

OFFICE OF  
**Woodbury County Planning & Zoning Director**

620 DOUGLAS ST., 6TH FLOOR - SIOUX CITY, IA 51101

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#13

**To: Board of Supervisors**  
**From: John Pylelo – Planning and Zoning**  
**Re: Board of Supervisors Meeting  
of Tuesday June 16, 2015**  
**Date: June 12, 2014**

**Planning and Zoning – John Pylelo, Director**

**Consideration of Final Platting for Jill's Dream Addition - a Minor Subdivision with referral to Zoning Commission for Public Hearing and Recommendation; GIS Parcel #894608200002.**

Melvin L. Williams has filed a subdivision application and final platting to subdivide 12.05 acres into 3 lots for residential development. The applicant currently resides within an existing single family dwelling which would be located on proposed Lot 3. The applicant wishes to subdivide the parent parcel to allow for additional single family dwelling residential development. The existing AE (Agricultural Estates) zoning district designation permits the potential increase in residential density.

The parent parcel lies in rural Woodbury County approximately 0.3 miles east of Sioux City on the south side of 110<sup>th</sup> St. ( Hwy D12) in a portion of the NW ¼ of the NE ¼ of Section 08, Concord Township. The city of Sioux City has the right to extraterritorial review and subdivision approval.

The parent parcel is not within any special flood hazard area; does not lie within any drainage district and is provided access by hard surfaced county roadway ROW via a drive addressed 1560 110<sup>th</sup> St, Sioux City.

As the use of the parent parcel is residential development no CSR value for the parcel is available. CSR values in the area range from 36 to 51. This range is within the policy range allowing final platting approval.

Note: Due to topography and Secondary Roads Department recommendations the applicant is requesting roadway access/egress to Lots 1 and 3 through a 25' by 80' area within proposed Lot 1.

**Your Board is asked to consider the final platting referring to the Zoning Commission for public hearing and recommendation.**

Date Created: 6/12/2015



Overview



Legend

- Roads
- ▭ Corp Boundaries
- ▭ Townships
- ▭ Sections
- Residential Sales**
- 2013
- 2014
- 2015
- ▭ Parcels

Parcel ID	894608200008	Alternate ID	n/a	Owner Address	n/a
Sec/Twp/Rng	n/a	Class	n/a		
Property Address		Acreage	n/a		
District	n/a				
Brief Tax Description	n/a				

(Note: Not to be used on legal documents)

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# Jill's Dream Addition - Parent Parcel



Summary

**Parcel ID** 894608200002  
**Alternate ID** 00000000873798  
**Property Address** 1560 110th St  
 Concord  
**Sec/Twp/Rng** 8-89-46  
**Brief Legal Description** CONCORD TOWNSHIP N 525 FT W 247.54 FT NE NE AND N 525 FT E 750.23 FT NW NE 8- 89-46 NE NE 2.67 AC RES NW NE 7.945 ACR ES  
 (Note: Not to be used on legal documents)

**Document(s)** N/A  
**Gross Acres** 12.05  
**Net Acres** 10.62  
**Exempt Acres** 1.43  
**CSR** N/A  
**Class** R - Residential  
**Tax District** 025 CONCORD LAWTON BRONSON COMM  
**School District** LAWTON BRONSON



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Owner

Primary Owner	Secondary Owner
(Deed Holder) Williams Melvin L 1560 110th St Sioux City, IA 51106	

Land

**Lot Area** 10.62 Acres; 462,607 SF

Residential Dwellings

**Residential Dwelling**

**Occupancy** Single-Family / Owner Occupied  
**Style** 1 Story Frame  
**Architectural Style** N/A  
**Year Built** 1999  
**Condition** Normal  
**Grade what's this?** 4  
**Roof** Asph / Gambrel  
**Flooring** Carp  
**Foundation** None  
**Exterior Material** HARD BD  
**Interior Material** Drwl  
**Brick or Stone Veneer**  
**Total Gross Living Area** 864 SF  
**Attic Type** None;  
**Number of Rooms** 3 above; 0 below  
**Number of Bedrooms** 2 above; 0 below  
**Basement Area Type** Full  
**Basement Area** 864  
**Basement Finished Area**  
**Plumbing** 1 Base Plumbing (Full ;  
**Appliances**  
**Central Air** Yes

Heat Pump  
 Heat Pump  
 Fireplaces  
 Porches  
 Decks Wood Deck-Med (240 SF);  
 Additions  
 Garages Basement Stall - 2 stalls;

Sales

Date	Seller	Buyer	Recording	NUTC	Type	Multi Parcel	Amount
7/13/2006	WILLIAMS MELVIN L & KRISTIN K	WILLIAMS MELVIN L	685/980	NO CONSIDERATION	Deed		\$0.00

+

Valuation

	2015	2014	2013	2012	2011
Classification	Residential	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$69,780	\$69,780	\$69,780	\$69,780	\$69,780
+ Exempt Value	\$0	\$0	\$0	\$0	\$0
<b>= Gross Assessed Value</b>	<b>\$109,780</b>	<b>\$109,780</b>	<b>\$109,780</b>	<b>\$109,780</b>	<b>\$109,780</b>
- Exempt Value	\$0	\$0	\$0	\$0	\$0
<b>= Net Assessed Value</b>	<b>\$109,780</b>	<b>\$109,780</b>	<b>\$109,780</b>	<b>\$109,780</b>	<b>\$109,780</b>

