



TO OFFICE: Contracts

ATTENTION Cesar Cintron
Districts 1, 2, 3

FROM: Matt Sharp

OFFICE: Property Management

SUBJECT: **PARCEL INSPECTION
REMOVAL OF IMPROVEMENTS**

DATE: 6/30/2026

COUNTY: Woodbury

ROW PHASE NO: NHSN-012-1(39)—2R-97

CONST. PHASE NO: NHSX-012-1(048)—3H-97

PARCEL NO: 31

POSSESSION DATE: 6/30/2026

FORMER OWNER: Verde Outdoor Media, LLC

ADDRESS: 2420 Correctionville Rd.
Sioux City, Iowa
51106

The above referenced property was inspected to determine the feasibility to demolish, sell, or rent such property. The inspection also addressed pest or rodent control, property maintenance requirements, and hazardous waste concerns. A pest and rodent inspection was completed on this date.

ITEM (approx. size)	FOUNDATION	PREVIOUS USE	DEMOLISH, SELL, RENT
Office/Warehouse Building (9,238 sq. ft.)	Concrete	Office/Warehouse	Demolish
Paving for Parking (4,500 sq. ft.)	Asphalt	Parking	Demolish

Approximate location of parcel

See address above – 2420 Correctionville Rd. Sioux City, IA 51106

Comments

Water has been turned off and the meter has been pulled. (City of Sioux City) Water Dept.- Frank Post (712)-898-0895.
Electric and gas have been turned off and will be prepped for demolition by MidAmerican Energy.
Sioux City Requirements:
1. The contractor needs to have a Master Plumbers License in the state of Iowa or be a city-licensed utility contractor
2. Utility Disconnect Permit fees are \$175 .00 for each sewer, water, and storm
3. ROW permits are required through engineering for traffic impacts
4. Water service is disconnected at the corporation stop.
5. Sanitary sewer is disconnected within 5 ft of the property line
6. Storm sewer disconnects at the point of connection
7. An inspection from City Utilities is required before a demo permit is issued.
Leave the public sidewalk on the southwest side of the property and remove all the rest of the pavement on the property.
Backfill, grade and seed the lot once demolition is complete.

Location of well (if known) ☒N/A

City Utilities

Location of septic system (if known) ☒N/A

City Sewer, Will need capped at demolition

Woodbury County, IA / Sioux City

Summary

Parcel ID 894727459001
Alternate ID 192000
Property Address 2420 CORRECTIONVILLE RD
Sec/Twp/Rng SIOUX CITY
Brief 27-89-47
Tax Description GREENS LOT 3 EX IRREG TCT S W
COR LOT 4 IRREG TC T N PT
BEING 101 FT ON W X 49 FT ON
N LOT 5 BLK 8
(Note: Not to be used on legal documents)
Deed Book/Page 2026-06613 (6/16/2026)
Gross Acres 0.00
Net Acres 0.00
Adjusted CSR Pts 0
Zoning GC - General Commercial
District 0087 SIOUX CITY CITY/SIOUX CITY SCH
School District SIOUX CITY COMM
Neighborhood Commercial - Morningside



Owner

Deed Holder
[IOWA STATE OF](#)
[IOWA DOT ROW PROPERTY MANAGEMENT](#)
800 LINCOLN WAY
AMES IA 50010
Contract Holder
Mailing Address
IOWA STATE OF
IOWA DOT ROW PROPERTY MANAGEMENT
800 LINCOLN WAY
AMES IA 50010
Lot Area 0.31 Acres ;13,440 SF

Commercial Buildings

Type	Base Area	Year Built
Office - General	2970	1978
Shop	1890	1978

Yard Extras

#1 - (1) Paving - Asphalt 4,500 SF, Asphalt Parking, Average Pricing, Built 1978
#2 - (1) Garage (Commercial) W24.00 x L32.00 768 SF, Frame, Average Pricing, Built 1978
#3 - (1) Garage (Commercial) W20.00 x L32.00 640 SF, Frame, Average Pricing, Built 1978

