

City of Tipton, Iowa

Meeting: Tipton City Council Meeting
Place: Tipton, Iowa 52772
Date/Time: Thursday, January 21, 1:00 p.m.
Web Page: www.tiptoniowa.org
Posted: Wednesday, January 20, 2021 (Front door of City Hall & City Website)

Iowa Code, Chapter 21, as interpreted, permits public meetings to be held electronically, provided all participants can either hear or see the meeting, and provided the Council and the public can participate. The City of Tipton will be utilizing Go To Meeting to host our council meetings until further notice. Council members and Mayor will be attending from their homes. City staff will be attending either from their homes or City Hall. The Public can attend the meeting on their own computer using the following Go to Meeting link:

Special Council Meeting

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/932577205>

You can also dial in using your phone.

United States (Toll Free): [1 866 899 4679](tel:18668994679)

United States: [+1 \(571\) 317-3116](tel:+15713173116)

Access Code: 932-577-205

Mayor:	Bryan Carney		
Council At Large:	Abby Cummins-VanScoy	Council At Large:	Jason Paustian
Council Ward #1:	Ron Hembry	Council Ward #2:	<i>Vacant</i>
Council Ward #3:	Tim McNeill		
City Manager:	Brian Wagner	City Attorney:	Lynch Dallas, P.C.
Finance Director:	Melissa Armstrong	Gas Utilities Supt:	Virgil Penrod
City Clerk:	Amy Lenz	Electric Utilities Supt:	Floyd Taber
Dir. of Public Works:	Steve Nash	Water & Sewer:	Brian Brennan
Police Chief:	Lisa <i>DuFour</i>	Emergency Med Dir:	Brad Ratliff
Park & Recreation:	Adam Spangler	Economic Dev. Director:	Linda Beck

A. Call to Order

B. Roll Call

C. Pledge of Allegiance

D. Agenda Additions/Agenda Approval

E. Communications:

If you wish to address the City Council regarding an issue, whether on the agenda or something not on the agenda, please approach the lectern and give your name and address for the public record before discussing your item. Scheduled communications are allowed to speak up to five minutes. Unscheduled communications are allowed to speak up to three minutes.

F. Consent Agenda

Note: These are routine items and will be enacted by one motion without separate discussion unless a Council Member requests separate consideration.

G. New Business

1. Resolution No. 012121A: Resolution approving application for Urban Revitalization Tax-Exemption filed by Austin Sorgenfrey and Josh Hein/Revive Properties LLC

2. Discussion and Possible Action to approve the council pay being waived for this special council meeting.

H. Reports of Mayor/ Council/ Manager/ Department Heads

1. Mayor's Report
2. Council Reports
3. Committee Reports
4. City Manager's Report
5. Department Heads

I. Adjournment

Pursuant to §21.4(2) of the Code of Iowa, the City has the right to amend this agenda up until 24 hours before the posted meeting time.

If anyone with a disability would like to attend the meeting, please call City Hall at 886-6187 to arrange for accommodations/transportation.

RESOLUTION NO. 012121A

RESOLUTION APPROVING APPLICATION FOR URBAN REVITALIZATION TAX-EXEMPTION FILED BY AUSTIN SORGENFREY AND JOSH HEIN

WHEREAS, the City Council for the City of Tipton has declared the entire City as an Urban Revitalization Area; and,

WHEREAS, this allows persons who make taxable improvements to residential property a seven-year, 100% tax-exemption on the new improvements as long as the work increases the assessed taxable value of the property by at least 10%.

NOW, THEREFORE, Be It Resolved, the City Council of the City of Tipton does hereby approve the following application for an Urban Revitalization Tax-Exemption, subject to the approval of the Cedar County Assessor.

1. Austin Sorgenfrey and Josh Hein, Revive Properties LLC, 812 and 814 Meridian Street, Tipton, IA 52772

PASSED AND APPROVED this 21st day of January 2021.

