

Mahaska County Assessors Office

Commercial Sales Report

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Parcel Number	Occupancy	GBA (SF)	Bsmt Area**	AV Lnd/C Lnd	Sale Date	\$/Ttl/SF
Deed - (C)ontract	DBA	Year Blt	EFA	AV Land	Sale Code	Ttl/Unit
Seller	Style	# Stories	Grade	AV Bldg	Sale Amount	\$/SP/SF
Buyer	Entry Status	# Units	Condition	AV Impr	Recording	SP/Unit
Street Address				AV Total		
Map Area	Route Map					
10-13-476-003	Restaurant	4000	1600	\$0 / \$6,000	2/21/2022	7.62
WELCOME INN BAR & GRILL L L C		1900	123	\$6,000	D0	\$0
TREFOIL L L C	Brick / Blk - Wood	2	5	\$0	\$48,500	12.13
GLANCY, RONALD/JOHNSON, VANETTA	Inspected		Poor	\$24,480	2022-558	
121 NORTH MARKET				\$30,480		
OSKY 3-C	605-050-680					
16-14-281-009	Metal Shop - Milled Wood Frame	1320	0	\$0 / \$6,960	5/4/2022	21.61
SMITH, WARREN S/SHELLY D A	FREMONT TIRE	1996	27	\$6,960	D0	\$0
SYTSMA, LEROY/JEAN		1	4-10	\$0	\$52,500	39.77
SMITH, WARREN S/SHELLY D A	Inspected		Normal	\$21,570	2022-1303	
448 EAST MAIN				\$28,530		
FREMONT-C	200-050-230					
11-19-451-002	Metal Office	4344	0	\$0 / \$21,990	5/2/2022	17.58
BROWN, THOMAS G/HEATHER D	THOMAS SERVICE & REPAIR	1960	63	\$21,990	D0	\$0
THOMAS, CHARLES W/CINDY L	Metal - Wood	1	5-10	\$0	\$65,000	14.96
BROWN, THOMAS G/HEATHER D	Inspected		Below Normal	\$54,390	2022-1217	
1612 SOUTH 11TH				\$76,380		
OSKALOOSA-C	609-050-260					
05-21-200-016	Metal Shop - Milled Wood Frame	3600	0	\$0 / \$54,750	2/28/2022	51.49
CATS AND PANS L L C	EARTH SURGEON SUPPLY	2000	23	\$54,750	D0	\$0
BRACKIN, PAUL/SUSAN		1	4	\$0	\$70,000	19.44
CATS AND PANS L L C	Inspected		Normal	\$130,600	2022-624	
1905 CORDOVA				\$185,350		
BLK OAK TWP-C	902-050-070					
10-13-352-002	Auto / Impl. Service	1740	0	\$0 / \$39,600	2/28/2022	56.82
OAKS, LARRY D/LORI A	AUTO CARE SOLUTIONS II	1987	36	\$39,600	D0	\$0
FORTNEY, MIKE/TAMARA SUE	Frame - Wood	1	5	\$0	\$110,000	63.22
OAKS, LARRY D/LORI A	Inspected		Above Normal	\$59,270	2022-567	
1212 A AVE WEST				\$98,870		
OSKY 1-C	605-051-310					

* Note: Multiple buildings; GBA is calculated for all buildings, additions, etc.

** Bsmt Area for building #1 only.

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Seller	Style	# Stories	Grade	AV Bldg	Sale Amount	\$/SP/SF
Buyer	Entry Status	# Units	Condition	AV Impr	Recording	SP/Unit
Street Address				AV Total		
Map Area	Route Map					
02-13-478-001	Store - Retail Small	7816	0	\$0 / \$8,680	2/9/2022	5.10
(C) PIKUL L L C	KCP GREENHOUSE & FITNESS	1945	78	\$8,680	C0	\$0
MCGRUFF CORPORATION	C.Blk - Wood	1	5	\$0	\$120,000	15.35
PIKUL L L C	Inspected		Poor	\$31,200	2022-389	
604 EAST MARKET				\$39,880		
NEW SHARON-C	500-050-150					
11-18-428-006	Office - General w/Apart. Uppers	5056	0	\$0 / \$62,630	4/30/2022	32.91
SCHAFFNER, ROBERT MITCHELL	ENVY SALON	1959	64	\$62,630	D0	\$0
MESSAMER, NICK/KAREN	Brick Veneer - Wood	2	4	\$0	\$185,000	36.59
SCHAFFNER, ROBERT MITCHELL	Inspected		Below Normal	\$103,780	2022-1226	
1605 A AVE EAST				\$166,410		
OSKALOOSA-C	603-050-190					
10-14-426-024	Metal Shop - Post Frame	2400	0	\$0 / \$82,150	5/13/2022	48.58
SAMPSON, SHANE/LANSER, AUSTEN	KB AUTO PLUS	1995	28	\$82,150	D0	\$0
BRYAN, KELLY D/LORI L		1	4+10	\$0	\$275,000	114.58
SAMPSON, SHANE/LANSER, AUSTEN	Inspected		Normal	\$34,440	2022-1403	
214 HWY 432				\$116,590		
OSKY 1-C	601-050-310					
10-13-481-006	Office - General	14400	7200	\$4,080 / \$7,920	1/6/2022	18.69
HAKEMAN PROPERTIES L L C	ENCHANTED GIFTS/FIRST RESOURCES	1900	123	\$12,000	D0	\$0
FIRST AVENUE LIMITED COMPANY	Brick / Blk - Wood	2	5	\$87,421	\$599,500	41.63
HAKEMAN PROPERTIES L L C	Inspected		Very Good	\$169,699	2022-100	
119 1ST AVE WEST				\$269,120		
OSKY 3-C	605-050-440					
11-19-476-012	Store - Convenience	1750	0	\$0 / \$40,300	3/25/2022	143.10
IOWA RAJS JPROPERTY L L C	THE WATERING HOLE	1994	29	\$40,300	D0	\$0
RRR PROPERTIES L L C	Brick / Blk - Steel	1	4	\$0	\$750,000	428.57
IOWA RAJS JPROPERTY L L C	Inspected		Normal	\$210,120	2022-919	
1911 17TH AVE EAST				\$250,420		
OSKALOOSA-C	000-000-000					

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Map Area	Route Map					
10-14-426-013	Auto / Impl. Showroom & Sales	23606*	0	\$0 / \$191,250	4/29/2022	27.32
CRAIG FORD PROPERTIES L L C	CLEMONS AUTO	1967	56	\$191,250	D0	\$0
CLEMONS PROPERTIES ONE L L C	Metal - Steel	1	5	\$0	\$1,300,000	55.07
CRAIG FORD PROPERTIES L L C	Inspected		Very Good	\$453,730	2022-1228	
1601 A AVE WEST				\$644,980		
OSKY 1-C	601-050-350					

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