

CITY OF WATERLOO, IOWA



Request for Bid November

DEMOLITION AND SITE CLEARANCE SERVICES [no regulated asbestos-containing materials (no RACM)]

**927 Mullan, 100 Blackwood, 3175 Independence, 2375 Independence, 4012
Leversee**

City of Waterloo, Iowa

Prepared by
City of Waterloo
Planning and Zoning Department

SECTION I
NOTICE OF REQUEST FOR BID

1.0 Receipt and Opening of Bid

The City of Waterloo is seeking sealed bids for the demolition, removal and disposal of 927 Mullan, 100 Blackwood, 3137 Independence, 2375 Independence, 4012 Leversee **All bids must be received in a sealed envelope in City Hall (date and time stamped) by Thursday November 6, 2014 at 1:00 p.m. (our clock), Central Time, in order to be considered.** City Hall is located at 715 Mulberry St, Waterloo, Iowa. Bids sent electronically or via facsimile will not be accepted.

The mailing container or envelope shall be plainly marked on the outside with the notation **'SEALED RFP FOR DEMOLITION AND SITE CLEARANCE SERVICES –927 Mullan, 100 Blackwood, 3175 Independence, 2375 Independence, 4012 Leversee** and the name of the company submitting the bid.

1.1 RFP Timeline

Name of the Bid:	DEMOLITION AND SITE CLEARANCE SERVICES-927 Mullan, 100 Blackwood, 3175 Independence, 2375 Independence, 4012 Leversee
Notice of RFP Date:	Tuesday October 28, 2014
Mandatory Walk thru Date:	Friday October 31, 2014 at 11 am starting at 927 Mullan Avenue, 4012 Leversee, then the two on independence
Deadline for Bid Submittal:	Thursday November 6, 2014 at 1:00 p.m., Central Time
Submit Sealed Bid to:	SEALED RFP FOR DEMOLITION AND SITE CLEARANCE SERVICES (no RACM) <u>927 Mullan, 100 Blackwood, 3175 Independence, 2375 Independence, 4012 Leversee</u> Address exactly as stated→ → → City Hall City Clerk's Office 715 Mulberry Street Waterloo, IA 50703
Method of Submittal:	Mail or Overnight Delivery, In Person (No Electronic or Fax Submittals)
Contact Person, Title:	Chris Western, Planner/Project Manager
E-mail Address:	chris.western@waterloo-ia.org
Phone/ Fax Numbers:	Phone: 319-291-4366 Fax: 319-291-4262

- 1.2 The City reserves the right to accept or reject any or all bids and to waive any informalities or irregularities in bids if such waiver does not substantially change the offer or provide a competitive advantage to any Bidder. The City reserves the right to defer acceptance of any bid for a period not to exceed sixty (60) calendar days from the date of the deadline for receiving bids.

- 1.3 The City is not responsible for delays occasioned by the U.S. Postal Service, the internal mail delivery system of the City, or any other means of delivery employed by the Bidder. Similarly, the City is not responsible for, and will not open, any bid responses that are received later than the date and time stated above. Late bids will be retained in the RFP file, unopened. No responsibility will be attached to any person for premature opening of a bid not properly identified.
- 1.4 **Bids will be opened on Thursday October 16, 2014, at 1:00 pm** (our clock) Central Time in City Hall, 715 Mulberry Street, Waterloo. The main purpose of this opening is to reveal the name(s) of the Bidder(s), not to serve as a forum for determining the awarded bid(s).
- 1.5 Bids will be evaluated promptly after opening. After an award is made, a bid summary will be sent to all companies who submitted a bid. Bids may be withdrawn anytime prior to the scheduled closing time for receipt of bids; no bid may be modified or withdrawn for a period of sixty (60) calendar days thereafter.

SECTION II INSTRUCTIONS TO BIDDERS

- 2.0 The Bid shall include the attached Exhibit "A" signature page, properly completed. A company representative who is authorized to bind the company will sign on behalf of the company to indicate to the City that you have read all provisions of the RFP and agree to all terms and conditions, except as provided in paragraph 2.4 below. By making a Bid, the Bidder represents that they have examined the subject property. Any questions about the meaning or intent of the specifications must be submitted by the Deadline for Questions listed above. The City of Waterloo reserves the right to reject any or all bids, and to accept in whole or in part, the bid, which, in the judgment of the bid evaluators, is the most responsive and responsible bid.
- 2.1 **General Liability Insurance** with limits of liability of at least \$1,000,000 per occurrence for Bodily Injury and Property Damage. At a minimum, coverage for Premises, Operations, Products and Completed Operations shall be included. This coverage shall protect the public or any person from injury or property damages sustained by reason of the contractor or its employees carrying out their work.
- 2.1.1 The City reserves the right to require increased liability limits, not to exceed Fifteen Million Dollars (\$15,000,000) from bidders, should the project represent an elevated hazard level to the City as determined by the Insurance Committee.
 - 2.1.2 Commercial General Liability Insurance Policy, including but not limited to, insurance for premises construction operations (when applicable), contractual liability, completed operations with respect to liability arising out of the ownership, use, occupancy or maintenance of the premises and all areas appurtenant thereto, to afford protection with respect to bodily injury, personal injury, death or property damage of not less than One Million Dollars (\$1,000,000) per occurrence combined single limit/Two Million Dollars (\$2,000,000) general aggregate.
 - 2.1.3 Comprehensive Automobile Liability Insurance Policy with limits for each occurrence of not less than One Million Dollars (\$1,000,000) Combined Single Limit with respect to bodily injury, property damage or death.

- 2.1.4 Workers Compensation Insurance Policy or similar insurance in form and amounts required by law.
- 2.1.5 Coverage must be maintained by a financially stable carrier with a minimum AM Best rating of A- or above. It will be the outside party's responsibility to provide proof of their carriers rating.
- 2.1.6 The City of Waterloo, Iowa will be named as an additional insured with respect to all casualty insurance policies.
- 2.1.7 Certificate of insurance will be submitted to the City Clerk prior to commencement of the contract/agreement and shall include a thirty-day notice of cancellation provision.
- 2.1.8 If the outside party fails to perform any of its obligations under the City's Insurance and Policy Requirements, Waterloo reserves the right to either purchase the required insurance coverage and assess the cost directly to the outside party, or to declare the outside party's bid invalid.

2.2 Bonds

- 2.2.1 **A guarantee from each Bidder equivalent to five percent (5%) of the price is required.** The guarantee shall consist of a firm commitment, such as a bond, certified check, or other negotiable instrument acceptable to the City, as assurance that the Bidder will, upon acceptance of its, execute such contractual documents as may be required within the time specified.
- 2.2.2 **Successful Bidder will be required to furnish bond in an amount equal to one hundred percent (100%) of the contract price and shall be issued by a responsible surety acceptable to the City.** The bond shall guarantee the faithful performance of the contract and the terms and conditions therein contained, shall guarantee the prompt payment of all materials and labor and protect and save harmless the City from claims and damages of any kind arising out of the performance of this contract.

- 2.3 This Request for Bid does not commit the City to make an award, nor will the City pay any costs incurred in the preparation and submission of bids, or costs incurred in making necessary studies for the preparation of bids.
- 2.4 Important Exceptions to Contract Documents - The Bidder shall clearly state in the submitted bid any exceptions to, or deviations from, the minimum bid requirements, and any exceptions to the terms and conditions of this RFP. Such exceptions or deviations will be considered in evaluating the bids. Any exceptions should be noted on the Signature Page. Companies are cautioned that exceptions taken to this RFP may cause their bid to be rejected. No additional exceptions shall be allowed after submittal of a bid.
- 2.5 Incomplete Information - Failure to complete or provide any of the information requested in this RFP, including references, and/or additional information as indicated, may result in disqualification by reason of "non responsiveness".

SECTION III SPECIAL TERMS AND CONDITIONS

3.0 Term of Contract

- 3.0.1 The initial term of the Contract shall be for four (4) months, anticipated to be from the end of the IDNR 10 Day Notice period starting **(November 25, 2014) to (March 30, 2014)**.
 - 3.0.2 A Contract, approved by the City Council and signed by the Mayor, shall become the document that authorizes the Contract to begin, assuming the insurance requirements have been met. Each section contained herein, any addenda and the response (Bid) from the successful bidder shall also be incorporated by reference into the resulting Contract.
 - 3.0.3 No price escalation will be allowed during the initial term of the Contract. If it is mutually decided to renew beyond the initial period and the Contractor requests a price increase, the Contractor shall provide documentation on the requested increase. The City reserves the right to accept or reject price increases, to negotiate more favorable terms, or to terminate (or allow to expire) without cost, the future performance of the Contract.
 - 3.0.4 The total actual expenses shall not exceed the amount allowed by the project Contract, including any renewal extensions thereof, unless amended by written agreement.
- 3.1 Agreement Forms
- 3.1.1 After award, the Bidder will be required to enter into a written contract with the City.
 - 3.1.2. Termination for Cause. In the event that Contractor defaults in the performance or observance of any covenant, agreement or obligation set forth in the Contract, and if such default remains uncured for a period of seven (7) days after notice thereof shall have been given by City to Contractor (or for a period of fourteen (14) days after such notice if such default is curable but requires acts to be done or conditions to be remedied which, by their nature, cannot be done or remedied within such 14-day period and thereafter Contractor fails to diligently and continuously prosecute the same to completion within such 14-day period), then City may declare that Contractor is in default under the Contract.
 - 3.1.3 Termination for Convenience. The Contract may be terminated at any time, in whole or in part, upon the mutual written agreement of the parties. City may also choose to terminate the Contract at any time by delivering to Contractor 10-days' advance written notice of intent to terminate.
 - 3.1.4 Remedies. If Contractor is in default of the Contract and has not cured said default as set forth in Section 3.1.2 above, the City may take any one or more of the following steps, at its option:
 - 3.1.4.1 by mandamus or other suit, action or proceeding at law or in equity, require Contractor to perform its obligations and covenants under the Contract, or enjoin any acts or things which may be unlawful or in violation of the rights of the City under the Contract, or obtain damages caused to the City by any such default;
 - 3.1.4.2 have access to and inspect, examine and make copies of all books and records of Contractor which pertain to the project;
 - 3.1.4.3 declare a default of the Contract, make no further disbursements, and demand immediate repayment from Contractor of any funds previously disbursed under the Contract;
 - 3.1.4.4 terminate the Contract by delivering to Contractor a written notice of termination; and/or
 - 3.1.4.5 take whatever other action at law or in equity may be necessary or desirable to enforce the obligations and covenants of Contractor under the Contract, including but not limited to the recovery of funds.
 - 3.1.4.6 No delay in enforcing the provisions hereof as to any breach or violation shall impair, damage or waive the right of City to enforce the same or to obtain relief

against or recover for the continuation or repetition of such breach or violation or any similar breach or violation thereof at any later time or times. In the event that City prevails against Contractor in a suit or other enforcement action under the Contract, Contractor agrees to pay the reasonable attorneys' fees and expenses incurred by City.

