

City of Oskaloosa
Oskaloosa Housing Trust Fund Committee
Lower Level Conference Room
City Hall, 220 S. Market Street
Oskaloosa IA, 52577
Agenda
January 8, 2014

1. Call to Order/Roll Call - 12:00 P.M.

Roll Call: _____ Chair Kandes Dalbey, _____ Adams, _____ Caligiuri, _____ Davis,

_____ Dykstra, _____ Hahn, _____ McCullough, _____ McReynolds, _____

Polkowske, _____ Stahle, _____ Vande Ree.

Documents: [20150108 CALL TO ORDER AND ROLL CALL.DOCX](#)

2. Approval of Minutes, subject to corrections.

November 6, 2014 Housing Trust Fund Committee Minutes

Documents: [OHTF COMM. APPROVAL OF MINUTES.DOCX](#), [20141106 OHTF MINUTES.DOCX](#)

3. Request for demolition grant from Chuck and Karen Converse, Corey and Jessica Courtney for a house located at 1006 South 9th Street.

Documents: [OHTF COMM. CONVERSE AND COURTNEY.DOCX](#), [1006 SOUTH 9TH STREET DEMOLITION APPLICATION.PDF](#), [1006 SOUTH 9TH STREET.DOCX](#)

4. Request for demolition grant from John Carter for a house located at 213 North I Street.

Documents: [OHTF COMM. CARTER.DOCX](#), [213 NORTH I STREET DEMO APPLICATION.PDF](#), [213 NORTH I STREET.DOCX](#)

5. Miscellaneous

Documents: [OHTF COMM. MISCELLANEOUS.DOCX](#)

A. Approval of Claims

Documents: [OHTF COMM. CLAIMS.DOCX](#), [HOUSING CLAIM LIST NOVEMBER 2014.PDF](#), [HOUSING CLAIM LIST DECEMBER 2014.PDF](#)

B. Review of Accounting Reports.

Documents: [OHTF COMM. ACCOUNTING REPORTS.DOCX](#), [ACCOUNTING REPORT-HOUSING DEPT OCTOBER 2014.PDF](#), [ACCOUNTING REPORT-HOUSING DEPT NOVEMBER 2014.PDF](#), [OHTF ACTIVITY NOVEMBER 2014.PDF](#), [OHTF ACTIVITY DECEMBER 2014.PDF](#)

6. Citizens to be Heard

This item is reserved to receive comments from the community for concerns whether or not they are included in the current agenda.

Documents: [20150108 CITIZENS TO BE HEARD.DOCX](#)

7. Adjournment

If you require special accommodations, please contact the City Manager's Office at least 24 hours prior to the meeting at (641) 673-9431.



OHTF Communication
Meeting Date: January 8, 2015
Requested By: OHTF Committee

Item Title: Call to Order and Roll Call - 12:00 p.m.

Roll Call: _____ Chair Kandes Dalbey, _____ Adams, _____ Caligiuri,
_____ Davis, _____ Dykstra, _____ Hahn, _____ McCullough, _____
McReynolds, _____ Polkowske, _____ Stahle, _____ Vande Ree.

Explanation:

Not applicable.

Budget Consideration:

Not applicable.

Attachments :

None.



OHTF Communication
Meeting Date: January 8, 2015
Requested By: City Staff

Item Title:

Approval of minutes subject to corrections.

Explanation :

The minutes of the November 6, 2014 meeting are included in your agenda packet for review and approval.

Budget Consideration:

Not applicable.

Attachments :

November 6, 2014 Housing Trust Fund Committee Minutes.

OSKALOOSA HOUSING TRUST FUND COMMITTEE MINUTES

Thursday, November 6, 2014 - 12:00 Noon

City Hall Conference Room

The committee meeting was called to order by Chair Dalbey at 12:04 p.m. with the following members present: Dan Adams, Kandes Dalbey, Randell Davis, Kathie Dykstra (by phone), Bernice Hahn, Noel C. Stahle and Carri Vande Ree. Members absent: Joe Caligiuri, Valinn McReynolds, Dave Polkowske and Leon McCullough. Also present: Amy Miller, City Clerk; Wyatt Russell, Building Official; and Marilyn Johannes.

It was moved by Hahn, seconded by Davis to approve the September 4, 2014 Housing Trust Fund Committee Minutes. Motion carried unanimously.

The committee discussed the request for a demolition grant from David Wright for a house located at 146 Pella Avenue that Mr. Wright is proposing to leave as green space. Miller pointed out if the lot is left as green space, the owner has to repay \$2000 of the grant, which is to be repaid by a no interest loan over a two year period. It was moved by Adams, seconded by Stahle to approve demolition grant funds up to \$4,000 for demolition of the structure located at 146 Pella Avenue. Motion carried unanimously.

Wyatt Russell, city building official, explained his request for possible creation of an OHTF program regarding demolition of dilapidated housing in Oskaloosa, giving background information on each of the 10 structures contained on his list of structures that are "beyond" repair. Russell said he would like to take an aggressive stance on these properties with the help of OHTF. Russell said could adopt a program similar to Ottumwa and outlined the procedures Ottumwa follows.

Miller explained that budget not really an issue, said could increase budget to include more demos.

Hahn said want to be cautious about helping someone that has not been cooperative over someone who follows the current OHTF demolition grant program.

Miller asked if Russell could provide a copy of the Ottumwa plan. Russell said the program is basically the same as what is in the Oskaloosa code. Russell indicated even if take down only one or two structures a year, still better than now.