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
12/4/2025	VERDE OUTDOOR MEDIA LLC	IOWA STATE OF	2026-06613	Sale to/by Government/Exempt Organization	Deed		\$770,000.00
10/19/2021	AVERY BROTHERS LLC	VERDE OUTDOOR MEDIA LLC	2021-15350	Normal	Deed		\$1,100,000.00
1/29/2003	AVERY BROS. SIGN COMPANY	AVERY BROTHERS LLC	0574-0703	NO CONSIDERATION	Deed		\$0.00
2/1/2000	RIVER CITY OUTDOOR ADVERTISING	AVERY BROS. SIGN COMPANY	0452-0254	NORMAL ARMS-LENGTH TRANSACTION	Deed		\$228,750.00

☐ Show There are other parcels involved in one or more of the above sales:

Permits

Permit #	Date	Description	Amount
17-02917	04/25/2017	Ext-Remodel	15,000

Valuation

	2026	2025	2024	2023	2022
Classification	Commercial	Commercial	Commercial	Commercial	Commercial
+ Assessed Land Value	\$73,900	\$73,900	\$73,400	\$73,400	\$67,200
+ Assessed Building Value	\$401,000	\$401,000	\$642,500	\$642,500	\$510,900
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$474,900	\$474,900	\$715,900	\$715,900	\$578,100
- Exempt Value	(\$474,900)	\$0	\$0	\$0	\$0
= Net Assessed Value	\$0	\$474,900	\$715,900	\$715,900	\$578,100

Sioux City Special Assessments and Fees

[Click here to view special assessment information for this parcel.](#)