3.2 Terms of Payment

- 3.2.1 Services authorized under this Contract shall be submitted as "lump sum" after services are delivered and accepted.
- 3.2.2 City has the right, at its discretion, to deny payment for any work by any Contractor if the total actual expenses exceed the amount allowed by the project Contract, including any renewal extensions thereof. The Contractor is not obligated to continue performance of services under this Agreement or otherwise incur costs in excess of the total actual expense allowed unless an amendment to the Contract is approved, and the City notifies the Contractor, in a written amendment, of the City's acceptance of the revised total actual expense allowed.
- 3.2.3 All work is to be done in strict compliance with this RFP and Demolition Specifications attached as Exhibit "B". The City may withhold payment for reasons including, but not limited to, the following: unsatisfactory job performance or progress, defective work, disputed work, failure to comply with material provisions of the Contract, third party claims filed or reasonable evidence that a claim will be filed or other reasonable cause.

SECTION IV SERVICE REQUIREMENTS

4.0 Background

The City of Waterloo, Iowa, is seeking bids for demolition and site clearance services for: **927 Mullan, 100 Blackwood, 3175 Independence, 2375 Independence, 4012 Leverage**

4.1 Scope of Work

The City of Waterloo is seeking a qualified demolition contractor to demolish the structures and clear the site. The Bidder understands and agrees that demolition and debris removal in the most expeditious manner possible is of the utmost importance and it will make every effort to complete all requirements of the Contract in the shortest time possible.

The services to be performed under this Contract shall consist of the work described in the separate "Demolition Specifications" document (attached Exhibit "B") and shall be performed according to the standards set forth therein and herein. Any reference in this RFP to "this specification" shall include such Demolition Specifications. Bidder shall be responsible to familiarize itself with the specifications and to make a personal examination of the job site(s) and the physical conditions that may affect its bid and performance under the contract.

Important note: The structures are currently being abated of asbestos, and upon notice to proceed the property will be deemed to be clear of, or have been abated for, asbestos containing materials (ACM) and may be handled as such.

- 4.2 Silence of Specifications – Commercially accepted practices shall apply to any detail not covered in this specification and to any omission of this specification. Any omission or question of interpretation of the specification that affects the performance or integrity of the service being offered shall be addressed in writing and submitted with the Bid.

SECTION V METHOD OF EVALUATION

- 5.0 Contract Award - Any Contract award(s) made by the City of Waterloo is subject to prior approval by the City of Waterloo City Council.
 - 5.0.1 Award of Contract shall be made to the most responsible and responsive bid from a Company whose bid offers the greatest value to the City with regard to the criteria detailed and the specifications set forth herein. The City may select a Bidder based on an "all or none" bid, on individual responses, or as is otherwise deemed to be in the best interest of the City.
- 5.1 Financial Terms will not be the sole determining factor in the award. To determine the award, the City will award a contract to the Bidder offering services and experience that best represents the overall value to the City.
- 5.2 Bid Evaluation Procedures
 - 5.3.1 Each bid will be evaluated based on experience and the evaluators judgment of how well the bid addresses the City's requirements. Each prospective company is assured that any bid submitted will be evaluated using the best available information and without any forgone conclusions.
 - 5.3.2 Consideration will also be given to solicited written clarification provided during the evaluation process and input from staff or other persons judged to have useful expertise that should be considered in a responsible, fair assessment of the relative merits of each bid.
- 5.3 A Bidder's submission of a bid constitutes its acceptance of this evaluation technique and its recognition and acceptance that subjective judgments will be used by the evaluators in the evaluation.
- 5.4 Following the evaluation process, the award process is as follows:
 - 5.5.1 The evaluators shall determine which bidder has submitted the best bid using the criteria set forth above, and make its recommendation to the City Council.
 - 5.5.2 The City Council considers a resolution awarding the Contract and authorizing the Mayor to execute the Contract on behalf of the City. **Note**, no Contract shall be deemed to be created and exist unless and until the City Council adopts a resolution awarding the Contract and authorizes the Mayor to sign the Contract.
 - 5.5.3 The Mayor executes the Contract.

EXHIBIT "A"

SIGNATURE PAGE

927 Mullan, 100 Blackwood, 3175 Independence, 2375 Independence, 4012 Leversee

The undersigned Proposer/Bidder, having examined these documents and having full knowledge of the condition under which the work described herein must be performed, hereby proposes that they will fulfill the obligations contained herein in accordance with all instructions, terms, conditions, and specifications set forth; and that they will furnish all required services and pay all incidental costs in strict conformity with these documents for the stated process as payment in full.

Our bid, for demolition and site clearance of 927 Mullan Avenue, 3175 Independence, 2375 Independence, 4012 Leversee is, not to exceed:

\$ _____

Our bid for 100 Blackwood Avenue Only:

\$ _____

Amount in written form, not to exceed:

\$ _____ **Mulland, Ind. Leversee**

\$ _____ **100 Black Wood**

Submitting Firm: _____

Address: _____

City: _____ State: _____ Zip: _____

Authorized Representative (print) _____

Authorized Representative Signature _____

Date : _____ Email: _____

Phone: _____ Fax: _____

EXCEPTIONS/DEVIATIONS to this Request for Proposal shall be listed in writing on an attached document provided by the Bidder. Please be as specific as possible. Please check one:

____ Our company has **no** exceptions/deviations.

____ Our company **does** have exceptions/deviations which are listed on an attached document.

GENERAL INFORMATION. Freight and/or delivery charges, if any, shall be included in the price.

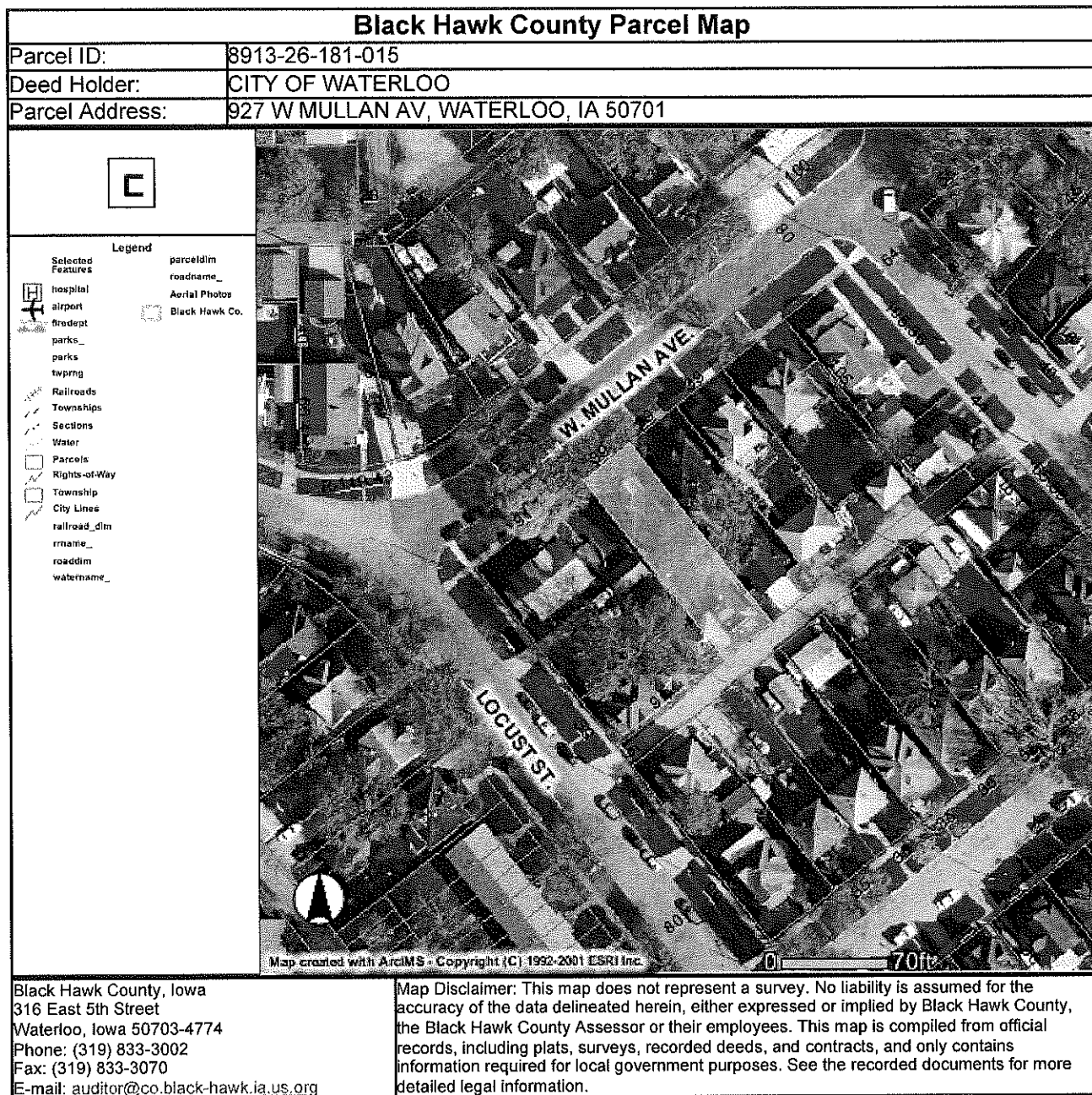
FIRM PRICING. Offered prices shall remain firm for a minimum of sixty (60) days after the due date of this solicitation unless indicated otherwise. Accepted prices shall remain firm for the duration of the contract.

ADDENDA (It is the Bidder's responsibility to check for issuance of any addenda). The authorized representative hereby acknowledges receipt of the following addenda:

Addenda Number _____ Date _____ Addenda Number _____ Date _____

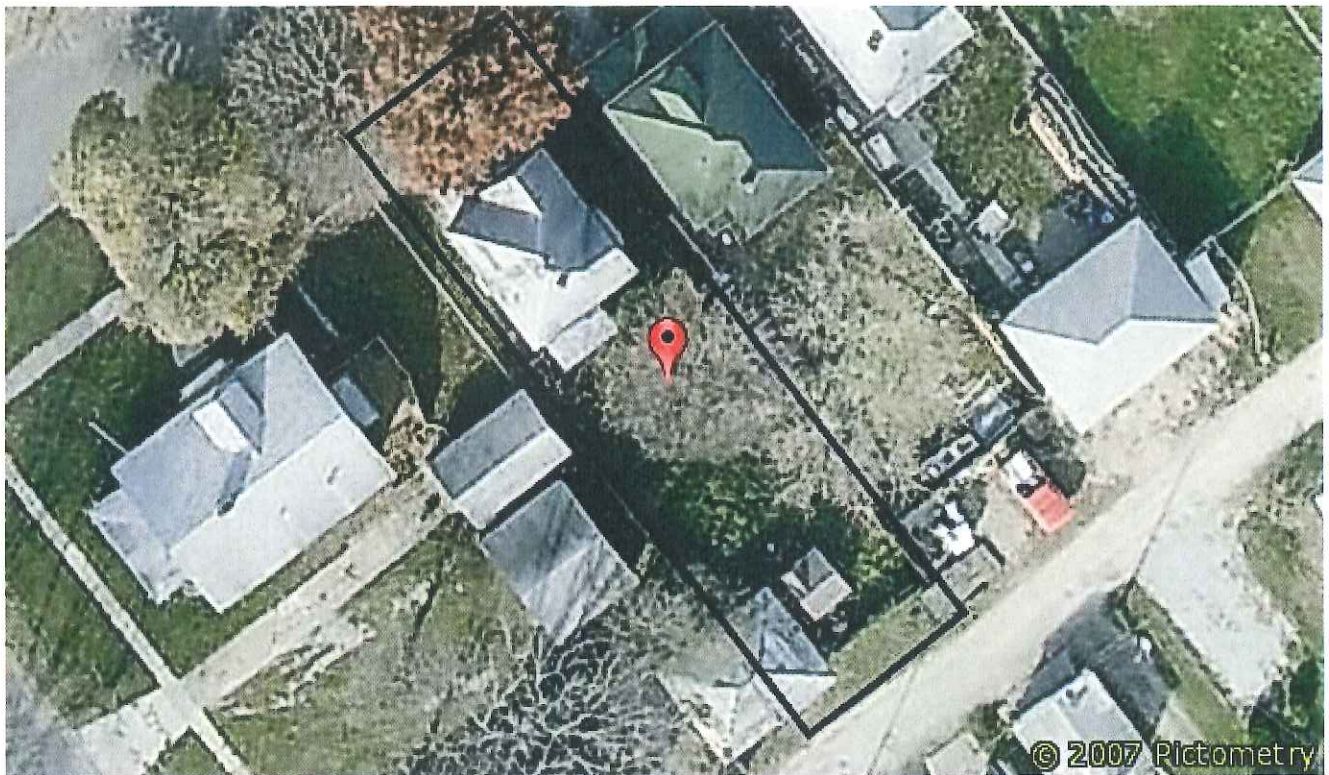
Addenda Number _____ Date _____ Addenda Number _____ Date _____

