

CITY OF LARCHWOOD IOWA



COMMERCIAL & INDUSTRIAL 2016 Urban Revitalization Plan Revised 2018

Prepared with the assistance of
Northwest Iowa Planning
& Development Commission

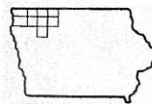


TABLE OF CONTENTS

Section 1.	URBAN REVITALIZATION ACT.....	2
1.1	Authorizing Legislation	
1.2	Designation Criteria	
Section 2.	STATEMENT OF PURPOSE.....	3
2.1	Resolution of Necessity	
2.2	Urban Revitalization District Designation	
2.3	Purpose and Plan Goal	
2.4	Plan Objectives	
Section 3.	DESCRIPTION OF URBAN REVITALIZATION AREA.....	4
3.1	Area Description	
3.2	Existing Assessed Valuations and Owners of Record of Real Estate in Urban Revitalization AREA	
3.3	Existing Zoning of Urban Revitalization Area	
3.4	Existing and Future Land Use	
Section 4.	PROPOSED EXPANSION OF CITY SERVICES.....	5
Section 5.	STATEMENT OF APPLICABILITY OF REVITALIZATION.....	5
5.1	Applicability	
5.2	Terms of Revitalization Benefits	
Section 6.	RELOCATION PROVISIONS.....	6
Section 7.	INCREASE IN ACTUAL VALUE REQUIREMENTS.....	6
7.1	Qualified Real Estate	
7.2	Improvements	
7.3	Improvements on Agricultural Land	
7.4	Actual Value Added by the Improvements	
7.5	Increase in Value Added Requirement	
Section 8.	TAX EXEMPTION SCHEDULE.....	7
Section 9.	OTHER SOURCES OF FUNDING.....	8
9.1	Property Owners Encouraged	
9.2	State and Federal Assistance	
Section 10.	APPLICATION PROCEDURE.....	8
10.1	Application filed	
10.2	Contents of Application	
10.3	City Council Approval	
10.4	City Council Forwarding Approved Applications	
10.5	Determination by County Assessor	
10.6	New Structures	
10.7	Notification by the Assessor	
10.8	Succeeding Years of Tax Exemption	
Section 11.	PRIOR APPROVAL BY CITY COUNCIL.....	9

ATTACHMENTS

- A. LARCHWOOD COMMERCIAL URBAN REVITALIZATION AREAS SITE MAP
- B. LISTING OF ALL REAL ESTATE PARCELS WITHIN THE URBAN REVITALIZATION AREA
- C. RESOLUTION OF NECESSITY
- D. PUBLIC HEARING NOTICE
- E. LETTER TO PROPERTY OWNERS FOR PUBLIC HEARING
- F. RESOLUTION ADOPTING THE LARCHWOOD URBAN REVITALIZATION PLAN
- G. ORDINANCE DESIGNATING LARCHWOOD COMMERCIAL/INDSUTRIAL URBAN REVITALIZATION AREA
- H. SAMPLE TAX ABATEMENT APPLICATION AND REVIEW FORMS

1.1 AUTHORIZING LEGISLATION.

The Urban Revitalization Act, Chapter 404, Code of Iowa, was enacted into law by the Iowa legislature in 1979. The Act is intended to encourage redevelopment and revitalization within a designated area by authorizing incentives to the private sector. Qualified real estate within the designated area may be eligible to receive a partial exemption from property taxes on improvements for a specified number of years. The primary intent of this bill is to provide cities with a long-term increase or stabilization in their tax base by encouraging rehabilitation or new construction which might not otherwise have occurred.

1.2 DESIGNATION CRITERIA.

Section 404.1 of the Iowa Code provides that the city council may designate an area of the city as a revitalization area, if that area meets any one of the following situations:

- a. An area in which there is a prominence of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, the existence of conditions which endanger life or property by fire and other causes or a combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime, and which is detrimental to the public health, safety, or welfare.
- b. An area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, incompatible land use relationships, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the actual value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or a combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, or welfare, in its present condition and use.
- c. An area in which there is a predominance of buildings or improvements which by reason of age, history, architecture or significance should be preserved or restored to productive use.
- d. **An area designated appropriate as an economic development area as defined in Section 403.17. Section 403.17.10 "Economic Development Area" means an area of a municipality designated by the local governing body as appropriate for commercial and industrial enterprises, public improvements related to housing and residential development, or construction of housing and residential development for low and moderate income families, including single or multifamily housing...Such designated area shall not include agricultural land, including land which is part of a century farm, unless the owner of the agricultural land or century farm agrees to include the agricultural land or century farm in**

the area. For purposes of this subsection, “century farm” means a farm in which at least forty acres of such farm have been held in continuous ownership by the same family for 100 years or more.

