided by the County. The owner verbally explained property lines and history of the property as he knew it.										
General Description			Exterior Description			Foundation		Basement	Heating	
# of Units 1 <input type="checkbox"/> Acc.Unit			Foundation Conc. Block			Slab Yes		<input type="checkbox"/> None	Type F.Air	
# of Stories 1			Exterior Walls Vinyl siding			Crawl Space No		Area Sq. Ft. 1,170	Fuel Gas	
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/>			Roof Surface Metal Rib			Basement Yes		% Finished 10		
Design (Style) Ranch			Gutters & Dwnts. Aluminum			Sump Pump <input checked="" type="checkbox"/> No		Ceiling Some Tile	Cooling	
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons.			Window Type Vinyl			Dampness <input type="checkbox"/>		Walls Some Panel	Central Yes	
Actual Age (Yrs.) 65			Storm/Screens Aluminum Frm.			Settlement Typical of age		Floor Come Carpet	Other	
Effective Age (Yrs.) 50-55						Infestation Unknown		Outside Entry Walk-up		
Interior Description			Appliances			Attic <input checked="" type="checkbox"/> None		Car Storage <input type="checkbox"/> None		
Floors Carpet-Vinyl/Abv-Avg			Refrigerator <input type="checkbox"/> Stairs <input type="checkbox"/>			Fireplace(s) # 0		Garage # of cars (5 Tot.)		
Walls Drywall/Average			Range/Oven <input type="checkbox"/> Drop Stair <input type="checkbox"/>			Patio None		Attach.		
Trim/Finish Wood/Average			Disposal <input checked="" type="checkbox"/> Scuttle <input type="checkbox"/>			Deck Yes		Detach.		
Bath Floor Vinyl/Good			Dishwasher <input checked="" type="checkbox"/> Doorway <input type="checkbox"/>			Porch None		Blt.-In		
Bath Wainscot Fiberglass/Good			Fan/Hood <input checked="" type="checkbox"/> Floor <input type="checkbox"/>			Fence Partial		Carport		
Doors Wood/Avrg-Good			Microwave <input type="checkbox"/> Heated <input type="checkbox"/>			Pool Abv-Ground		Driveway 2+		
Washer/Dryer			Washer/Dryer <input type="checkbox"/> Finished <input type="checkbox"/>					Surface Concrete		
Finished area above grade contains: 6 Rooms			3 Bedrooms			1 Bath(s)		1,492 Square Feet of Gross Living Area Above Grade		
Additional features: Typical of era of construction										
Describe the condition of the property (including physical, functional and external obsolescence): See attached addenda.										

RESIDENTIAL APPRAISAL REPORT

File No.: 2010085

TRANSFER HISTORY	My research <input type="checkbox"/> did <input checked="" type="checkbox"/> not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.											
	Data Source(s): Assessors office											
	1st Prior Subject Sale/Transfer		Analysis of sale/transfer history and/or any current agreement of sale/listing: The subject has not transferred in the last 12 months but was offered for sale about a year ago for \$153,800 per historical MLS data. Owner indicated property was taken off the market due to lack of demand at the time.									
	Date: 03/01/2002											
	Price: \$79,500											
	Source(s): Assessors Office											
	2nd Prior Subject Sale/Transfer											
	Date:											
	Price:											
	Source(s):											
SALES COMPARISON APPROACH	SALES COMPARISON APPROACH TO VALUE (if developed) <input type="checkbox"/> The Sales Comparison Approach was not developed for this appraisal.											
	FEATURE		SUBJECT		COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3	
	Address 891 W 8th St Muscatine, IA 52761				1003 W 8th St Muscatine, IA 52761			816 E 10th St Muscatine, IA 52761			521 Lorenz St Muscatine, IA 52761	
	Proximity to Subject				0.08 miles S			1.12 miles NE			0.48 miles N	
	Sale Price \$ N/A				\$ 123,500		\$ 130,000		\$ 142,000			
	Sale Price/GLA \$ /sq.ft.				\$ 127.06 /sq.ft.		\$ 104.17 /sq.ft.		\$ 138.67 /sq.ft.			
	Data Source(s) Inspection				Exterior, Database			Exterior, Database			Exterior, Database	
	Verification Source(s) Courthouse				Muscatine Assessors Office			Muscatine Assessors Office			Muscatine Assessors Office	
	VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+(-) \$ Adjust.		DESCRIPTION		+(-) \$ Adjust.	
	Sales or Financing N/A		Market				Market				Market	
	Concessions N/A		None known				None known				None known	
	Date of Sale/Time 10/20/20		08/13/2019				07/31/2020				06/12/2020	
	Rights Appraised Fee Simple		Fee Simple				Fee Simple				Fee Simple	
	Location Average		Average				Average				Average	
	Site 32,118 sf		11,060 sf		+2,100		8400 sf		+2,400		8400 sf	
	View Residential/Traffic		Residential/Traffic				Residential		-5,000		Residential	
	Design (Style) Ranch		Ranch				Ranch				Ranch	
	Quality of Construction Average		Average				Average				Average	
	Age 65		65				60				58	
	Condition Abv-Average		Abv-Average				Average (Inferior)		+10,000		Abv-Average	
	Above Grade		Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths	
	Room Count		6	3	1	5	3	1	5	3	1	
	Gross Living Area 1,492 sq.ft.				972 sq.ft.		+13,000		1,248 sq.ft.		+6,100	
	Basement & Finished 1170 sq ft		972 sq ft				900 sq ft				1024 sq ft	
	Rooms Below Grade Minimal Fin.		Minimal Fin.				1/0/.1 50% modest		-5,000		1/0/1 65% modest	
	Functional Utility Average		Average				Average				Average	
	Heating/Cooling F.Air/CAC		F.Air/CAC				F.Air/CAC				F.Air/CAC	
	Energy Efficient Items Adequate		Adequate				Adequate				Adequate	
Garage/Carport 3 Car Att.		1 Car Det		+12,000		1 Car Blt-in		+1,200		1 Car Att.		
Porch/Patio/Deck Decking		Deck				Patio				Decking		
Fireplace None		None				None				None		
Net Adjustment (Total)				<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 27,100		<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 9,700		
Adjusted Sale Price of Comparables				\$ 150,600				\$ 139,700		\$ 158,100		
Summary of Sales Comparison Approach I have identified these six closed sales as relevant, one pending sale was considered but confidentiality confined disclosure; few competing listings found to be compelling from a comparison standpoint. All of the comparables are fairly similar in one level design and quality/era of construction. All of the comparables vary in site size, with the most significant factor being surplus land; adjusted at \$.10 sqft or approximately \$4400 acre. The subjects site size does offset traffic patterns on 8th, which was a consideration. Comparable #1 has similar traffic patterns and while comp #6 isn't identical in traffic patterns it does not warrant an adjustment. Differences in floor plan adjusted at \$25 sq ft which negates the need to make adjustments for differences in rooms (bedroom count, informal v/s informal dining) with the exception being bathrooms.												
The overall condition is a factor of consideration. All of the properties like the subject have been updated throughout the years, actual age variances are not primary. Overall condition is the factor considered, comparables #1 and #6 dated/inferior cosmetically and comparable #4 was superior; receiving significant modernizations over the last few years. This sale was utilized for site comparison mainly. The subjects above ground pool is considered personal property and does not warrant an adjustment. One of the comparables had an above ground pool as well, and historic data suggest no adjustment or consideration is required. Given the subjects deck configuration, the lack of above ground pool wouldn't be a significant factor.												
The six sales reflect an adjusted value range of \$140,000 to \$162,000 (rounded) with a tighter value range of \$150,000 to \$158,000 is supported if high and low value indications are discounted. Comparable #6 is the only sale with larger garage offerings, although not in the same configuration as the subjects offering.												
Reconciliation - The owner indicated some market resistance to the open span design with the last or prior listing attempt, but it's more likely the front site (size) and traffic as a ranch design with newer (relatively) 3 car detached garage a unique features for the marketplace. The subject dwelling size is larger due to the conversion or addition of the side Rec area thus most comparables required upward size adjustments. In fact 5 of the 6 comparables required upward net adjustments, reflective of limited supply and adequate demand creating a much smaller sample size of data.												
In summary, the dwelling itself is an attractive floor plan, interior cosmetics are not ideal for showing but curable; with an attractive detached garage option. The site itself will likely create the greatest marketing challenge, thus I do believe the lower portion of the value range is likely; a final value of \$150,000 is well supported and most probable.												
Indicated Value by Sales Comparison Approach \$ 150,000												