☐ We choose not to bid at this time but would like to be considered for future requests for bid



Black Hawk County, Iowa
316 East 5th Street
Waterloo, Iowa 50703-4774
Phone: (319) 833-3002
Fax: (319) 833-3070
E-mail: auditor@co.black-hawk.ia.us

Map Disclaimer: This map does not represent a survey. No liability is assumed for the accuracy of the data delineated herein, either expressed or implied by Black Hawk County, the Black Hawk County Assessor or their employees. This map is compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contains information required for local government purposes. See the recorded documents for more detailed legal information.



927 Mullan

Print Date: 10/28/2014
Image Date: 11/12/2007
Level: Neighborhood

There is 1 photo of parcel **891326181015**.



BLACK HAWK COUNTY REAL ESTATE ASSESSMENT AND TAX INFORMATION						
Parcel ID		Deed Holder		Tax Mail to Address		
8913-26-181-015		CITY OF WATERLOO		CITY OF WATERLOO 715 MULBERRY ST CITY OWNED WATERLOO, IA 50703-0000		
PDF No.	Map Area	Contract Buyer				
4	CWTLO-03					
Property Address				Current Recorded Transfer		
927 W MULLAN AV WATERLOO, IA 50701-2664				Date Drawn	Date Filed	Recorded Document
				5/9/2013	5/10/2013	2013 023325
				Type		
				D		

SALES			BUILDING PERMIT			
Date	Amount	NUTC / Type	Date	Number	Amount	Reason
7/7/1995	22,000	FULFILLMENT OF PRIOR YEAR CONTRACT - PRIOR 09 / Deed	3/31/2005	WA HA 0119	5,800	A/C
6/27/1995	21,146	NORMAL ARMS-LENGTH TRANSACTION - PRIOR 09 / Contract	5/18/2004	WA 0747	250	Roof
11/16/1989	22,000	NORMAL ARMS-LENGTH TRANSACTION - PRIOR 09 / Contract				

ASSESSED VALUES/CREDITS

Year		Class				
2014		E				
100% Value	Land	Dwelling	Building	M/E	Total	Acres
	5,970	28,770	0	0	34,740	0
Taxable Value	Land	Dwelling	Building	M/E	Total	
	5,970	28,770	0	0	34,740	

Year		Class				
2013		E				
100% Value	Land	Dwelling	Building	M/E	Total	Acres
	5,970	28,770	0	0	34,740	0
Taxable Value	Land	Dwelling	Building	M/E	Total	
	5,970	28,770	0	0	34,740	

Year		Class				
2012		R				
100% Value	Land	Dwelling	Building	M/E	Total	Acres
	5,970	34,530	0	0	40,500	0
Taxable Value	Land	Dwelling	Building	M/E	Total	
	3,153	18,238	0	0	21,391	

TAX INFORMATION ASSESSMENT YEAR 2013 PAYABLE 2014/2015						
Tax District	940001 - WATERLOO					
	Gross Value	Taxable Value	Military Exemption	Levy Rate	Gross Tax	Net Tax
Corp	0	0	0	41.40455	\$0.00	\$0.00
Nocorp	0	0	0	0	\$0.00	

	Homestead Credit	Disabled Veteran Credit	Property Tax Relief Credit	Ag Credit	Business Property Tax Credit
Corp	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Nocorp			\$0.00		

LEGAL

WHITNEYS SUBDIVISION NE 13 FT LOT 8 BLK 14 SW 26 FT LOT 9 BLK 14

LAND

Basis	Front	Rear	Side 1	Side 2	Lot	Area	Acres
Front Foot	39	39	149	149	0	5811	0.133
Totals:						5811	0.133

DWELLING CHARACTERISTICS

Type		Style		Total Living Area	
Single-Family / Owner Occupied		2 Story Frame		1206	
Year Built	Area	Heat	AC	Attic	
1911	592	Yes	Yes	Floor & Stairs	
Total Rooms Above		Total Rooms Below		Bedrooms Above	
6		0		3	
Basement		Basement Finished Area		No Basement Floor	
Full		0		0	
Foundation			Flooring		
C Blk			Carp / Vinyl		
Exterior Walls			Interior Finish		
Asph Shgls			Plas		
Roof					
Asph / Hip					
Non-Base Heating	Floor/Wall	Pipeless	Handfired	Space Heaters	
	0				
Additions	Year Built	Style	Area	Basement (SF)	No Basement (SF)
	1911	1 Story Frame	22	22	0
					Heat AC Attic
					Yes Yes 0
Plumbing	1 Full Bath		<		
		Style	Area		
		Porch	2S Frame Enclosed	77	
			1S Frame Enclosed	140	

GARAGES

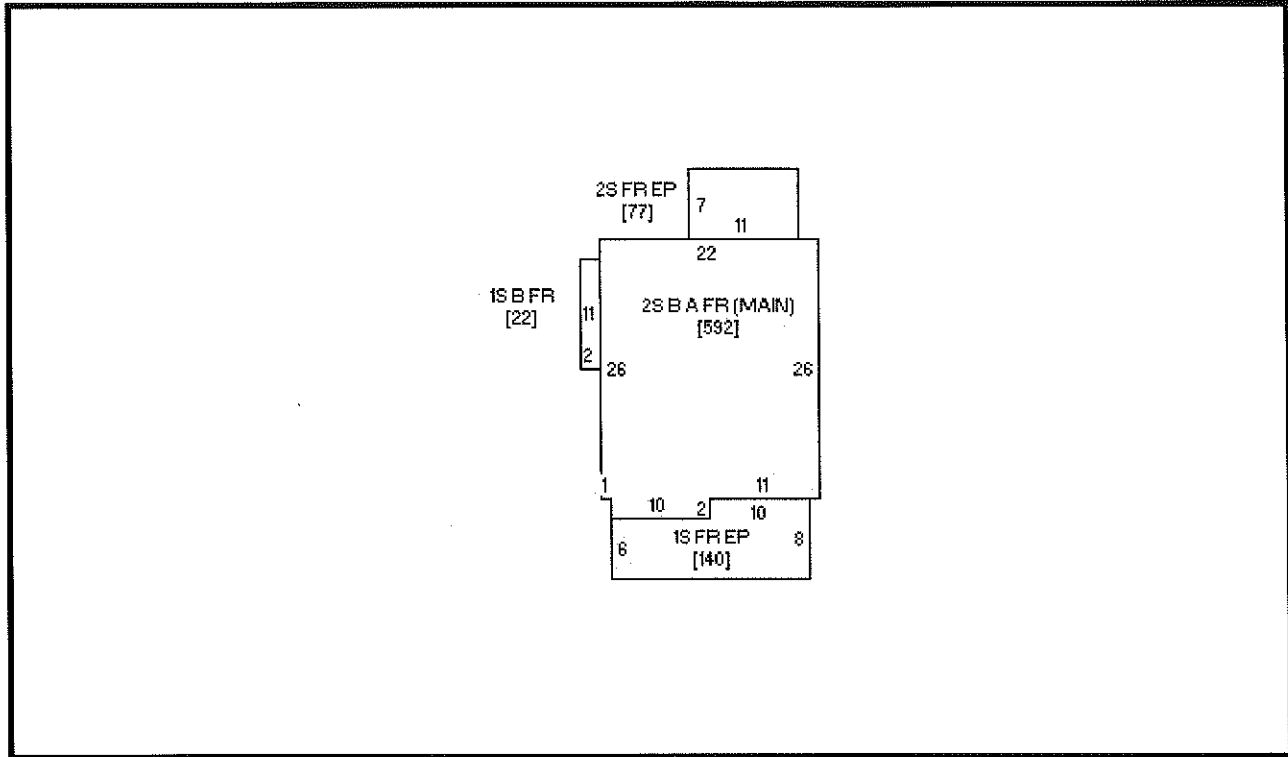
Year Built	Style	Width	Length	Area	Basement	Qtrs Over	Area	AC
1925	Det Frame	20	24	480	0	None	0	0