- e. An area designated as appropriate for public improvements related to housing and residential development, or construction of housing and residential development, including single or multifamily housing.

Section 2. STATEMENT OF PURPOSE

2.1 RESOLUTION OF NECESSITY.

The city council of Larchwood, Iowa has adopted a resolution finding that conditions requiring the rehabilitation, conservation, development and redevelopment, or a combination thereof, exists within the city. It was determined those areas not presently in need of rehabilitation are appropriate for designation as an economic development area for commercial/industrial enterprises. The city council established the necessity to take action to halt and reverse these conditions in order to protect the health, safety and welfare of the residents and businesses in the area and, therefore, resolved to create an Urban Revitalization Area in order to allow the incentives and tools provided in Chapter 404, Code of Iowa, to be employed in the area. [*Chapter 404.2(1), Code of Iowa, 2016*]

2.2 URBAN REVITALIZATION DISTRICT DESIGNATION.

The City of Larchwood has also designated by ordinance, an Area that substantially meets some or all the requirements set forth in the Section 404.1, Code of Iowa. Some of these requirements are mentioned in Section 1 of this plan.

2.3 PURPOSE AND PLAN GOAL.

The purpose of this “Larchwood Commercial & Industrial Revitalization Plan” (hereinafter referred to as the “Plan”) is to establish an urban revitalization area, to be known as the Larchwood Commercial Urban Revitalization Area (hereinafter referred to as the “Area”) in accordance with the provisions established in Chapter 404, Code of Iowa, to outline certain provisions for revitalization activities which includes but is not limited to tax abatement. The overall goal of the Plan is to help create an environment which will provide better opportunities for new, expanded, or improved commercial activity. This will result in an overall benefit to future planning efforts for a progressive community.

2.4 PLAN OBJECTIVES.

Objectives that will be met in achieving this goal are as follows:

- a. Tax abatement will encourage new commercial and industrial construction that will add to the value of property in the community, ultimately increasing the overall tax base.
- b. New commercial and industrial construction and/or additions will contribute to an overall improved appearance of the community and boost the local economy.

- c. Creating a healthier local economy and better physical appearance of buildings within the community will increase the draw or attraction of new local business and industry.
- d. Assisting commercial and industrial uses conforming to the city's land use regulations and planning initiatives to promote orderly growth in a fashion consistent with the direction the policy makers in Larchwood have established.
- e. To utilize and leverage to the greatest extent possible available local, state and federal funding programs in addition with tax abatement incentives.

Section 3. DESCRIPTION OF URBAN REVITALIZATION AREA

3.1 AREA DESCRIPTION.

The boundary of the Area includes all land within the official incorporated city limits of the City of Larchwood, Iowa. Properties eligible for tax abatement under the auspices of the Plan include those qualified real estate properties as commercial or industrial. For official assessment classifications, parcel information for each property located in the urban revitalization district is available for public inspection at the Lyon County Assessor's Office in Rock Rapids, Iowa. Furthermore, those properties which shall become annexed into the City of Larchwood in the future shall automatically be included within the boundaries of the Commercial & Industrial Urban Revitalization Area. [Chapter 404.2(2)(a), Code of Iowa, 2016]

3.2 EXISTING ASSESSED VALUATIONS AND OWNERS OF RECORD OF REAL ESTATE IN URBAN REVITALIZATION AREA.

Attached as Exhibit B to this Plan is a list inclusive of all real estate parcels that exist within the Area at the time of its adoption. Information is provided for each real estate parcel located in the Area which contains, at a minimum, the following information:

- a. Existing assessed valuation of the real estate
- b. Information separating the valuation of land and improvements
- c. Names and addresses of the last owners of record

[Chapter 404.2(2)(b, c), Code of Iowa, 2016]

3.3 EXISTING ZONING OF URBAN REVITALIZATION AREA.

The City of Larchwood is zoned. There are seven zoning classifications consisting of:

- AC – Agriculture & Conservation District
- R-1 – Single Family Residential District
- R-2 – Multiple Family Residential District
- R-3 – Mobile/Manufactured Housing District
- C-1 – Downtown Commercial District**
- C-2 – Highway Commercial District**
- GI – General Industrial District**

A copy of the city's official zoning map is available for public inspection in the City Clerk's office at City Hall.

