

Franklin County, IA

Summary

Parcel ID	1335200005
Alternate ID	
Property Address	
Sec/Twp/Rng	35-90-22
Brief Legal Description	PART SEC 35 BEG NE C OR SEC,S 2645'ALG E LN NE1/4 SEC TO E1/4 COR,\$556.1' ALG E (Note: Not to be used on legal documents)
Document(s)	WD: 20072074 (2007-09-26)
Exempt Acres	N/A
Net Acres	144.66
Class	A - Agriculture (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District	Oakland Twp Ald Sch
School District	ALDEN SCH

County Zoning District A-1 Agricultural

Owners

Primary Owner
(Deed Holder)
Land Cruiser LLC
% Edward Ochylski III
300 Walnut St, Ste 295a
Des Moines, IA 50309

Secondary Owner

Mailing Address

CyclomediaAdmin

No Image Available

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Land

Lot Area 144.66 Acres ;6,301,390 SF

Ag Soils

Soil Type	Soil Description	Acres	CSR	CSR Points
828C	Zenor sandy loam, 5 to 14 perc	0.26	28.00	7.28
828B	Zenor sandy loam, 2 to 5 perce	5.34	51.00	272.34
329	Webster-nicollet complex, 1 to	9.82	87.00	854.34
178	Waukee loam, 0 to 2 percent sl	11.43	69.00	788.67
27B	Terril loam, 2 to 5 percent sl	17.90	87.00	1,557.30
L62E2	Storden loam, Bemis moraine	2.29	32.00	73.28
62D2	Storden loam, 9 to 14 percent	5.24	41.00	214.84
177B	Saude loam, 2 to 5 percent slo	1.11	55.00	61.05
177	Saude loam, 0 to 2 percent slo	29.48	60.00	1,768.80
73C	Salida gravelly sandy loam, 2	2.53	31.00	78.43
5010	Pits, gravel	0.06	0.00	0.00
L638D2	Omsrud-Storden complex	5.61	53.00	297.33
55	Nicollet loam, 1 to 3 percent	1.35	89.00	120.15
1152	Marsham clay loam, 0 to 2 per	9.89	54.00	534.06
L236B	Lester loam, Bemis moraine,	2.03	85.00	172.55
1226	Lawler loam, 0 to 2 percent	16.86	59.00	994.74
284B	Flagler sandy loam, 1 to 5 per	4.98	51.00	253.98
201B	Coland-terril complex, 1 to 5	1.89	79.00	149.31
135	Coland clay loam, 0 to 2 perce	1.76	76.00	133.76
638C2	Clarion-storden loams, 5 to 9	6.45	75.00	483.75
138C2	Clarion loam, 5 to 9 percent s	2.66	83.00	220.78
138B	Clarion loam, 2 to 5 percent s	4.24	89.00	377.36
828C	Zenor sandy loam, 5 to 14 perc	0.18	28.00	5.04
329	Webster-nicollet complex, 1 to	0.07	87.00	6.09
177	Saude loam, 0 to 2 percent slo	0.37	60.00	22.20
284B	Flagler sandy loam, 1 to 5 per	0.86	51.00	43.86
		Total Acres: 144.66	Average CSR: 65.61	Total CSR Points: 9,491.29

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
9/17/2007	OCHYLSKI, EDWARD C/O THE DES MOINES COMPANY	LAND CRUISER LLC % EDWARD OCHYLSKI III	2007 2074	Sale Between Family Members	Deed		\$551,000.00
11/11/1994			94 2030	Survey	Affidavit		\$0.00

Recent Sales In Area

Sale date range:

From: 12 / 20 / 2021 

To: 12 / 20 / 2024 

Sales by Neighborhood

Distance: 1500 Feet 

Sales by Distance

Valuation

	2024	2023	2022	2021
Classification	Agriculture	Agriculture	Agriculture	Agriculture
+ Land	\$212,100	\$212,100	\$162,800	\$162,800
= Total Assessed Value	\$212,100	\$212,100	\$162,800	\$162,800

Taxation

	2023 Pay 2024-2025	2022 Pay 2023-2024	2021 Pay 2022-2023
Classification	Agriculture	Agriculture	Agriculture
+ Taxable Land Value	\$152,366	\$149,195	\$144,959
+ Taxable Building Value	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0
= Gross Taxable Value	\$152,366	\$149,195	\$144,959
- Military Exemption	\$0	\$0	\$0
- Homestead 65+ Exemption	\$0	\$0	\$0
= Net Taxable Value	\$152,366	\$149,195	\$144,959
x Levy Rate (per \$1000 of value)	27.14301	26.86729	27.60805
= Gross Taxes Due	\$4,135.67	\$4,008.47	\$4,002.04
- Ag Land Credit	(\$162.72)	(\$149.98)	(\$161.78)
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00
- Prepaid Tax	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$3,972.00	\$3,858.00	\$3,840.00

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2023	March 2025 September 2024	\$1,986 \$1,986	Yes Yes	2024-08-30 2024-08-30	10108
2022	March 2024 September 2023	\$1,929 \$1,929	Yes Yes	2023-08-24 2023-08-24	10099
2021	March 2023 September 2022	\$1,920 \$1,920	Yes Yes	2022-08-24 2022-08-24	10083
2020	March 2022 September 2021	\$1,945 \$1,945	Yes Yes	2021-08-27 2021-08-27	10000
2019	March 2021 September 2020	\$1,744 \$1,744	Yes Yes	2020-09-30 2020-09-30	10000
2018	March 2020 September 2019	\$1,609 \$1,609	Yes Yes	2019-09-24 2019-09-24	9987
2017	March 2019 September 2018	\$1,659 \$1,659	Yes Yes	2018-08-28 2018-08-28	9722

No data available for the following modules: Doing Business As, Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Tax Sale Certificates, Photos, Sketches.

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