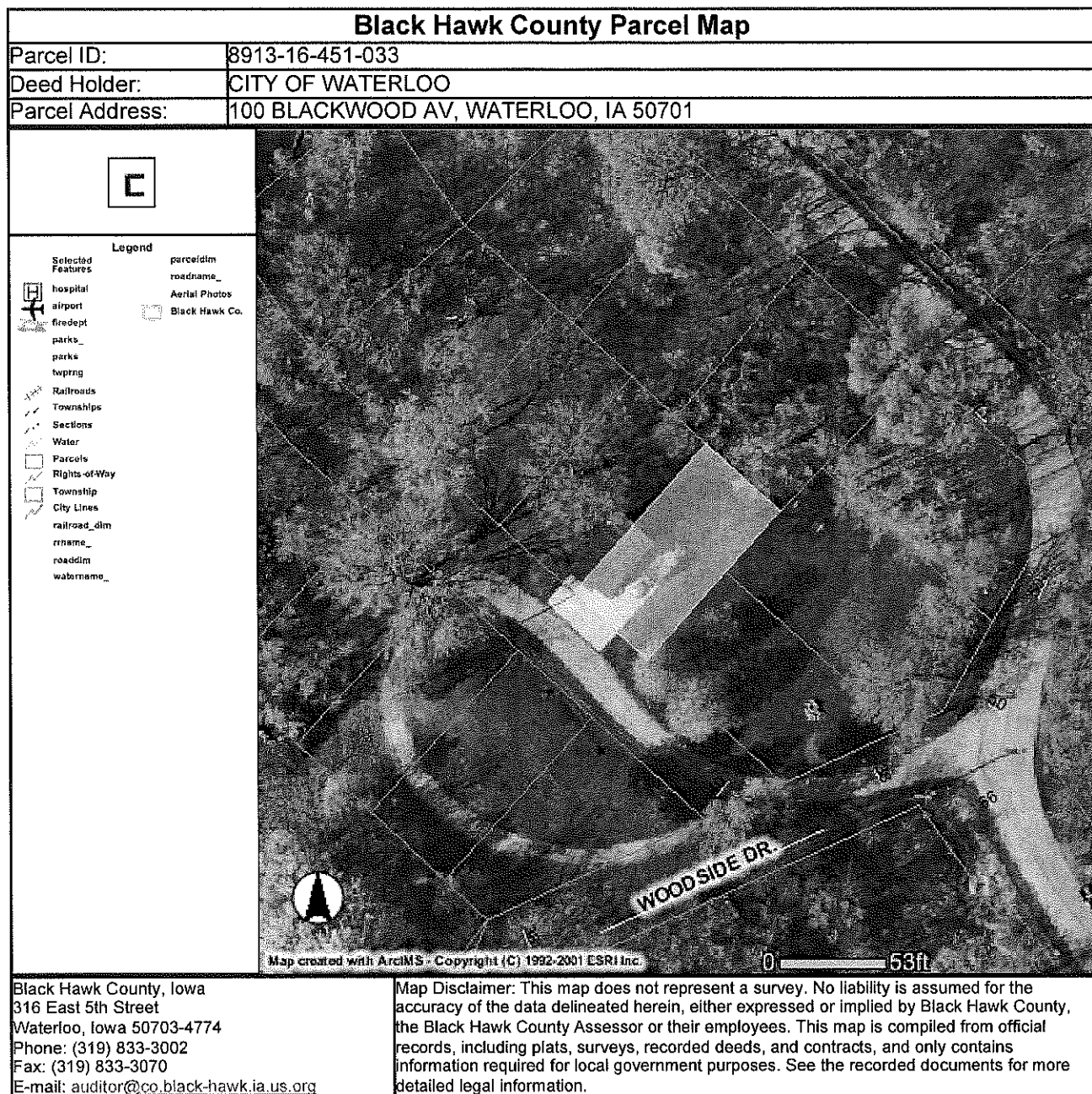
BASEMENT STALLS

None

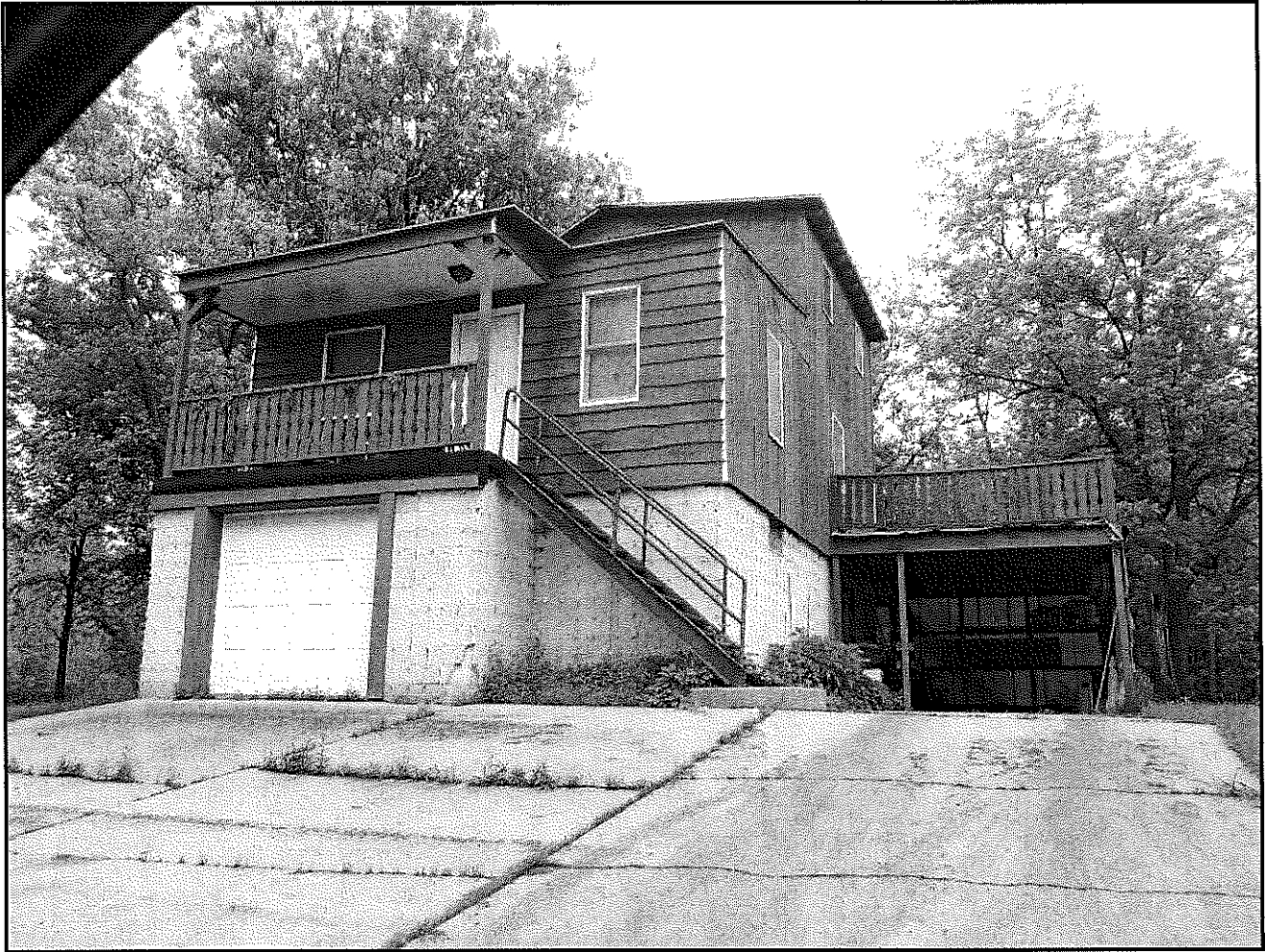
Entry Status:

There is 1 building sketch of parcel **891326181015**.

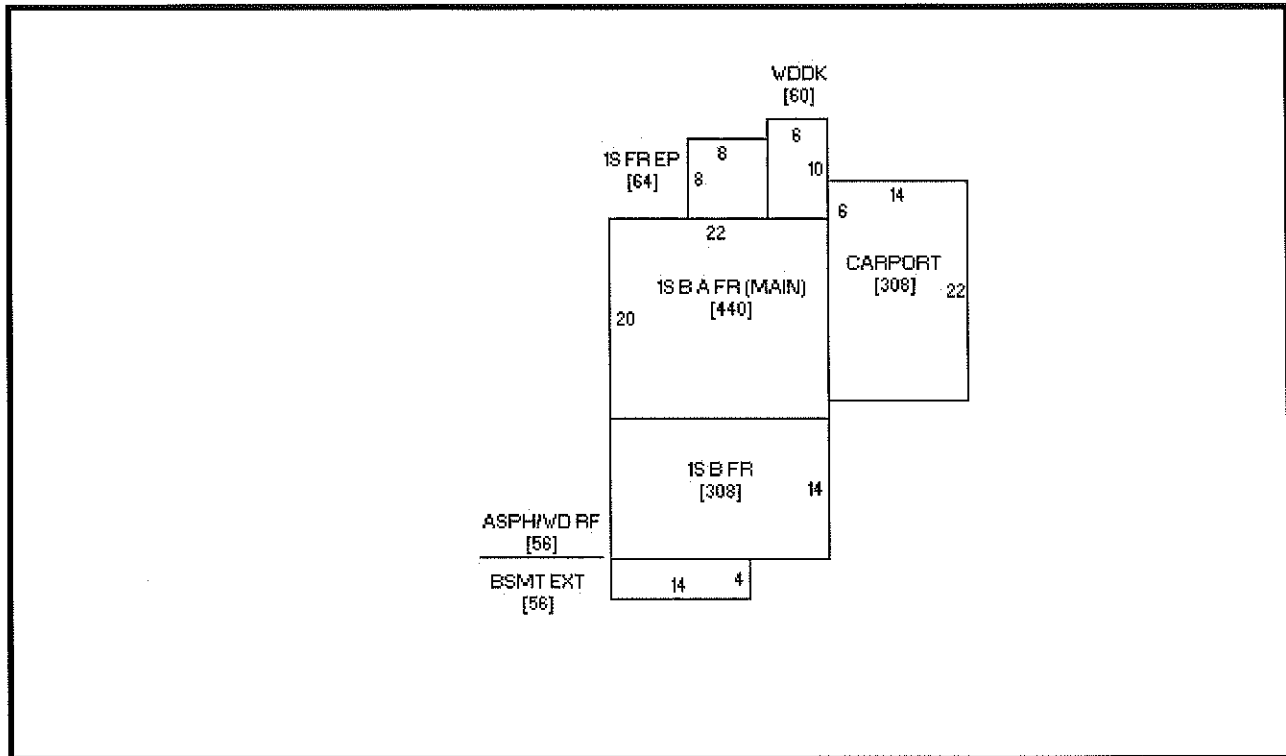




There is 1 photo of parcel 891316451033.



There is 1 building sketch of parcel **891316451033**.



BLACK HAWK COUNTY REAL ESTATE ASSESSMENT AND TAX INFORMATION

Parcel ID		Deed Holder	Tax Mail to Address	
8913-16-451-033		CITY OF WATERLOO	CITY OF WATERLOO 715 MULBERRY ST CITY OWNED WATERLOO, IA 50703-0000	
PDF No.	Map Area	Contract Buyer		
3	WWTLO-01			
Property Address			Current Recorded Transfer	
100 BLACKWOOD AV WATERLOO, IA 50701-0000			Date Drawn	Date Filed
			7/19/2013	7/24/2013
			Recorded Document	Type
			2014 001850	D

SALES			BUILDING PERMIT			
Date	Amount	NUTC / Type	Date	Number	Amount	Reason
7/19/2013	73,000	SALE TO/BY GOVERNMENT/EXEMPT ORGANIZATION - 12 / Deed	8/25/2014	FC	0	Misc
			6/29/2009	ST 03828	0	Plumb/Elec

ASSESSED VALUES/CREDITS

Year		Class				
2014		E				
100% Value	Land	Dwelling	Building	M/E	Total	Acres
	440	43,550	0	0	43,990	0
Taxable Value	Land	Dwelling	Building	M/E	Total	
	440	43,550	0	0	43,990	

Year		Class				
2013		R				
100% Value	Land	Dwelling	Building	M/E	Total	Acres
	440	43,550	0	0	43,990	0
Credits	Military Exemption	Homestead Credit	Disabled Veteran Credit	Property Tax Relief Credit	Agricultural Credit	Family Farm Credit
	Y	Y				
Taxable Value	Land	Dwelling	Building	M/E	Total	
	239	23,691	0	0	23,930	

Year		Class				
2012		R				
100% Value	Land	Dwelling	Building	M/E	Total	Acres
	440	43,550	0	0	43,990	0
Credits	Military Exemption	Homestead Credit	Disabled Veteran Credit	Property Tax Relief Credit	Agricultural Credit	Family Farm Credit
	Y	Y				
Taxable Value	Land	Dwelling	Building	M/E	Total	
	232	23,002	0	0	23,234	

TAX INFORMATION ASSESSMENT YEAR 2013 PAYABLE 2014/2015

Tax District	940001 - WATERLOO					
	Gross Value	Taxable Value	Military Exemption	Levy Rate	Gross Tax	Net Tax
Corp	43,990	22,078	1,852	41.40455	\$914.13	\$714.00

Nocorp	0	0	0	0	\$0.00
	Homestead Credit	Disabled Veteran Credit	Property Tax Relief Credit	Ag Credit	Business Property Tax Credit
Corp	\$200.81	\$0.00	\$0.00	\$0.00	\$0.00
Nocorp			\$0.00		