ADDITIONAL COMPARABLE SALES

File No.: 2010085

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	891 W 8th St Muscatine, IA 52761	104 Dillaway St Muscatine, IA 52761			883 Newell Ave Muscatine, IA 52761			301 Ash St Muscatine, IA 52761		
Proximity to Subject		0.52 miles N			0.17 miles NW			0.36 miles SE		
Sale Price	\$ N/A	\$ 175,000		\$ 145,000	\$ 135,000					
Sale Price/GLA	\$ /sq.ft.	\$ 135.87 /sq.ft.		\$ 105.22 /sq.ft.	\$ 75.67 /sq.ft.					
Data Source(s)	Inspection	Exterior, Database			Exterior, Database			Exterior, Database		
Verification Source(s)	Courthouse	Muscatine Assessors Office			Muscatine Assessors Office			Muscatine Assessors Office		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION		+(-) \$ Adjust.	DESCRIPTION		+(-) \$ Adjust.	DESCRIPTION		+(-) \$ Adjust.
Sales or Financing	N/A	Market			Market			Market		
Concessions	N/A	None known			None known			None known		
Date of Sale/Time	10/20/20	04/29/2019			03/13/2020			05/15/2020		
Rights Appraised	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Location	Average	Average			Average			Average		
Site	32,118 sf	23,760 sf			36,155 sf			8,400 sf		+2,400
View	Residential/Traffic	Residential		-5,000	Residential		-5,000	Residential/Traffic		
Design (Style)	Ranch	Ranch			Ranch			Ranch		
Quality of Construction	Average	Average			Average			Average		
Age	65	55			85			60		
Condition	Abv-Average	Good/Superior		-25,000	Abv-Average			Average (Inferior)		+10,000
Above Grade	Total Bdrms Baths	Total Bdrms	Baths		Total Bdrms	Baths		Total Bdrms	Baths	
Room Count	6 3 1	5 3	1		5 3	1		6 3	1	
Gross Living Area	1,492 sq.ft.	1,288 sq.ft.		+5,100	1,378 sq.ft.		+2,900	1,784 sq.ft.		+7,300
Basement & Finished	1170 sq ft	625 sq ft		+5,500	585 sq ft		+5,900	1544 sq ft		
Rooms Below Grade	Minimal Fin.	Minimal Fin.			Unfinished			1/0/1 35% modest		-5,000
Functional Utility	Average	Average			Average			Average		
Heating/Cooling	F.Air/CAC	F.Air/CAC			F.Air/CAC			F.Air/CAC		
Energy Efficient Items	Adequate	Adequate			Adequate			Adequate		
Garage/Carport	3 Car Att.	2 Car Blt-in		+6,000	2 Car Att.		+6,000	1 Blt-in, 2 Car Det		
Porch/Patio/Deck	Decking	Decking			None		+3,000	None		+3,000
Fireplace	None	None			None			One		-2,000

Supplemental Addendum

File No. 2010085

Borrower	N/A				
Property Address	891 W 8th St				
City	Muscatine	County	Muscatine	State	IA
Lender/Client				Zip Code	52761

• GP Residential: Description of the Improvements - Property Condition

The subject is an average quality one story dwelling, constructed in the mid 1950's with an open contemporary span design typical of the era which allows an open floor plan concept for the primary Family Room and Kitchen/Dining combination. The left side of the floor plan offers 3 Bedrooms and the primary bathroom. A Recroom which was likely a one car garage (on slab) and converted (or floor plan allowed for garage & originally constructed as present) is on the right side of the floor plan and primary access point to the dwelling. Basement finish is modest in quality but does offer a .75 bath in semi-unfinished area. Larger deck along the back side of house. The above ground pool is considered personal property, typical of the marketplace. The metal rib roof is approximately 10 years old, windows replaced in 2004 and the 3 car detached garage is a significant feature. Overall condition of the property is average to slightly above average, slightly dated cosmetically. Nothing adverse noted that would impact marketability. The size of the site is larger than typical with modestly heavier traffic offset by the depth, but the factors of the site are likely offset by the limited supply at this time.

RESIDENTIAL APPRAISAL REPORT

File No.: 2010085

Client:	City of Muscatine	Client File #:	
Subject Property:	891 W 8th St, Muscatine, IA 52761	Appraisal File #:	2010085

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal is subject to the following assumptions and limiting conditions:

- This report is prepared using forms developed and copyrighted by the Appraisal Institute. However, the content, analyses, and opinions set forth in this report are the sole product of the appraiser. The Appraisal Institute is not liable for any of the content, analyses, or opinions set forth herein.
- No responsibility is assumed for matters legal in character or nature. No opinion is rendered as to title, which is assumed to be good and marketable. All existing liens, encumbrances, and assessments have been disregarded, unless otherwise noted, and the property is appraised as though free and clear, having responsible ownership and competent management.
- I have examined the property described herein exclusively for the purposes of identification and description of the real property. The objective of our data collection is to develop an opinion of the highest and best use of the subject property and make meaningful comparisons in the valuation of the property. The appraiser's observations and reporting of the subject improvements are for the appraisal process and valuation purposes only and should not be considered as a warranty of any component of the property. This appraisal assumes (unless otherwise specifically stated) that the subject is structurally sound and all components are in working condition.
- I will not be required to give testimony or appear in court because of having made an appraisal of the property in question, unless specific arrangements to do so have been made in advance, or as otherwise required by law.
- I have noted in this appraisal report any significant adverse conditions (such as needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) discovered during the data collection process in performing the appraisal. Unless otherwise stated in this appraisal report, I have no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and have assumed that there are no such conditions and make no guarantees or warranties, express or implied. I will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because I am not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable public and/or private sources that I believe to be true and correct.
- I will not disclose the contents of this appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and/or applicable federal, state or local laws.
- The Client is the party or parties who engage an appraiser (by employment contract) in a specific assignment. A party receiving a copy of this report from the client does not, as a consequence, become a party to the appraiser-client relationship. Any person who receives a copy of this appraisal report as a consequence of disclosure requirements that apply to an appraiser's client, does not become an intended user of this report unless the client specifically identified them at the time of the assignment. The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
- If this valuation conclusion is subject to satisfactory completion, repairs, or alterations, it is assumed that the improvements will be completed competently and without significant deviation.

VALUE DEFINITION

Market Value Definition (below)

Alternate Value Definition (attached)

MARKET VALUE is defined as the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised and acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Source: The Dictionary of Real Estate Appraisal, 5th ed., Appraisal Institute

* NOTICE: The Appraisal Institute publishes this form for use by appraisers where the appraiser deems use of the form appropriate. Depending on the assignment, the appraiser may need to provide additional data, analysis and work product not called for in this form. The Appraisal Institute plays no role in completing the form and disclaims any responsibility for the data, analysis or any other work product provided by the individual appraiser(s).

Client:	City of Muscatine	Client File #:	
Subject Property:	891 W 8th St, Muscatine, IA 52761	Appraisal File #:	2010085

APPRAISER CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analysis, opinions, and conclusions are limited only by the report assumptions and limiting conditions, and are my personal, unbiased professional analysis, opinions, and conclusions.
- I have no present (unless specified below) or prospective interest in the property that is the subject of this report, and I have no (unless specified below) personal interest with respect to the parties involved.
- I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon the developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- Individuals who have provided significant real property appraisal assistance are named below. The specific tasks performed by those named are outlined in the Scope of Work section of this report.

None Name(s)

As previously identified in the Scope of Work section of this report, the signer(s) of this report certify to the inspection of the property that is the subject of this report as follows:

Property inspected by Appraiser Yes No

Property inspected by Co-Appraiser Yes No

- Services provided, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment: None Specify services provided:

ADDITIONAL CERTIFICATION FOR APPRAISAL INSTITUTE MEMBERS, CANDIDATES AND PRACTICING AFFILIATES

Appraisal Institute Designated Member, Candidate for Designation, or Practicing Affiliate Certify:

- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

I am a Designated Member of the Appraisal Institute.
As of the date of this report, I have not completed the continuing education program of the Appraisal Institute.

I am a Designated Member of the Appraisal Institute.
As of the date of this report, I have completed the continuing education program of the Appraisal Institute.

APPRAISERS SIGNATURES

APPRAISER:

Signature

Name Robert McGivern

Report Date 10/29/2020

Trainee Licensed Certified Residential Certified General

License # CG01008 State IA

Expiration Date 06/30/2021

CO-APPRAISER:

Signature

Name Mark Nelson

Report Date 10/29/2020

Trainee Licensed Certified Residential Certified General

License # CG01831 State IA

Expiration Date 06/30/2021

* NOTICE: The Appraisal Institute publishes this form for use by appraisers where the appraiser deems use of the form appropriate. Depending on the assignment, the appraiser may need to provide additional data, analysis and work product not called for in this form. The Appraisal Institute plays no role in completing the form and disclaims any responsibility for the data, analysis or any other work product provided by the individual appraiser(s).

Building Sketch

Borrower	N/A
Property Address	891 W 8th St
City	Muscatine
Lender/Client	



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area	Calculation Details
First Floor	$56.6 \times 23.1 = 1307.46$ $3.5 \times 8.6 = 30.1$ $3.5 \times 44 = 154$
Total Living Area (Rounded):	1492 Sq ft
Non-living Area	
2 Car Attached	$30 \times 26 = 780$
Basement	$26.6 \times 44 = 1170.4$

