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106 S. Main St., Monona, IA 52159

(563)539-2015

freedomagencymonona.com

Jim Moritz, Broker Cell: 563-880-8189

Isaac Brehmer, Sales Associate Cell: 563-880-6428



FreedomBank, 308 Franklin St., Elgin, IA 52141

\$49,900.00

Size of Lot: 44' x 120'

Type of Home: 1 story

House square footage: 5,280

Year home built: 1960

Type of exterior: Vinyl

Type of roof: Asphalt

Foundation: Concrete Block

Windows-Type: Replacement

Type of Furnace: Rheem, Forced Air

Water Heater: Reliance

Wiring/Electric Service: Breaker box-100 amp

Estimated Annual Electrical

12 month avg: vacant-no information available

Estimated Annual Heating:

12 month avg: vacant-no information available

Water/Sewer: City

School District: North Fayette Valley

Street/Road Surface: Paved

Property Taxes-Gross: \$796.00

Property Taxes-Net: \$796.00

Assessed Valuation: \$58,930.00

Rooms/Approximate Size:

Main Level:

Kitchen	16' x 8'
Laundry/Utilities	8' x 6'
Living room:	12' x 27'
Bedroom	18' x 10'
Bedroom	18' x 9'
Bathroom	8' x 5'

Freedom Agency



Kitchen



Bathroom



Living room

Freedom Agency



Bedroom 1



Bedroom 1



Bedroom 2

Fayette County, IA

Summary

Parcel ID 0814404008
Alternate ID
Property Address 308 Franklin St.
Elgin
Sec/Twp/Rng 14-94-7
Brief Legal Description LOTS 16 & 17 BLK 1 SUTTERS ADD
(Note: Not to be used on legal documents)
Document(s) SHD: 2025-911 (2025-04-03)
DED: 2019-2767 (2019-09-27)
DED: 2012-45 (2012-01-05)
REC: 2001-1389
PLT: 08-14-G
Gross Acres 0.00
Exempt Acres N/A
Net Acres 0.00
Class R - Residential
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District NFV ELGIN INC
School District NFV



Owners

Primary Owner
Freedombank
106 S Main St
PO Box 607
Monona, IA 52159

Secondary Owner

Mailing Address

Land

Lot Dimensions Regular Lot: 44.00 x 120.00
Lot Area 0.12 Acres;5,280 SF

Residential Dwellings

Residential Dwelling
Occupancy Single-Family / Rental Unit
Style 1 Story Frame
Architectural Style N/A
Year Built 1960
Condition Normal
Grade [what's this?](#) 5+10
Roof Asph / Gable
Flooring Carp / Vinyl
Foundation C Blk
Exterior Material Vinyl
Interior Material Drwl
Brick or Stone Veneer
Total Gross Living Area 1,008 SF
Attic Type None;
Number of Rooms 4 above; 0 below
Number of Bedrooms 2 above; 0 below
Basement Area Type None
Basement Area 0
Basement Finished Area
Plumbing 1 Standard Bath - 3 Fixt;
Appliances
Central Air No
Heat FHA - Gas
Fireplaces
Porches 1S Frame Open (20 SF);
Decks
Additions
Garages

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
3/26/2025	B INVESTMENTS, LLC	FREEDOMBANK	2025/911	Foreclosures,forfeitures,Sheriff and Tax Sales or transfers arising from default	Sheriff's Deed		\$29,041.00
9/20/2019	ALLEN RENTALS COMPANY, LLC	B INVESTMENTS, LLC	2019/2767	Normal	Deed		\$33,000.00
1/15/2012	TRAPPE, NATHAN ALLAN	ALLEN RENTALS COMPANY, LLC	2012/45	NO CONSIDERATION	Deed		\$0.00
4/27/2001	BAKER, WARREN	TRAPPE, NATHAN ALLEN	2001/1389	NORMAL ARMS-LENGTH TRANSACTION	Deed		\$25,000.00
1/28/2000			2000/387	SALE BETWEEN FAMILY MEMBERS	Deed		\$26,625.00
11/3/1998			1998/4095	NORMAL ARMS-LENGTH TRANSACTION	Contract		\$11,000.00
8/12/1991			189/261	SALE \$10,000 OR LESS (LINE 3 DOV)	Deed		\$5,625.00

