

# **City Hall**

## **Request for Architect Proposals**



**City of Keokuk**  
**June 2019**

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## **I. INTRODUCTION AND BACKGROUND**

The City of Keokuk is issuing this Request for Proposal (RFP) for professional Architectural Services for the design of remodeling two buildings for a new City Hall and office space. On February 5, 2019, the City of Keokuk suffered a catastrophic fire to its City Hall. While the building has not been determined to be a total loss, the City has decided to abandon the current building and pursue the remodeling of existing structures.

The City is seeking qualified architects to submit proposals to complete conceptual designs for a City Hall and a separate but adjacent City office building. No public referendum is necessary for the project as insurance reimbursement will fund the project. No cost estimates for the project have been determined, however, the City has approximately \$700,000 cash and up to another approximate \$800,000 for construction costs. Design fees are outside of the aforementioned funding.

### Building Information

The project consists of remodeling the interior of two buildings and some exterior remodeling of both buildings. Building one is currently occupied by Connections Bank and consists of:

- **BUILDING ONE**
  - ORIGINAL BUILDING
  - Location is 501 Main St.
  - Houses the bank lobby, vault, and four offices.
  - Single story.
  - Built in 1920 with several remodels.
  - 3064 square feet on the main floor and 3064 square feet for the basement
  - ADDITION 1
  - Houses multiple offices, common areas, and work stations.
  - Two stories.
  - Built 1920 with several remodels.
  - 7644 total square feet for stories 1 & 2; 3822 square feet for basement
  - Connected to main building through doorways at front and rear of the main building.
  - ADDITION 2
  - Houses break room, and several storage rooms.
  - Two stories.
  - Built 1920.
  - 1496 total square feet for stories 1 & 2; 748 square feet for basement.

Building two is currently occupied by Connections Insurance and consists of:

- BUILDING TWO
  - ORIGINAL BUILDING
  - Location is 515 Main St.
  - House offices and meeting space
  - Single story.
  - Built 1986.
  - 3160 square feet.
  - ADDITION
  - Single story.
  - Houses office space and work space.
  - Built 2004.
  - 3814 Square feet main; 1632 square feet basement.

The buildings are separated by a third building not owned by Connections Bank or the City of Keokuk. The 501 and 515 Main St buildings are intranet connected.

For this proposal, the following schedule is anticipated:

- Issuance of RFP: June 12, 2019
- Proposals due July 12, 2019, by 4:00 PM CDT.
- Committee review of proposals and interview of architects: by August 16, 2019.
- Contract award for architectural services: by September 5, 2019.
- Conceptual design & cost estimates: November 2019.
- Design development – December 2019 to February 2020.
- Plans and Specifications – Completed March 2020
- Contract Procedure\*:
  - Bid Project – April 2020
  - Bid Award – May 2020
  - Begin Construction – June 2020
  - Project Completion – August 2020.

\*Contract Procedure timeline is dependent upon Connections Bank completing their new facility and vacating the buildings.

Key challenges for the Architect to address on this project are:

- Maintaining project budgets
- Delivering the project on schedule

- Meeting the needs of the City within the current space of the buildings while planning for the future.
- Incorporating additional security and safety features.

The Architect Scope of Services includes:

- Project budget analysis, development, estimating, and tracking
- Preparing bidding documents, bidding analysis and award recommendation, and preparation of contract documents
- Project coordination, permitting, and approvals
- Project management and project team management
- Value engineering, safety, sustainability, and quality standards review
- Work with City's design teams for the project
- Project staging development and implementation
- Construction inspection and contract administration
- Management and coordination of final startup, testing, and occupancy

Project Committee

A City Hall Committee has been established by the City Council. This team has members from City Hall staff members and City Council members. The Architect will be expected to attend the monthly Committee meetings. Attendance at City Council meetings may be required to provide feedback on the status of the project; this can be expected to be infrequent.

The Project Committee includes:

- Mayor Tom Richardson- Chair
- Roger Bryant, Council Member
- Devon Dade, Council Member
- Mike Greenwald, Council Member
- Ron Payne, Council Member
- Pam Broomhall, Building and Zoning
- Mark Bousselot, Public Works Director
- Jean Ludwig, City Clerk
- Cole O'Donnell, City Administrator

All questions or inquiries pertaining to this RFP should be directed to Cole S. O'Donnell, City Administrator, at 319-524-2050 x 111 or [codonnell@cityofkeokuk.org](mailto:codonnell@cityofkeokuk.org).