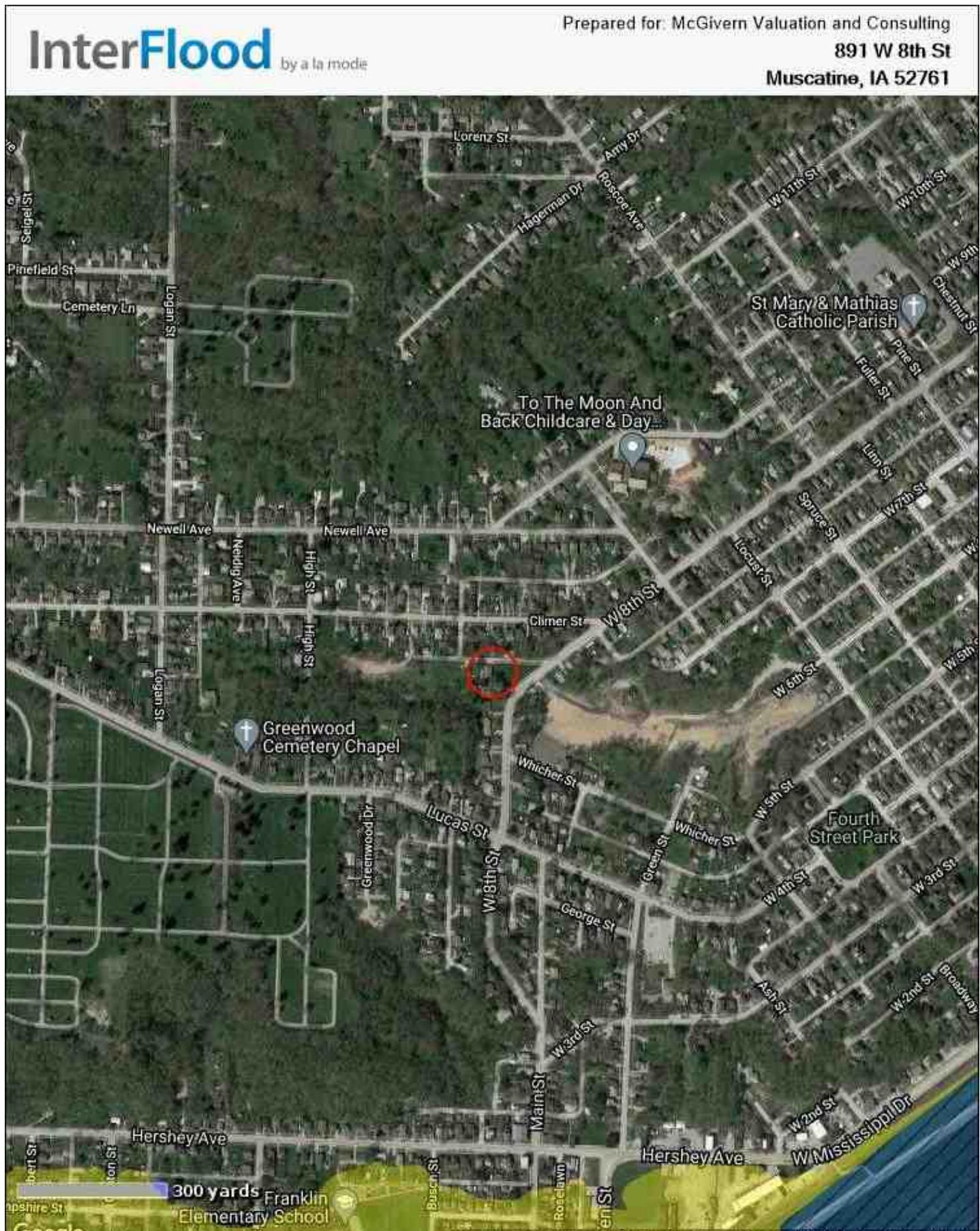
Location Map

Borrower	N/A
Property Address	891 W 8th St
City	Muscatine
Lender/Client	County Muscatine State IA Zip Code 52761



Flood Map

Borrower	N/A				
Property Address	891 W 8th St				
City	Muscatine	County	Muscatine	State	IA
Lender/Client					



MAP DATA

FEMA Special Flood Hazard Area No

Man Number: 19139C0191D

Map 180

Map Date: November 04, 2016

FIPS 19139

MAP LEGEND

Areas inundated by 500-year flooding

■ Areas inundated by 500 year flooding

Areas inundated

Powered by CoreLogic®

 Protected Areas

• **Decorated**

 Floodway

Subject Photo Page

Borrower	N/A				
Property Address	891 W 8th St				
City	Muscatine	County	Muscatine	State	IA
Lender/Client				Zip Code	52761



Subject Front

891 W 8th St
Sales Price N/A
Gross Living Area 1,492
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 1
Location Average
View Residential/Traffic
Site 32,118 sf
Quality Average
Age 65



Subject Rear



Subject Street

Photograph Addendum

Borrower	N/A				
Property Address	891 W 8th St				
City	Muscatine	County	Muscatine	State	IA
Lender/Client				Zip Code	52761



Additional front & south side



Property across the street - public works project.



Additional street view

Photograph Addendum

Borrower	N/A				
Property Address	891 W 8th St				
City	Muscatine	County	Muscatine	State	IA
Lender/Client				Zip Code	52761



Additional rear - decking



Additional rear yard
Photo altered, top left side by garage



Garage
Photo altered

Photograph Addendum

Borrower	N/A					
Property Address	891 W 8th St					
City	Muscatine	County	Muscatine	State	IA	Zip Code 52761
Lender/Client						



On site parking



Garage interior



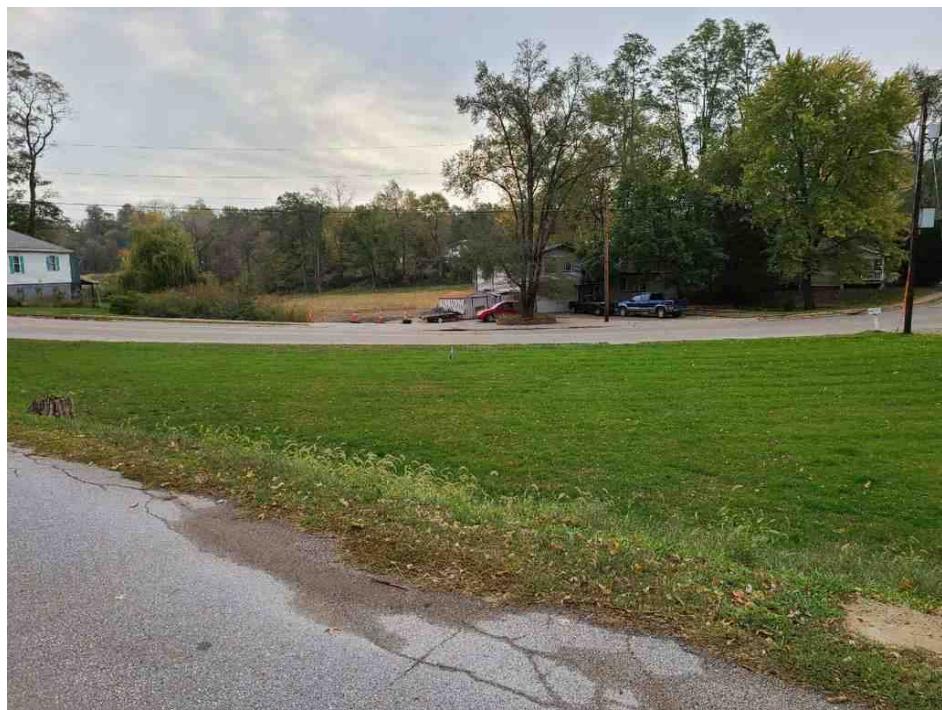
Garage interior

Photograph Addendum

Borrower	N/A				
Property Address	891 W 8th St				
City	Muscatine	County	Muscatine	State	IA
Lender/Client				Zip Code	52761



Additional front



Additional view of front site

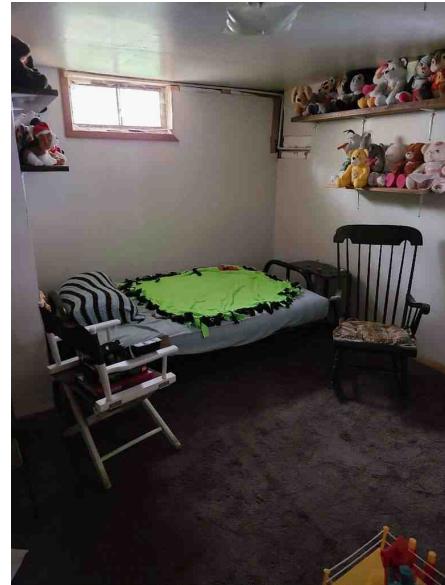
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Photograph Addendum

Borrower	N/A				
Property Address	891 W 8th St				
City	Muscatine	County	Muscatine	State	IA
Lender/Client				Zip Code	52761



