

Mahaska County Assessors Office

Commercial Sales Report

Tue, March 29, 2011 10:10:12 AM

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Parcel Number	Occupancy	GBA (SF)	Bsmt Area**	AV Land	Sale Date	\$-Ttl/SF
Deed - (C)ontract	DBA	Year Blt	EFA	AV Bldg	Sale Code	Ttl/Unit
Seller	Style	# Stories	Grade	AV Impr	Sale Amount	\$-SP/SF
Buyer	Entry Status	# Units	Condition	AV Total	Recording	SP/Unit
Street Address						
Map Area	Route Map					
12-10-130-013	Warehouse	5340	0	\$5,440	4/15/2010	4.09
COLLISTER, WILDA J/MARTIN, JANET M	BARE NECESSITIES	1900	108	\$0	D043	\$0
J S PROPERTIES L L C	Frame	2	5	\$16,410	\$5,000	0.94
COLLISTER, WILDA J/MARTIN, JANET M	Inspected		Below Normal	\$21,850	2010-988	
210 STUART						
ROSE HILL-C	700-050-140					
05-35-380-002	Metal Shop - Steel Frame	4640	0	\$1,800	6/30/2010	8.00
GROENENDYK, CALVIN/KENDRA	LEIGHTON PROCESSED MEATS	1967	41	\$0	D004	\$0
BEYER, DARYL/NANCY 1/2 INT		1	4+10	\$35,310	\$18,555	4.00
GROENENDYK, CALVIN/KENDRA	Inspected		Normal	\$37,110	2010-1846	
227 OTLEY						
LEIGHTON-C	400-050-190					
10-13-394-004	Metal Warehouse - Pole Frame	2065	0	\$7,800	9/13/2010	10.31
GRIDCO L L C		1970	38	\$0	D009	\$0
IDEAL READY MIX INC		1	5	\$13,490	\$20,000	9.69
GRIDCO L L C	Inspected		Below Normal	\$21,290	2010-2538	
OSKY 3-C	605-051-890					
10-13-311-007	Store - Franchise Convenience	931	0	\$79,200	6/1/2010	157.59
PEP CONSULTING INC	CITGO	1955	53	\$0	D24	\$0
RAKHRA IOWA E-Z-GO STATIONS THREE, INC	Below Average	1	4	\$67,520	\$21,250	26.85
CONVENIENCE STORES LEASING & MANAGEMENT	Inspected		Observed	\$146,720	2010-1586	
1001 A AVE WEST						
OSKY 1-C	602-050-590					
10-13-477-005	Office - Law	2800	1400	\$5,400	11/30/2010	15.80
HESLINGA, GAROLD F/GAROLD F/MARY L	HESLINGA LAW OFFICE	1900	108	\$0	D4.1	\$0
DIXON, DAVID D/PATRICIA D 1/3 INT	Brick / Blk - Frame	2	5	\$38,830	\$33,300	11.89
HESLINGA, GAROLD F/MARY L	Inspected		Excellent	\$44,230	2011-02	
116 NORTH MARKET						
OSKALOOSA-C	605-050-240					

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Seller	Style	# Stories	Grade	AV Impr	Sale Amount	\$-SP/SF
Buyer	Entry Status	# Units	Condition	AV Total	Recording	SP/Unit
Street Address						
Map Area	Route Map					
10-13-477-004	Office - Law	2880	0	\$6,000	11/30/2010	16.57
HESLINGA, GAROLD F/GAROLD F/MARY L	HESLINGA LAW OFFICE	1900	108	\$0	D4.1	\$0
DIXON, DAVID D/PATRICIA D 1/3 INT	Brick / Blk - Frame	2	5	\$41,710	\$33,300	11.56
HESLINGA, GAROLD F/MARY L	Inspected		Excellent	\$47,710	2011-02	
118 NORTH MARKET						
OSKALOOSA-C	605-050-230					
10-13-477-004	Office - Law	2880	0	\$6,000	1/5/2010	16.57
HESLINGA, GAROLD F/GAROLD F/MARY L	HESLINGA LAW OFFICE	1900	108	\$0	D004	\$0
HESLINGA, GAROLD F/MARY L 1/3 INT	Brick / Blk - Frame	2	5	\$41,710	\$33,333	11.57
DIXON, DAVID D/PATRICIA D	Inspected		Excellent	\$47,710	2010-28	
118 NORTH MARKET						
OSKALOOSA-C	605-050-230					
10-13-477-005	Office - Law	2800	1400	\$5,400	1/5/2010	15.80
HESLINGA, GAROLD F/GAROLD F/MARY L	HESLINGA LAW OFFICE	1900	108	\$0	D004	\$0
HESLINGA, GAROLD F/MARY L 1/3 INT	Brick / Blk - Frame	2	5	\$38,830	\$33,333	11.90
DIXON, DAVID D/PATRICIA D	Inspected		Excellent	\$44,230	2010-28	
116 NORTH MARKET						
OSKALOOSA-C	605-050-240					
10-24-276-005	Store - Retail Small	5912*	0	\$11,850	1/15/2010	6.85
CJRCO L L C	VACANT BLDG	1920	88	\$0	D019	\$0
PHILLIPS, IRVIN E ESTATE	Brick / Blk - Frame	2	5	\$28,640	\$35,750	6.05
CJRCO L L C	Inspected		Observed	\$40,490	2010-183	
804 SOUTH MARKET						
OSKY 2-C	605-052-290					
16-14-261-013	Apartment	3556	0	\$3,120	10/26/2010	9.68
DAUGHERTY VICTOR/NICHOLAS	APARTMENT	1961	47	\$0	D0	\$17,215
RATLIFF, JAMES/MELINDA J	Frame	2	5	\$31,310	\$40,000	11.25
DAUGHERTY VICTOR/NICHOLAS	Inspected	2	Normal	\$34,430	2010-3165	\$20,000
119 EAST MAIN						
FREMONT-C	200-050-200					

