

Sioux City | ASSESSOR'S OFFICE

We Value Sioux City



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Dear Rental Property Owner:

The Sioux City Assessor's office is continuing our study of commercial properties in Sioux City to ensure the fairness and accuracy of assessments. We recognize that the income and expenses associated with the ownership of these properties is directly proportional to their market value. To this end we are asking for rents and vacancy rates on all of the properties so we can determine what **typical** rents and vacancies are for our unique area, and how our market differs from both regional and national markets.

All data that we collect will be held in strict confidence and once the data is compiled and summarized the identity of the individual submissions will be redacted to ensure privacy even within the assessor's office.

Our preference is data for a full calendar year and the year-end reports for 2012 would be very helpful. In addition, information is also requested on the total number of spaces that are available for rent. Also, please indicate total square footage. Please respond as soon as possible.

We recognize that everyone is busy, but hopefully this will be well worth the effort and we are working to earn your confidence that you are getting fair assessments.

Sincerely,
Al Jordan
Sioux City Assessor

COMMERCIAL INCOME & EXPENSE

Commercial/Multi-Family

**Information received is confidential
and not open to public inspection.**

	Annual Income (2012)
Gross Potential Income (Assumes 100% Occupied)	
Less Vacancy and Collection Loss	
Actual Income Received	
Other Income (Please explain)	
Total Actual Income (Effective Gross Income)	

(In lieu of completing this form a copy of an income and expense statement may be submitted.
If a tax form is submitted accompanying schedules should be included.)

Rental Breakdown by Unit:

Garages:

Number of Units	Price per Month

Efficiencies:

Owner (Landlord) Pays

Number of Units	Rent per Month	Heat	Electric	Water/Trash
1)	\$	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
2)	\$	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
3)	\$	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

One Bedroom:

Number of Units	Rent per Month	Heat	Electric	Water/Trash
1)	\$	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
2)	\$	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
3)	\$	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
4)	\$	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
5)	\$	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Two Bedroom:

Number of Units	Rent per Month	Heat	Electric	Water/Trash
1)	\$	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
2)	\$	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
3)	\$	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
4)	\$	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
5)	\$	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Three Bedroom:

Number of Units	Rent per Month	Heat	Electric	Water/Trash
1)	\$	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
2)	\$	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
3)	\$	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
4)	\$	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
5)	\$	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Four Bedroom:

Number of Units	Rent per Month	Heat	Electric	Water/Trash
1)	\$	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
2)	\$	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Five Bedroom:

Number of Units	Rent per Month	Heat	Electric	Water/Trash
1)	\$	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
2)	\$	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

EXPENSE INFORMATION

	Annual Expenses (2012)
Management	
Leasing/Marketing	
Salaries	
Heating (Landlord Pays)	
Electrical (Landlord Pays)	
Water (Landlord Pays)	
Garbage	
Maintenance	
Lawn Care/Parking Lot	
Insurance	
Advertising	
Legal	
Accounting	
Miscellaneous	
Reserves for Replacement	