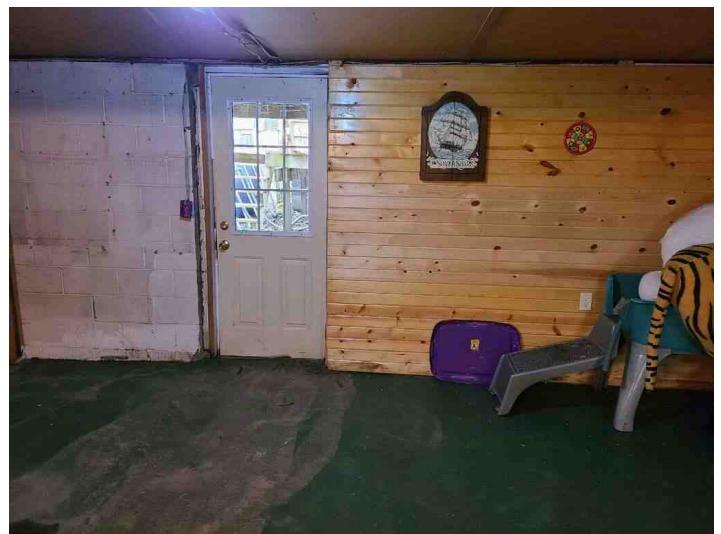
Mechanics



Basement Finish



Basement Finish



Basement Finish

Photograph Addendum

Borrower	N/A				
Property Address	891 W 8th St				
City	Muscatine	County	Muscatine	State	IA
Lender/Client				Zip Code	52761



Basement Storage



Basement Finish

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Photograph Addendum

Borrower	N/A			
Property Address	891 W 8th St			
City	Muscatine	County	Muscatine	
Lender/Client		State	IA	Zip Code 52761



Foyer



First Level Rec Room

This is the area that was likely a garage & converted into living space (on slab) or construction was altered to include; with first premise more likely.



Kitchen



Kitchen

Photograph Addendum

Borrower	N/A
Property Address	891 W 8th St
City	Muscatine
Lender/Client	County Muscatine State IA Zip Code 52761



Bathroom



Bathroom



Bed 1



Bed 2

Photograph Addendum

Borrower	N/A				
Property Address	891 W 8th St				
City	Muscatine	County	Muscatine	State	IA
Lender/Client				Zip Code	52761



Bed 3



Obsolete



Family Room



Family Room

Photograph Addendum

Borrower	N/A				
Property Address	891 W 8th St				
City	Muscatine	County	Muscatine	State	IA
Lender/Client				Zip Code	52761



Dining



Kitchen

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Comparable Photo Page

Borrower	N/A				
Property Address	891 W 8th St				
City	Muscatine	County	Muscatine	State	IA
Lender/Client				Zip Code	52761



Comparable 1

1003 W 8th St	
Prox. to Subject	0.08 miles S
Sale Price	123,500
Gross Living Area	972
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	1
Location	Average
View	Residential/Traffic
Site	11,060 sf
Quality	Average
Age	65



Comparable 2

816 E 10th St	
Prox. to Subject	1.12 miles NE
Sale Price	130,000
Gross Living Area	1,248
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	1
Location	Average
View	Residential
Site	8400 sf
Quality	Average
Age	60



Comparable 3

521 Lorenz St	
Prox. to Subject	0.48 miles N
Sale Price	142,000
Gross Living Area	1,024
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	1
Location	Average
View	Residential
Site	8400 sf
Quality	Average
Age	58

Comparable Photo Page

Borrower	N/A				
Property Address	891 W 8th St				
City	Muscatine	County	Muscatine	State	IA
Lender/Client				Zip Code	52761



Comparable 4

104 Dillaway St	
Prox. to Subject	0.52 miles N
Sale Price	175,000
Gross Living Area	1,288
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	1
Location	Average
View	Residential
Site	23,760 sf
Quality	Average
Age	55



Comparable 5

883 Newell Ave	
Prox. to Subject	0.17 miles NW
Sale Price	145,000
Gross Living Area	1,378
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	1
Location	Average
View	Residential
Site	36,155 sf
Quality	Average
Age	85



Comparable 6

301 Ash St	
Prox. to Subject	0.36 miles SE
Sale Price	135,000
Gross Living Area	1,784
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	1
Location	Average
View	Residential/Traffic
Site	8,400 sf
Quality	Average
Age	60

REAL ESTATE PURCHASE AGREEMENT

THIS REAL ESTATE PURCHASE AGREEMENT (the "Agreement") is deemed made on the date the last of the parties executes this Agreement (the "Effective Date") by and between the City of Muscatine, Iowa, whose address for the purposes of this Agreement is 215 Sycamore Street, Muscatine, Iowa 52761 (hereafter referred to as the "Buyer" or "City") and John Crook, Jr., whose address for the purposes of this Agreement is 891 W. 8th Street, Muscatine, Iowa 52761 (hereafter referred to as the "Seller.")

RECITALS

WHEREAS, Seller is the owner of the following legally described property:

Lot "A" in Giess's Subdivision of Out Lots A, B and part of C in the SW ¼ of Section 35, Township 77, Range 2 West of the 5th PM, in the City of Muscatine, in Muscatine County, Iowa.

Subject only to easements, restrictions and covenants of record (collectively referred to as the "Property");

WHEREAS, Buyer desires to purchase from Seller and Seller desires to sell to Buyer the Property;

WHEREAS, Buyer and Seller desire to set forth the obligations, restrictions, limitations, and conditions upon which the Property will be conveyed by Seller to Buyer;

AGREEMENT

NOW THEREFORE, in consideration of the mutual promises and covenants contained herein, each for the other, Buyer and Seller agree as follows:

1. Sale of Property. Seller agrees to sell and convey to Buyer, and Buyer agrees to purchase from Seller, for the Purchase Price and Relocation Payment set forth below and, on the terms, and conditions set forth in this Agreement, the Property. For purposes of this Agreement, Property shall be deemed to mean, on a collective basis: (a) the parcel of land described above, together with all rights, easements and interests appurtenant thereto; and (b) all improvements located on the land, if any.

2. Compensation. Seller, in consideration of the mutual covenants and agreements contained herein, agrees to sell to Buyer and Buyer, in consideration of the mutual covenants and agreements contained herein, agrees to purchase the Property from Seller for the following consideration:

- a. \$150,000.00 (the "Purchase Price"), and
- b. \$22,500.00 in relocation assistance ("Relocation Payment"), and
- c. The parties acknowledge that purchase of the Property as part of this Agreement will require approval of the Muscatine City Council, in addition to approval of this Agreement as a whole. If purchase of the property is not approved by the Muscatine City Council, this Agreement shall be rendered null and void.

3. Payment of the Purchase Price and Relocation Payment. The Purchase Price and Relocation Payment shall be paid by Buyer to Seller, in good and immediately available funds by wire transfer or cashier's check, at the time of Closing.

4. Abstract and Title. Seller shall promptly obtain an abstract of title to the Property continued through the date of acceptance of this Agreement, and deliver it to Buyer for examination. It shall show merchantable title in Seller's name in conformity with this Agreement, Iowa law, and Title Standards of the Iowa State Bar Association. The Seller shall make every reasonable effort to promptly perfect title. If Closing is delayed due to Seller's inability to provide marketable title, this Agreement shall continue in force and effect until either party rescinds the Agreement after giving ten days written notice to the other party. The abstract shall become the property of Buyer when the purchase price is paid in full.