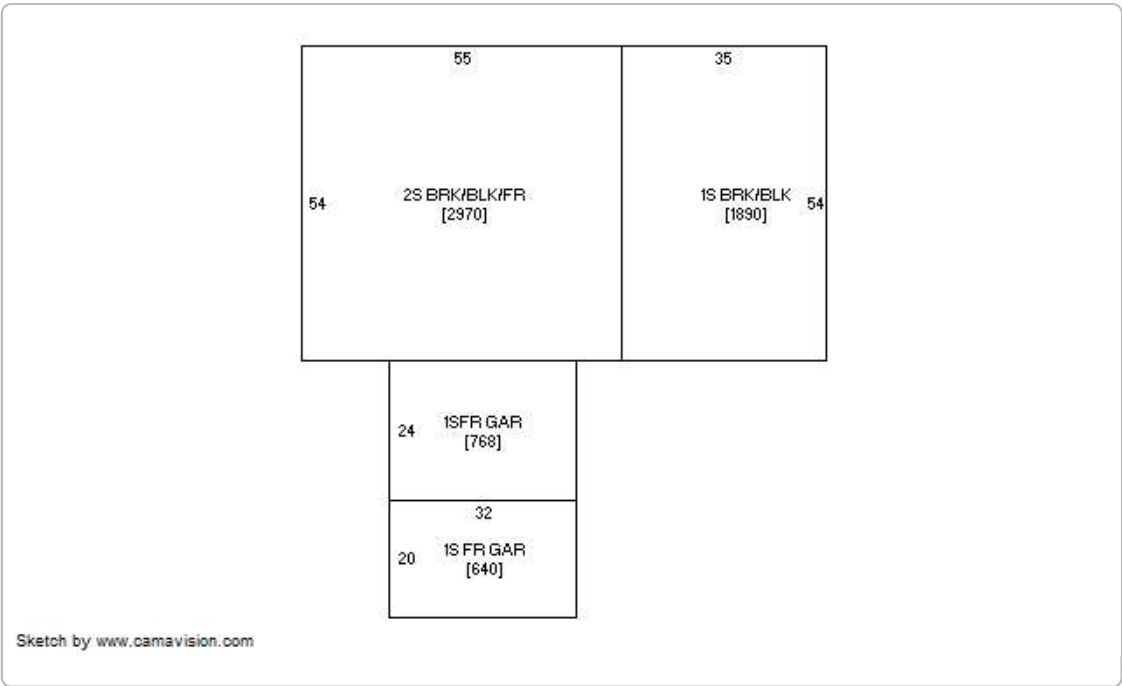
Sioux City Tax Credit Applications

Apply for Homestead or Military Tax Credits

Photos



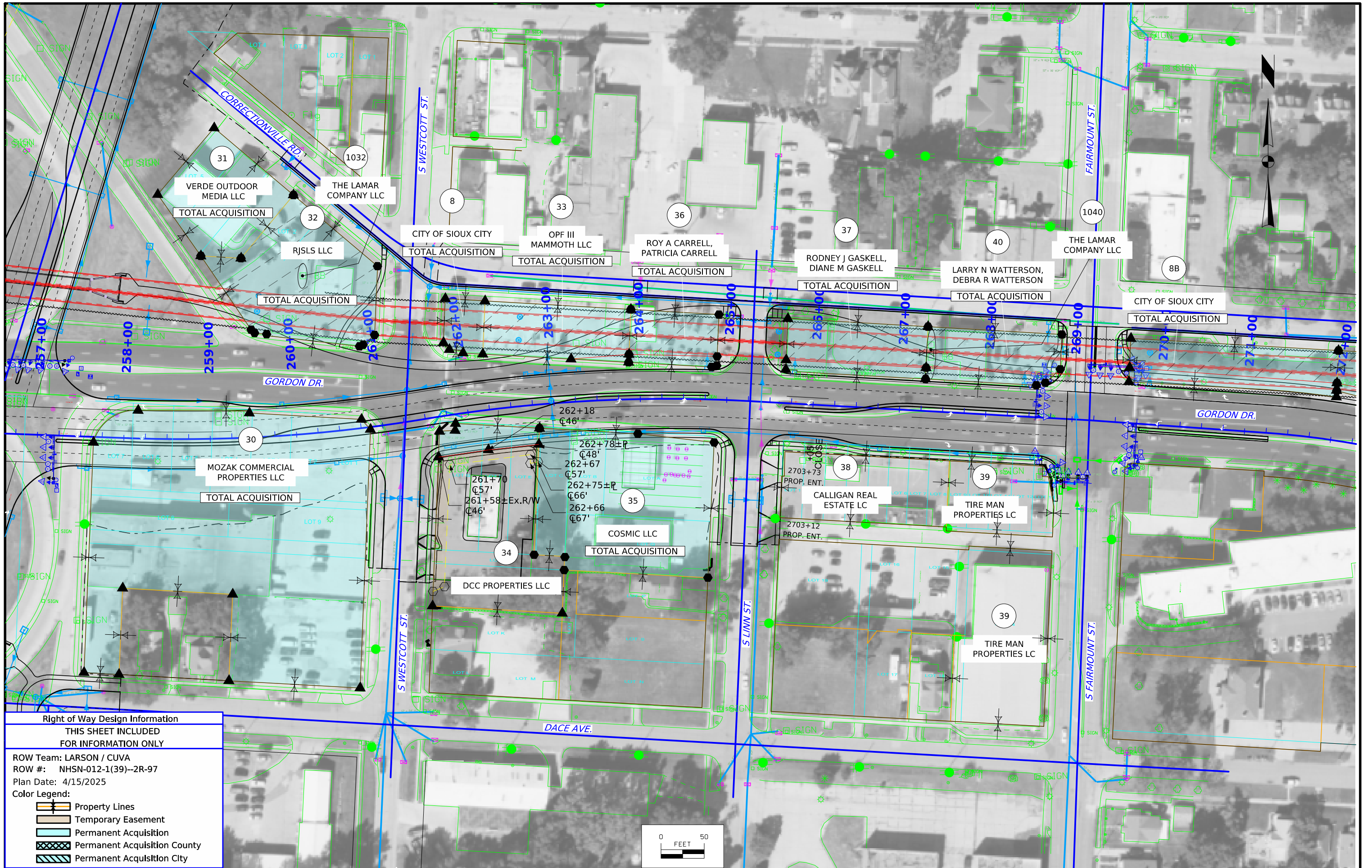
Sketches

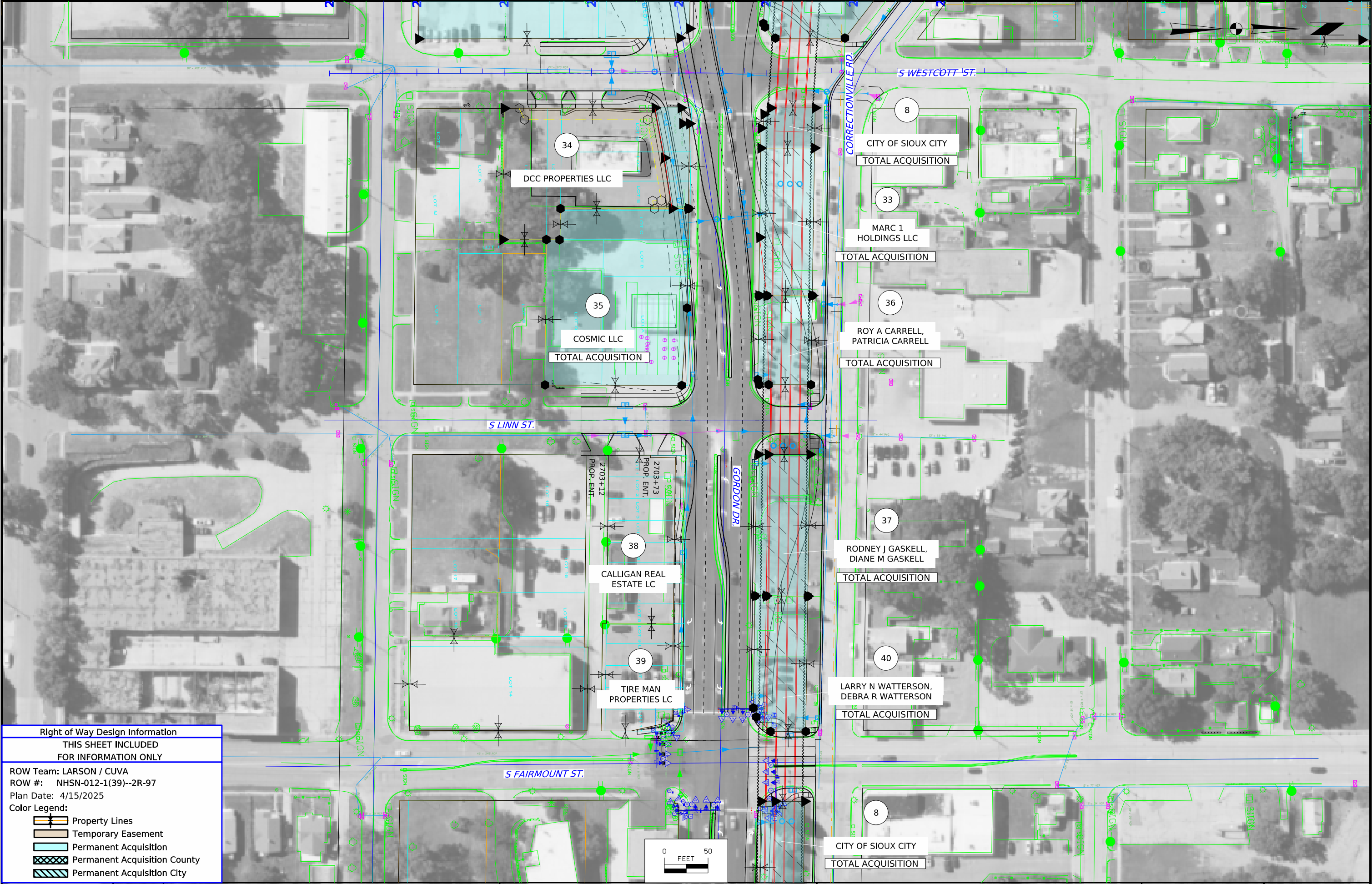


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Developed by
 **SCHNEIDER**
GEO SPATIAL





Right of Way Design Information

THIS SHEET INCLUDED
FOR INFORMATION ONLY

ROW Team: LARSON / CUVA
ROW #: NHSN-012-1(39)--2R-97
Plan Date: 4/15/2025
Color Legend:

Property Lines

Temporary Easement

Permanent Acquisition

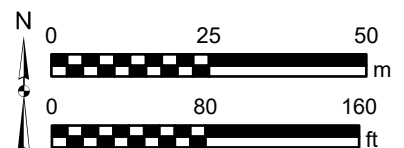
Permanent Acquisition County

Permanent Acquisition City



Salvage and Removal of
Parcel 31
Sioux City, Woodbury County

 Monitoring Area



Legend

 Storm Sewer Inlets (8)

