

# Northcote Meats

112 SE A ST  
Melcher, IA 50163  
(641)947-2011  
[adam@northcotemeats.com](mailto:adam@northcotemeats.com)

January 05, 2016

Aaron Adams  
Interim City Manager  
City Government Office  
Knoxville, IA 50138

Dear Mr. Adams:

I am writing this letter to express interest in acquiring city owned land located on South First Street. We at Northcote Meats recently purchased Hometown Meats located at 111 East Robinson. We are currently renovating this property. The city owned lot is adjacent our property to the north. We would like to acquire half of this lot measuring 66' x 60', extending from our north exterior wall to the existing alley. I have enclosed an aerial map illustrating this.

We believe this space would allow us to better serve the community. Placing refrigeration equipment on the north lot will free up existing interior space allowing us to offer a wider array of products, services, and the opportunity for a dine-in deli. Acquiring this space would also allow us to receive deliveries from the alley, effectively eliminating semi-trucks from congesting traffic in front of businesses on Robinson Street.

Our interest is in acquiring half of this lot. This leaves another 60' x 66' parcel of land adjacent to First Street that ideally serves the community as parking for downtown employees and residents.

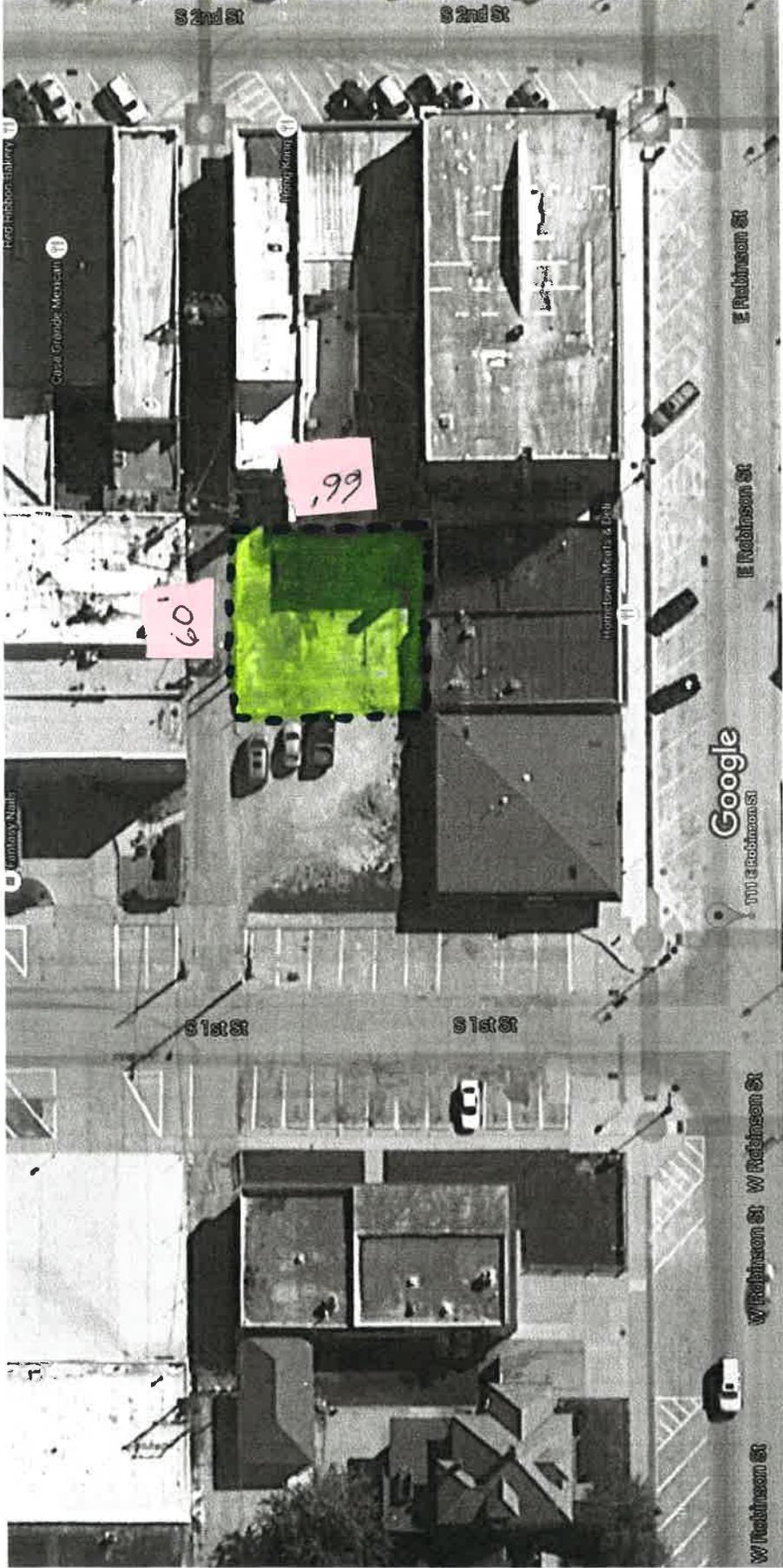
Our current renovation plans are dependant upon acquiring this space. We respectfully submit this request for your consideration.