## II. INSTRUCTIONS

### Submission of Proposals

Submit ten (10) bound copies of the proposal in a sealed package addressed to:

Cole S. O'Donnell, City Administrator  
City of Keokuk  
601 Main St., Floor 3  
Keokuk, IA 52632

The City will accept any proposals until 4:00 PM CDT on July 12, 2019. Documents received after this time will not be accepted. All proposals must be submitted in writing (no fax or e-mail submissions will be accepted) and be clearly marked on the outside of the envelope as "CITY OF KEOKUK CITY HALL ARCHITECT PROPOSAL."

### Examination of Proposal Documents

By submitting a proposal, the proposer represents that it has thoroughly examined and become familiar with the work required under this RFP and that it is capable of performing quality work to achieve the project's objectives.

### Addenda/Clarifications

Any changes to this RFP will be made by written addendum. No verbal modification will be binding.

### Pre-Contractual Expenses

Pre-contractual expenses are defined as expenses incurred by the proposer in:

- 1) Preparing its proposal in response to this RFP
- 2) Submitting that proposal to the City of Keokuk
- 3) Negotiating with the City of Keokuk any matter related to this proposal
- 4) Any other expenses incurred by the proposer prior to the date of execution of the proposed agreement.

The City of Keokuk shall not, in any event, be liable for any pre-contractual expenses incurred by the proposers in the preparation of this proposal. Proposers shall not include any such expenses as part of their proposals.

### Exceptions and Deviations

Any exceptions to the requirements in this RFP, including the language in the contractual terms and conditions in Section IV, must be included in the proposal submitted by the proposer. Segregate such exceptions as a separate element of the proposal under the heading "Exceptions and Deviations."

Joint Offers

Where two or more consultants desire to submit a single proposal in response to this RFP, they should do so on a prime-subcontractor basis rather than as a joint venture. The City of Keokuk intends to contract with a single firm and not with multiple firms doing business as a joint venture.

City of Keokuk's Rights

The City of Keokuk may investigate the qualifications of any proposer under consideration, require confirmation of information furnished by the proposer, and require additional evidence of qualifications to perform the work described in this RFP. The City reserves the right to:

- 1) Reject any or all proposals if such action is in the public's interest
- 2) Cancel the entire Request for Proposal
- 3) Issue a subsequent Request for Proposal
- 4) Remedy technical errors in the Request for Proposal process
- 5) Appoint evaluation committees to review proposals
- 6) Negotiate with any, all, or none of the RFP respondents
- 7) Reject and replace one or more subcontractors

This RFP does not commit the City of Keokuk to enter into a contract, nor does it obligate the City to pay for any costs incurred in preparation and submission of proposals or in anticipation of a contract.

**III. PROPOSAL CONTENTS**

Proposals shall be prepared two-sided on 8-1/2" x 11" paper. Use of 11" x 17" fold-out sheets for large tables, charts, or diagrams is permissible but should be limited. Index the proposal and sequentially number all pages through or by section. The proposal should include the following information:

1) Architect Qualifications

Select a maximum of four (4) "representative" projects completed by your firm. For each project provide:

- Name and location of project
- Contract amount
- Type of project
- Owner name and contact person
- Architect name and contact person
- Date of completion

- Simple explanation as to how and why this project is similar to the proposed project

Describe your firm's special strengths and areas in which you believe your company to be exceptionally competent.

2) Staff Qualifications

- Organizational chart showing how your firm will be staffed and organized; and identify those individuals you propose for the design team.
- Provide resumes for each person in your project team.
- Provide two client references for the lead architect.
- What capacity and resources do you possess for back-up and support of assigned staff?

3) Design and Construction

Describe your firm's approach to the key challenges listed below:

- Engaging Project Committee
- City Hall staff engagement
- Maintaining project budgets
- Delivering the project on schedule

Describe your firm's involvement with the following through the construction process:

- Contract administration
- Communication
- Inspection
- Ensuring project quality
- Change orders
- Management and coordination of final startup, testing, and occupancy

4) Cost Proposal

- Identify key staff, consultants, and positions for each of the phases proposed for this work.
- Provide lump sum cost for each phase of scope of services.
- Identify project availability during the work and any project conflicts based upon other work or project commitments.
- Describe which, if any, portions of the work would likely be performed by subcontractors. Provide the subcontractor's name, office location, and a brief

description of the firm's experience working with them. List any past project relationships between the lead firm and subcontractors.

