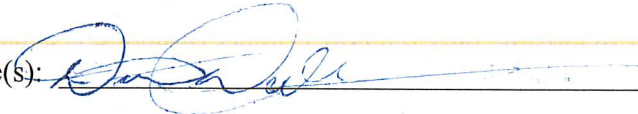


# Response to Request for Proposals City of Independence Property

By signing and initialing below, I am stating that I understand the terms of this RFP and agree with its requirements.

Your signature(s): 

Printed name(s): Dustin Dallenbach

Business, if applicable: \_\_\_\_\_

Address: 210 2nd St NE Independence

Phone #: 319-240-0366 Date: 5/7/26

Email: ddallenbach27@gmail.com

1. I Acknowledge that the Property is being sold as is, including all personal property and contents located at the property at the time of sale: DD

2. I Acknowledge that the closing on the transaction will be scheduled to occur within thirty (30) days of the acceptance of the successful proposal: DD

3. I Acknowledge that that the Primary Structure on the Property must be demolished within ninety (90) days of closing: DD

4. I Acknowledge that the Accessory Structure on the Property must be demolished (including removal of the concrete pad and/or any footings) or restored to a condition that is compliant with all applicable codes within one (1) year of closing, only if a new Primary Structure is constructed on the property within the same timeframe: DD

5. I Acknowledge that the City has not performed any inspections of the Property, including but not limited to inspections for asbestos, lead, or any other potential hazard, and makes no representations regarding the presence or absence of said materials: DD

6. I Acknowledge that while the City will provide an abstract to the property, that the property will be transferred by the City by Quit Claim Deed: DD

7. I Acknowledge that the successful bidder will be required to execute a Purchase Agreement with the City within seven (7) days of the Council approval of the sale, and a Right of Reversion Agreement that will provide for the automatic reversion of any property purchased that has not been demolished within the agreed upon ninety (90) day from closing timeline: DD

8. I Acknowledge that this Proposal is not contingent upon the occurrence of any event or circumstance, such as financing or appraisal: DD

Description of the intended use of the Property, the proposed timeline for the intended use, and any other information deemed appropriate.

~~We would take the house down and clean up the property.  
We then have 2 options.~~

~~The City of Cedar Rapids are taking down some houses next to the river~~

See Attached.

204 3rd St. NE, Independence

A. Proposed purchase price: \$4,500

B. Option 1

I am aware of a 931-square-foot house near the Cedar River in Cedar Rapids that the city purchased and plans to demolish. I know the previous owner, and much of the home was remodeled in 2008 following the flood. I have not yet contacted the City of Cedar Rapids, but if I acquire the lot in Independence, I have reached out to the City of Cedar Rapids, and they are looking into this on their end. I have already contacted a house moving company and obtained an estimate for the move.

Option 2

I would like to build a small house on the property. My first step would be to contact local schools to see whether they would be interested in partnering on the project and providing students with a hands-on learning opportunity. If that is not feasible, I would move forward with having a house built on the property independently.

Under either option, my goal is to put a house on the property and improve the existing garage with new sheeting, siding, roofing, and doors.

C. Estimated cost is as follows

\$10,000 to demolish the existing house and remove the debris.

\$20,000 for the basement

\$20,000 for moving house from Cedar Rapids

\$15,000 in addition for incidental expenses.

\$6,000 for fixing up garage

If I build a house on the property, I estimate the total investment would be approximately

\$10,000 for demolishing and removal

\$20,000 for basement

\$50,000 for Material for building a house.

\$6000 for fixing up garage

D. If my bid for the property is accepted, I will have the house torn down right away and work on getting one of the options established and started within 30 days. The project will be done as soon as possible but will not take longer than 1 year.

- E. Over the past 15 years, I have owned, remodeled, and rented houses. I have also moved houses, garages, and barns. Through my LLCs, we currently own 17 rental properties, with all but three located in Independence.
  
  - F. Our rental businesses are performing well, and even after purchasing eight properties last year, we are still looking to expand. Bank Iowa is our primary bank, and I have already discussed this opportunity with them.
-

07/15/20

1865 ELLIS BLVD NW, CEDAR RAPIDS Deed: AUGUSTINE MICHAEL S Map Area: NW 310

Contract: CID#: DBA: MLS: 1417451 148-001-080 Route: 20100 CR/CR SCH

Legal: Section: 17; Twp: 83; Rng: 7; Block: ; Lot: ; Deeded Acres: 0.000 Plat Page: 2126 Tax Dist: NW QUADRANT

A.P. #156 STR/LB 10 A.P. #156 STR/LB 10 Subdiv: NW QUADRANT

Urban / RESIDENTIAL

Table with columns: Land Basis, Front, Rear, Side 1, Side 2, R. Lot, SF, Acres, Depth/Unit, Eff/Type, Qual/Land. Includes rows for FF Main, Sub Total, and Grand Total.