Bryan Carney, Mayor

ATTEST:

Amy Lenz, City Clerk

CERTIFICATION

I, Amy Lenz, City Clerk, do hereby certify the above is a true and correct copy of Resolution No. 012121A which was passed by the Tipton City Council this 21st day of January 2021.

Amy Lenz, City Clerk

**Application for Tax Abatement / Tax-Exemption
Urban Revitalization Plan
City of Tipton**

Properties with improvements made after January 1, 2019 are eligible

Feel free to use additional sheets of paper to elaborate on any information requested in the application.

Your contact information...

Name of Title Holder or
Contract Buyer:

Revive Properties LLC

Mailing Address:

204 Hidden River Dr. Tipton IA 52772

Telephone (and Fax:)

563-357-7876

Email Address:

reviveproperties563@gmail.com

Please tell us about the property for which you are applying.

Address of Property for
this Application:

812 + 814 meridian st.

Property's Legal Description or
attach a copy of the deed:

Jennings add N. 1/2 Lot 11 + 12 Blk 12

Existing Property Use:

Residential Multifamily Residential

Commercial Industrial Vacant

Proposed Use of Property:

Residential

Which are you applying for:

Prior approval of your project.

Approval of a project that's already completed.

What is the nature of your
proposed taxable improvements?

New construction? Addition? General Improvements?

Please specify the types of Improvements:

New dwelling Constructed Summer of 2020
Consisting of a duplex with 1524 sq feet
of living space & attached 2 car garage

Estimated or Actual Date of Project Completion:

October 2020

Estimated or Actual Cost of Improvements:

400,000

About the tax-exemption program...

It is available to property owners that do improvements that increase the taxable value of their properties by at least 10% for residential properties and by at least 15% for multi-residential, commercial, and industrial properties. The program applies to both new and existing buildings. The tax-exemptions apply only to the new improvements. Also, tax-exemptions can't be used incompatibly with TIF.

For which tax-exemption benefit are you applying?

Residential properties: The benefit is a 7-year, 100% tax-exemption on the new taxable improvements.

Multi-residential properties of 3 or more units: The benefit is a 10-year, 100% tax-exemption on the new taxable improvements.

Commercial properties: This 10-year graduated exemption schedule is used on the new taxable improvements:

For the first year, an exemption from taxation on 80% of the actual value added.
For the second year, an exemption from taxation on 70% of the actual value added.
For the third year, an exemption from taxation on 60% of the actual value added.
For the fourth year, an exemption from taxation on 50% of the actual value added.
For the fifth year, an exemption from taxation on 40% of the actual value added.
For the sixth year, an exemption from taxation on 40% of the actual value added.
For the seventh year, an exemption from taxation on 30% of the actual value added.
For the eighth year, an exemption from taxation on 30% of the actual value added.
For the ninth year, an exemption from taxation on 20% of the actual value added.
For the tenth year, an exemption from taxation on 20% of the actual value added.

Industrial properties: There's a choice.


A 3-year, 100% exemption, or...

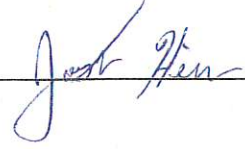
The same 10-year graduated schedule as used for commercial properties.

Applicant's Certification.

I/We certify that I/we understand and agree with the requirements of this program and that the information submitted herein is true and accurate to the best of my (our) knowledge. I/We also agree to provide additional information if needed for this application process.

IMPORTANT: This application must be filed with the City Council by **February 1** (which, in turn, must file it with the Cedar County Assessor by March 1) of the year in which the property claimed for exemption is assessed for taxation.

Signature of Applicant:  Date: 1/18/2021

Signature of Co-Applicant:  Date: 1/18/21



City Council

This application was: Approved Declined.

If declined, what was the reason: _____

Date of Council's decision: _____

Attested by the City Clerk: _____ Date: _____

Application Timeline

Projects started January 1, 2019 - January 1, 2020 Timeline					
January 1, 2019	January 1, 2020	February 1, 2020	March 1, 2020	April 1, 2020	Fall 2021/Spring 2022
Eligibility for new improvements starts	2020 Tax Assessment	Application deadline to City Council	Deadline to submit applications to County Assessor	Assessor to verify value of new improvements as of	Taxes payable for 2020 Assessment (exemption for new improvements).