Valuation

	2025	2024	2023	2022	2021
Classification	Residential	Residential	Residential	Residential	Residential
+ Res Land	\$5,120	\$5,120	\$5,120	\$4,270	\$4,270
+ Res Bldg(S)	\$53,810	\$46,990	\$46,990	\$36,850	\$36,850
= Total Assessed Value	\$58,930	\$52,110	\$52,110	\$41,120	\$41,120

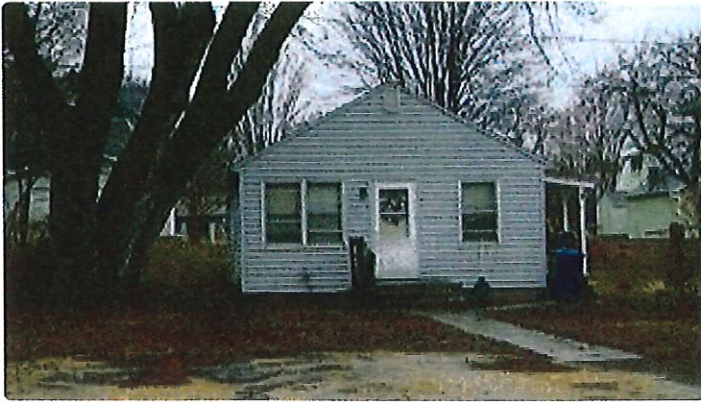
Taxation

	2023 Pay 2024-2025	2022 Pay 2023-2024	2021 Pay 2022-2023	2020 Pay 2021-2022
Classification	Residential	Residential	Residential	Residential
+ Taxable Land Value	\$2,373	\$2,334	\$2,311	\$2,166
+ Taxable Building Value	\$21,776	\$20,139	\$19,947	\$18,609
+ Taxable Dwelling Value	\$0	\$0	\$0	\$0
= Gross Taxable Value	\$24,149	\$22,473	\$22,258	\$20,775
- Military Exemption	\$0	\$0	\$0	\$0
- Homestead 65+ Exemption	\$0	\$0	\$0	\$0
= Net Taxable Value	\$24,149	\$22,473	\$22,258	\$20,775
x Levy Rate (per \$1000 of value)	32.92663	37.29382	36.96324	38.39089
= Gross Taxes Due	\$795.15	\$838.10	\$822.73	\$797.57
- Ag Land Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Prepaid Tax	\$0.00	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$796.00	\$838.00	\$822.00	\$798.00