Davis said could partner with RHTF if possible.

Russell said rather than go to court or to the city council with dilapidated structures, he would like to refer matters to OHTF and let OHTF have final say. Davis suggested that RHTF be asked for their ideas.

Consensus of the committee was there was enough interest to pursue the matter. Dalbey said she had an RHTF meeting this month and she would bring the matter up at the meeting, then she would send an email to the OHTF committee regarding the response from RHTF.

It was moved by Stahle, seconded by Hahn to approve the September and October claims lists for payment. Motion carried with all ayes.

Miller reviewed the accounting report with the committee.

The meeting adjourned at 12:56 p.m.

Minutes by Marilyn Johannes



OHTF Communication
Meeting Date: January 8, 2015
Requested By: Public Works

Item Title:

Request for demolition grant from Chuck and Karen Converse, Corey and Jessica Courtney for a house located at 1006 South 9th Street.

Explanation :

Chuck and Karen Converse and Corey and Jessica Courtney have applied for funds under the Demolition Assistance Grant/Loan Program II for a property located at 1006 South 9th Street. The assessed value of the house at 1006 South 9th Street is \$25,110 and land is assessed at \$7,500. The current house is in normal condition. Mr. and Ms. Converse, Mr. and Ms. Courtney are proposing to leave the property as green space.

Budget Consideration:

Expenditure up to \$4,000.00; \$2,000.00 will be repaid in a no interest (0%) loan over a 2 year period.

Attachments :

Demolition application
Mahaska County website
Picture of existing structures
Warranty Deed

City of Oskaloosa

DEMOLITION ASSISTANCE PROGRAM APPLICATION



Return completed form to: Engineering Department
804 South D Street, Oskaloosa IA 52577
Phone: 641.673.7472

Demolition Program #1

Demolition Program #2

Applicant's Name: Chuck & Karen Converse - Corey & Jessica Courtney

Applicant's Address: 1002 9th Ave East 1008 South 9th St.
Oskaloosa, IA 52577 Oskaloosa, IA 52577

Daytime Phone: 641-295-4546 Mobile: 641-295-4546

Address of property to be demolished: 1006 South 9th St. Oskaloosa, IA 52577

Legal description of property to be demolished:

Lot 50 BLK I O'NEILL S ADD

By signing this application, the applicant acknowledges that he/she is aware of the provisions and requirements of the Demolition Program checked above. In the case of Demolition Program 1, the applicant understands if improvements are not made on the property within two years of the date dispersal which equal or exceed the current assessed value of the property to be demolished, the funds granted by the City will have to be repaid. The applicant understands automatic payments through a checking or savings account is required. The applicant also verifies that the property is not occupied. The applicant further guarantees that the debris will be properly disposed of and will hold the City harmless for any damage or injury that may be caused during the demolition.

Chuck Converse Karen Converse
Corey Courtney Jessica Courtney 12/22/2014
Signature Date

The following to be filled out by City Staff

_____ Evidence of Title Received _____ Bids Received _____ Copy of Demolition Permit
_____ Verification applicant has authority to act on behalf of owner if applicant is different from owner

\$ _____ Assessed Value of Property before Demo
Land \$ _____ Improvements \$ _____

\$ _____ Assessed Value of Property after Demo
Land \$ _____ Improvements \$ _____

Date property was demolished _____ Total cost of demolition: \$ _____

Date Grant proceeds issued: _____ Total DAP Grant: \$ _____

Date Grant proceeds issued: _____ Date new improvements were made: _____ (DAP #1)

OHTF Chair/Vice Chair Approval _____

Housing Department Staff Approval _____

2

Document 2014-3769 Stamp #: 275
 Book 2014 Page 3769
 Fee: 1200 Real Estate Transfer Tax 2100
 Auditors Fee: 50
 Date: Dec 29, 2014 Time: 11:30am

Diane Upton Crookham - Mahaska County Recorder
 106 S. 1st Street, Oskaloosa, Iowa 52577
AB

THE IOWA STATE BAR ASSOCIATION Official Form No. 101 - August 2013	Michael W. Broerman	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER
Return To: Charles C. Converse, 1002 9th Avenue East, Oskaloosa, IA 52577		
Preparer: Michael W. Broerman, 216 South First Street, Oskaloosa, IA 52577		
Taxpayer: % Charles C. Converse, 1002 9th Avenue East, Oskaloosa, IA 52577		



WARRANTY DEED

For the consideration of one Dollar(s) and other valuable consideration,
 James M. Rinehart and Marjorie L. Rinehart, husband and wife,

do hereby
 Convey to See I in Addendum

the
 following described real estate in Mahaska County, Iowa:
 Lot Filly of Block "I" of O'Neill's Addition to the City of Oskaloosa, Iowa.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

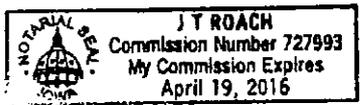
Dated: December 23, 2014

James M. Rinehart
 James M. Rinehart (Grantor)

Marjorie L. Rinehart
 Marjorie L. Rinehart (Grantor)

STATE OF IOWA COUNTY OF MAHASKA

This record was acknowledged before me this 23rd day of December, 2014, by James M. Rinehart and Marjorie L. Rinehart, husband and wife



J T Roach
 Signature of Notary Public

(This form of acknowledgment for individual grantor(s) only)

Addendum

1. Charles C. Converse and Karen A. Converse, husband and wife, as joint tenants with full rights of survivorship, as to 1/2 interest, and Corey A. Courtney and Jessica L. Courtney, husband and wife, as joint tenants with full rights of survivorship, as to 1/2 interest