Taxation

	2013	2012	2011	2010
+ Taxable Land Value	\$21,760	\$21,127	\$20,301	\$19,412
+ Taxable Building Value	\$0	\$0	\$0	\$0
+ Taxable Dwelling Value	\$37,960	\$36,855	\$35,415	\$33,864
<b>= Gross Taxable Value</b>	<b>\$59,720</b>	<b>\$57,982</b>	<b>\$55,716</b>	<b>\$53,276</b>
- Military Exemption	\$0	\$0	\$0	\$0
<b>= Net Taxable Value</b>	<b>\$59,720</b>	<b>\$57,982</b>	<b>\$55,716</b>	<b>\$53,276</b>
x Levy Rate (per \$1000 of value)	28.38805	28.26657	27.60132	27.97868
<b>= Gross Taxes Due</b>	<b>\$1,695.33</b>	<b>\$1,638.95</b>	<b>\$1,537.84</b>	<b>\$1,490.59</b>
- Ag Land Credit	\$0.00	\$0.00	\$0.00	\$0.00
- DSC Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Homestead Credit	(\$137.68)	(\$137.09)	(\$104.41)	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Prepaid Tax	\$0.00	\$0.00	\$0.00	\$0.00
<b>= Net Taxes Due</b>	<b>\$1,558.00</b>	<b>\$1,502.00</b>	<b>\$1,434.00</b>	<b>\$1,490.00</b>

Treasurer Link

[Click here to view tax information for this parcel](#)

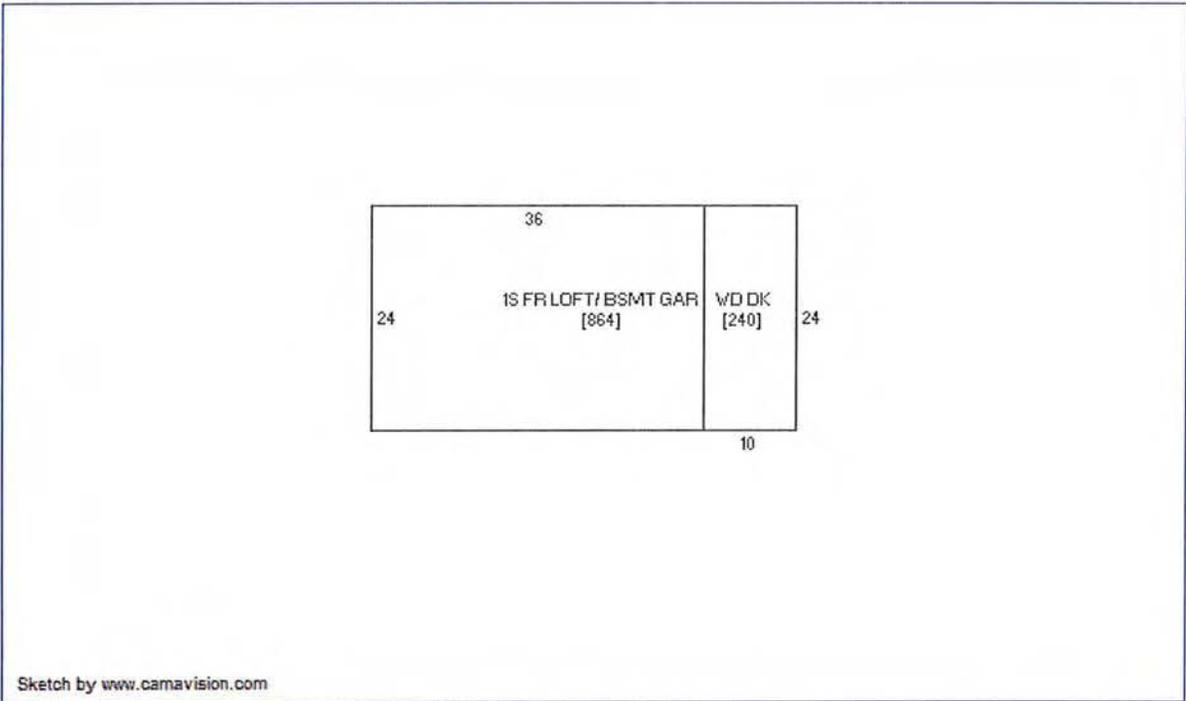
Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2013	March 2015	\$779	Yes	3/13/2015	6283
	September 2014	\$779	Yes	9/12/2014	
2012	March 2014	\$751	Yes	3/17/2014	6294
	September 2013	\$751	Yes	9/16/2013	
2011	March 2013	\$717	Yes	3/27/2013	6287
	September 2012	\$717	Yes	9/27/2012	
2010	March 2012	\$745	Yes	3/25/2012	6287
	September 2011	\$745	Yes	9/23/2011	

Photos



Sketches



**No data available for the following modules:** Commercial Buildings, Agricultural Buildings, Yard Extras, Permits, Valuation (Sioux City), Unpaid Fees and Special Assessments, Iowa Land Records. [Click here for help.](#)

**IMPORTANT NOTICE**

**All data posted is certified as of July 1, 2013**

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Legal descriptions should be obtained from the County Auditor's office located at 620 Douglas, Sioux City, or by calling 712-279-6603. The legal descriptions shown on the property record card are merely abbreviated tax descriptions intended only to help identify the property.

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