

# Appraisal Summary - GPN: 14281-26001-00000

(142812600100000)

**Property Address** 401 4TH AVE  
: SE  
Cedar Rapids,  
IA



[Additional Photos...](#)

**Class:** Commercial

**Tax District:** 209  
CR-  
R13A  
SSMI  
D

**PDF:** Central Core  
Commercial

**Neighborhood**  
:  
COM  
M  
CTRL  
COR  
E

**Plat Map:** 2424

**Deed Holder:** CEDAR  
RAPIDS CITY  
OF

Click map to see neighbor's summary page.

[View complete GIS map.](#)  
[Neighborhood map](#)

## Mailing Address:

3851 RIVER  
RIDGE DR NE  
CEDAR  
RAPIDS IA  
52402-0000

**Legal Description:** O T NW 120' LOTS 2, 3, 4 & STR/LB  
5 30

**Homestead:** 0      **Military:** 0  
**Forest Reserve:** 0      **Last Chg:** 2006  
**Plat Desc:**      **Plat Year:**

## LOT INFORMATION

[Scroll down for sketch.](#)

**Disclaimer:** Assessor's lot sizes are for assessment purposes only and may NOT represent actual dimensions.

For more accurate, complete data refer to GIS maps, plat maps, or legal documents.

**SEGMENT #1:** 0.66 Acres; 28,793 SF

## COMMERCIAL BUILDINGS

Office - General: 27,519 SF (Built 1971)

**NOTES:**

BUILDING WAS ORIGINALLY A BOWLING ALLEY, CONVERTED TO OFFICE AREA IN 1995. INT WAS REMOD AGAIN IN 1999 (AFTER 1999 SALE). SOME PARTITIONS ADDED ALONG WITH COSMETIC MAINT THROUGHOUT IN 2001/2002 FOR NEW TENANT.\*\*\*ENTIRE BUILDING IS IN GOOD COND.

BSMT AREA UNDER WEST PORTION IS 1/2 FINISHED WITH OFFICES AND IS OF LOWER QUALITY, THE REST IS STORAGE AREA.

LEASED-SINGLE TENANT. \*\*\*\*LAND SF=28800. BUILDING SF=27519. L TO B RATIO=1.05.

1-1-2002 URBAN REVITALIZATION (404) AMOUNT EXEMPT (-\$296,652) TAXABLE \$1,302,431

1-1-2003 URBAN REVITALIZATION (404) AMOUNT EXEMPT (-\$279,715) TAXABLE \$1,253,682

1-1-2004 URBAN REVITALIZATION (404) AMOUNT EXEMPT (-\$197,768) TAXABLE \$1,335,629

1-1-2005 URBAN REVITALIZATION EXEMPTION (404) AMOUNT EXEMPT \$163,895 TAXABLE \$1,369,502

1-2006: INTERIOR REMODELING COMPLETE - PERMANENT PARTITIONS INSTALLED IN EXISTING OPEN OFFICE AREA - COMPLETE - NAV 08/08/05 SEL

1-1-2006 URBAN REVITALIZATION EXEMPTION (404) EXPIRED -AMOUNT EXEMPT \$0 TAXABLE \$1,533,397

1-2009 FLOOD ADJUSTED PROPERTY C-2010 6018 SQFT / 2S & 11405 1S AREAS REDONE AFTER FLOOD, 4000 1S W/ BSMT AREA GUTTED AS OF 1/1/2009

1-2009 FLOOD ADJUSTED PROPERTY C-2010

1-2009 FLOOD ECONOMIC ADJUSTMENT

1-2010 MET WITH VP OF OPERATIONS - ONLY FLOOD DAMAGE REMAINING IS FINISH TO BASEMENT LEVEL OF B1A2 - BASEMENT FINISH REMOVAL IS PERMANENT - REMOVED 50% OTHER OBS FROM B1A2 - BW 2/11/10