## **V. SELECTION**

City of Keokuk representatives will evaluate all proposals received by the deadline. The City will use a best value approach to the selection of the firm which will be in the best interests of the City.

From the complete group of submitting firms, the committee may select two to four firms as finalists depending on the number and quality of proposals received. These finalists will be asked to make 30-minute formal presentations of their proposals and to respond to oral questions from the committee. Finalist firms must refrain from contact with committee members during the final selection process, and all inquiries should be routed through Cole S. O'Donnell, City Administrator.

The proposals will be evaluated using, though not exclusively, the following criteria:

- 1) **Company Capability:** Does the Architect have stability, experience, expertise, and finances to successfully complete the work? Is the Architect located in an area that ensures accessibility and timely meetings/connections between the Architect and the Project Team?
- 2) Does the proposed project Architect have the necessary skills and experience to fulfill the requirements of the project? Have they led similar projects successfully? Are the key team members available and committed to do the work without being pulled off to another project? Does the proposed Architect have a proven/consistent pattern of being responsive and focused on customer service?
- 3) **Subcontractors:** Is the type and percentage of work estimated to be performed by subcontractors appropriate for this type of project?
- 4) **Relevant Project Experience:** Has the Architect worked on projects similar in size and technical requirements to this project? Was this work of high quality in nature? Has the Architect worked on highly visible projects that require successful interaction and communication? Do the referenced projects reflect favorably in respect to completion within the contract schedule, cost, and number of change orders and claims?

- 5) Project Communications: How does the Architect handle the various communications including meetings and project schedule to keep the job running smoothly? It is expected that nearly all communications on the project will occur digitally (email) and the Architect must have a proven history of supporting this expectation.

## **VI. CONTRACT TERMS AND CONDITIONS**

A professional services agreement will be prepared by the City upon selection of a firm. The professional services agreement will be the product of negotiations between the Firm and the City.

Appropriate language will be added to document the specific nature and scope of services, costs, responsibilities, and liabilities of each party. Additional areas of concern may be incorporated, subject to mutual agreement between parties. General conditions set forth in this section will be incorporated into the professional services agreement. These provisions are considered minimum requirements and may be increased or expanded if it is agreed to be in both parties' interests.

### 1) Equal Employment Opportunity – Civil Rights

During the performance of the Agreement, the Architect agrees to the following:

- No person shall, on the grounds of race, color, religion, age, sex, disability, marital status, , creed or national origin, sexual orientation and gender identity be excluded from full employment rights in, participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program, service, or activity under the provisions of any and all applicable federal and state laws against discrimination including the Civil Rights Act of 1964 and the Iowa Civil Rights statute.
- If during the term of the Agreement, it is discovered that the Architect is not in compliance with the applicable regulations as aforesaid, or if the Architect engages in any discriminatory practices, then the City may cancel said Agreement as provided by the cancellation clause of the Agreement.

### 2) Standards

The Architect shall comply with all applicable Federal and State statutes and regulations as well as local ordinances now in effect or hereafter adopted.

Failure to meet the requirements of the above may be cause for cancellation of the

contract effective the date of receipt of the Notice of Cancellation.

3) Data Privacy

All data collected, created, received, maintained, or disseminated, or used for any purposes in the course of the Architect's performance of the Agreement must comply with all applicable Federal and State statutes and regulations on data privacy. The Architect agrees to abide by these statutes, rules and regulations and as they may be amended. All plans and documents submitted by the Architect will be considered public records in accordance with Chapter 22 of the Code of Iowa.

4) Audits, Reports, Records, and Monitoring Procedures

The Architect will:

- Maintain records that reflect all revenues, costs incurred and services provided in the performance of the Agreement.
- Agree that the City, the State Auditor, or any of their duly authorized representatives at any time during normal business hours, and as often as they may deem reasonably necessary, shall have access to and the right to examine, audit, excerpt, and transcribe any books, documents, papers, records, etc., and accounting procedures and practices of the firm which are relevant to the contract.

5) Indemnity

The Architect will need to agree that it will defend, indemnify, and hold harmless the City against any and all liability, loss, damages, costs, and expenses, which the City may hereafter sustain, incur, or be required to pay by reason of any negligent act or omission or intentional act of the firm, its agents, officers, or employees during the performance of the Agreement.