3.4 EXISTING AND FUTURE LAND USE.

Existing land uses within the Area include residential, commercial and industrial land uses. Only those uses assessed and zoned accordingly as either commercial or industrial in nature are eligible to apply to receive tax abatement benefits. Future development within the Area eligible to receive tax abatement benefits will be restricted to future commercial and industrial uses that are compatible with existing developments and consistent with the city's comprehensive land use plan. If a property changes from a non-commercial or non-industrial use to a proposed commercial or industrial land use, this would subsequently change the taxable assessed valuation of the property to either commercial or industrial. In this instance, these future properties would also qualify for tax benefits provided within the Plan. [Chapter 404.2(2)(d), Code of Iowa, 2016]

Section 4. PROPOSED PUBLIC SERVICE IMPROVEMENTS

At the time of publication of this document, the City of Larchwood has not put forth any service or infrastructure improvements within the Area and there are no immediate plans for the expansion of public services in the Area that will directly or indirectly affect those properties eligible for benefits described in the Plan. However, the City maintains there may be a time in the future when the City would consider long term potential service improvement projects to benefit the community. Possible future public service improvements may include, but not limited to:

- Ongoing street improvement program
- Sanitary sewer maintenance and improvements
- Fire department equipment improvements
- Needed or proposed water system improvements
- Storm water drainage improvements
- Continued development of residential building lots
- Continued development and/or expansion of the city's business park
- Promotion and retention of economic development and business development

[Chapter 404.2(2)(e), Code of Iowa, 2016]

Section 5. STATEMENT OF APPLICABILITY OF REVITALIZATION

5.1 APPLICABILITY.

The following paragraphs establish the applicability of the revitalization programs and benefits to various properties in the Area. [Chapter 404.2(2)(f), Code of Iowa, 2016]

- a. Revitalization activities covered under this plan shall be applicable only to real estate within the Area pursuant to Sections 428.24 through 428.29, Code of Iowa. Revitalization benefits shall not be applicable to any property that does not meet this requirement.
- b. Revitalization benefits in the Area are also applicable to the areas assessed as agricultural, but intended for commercial or industrial development. The City believes there will be no loss of agricultural land to accomplish the objectives of this plan.

- c. Revitalization of qualified real estate in the Area may consist of rehabilitation or additions to existing structures, or new construction on unimproved real estate, or combination thereof.

5.2 TERM OF REVITALIZATION BENEFITS.

Revitalization activities in the Area shall be applicable under the revitalization plan for the next twenty (20) full calendar years from and after the date of the adoption of an ordinance establishing the Area. The City Council will review and reevaluate the need for this revitalization plan at the end of the twenty year period. If the City feels the goals for revitalization have been achieved and that continuation would no longer benefit the community, then the City Council reserves the right to repeal the ordinance establishing the revitalization area at any time. Any activities applicable under this plan already undertaken when the ordinance is repealed will be allowed to continue until their completion or expiration. Conversely, if in the opinion of the City Council, the established goals and objectives of the Plan have not been attained, the Council may extend the life of the revitalization Area. The City reserves the right to extend, amend, terminate, or repeal the Plan and/or ordinance to the extent allowed by law.

Section 6. RELOCATION PROVISIONS

As established in Section 404.6, Code of Iowa, the City, upon application to it and after verification by it, shall require compensation of at least one month's rent and may require compensation of actual relocation expenses be paid to a qualified tenant whose displacement is due to action on the part of a property owner to qualify for benefits conferred by this Plan. Relocation expenses shall be the responsibility of owners of said property where any displacement of necessity to relocate occurs, as condition for receiving tax exemption or other allowable benefits under this Plan. It is not anticipated that any of the revitalization activities to be undertaken in the Area will displace or cause need for relocation of any persons, families, or businesses. Therefore, the City of Larchwood is not creating a plan for the relocation of persons, families or businesses. [*Chapter 404.2(2)(g), Code of Iowa, 2016*]

Section 7. INCREASE IN ACTUAL VALUE REQUIREMENTS

7.1 QUALIFIED REAL ESTATE.

As used in this Plan, "qualified real estate" means real property located in the designated revitalization Area and to which improvements are added during the time the Area was so designated a revitalization Area, which increased the actual value by at least the percentage indicated in Section 7.5 below.

