

COMM AT WSTRLY R/W OF COLBURN AV  
R/W OF ST. JOHNS ST, THENCE RUN  
POB, W 100.37 FT, W 30 FT, W 167

ABCM CORPORATION  
1320 4TH ST NE  
HAMPTON, IA 50441

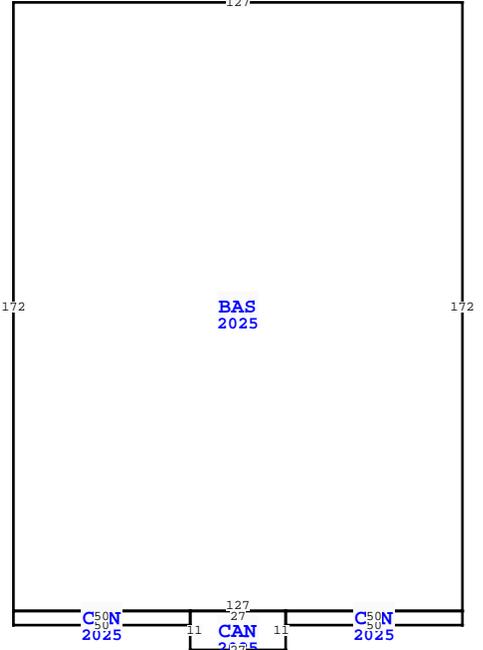
2026

33-3S-17-13061-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	27	PREFIN MTL	60
Exterior Wall	15	CONC BLOCK	40
Roof Structure	10	STEEL FRME	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	03	CONC FINSH	100
Ceiling	03	PART.FIN.	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		7	100
Frame	05	STEEL	100
Story Height		16	100
RMS		4	100
Stories	1.	1.	100
Condition Adj	03	03	100
Quality	07	07	
DOR CODE	1100 STORES/1 STORY		
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	860317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	21,844	100	2025
CAN	200	30	2025
CAN	200	30	2025
CAN	297	30	2025
TOTALS	22,541		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	PREF M B R	0%	- 2025									Heated Area: 21844 HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			1,264,755
TOTAL MARKET OB/XF VALUE			285,863
TOTAL LAND VALUE - MARKET			386,652
TOTAL MARKET VALUE			1,937,270
SOH/AGL Deduction			0
ASSESSED VALUE			1,937,270
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,937,270
TOTAL JUST VALUE			1,937,270
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,858,236

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24-0183	NEW TRACTOR SUPPL		04/03/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1527/1459	11/14/2024	WD	U	I	37	8,016,300

GRANTOR: HSC LAKE CITY LLC  
GRANTEE: ABCM CORPORATION  
1510/321 3/07/2024 WD Q V 01 800,000  
GRANTOR: BORIS PATRICIA FAYE R  
GRANTEE: HSC LAKE CITY LLC

EXTRA FEATURES																	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC, PAVMT	0	0	0	0	34,690.00	UT	3.00	3.00	100	2025	2024		100	104,070	
2	0260	PAVEMENT-A	0	0	0	0	45,430.00	UT	2.00	2.00	100	2025	2024		100	90,860	
3	0214	GRN HOUSE	0	0	40	40	1,600.00	UT	12.00	12.00	100	2025	2024		100	19,200	
4	0060	CARPORT F	0	0	12	8	96.00	UT	7.00	7.00	100	2025	2024		100	672	
5	0295	SPKLR SYS	0	0	0	0	21,844.00	UT	2.50	2.50	100	2025	2024		100	54,610	
6	0150	CLFENCE 8	0	0	0	0	105.00	UT	10.00	10.00	100	2025	2024		100	1,050	
7	0253	LIGHTING	0	0	0	0	7.00	UT	1,500.00	1,500.00	100	2025	2024		100	10,500	
8	0169	FENCE/WOOD	0	0	0	0	32.00	UT	10.50	10.50	100	2025	2024		100	336	
9	0160	CLFENCE 10	0	0	0	0	415.00	UT	11.00	11.00	100	2025	2024		100	4,565	

TOTAL OB/XF													
285,863													
BLD DATE		LGL DATE		04/27/2022	MLU								
XF DATE		LAND DATE											
INC DATE		AG DATE											

BUILDING NOTES													
BUILDING DIMENSIONS													

BAS=[YR=2025;ORIG=-7,-86] S172 E127 N172 W127 \$  
CAN=[YR=2025;ORIG=-7,86] S4 E50 N4 W50 \$  
CAN=[YR=2025;ORIG=43,86] S11 E27 N11 W27 \$  
CAN=[YR=2025;ORIG=70,86] S4 E50 N4 W50 \$

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	1100	C	STORE 1FLR	0		*CG	212.00	200.00	33,261.36	SF		1.00	1.00	1.00	2.50	2.50	83,153							
2	1100	C	STORE 1FLR	0		*RMF-1	0.00	0.00	17,249.00	SF		1.00	1.00	1.00	2.50	2.50	43,122							
3	1100	C	STORE 1FLR	0		*RMF-1	20.00	100.00	10,280.00	SF		1.00	1.00	1.00	2.50	2.50	25,700							
4	1100	C	STORE 1FLR	0		*RMF-1	90.00	100.00	22,433.00	SF		1.00	1.00	1.00	2.50	2.50	56,082							
5	1100	C	STORE 1FLR	0		*CG	212.00	300.00	71,438.00	SF		1.00	1.00	1.00	2.50	2.50	178,595							