5. Closing. The Closing of this transaction shall occur as soon as reasonably practicable, after the Muscatine City Council has approved this transaction and all necessary steps have been taken to transfer title and possession to Buyer (hereinafter referred to as the "Closing Date"), at a location mutually agreed upon by the parties herein. Time is of the essence in this Purchase Agreement.

6. Real Estate Taxes.

- A. Seller shall pay all real estate taxes that are due and payable as of the date of possession and constitute a lien against the Property, including any unpaid real estate taxes for any prior years.
- B. Seller shall pay their prorated share, based upon the date of possession, of the real estate taxes for the fiscal year in which possession is given and due and payable in the subsequent fiscal year.
- C. Buyer shall pay all subsequent real estate taxes.

7. Special Assessments.

- A. Seller shall pay all installments of special assessments which are a lien on the Property and, if not paid, would become delinquent during the calendar year this offer is accepted, and all prior installments thereof.

B. All charges for solid waste removal, sewage and maintenance that are attributable to Seller's possession, including those for which assessments arise after closing, shall be paid by Seller.

C. Buyer shall pay all other special assessments.

8. Commission. Seller and Buyer each represent and warrant to the other that no brokerage commission, finder's fee or other compensation is due and payable with respect to the transaction contemplated by this Agreement. Buyer represents to Seller that it knows of no fee, commission or payment due to any broker, finder, agent or other person or entity, in connection with the transactions contemplated. Seller represents to Buyer that it knows of no fee, commission or payment due to any broker, finder, agent or other person or entity, in connection with the transactions contemplated herein. Seller and Buyer each, one to the other, indemnify, protect, defend and hold the other harmless from and against all losses, claims, costs, expenses and damages (including but not limited to reasonable attorney fees) resulting from the claims of any broker, finder or other such party claiming, by, through or under the acts or agreements of the indemnifying party. The warranties and obligations of the parties pursuant to this paragraph shall survive the termination of the Closing. Should any third-party claim a commission is due and owing, both parties agree to cooperate in challenging such claim. Such cooperation shall not be deemed to alter the indemnifications contained in this paragraph in any manner.

9. Warranties and Representations of Seller. Seller warrants and represents to Buyer that he has the full right, power and authority to sell and convey the Property to Buyer as provided in this Agreement and to carry out the Seller's obligations hereunder. At Closing, a Groundwater Hazard Statement will be filed by Sellers regarding the following: (i) wells; (ii) solid waste disposal; (iii) hazardous wastes; and (iv) underground storage tanks located on the Property.

10. Conveyance Documents. Seller shall convey the Property to Buyer by a warranty deed.

11. Closing Costs. Buyer shall pay any necessary transfer taxes. Buyer shall pay the recording fees in connection with the Deed conveying title to Buyer, and any financing documents encumbering or relating to the Property and other documents Buyer desires to record. Buyer shall pay the premium for issuing the Iowa Title Guaranty or title policy (if any) described herein. Each party shall be responsible for paying its own attorney fees.

12. Possession; Risk of Loss. Subject to the terms of the existing Ground Lease between Seller and Buyer, all risk of loss with respect to the Property shall remain with Seller until Closing of the purchase of the Property. Seller shall preserve and care for the Property until Closing in a manner consistent with its prior practice.

13. Pending Actions. Seller has no notice of any action, litigation, proceeding, or investigation against itself, related entities, its partners, or the Property, which would affect the Property or the right of Seller to sell and convey the Property, or any action, litigation, proceeding, or investigation, including without limitation, any eminent domain proceeding which would result in any lien, claim, right, or interest in the Property in favor of any third party.

14. Notices. Neither party shall have the right to terminate this Agreement or seek any remedy for a breach hereof by the other party unless such breach continues for a period of thirty (30) days following written notice by the party seeking to pursue such remedy, specifying the occurrence and description of such default under this Agreement and unless the party given such notice shall have failed to commence to take such steps as are necessary to cure such breach or default as soon as possible (or having so commenced such steps to cure shall thereafter have failed to proceed diligently and with continuity to remedy the same). All notices, demands, writings, supplements, or other documents which are required or permitted by the terms of this Agreement to be given to any party shall be delivered in person, or shall be deposited in the United States Mail, postage prepaid, return receipt requested, addressed at the addresses specified above and shall be effective upon such deposit.

15. Assignment; Agreement Binding on Successors; Survival of Provisions. This Agreement may not be assigned or transferred by any of the parties without the express written consent of the other. This Agreement, and amendments, if any, and all representations, warranties, indemnification obligations, rights and duties hereunder, shall survive the Closing and shall be fully binding at all times against Seller, and Buyer as well as any and all of its or their successors in interest, assigns or transferees.

16. Default: Remedies of the Parties.

16.1 Buyer's Remedies for Seller's Default. If (a) each of the conditions precedent set forth in this Agreement have been satisfied or waived prior to the Closing Date and (b) Seller fails or refuses to timely convey the Property to Buyer in accordance with the terms and conditions of this Agreement, except on account of a default hereunder by Buyer, Buyer may elect one of the following remedies: (a) be entitled to terminate Buyer's obligations under this Agreement by written notice to Seller; (b) be entitled to specific performance of this Agreement; or (c) any other remedies available at law or equity.

16.2. Seller's Remedies for Buyer's Default. If (a) each of the conditions precedent set forth in this Agreement have been satisfied or waived prior to the Closing Date and (b) Buyer fails or refuses to timely purchase the Property and Close in accordance with the terms and conditions of this Agreement, except on account of a default hereunder by Seller, Seller may elect one of the following remedies: (a) be entitled to terminate Seller's obligations under this Agreement by written notice to Buyer; (b) be entitled to specific performance of this Agreement; or (c) any other remedies available at law or equity.

17. Time. Time is of the essence in the performance of each party's obligations hereunder.
18. No Waiver. Subject to the deemed approvals under this Agreement, no waivers by any party of the performance or satisfaction of any covenant or condition shall be valid unless in writing, nor shall it be considered to be a waiver by such party of any other covenant or condition hereunder.
19. Entire Agreement. This Agreement contains the entire agreement between the parties regarding the Property and supersedes all prior agreements, whether written or oral, between the parties regarding the same subject. This Agreement may only be modified by subsequent written agreement signed by the party to be charged.
20. Counterparts and Effectiveness. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same agreement, and this Agreement shall only be effective if a counterpart is signed by both Buyer and Seller and approved by the Muscatine City Council.
21. Severability. In the event any provision of this Agreement shall be held to be invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.
22. Survival of Warranties. Any warranties, covenants and representations contained in this document shall survive the execution of this Agreement and any other documents, including the Quit Claim Deed given by Seller to Buyer to consummate this transaction, shall not be merged into such documents.
23. Attorney Fees. In the event of default by either party pursuant to any of the terms of this Agreement, the prevailing party in any litigation or enforcement action shall be entitled to reimbursement by the defaulting party for any of the prevailing party's reasonable attorney fees, court costs, and other associated costs of enforcement.
24. Governing Law; Construction. This Agreement shall be construed pursuant to the laws of the State of Iowa. Wherever possible each provision of this Agreement shall be interpreted in such manner as to be effective and valid. If any such provision of this Agreement shall be determined to be invalid or unenforceable, such provision shall be ineffective to the extent of such prohibition or invalidity without invalidating or otherwise affecting the remaining provisions of this Agreement.
25. Headings. Article and section headings used in this Agreement are for the convenience of the parties only and shall not affect the construction of this Agreement.