7.2 IMPROVEMENTS.

As used in this Plan, "improvements" includes rehabilitation and additions to existing structures as well as new construction on vacant land or on land with existing structures.

7.3 IMPROVEMENTS ON AGRICULTURAL LAND.

The City Council finds that in order to meet the goals and objectives of this Plan, new construction on land either assessed or classified as agricultural land will be considered for improvements in regard to meeting the eligibility requirements for receiving the benefits established within this plan, so long that the proposed improvements to that land will change the future land use to commercial or industrial activities.

7.4 ACTUAL VALUE ADDED BY THE IMPROVEMENTS.

For the purposes of this Plan, "actual value added by the improvements" shall mean the actual value added as of the first year for which the exemption was received.

7.5 INCREASE IN VALUE ADDED REQUIREMENT.

In order to qualify for the tax exemptions or other benefits conferred in this Plan, the improvements made to qualified real estate must increase the actual value of such real estate by at least 10%.

Section 8. TAX EXEMPTION SCHEDULES

All qualified real estate in the Area assessed as commercial or industrial is eligible to receive tax exemption on actual value added by the improvements according to one of the following schedules (as selected by the property owner):

Option 1: If the property owner selects Option 1 under this Plan, the qualified real estate shall receive a one hundred percent (100%) exemption from taxation on the actual value added by the improvements for a period of three (3) years, as follows:

1 st Year	one hundred percent	(100%)	of actual value added
2 nd Year	one hundred percent	(100%)	of actual value added
3 rd Year	one hundred percent	(100%)	of actual value added

Option 2: If the property owner selects Option 2 under this Plan, the qualified real estate shall receive a partial exemption from taxation on the actual value added by the improvements. The amount of the partial exemption is equal to a percent of the actual value added by the improvements, as follows:

1 st Year	eighty percent	(80%)	of actual value added
2 nd Year	seventy percent	(70%)	of actual value added
3 rd Year	sixty percent	(60%)	of actual value added
4 th Year	fifty percent	(50%)	of actual value added
5 th Year	forty percent	(40%)	of actual value added
6 th Year	forty percent	(40%)	of actual value added
7 th Year	thirty percent	(30%)	of actual value added
8 th Year	thirty percent	(30%)	of actual value added
9 th Year	twenty percent	(20%)	of actual value added
10 th Year	twenty percent	(20%)	of actual value added

Section 9. OTHER SOURCES OF FUNDING

9.1 PROPERTY OWNERS ENCOURAGED.

The City Council encourages all property owners to investigate funding sources for improvements to real estate, and to apply for those funding sources which are applicable to the types of improvements proposed.

9.2 STATE AND FEDERAL ASSISTANCE.

At this time there are no plans by the City of Larchwood to provide any funding for revitalization activities through any federal or state grant or loan programs. Although, the City will not prohibit the use of such programs should they become available or be used in the Area. The City also reserves the power to apply for and accept funds for these programs from time to time in order to meet the goals and objectives of the Plan or any other plan adopted by the City of Larchwood. [*Chapter 404.2(j), Code of Iowa, 2016*]

9.3 PROPERTIES WITHIN THE URBAN REVIVAL AREAS.

There may exist one or more Urban Renewal Areas (Chapter 403 of the *Code of Iowa*) within the City establishing a tax increment financing program which is designed to provide incentives for residential development. Accordingly, a property that, in the determination of the City Council, is within an existing Urban Renewal Area and is receiving either direct or indirect benefits that were financed through a tax increment financing program, shall not be eligible for tax abatement under this Plan absent specific approval from the City Council. If an application under this Plan is denied by the City Council because the property for which an exemption is requested is within an existing Urban Renewal Area, the owner may reapply for benefits under this Plan for the same property if the property has subsequently been removed from the Urban Renewal Area, provided the property remains in the designated Revitalization Area and all other requirements of this Plan are met.