6) Insurance Requirements

The firm will need to further agree that in order to protect itself as well as the City under the indemnity provision set forth above, it will at all times during the term of the Contract keep in force the following minimal insurance protection in the limits specified:

- A combined single limit liability insurance policy of an amount of not less than \$1,000,000 for property damage and bodily injury arising from one occurrence. Such policy shall also include contractual liability coverage by specific endorsement or certificate acknowledging the contract between the firm and the City.
- A professional liability insurance policy covering personnel of the firm while performing services under this Agreement in the following amounts: Errors

and omissions \$1,000,000 per occurrence and \$2,000,000 in total for any individual occurrence.

- Workers Compensation Insurance and employers' liability as required by law including all states endorsement in an amount required by applicable Iowa law. Prior to the effective date of the Agreement, the Architect will furnish the City with certificates of insurance as proof of insurance for general Liability, Professional, Workers' Compensation, and Builders Risk insurance. Any policy obtained and maintained under this clause shall provide that it shall not be cancelled, materially changed, or not renewed without thirty days notice thereof to the City. Said policies shall name the City as an additional insured on its general liability policy.

7) Independent Contractor

It will need to be agreed that nothing in the Agreement is intended or should be construed in any manner as creating or establishing the relationship of co-partners between the parties hereto or as constituting the firm as the agent, representative, or employee of the City for any purpose or in any manner whatsoever. The Architect is to be and shall remain an independent contractor with respect to all services performed under the Agreement.

The Architect represents that it has, or will secure at its own expense, all personnel required in performing services under the Agreement. Any and all personnel of the firm or other persons, while engaged in the performance of any work or services required by the firm under the Agreement, shall have no contractual relationship with the City and shall not be considered employees of the City.

8) Modifications

Any material alteration, modification, or variation shall be reduced to writing as an amendment and signed by the parties. Any alterations, modifications, or variations deemed not to be material by agreement of the City and the firm shall not require written approval.



## Summary

**Parcel ID** 044521254310250  
**Alternate ID** 2125431025  
**Property Address** 501 Main  
 Keokuk  
**Sec/Twp/Rng** 0-0-0  
**Brief Legal Description** #732A 501 MAIN KKK SE33.4' LOT 11 & ALL LOT 12 BLK 64  
 (Note: Not to be used on legal documents)  
**Document(s)** N/A  
**Gross Acres** 0.00  
**Exempt Acres** N/A  
**Net Acres** 0.00  
**CSR** N/A  
**Class** C - Commercial  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
**Tax District** DOWNTOWN KEOKUK URBAN RENEWAL  
**School District** KEOKUK SCHOOL



## Owners

**Primary Owner**  
 (Deed Holder)  
[Keokuk Savings Bank & Trust](#)  
 501 Main  
 Keokuk, IA 52632-

**Secondary Owner**

**Mailing Address**

## Doing Business As

KEOKUK SAVINGS BANK

## Land

**Lot Dimensions** Regular Lot: 83.40 x 140.00  
**Lot Area** 0.27 Acres; 11,676 SF

## Commercial Buildings

**Building 1:** Bank - Main, C'Blk or Tile - 12", 1 Story, Built - 1920, 3064 SF, Bsmt - 3064 SF, HVAC - Combination FHA - AC, Roof - Tar and Gravel/ Wood Dk, Condition - Very Good  
**Adjustments:** Bsmt Fin - office, 340 SF  
**Addition 1:** Bank - Main, EIFS, 2 Story, Built - 1920, 7644 SF, Bsmt - 3822 SF  
 HVAC - Combination FHA - AC, Roof - Tar and Gravel/ Wood Dk  
**Addition 2:** Bank - Main, C'Blk or Tile - 12", 2 Story, Built - 1920, 1496 SF, Bsmt - 748 SF  
 HVAC - Combination FHA - AC, Roof - 3-Ply Compo/ Wood Deck  
**Plumbing:** 5 - Toilet Room, 1 - Water Closet, 1 - Sink-Kitchen  
**Building Extras:** #1- Bank - Vault, Money - Conc./ Steel, 187 SF, 1920, Qty2  
 #2- Bank - Vault, Record - C'Blk, 280 SF, 1920, Qty1  
 #3- Bank - Vault Door, Class 1: 3.5"- 6" thick Thickness, No, 1920, Qty2  
 #4- Bank - Record Vault Door, 2 Hour Rating, 1920, Qty1  
 #5- NO DRIVE-UP, Quantity=1.00, Units=Each, Height=0, 1920, Qty1  
 #6- NO NIGHT DEPOSITORY, Quantity=1.00, Units=Each, Height=0, 1920, Qty1  
 #7- OPEN ENTRY, Quantity=60.00, Units=Square Feet, Height=28, 1920, Qty1