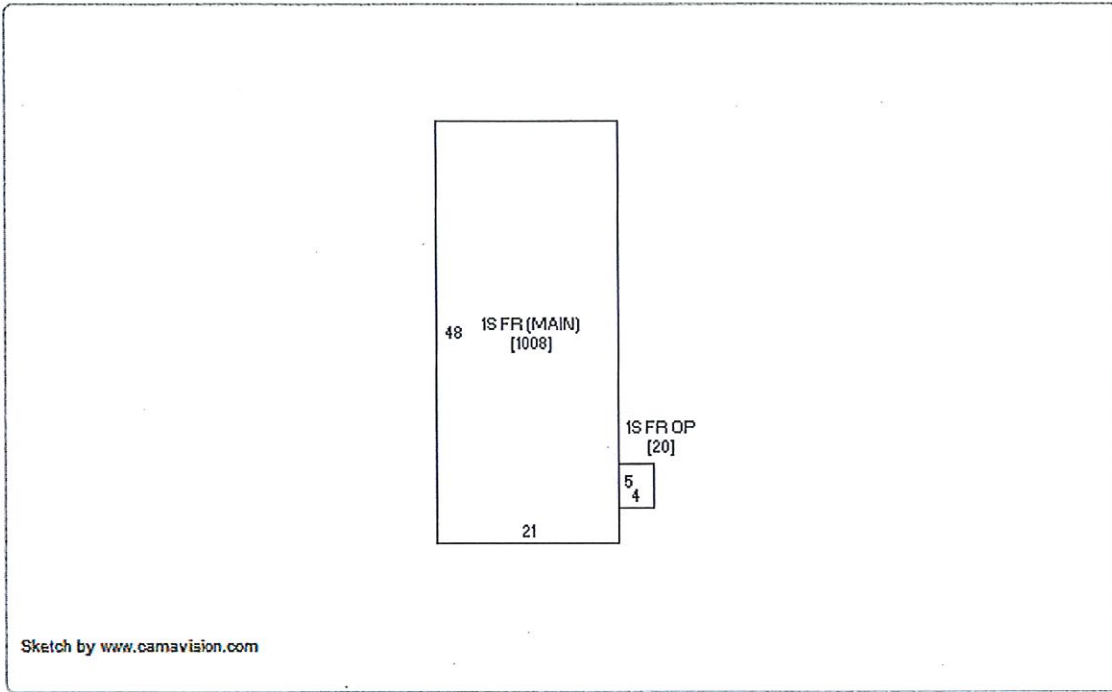
Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2023	March 2025	\$398	Yes	2025-03-25	9247
	September 2024	\$398	Yes	2024-09-24	
2022	March 2024	\$419	Yes	2024-03-21	9159
	September 2023	\$419	Yes	2023-09-21	
2021	March 2023	\$411	Yes	2023-03-21	9093
	September 2022	\$411	Yes	2022-09-20	
2020	March 2022	\$399	Yes	2022-03-21	9046
	September 2021	\$399	Yes	2021-09-21	
2019	March 2021	\$388	Yes	2021-03-19	8955
	September 2020	\$388	Yes	2020-09-22	
2018	March 2020	\$370	Yes	2019-08-12	8896
	September 2019	\$370	Yes	2019-08-12	
2017	March 2019	\$348	Yes	2018-08-07	9213
	September 2018	\$348	Yes	2018-08-07	
2016	March 2018	\$383	Yes	2017-08-10	8804
	September 2017	\$383	Yes	2017-08-10	

Photos



Sketches



Map



No data available for the following modules: Commercial Buildings, Agricultural Buildings, Yard Extras, Tax Sale Certificates.

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GEOSPATIAL

Residential Property Form Exempt from Entry in MLS Associated Docs

Office: Freedom Agency Real Estate
Broker: James Moritz Agent: Isaac Brehmer
Property Address: 308 FRANKLIN ST., ELGIN, IA 52141
Date: April 17, 2025 MLS #: 20251677

The following required documents/forms are exempt:

- Lead-Based Paint and/or Lead-Based Paint Hazards
 - Housing constructed after January 1, 1978.
 - Foreclosures are exempt.
 - Estates are not exempt.
 - Power of Attorneys are not exempt.
- Iowa Septic Time of Transfer (See A below)
- Seller Disclosure of Property Condition (See B below)

The above-described property is EXEMPT from the NEIRBR requirements to place documents on Paragon in Associated Documents for the following reason(s):

- Conservatorship (See C below, may not be exempt)
- Court Ordered Transfer
- Estate Sale (See C below, may not be exempt)
- Foreclosure/Bank Owned
- Intra Family Transfers
- Sale Between Divorcing Spouses
- Sale by Government Decision
- Sale by Power of Attorney (See C below, POA's may not be exempt)
- Sale by Quit Claim Deed
- Trusts between Joint Tenant(s) OR Tenant(s) in Common. (See D below, may not be exempt)
- OTHER: Explanation _____

- (A) IOWA SEPTIC TIME OF TRANSFER: Iowa Code Ch 69, p 1 Section 567-69.2 (455B)
(B) SELLER DISCLOSURE OF PROPERTY CONDITION: Iowa Code Ch. 14, p 1 Section 193E-14.1(543B)
(C) MAY NOT BE EXEMPT: Iowa Code Chapter §558A. 1 (5)(c). Not exempt if fiduciary is a living natural person and was an occupant in possession of the real estate at any time within the twelve consecutive months immediately preceding the date of transfer.
(D) JOINT TENANTS & TENANTS IN COMMON: Iowa Code Section 557.15