*Any application received after February 1, 2020 will not be eligible for the tax-exemption benefit until the 2021 tax assessment that is payable in the Fall 2022/Spring 2023

Official Cedar County, Iowa website, the main site for all things related to County Government in Cedar County, Iowa. Courthouse located in Tipton, Iowa.

- Home
- Our County
- Info & Resources
- Real Estate Inquiry
- Office Info
- Election Info
- Other Sites

Quick Links

- Welcome to Cedar County!
- Public Notices
- Where Do I Go To...?
- County Office Directory
- Renew Your Vehicle Tags
- Election Info
- Passport Information
- Service Center
- Visit Our Communities!
- County Forms
- Vital Records
- Emergency Resources
- Frequently Asked Questions
- Pay Your Taxes On-Line
- Real Estate Main Page
- Search Our Site
- Courthouse Hours:
Monday-Friday
8:00AM to 4:00PM



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Real Estate And Tax Query Results

Parcel Information:

Parcel ID 480 048007313790010 00

Location 812 & 814 MERIDIAN ST TIPTON

Tax District 480 000 TIPTON CITY TIPTON SCH

Map ID 319-31F

GIS ID

Class R Residential

Acres

Gross .00

Taxable .00



Owner(s):

Ownership Type	Owner Entity	Name	Address	City and State
Deed	080008487	Revive Properties LLC	204 Hidden River Dr	Tipton , IA

Legal Information

Legal Description¹ JENNINGS ADD N 1/2 **Section: Township: Range:** LOT 11 & 12 BLK 12

¹NOTE: Legal descriptions on the web may have been shortened for computer purposes, therefore, they cannot be used for legal matters. Please contact the proper office for full legal descriptions.

Credits and Exemptions: (none)
(Applied 2021 AND 2022)

2020 Property Valuation:

(Payable in 2021 AND 2022)

Property Type	Assessed Value	Taxable Value

Land	14,060	7,931
Building	32,780	18,491
Gross Totals	46,840	26,422
Military Credit	0	0
Net Totals	46,840	26,422

Current Real Estate Tax Liabilities:

[click here to pay taxes on line](#)

Year Payable	Receipt Number ²	1st Half		2nd Half		Notes
		Due	Amount	Due	Amount	
2020/2021	17411	09/30/2020	.00	03/31/2021	565.00	

Valuation History

Year Payable	Receipt Number ²	100% Value	Rollback Value	Tax Dollars	Credits					
					Homestead	Military	Family Farm	Ag Land	Elderly	BPTC
2020/2021	17411	62,320	34,322	\$1,130.00						
2019/2020	17509	72,780	41,425	\$1,348.00						
2018/2019	17530	72,780	40,481	\$1,308.00						
2017/2018	17458	70,380	40,074	\$1,322.00						
2016/2017	17392	70,380	39,150	\$1,296.00						
2015/2016	17365	69,790	38,896	\$1,324.00						
2014/2015	17339	69,790	37,966	\$1,302.00						
2013/2014	17243	69,790	36,861	\$1,226.00						
2012/2013	17148	69,790	35,420	\$1,190.00						
2011/2012	16984	79,410	38,537	\$1,302.00						
2010/2011	16926	79,410	37,250	\$1,258.00						
2009/2010	16918	79,410	36,203	\$1,184.00						
2008/2009	16840	79,410	35,005	\$1,166.00						
2007/2008	16909	74,910	34,129	\$1,134.00						
2006/2007	16854	71,070	32,690	\$1,058.00						
2005/2006	16744	64,990	31,172	\$1,020.00						
2004/2005	16652	64,990	31,491	\$982.00						
2003/2004	16559	63,500	32,631	\$1,024.00						
2002/2003	16445	63,500	32,809	\$1,020.00						
2001/2002	16359	57,760	32,499	\$938.00						
2000/2001	16251	57,760	31,683	\$968.00						
1999/2000	16169	55,370	31,272	\$912.00						
1998/1999	16120	55,370	30,403	\$906.00						
1997/1998	08916	42,550	25,031	\$712.00						
1996/1997	08847	42,550	25,240	\$706.00						
1995/1996	08838	32,590	22,001	\$648.00						
1994/1995	08907	32,590	22,174	\$670.00						

Note n/a indicates that a credit exists but the dollar amount of the credit is not available.