## Yard Extras

#1 - (1) PAVING 1,250 SF, Concrete Parking, Average Pricing, Built 1995

## Recent Sales in Area

From: 01/01/2016

To: 06/10/2019

Sales by Neighborhood

Sales by Distance

1500

Feet

## Valuation

|                               | 2019             | 2018             | 2017             | 2016             | 2015             | 2014             |
|-------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Classification                | Commercial       | Commercial       | Commercial       | Commercial       | Commercial       | Commercial       |
| + Land                        | \$33,360         | \$33,360         | \$33,360         | \$33,360         | \$33,360         | \$33,360         |
| + Building                    | \$740,140        | \$740,140        | \$740,140        | \$740,140        | \$740,140        | \$740,140        |
| <b>= Total Assessed Value</b> | <b>\$773,500</b> | <b>\$773,500</b> | <b>\$773,500</b> | <b>\$773,500</b> | <b>\$773,500</b> | <b>\$773,500</b> |

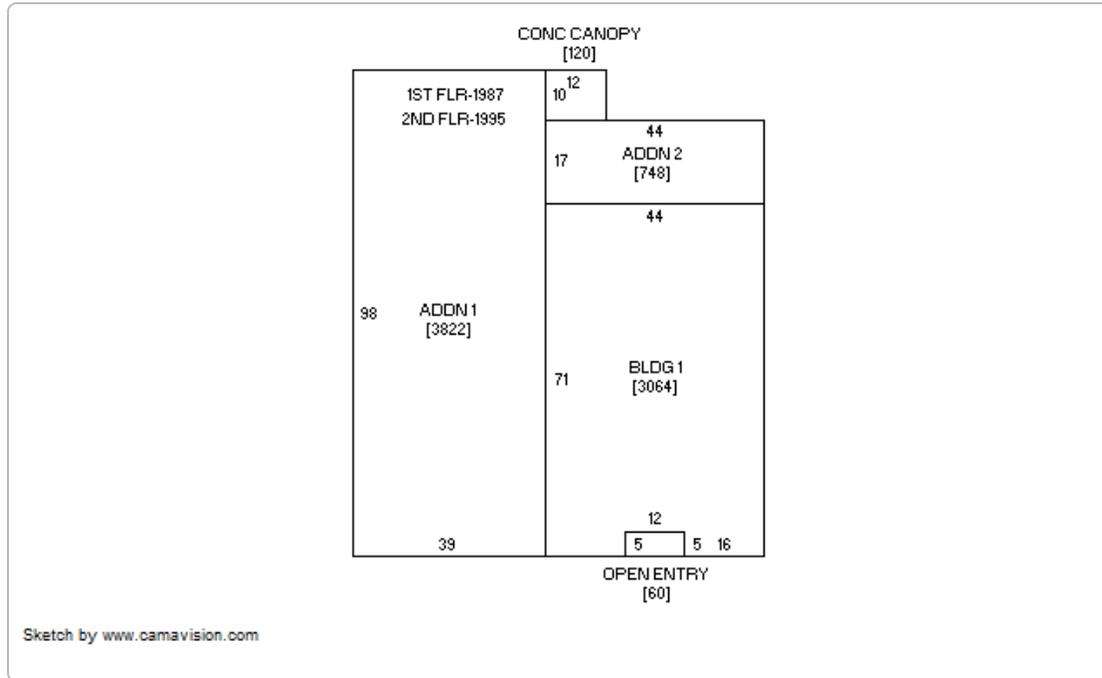
## Taxation

|                                       | 2017<br>Pay 2018-2019 | 2016<br>Pay 2017-2018 | 2015<br>Pay 2016-2017 | 2014<br>Pay 2015-2016 |
|---------------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Classification                        | Commercial            | Commercial            | Commercial            | Commercial            |
| + Taxable Land Value                  | \$30,024              | \$30,024              | \$30,024              | \$30,024              |
| + Taxable Building Value              | \$666,126             | \$666,126             | \$666,126             | \$666,126             |
| + Taxable Dwelling Value              | \$0                   | \$0                   | \$0                   | \$0                   |
| <b>= Gross Taxable Value</b>          | <b>\$696,150</b>      | <b>\$696,150</b>      | <b>\$696,150</b>      | <b>\$696,150</b>      |
| - Military Exemption                  | \$0                   | \$0                   | \$0                   | \$0                   |
| <b>= Net Taxable Value</b>            | <b>\$696,150</b>      | <b>\$696,150</b>      | <b>\$696,150</b>      | <b>\$696,150</b>      |
| x Levy Rate (per \$1000 of value)     | 46.23787              | 46.13275              | 45.35669              | 46.02724              |
| <b>= Gross Taxes Due</b>              | <b>\$32,188.49</b>    | <b>\$32,115.31</b>    | <b>\$31,575.06</b>    | <b>\$32,041.86</b>    |
| - Ag Land Credit                      | \$0.00                | \$0.00                | \$0.00                | \$0.00                |
| - Disabled and Senior Citizens Credit | \$0.00                | \$0.00                | \$0.00                | \$0.00                |