LEGAL

BURDS SUBDIV IN SHERWOOD PARK LOT 30

LAND

Basis	Front	Rear	Side 1	Side 2	Lot	Area	Acres
Front Foot	50	50	100	100	0	5000	0.115
Totals:						5000	0.115

DWELLING CHARACTERISTICS

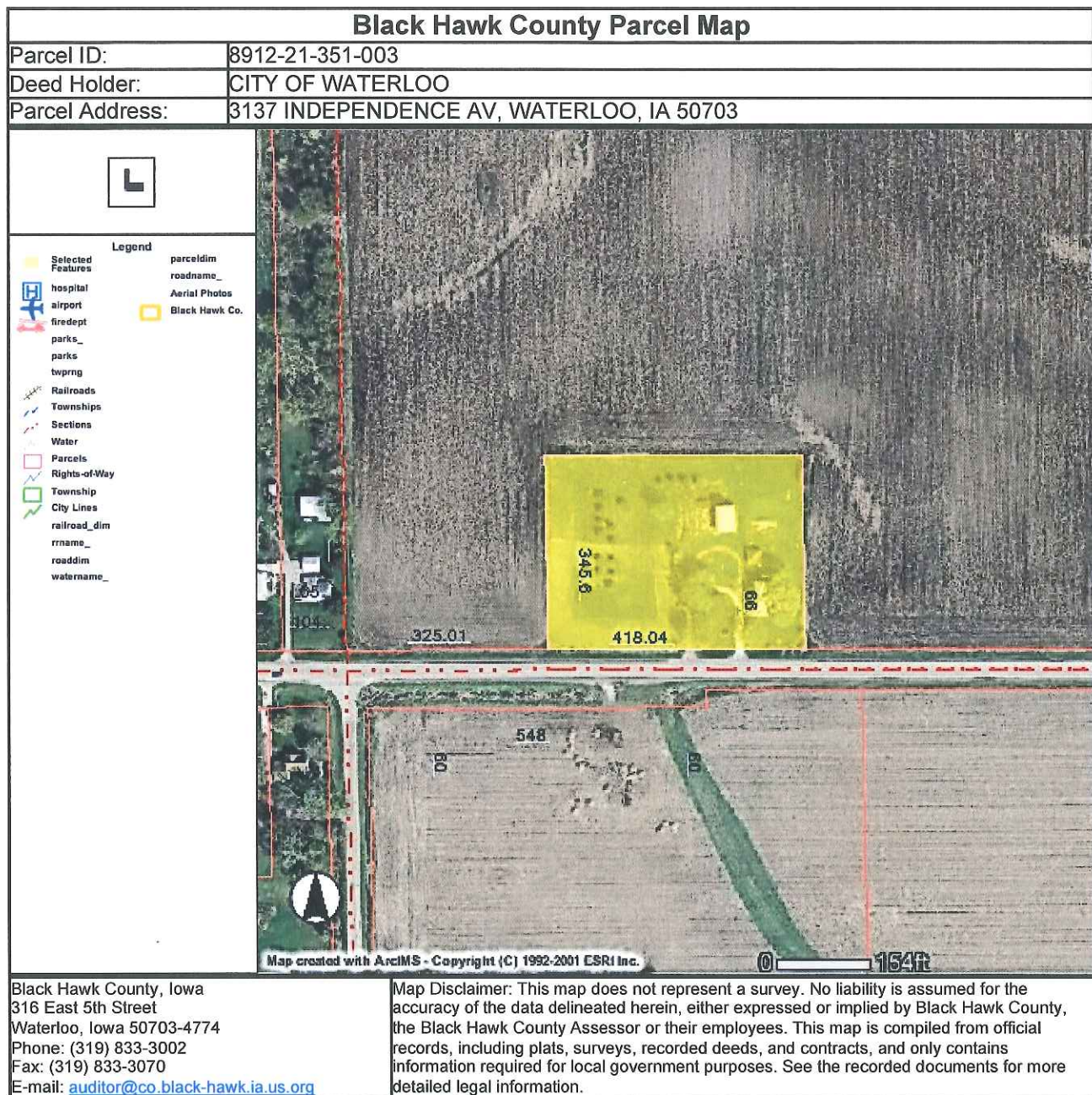
Type		Style		Total Living Area				
Single-Family / Owner Occupied		1 Story Frame		902				
Year Built	Area	Heat		AC	Attic			
1920	440	Yes		No	1/2 Finished			
Total Rooms Above		Total Rooms Below		Bedrooms Above		Bedrooms Below		
4		0		2		0		
Basement		Basement Finished Area		No Basement Floor				
Full		0		0				
Foundation				Flooring				
C Blk				Carp				
Exterior Walls				Interior Finish				
Vert Wd				Plas				
Roof								
Asph / Gable								
Non-Base Heating	Floor/Wall	Pipeless		Handfired		Space Heaters		
0	0							
Additions	Year Built	Style	Area	Basement (SF)	No Basement (SF)	Heat	AC	Attic
	1920	1 Story Frame	308	308	0	Yes	No	0
Plumbing	1 Full Bath		<			Extras		
	Porch	Style	Area		Desc			
		1S Frame Enclosed	64		WDDK			
	Deck	Style	Area		Quantity			
		Asph/Wd Roof OH-Low	56		60			
		Bsmt Extension-Low	56					

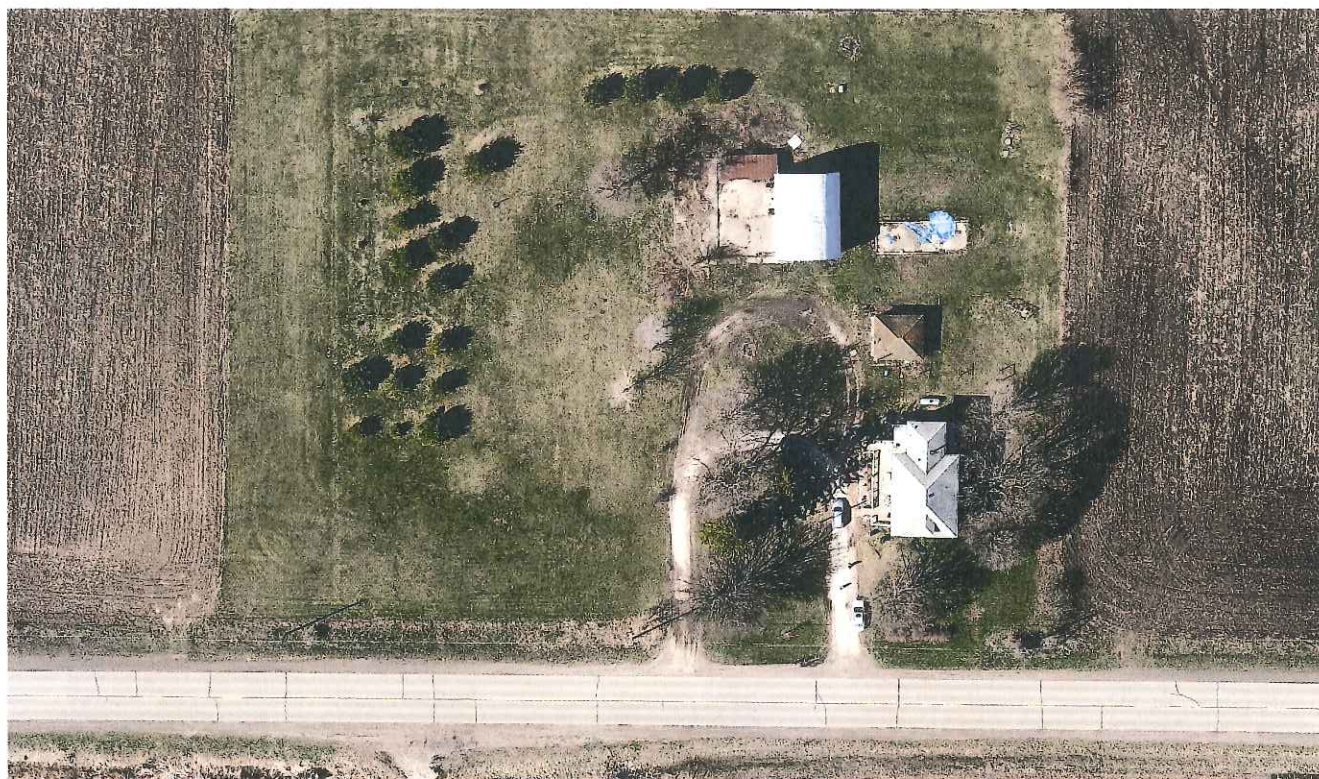
GARAGES

BASEMENT STALLS

Year Built	Style	Width	Length	Area	Basement	Qtrs Over	Area	AC	Quantity
1920	Carport Att Frame/Asph	0	0	308	0	None	0	0	1

Entry Status:





3137 Independence

Print Date: 10/28/2014

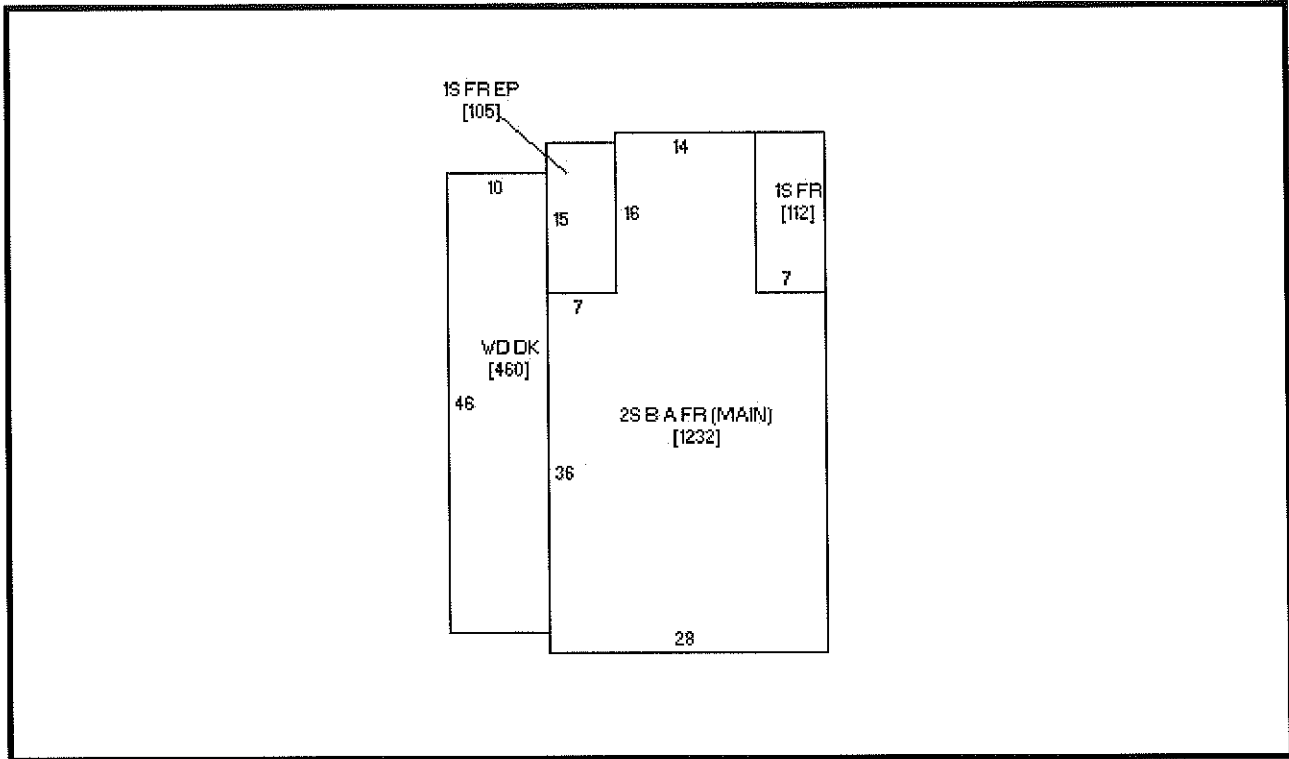
Image Date: 04/20/2013

Level: Neighborhood

There is 1 photo of parcel 891221351003.



