



\*17-020200.0000\*

GIBSON TWP-FT RECOVERY CORP  
 FT RECOVERY SD  
 13-09-380-013

**LEGAL INFORMATION**

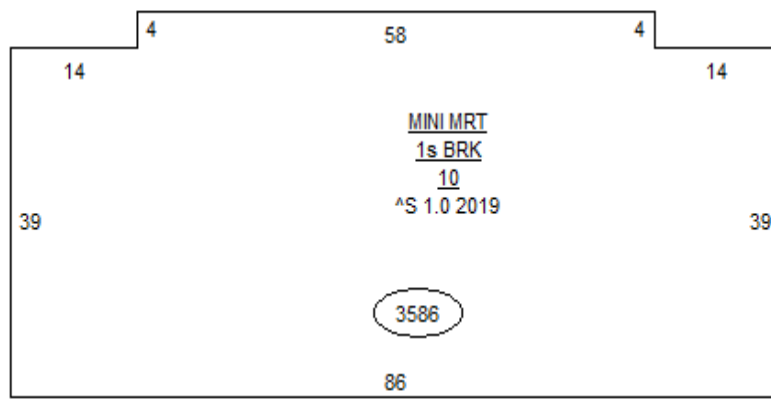
LOT NO 38 OLD PLAT

NEIGH-GROUP: CVIL50-50

|   |    |
|---|----|
| M | 4B |
| B |    |
| C | 10 |

LOT#: 38  
**CASEY'S MARKETING COMPANY**  
 CASEY'S MARKETING COMPANY  
 1 SE CONVENIENCE BLVD  
 ANKENY, IA 50021

COMMENT  
 TY2018:Net Gen=\$774.72, Other Assessment=\$2.00  
 NC20 CHK COMPL  
 DE19 NEW MINIMART JUST STARTED; DEMO OLD CARWASH  
 DE17 DESKTOP RVW CHG: adj pricing



| Sales Data |         |            |           |       |                          |            | Date     |
|------------|---------|------------|-----------|-------|--------------------------|------------|----------|
| Date       | Amount  | Deed:Conv# | Use       | Valid | Lister:                  | TR         | 04/22/19 |
| 02/15/2019 | 215,000 |            | WDC : 90  | 453   | ■                        | Pricer:    |          |
| 11/04/2016 | 115,000 |            | WDC : 786 | 453   | ■                        | Reviewer:  |          |
| 05/27/1992 | 20,000  |            | : A : 0   | 453   | ■                        | Final:     |          |
|            |         |            |           |       | <input type="checkbox"/> | Call Back: |          |
|            |         |            |           |       | <input type="checkbox"/> | Visit:     |          |

| VALUATION SUMMARY |       |        |        |        |
|-------------------|-------|--------|--------|--------|
| VALUE YEAR        | 2019  | 2017   | 2017   | 2014   |
| REASON FOR CHANGE | RCLS  | RAPP   | MISC   | RAPP   |
| ESTIMATED         | 8,720 | 8,720  | 8,720  | 8,720  |
| MARKET VALUE      | 0     | 34,340 | 33,850 | 41,720 |
|                   | 8,720 | 43,060 | 42,570 | 50,440 |
| ASSESSED          | 3,050 | 3,050  | 3,050  | 3,050  |
| VALUE             | 0     | 12,020 | 11,850 | 14,600 |
|                   | 3,050 | 15,070 | 14,900 | 17,650 |

| STREET/ROAD                        | TOPOGRAPHY                        | PU-UTILITIES-PR                              | ZONING   |
|------------------------------------|-----------------------------------|--|--|
| <input type="checkbox"/> PAVED     | <input type="checkbox"/> LEVEL    | <input checked="" type="checkbox"/> WATER    | <input type="checkbox"/> AG-RES                |
| <input type="checkbox"/> GRAVEL    | <input type="checkbox"/> HIGH     | <input checked="" type="checkbox"/> SEWER    | <input checked="" type="checkbox"/> COMMERCIAL |
| <input type="checkbox"/> DIRT      | <input type="checkbox"/> LOW      | <input type="checkbox"/> GAS                 | <input type="checkbox"/> INDUSTRIAL            |
| <input type="checkbox"/> SIDEWALKS | <input type="checkbox"/> ROLLING  | <input checked="" type="checkbox"/> ELECTRIC |  |
| <input type="checkbox"/> CURBS     | <input type="checkbox"/> STANDARD | <input type="checkbox"/> STANDARD            |  |