Sales

Table with columns: Date, \$ Amount, NUTC, Recording, Date, Number, \$ Amount. Includes rows for 12/29/2007 and 08/18/1989.

Building Permits

Table with columns: Date, Reason, Type, Appraised, Exempt Amount, Net Assmt, Pr Yr. 2025. Includes rows for REPAIR, ELECTRIC ONLY, and MECHANICAL ONLY.

Res. Structure

Table with columns: Occ. Code, Occ. Descr., Year Built, EFA / EFYr, Arch. Dsgn, Style, Aees/TLA, GLA 1st/2nd, Condition. Includes row for Single-Family 101.

Plumbing

Table with columns: Standard Bath - 3 Fixt, Shower Stall Bath - 3 Fixt, Toilet Room (1/2 Bath), Lavatory, Water Closet/Extra Toilet, Sink, Shower Stall/Tub, Prefab/MT St. Sh. Bath, Prefab/MT Stall Shower, Wet Bar, Whirlpool Bath - 3 Fixt, Whirlpool Tub, No Hot Water Tank, No Plumbing, Sewer & Water Only, Water Only w/Sink, Hot Tub, Bidet, Food Service Sink, Urinal, Sauna, Whirlpool Bath w/Shw. Sit.

Appliances

Table with columns: Range Unit, Oven - Single, Oven - Double, Dishwasher, Microwave, Trash Compactor, Jennair, Security System.

Addition

Table with columns: Addition, Year Built, EFA Year, Style, Area (SF), Condition, Very Good.

Garage

Table with columns: Garage, Year Built, EFA Year, Style, Area (SF), No. Fr. Adj., Condition, Bsmnt (SF), Interior Finish, Interior Finish (SF), Qtrs Over, Qtrs Over (SF), Qtrs AC (SF).

Table with columns: Attic (SF), See other pages for more additions.

Table with columns: Door Opnrs, Stalls - Bsmnt / Gar.

Table with columns: Door Opnrs, 1.

Table with columns: Stalls - Bsmnt / Gar.

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Table with columns: Stalls - Bsmnt / Gar.



Bid / Adn	Description	Units	Year
	101 Single-Family		
	1 Story Frame	896 SF	
	Base Heat: FHA - Gas		
	Add Central Air	896 SF	
	Add Floor & Stairs attic		
#1	Porch: 1S Frame Enclosed	80 SF	
D1	Wood Deck	221 SF	
	Plumbing	1	
1 of 2 Adtn	1 Story Frame	11 SF	1928
2 of 2 Adtn	1 Story Frame	24 SF	1928
Gar	Det Frame	16' X 32' 512 SF	1998

	Yr/d	Description	Cond	Year	
P:0	D	1 CARPORT W12.00 x L20.00 240 SF		1998	

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2025		Appr	Urban	Res	\$49,700	\$115,700	\$0	\$0	\$165,400
2024		Appr	Urban	Res	\$49,700	\$109,100	\$0	\$0	\$158,800
2023		Appr	Urban	Res	\$49,700	\$109,100	\$0	\$0	\$158,800
2022		Appr	Urban	Res	\$49,700	\$94,200	\$0	\$0	\$143,900
2021		Appr	Urban	Res	\$49,700	\$94,200	\$0	\$0	\$143,900
2020		Appr	Urban	Res	\$49,700	\$88,200	\$0	\$0	\$137,900
2019		Appr	Urban	Res	\$49,700	\$88,200	\$0	\$0	\$137,900
2018		Appr	Urban	Res	\$49,700	\$84,300	\$0	\$0	\$134,000
2017		Appr	Urban	Res	\$49,700	\$80,400	\$0	\$0	\$130,100
2016		Appr	Urban	Res	\$49,700	\$79,000	\$0	\$0	\$128,700
2015		Appr	Urban	Res	\$37,300	\$61,500	\$0	\$0	\$98,800
2014	W/EX: \$96,840 Total; \$37,260 Land; \$59,580	BoFR	Urban	Res	\$37,260	\$59,580	\$0	\$0	\$96,840
2013		BoFR	Urban	Res	\$37,260	\$59,580	\$0	\$0	\$96,840
2012		BoFR	Urban	Res	\$29,808	\$47,880	\$0	\$0	\$77,688
2011		BoFR			\$29,808	\$47,880	\$0	\$0	\$77,688
2010		BoFR			\$24,840	\$39,900	\$0	\$0	\$64,740
2009		BoFR			\$24,840	\$38,898	\$0	\$0	\$63,738
2008		BoFR			\$49,680	\$43,543	\$0	\$0	\$93,223
2007		BoFR			\$49,680	\$43,543	\$0	\$0	\$93,223

