

Black Hawk County, IA

Summary

Parcel ID	891324354003
Alternate ID	
Property Address	428 FRANKLIN ST 420 FRANKLIN ST WATERLOO IA 50703
Sec/Twp/Rng	N/A
Brief Tax Description	ORIGINAL PLAT WATERLOO EAST SE 148 FT LOT 1 BLK 37 NE 30 FT SE 148 FT LOT 4 BLK 37 & EASE (Note: Not to be used on legal documents)
Deed Book/Page	202400001837 (8/8/2023)
Contract Book/Page	202200016069 (2/7/2022)
Adjusted CSR Pts	0
Class	C - Commercial (Note: This is for assessment purposes only. Not to be used for zoning.)
District	940001 - WATERLOO CITY/WATERLOO SCH
TIF District	941041 - WATERLOO RIVERFRONT UR TIF
School District	WATERLOO COMMUNITY SCHOOLS



Neighborhood

Neighborhood *DOWNTOWN WA-E

Owner information

Deed ZAIB INC 2020 GREEN CREEK RD CEDAR FALLS IA 50613	Mail To ZAIB INC 2020 GREEN CREEK RD CEDAR FALLS IA 50613
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Address Change Form

[Link to the Address Change Form](#)

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
2/4/2022	SOOD INC	ZAIB INC	2022-00016069	SALE BETWEEN TENANT AND LANDLORD (INC SALE/LEASE-BACK TRANSACTIONS)	Contract		\$600,000.00
4/8/2010	SOOD INC	SHRE MAAN LLC	2010-00021943	TRANSFER OF PARTIAL INTEREST - 09/11	Contract		\$560,000.00
4/10/2009	Z AND S INC	SOOD INC	2009-00021981	1031 EXCHANGE FOR OTHER PROPERTY (TRADE) - 09/11	Contract		\$350,000.00
5/1/2007	A AND A INC	Z AND S INC	2007-022974	NORMAL ARMS-LENGTH TRANSACTION - PRIOR 09	Deed		\$227,000.00
5/31/2005	MARK DEB INC	A AND A INC	2005-28042	NORMAL ARMS-LENGTH TRANSACTION - PRIOR 09	Deed		\$400,000.00
1/13/2004	BRATT ENTERPRISES L C	MARK DEB INC	2004-21644	NORMAL ARMS-LENGTH TRANSACTION - PRIOR 09	Deed		\$263,612.00
4/30/1996			653-252	NORMAL ARMS-LENGTH TRANSACTION - PRIOR 09	Deed		\$255,000.00

Show Deed/Contract

[Show Deed/Contract](#)

Land

Lot Area 0.31 Acres ;13,320 SF
(Note: Land sizes used for assessment purposes only. This is not a survey of the property)

Commercial Buildings

Total GBA	2,201 SF
Building 1:	Store - Convenience, Metal/ Stl/ Insul (<50' Wide) / Vinyl - Frame / Brick Veneer, 1 Story, Built - 1966, 2201 SF, Bsmt - 0 SF, HVAC - Combination FHA - AC, Roof - 4-Ply Compo/Stl Bar Joist
Plumbing:	1 - Toilet Room 1 - Stainless Stl Sinks-(Lounge Type) 3 1 - Lavatory

Yard Extras

- #1 - (3) Tank - Underground Fiberglass - Double Wall, 12,000 Gal, 3 Pump Stations, Built 1991
- #2 - (1) Paving - Concrete 10,200 SF, Concrete Parking Lots, Low Pricing, Lighting: Average, Built 1966
- #3 - (1) Sign Poles (Wood and Steel) 15 LF, 15' Steel, 0 Diameter, Built 1980
- #4 - (1) Canopy - Lighted 1,872 SF, Steel, Average Pricing, Built 1996

Permits

Permit #	Date	Description	Amount
WA 10235	09/14/2022	Roof	16,000
WA 02417	03/15/2021	Billboard/Sign	4,600
WA 20388	12/31/2017	Billboard/Sign	450
WA 09363	06/11/2015	A/C	3,600

Valuation

	2023	2022	2021	2020	2019
Classification	Commercial	Commercial	Commercial	Commercial	Commercial
+ Assessed Land Value	\$39,960	\$26,640	\$26,640	\$26,640	\$26,640
+ Assessed Improvement Value	\$180,250	\$216,180	\$216,180	\$216,180	\$216,180
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$220,210	\$242,820	\$242,820	\$242,820	\$242,820
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$220,210	\$242,820	\$242,820	\$242,820	\$242,820