Karen Converse

From: dan laursen <danlaursen44@yahoo.com>
Sent: Friday, December 26, 2014 9:59 AM
To: Karen Converse
Subject: Fw: Bid on House

On Friday, December 26, 2014 7:57 AM, dan laursen <danlaursen44@yahoo.com> wrote:

From Laursen Excavation
510 Morrell Drive Ottumwa Iowa 52501

Bid on House and Garage located at 1006 South 9th Oskaloosa Iowa

\$4,400.00 this includes removing the house and garage and putting back ground to original condition,
also includes capping off the water line in the street and repairing street with new blacktop

Thank you for your consideration , Dan laursen, Laursen excavation

Proposal

Curt Smith
Curt's Excavating
641-660-3400
P.O. Box 24
Beacon, IA 52534

PROPOSAL SUBMITTED TO: <i>Karen Converse</i>	JOB NAME <i>Demo</i>	JOB #
ADDRESS <i>1002 9th Ave E</i>	JOB LOCATION	
<i>Oskaloosa, Ia 52577</i>	DATE <i>11-1-14</i>	DATE OF PLANS
PHONE # <i>641-295-4546</i>	FAX #	ARCHITECT

We hereby submit specifications and estimates for:

*Demo house south of above address.
Had to land fill, remove foundation, remove
water service and cap sewer.*

estimate = \$4500⁰⁰

permits = \$125⁰⁰

total estimate \$4625⁰⁰

We propose hereby to furnish material and labor - complete in accordance with the above specifications for the sum of:

\$ *4625⁰⁰*

Dollars

with payments to be made as follows: *due within 30 days of completion*

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted

Curt D Smith

Note - this proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Payments will be made as outlined above.

Signature _____

Date of Acceptance _____

Signature _____

Summary

Parcel ID 1119184003
Office Map 984
Property Address 1006 South 9th
 Oskaloosa
Sec/Twp/Rng 19-75-15
Brief Legal Description LOT 50 BLK I O'NEILL S ADD
 (Note: Not to be used on legal documents)
Document(s) REC: 288-470
Gross Acres 0.00
Exempt Acres N/A
Net Acres 0.00
CSR N/A
Class R - Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District OSKALOOSA
School District OSKALOOSA SCH



[Click to Enlarge](#)

If this property is being split, please contact the Assessor's Office at 641-673-5805 for property information.

Owner

Primary Owner	Secondary Owner	Mailing Address
(Deed Holder)		
Rinehart, James M/Marjorie L		
1526 Carbonado Rd		
Oskaloosa, IA 52577-		

Land

Lot Dimensions Regular Lot: 50.00 x 120.00
Lot Area 0.14 Acres; 6,000 SF

Residential Dwellings

Residential Dwelling

Occupancy Single-Family / Owner Occupied
Style 1 Story Frame
Architectural Style N/A
Year Built 1915
Condition Normal
Grade what's this? N/A
Brick or Stone Veneer
Total Gross Living Area 736 SF
Attic Type None;
Basement Area Type 1/2
Basement Area 368
Basement Finished Area
Plumbing 1 Full Bath;
Fireplaces
Porches 1S Frame Open (40 SF);
Decks
Additions
Garages 240 SF (12F W x 20F L) - Det Frame (Built 1930);

Sales

Date	Seller	Buyer	Recording	NUTC	Type	Multi Parcel	Amount
10/21/2002	CHAPMAN, BERNARD L/DIXIE	RINEHART, JAMES M/MARJORIE L	288-470	Normal Arms-Length Transaction	Warranty Deed		\$15,000.00
1/20/1994			259-125	Unuseable Sale - Other	Warranty Deed		\$9,000.00

+

Valuation

	2014	2013	2012	2011	2010
+ Land	\$7,500	\$7,500	\$7,500	\$7,000	\$7,000
+ Building	\$25,110	\$25,110	\$25,110	\$22,320	\$22,320
= Total Assessed Value	\$32,610	\$32,610	\$32,610	\$29,320	\$29,320

VALUES ARE NOT CERTIFIED UNTIL APRIL 1ST AND ARE SUBJECT TO BOARD OF REVIEW

Taxation

	2013	2012	2011
+ Taxable Land Value	\$4,080	\$3,961	\$3,553
+ Taxable Building Value	\$13,660	\$13,262	\$11,328
+ Taxable Dwelling Value	\$0	\$0	\$0
= Gross Taxable Value	\$17,740	\$17,223	\$14,880
- Military Exemption	\$0	\$0	\$0
= Net Taxable Value	\$17,740	\$17,223	\$14,880
x Levy Rate (per \$1000 of value)	35.90845	37.25362	38.36108
= Gross Taxes Due	\$637.01	\$641.64	\$570.83
- Ag Land Credit	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00
- Prepaid Tax	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$638.00	\$642.00	\$570.00