| INFLUENCE FACTORS |             |                |
|-------------------|-------------|----------------|
| A. NO ROAD        | E. SZ/SHAPE | I. WATER FRONT |
| B. TOPGRHY        | F. RESTRICT | J. OTHER/CDU   |
| C. Ex Front       | G. WOOD LT  |                |
| D. QUANTITY       | H. VACANCY  |                |

| LAND TYPE | SIZE     | M | RATE               | C | INF | M | VALUE | C |
|-----------|----------|---|--------------------|---|-----|---|-------|---|
| F:Front   | F83 D165 |   | ST100 DP105 ADJ105 |   |     |   | 8,720 | 0 |
|           |          |   |                    |   |     |   |       |   |
|           |          |   |                    |   |     |   |       |   |
| Totals:   |          |   |                    |   |     |   | 8,720 | 0 |





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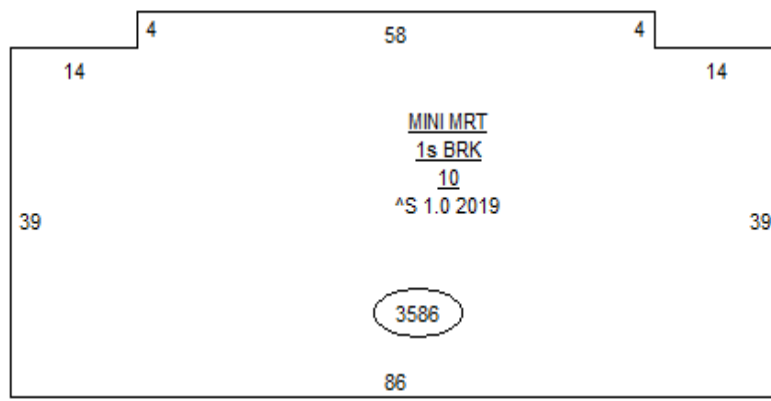
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COMMENT



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|            |         |            |           |       | <input type="checkbox"/> | Visit:     |          |

| VALUATION SUMMARY      |       |        |  |
|------------------------|-------|--------|--|
| VALUE YEAR             |       | 2011   |  |
| REASON FOR CHANGE      |       | RAPP   |  |
| ESTIMATED MARKET VALUE | LAND  | 8,720  |  |
|                        | IMPR  | 41,720 |  |
|                        | TOTAL | 50,440 |  |
| ASSESSED VALUE         | LAND  | 3,050  |  |
|                        | IMPR  | 14,600 |  |
|                        | TOTAL | 17,650 |  |

| STREET/ROAD                        | TOPOGRAPHY                        | PU-UTILITIES-PR                              | ZONING   |
|------------------------------------|-----------------------------------|--|--|
| <input type="checkbox"/> PAVED     | <input type="checkbox"/> LEVEL    | <input checked="" type="checkbox"/> WATER    | <input type="checkbox"/> AG-RES                |
| <input type="checkbox"/> GRAVEL    | <input type="checkbox"/> HIGH     | <input checked="" type="checkbox"/> SEWER    | <input checked="" type="checkbox"/> COMMERCIAL |
| <input type="checkbox"/> DIRT      | <input type="checkbox"/> LOW      | <input type="checkbox"/> GAS                 | <input type="checkbox"/> INDUSTRIAL            |
| <input type="checkbox"/> SIDEWALKS | <input type="checkbox"/> ROLLING  | <input checked="" type="checkbox"/> ELECTRIC |  |
| <input type="checkbox"/> CURBS     | <input type="checkbox"/> STANDARD | <input type="checkbox"/> STANDARD            |  |

| INFLUENCE FACTORS |             |                |
|-------------------|-------------|----------------|
| A. NO ROAD        | E. SZ/SHAPE | I. WATER FRONT |
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| C. Ex Front       | G. WOOD LT  |                |
| D. QUANTITY       | H. VACANCY  |                |

| LAND TYPE | SIZE | M | RATE | C | INF | M     | VALUE | C     |
|-----------|------|---|------|---|-----|-------|-------|-------|
|           |      |   |      |   |     |       |       |       |
|           |      |   |      |   |     |       |       |       |
|           |      |   |      |   |     |       |       |       |
| Totals:   |      |   |      |   |     | 8,720 | 0     | 8,720 |

