

CITY OF GRISWOLD, IOWA

RESOLUTION NO. 4-2026

APPROVING URBAN REVITALIZATION TAX ABATEMENT PROPERTIES

WHEREAS, on December 13, 2021, City Council passed Resolution 12-2022 Adopting the Griswold Urban Revitalization Plan for abatement of residential and commercial property taxes; and

WHEREAS, Joseph Koke submitted a residential application and is making the necessary improvements; and

WHEREAS, John and Nancy Russell have submitted a residential application and have made the necessary improvements.

NOW THEREFORE BE IT RESOLVED; the City Council approves the applications of Joseph Koke and John and Nancy Russell on completion of their work.

PASSED and APPROVED this 11th day of August 2025.

Ridlen: absent
Underwood: yes
Tietz: yes
Hansen: yes
Carlisle: yes

Bar

Mayor, Brad Rhine

Attest:

Carmen M Sorensen
City Clerk, Carmen Sorensen

**APPLICATION FOR TAX ABATEMENT UNDER THE
GRISWOLD URBAN REVITALIZATION PLAN
FOR GRISWOLD, IOWA**



Prior Approval for Intended Improvements

_____ **Approval of Improvements Completed**

FOR PROPERTY TAX EXEMPTION FOR IMPROVEMENTS UNDER THE PROVISIONS OF THE GRISWOLD URBAN REVITALIZATION PLAN ADOPTED BY THE CITY COUNCIL OF THE CITY OF GRISWOLD, IOWA.

The Griswold Urban Revitalization Plan allows property tax exemptions as follows:

Commercial or Industrial

All qualified real estate assessed as commercial or industrial is eligible to receive an exemption from taxation on actual value added by the eligible improvements under one of the following schedules. The applicant must elect which commercial/industrial exemption option they have selected upon applying for the exemption.

- a) One hundred percent (100%) exemption from taxation on actual value added by the eligible improvements. The exemption is for a period of three (3) years.
- b) Exemption from taxation on actual value added by the eligible improvements in an amount equal to a declining percentage of the actual value added by the eligible improvements, over a period of ten (10) years, as set forth below:
 - i. For the first year, eighty percent (80%)
 - ii. For the second year, seventy percent (70%)
 - iii. For the third year, sixty percent (60%)
 - iv. For the fourth year, fifty percent (50%)
 - v. For the fifth year, forty percent (40%)
 - vi. For the sixth year, forty percent (40%)
 - vii. For the seventh year, thirty percent (30%)
 - viii. For the eighth year, thirty percent (30%)
 - ix. For the ninth year, twenty percent (20%)
 - x. For the tenth year, twenty percent (20%)

Residential

All qualified real estate assessed as residential property is eligible to receive a one hundred percent (100%) exemption from taxation on the actual value added by the improvements. The exemption is for a period of ten (10) years.

Abandoned Residential Property

All qualified real estate determined to be abandoned property pursuant to Iowa Code Section 404.3B (meeting the definition of "abandoned" in Iowa Code Section 657A.1) shall be eligible to receive an exemption from taxation on a percentage of the actual value added by the eligible improvements over a period of fifteen (15) years, as set forth below:

- i. For the first year, eighty percent (80%)
- ii. For the second year, seventy-five percent (75%)
- iii. For the third year, seventy percent (70%)
- iv. For the fourth year, sixty-five percent (65%)
- v. For the fifth year, sixty percent (60%)
- vi. For the sixth year, fifty-five percent (55%)
- vii. For the seventh year, fifty percent (50%)
- viii. For the eighth year, forty-five percent (45%)
- ix. For the ninth year, forty percent (40%)
- x. For the tenth year, thirty-five percent (35%)
- xi. For the eleventh year, thirty percent (30%)
- xii. For the twelfth year, twenty-five percent (25%)
- xiii. For the thirteenth year, twenty percent (20%)
- xiv. For the fourteenth year, twenty percent (20%)

xv. For the fifteenth year, twenty percent (20%)

In order to be eligible, the property must have been located in the Griswold Urban Revitalization Area when the improvements were made. The Area includes:

All real property contained within the incorporated limits of the City of Griswold, Cass County, State of Iowa,

EXCEPT the following tax parcel: Cass County Parcel No. 370008408001000.

*This application must be filed with the City by February 1st of the assessment year for which the exemption is first claimed, but not later than two (2) years after the February 1st following the year that the improvements are first assessed for taxation.

Address of Property: 406 5th Street

Legal Description: _____

Title Holder or Contract Buyer: Joseph William Koke

Address of Owner (if different than above): 2362 110th Street Elliott, IA 51532

Phone Number (to be reached during the day): 712-579-5639

Email Address: joe.koke@gmail.com

Existing Property Use: Residential

Proposed Property Use: Residential

Note: If applying for a commercial or industrial property exemption, circle (a) or (b) above to select one of the two available commercial/industrial exemptions.

Nature of Improvements: _____ New Construction ☒ Improvements to Existing Structure

Specify: New roof, siding, windows, Insulation, water heater, bathroom remodel

Permit Number(s) from the City of Griswold

Date Permit(s) Issued: _____

Permit(s) Valuation: _____ [Attach approved Building Permit to this application]

Estimated or Actual Date of Completion: 12/30/2025

Estimated or Actual Cost of New Construction: \$30,000

Signature: 

Name (Printed) Joseph Koke

Title: _____

Company: _____

Date: _____

This Application is a summary of some of the Plan terms; for complete information, read a copy of the GRISWOLD URBAN REVITALIZATION PLAN, available at City Hall.

ATTACHMENTS: ATTACH YOUR APPROVED BUILDING PERMIT TO THIS APPLICATION

This Application is to be forwarded by the City to the County Assessor by March 1.

FOR CITY USE:

CITY COUNCIL	Application: <u>Approved</u>/Disapproved Reason (if disapproved) _____ Date <u>8-11-25</u> Resolution No. <u>4-2026</u> Attested by the City Clerk <u>Carmen M. Sorensen</u>
ASSESSOR	Present Assessed Value of Structure _____ Assessed Value with Improvements _____ Eligible or Not Eligible for Tax Abatement _____ Assessor _____ Date _____

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Address of Property: 1005 5th St. Griswold IA 51535

Legal Description: _____

Title Holder or Contract Buyer: John and Nancy Russell

Address of Owner (if different than above): _____

Phone Number (to be reached during the day): 712 249 2818 712 249 2546

Email Address: jenanrussell@hotmail.com

Existing Property Use: private home and garage/shop

Proposed Property Use: private home

Note: If applying for a commercial or industrial property exemption, circle (a) or (b) above to select one of the two available commercial/industrial exemptions.

Nature of Improvements: _____ New Construction ☒ Improvements to Existing Structure

Specify: new roof and gutters on house and garage/shop

Permit Number(s) from the City of Griswold _____

Date Permit(s) Issued: no permit

Permit(s) Valuation: _____ [Attach approved Building Permit to this application]

Estimated or Actual Date of Completion: July 2024

Estimated or Actual Cost of New Construction: \$26,000.00

Signature: John Russell / Nancy Russell

Name (Printed) John Russell / Nancy Russell

Title: home owners

Company: NA

Date: 7/28/2025

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