26. Further Assurances. At or after Closing, the parties shall prepare, execute and deliver at their respective expense, such additional instruments and other documents and shall take or cause to be taken such other action as is reasonably requested by the other party at any time or from time to time in order to effectuate and comply with all the terms of this Agreement and the transactions contemplated hereby.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date set forth above.

Seller

John Crook, Jr.

By: 

John Crook, Jr.

Date: 12-23-2020

Buyer

City of Muscatine, Iowa

By: _____

Carol Webb, City Administrator

Date: _____



3766 MIDWAY BEACH RD, Muscatine, IA 52761
MLS #19-537

Live the dream on this beautiful river property. This property has a large yard on a double parcel lot directly on the Mississippi River. Don't let flooding be your concern. Flood waters from the 2019 flood didn't touch this house with a sturdy flood wall built around it prep and clean up were a breeze. Three bedrooms, 2 bathrooms, living room with brick fireplace, formal dining, eat-in kitchen and rec room fill out this spacious home. The property is perfect for year round living or a 2nd vacation home. Home being sold in As-Is, Where-Is condition. 72 hour clause

Contract Information

Listing Member KATHY LAKE, BROKER Listing Office RE/MAX PEOPLE

Office: 563-381-2400
Office Fax: 563-381-2404
Home: 563-381-8844
Mobile: 563-508-5442

Selling Member KATHY LAKE, BROKER Selling Office RE/MAX PEOPLE

Book Section Single Family Status Closed
List Price 189,000 Realtor.COM Type Residential - Single Family
Sold Date 02/21/2020 Sold Price 172,000

Address

County Muscatine

General Property Description

Year Built	1952	Style	Ranch
Stories/Levels	1 Story	Total # Floors	1
SqFt Lvl 1	1,792	Total SqFt Abv Grd	1,792
SqFt Basement	0	SqFt Finished Bsmt	0
Total Bedrooms	3	Total Bathrooms	2
Garage Stall	2	Garage Type	Detached
Exterior	Vinyl	House Color	Yellow
Lot Size	1.19acres	Lot Acres	1.19
Gross Taxes	2,700	Zoning	R2- Res- Single
Subdivision	Midway Beach	School District	Muscatine
Named Parcel #	1022400005 and 1022400006		

Legal Lengthy

Directions Hwy 22 to Midway Beach Rd, 2nd entrance

Room Name	Level	Length	Width	Area	Remarks
Family Room	Main	17	15	255	
Dining Room	Main	16	11	176	
Kitchen	Main	21	8	168	
Rec Room	Main	18	12	216	
Bedroom 1	Main	12	12	144	
Bedroom 2	Main	12	10	120	
Bedroom 3	Main	11	7	77	
Laundry	Main	10	7	70	



SARAH HARRISON
RUHL & RUHL REALTORS
226 E 2nd St
Muscatine, IA 52761
563-260-7609
sarahharrison@ruhlhomes.com

License #: S65238000

Details

Miscellaneous: Acreage; Hard Surface Street; SSC Provided
Water Features: River View
Amenities: Patio; Fireplace; Family Room; Formal Dining Room; Main Level Laundry
Items That Stay: Curtains & Drapes
Utilities/Providers: Electricity; Heat: Boiler; Septic; Water Heater: Gas; Well Water: Private Well
Basement Type: None/Slab
First Floor Rooms: # Rooms 1st; # Bedrooms 1st: 3; # 3/4 Baths 1st: 2



511 MAIDEN LN, Muscatine, IA 52761
MLS #20-659

Like a country home in the city! A spacious, private backyard with mature trees and many flowering perennials is the setting for this 3 bedroom home. Enjoy all 4-seasons (and the wildlife!) with expansive views from your living room and kitchen, overlooking the deep 2/3 acre lot. Inside, find everything you need all on one floor, including a laundry room and pantry. Wood burning fireplace in the spacious living room. Large eat-in kitchen plus formal dining. Flexible floor plan allows huge master suite to be used as a main floor family room if desired. A 3-season room and a concrete patio offer more areas to enjoy the backyard. Concrete drive, plus parking pad next to garage. ADT security system and motion lights on exterior. New roof 2018. Very desirable location in a quiet neighborhood.

Contract Information

Listing Member	LYNN ALLISON Mobile: 563-260-4520 Fax: 563-264-0353 Office Phone: 563-260-4520	Listing Office	RUHL & RUHL REALTORS 82822611
Book Section	Single Family	Status	Active
List Price	179,900	Realtor.COM Type	Residential - Single Family

Address

County Muscatine

General Property Description

Year Built	1951	Style	Ranch
Stories/Levels	1 Story	Total # Floors	1
SqFt Lvl 1	2,046	Total SqFt Abv Grd	2,046
SqFt Basement	0	SqFt Finished Bsmt	0
Total Bedrooms	3	Total Bathrooms	2
Garage Stall	1	Garage Type	Attached
Garage Remarks	20 x 24	Exterior	Wood
House Color	Tan	Lot Size	115 x 260
Lot Acres	0.69	Gross Taxes	3,384
Zoning	Residential	School District	Muscatine
Named Parcel #	0835351017		
Legal	35-77-2W W 115' E 230' EX NLY 350' LOT 31 TERRACE HEIGHTS ADD		
Directions	Take Newell to Maiden Lane (from West) due to current road construction.		



SARAH HARRISON
RUHL & RUHL REALTORS
226 E 2nd St
Muscatine, IA 52761
563-260-7609
sarahharrison@ruhlhomes.com

License #: S65238000

Details

Miscellaneous: Hard Surface Street; SSC Provided
Amenities: Patio; Central Air; Dishwasher; Fireplace: Wood; Garbage Disposal; Family Room; Garage Door Opener; Formal Dining Room; Bath Off Master; Main Level Laundry; Built-in Microwave
Porch: Screened-in Porch
Items That Stay: Stove; Washer; Refrigerator; Dryer; Curtains & Drapes
Utilities/Providers: City Sewer; City Water: MPW; Heat: Boiler; Natural Gas: Alliant; Water Heater: Gas
Basement Type: Crawl Space
First Floor Rooms: # Rooms 1st: 6; # Bedrooms 1st: 3; # Full Baths 1st: 1; # 3/4 Baths 1st: 1



911 WIER ST, Muscatine, IA 52761
MLS #20-715

This is a very nice 3-4 bedroom, 2 bath brick ranch sitting on a 1/2 acre lot. open floor plan with a large living room. This property includes a stove , a new dishwasher and new refrigerator . Roof has been recently replaced and the basement is waterproofed. Because of the previous water problem (prior to waterproofing) the basement finish was almost entirely gutted. The home is in a great neighborhood. 24 hour notice to show, please!