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Seller	Style	# Stories	Grade	AV Impr	Sale Amount	\$-SP/SF
Buyer	Entry Status	# Units	Condition	AV Total	Recording	SP/Unit
Street Address						
Map Area	Route Map					
02-13-387-005	Office - Medical / Dental	1014	0	\$11,320	9/3/2010	39.22
ROLLER, DONALD R/CARLSON, BENJAMIN J	VACANT OFFICE	1968	40	\$0	D35.1	\$0
DAVIS, JEAN	Frame	1	5	\$28,450	\$40,000	39.45
ROLLER, DONALD R/CARLSON, BENJAMIN J	Inspected		Normal	\$39,770	2010-2472	
301 SOUTH MAIN						
NEW SHARON-C	500-050-560					
02-13-409-012	Store - Retail Small	1631	0	\$2,500	4/27/2010	13.39
(C) VANWEELDEN, ISSALENA M/WESLEY J	CLOSET COLLECTIONS	1914	94	\$0	C000	\$0
UITERMARKT, VERLAN/MARJEAN M	Brick / Blk - Frame	1	5	\$19,340	\$40,000	27.59
VANWEELDEN, ISSALENA M/WESLEY J	Estimated		Below Normal	\$21,840	2010-1165	
115 EAST MARKET						
NEW SHARON-C	500-050-100					
10-13-488-012	Office - General	4800	2400	\$4,000	2/18/2010	24.79
SIEFERING FARMS INC	IOWA HOSPICE/EVOLUTION	1900	108	\$0	D026	\$0
MIDWESTONE FINANCIAL GROUP INC	Brick / Blk - Frame	2	5	\$114,990	\$50,000	10.42
SIEFERING FARMS INC	Inspected		Very Good	\$118,990	2010-451	
212 1ST AVE EAST						
OSKALOOSA-C	605-050-810					
10-13-258-001	Apartment	4704	800	\$2,970	2/3/2010	13.43
(C) T LAIBRA LERA LLC	APT BUILDING	1900	108	\$0	C043	\$12,634
B C INVESTMENTS L L C	Frame + Bsmt	2	5	\$60,200	\$80,000	17.01
T LAIBRA LERA LLC	Info from owner	5	Observed	\$63,170	2010-435	\$16,000
610 NORTH C						
OSKY 1-C	602-050-160					
10-24-201-007	Metal Shop - Steel Frame	5220*	0	\$43,200	9/30/2010	30.66
(C) JUBILEE FAMILY CHURCH OF OSKALOOSA I	IDEAL READY MIX	1965	43	\$0	C29.2	\$0
IDEAL READY MIX COMPANY INC		1	4+10	\$116,850	\$80,000	15.33
JUBILEE FAMILY CHURCH OF OSKALOOSA IOWA	Inspected		Below Normal	\$160,050	2010-2698	
513 4TH AVE WEST						
OSKY MISC-C	605-052-040					