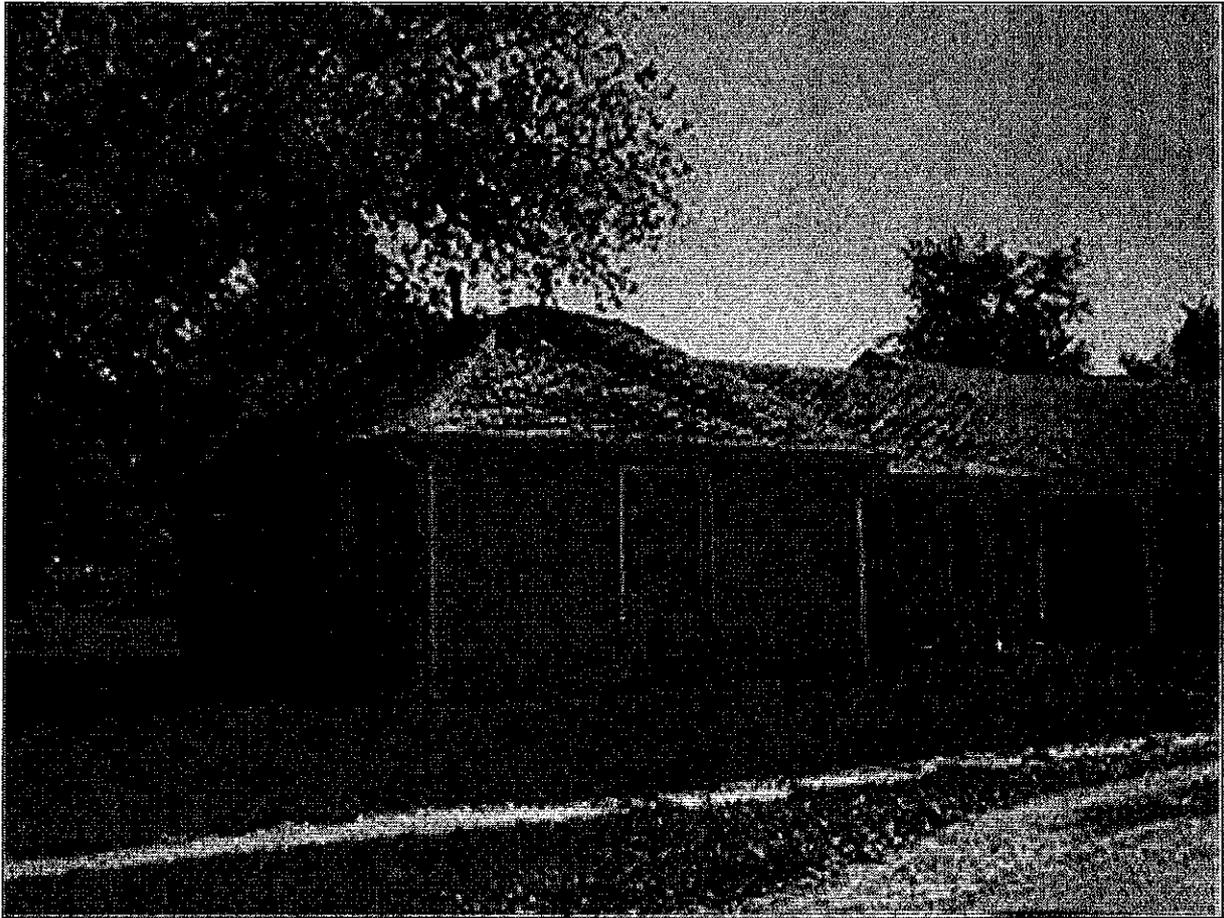
Pay Property Taxes

[Click here to pay property taxes for this parcel.](#)

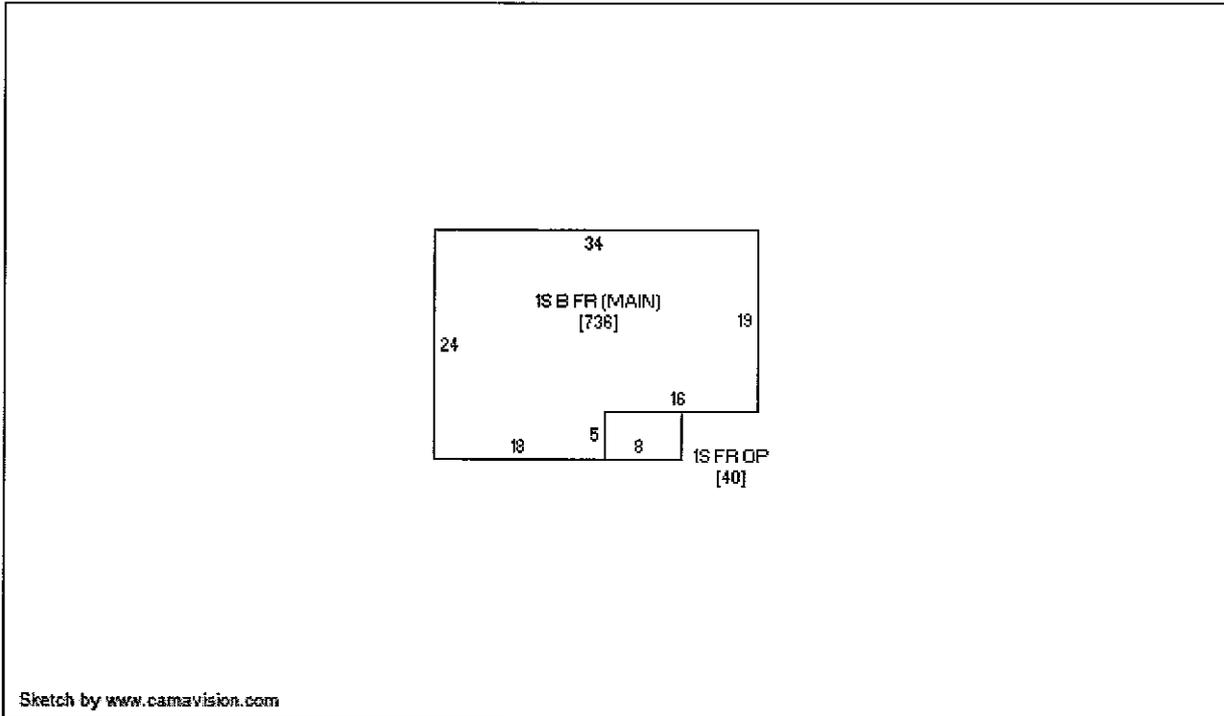
Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2013	March 2015	\$319	No		15469
	September 2014	\$319	Yes	11/3/2014	
2012	March 2014	\$321	Yes	3/30/2014	15456
	September 2013	\$321	Yes	3/30/2014	
2011	March 2013	\$285	Yes	6/17/2013	15454
	September 2012	\$285	Yes	10/1/2012	