 Storm Sewer Manholes (1)

 Storm Abandoned Line (1)

 Storm Sewer Pipe (17)

 Sanitary Permits (11)

 Vitrified Clay (2)

 Water Private Valve - Corporation (4)

 Water Private Valve - Other (3)

 Water Hydrant Valve (SDE) (1)

 Water Valves (2)

 Water Fire Suppression Line (SDE) (1)

 Water Service (SDE) (4)

 Water Abandoned Line (SDE) (2)

Water Main (SDE)

Water Type

 Potable Water (8)

fitting

 45° elbow

 Cap

 Collar | Coupler | Sleeve | Splice

Cap

Cap

Sioux City Utilities

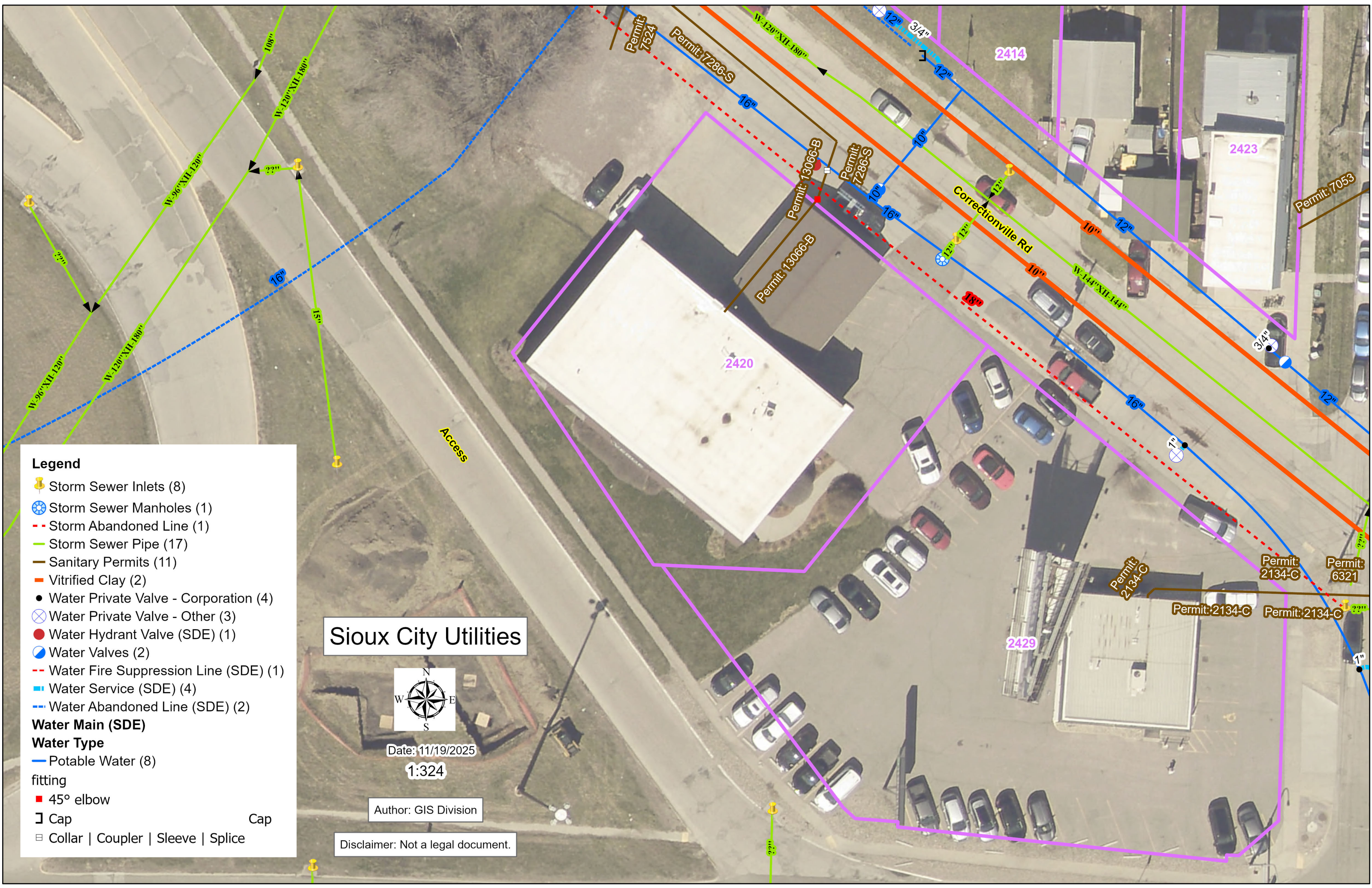


Date: 11/19/2025

1:324

Author: GIS Division

Disclaimer: Not a legal document.



CMD 1 to Exit; CMD 3 to Add; Cmd 5 to Update; CMD 9 House Number Search
STOP AND TAP LOCATIONS

House	Street	Apt
2420	CORRECTIONVILLE RD	

Split Line From:

Stop

Tap

Fire line: 35' E of W side of bldg, 57' N of N side of bldg or 9' S of S
curb

	Size	Type of Tap	Date
Original:	3/4	COPPER	4/11/1978
Replacement:	6X16	IOWA TAPPING	4/07/1978

Size of Main: Condition of Stop Box: ☐

SEWER PERMIT

13066



Sewer City, Iowa, JANUARY 12, 1917

Mr. BEANE PUMPING

, having complied with the ordinances
"providing for making sewer, gas and water connection," permission is hereby given him to excavate
and make connections with the SANITARY Street sewer, under the terms and
conditions of said ordinance, and in accordance with the plans and specifications on file in the office of