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Seller	Style	# Stories	Grade	AV Impr	Sale Amount	\$-SP/SF
Buyer	Entry Status	# Units	Condition	AV Total	Recording	SP/Unit
Street Address						
Map Area	Route Map					
02-13-451-020	Restaurant	3256	0	\$9,000	12/13/2010	17.93
(C) ANDERSON, CRYSTAL	DONNA'S CORNER COTTAGE	1977	31	\$0	C0	\$0
SMITH, DONNA	Full Sales Area	1	4	\$49,390	\$70,000	26.11
ANDERSON, CRYSTAL	Inspected		Observed	\$58,390	2011-229	
120 SOUTH MAIN						
NEW SHARON-C	500-050-320					
13-18-300-006	Metal Shop - Milled Wood Frame	13168*	0	\$33,700	5/28/2010	24.27
(C) ALLEN, RANDOL E/DARLA D	R E ALLEN TRUCKING, INC	1999	9	\$0	C17	\$0
R E ALLEN TRUCKING INC		1	4	\$285,930	\$125,000	9.49
ALLEN, RANDOL E/DARLA D	Inspected		Normal	\$319,630	2010-1532	
1027 310TH						
JEFFERSON TWP-C	907-050-01F					
11-19-160-007	Manufacturing	12382*	0	\$30,800	7/15/2010	8.06
(C) OSKALOOSA FOOD PRODUCTS CORPORATION	OSKY CONCRETE PROD	1920	88	\$0	C9.3	\$0
IDEAL READY MIX COMPANY INC		1	4	\$69,020	\$125,000	10.10
OSKALOOSA FOOD PRODUCTS CORPORATION	Inspected		Poor	\$99,820	2010-2021	
OSKY 2-C	604-050-740					
16-13-176-006	Manufactured Home Park		0	\$80,900	3/2/2010	0.00
EGGERS, CHAD S/PATTY C		1980	28	\$0	D000	\$6,934
BLACK, ARTHUR W/CAROL L	4	0	4	\$106,310	\$143,000	0.00
EGGERS, CHAD S/PATTY C	Inspected	27	Normal	\$187,210	2010-544	\$5,296
EAST MAIN						
FREMONT-C	200-050-250					
10-14-281-013	Mini - Storage	3480	0	\$8,490	2/15/2010	11.45
(C) SHEETS, CURTIS L/JENNIFER A	OSKALOOSA MINIWAREHOUSE	1978	30	\$0	C043	\$8
UITERMARKT, WILLARD/JUDY	Metal - Pole Frame	1	4+5	\$31,360	\$169,000	48.56
SHEETS, CURTIS L/JENNIFER A	Inspected		Normal	\$39,850	2010-358	
128 PELLA						
OSKY 1-C	601-050-170					

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Seller	Style	# Stories	Grade	AV Impr	Sale Amount	\$-SP/SF
Buyer	Entry Status	# Units	Condition	AV Total	Recording	SP/Unit
Street Address						
Map Area	Route Map					
10-14-281-012	Mini - Storage	5454*	0	\$26,210	2/15/2010	14.84
(C) SHEETS, CURTIS L/JENNIFER A	OSKALOOSA MINIWAREHOUSE	1979	29	\$0	C043	\$7
UITERMARKT, WILLARD/JUDY	Metal - Pole Frame	1	4	\$54,750	\$169,000	30.99
SHEETS, CURTIS L/JENNIFER A	Info from owner		Normal	\$80,960	2010-358	
130 PELLA						
OSKY 1-C	601-050-180					
10-14-476-021	Restaurant	10515	0	\$176,830	3/3/2010	35.94
(C) FILIBERTO L L C	VACANT RESTAURANT	1949	59	\$0	C035	\$0
EDEL, BRIAN E/KARA K	C'Blk-Steel	1	5	\$201,080	\$175,000	16.64
FILIBERTO L L C	Inspected		Observed	\$377,910	2010-623	
1716 A AVE WEST						
OSKY 1-C	606-050-010					
10-13-353-011	Shop	3650	0	\$87,820	10/21/2010	46.57
KWIK LUBE OF OSKALOOSA L L C	OSKALOOSA KWIK LUBE	1959	49	\$0	D0	\$0
OSKALOOSA KWIK LUBE INC	C'Blk - Frame	1	4	\$82,160	\$200,000	54.79
KWIK LUBE OF OSKALOOSA L L C	Inspected		Very Good	\$169,980	2010-2935	
1102 A AVE WEST						
OSKY 1-C	605-051-280					
11-18-402-036	Hotel / Motel	8172*	0	\$35,600	12/15/2010	16.43
(C) KNOXVILLE HOSPITALITY L L C	AMERICAS BEST VALUE INN	1966	42	\$0	C45.1	\$12,203
FIRST STATE BANK OF LYNNVILLE IOWA	Frame	2	5	\$98,630	\$215,000	26.31
KNOXVILLE HOSPITALITY L L C	Inspected	11*	Observed	\$134,230	2010-3632	\$19,545
1411 A AVE EAST						
OSKALOOSA-C	603-050-140					
11-18-402-030	Hotel / Motel	9538*	0	\$101,700	12/15/2010	25.05
(C) KNOXVILLE HOSPITALITY L L C	AMERICAS BEST VALUE INN	1954	54	\$0	C45.1	\$59,723
FIRST STATE BANK OF LYNNVILLE IOWA	Brick / Blk - Frame	1	5	\$137,190	\$215,000	22.54
KNOXVILLE HOSPITALITY L L C	Inspected	4*	Observed	\$238,890	2010-3632	\$53,750
1315 A AVE EAST						
OSKALOOSA-C	603-050-130					