Photos



Sketches



Real Estate Changes

[Click here for the Assessor's form to report real estate changes.](#)

No data available for the following modules: Commercial Buildings, Agricultural Buildings, Yard Extras, Tax Sale Certificate. [Click here for help.](#)

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. No warranty, express or implied, is provided for the data herein, or its use. Special assessments not shown.

When using this information for payment purposes or for closing information please contact the Treasurer's office at (641)673-5482.

Last Data Upload: 12/29/2014 11:35:01 PM

1006 SOUTH 9TH STREET





OHTF Communication
Meeting Date: January 8, 2015
Requested By: Public Works

Item Title:

Request for demolition grant from John Carter for a house located at 213 North I Street.

Explanation :

John Carter has applied for funds under the Demolition Assistance Grant/Loan Program II for a property located at 213 North I Street. The assessed value of the house at 213 North I Street is \$17,650 and land is assessed at \$8,820. The current house is in poor condition. Mr. Carter is proposing to leave the property as green space.

Budget Consideration:

Expenditure up to \$4,000.00, \$2,000.00 will be repaid in a no interest (0%) loan over a 2 year period.

Attachments :

Demolition application
Mahaska County website
Picture of existing structures
Warranty Deed

City of Oskaloosa

DEMOLITION ASSISTANCE PROGRAM APPLICATION



Return completed form to: Engineering Department
804 South D Street, Oskaloosa IA 52577
Phone: 641.673.7472

- Demolition Program #1
- Demolition Program #2

Applicant's Name: JOHN CARTER

Applicant's Address: 2067 INDIAN WAY

Daytime Phone: 641-569-3456 Mobile: _____

Address of property to be demolished: 213 N I. OSKALOOSA, IA 52577

Legal description of property to be demolished:

LOT 1 BLK 2 LAUGHRIDGE AND CASSIDAYS ADD.

By signing this application, the applicant acknowledges that he/she is aware of the provisions and requirements of the Demolition Program checked above. In the case of Demolition Program 1, the applicant understands if improvements are not made on the property within two years of the date dispersal which equal or exceed the current assessed value of the property to be demolished, the funds granted by the City will have to be repaid. The applicant understands automatic payments through a checking or savings account is required. The applicant also verifies that the property is not occupied. The applicant further guarantees that the debris will be properly disposed of and will hold the City harmless for any damage or injury that may be caused during the demolition.

[Signature]
Signature

DEC 31, 2014
Date

The following to be filled out by City Staff

_____ Evidence of Title Received _____ Bids Received _____ Copy of Demolition Permit
_____ Verification applicant has authority to act on behalf of owner if applicant is different from owner

\$ _____ Assessed Value of Property before Demo
Land \$ _____ Improvements \$ _____

\$ _____ Assessed Value of Property after Demo
Land \$ _____ Improvements \$ _____

Date property was demolished _____ Total cost of demolition: \$ _____

Date Grant proceeds issued: _____ Total DAP Grant: \$ _____

Date Grant proceeds issued: _____ Date new improvements were made: _____ (DAP #1)

OHTF Chair/Vice Chair Approval _____

Housing Department Staff Approval _____

①

Document 2014- 2243 Stamp #: 086
Book 2014 Page 2243
Fee: 700 Real Estate Transfer Tax 3760
Auditors Fee: 50
Date: August 14, 2014 Time: 3:46 pm

Diane Upton Crookham - Mahaska County Recorder
106 S. 1st Street, Oskaloosa, Iowa 52577 *DU*

Prepared by Greg A. Life, Life Law Office, 102 First Avenue East, Oskaloosa, IA 52577; Ph. 641-673-8676
Real estate taxes paid by: John Carter, 2067 Indian Way, Oskaloosa, IA 52577
Return document to: Greg A. Life, Life Law Office, 102 1st Avenue East, Oskaloosa, IA 52577

COURT OFFICER DEED

IN THE MATTER OF
THE ESTATE OF
DOYLE M. MILLIGAN

Probate No ESPR033959

now pending in the Iowa District
Court in and for Mahaska County.

KNOW ALL MEN BY THESE PRESENTS:

That pursuant to the authority and power vested in the undersigned, and in consideration of one dollar and other valuable consideration, in hand paid, the undersigned, in the representative capacity designated below, hereby conveys unto John Carter, a single person, the following described real estate situated in Mahaska County, State of Iowa, to wit:

Lot One of Block Two of Loughridge and Cassidy's Addition to the City of Oskaloosa, Iowa.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated this 14 day of August 2014.