Section 10. APPLICATION PROCEDURE

10.1 APPLICATION FILED.

An application shall be filed for each new tax exemption claimed. The first application for an exemption shall be filed by the owner of the property with the City of Larchwood by February 1 of the assessment year in which all improvements included in the application are first assessed for taxation, or the following two assessment years. Upon request by the owner at any time, the City Council may provide by resolution that the owner may file an application by February 1 of any other assessment year. [*Chapter 404.4, Code of Iowa, 2016*]

10.2 CONTENTS OF APPLICATION.

The application shall contain, but not be limited to, the following information:

- a. Name of applicant/property owner

- b. Applicants complete mailing address and telephone number
- c. The nature of the improvement(s)
- d. Estimated or actual cost of the improvement(s)
- e. The estimated or actual date of completion
- f. The name(s) of the tenants that occupied the property on the date the City adopted the resolution of necessity referred to in *Section 404.2(1), Code of Iowa*
- g. An applicable exemption schedule as identified in *Section 404.3, Code of Iowa*
- h. Copy of most recent property tax statement

The City of Larchwood reserves the right to charge an application fee to cover administrative costs. This fee will be set by resolution of the Larchwood City Council.

[*Chapter 404.4, Code of Iowa, 2016*]

10.3 CITY COUNCIL APPROVAL.

The City of Larchwood shall approve the application, subject to review by the Lyon County Assessor, pursuant to *Section 404.5, Code of Iowa* if the project:

- a. is in conformance with the Larchwood Urban Revitalization Plan
- b. is located within the Area designated within the Plan
- c. if improvements were made during the time Area was so designated a revitalization area

[*Chapter 404.4, Code of Iowa, 2016*]

10.4 CITY COUNCIL FORWARDING APPROVED APPLICATIONS.

The City of Larchwood shall forward for review all approved applications to the Lyon County Assessor by March 1 of each year with a statement indicating which exemption schedule applies. [*Chapter 404.4, Code of Iowa, 2016*]

10.5 DETERMINATION BY COUNTY ASSESSOR.

The Lyon County Assessor shall, for each first-year approved application, make a physical review of all properties. The County Assessor shall determine if the improvements made increased the actual valuation of the qualified real estate by the applicable percentage requirement as stated in Section 7.5 of this Plan. [*Chapter 404.5, Code of Iowa, 2016*]

10.6 NEW STRUCTURES.

If a new structure is erected on land upon which no structure existed at the start of new construction, the assessor shall proceed to determine the actual value of property and certify the valuation determined pursuant to Section 404.3(7), Code of Iowa, to the County Auditor at the time of transmitting the assessment rolls. [*Chapter 404.5, Code of Iowa, 2016*]

10.7 NOTIFICATION BY THE ASSESSOR.

The County Assessor will then notify the applicant of the determination, which may be appealed to the local board of review pursuant to Section 441.37, Code of Iowa.

[*Chapter 404.5, Code of Iowa, 2016*]

10.8 SUCCEEDING YEARS OF TAX EXEMPTION.

After the initial tax exemption is granted, the County Assessor shall continue to grant the tax exemption, with periodic physical review by the Assessor, for the time period specified on the approved application submitted by the property owner. The tax exemption shall be made on succeeding years of the exemption schedule without new applications.

[Chapter 404.5, *Code of Iowa, 2016*]