Import

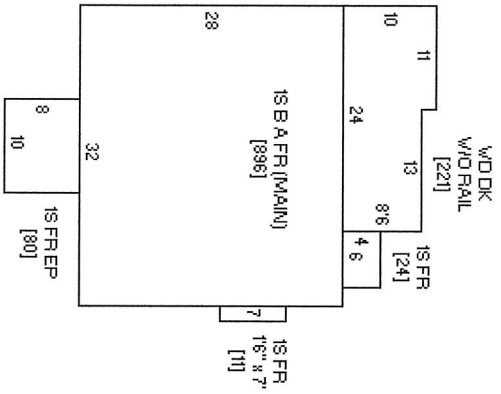
\$49,680

\$40,318

\$0

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Page 5  
\$89,998



Sketch 1 of 1

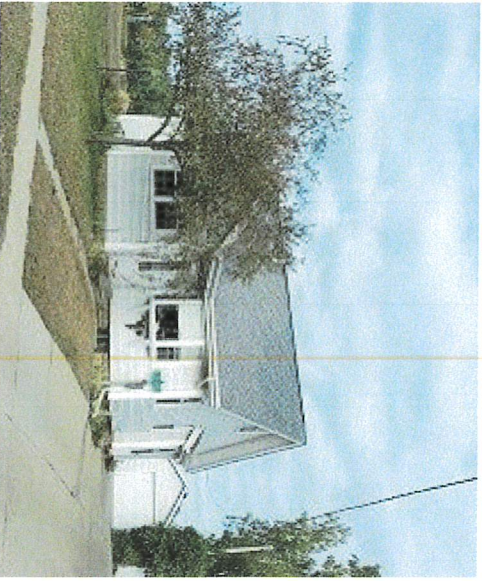


Photo 1 of 6 10/13/2025



Photo 2 of 6 08/31/2021



Photo 3 of 6 10/01/2019



Photo 4 of 6 05/08/2013



Photo 5 of 6 10/01/2008

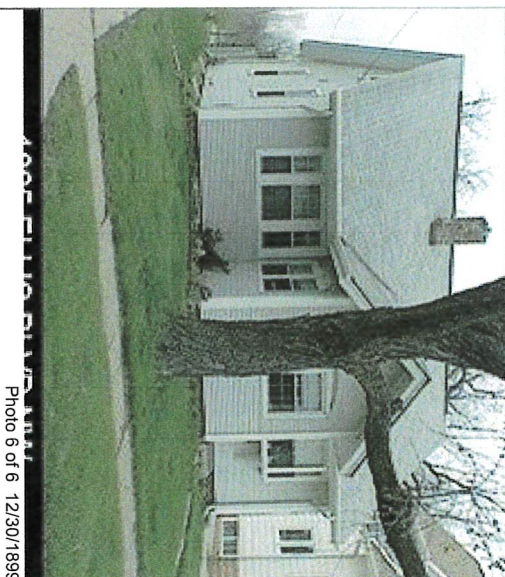


Photo 6 of 6 12/30/1899

Notes:

PRE RVAL: BI=GD.9/16/02 ADD CRPRT.TH

08/28/2003-1940'S CABINETS, ROOF 1988±, FURNACE/AC 1992±. SIDING APPEARS TO BE FROM 90'S.

IBR 3/18/2005-NO CHANGE. 2005 BOARD OF REVIEW PETITION #255 REDUCE TO \$89,998

1-2009 FLOOD REPAIRS COMPLETE. REMOVED. FINISHED STAIRS & 64 S.F. FRAME SHED. 12/18/08 JC

1-2009 -- FLOOD ECONOMIC ADJUSTMENT 50%

2009 BOARD OF REVIEW PETITION # 149 NO CHANGE.

1-2010 6YR CYCLE - CHANGED CONDITION OF DWLG FROM ABOVE NML TO VERY GOOD; NEWER WINDOWS & ROOF; CHANGED INTERIOR FINISH FROM PLASTER TO DRYWALL; CHANGED FLOORING TYPE FROM CARPET/VINYL TO HDWD; REPLACED IN 2008 DUE TO FLOOD (PER NOTES & PERMIT INFO); FURNACE, ELEC, INSULATION DRYWALL-UP TO CEILING, FLOORING FINISH (NEW HDWD), UPPER/LOWER KITCHEN CABINETS & COUNTERTOPS & PLUMB FIX'S; POWERWASHED EXTERIOR; INFO PER OWNER. 3/11/2010 JC 1-2010 - HOMEOWNER QUESTIONNAIRE MAILED 3/2/2010. RETURNED 3/11/2010