Tammy Kay Russell

Tammy Kay Russell, as Executor of the
Doyle M. Milligan Estate

STATE OF IOWA)
):ss
MAHASKA COUNTY)

On this 14 day of August 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Tammy Kay Russell, Executor of the Doyle M. Milligan Estate, said Tammy Kay Russell, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that she, as such fiduciary, executed the same as her voluntary act and deed of herself and of such fiduciary.



[Signature]

Notary Public

Proposal

Curt Smith
 Curt's Excavating
 641-660-3400
 P.O. Box 24
 Beacon, IA 52534

PROPOSAL SUBMITTED TO <i>John Carter</i>		JOB NAME <i>Demo</i>	JOB #
ADDRESS		JOB LOCATION <i>213 N. I</i>	
		DATE <i>9-22-14</i>	DATE OF PLANS
PHONE #	FAX #	ARCHITECT	

We hereby submit specifications and estimates for: *Demo house + garage at 213 N. I st. in Oskaloosa.*

Haul to landfill = \$ 4300.00
cut off water at stop box = \$ 150.00
cap sewer line in basement = \$ 50.00
demo permit = \$ 30.00
total estimate = \$ 4530.00

Fill for hds estimated 12 loads = \$ 1800.00
Remove trees on property = \$ 1200.00
total = \$ 7530.00

We propose hereby to furnish material and labor – complete in accordance with the above specifications for the sum of:

\$ *7,530.00* Dollars

with payments to be made as follows: *due within 30 days of completion*

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted

Curt D Smith

Note — this proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____

Date of Acceptance _____

Signature _____

TD Site work

12-31-14

Demo house + cap + water \$ 53,000.⁰⁰

Fill in hole \$ 3,000.⁰⁰

Total \$ 56,000.⁰⁰

Troy Demoney

Summary

Parcel ID 1013311004
Office Map 918
Property Address 213 North I
 Oskaloosa
Sec/Twp/Rng 13-75-16
Brief Legal Description LOT 1 BLK 2 LOUGHRID GE & CASSIDAYS ADD
 (Note: Not to be used on legal documents)
Document(s) DED: 2014-2243 (8/14/2014)
 REC: 260-502
Gross Acres 0.00
Exempt Acres N/A
Net Acres 0.00
CSR N/A
Class R - Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District OSKALOOSA
School District OSKALOOSA SCH



Click to Enlarge

If this property is being split, please contact the Assessor's Office at 641-673-5805 for property information.

Owner

Primary Owner	Secondary Owner	Mailing Address
(Deed Holder)		
Carter, John		
2067 Indian Way		
Oskaloosa, IA 52577		

Land

Lot Dimensions Regular Lot: 120.00 x 60.00
Lot Area 0.17 Acres; 7,200 SF

Residential Dwellings

Residential Dwelling

Occupancy Single-Family / Owner Occupied
Style 1 Story Frame
Architectural Style N/A
Year Built 1908
Condition Poor
Grade what's this? N/A
Brick or Stone Veneer
Total Gross Living Area 1,260 SF
Attic Type 3/4 Finished; 309 SF
Basement Area Type None
Basement Area 0
Basement Finished Area
Plumbing 1 Mtl St Sh Bath; 1 No Bathroom;
Fireplaces
Porches 1S Frame Enclosed (91 SF); 1S Frame Enclosed (60 SF); 1S Frame Enclosed (20 SF);
Decks
Additions 1 Story Frame (70 SF); 1 Story Frame (195 SF);
Garages 401 SF - Att Frame (Built 1972);

Sales

Date	Seller	Buyer	Recording	NUTC	Type	Multi Parcel	Amount
8/14/2014	MILLIGAN, DOYLE M	CARTER, JOHN	2014-2243	Exchange, trade, gift, transfer from Estate (Including 1031 Exchanges)	Court Officer Deed		\$24,000.00
11/2/1993			260-502	Unuseable Sale - Other	Warranty Deed		\$0.00

+

Valuation

	2014	2013	2012	2011	2010
+ Land	\$8,820	\$8,820	\$8,820	\$10,580	\$10,580
+ Building	\$17,650	\$17,650	\$17,650	\$20,510	\$20,510
= Total Assessed Value	\$26,470	\$26,470	\$26,470	\$31,090	\$31,090

VALUES ARE NOT CERTIFIED UNTIL APRIL 1ST AND ARE SUBJECT TO BOARD OF REVIEW

Taxation

	2013	2012	2011
+ Taxable Land Value	\$4,798	\$4,658	\$5,370
+ Taxable Building Value	\$9,602	\$9,322	\$10,409
+ Taxable Dwelling Value	\$0	\$0	\$0
= Gross Taxable Value	\$14,400	\$13,981	\$15,779
- Military Exemption	(\$1,852)	(\$1,852)	(\$1,852)
= Net Taxable Value	\$12,548	\$12,129	\$13,927
x Levy Rate (per \$1000 of value)	35.90845	37.25362	38.36108
= Gross Taxes Due	\$450.57	\$451.83	\$534.24
- Ag Land Credit	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	(\$42.00)
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	(\$174.16)	(\$180.68)	(\$145.11)
- Business Property Credit	\$0.00	\$0.00	\$0.00
- Prepaid Tax	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$276.00	\$272.00	\$348.00

Pay Property Taxes

[Click here to pay property taxes for this parcel.](#)

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2013	March 2015	\$138	Yes	9/24/2014	14754
	September 2014	\$138	Yes	9/24/2014	
2012	March 2014	\$136	Yes	6/16/2014	14744
	September 2013	\$136	Yes	6/16/2014	
2011	March 2013	\$174	Yes	3/13/2013	14735
	September 2012	\$174	Yes	2/1/2013	

Photos

213 NORTH I STREET





OHTF Communication
Meeting Date: January 8, 2015
Requested By: City Clerk

Item Title: MISCELLANEOUS

Explanation :

- A. Approval of claims
 - 1. List of claims for November 2014
 - 2. List of claims for December 2014

- B. Accounting and Activity Reports
 - 1. Accounting Report - Housing Dept. October
 - 2. Accounting Report - Housing Dept. November
 - 3. OHTF Activity November 2014
 - 4. OHTF Activity December 2014

Budget Consideration:

Not applicable.