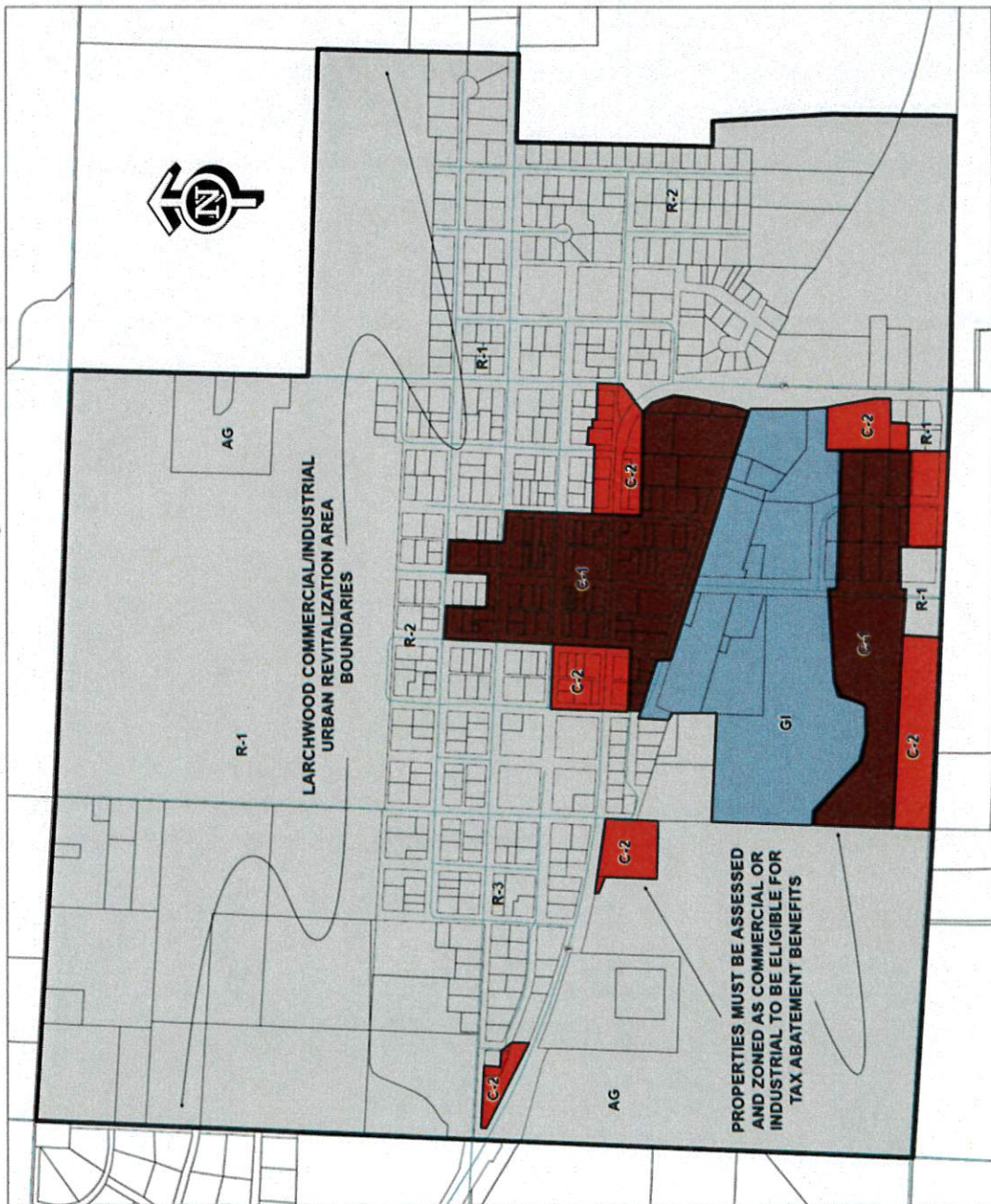
Section n. PRIOR APPROVAL BY CITY COUNCIL

According to Section 404.4, Code of Iowa, a person may submit a proposal for an improvement project to the Larchwood City Council to receive prior approval for eligibility for a tax exemption on the project. The Larchwood City Council shall, by resolution, give its prior approval for an improvement project if the project is in conformance with the Plan. Such prior approval shall not entitle the owner to exemption from taxation until the improvements have been completed and found to be qualified real estate; however, if the proposal is not approved, the person may submit an amended proposal for the governing body to approve or reject.

EXHIBIT A

LARCHWOOD COMMERCIAL URBAN REVITALIZATION AREA SITE MAP

2016 LARCHWOOD COMMERCIAL/INDUSTRIAL URBAN REVITALIZATION AREA



LEGEND

- AG - AGRICULTURE
- R-1 - SINGLE FAMILY RESIDENTIAL
- R-2 - MULTIPLE FAMILY RESIDENTIAL
- R-3 - MOBILE/MANUFACTURED RESIDENTIAL
- C-1 - DOWNTOWN COMMERCIAL
- C-2 - HIGHWAY COMMERCIAL
- GI - GENERAL INDUSTRIAL
- River/Creeks
- Local Streets
- Zoning District Boundary
- Highway 9
- City Limits

This map is for representation purposes only

MWPDC - GIS Mapping Services Date Prepared: March 4, 2016
 Map Prepared By: [Redacted]
 NORTHWEST CORNER PLANNING & DEVELOPMENT COMMISSION
 277 WEST 5TH STREET, SUITE 300, SPRACON, IOWA 51301
 (712) 263-7228 FAX: (712) 263-7968 WWW.MWPDC.ORG

EXHIBIT B

LISTING OF ALL REAL ESTATE PARCELS WITHIN
LARCHWOOD COMMERCIAL/INDUSTRIAL URBAN REVITALIZATION AREA

A listing of all property owners located within the Larchwood Commercial & Industrial Urban Renewal Area is available for public inspection at the Larchwood City Hall.