the City Engineer. Said connection to be located on the South side of Washington Street

Street _____ feet _____ from the _____ in _____ Street.

for Left Hand Side Block 8 CORNER Addition.

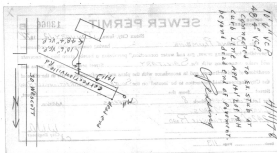
INCH. GUT. MAINS.

2426 Washington

W. W. A.

City Engineer

Back _____ Page 113



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13066



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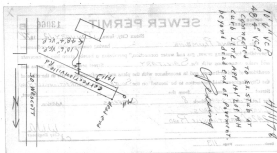
for Left Hand Side Block 8 CORNER Addition.

INCH. GUT. MAINS.

2426 Washington

W. W. A.

City Engineer



OFFICE OF
CITY ENGINEER

SEWER PERMIT

No. 7286

By Budden & Co Date City Issued Dec 15 1930

"Providing for making of sewer, gas and water connections," permission is hereby given him to excavate and make connections with the Corvallis Rd sewer, under the terms and conditions of said ordinance.

In accordance with the plans and specifications on file in the office of the City Engineer, said permission is to be used on the S side of Corvallis Rd. full 65' West from line of

located on the Lot 4 W. of W. 1st St. Street, for Lot 4 Block 8 S.E.

Excavate No. 8-6 Page 24 L. N. Hutzler City Engineer

SEWER PERMIT

APPROVED BY: W. J. Hutzler ST

DATE: Dec 15 1930

LOCATION: Corvallis Rd

LOT: Lot 4 W. of W. 1st St.

STREET: Corvallis Rd

BLOCK: 8

SECTION: S.E.