Attachments :

List of claims for November 2014
List of claims for December 2014
Accounting Report - Housing Dept. October
Accounting Report - Housing Dept. November
OHTF Activity November 2014
OHTF Activity December 2014



OHTF Communication
Meeting Date: January 8, 2015
Requested By: City Clerk

Item Title:

Approval of payment of claims for November 2014 and December 2014.

Explanation :

A list of claims for November and December is included in your agenda packet. Staff recommends approval.

Budget Consideration:

Totals appear on the claims lists.

Attachments :

Claims lists.

City of Oskaloosa
Claims Register

Nov-14

Access Systems
Terry Wolfswinkel & Vande Wall Plumbing
November copies
November postage

Database conversion - Housing Dept
Demolition - 1103 B Ave W

1,500.00
4,000.00
17.67
1.44

GRAND TOTALS

5,519.11

FUND TOTALS

Fund 140 - Housing Funds

5,519.11

5,519.11

Signature

Date

Signature

Date

City of Oskaloosa
Claims Register

Dec-14

Ken DeBoef & TD Sitework
Lawrence M/Megan A Wallace and Bank Iowa
December copies
December postage

Demolition loan - 816 B Ave W
First time home buyers loan

4,000.00
3,500.00
0.33
0.96

GRAND TOTALS

7,501.29

FUND TOTALS

Fund 140 - Housing Funds

7,501.29

7,501.29

Signature

Date

Signature

Date



OHTF Communication
Meeting Date: January 8, 2015
Requested By: City Clerk

Item Title:

Review of accounting reports for October 2014 and November 2014.

Explanation :

Accounting reports for October and November are included in your agenda packet for review along with the November and December activity reports.

Budget Consideration:

Not applicable.

Attachments :

Accounting reports
Activity reports

OSKALOOSA HOUSING TRUST FUND
October 31, 2014

HOUSING FUND

Fund
Balance

<u>Beginning Balance</u>		YTD	\$218,575.08
<i>Revenue:</i>			
140503044300	Interest	\$209.33	
140503014531	Late Fees	\$15.00	
140503014570	Processing Fees	\$684.00	
140503024711	Loan Repayments	\$25,818.73	
140503024713	Loan Repayments (unrestricted)	\$4,462.02	
140503044830142	Transfer In	\$0.00	
	<i>Total Revenue</i>	<u>\$31,189.08</u>	
 <i>Expenses:</i>			
14050306405	Recording Fee Expense	\$182.00	
14050306413	Payments to Other Agencies	\$0.00	
14050306414	Printing and Publishing Expense	\$0.00	
14050306490	Other Professional Services	\$7.00	
14050306495	Housing Loans/Assistance	\$45,725.57	
14050306497	Demo Loan	\$4,000.00	
14050306498	Refunds & Reimbursements	\$0.00	
14050306508	Postage	\$6.93	
14050306511	Copying	\$25.29	
14050306910001	Transfer Out	\$0.00	
	<i>Total Expenses</i>	<u>\$49,946.79</u>	
 <u>Ending Balance</u>			 \$199,817.37
**Loan Repayments (unrestricted) 6/30/11 balance		\$48,464.44	
**Loan Repayments (unrestricted) 6/30/12 balance		\$42,687.69	
**Loan Repayments (unrestricted) 6/30/13 balance		\$31,239.18	
**Loan Repayments (unrestricted) 6/30/14 balance		\$15,727.19	
Total		<u>\$138,118.50</u>	

GRANT & LINCOLN SCHOOL DEVELOPMENT

<u>Beginning Balance</u>		Program To Date
<i>Revenue:</i>		
144503024715	Refunds	\$2.54
144503044800	Sale of Real Property	\$160,000.00
144503044800	Transfer In	\$19,607.49
	<i>Total Revenue</i>	<u>\$179,610.03</u>
 <i>Expenses:</i>		
	Miscellaneous Expenses	\$34,943.16
14450306240000	Meetings & Conferences	\$1,225.88
14450306310	Building Maintenance & Repair	\$0.00
14450306320	Grounds Maintenance & Repair	\$2,749.35
14450306371	Electric/Gas Expense	\$1,264.10
14450306402	Advertising Expense	\$35.17
14450306413	Insurance Expense	\$1,874.56
14450306413	Payment to Other Agencies	\$82,009.00
14450306490	Other Professional Services	\$3,180.70
14450306495	Housing Loans/Assistance	\$21,328.11
14450306910001	Transfer Out	\$31,000.00
	<i>Total Expenses</i>	<u>\$179,610.03</u>
 <u>Ending Balance</u>		 \$0.00

HOUSING DONATED FUNDS**Program To
Date****Fund
Balance***Revenue:*

138503024705

Contributions 2007-08	\$84,125	\$ 84,125.00
Contributions 2009-10	\$68,350	\$ 68,700.00
Contributions 2010-11	\$68,350	\$ 68,250.00
<i>Total Revenue</i>		<u>\$ 221,075.00</u>