| - Family Farm Credit                  | \$0.00                | \$0.00                | \$0.00                | \$0.00                |
| - Homestead Credit                    | \$0.00                | \$0.00                | \$0.00                | \$0.00                |
| - Business Property Credit            | (\$3,841.94)          | (\$4,062.19)          | (\$2,639.78)          | (\$1,919.35)          |
| - Prepaid Tax                         | \$0.00                | \$0.00                | \$0.00                | \$0.00                |
| <b>= Net Taxes Due</b>                | <b>\$28,346.00</b>    | <b>\$28,054.00</b>    | <b>\$28,936.00</b>    | <b>\$30,122.00</b>    |

**Tax History**

| Year | Due Date       | Amount   | Paid | Date Paid  | Receipt |
|------|----------------|----------|------|------------|---------|
| 2017 | March 2019     | \$14,173 | Yes  | 2019-03-28 | 20942   |
|      | September 2018 | \$14,173 | Yes  | 2018-09-27 |         |
| 2016 | March 2018     | \$14,027 | Yes  | 2017-12-28 | 20951   |
|      | September 2017 | \$14,027 | Yes  | 2017-09-28 |         |
| 2015 | March 2017     | \$14,468 | Yes  | 2017-03-29 | 20975   |
|      | September 2016 | \$14,468 | Yes  | 2016-09-29 |         |
| 2014 | March 2016     | \$15,061 | Yes  | 2016-03-21 | 18149   |
|      | September 2015 | \$15,061 | Yes  | 2015-09-15 |         |
| 2013 | March 2015     | \$17,635 | Yes  | 2015-03-23 | 18159   |
|      | September 2014 | \$17,635 | Yes  | 2014-09-16 |         |
| 2012 | March 2014     | \$18,198 | Yes  | 2014-03-17 | 18168   |
|      | September 2013 | \$18,198 | Yes  | 2013-09-19 |         |

**Sketches**



**Photos**



**No data available for the following modules:** Ag Soils, Residential Dwellings, Agricultural Buildings, Permits, Sales, Tax Sale Certificates, Iowa Land Records.

Disclaimer: The information in this web site represents current data from a working file which is updated continuously. Information is believed reliable, but its accuracy cannot be guaranteed.

Last Data Upload: 6/7/2019, 9:34:47 PM

Version 2.2.23

Developed by  
 Schneider  
GEOSPATIAL



## Summary

**Parcel ID** 044521254310290  
**Alternate ID** 2125431029  
**Property Address** 515 Main  
 Keokuk  
**Sec/Twp/Rng** 0-0-0  
**Brief Legal Description** 515 MAIN #730 KKK SE20'LOT 9 & NW45.67'LOT 10 BLK64  
 (Note: Not to be used on legal documents)  
**Document(s)** PLT: 21-25H  
 REC: 03S-2376  
**Gross Acres** 0.00  
**Exempt Acres** N/A  
**Net Acres** 0.00  
**CSR** N/A  
**Class** C - Commercial  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
**Tax District** DOWNTOWN KEOKUK URBAN RENEWAL  
**School District** KEOKUK SCHOOL