1-2011 CHGD FLOOD ECONOMIC ADJUSTMENT TO 40% - 2/23/2011 CLP

1-2013 CHANGED FLOOD ECON OBSOL TO 25% DUE TO MARKET/EQUITY. 2/22/13 JKB

1-2013 INFORMAL HEARING CHANGE FROM \$97,110 TO \$96,840. REMOVE VALUE FROM PATTO(CONSIDER PART OF DRIVEWAY). INSPECTED JKB 4/2/13

1-2013 BOARD OF REVIEW PETITION # 0378 NO CHANGE. JKB 5/16/13

1-2015 UPDATED MANUAL LEVEL AND DEPRECIATION SCHEDULE BASED ON MARKET CONDITIONS.

1-2015 BOARD OF REVIEW PETITION #0129 NO CHANGE.

1-2016 - REMOVED -25% FLOOD ECONOMIC FROM LAND & DWLG. 11/17/2015 JC



Option 2

# Crosswood Home Material List

Design America Plan #10018

Model Number: 10018



APPROXIMATE PRICE

\$49,407.38

11% REBATE\* Good Through 5/25/26

\$5,434.81

VALUE  
AFTER  
REBATE\*

\$ **43,972**<sup>57</sup> each



\$54.97 /sq.ft. After Rebate\*

You Save \$5,434.81 After Mail-In Rebate\*

\*Rebate is not an instant price reduction on the advertised items at the point of original purchase. Rebate is a mail-in rebate issued as a Rebate Credit Check that is a discount on future in-store purchases only and not purchases on MENARDS.COM®. "Value After Rebate" is the price or sale price minus the future rebate discounts. Valid on merchandise; excludes purchase of gift cards, rentals, service plans, delivery charges and processing fees. See bottom of page for details.



\$4117.29 / mo. payments (total \$49407.38) with 12 equal monthly payments [Terms Apply](#)

- Visit any Menards for details on Modifications
- This is not a kit. This is a suggested design and material list only. Cutting and assembly required
- You may buy all of the materials or any part at low cash and carry prices. Materials can be modified to your personal preference, price subject to change.

[View More Information >](#)

## Sold in Stores

Available to order In-Store. Stop by any Menards for information and to purchase.



Share

## Description & Documents

The Crosswood Ranch Cabin Home has 2 bedrooms and 1 full bath. This cozy plan is an excellent starter home for a new family. The large living room boasts a handy coat closet located near the entry door. An efficient kitchen includes a side entrance to the outdoors, closet that is perfect for a pantry and convenient laundry closet. The lovely master bedroom features a walk-in closet and private access to the bath.

### Features

- Visit any Menards for details on Modifications
- This is not a kit. This is a suggested design and material list only. Cutting and assembly required
- You may buy all of the materials or any part at low cash and carry prices. Materials can be modified to your personal preference, price subject to change.
- Materials may differ from pictured.
- Due to local state, city, county or municipality code requirements this materials list may not completely comply with those building codes. It's recommended to consult with your local building official prior to purchasing the plan. If needed, plans can be modified to comply with any state, city, county or municipality code requirements. Modification fee may apply.

Brand Name: Menards

## Specifications

Product Type	Home
Home Type	One-Story Homes
Foundation Type	Crawlspace
Number of Bedrooms	2
Number of Baths	1
Garage Type	None
Entry Style	None
Overall Width	32 foot
Overall Depth	25 foot
Sidewall Height	8 foot
Square Footage	800.0 square foot
Exterior Wall Framing	2x6 Stud
Roof Framing Type	Truss
Rafter/Truss Spacing	2 foot
Roof Pitch	5/12
Roofing Type	Architectural Shingles
Eave Overhang Size	12 inch
Gable Overhang Size	12 inch
Siding Type	Engineered Wood Board & Batten, Engineered Wood Lap
Soffit Type	Engineered Wood
Service Door Quantity	2
Service Door Size	See Store for Opening List
Window Quantity	5
Window Size	See Store for Opening List
Includes	electrical fixtures, rough electrical, roofing, siding, soffit, gutters, and plans, cabinets, countertops, trim, plumbing fixtures, rough plumbing, Materials include framing, doors, windows, insulation, drywall, flooring, 24" on center trusses
Return Policy	Special Order Merchandise ( <a href="#">view Return Policy</a> )

## Optional Accessories