1-2010 REMOVED FLOOD ECONOMIC OBS - BW 4/5/2010

**2010 ASSESSMENT**

Land	\$142,776
Dwelling	\$0
Improvements	\$1,372,221
<b>Total</b>	<b>\$1,514,997</b>

**SALES**

Date	Type	Volume/Page	\$ Amount
12/29/2010	Deed	7837/92	\$7,500,000
3/22/2010	Deed	7554/51	\$1,244,400
3/22/2010	Deed	7554/50	\$1,098,000
3/18/2010	Deed	7554/53	\$658,800
3/18/2010	Deed	7554/52	\$658,800
1/16/2002	Deed	4581-436	\$658,800
1/16/2002	Deed	4581-434	\$658,800
1/16/2002	Deed	4581-435	\$1,683,600
6/15/2001	Deed	4358/46	\$3,425,000
7/25/1999	Deed	3948-257	\$3,490,000

**2009 ASSESSMENT**

Land	\$128,498
Dwelling	\$0
Improvements	\$1,096,607
<b>Total</b>	<b>\$1,225,105</b>

**2008 ASSESSMENT**

Land	\$142,776
Dwelling	\$0
Improvements	\$1,390,621

**PERMITS**

Date	Description
2/15/2010	2008 FLOOD

Total \$1,533,397

2/21/2009

2008 FLOOD

4/21/2005

Int Remodel-Gen

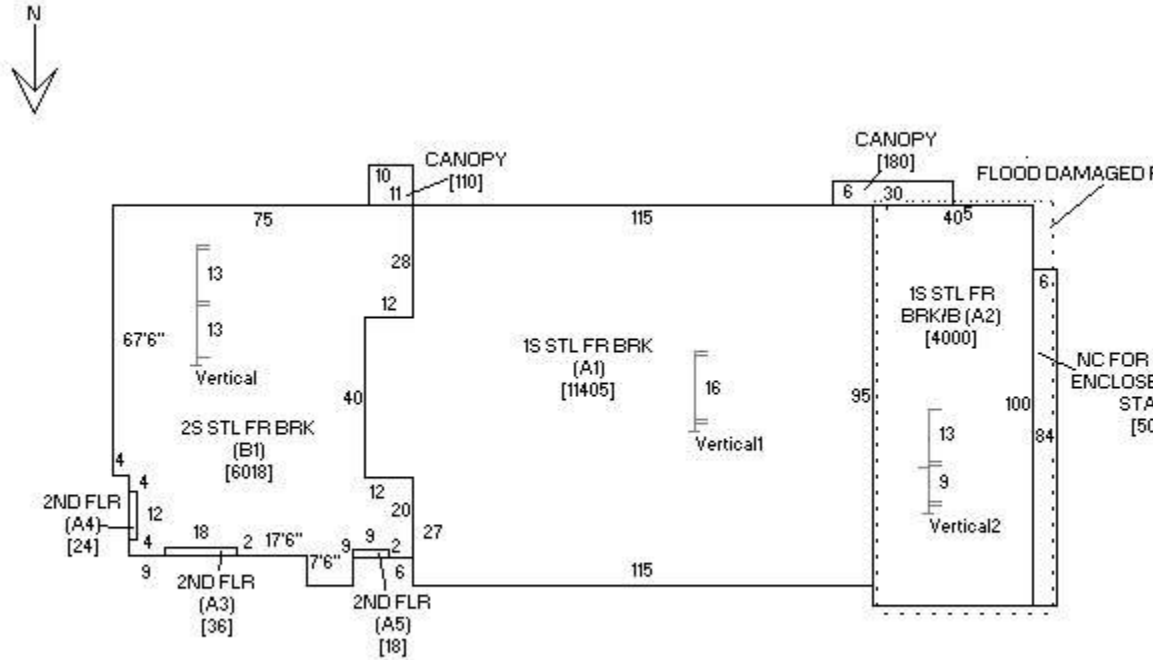
10/15/2001

Int Remodel-Gen

10/15/2001

Bsmt Finish

Sketch



[Estimate Taxes](#)

[Tax History](#)

[Pay Taxes](#)