There is 1 building sketch of parcel **891221351003**.



BLACK HAWK COUNTY REAL ESTATE ASSESSMENT AND TAX INFORMATION

Parcel ID		Deed Holder	Tax Mail to Address	
8912-21-351-003		CITY OF WATERLOO	CITY OF WATERLOO 715 MULBERRY ST CITY OWNED WATERLOO, IA 50703-0000	
PDF No.	Map Area	Contract Buyer		
7	EWTL0-22			
Property Address			Current Recorded Transfer	
3137 INDEPENDENCE AV WATERLOO, IA 50703-0000			Date Drawn	Date Filed
			7/25/2013	8/6/2013
			Recorded Document	Type
			2014 002775	D

SALES			BUILDING PERMIT			
Date	Amount	NUTC / Type	Date	Number	Amount	Reason
7/25/2013	220,000	SALE TO/BY GOVERNMENT/EXEMPT ORGANIZATION - 12 / Deed	12/17/2007	WA 04521	7,100	A/C
8/19/1999	85,000	SALE OF PORTION OF PROPERTY (SPLIT)- PRIOR 09 / Deed	8/10/1998	1739	1,098	Int-Remodel
7/30/1997	176,000	LAND TO BE OPERATED AS A UNIT - PRIOR 09 / Contract				

ASSESSED VALUES/CREDITS

Year		Class				
2014		E				
100% Value	Land	Dwelling	Building	M/E	Total	Acres
	33,500	84,940	0	0	118,440	0
Taxable Value	Land	Dwelling	Building	M/E	Total	
	33,500	84,940	0	0	118,440	

Year		Class				
2013		R				
100% Value	Land	Dwelling	Building	M/E	Total	Acres
	33,500	84,940	0	0	118,440	0
Credits	Military Exemption	Homestead Credit	Disabled Veteran Credit	Property Tax Relief Credit	Agricultural Credit	Family Farm Credit
		Y				
Taxable Value	Land	Dwelling	Building	M/E	Total	
	18,224	46,208	0	0	64,432	

Year		Class				
2012		R				
100% Value	Land	Dwelling	Building	M/E	Total	Acres
	33,500	94,560	0	0	128,060	0
Credits	Military Exemption	Homestead Credit	Disabled Veteran Credit	Property Tax Relief Credit	Agricultural Credit	Family Farm Credit
		Y				
Taxable Value	Land	Dwelling	Building	M/E	Total	
	17,694	49,943	0	0	67,637	

TAX INFORMATION ASSESSMENT YEAR 2013 PAYABLE 2014/2015

Tax District	940941 - WLOO NE IND AREA TIF					
	Gross Value	Taxable Value	Military Exemption	Levy Rate	Gross Tax	Net Tax
Corp	118,440	64,432	0	41.40455	\$2,667.78	\$2,466.00
Nocorp	0	0	0	0	\$0.00	
	Homestead Credit	Disabled Veteran Credit	Property Tax Relief Credit	Ag Credit	Business Property Tax Credit	
Corp	\$200.81	\$0.00	\$0.00	\$0.00	\$0.00	
Nocorp			\$0.00			

LEGAL

THAT PART OF SW SW OF SEC 21 T 89 R 12 DESC AS FOL: COM AT SW COR OF SAID SW 1/4 PT BEING A FOUND P-K NAIL TH E ALONG S LINE OF SW 1/4 A DIST OF 325.01 FT TO THE PT OF BEG BEING A SET MAG NAIL TH N A DIST OF 345.6 FT TO A SET 1/2" REBAR LICENSE #6505 TH E A DIST OF 418.04 FT TO A SET 1/2" REBAR LICENSE #6505 TH S A DIST OF 345.6 FT TO THE S LINE OF SAID SW 1/4 PT BEING A SET MAG NAIL TH W ALONG SAID S LINE A DIST OF 418.04 FT TO THE PT OF BEG ALSO KNOWN AS PARCEL A OF PLAT OF SURVEY 335 MISC 449

LAND

Basis	Front	Rear	Side 1	Side 2	Lot	Area	Acres
Acres x Rate						43560	1
Acres x Rate						87120	2
Totals:						130680	3

DWELLING CHARACTERISTICS

Type	Style	Total Living Area						
Single-Family / Owner Occupied	2 Story Frame	2576						
Year Built	Area	Heat	AC	Attic				
1919	1232	Yes	Yes	Floor & Stairs				
Total Rooms Above	Total Rooms Below	Bedrooms Above	Bedrooms Below					
10	0	6	0					
Basement	Basement Finished Area	No Basement Floor						
Full	0	0						
Foundation	Flooring							
C Blk	Carp / Tile							
Exterior Walls	Interior Finish							
Alum	Plas							
Roof								
Asph / Hip								
Non-Base Heating	Floor/Wall	Pipeless	Handfired	Space Heaters				
0								
Additions	Year Built	Style	Area	Basement (SF)	No Basement (SF)	Heat	AC	Attic
	1919	1 Story Frame	112	0	0	Yes	Yes	0
Plumbing	2 Full Bath <							
Porch	Style	Area						
	1S Frame Enclosed	105						
Deck	Style	Area						
	Wood Deck-Med	460						

GARAGES

Year Built	Style	Width	Length	Area	Basement	Qtrs Over	Area	AC
1925	Det Frame	20	22	440	0	None	0	0