Sincerely,



Adam Beal

Google Maps 111 E Robinson St



111 E Robinson St  
Knoxville, IA 50138

At this location



**Current Real Estate Tax Liabilities:**

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

Year Payable	Receipt Number <sup>2</sup>	1st Half		2nd Half		Notes
		Due	Amount	Due	Amount	
2015/2016	25882	09/30/2015	.00	03/31/2016	.00	

**Valuation History**

Year Payable	Receipt Number <sup>2</sup>	100% Value	Rollback Value	Tax Dollars	Credits				
					Homestead	Military	Family Farm	Ag Land	Elderly
2015/2016	25882	0	0	\$ .00					
2014/2015	25832	0	0	\$ .00					
2013/2014	25808	0	0	\$ .00					
2012/2013	25645	32,400	32,400	\$1,400.00					
2011/2012	25624	49,920	49,920	\$2,208.00					
2010/2011	25584	49,920	49,920	\$2,116.00					
2009/2010	25553	48,180	48,180	\$2,024.00					
2008/2009	25516	48,180	48,051	\$2,018.00					
2007/2008	25436	48,180	48,180	\$2,062.00					
2006/2007	25315	48,180	47,771	\$2,004.00					
2005/2006	25206	46,680	46,680	\$1,836.00					
2004/2005	24873	46,680	46,333	\$1,810.00					
2003/2004	24028	46,530	46,530	\$1,766.00					
2002/2003	23913	46,530	45,493	\$1,826.00					
2001/2002	23649	33,320	33,320	\$1,370.00					
2000/2001	23705	33,320	32,912	\$1,356.00					
1999/2000	23480	29,610	29,610	\$1,178.00					
1998/1999	23251	29,610	28,828	\$1,162.00					
1997/1998	16219	27,940	27,940	\$1,074.00					
1996/1997	16283	27,940	27,180	\$1,052.00					
1995/1996	16026	25,400	25,400	\$1,048.00					
1994/1995	15284	25,400	25,400	\$932.00					
1993/1994	15240	25,400	25,400	\$896.00					
1992/1993	15191	25,400	25,400	\$920.00					
1991/1992	15180	25,950	25,950	\$850.00					
1990/1991	15232	25,950	25,950	\$838.00					

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
<b>Totals</b>	100%	.00			

**Tax Calculation 2015-2016**

<b>Assessed Value</b>	0	The assessed value is set by the assessor. The assessed value is multiplied by a rollback factor resulting in the Net Assessed Value.
<b>X Roll Back Factor<sup>3</sup></b>		
<b>= Net Assessed Value</b>	0	<sup>a</sup> 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.)
- Military Exemption	0	
<b>= Taxable Value</b>	0	The Military exemption ( <u>eligibility requirements</u> ), if any, is subtracted from the Net Assessed Value giving the Taxable Value.
<b>X 2015 Levy Rate</b>	43.7209100	
<b>= Gross Taxes Due</b>	.00	The Levy Rate (%) is set annually by the state. Gross Taxes Due are calculated by multiplying the taxable value by the Levy Rate.
- Homestead Credit	.00	
- Ag Land Credit	.00	From the Gross Taxes Due several credits may be given. These include the <u>Homestead Credit</u> , <u>Elderly Credit</u> (determined by income), <u>Agriculture Land Credit</u> , and the <u>Family Farm</u> , (percent of value) credits.
- Family Farm Credit	.00	
- Elderly 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.
<b>= Net Taxes Due<sup>9</sup></b>	.00	Taxes are payable in two installments due on Sept 30, 2015 and on March 31, 2016.

<sup>9</sup>Additional information on Iowa property taxes is available by accessing the [Iowa Department of Revenue and Finance](#) website

**Recorded Documents**

Grantor/Grantee Type <sup>3</sup> Name	Document Type Legal Desc <sup>4</sup>	Book Page	Rec Date Inst Date	Document Number
1 GOFF & NASH	DEED, WARRANTY	2010	9/10/2010	10-4192
2 CITY OF KNOXVILLE		4192	5/10/2010	

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

<sup>3</sup> A "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.

<sup>4</sup>NOTE: 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 01/04/2016

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