Contract Information

Listing Member ANNA MACK-SMITH Listing Office PEARL CITY IOWA

Other Phone: 563-263-0433

cell: 563-299-1412

fax: 563-263-0992

<http://www.muscatineiowarealty.com>

Book Section Single Family Status Active

List Price 175,000 Realtor.COM Type Residential - Single Family

Address

County Muscatine

General Property Description

Year Built	1958	Style	Ranch
Stories/Levels	1 Story	Total # Floors	1
SqFt Lvl 1	1,640	Total SqFt Abv Grd	1,640
SqFt Basement	1,640	SqFt Finished Bsmt	1,150
Total Bedrooms	3	Total Bathrooms	2
Garage Stall	2	Garage Type	Attached
Exterior	brick	House Color	gold
Lot Size	133 x 147	Lot Acres	0.48
Gross Taxes	3,884	Zoning	res
School District	Muscatine	Named Parcel #	0826154056
Legal	Lot 94 Country Club Hills		



SARAH HARRISON
RUHL & RUHL REALTORS
226 E 2nd St
Muscatine, IA 52761
563-260-7609
sarahharrison@ruhlhomes.com

License #: S65238000

Details

Miscellaneous: Hard Surface Street; SSC Provided
Amenities: Central Air; Dishwasher; Family Room; Garage Door Opener; Formal Dining Room; Main Level Laundry
Items That Stay: Stove; Refrigerator
Utilities/Providers: City Sewer; City Water; Heat: GFA; Water Heater: Gas
Basement Type: Full
First Floor Rooms: # Rooms 1st: 6; # Bedrooms 1st: 3; # Full Baths 1st: 1
Basement Rooms: # Rooms BM: 3; # 1/4 Baths BM: 1; # Bedrooms BM: 1 nc

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1303 LOGAN ST, Muscatine, IA 52761
MLS #20-794

Don't miss this one-of-a-kind property! 3.27 acres in the city with a 3 bedroom home and a 24 x 40 steel pole building. Beautiful private setting surrounded by woods, and a pear tree and variety of apple trees. A large 14 x 24 deck overlooks the spacious rolling lawn in the backyard. The home has a main floor laundry and includes all appliances. Large family room plus storage spaces and a bath in the lower level. Basement has been waterproofed. New AC unit in 2018. Home is being sold to settle an Estate and will be sold as is. (Property is not on City sewer; has its own septic system.)

Contract Information

Listing Member	LYNN ALLISON Mobile: 563-260-4520 Fax: 563-264-0353 Office Phone: 563-260-4520	Listing Office	RUHL & RUHL REALTORS 82822611
Book Section	Single Family	Status	Active
List Price	179,900	Realtor.COM Type	Residential - Single Family

Address

County Muscatine

General Property Description

Year Built	1950	Style	Ranch
Stories/Levels	1 Story	SqFt Lvl 1	1,152
Total SqFt Abv Grd	1,152	SqFt Basement	1,152
SqFt Finished Bsmt	288	Total Bedrooms	3
Total Bathrooms	2	Garage Stall	1
Garage Type	Under	Exterior	Aluminum
House Color	White	Lot Acres	3.27
Gross Taxes	2,202	Zoning	Res
School District	Muscatine	Named Parcel #	0834426007
Legal	34-77-2W S 200' OL 15 & S 250' OL 16 SD E 1/2 SE 1/4		



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226 E 2nd St
Muscatine, IA 52761
563-260-7609
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License #: S65238000

Details

Miscellaneous:	Acreage
Amenities:	Central Air; Deck: 14 x 24; Family Room; Garage Door Opener; Formal Dining Room; Basement Drain; Main Level Laundry
Porch:	Open Porch
Items That Stay:	Stove; Washer; Refrigerator; Dryer; Curtains & Drapes
Utilities/Providers:	City Water; Electricity: MPW; Heat: GFA; Natural Gas: Alliant; Water Heater: Gas
Basement Type:	Full
First Floor Rooms:	# Rooms 1st: 6; # Bedrooms 1st: 3; # Full Baths 1st: 1
Basement Rooms:	# Rooms BM: 3; # 3/4 Baths BM: 1

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891 W 8TH ST, Muscatine, IA 52761

MLS #19-732

Ranch home on an extra large lot! 4 bedrooms, 2 baths. Open beam, cathedral ceiling throughout home. Large 3 car garage. Steel roof on house. 8x10 vinyl shed for extra storage. 2 level deck with a swimming pool.

Contract Information

Listing Member	SARAH HARRISON Office Phone: 563-260-7609 Fax: 563-264-0353 5632607609: 563-260-7609 2607609 Office: 563-264-0240	Listing Office	RUHL & RUHL REALTORS 82822611
Book Section	Single Family	Status	Expired
List Price	149,900	Realtor.COM Type	Residential - Single Family

Address

County Muscatine

General Property Description

Year Built	1955	Stories/Levels	1 Story
SqFt Lvl 1	1,432	Total SqFt Abv Grd	1,432
SqFt Basement	1,144	SqFt Finished Bsmt	144
Total Bedrooms	4	Total Bathrooms	2
Garage Stall	3	Garage Type	Detached
Garage Remarks	Garage door opener	Exterior	Vinyl
House Color	Tan	Lot Size	101 x 318
Lot Acres	0.74	Gross Taxes	2,446
Zoning	Res	Subdivision	Geiss's Add
School District	Muscatine	Named Parcel #	0835357010

Legal

35-77-2W LOT A GIESS'S SD OL SW

Take Lucas Street to West 8th Street, turn left, house is on the left.

Details

Miscellaneous:

Hard Surface Street; Home Warranty Incl; SSC Provided

Utilities/Providers: City Sewer; City Water; Heat: GFA; Natural Gas; Water Heater: Gas

Water Features:

Swimming Pool

Basement Type: Egress Window; Full; Walk-Out

Amenities:

Patio: 8 x 12; Central Air; Deck: 412 sq ft; Dishwasher; Garbage Disposal; Garage Door Opener; Basement Drain; Jetted Tub

First Floor Rooms: # Rooms 1st: 7; # Bedrooms 1st: 3; # Full Baths 1st: 1

Items That Stay:

Stove; Refrigerator; Curtains & Drapes; Other: DW/microwave

Basement Rooms: # Rooms BM: 2; # Bedrooms BM: 1; # 3/4 Baths BM: 1

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