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Seller	Style	# Stories	Grade	AV Impr	Sale Amount	\$-SP/SF
Buyer	Entry Status	# Units	Condition	AV Total	Recording	SP/Unit
Street Address						
Map Area	Route Map					
10-15-400-003	Metal Warehouse - Steel Frame	7200	0	\$166,850	12/2/2010	25.43
IDEAL READY MIX COMPANY INC		2010	1	\$0	D0	\$0
WARRICK, JOSEPH SHERMAN/JUDY		1	4	\$16,270	\$265,931	36.93
IDEAL READY MIX COMPANY INC	Inspected		Normal	\$183,120	2010-3366	
1969 HWY 92						
GARFIELD TWP-C	000-000-000					
10-24-234-006	Post Office	10582	0	\$117,100	10/20/2010	28.32
NORRIS & NORRIS USPO L L C	U.S. POST OFFICE	1990	18	\$0	D0	\$0
TRANSPORTATION DEVELOPMENT CORPORATION	Decorative C.Blk-Stl	1	3	\$182,550	\$290,000	27.41
NORRIS & NORRIS USPO L L C	Inspected		Below Normal	\$299,650	2010-2979	
113 6TH AVE EAST						
OSKALOOSA-C	605-052-130					
11-19-227-001	Restaurant - Franchise	5700	0	\$101,760	7/21/2010	46.60
(C) PATTON, GREG/FRASE, JEREMY C	BONANZA	1979	29	\$0	C035	\$0
CONVERSE, RODNEY C/CLOSE, KEVIN L/NORTHER	Below Average	1	4	\$163,880	\$250,000	51.75
PATTON, GREG/FRASE, JEREMY C	Inspected		Observed	\$265,640	2010-2149	
404 SOUTH 17TH						
OSKALOOSA-C	604-050-610					
11-29-400-001	Metal Warehouse - Steel Frame	17944*	0	\$75,000	10/6/2010	12.44
DEALER SITES L L C	OSKALOOSA IMPLEMENT	1973	35	\$0	D20.1	\$0
BOAT, CARL E TRUST		1	4	\$148,230	\$300,000	16.72
DEALER SITES L L C	Inspected		Poor	\$223,230	2010-2984	
2350 HWY 23						
SPRNG CRK TWP-C	915-050-290					
11-19-326-009	Metal Warehouse - Pole Frame	21518*	0	\$81,300	10/18/2010	13.34
MELAND, JOIE F/SHANA M		1985	23	\$0	D43	\$0
BROWN, DENNIS D		1	4	\$205,820	\$300,000	13.94
MELAND, JOIE F/SHANA M	Inspected		Below Normal	\$287,120	2010-2863	
1408 SOUTH 7TH						
OSKALOOSA-C	609-050-180					

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Buyer	Entry Status	# Units	Condition	AV Total	Recording	SP/Unit
Street Address						
Map Area	Route Map					
11-19-404-002	Apartment	9216*	0	\$26,200	9/1/2010	39.93
P C RENTALS	BLUE SPRUCE APARTMENTS	1995	13	\$0	D000	\$30,668
MCCOMBS, ROSS ALAN	Frame	2	4	\$341,820	\$330,000	37.11
P C RENTALS	Inspected	12*	Normal	\$368,020	2010-2492	\$28,500
1302 SOUTH 11TH						
OSKALOOSA-C	609-050-210					
10-13-453-015	Shopping Center - Regional Mall	136971*	0	\$227,050	2/25/2010	15.73
PENN CENTRAL MALL L L C	PENN CENTRAL MALL	1985	23	\$0	D043	\$0
OSKALOOSA PENN CENTRAL PARTNERS LTD	Brick/Blk-Steel	1	4	\$1,927,270	\$1,000,000	7.30
PENN CENTRAL MALL L L C	Inspected		Normal	\$2,154,320	2010-478	
OSKY 3-C	605-050-430					
10-13-461-001	Theater	6920	0	\$12,000	2/25/2010	29.77
PENN CENTRAL MALL L L C	PENN CENTRE THEATER	1985	23	\$0	D043	\$0
OSKALOOSA PENN CENTRAL PARTNERS LTD	Full Sales Area	1	3	\$194,020	\$1,000,000	144.51
PENN CENTRAL MALL L L C	Inspected		Above Normal	\$206,020	2010-478	
OSKY 3-C	605-051-670					

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