## Owners

**Primary Owner**  
 (Deed Holder)  
[Keokuk Savings Bank & Trust Co](#)  
 P O Box 1030  
 Keokuk, IA 52632-

**Secondary Owner**

**Mailing Address**

## Doing Business As

KSB INSURANCE

## Land

**Lot Dimensions** Regular Lot: 65.67 x 140.00  
**Lot Area** 0.21 Acres; 9,194 SF

## Commercial Buildings

**Building 1:** Office - Insurance, Brick Veneer, 1 Story, Built - 1986, 3260 SF, Bsmt - 0 SF,  
 HVAC - Combination FHA - AC, Roof - 4-Ply Compo/ Wood Deck, Condition - Normal  
**Adjustments:** Canopy - attached, 160 SF  
**Addition 1:** Office - General, Brick Veneer, 1 Story, Built - 2004, 3814 SF, Bsmt - 1632 SF  
 HVAC - Combination FHA - AC, Roof - 4-Ply Compo/ Wood Deck  
**Adjustments:** Canopy - attached, 102 SF  
**Plumbing:** 2 - Toilet Room, 1 - Sink-Kitchen

## Permits

| Permit # | Date       | Description | Comment | Amount  |
|----------|------------|-------------|---------|---------|
| 881      | 12/01/2003 | Addition    |         | 360,000 |

## Sales

| Date      | Seller                 | Buyer                          | Recording | Sale Condition - NUTC  | Type | Multi Parcel | Amount       |
|-----------|------------------------|--------------------------------|-----------|--|------|--------------|--------------|
| 7/22/2003 | KSB INSURANCE SERVICES | KEOKUK SAVINGS BANK & TRUST CO | 03S 2376  | SALE OF TWO OR MORE SEPARATELY ASSESSED PARCELS - SINGLE CONSIDERATION | Deed |              | \$389,850.00 |
| 7/22/2003 | T & H CORPORATION      | KSB INSURANCE SERVICES         | 03S 2374  | SALE OF TWO OR MORE SEPARATELY ASSESSED PARCELS - SINGLE CONSIDERATION | Deed |              | \$199,100.00 |
| 5/9/1994  |                        |                                | 94S34C13  | SALE OF TWO OR MORE SEPARATELY ASSESSED PARCELS - SINGLE CONSIDERATION | Deed |              | \$130,000.00 |

- There are other parcels involved in one or more of the above sales:  
Recording: 03S 2376 - Parcel: 044521254770010

## Recent Sales in Area

From:  To:



## Valuation

|                        | 2019       | 2018       | 2017       | 2016       | 2015       | 2014       |
|------------------------|------------|------------|------------|------------|------------|------------|
| Classification         | Commercial | Commercial | Commercial | Commercial | Commercial | Commercial |
| + Land                 | \$26,270   | \$26,270   | \$26,270   | \$26,270   | \$26,270   | \$26,270   |
| + Building             | \$369,090  | \$369,090  | \$369,090  | \$369,090  | \$369,090  | \$369,090  |
| = Total Assessed Value | \$395,360  | \$395,360  | \$395,360  | \$395,360  | \$395,360  | \$395,360  |