Expenses:

13850306413

Payments to Other Agencies		\$ 1,000.00
First Time Home Buyer 2008	\$64,125	\$ 40,732.00
First Time Home Buyer 2009	\$48,350	\$ 48,100.00

13850306495

Housing Loans/Assistance		\$ 36,502.26
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13850306497

Demo Loan 2008	\$20,000	\$ 20,000.00
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Demo Loan 2009	\$20,000	\$ 20,000.00
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13850306910145

Transfer Out (2010 IFA Grant Match)		\$ 20,000.00
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<i>Total Expenses</i>		<u>\$ 186,334.26</u>
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Ending Balance**\$ 34,740.74**

OSKALOOSA HOUSING TRUST FUND
November 30, 2014

HOUSING FUND		YTD	Fund Balance
<u>Beginning Balance</u>			\$218,575.08
<i>Revenue:</i>			
140503044300	Interest	\$239.69	
140503014531	Late Fees	\$30.00	
140503014570	Processing Fees	\$773.00	
140503024711	Loan Repayments	\$28,176.97	
140503024713	Loan Repayments (unrestricted)	\$6,491.21	
140503044830142	Transfer In	\$0.00	
	<i>Total Revenue</i>	\$35,710.87	
 <i>Expenses:</i>			
14050306405	Recording Fee Expense	\$182.00	
14050306413	Payments to Other Agencies	\$0.00	
14050306414	Printing and Publishing Expense	\$0.00	
14050306419	Technology Expense	\$1,500.00	
14050306490	Other Professional Services	\$7.00	
14050306495	Housing Loans/Assistance	\$45,725.57	
14050306497	Demo Loan	\$8,000.00	
14050306498	Refunds & Reimbursements	\$0.00	
14050306508	Postage	\$8.37	
14050306511	Copying	\$42.96	
14050306910001	Transfer Out	\$0.00	
	<i>Total Expenses</i>	\$55,465.90	
 <u>Ending Balance</u>			 \$198,820.05
**Loan Repayments (unrestricted) 6/30/11 balance		\$48,464.44	
**Loan Repayments (unrestricted) 6/30/12 balance		\$42,687.69	
**Loan Repayments (unrestricted) 6/30/13 balance		\$31,239.18	
**Loan Repayments (unrestricted) 6/30/14 balance		\$15,727.19	
Total		\$138,118.50	

HOUSING DONATED FUNDS		Program To Date		Fund Balance
<i>Revenue:</i>				
138503024705	Contributions 2007-08	\$84,125	\$ 84,125.00	
	Contributions 2009-10	\$68,350	\$ 68,700.00	
	Contributions 2010-11	\$68,350	\$ 68,250.00	
	<i>Total Revenue</i>		\$ 221,075.00	
 <i>Expenses:</i>				
13850306413	Payments to Other Agencies		\$ 1,000.00	
	First Time Home Buyer 2008	\$64,125	\$ 40,732.00	
	First Time Home Buyer 2009	\$48,350	\$ 48,100.00	
13850306495	Housing Loans/Assistance		\$ 36,502.26	
13850306497	Demo Loan 2008	\$20,000	\$ 20,000.00	
	Demo Loan 2009	\$20,000	\$ 20,000.00	
13850306910145	Transfer Out (2010 IFA Grant Match)		\$ 20,000.00	
	<i>Total Expenses</i>		\$ 186,334.26	
 <u>Ending Balance</u>				 \$ 34,740.74

Oskaloosa Housing Trust-Monthly Activity

Nov-14

1st time Homebuyer payments for November 1, 2014 \$ 2,825.98

Restricted \$ 2,145.73Non-restricted \$ 680.25**1st Time Homebuyer Loans final payments this month**

Name *Date completed*David/Talisa Cloyed 11/3/2014**1st Time Homebuyer Loans final payments next month**

Name *Date completed*E Beenken 12/1/2014**1st Time Homebuyer Loans paid in full**

Name *Date paid* *Payment*D Ball-Podraza 11/4/2014 \$ 58.74N Hull 11/12/2014 \$ 1,283.12**Demolition Loan approved**

Name *Date approved* *Address of demolition*David Wright 11/6/2014 146 Pella Ave**Demolition loans issued**

Name *Amount*Terry Wolfswinkel \$ 4,000.00

Oskaloosa Housing Trust-Monthly Activity

Dec-14

1st time Homebuyer payments for December 1, 2014

\$ 2,825.98

Restricted	\$ 2,145.73
Non-restricted	\$ 680.25

1st Time Homebuyer Loan issued

<i>Name</i>	<i>Amount</i>	<i>Payments start</i>
Lawrence/Megan Wallace	\$ 3,500.00	1/2/2015

1st Time Homebuyer Loans final payments this month

<i>Name</i>	<i>Date completed</i>
E Beenken	12/1/2014

1st Time Homebuyer Loans paid in full

<i>Name</i>	<i>Date paid</i>	<i>Payment</i>
T Taft	12/2/2014	\$ 410.00

Files waiting on documentation

<i>Name</i>	<i>Program</i>	<i>Missing documents</i>	<i>Date of loan</i>
L Wallace	1st time HB loan	Certificate of Achievement	12/5/2014



OHTF Communication
Meeting Date: January 8, 2015
Requested By: OHTF Committee

Item Title: CITIZENS TO BE HEARD

Explanation :

This item is reserved to receive comments from the community for concerns whether or not they are included in the current agenda.

Budget Consideration:

Not applicable.

Attachments:

None.