Taxation

	2022 Pay 2023-2024	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021
+ Taxable Land Value	\$18,159	\$23,976	\$23,976	\$23,976
+ Taxable Improvement Value	\$147,354	\$194,562	\$194,562	\$194,562
+ Taxable Dwelling Value	\$0	\$0	\$0	\$0
= Gross Taxable Value	\$165,513	\$218,538	\$218,538	\$218,538
- Military Exemption	\$0	\$0	\$0	\$0
= Net Taxable Value	\$165,513	\$218,538	\$218,538	\$218,538
x Levy Rate (per \$1000 of value)	40.18730	39.49908	40.15223	40.46092
= Gross Taxes Due	\$6,651.52	\$8,632.05	\$8,774.79	\$8,842.25
- Ag Land Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	(\$2,933.85)	(\$3,164.99)	(\$3,107.27)
= Net Taxes Due	\$6,651.52	\$5,698.20	\$5,609.80	\$5,734.98

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2022	March 2024	\$3,326	No		518215
	September 2023	\$3,326	Yes	10/2/2023	
2021	March 2023	\$43	Yes	4/10/2023	437535
	September 2022	\$0	No		
2021	March 2023	\$2,849	Yes	4/10/2023	437535
	September 2022	\$2,849	Yes	8/31/2022	
2021	March 2023	\$4	Yes	4/10/2023	437535
	September 2022	\$0	No		
2020	March 2022	\$2,805	Yes	3/18/2022	340572
	September 2021	\$2,805	Yes	9/30/2021	
2019	March 2021	\$43	Yes	4/26/2021	219855
	September 2020	\$0	No		
2019	March 2021	\$0	No		219855
	September 2020	\$86	Yes	11/9/2020	
2019	March 2021	\$2,867	Yes	4/26/2021	219855
	September 2020	\$2,867	Yes	11/9/2020	

Year	Due Date	Amount	Paid	Date Paid	Receipt
2019	March 2021	\$4	Yes	4/26/2021	219855
	September 2020	\$0	No		
2018	March 2020	\$2,729	Yes	7/24/2020	047916
	September 2019	\$2,729	Yes	10/2/2019	
2017	March 2019	\$2,715	Yes	4/16/2019	047916
	September 2018	\$2,715	Yes	10/12/2018	
2017	March 2019	\$0	No		047916
	September 2018	\$41	Yes	10/12/2018	
2017	March 2019	\$41	Yes	4/16/2019	047916
	September 2018	\$0	No		
2017	March 2019	\$4	Yes	4/16/2019	047916
	September 2018	\$0	No		
2016	March 2018	\$2,788	Yes	4/4/2018	047916
	September 2017	\$2,788	Yes	10/27/2017	
2016	March 2018	\$0	No		047916
	September 2017	\$42	Yes	10/27/2017	
2016	March 2018	\$42	Yes	4/4/2018	047916
	September 2017	\$0	No		

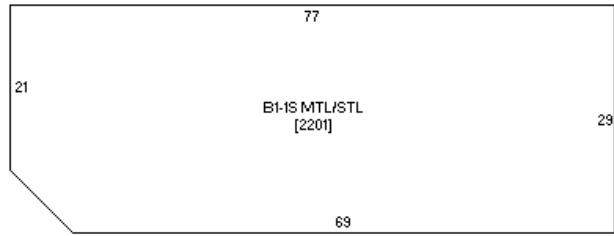
Pay Property Taxes

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

Photos



Sketches



Sketch by www.camavision.com

Map



Polling Location

[View Polling Location](#)

Recent Sales In Area

Sale date range:

From: 02/26/2021

To: 02/26/2024

Sales by Neighborhood

Sales by Subdivision

1500

Feet

▼

Sales by Distance

Homestead Tax Credit and Exemption

Apply Online for the Homestead Tax Credit and Exemption

Military Service Tax Exemption Application

Apply Online for the Military Service Tax Exemption

No data available for the following modules: Agricultural Land/CSR, Residential Dwellings, Agricultural Buildings, Exemptions, Tax Sale Certificate, Special Assessments, Board of Review Petition.