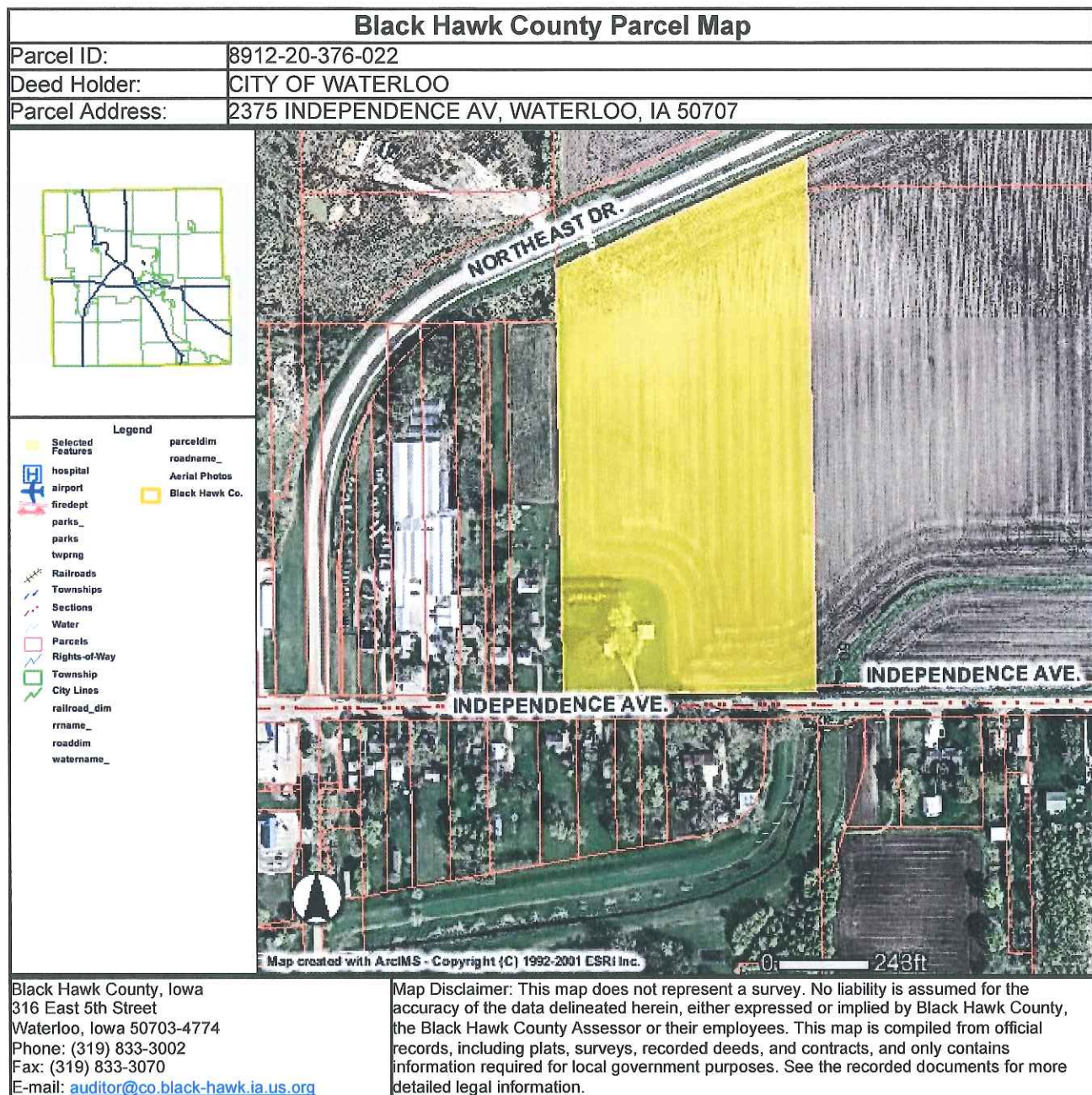
**BASEMENT
STALLS**

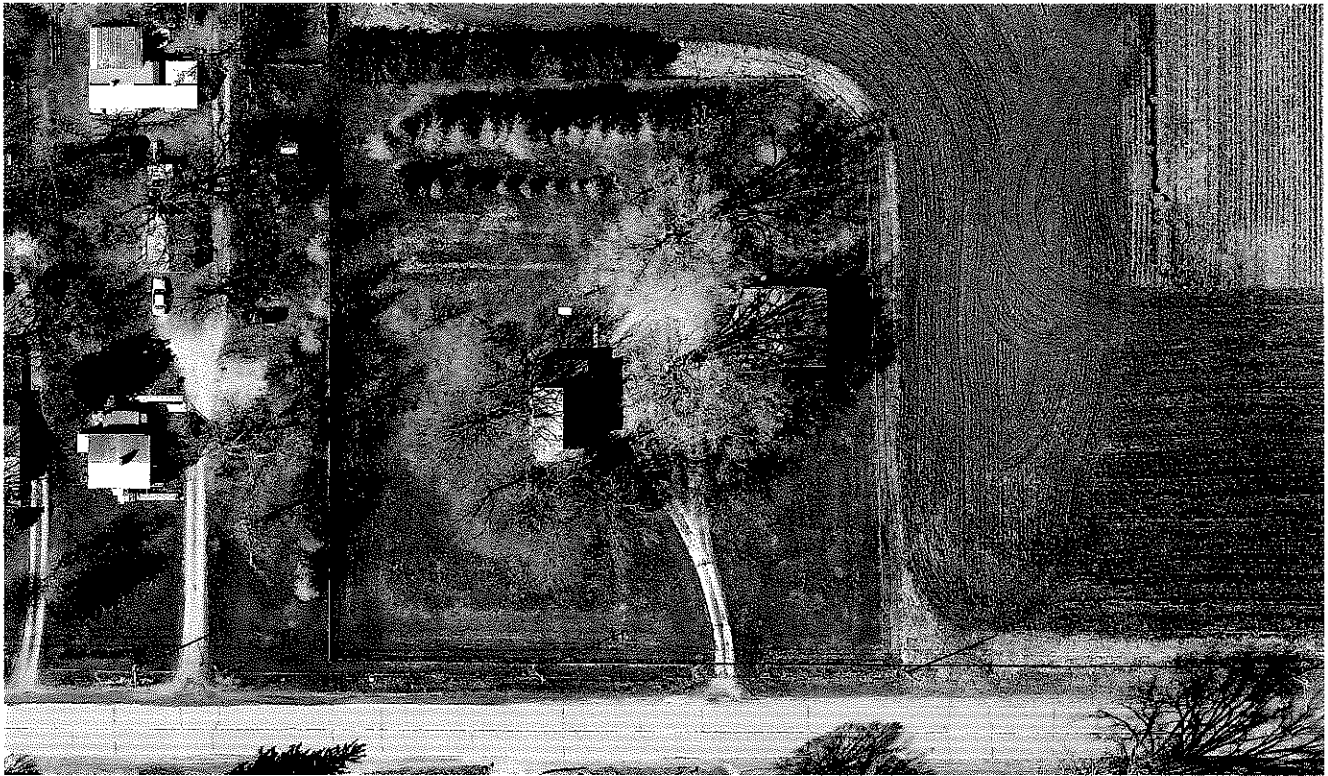
None

AGRICULTURAL BUILDINGS

Type	Count	Description	Year Built	Length	Width	Unit	Plot No.
Crib	1	FR	1940	40	30	1200 SF	4
Shed - Loafing	1	C BLK/FR	1940	28	10	280 SF	5

Entry Status:





2375 Independence

Print Date: 10/28/2014

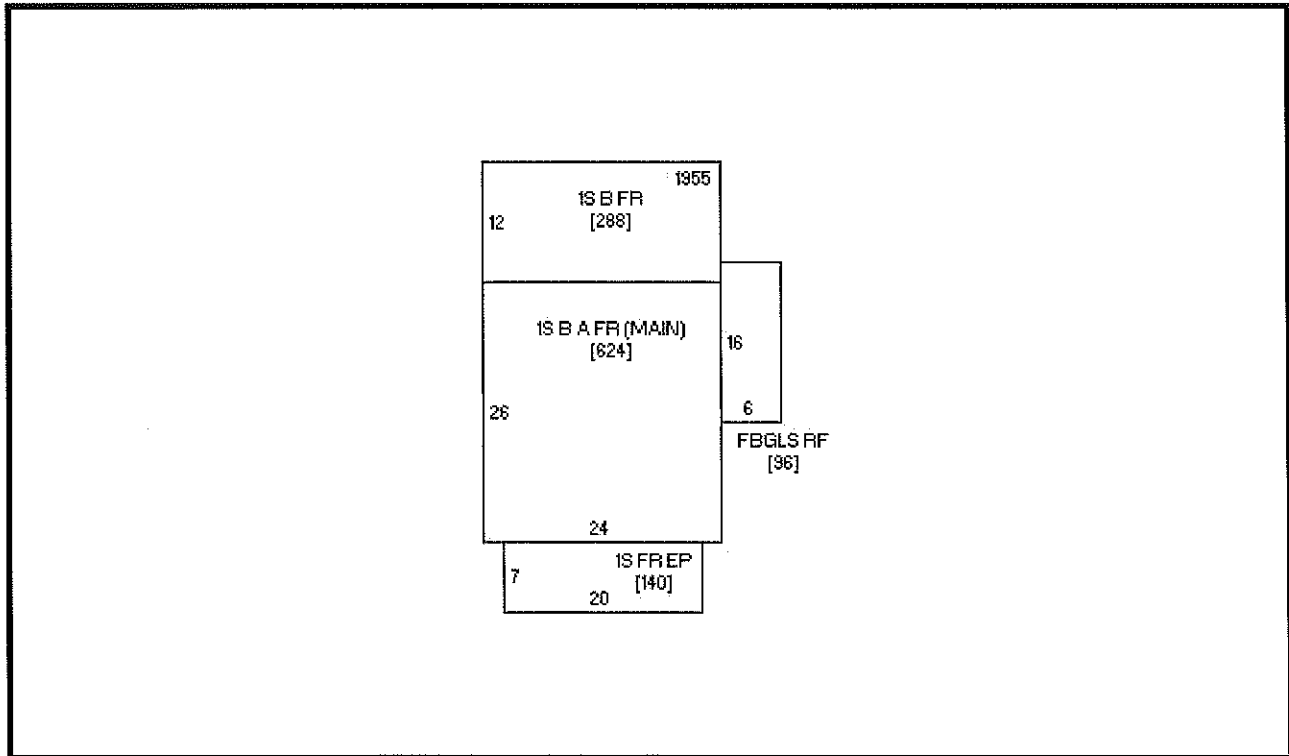
Image Date: 04/20/2013

Level: Neighborhood

There is 1 photo of parcel **891220376022**.



There is 1 building sketch of parcel **891220376022**.



BLACK HAWK COUNTY REAL ESTATE ASSESSMENT AND TAX INFORMATION

Parcel ID		Deed Holder	Tax Mail to Address	
8912-20-376-022		CITY OF WATERLOO	CITY OF WATERLOO 715 MULBERRY ST CITY OWNED WATERLOO, IA 50703-0000	
PDF No.	Map Area	Contract Buyer		
7	EWTLO-22			
Property Address			Current Recorded Transfer	
2375 INDEPENDENCE AV WATERLOO, IA 50707-0000			Date Drawn	Date Filed
			5/30/2008	8/26/2008
			Recorded Document	Type
			2009 004485	D

SALES			BUILDING PERMIT			
Date	Amount	NUTC / Type	Date	Number	Amount	Reason
6/23/2005	350,000	LAND TO BE OPERATED AS A UNIT - PRIOR 09 / Contract	3/16/2000	WA HA 0305	1,350	Misc

ASSESSED VALUES/CREDITS

Year		Class				
2014		E				
100% Value	Land	Dwelling	Building	M/E	Total	Acres
	38,810	57,320	0	0	96,130	18.5
Taxable Value	Land	Dwelling	Building	M/E	Total	
	38,810	57,320	0	0	96,130	

Year		Class				
2013		E				
100% Value	Land	Dwelling	Building	M/E	Total	Acres
	38,810	57,320	0	0	96,130	18.5
Taxable Value	Land	Dwelling	Building	M/E	Total	
	38,810	57,320	0	0	96,130	

Year		Class				
2012		E				
100% Value	Land	Dwelling	Building	M/E	Total	Acres
	26,800	57,320	0	0	84,120	18.5
Taxable Value	Land	Dwelling	Building	M/E	Total	
	26,800	57,320	0	0	84,120	

TAX INFORMATION ASSESSMENT YEAR 2013 PAYABLE 2014/2015

Tax District	941188 - WLOO AG NORTHEAST IND TIF AMD1					
	Gross Value	Taxable Value	Military Exemption	Levy Rate	Gross Tax	Net Tax
Corp	0	0	0	41.40455	\$0.00	\$0.00
Nocorp	0	0	0	26.45671	\$0.00	
	Homestead Credit	Disabled Veteran Credit	Property Tax Relief Credit	Ag Credit	Business Property Tax Credit	
Corp	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Nocorp			\$0.00			

LEGAL

E 1/2 SE SW SEC 20 T 89 R 12 EXC THAT PART CONVEYED TO THE CITY OF WATERLOO B 571 P 613

LAND

Basis	Front	Rear	Side 1	Side 2	Lot	Area	Acres
Lump						805860	18.5
Sum							
Totals:						805860	18.5

CSR

Class	Acres	Unit/Acres	Units	Adjustment	Total
177B	9.7	58	563	0	563
177	3	63	189	0	189
152	3.6	72	259	0	259
133	2.2	80	176	0	176
Totals:	18.5	64	1187	0	1187

DWELLING CHARACTERISTICS

Type		Style		Total Living Area						
Single-Family / Owner Occupied		1 Story Frame		1255.2						
Year Built		Area		Heat		AC		Attic		
1920		624		Yes		Yes		Fully Finished		
Total Rooms Above		Total Rooms Below		Bedrooms Above		Bedrooms Below				
6		0		3		0				
Basement		Basement Finished Area				No Basement Floor				
Full		0				0				
Foundation				Flooring						
Conc/C Blk				Carp / Tile						
Exterior Walls				Interior Finish						
Alum				Plas / Panel						
Roof										
Asph / Gable										
Non-Base Heating	Floor/Wall		Pipeless		Handfired			Space Heaters		
	0									
Additions	Year Built	Style	Area	Basement (SF)		No Basement (SF)		Heat	AC	Attic
	1955	1 Story Frame	288	288		0		Yes	Yes	0
Plumbing	1 Full Bath		<							
	1 Toilet Room									
		Porch	Style	Area		Extras		Desc	Quantity	
			1S Frame Enclosed	140				FBGLS RF 6X16	96	