PERMIT NO. 7286

ISSUED BY: L. N. Hutzler

REMARKS: Excavate for sewer connection

Verde Outdoor Media – Inside DOWNSTAIRS Shop Area Pictures – 6/30/26 Possession



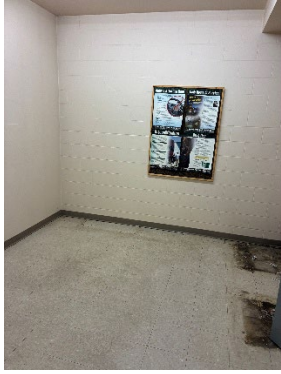
Shop Space



Shop Space, Storage Cubes



Shop Kitchen Space



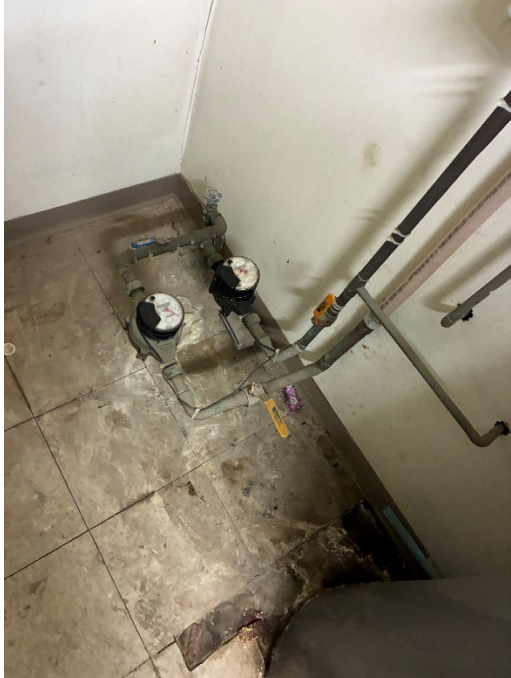
Break room space



Water Heater



Furnace



Lines



Drive In Shop Area, from big overhead door



Big overhead door, inside



Tool shop area inside small
overhead door.



Electric Panels



Storage Racking

Verde Outdoor Media – Photo's Possession on 6/30/26 – INDOOR UPSTAIRS PICTURES

Note* Room 1 Starts at SE Corner of Building working Around Counterclockwise to the SW.



Room 1



Office storage room



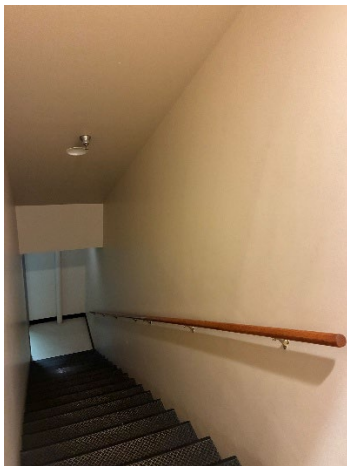
Room 2



Mini kitchen space



Room 3



North Stairwell



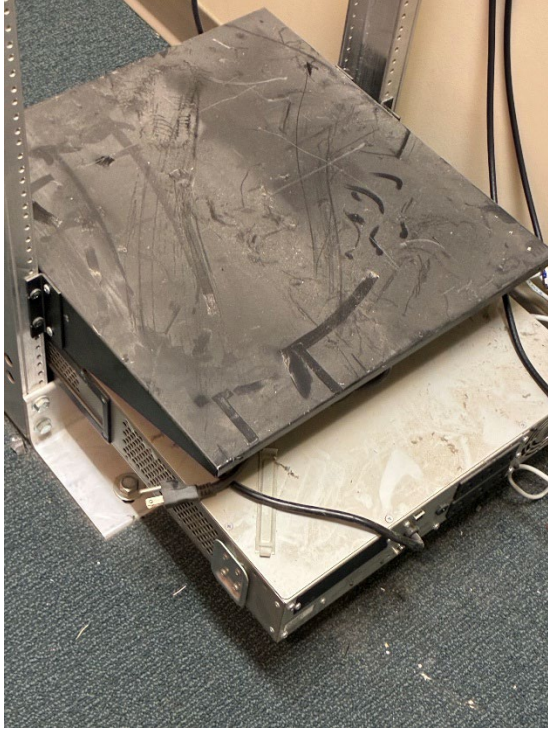
Bathroom



Bathroom



Server room, 1 leftover server they couldn't get out, bottom.



Up close pic of server



Upstairs Furnace



Room 4



Room 5



Room 6



Room 7



Room 8



Room 9



Front desk view



Middle Pod Space



Front office space waiting room



South Stairwell

Verde Outdoor Media – Photo's Possession on 6/30/26 – OUTDOOR PICTURES



Parking Lot NE Corner Looking South



East of Building looking West



East of building looking west



East side of Building looking SW



SE side of lot looking west



SW of lot looking East



SE of lot looking East



Hose Drain connection on West side of building



NW side of lot looking SE



Meter on North Side of Building



Walkway leading to front door, east side of building



East side of building, front door