Current Tax Levy on the Property - Distribution of Funds:

Taxing Entity	Percent of Tax Dollars	Current Dollars	Last Year Dollars	County Wide Current	County Wide Last Year
TIPTON INC	43.035%	486.31	587.46	1,686,902.00	1,642,712.00
TIPTON	35.238%	398.19	476.56	3,696,038.00	3,560,931.00
COUNTY GENERAL	15.050%	170.06	205.38	6,559,305.00	6,368,521.00
AREA 10 (KCC)	3.819%	43.15	50.29	33,380,646.00	30,950,938.00
COUNTY SRVC	1.302%	14.71	9.11	567,404.00	282,428.00
ASSESSOR	.965%	10.90	11.01	420,609.00	341,443.00
AG EXTENSION	.583%	6.59	8.07	254,343.00	250,094.00
BRUC TB	.008%	.09	.12	481,419.00	477,841.00
Totals	100%	1,130.00			

Tax Calculation 2020-2021

Assessed Value	62,320	The assessed value is set by the assessor. The assessed value is multiplied by a rollback factor resulting in the Net Assessed Value.
X Roll Back Factor ⁸		
= Net Assessed Value	34,322	
- Military Exemption	0	⁸ The rollback factor varies for each parcel, consequently it is not possible to display a single rollback percentage. (The County Auditor can supply the actual rollback(s) for each parcel.)
= Taxable Value	34,322	
X 2020 Levy Rate	32.9288600	
= Gross Taxes Due	1,130.18	The Military exemption, if any, is subtracted from the Net Assessed Value giving the Taxable Value.
- Homestead Credit	.00	The Levy Rate (%) is set annually by the state. Gross Taxes Due are calculated by multiplying the taxable value by the Levy Rate.
- Ag Land Credit	.00	
- Family Farm Credit	.00	From the Gross Taxes Due several credits may be given. These include the Homestead Credit, Elderly Credit (determined by income), Agriculture Land Credit, Family Farm, (percent of value), and Business Property Tax Credits.
- Elderly Credit	.00	
- BPT Credit	.00	
- Future Payments	.00	Finally, any future payments are subtracted from the Gross Taxes Due. This yields the Net Taxes Due which are rounded to the nearest even dollar.
= Net Taxes Due ⁹	1,130.00	Taxes are payable in two installments due on Sept 30, 2020 and on March 31, 2021

⁹Additional information on Iowa property taxes is available by accessing the [Iowa Department of Revenue and Finance](http://www.iowa.gov) website.

Recorded Documents

Grantor/Grantee Type ³ Name	Document Type Legal Desc ⁴	Book Page	Rec Date Inst Date	Document Number
Document not online, inquire at recorder's office.				
1 HEIN GEORGE S 1 HEIN JEANNE M 2 HEIN JEANNE M 2 HEIN GEORGE S	WARRANTY DEED	1450 266	1/03/2019 1/03/2019	22
1 HEIN GEORGE S 1 HEIN JEANNE M 2 REVIVE PROPERTIES LLC	WARRANTY DEED	1483 2	9/03/2019 9/03/2019	2658

² [Adobe Acrobat Reader 7.0](#) or later recommended for viewing documents.

³A "1" indicates a grantor and a "2" the grantee. The entity receiving an interest in a property is the GRANTEE. A GRANTOR is the entity that is selling or giving up an interest in a property.

⁴NOTE: Legal descriptions on the web may have been shortened for computer purposes, therefore, they cannot be used for legal matters. Please contact the proper office for full legal descriptions.

Information current through close of business 01/17/2021

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