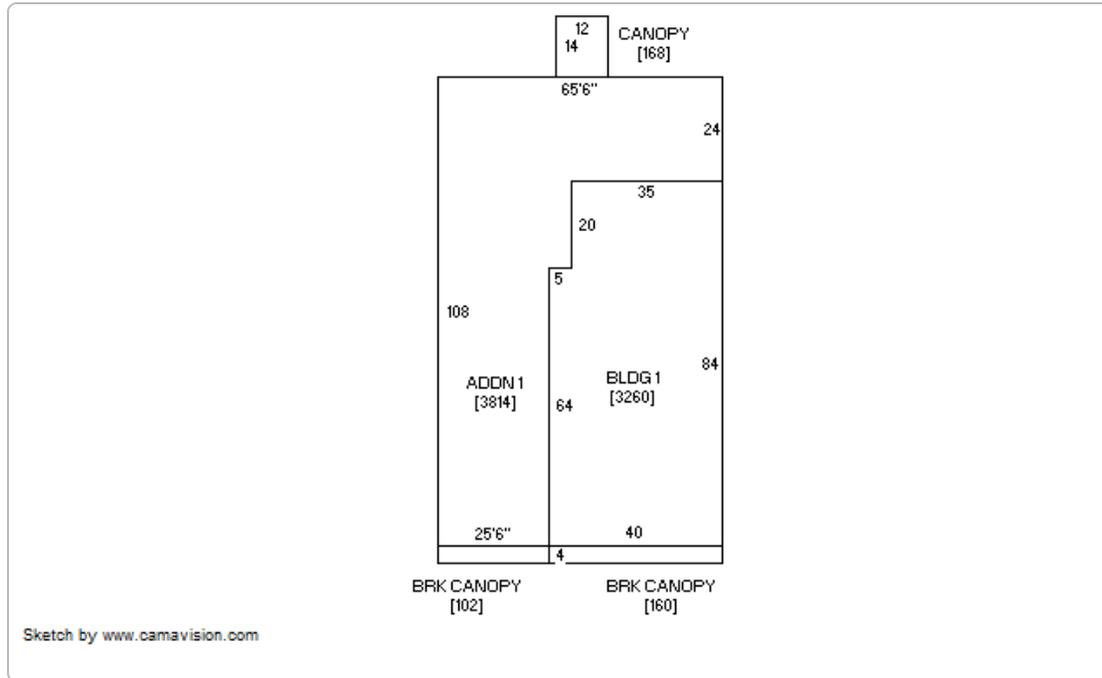
## Taxation

|                                       | 2017<br>Pay 2018-2019 | 2016<br>Pay 2017-2018 | 2015<br>Pay 2016-2017 | 2014<br>Pay 2015-2016 |
|---------------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Classification                        | Commercial            | Commercial            | Commercial            | Commercial            |
| + Taxable Land Value                  | \$23,643              | \$23,643              | \$23,643              | \$23,643              |
| + Taxable Building Value              | \$332,181             | \$332,181             | \$332,181             | \$332,181             |
| + Taxable Dwelling Value              | \$0                   | \$0                   | \$0                   | \$0                   |
| = Gross Taxable Value                 | \$355,824             | \$355,824             | \$355,824             | \$355,824             |
| - Military Exemption                  | \$0                   | \$0                   | \$0                   | \$0                   |
| = Net Taxable Value                   | \$355,824             | \$355,824             | \$355,824             | \$355,824             |
| x Levy Rate (per \$1000 of value)     | 46.23787              | 46.13275              | 45.35669              | 46.02724              |
| = Gross Taxes Due                     | \$16,452.54           | \$16,415.14           | \$16,139.00           | \$16,377.60           |
| - Ag Land Credit                      | \$0.00                | \$0.00                | \$0.00                | \$0.00                |
| - Disabled and Senior Citizens Credit | \$0.00                | \$0.00                | \$0.00                | \$0.00                |
| - Family Farm Credit                  | \$0.00                | \$0.00                | \$0.00                | \$0.00                |
| - Homestead Credit                    | \$0.00                | \$0.00                | \$0.00                | \$0.00                |
| - Business Property Credit            | (\$3,841.94)          | (\$4,062.19)          | (\$1,349.28)          | (\$981.04)            |
| - Prepaid Tax                         | \$0.00                | \$0.00                | \$0.00                | \$0.00                |
| = Net Taxes Due                       | \$12,610.00           | \$12,352.00           | \$14,790.00           | \$15,396.00           |

**Tax History**

| Year | Due Date       | Amount  | Paid | Date Paid  | Receipt |
|------|----------------|---------|------|------------|---------|
| 2017 | March 2019     | \$6,305 | Yes  | 2019-03-28 | 20943   |
|      | September 2018 | \$6,305 | Yes  | 2018-09-27 |         |
| 2016 | March 2018     | \$6,176 | Yes  | 2017-12-28 | 20952   |
|      | September 2017 | \$6,176 | Yes  | 2017-09-28 |         |
| 2015 | March 2017     | \$7,395 | Yes  | 2017-03-29 | 20978   |
|      | September 2016 | \$7,395 | Yes  | 2016-09-29 |         |
| 2014 | March 2016     | \$7,698 | Yes  | 2016-03-15 | 18158   |
|      | September 2015 | \$7,698 | Yes  | 2015-09-15 |         |
| 2013 | March 2015     | \$7,075 | Yes  | 2015-04-29 | 18168   |
|      | September 2014 | \$7,075 | Yes  | 2014-09-08 |         |
| 2012 | March 2014     | \$7,301 | Yes  | 2014-03-13 | 18177   |
|      | September 2013 | \$7,301 | Yes  | 2013-09-30 |         |

**Sketches**



**Photos**



**No data available for the following modules:** Ag Soils, Residential Dwellings, Agricultural Buildings, Yard Extras, Tax Sale Certificates.

Disclaimer: The information in this web site represents current data from a working file which is updated continuously. Information is believed reliable, but its accuracy cannot be guaranteed.

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 Schneider  
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