**APPLICATION FOR TAX ABATEMENT UNDER THE
LARCHWOOD COMMERCIAL & INDUSTRIAL URBAN REVITALIZATION PLAN
FOR LARCHWOOD, IOWA**

___ Prior Approval for Intended Improvements

___ Approval of Improvements Completed

**FOR PROPERTY TAX EXEMPTION FOR IMPROVEMENTS UNDER THE PROVISIONS OF
THE LARCHWOOD COMMERCIAL & INDUSTRIAL URBAN REVITALIZATION PLAN
ADOPTED BY THE CITY COUNCIL OF THE CITY OF LARCHWOOD, IOWA**

The Larchwood Commercial & Industrial Urban Revitalization Plan allows property tax exemption as follows:

All qualified real estate properties located within the Larchwood Commercial & Industrial Urban Revitalization Area and assessed as commercial or industrial are eligible to receive a tax exemption on the actual value of improvements as set forth in Option 1 or Option 2. The property owner selects the desired option:

OPTION 1: The qualified real estate property shall receive a 100% exemption from taxation on the actual value added by the improvements for three (3) years.

OPTION 2: The qualified real estate property shall receive a partial exemption from taxation on the actual value added by the improvements as follows:

Year 1	80% of actual value added
Year 2	70% of actual value added
Year 3	60% of actual value added
Year 4	50% of actual value added
Year 5	40% of actual value added
Year 6	40% of actual value added
Year 7	30% of actual value added
Year 8	30% of actual value added
Year 9	20% of actual value added
Year 10	20% of actual value added

In order to qualify for the tax exemptions the improvements made must increase the actual value of such real estate by at least 10%.

All projects must be completed so that the first full assessment is no later than January 1, 2036.

This application must be filed with the City by February 1 of the assessment year for which the exemption is first claimed, unless the City, by resolution, allows a later filing of an application.

Date of Submission: _____

Address of Property: _____

Legal Description: _____

Title Holder or Contract Buyer: _____

Address of Owner (if different than above): _____

Phone Number (to be reached during the day): _____

Email Address: _____

Existing Property Use:

Residential Commercial Industrial Vacant Agricultural Multi-residential

Proposed Property Use:

Commercial/Retail Light Industry Heavy Industry

Mixed Commercial Use (Explain): _____

Nature of Improvements:

Construction of Commercial Real Estate

Construction of Permitted Industrial Uses

Construction of Permitted Civic Uses

Improvements to Commercial/Industrial Facility and/or Equipment Assessed as Real Estate

Describe Improvements to Property: _____

Current Assessment Category of the property: _____

Are you applying for: Option 1 ; Option 2

Permit Number(s) for the City of Larchwood

Date Permit(s) Issued: _____

Permit Number(s): _____

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

Estimated or Actual Date of Completion: _____

Estimated or Actual Cost of Improvements: _____

Signature: _____

Name (Printed): _____

Title: _____

Company: _____

Date: _____

FOR CITY/COUNTY USE ONLY

Application Fee: _____ Received by: _____
Title: _____
Date: _____

CITY COUNCIL	Application Approved/Disapproved Reason (if disapproved) _____ Date _____ Resolution No. _____ Attested by the City Clerk _____ Date forwarded to County Assessor _____
ASSESSOR	Present Assessed Value of Structure _____ Assessed Value with Improvements _____ Eligible or not eligible for Tax Abatement _____ Assessor _____ Date _____

This Application is a summary of some of the Plan terms; for complete information, read a copy of the LARCHWOOD COMMERCIAL & INDUSTRIAL URBAN REVITALIZATION PLAN AND ANY AMENDMENTS, available at City Hall.

ATTACHMENTS:

YOUR APPROVED BUILDING PERMIT

A COPY OF YOUR MOST RECENT PROPERTY TAX STATEMENT

This Application is to be forwarded by City to the County Assessor