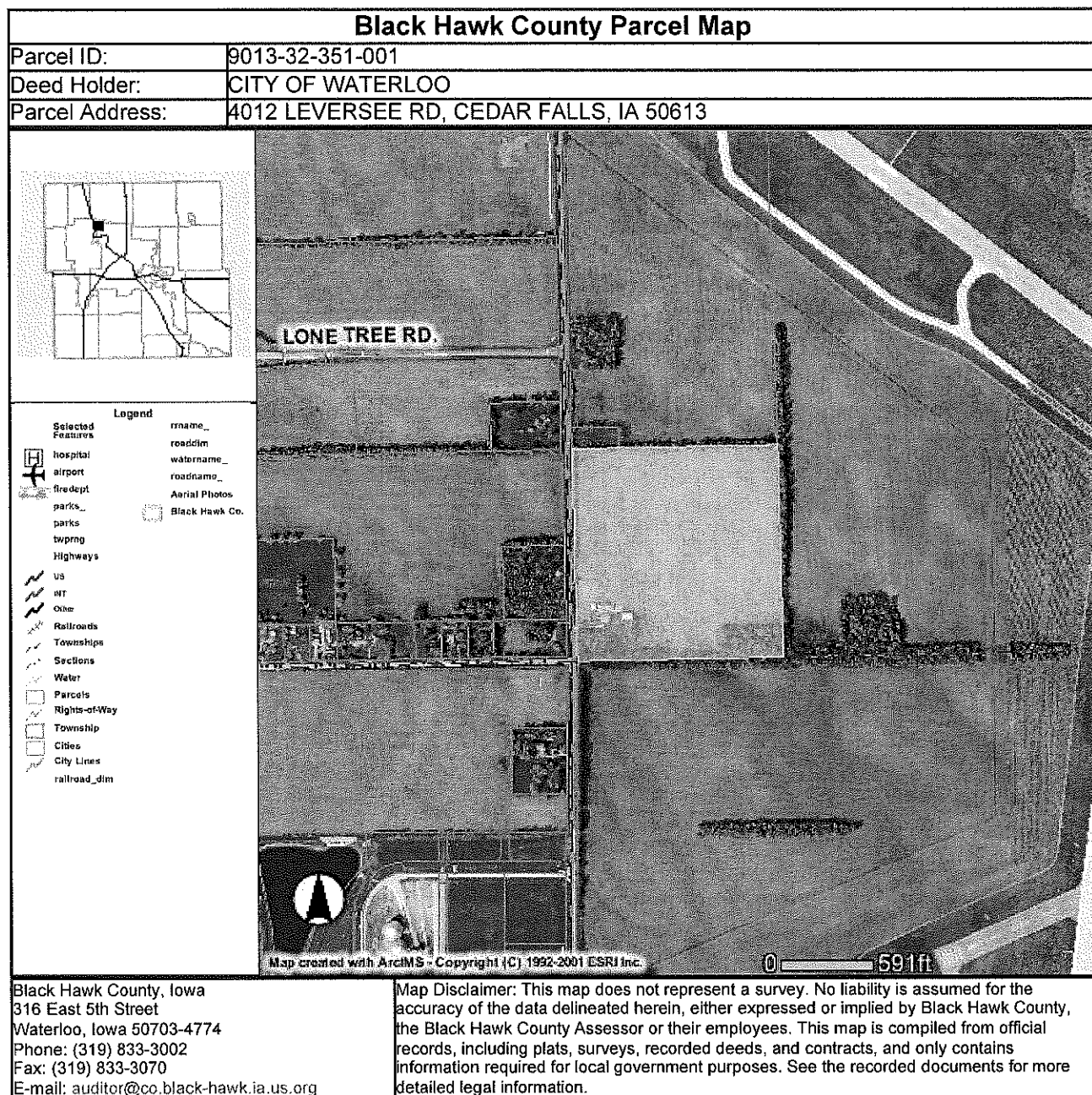
GARAGES

Year Built	Style	Width	Length	Area	Basement	Qtrs Over	Area	AC
1950	Det Frame	36	38	1368	0	None	0	0

BASEMENT STALLS

None

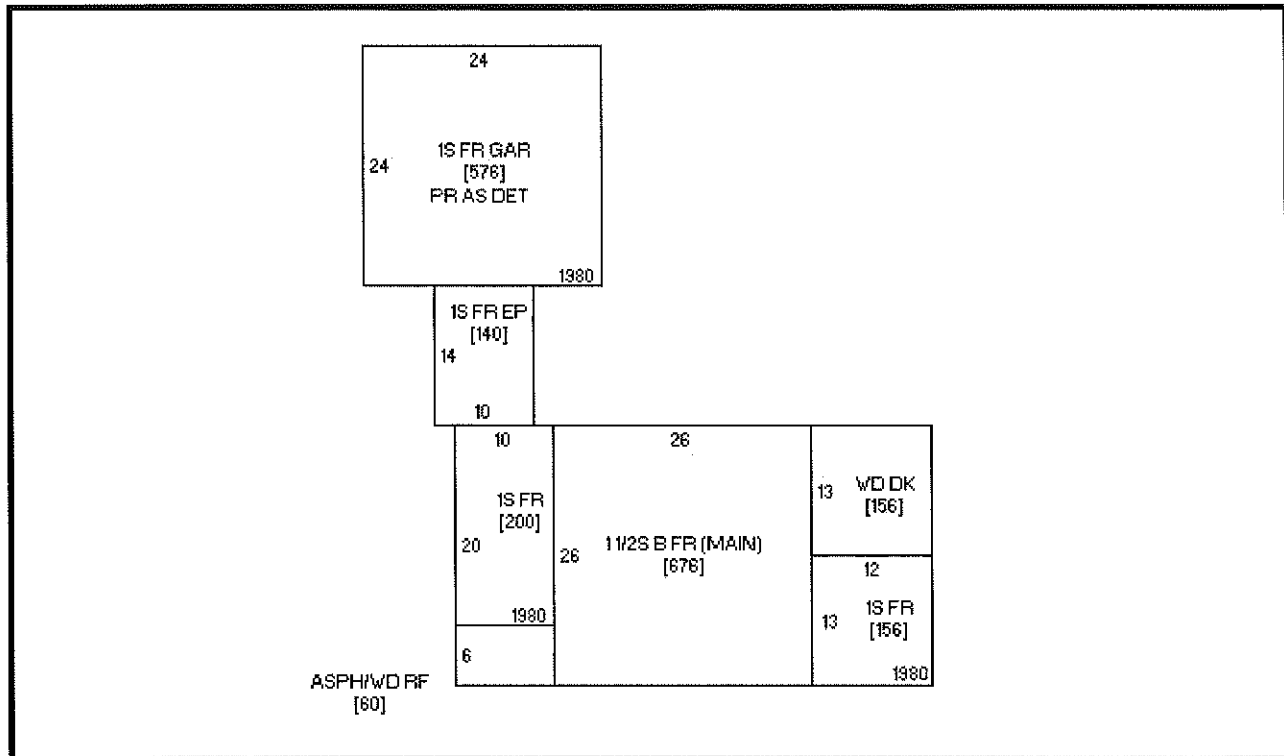
Entry Status:



There is 1 photo of parcel **901332351001**.



There is 1 building sketch of parcel **901332351001**.



BLACK HAWK COUNTY REAL ESTATE ASSESSMENT AND TAX INFORMATION

Parcel ID		Deed Holder	Tax Mail to Address	
9013-32-351-001		CITY OF WATERLOO	CITY OF WATERLOO 715 MULBERRY ST CITY OWNED WATERLOO, IA 50703-0000	
PDF No.	Map Area	Contract Buyer		
6	NWTLO-17			
Property Address			Current Recorded Transfer	
4012 LEVERSEE RD CEDAR FALLS, IA 50613-9702			Date Drawn	Date Filed
			7/15/2008	7/16/2008
			Recorded Document	Type
			2009 001198	D

SALES			BUILDING PERMIT			
Date	Amount	NUTC / Type	Date	Number	Amount	Reason
7/15/2008	350,000	SALE TO/BY GOVERNMENT - PRIOR 09 / Deed	12/5/2008	WA 10689	9,792	New Bldg

ASSESSED VALUES/CREDITS

Year		Class				
2014		E				
100% Value	Land	Dwelling	Building	M/E	Total	Acres
	80,490	76,830	18,660	0	175,980	38
Taxable Value	Land	Dwelling	Building	M/E	Total	
	80,490	76,830	18,660	0	175,980	

Year		Class				
2013		E				
100% Value	Land	Dwelling	Building	M/E	Total	Acres
	80,490	76,830	18,660	0	175,980	38
Taxable Value	Land	Dwelling	Building	M/E	Total	
	80,490	76,830	18,660	0	175,980	

Year		Class				
2012		E				
100% Value	Land	Dwelling	Building	M/E	Total	Acres
	55,580	94,510	15,370	0	165,460	38
Taxable Value	Land	Dwelling	Building	M/E	Total	
	55,580	94,510	15,370	0	165,460	

TAX INFORMATION ASSESSMENT YEAR 2013 PAYABLE 2014/2015

Tax District	941158 - WATERLOO AIRPORT AG TIF AMD1					
	Gross Value	Taxable Value	Military Exemption	Levy Rate	Gross Tax	Net Tax
Corp	0	0	0	41.40455	\$0.00	\$0.00
Nocorp	0	0	0	26.45671	\$0.00	
	Homestead Credit	Disabled Veteran Credit	Property Tax Relief Credit	Ag Credit	Business Property Tax Credit	
Corp	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Nocorp			\$0.00			

LEGAL

SW SW SEC 32 T 90 R 13

LAND

Basis	Front	Rear	Side 1	Side 2	Lot	Area	Acres
Lump						1655280	38
Sum							
Totals:						1655280	38

CSR

Class	Acres	Unit/Acres	Units	Adjustment	Total
41B	11.2	40	448	0	448
178	17.1	79	1351	0	1351
7	4.2	95	399	0	399
41	2.3	45	104	0	104
284	3.2	50	160	0	160
Totals:	38	65	2462	0	2462

DWELLING CHARACTERISTICS

Type		Style		Total Living Area				
Single-Family / Owner Occupied		1 1/2 Story Frame		1505.2				
Year Built	Area	Heat	AC	Attic				
1909	676	Yes	Yes	None				
Total Rooms Above	Total Rooms Below	Bedrooms Above	Bedrooms Below					
5	0	3	0					
Basement		Basement Finished Area		No Basement Floor				
Full		0		0				
Foundation		Flooring						
Stn		Carp / Tile						
Exterior Walls		Interior Finish						
Vinyl		Plas						
Roof								
Asph / Gable								
Non-Base Heating	Floor/Wall	Pipeless	Handfired	Space Heaters				
0								
Additions	Year Built	Style	Area	Basement (SF)	No Basement (SF)	Heat	AC	Attic
	1980	1 Story Frame	200	0	0	Yes	Yes	0
	1980	1 Story Frame	156	0	0	Yes	Yes	0
Plumbing	1 Full Bath	Fireplace	Type	Count	<			
	1 Toilet Room		1 Story	1				
	1 Mtl Stall Shower		Prefab					
Porch	Style	Area						
	1S Frame	140						
	Enclosed							
Deck	Style	Area						
	Wood Deck-Med	156						
	Asph/Wd Roof	60						
	OH-Med							

GARAGES

Year Built	Style	Width	Length	Area	Basement	Qtrs Over	Area	AC
1980	Det Frame	24	24	576	0	None	0	0

BASEMENT STALLS

None

AGRICULTURAL BUILDINGS

Type	Count	Description	Year Built	Length	Width	Unit	Plot No.
Barn - Flat	1	FR	1940	36	30	1080 SF	1
Lean-To	1	P	1940	26	14	364 SF	2
Swine Finish and Farrow (Old Style)	1	FR	1940	31	18	558 SF	3
Shed	1	FR	1940	12	12	144 SF	4
Swine Finish and Farrow (Old Style)	1	FR	1940	76	24	1824 SF	5
Shed	1	FR	1940	13	10	130 SF	6
Shed	1	FR	1940	15	10	150 SF	7
Bin - Wire Grain Storage	1	WIRE MESH	1950	15	16	2423.52 Bu	8
Shed	1	FR	1940	20	20	400 SF	9
Swine Finish and Farrow (Old Style)	1	FR	1940	20	16	320 SF	10
Shed	1	FR	1940	30	24	720 SF	11
Poultry House	1	FR	1940	24	12	288 SF	12
Crib	1	FR	1940	56	9	504 SF	13
Steel Utility Building	1	P/FR/MTL	1980	63	40	2520 SF	14
Bin - Wire Grain Storage	1	WIRE MESH	1950	17	18	3476.24 Bu	15
Barn - Pole	1	P	1950	20	14	280 SF	16
Swine Finish and Farrow (Old Style)	1	P	1940	34	12	408 SF	17
Swine Finish and Farrow (Old Style)	1	P	1940	34	14	476 SF	18
Crib	1	MTL	1940	46	9	414 SF	19
Lean-To	1	FR	1940	34	10	340 SF	20
Swine Finish and Farrow (Old Style)	1	FR	1940	26	12	312 SF	21
Steel Utility Building	1	MTL/POLE	2008	30	32	960 SF	22

Entry Status:
