



Property Valuations Synopsis:

Member Name: City of Bloomfield, ICAP Member 533

ICAP Anniversary Date: April 1, 2026

As a benefit to its members, ICAP recently engaged HCA Asset Management to conduct professional property valuations/appraisals on member-owned buildings/structured valued \$200,000 and greater, along with vehicles and miscellaneous property valued \$100,000 and greater on a replacement cost basis.

For the City, valuations were conducted on the property detailed in the attached report, along with these units:

Vehicles:

| | | | |
|------|--------------|---|-------------------|
| 2000 | Freightliner | FL80 Tanker Truck | 1FV6JLCB6YHB24509 |
| 2009 | Spartan | Pumper Fire Truck | 4S7AT2B949C070548 |
| 2009 | Ford | F-350 Super Duty Jaws of Life Truck w/Equipment | 1FDWW37Y49EA90786 |
| 2000 | Ford | Mini Fire Truck | 1FDXF47F6YED20948 |
| 1992 | Ford | F700 Fire Truck | 1FDYF70JXNVA09183 |

Miscellaneous Property:

| | | | |
|------|-----------------|----------------------|-------------------|
| 2021 | John Deere | Backhoe Loader 310SL | 1T0310SLJNF413672 |
| | Massey Ferguson | 6713 Tractor | MC200JKC |
| 2020 | John Deere | 444L Wheel Loader | 8327 |

This process determined valuation differences on the listed units. If the City wishes to continue securing replacement cost coverage, the scheduled values of this property will be amended to match the newly appraised value detailed on the following page and in the attached report.

The associated contribution increase (estimated at \$14,314, if replacement cost is selected for all impacted property excluding the City Hall/Power Plant, which is currently scheduled on an ACV basis; if the City would like to move the City Hall/Power Plant to replacement cost, the charge to do so will be an additional \$35,668 in contribution). Associated contribution changes will be passed onto the City as part of its April 2026 anniversary invoice.

For convenience, this increase is broken down by unit on the following page. If you do not wish to pay the associated contribution to continue replacement cost coverage, you may continue coverage on these items using a different means of valuation (either stated amount or actual cash value). I will be happy to discuss the potential pros and cons of such a change with you and your local agent, if desired.

In the meantime, I'd ask you to please review the information in the following page and contact your local insurance agent or ICAP underwriter if you have questions or wish to discuss. If you have questions, you can reach me via megan@icapiowa.com.

Thank you,

Megan Hirst, ICAP Program Director

Member Name: City of Bloomfield, ICAP Member 533
 Vehicles Appraised | 2025



| Year | Make | Model | VIN | Vehicle Type | 2025 Value | HCA Valuation | 2025 Contribution | 2026 Contribution | Difference |
|------|--------------|--|----------|--------------|------------|---------------|-------------------|-------------------|------------|
| 2000 | Freightliner | FL80 Tanker Truck | 1FV-6JL- | Fire Trucks | \$338,000 | \$460,000 | \$2,844 | \$3,870 | \$1,026 |
| 2009 | Spartan | Pumper Fire Truck | | Fire Trucks | \$935,000 | \$1,148,000 | \$7,866 | \$9,658 | \$1,792 |
| 2009 | Ford | F-350 Super Duty Jaws of Life Truck w/ Equipment | | Fire Trucks | \$190,000 | \$215,000 | \$1,598 | \$1,809 | \$211 |
| 2000 | Ford | Mini Fire Truck | | Fire Trucks | \$218,000 | \$206,000 | \$1,834 | \$1,733 | -\$101 |
| 1992 | Ford | F700 Fire Truck | | Fire Trucks | \$689,000 | \$550,000 | \$5,797 | \$4,627 | -\$1,170 |

Member Name: City of Bloomfield, ICAP Member 533
Miscellaneous Property Appraised | 2025



| Item Description | Serial Number | 2025 Value | HCA Value | 2025 Contribution | 2026 Contribution | Difference in Contribution |
|--------------------------------------|-------------------|------------|-----------|-------------------|-------------------|----------------------------|
| 2021 John Deere Backhoe Loader 310SL | 1T0310SLJNF413672 | \$117,810 | \$152,000 | \$822 | \$1,061 | \$239 |
| Massey Ferguson 6713 Tractor | MC200JKC | \$117,312 | \$120,000 | \$819 | \$837 | \$18 |
| 2020 John Deere 444L Wheel Loader | 8327 | \$164,036 | \$260,000 | \$1,145 | \$1,814 | \$669 |

| City | Site Code | Building Code | Building | Address | City | Co | Stat | Zip | Construct in Class | Year Constructed | Spqr | Sqarea Footprint | SOV Bldg Value | HCA Bldg Value | SOV Contents | HCA Contents | SOV Prec | HCA Prec | Sqarea Included in HCA | SOV P/TOT | HCA P/TOT | SOV TTY | HCA TTY | % Change | 2025 Cont | 2026 Cont | Difference | Notes in contrib | | |
|------------------------|-----------|---------------|---|---------------------|------------|----|------|-------|--------------------|------------------|------|------------------|-----------------|-----------------|----------------|----------------|----------|----------|------------------------|-----------|-----------|-----------------|-----------------|----------|-----------|-----------|------------|------------------|----------------------|---------|
| 533 City of Bloomfield | 2 | AD099 | Control/Relay Building | 703 S. EAST ST. | BLOOMFIELD | DA | IA | 52537 | 2 - JOISTED | 2020 | 1 | 1,534 | \$389,776.52 | \$1,172,800.00 | \$0.00 | \$8,500.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$389,776.52 | \$1,181,300.00 | 219.46% | | | | | Minor in contrib | |
| 533 City of Bloomfield | 2 | AD099 | Fencing/Gates/Flagpole/Lighting | 703 S. EAST ST. | BLOOMFIELD | DA | IA | 52537 | 3 - JOISTED | 2020 | 1 | 0 | \$0.00 | \$31,500.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | | \$678 | \$1,580 | \$,902 | 280% | |
| 533 City of Bloomfield | 3 | 24 | Bath House/Restroom | 625 E LOCUST | BLOOMFIELD | DA | IA | 52537 | 2 - | 1991 | 1 | 2,868 | \$350,841.24 | \$528,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$350,841.24 | \$528,000.00 | 50.64% | | \$0 | \$0 | \$0 | #DIV/0! | |
| 533 City of Bloomfield | 3 | 54 | Swimming Pools | 625 E LOCUST | BLOOMFIELD | DA | IA | 52537 | 2 - FIRE RESISTIVE | 1991 | 1 | 4,890 | \$635,054.04 | \$709,100.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$635,054.04 | \$709,100.00 | 11.66% | | \$644 | \$1,154 | \$,510 | 79% | |
| 533 City of Bloomfield | 3 | AD099 | P/O - Fencing and Pool Amenities | 625 E LOCUST | BLOOMFIELD | DA | IA | 52537 | 3 - | 1991 | 1 | 0 | \$0.00 | \$71,300.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | | \$1,165 | \$1,054 | \$,111 | 10% | |
| 533 City of Bloomfield | 4 | 5 | Water Treatment Facility | 29485 JAGUAR | BLOOMFIELD | DA | IA | 52537 | 4 - | 1991 | 1 | 0 | \$1,370,389.40 | \$1,397,707.17 | \$280,500.00 | \$286,110.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,650,889.40 | \$1,683,807.17 | 2.00% | | \$0 | \$191 | \$191 | 6% | |
| 533 City of Bloomfield | 4 | 42 | Storage Building | TRAIL | BLOOMFIELD | DA | IA | 52537 | 1 - | | 0 | \$212,574.12 | \$216,825.60 | \$11,220.00 | \$11,444.40 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | | \$3,039 | \$3,990 | \$,951 | 32% | |
| 533 City of Bloomfield | 7 | 8 | Shop | TRAIL | BLOOMFIELD | DA | IA | 52537 | 3 - NONCOM | 1988 | 1 | 5,520 | \$676,828.36 | \$608,000.00 | \$50,533.32 | \$66,300.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | | \$636 | \$618 | \$,18 | 6.04% | |
| 533 City of Bloomfield | 7 | 33 | Substation-Trans/Gar. | COLUMBIA ST. | BLOOMFIELD | DA | IA | 52537 | 3 - NONCOM | 1971 | 1 | 8,440 | \$4,981,296.50 | \$5,449,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$4,981,296.50 | \$5,449,000.00 | 9.40% | | \$2,722 | \$1,218 | \$,484 | 65% | |
| 533 City of Bloomfield | 7 | 48 | Swath Gear Building | COLUMBIA ST. | BLOOMFIELD | DA | IA | 52537 | 3 - NONCOM | 1971 | 1 | 300 | \$922,010.64 | \$810,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$922,010.64 | \$810,000.00 | -12.18% | | \$910 | \$999 | \$,89 | 9% | |
| 533 City of Bloomfield | 9 | 16 | S Airplane Hangar | 20566 W 230TH | BLOOMFIELD | DA | IA | 52537 | 1 - FRAME / | 1990 | 1 | 4,890 | \$278,943.48 | \$289,200.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$278,943.48 | \$289,200.00 | 3.68% | | \$1,193 | \$1,337 | \$,144 | 4% | |
| 533 City of Bloomfield | 9 | 17 | N Airplane Hangar | 20566 W 230TH | BLOOMFIELD | DA | IA | 52537 | 1 - FRAME / | 1990 | 1 | 4,890 | \$278,943.48 | \$289,200.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$278,943.48 | \$289,200.00 | 3.68% | | \$1,193 | \$1,337 | \$,144 | 4% | |
| 533 City of Bloomfield | 9 | 18 | Alpines Shop Maintenance | 20566 W 230TH | BLOOMFIELD | DA | IA | 52537 | 1 - FRAME / | 1968 | 1 | 3,606 | \$222,685.39 | \$347,800.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$222,685.39 | \$347,800.00 | 56.18% | | \$409 | \$1,498 | \$,079 | 264% | |
| 533 City of Bloomfield | 9 | AD099 | AWP & Vehicle Lighting Systems, PAPI & Runway Lights, Process Electrical, & Wind Sock | 20566 W 230TH | BLOOMFIELD | DA | IA | 52537 | 3 - | 1968 | 1 | 0 | \$0.00 | \$279,200.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | | \$0 | \$279,200 | \$0 | | #DIV/0! |
| 533 City of Bloomfield | 12 | 13 | Water Tower, 300 K Gal, Old | JEFFERSON ST. | BLOOMFIELD | DA | IA | 52537 | 3 - NONCOM | 1968 | 1 | 0 | \$1,424,275.00 | \$2,864,500.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,424,275.00 | \$2,864,500.00 | 101.12% | | \$0 | \$510 | \$,510 | 101% | |
| 533 City of Bloomfield | 12 | AD099 | Chain Link Fence w Barb | JEFFERSON ST. | BLOOMFIELD | DA | IA | 52537 | 3 - | 1968 | 1 | 0 | \$0.00 | \$8,900.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | | \$8,900 | \$9,256 | \$,356 | 101% | |
| 533 City of Bloomfield | 16 | 23 | Maintenance Shed | 800 W. CHESTNUT | BLOOMFIELD | DA | IA | 52537 | 2 - JOISTED | 1940 | 1 | 2,812 | \$610,570.98 | \$585,800.00 | \$28,050.00 | \$30,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$610,570.98 | \$615,800.00 | -3.57% | | \$1,395 | \$1,340 | \$,55 | 4% | |
| 533 City of Bloomfield | 19 | 27 | Fuel Station/Garage | 061-609 S. WEST ST. | BLOOMFIELD | DA | IA | 52537 | 3 - | 2000 | 1 | 8,646 | \$1,491,007.40 | \$1,524,500.00 | \$84,150.00 | \$151,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,575,127.40 | \$1,676,000.00 | 6.37% | | \$2,890 | \$3,070 | \$,180 | 6% | |
| 533 City of Bloomfield | 19 | AD099 | Flagpole, Barrier Post, Lighting | 061-609 S. WEST ST. | BLOOMFIELD | DA | IA | 52537 | 3 - NONCOM | 2000 | 1 | 0 | \$0.00 | \$26,300.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | | \$0 | \$26,300 | \$0 | | #DIV/0! |
| 533 City of Bloomfield | 20 | 28 | City Hall/Tower Plant | WEST ST 107-111 W. | BLOOMFIELD | DA | IA | 52537 | 4 - MASONR | 1900 | 1 | 13,468 | \$12,835,680.00 | \$32,674,500.00 | \$448,800.00 | \$50,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$13,284,480.00 | \$32,724,000.00 | 146.34% | | \$24,374 | \$60,942 | \$3,668 | 146% backed out. TB. | |
| 533 City of Bloomfield | 20 | AD099 | Flagpole and Chain Link Fence | FRANKLIN 107-111 W. | BLOOMFIELD | DA | IA | 52537 | 3 - | 1900 | 1 | 0 | \$0.00 | \$9,050.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | | \$0 | \$9,050 | \$0 | | #DIV/0! |
| 533 City of Bloomfield | 25 | 19 | Library | 107 N. | BLOOMFIELD | DA | IA | 52537 | 2 - JOISTED | 1912 | 2 | 9,296 | \$2,738,471.50 | \$2,901,800.00 | \$1,013,997.30 | \$1,147,200.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$3,752,488.80 | \$4,049,000.00 | 7.96% | | \$6,885 | \$8,844 | \$,957 | 28% | |
| 533 City of Bloomfield | 25 | AD099 | Flagpole, Bike Rack, Bench, Benches | 107 N. | BLOOMFIELD | DA | IA | 52537 | 3 - | 1912 | 1 | 0 | \$0.00 | \$10,500.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | | \$0 | \$10,500 | \$0 | | #DIV/0! |
| 533 City of Bloomfield | 26 | 22 | Warehouse/Parking Garage | 208 1/2 S. | BLOOMFIELD | DA | IA | 52537 | 3 - NONCOM | 1987 | 1 | 9,900 | \$845,802.80 | \$708,800.00 | \$95,254.74 | \$140,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$741,357.04 | \$848,800.00 | 14.84% | | \$1,360 | \$1,557 | \$,197 | 15% | |
| 533 City of Bloomfield | 26 | AD099 | Fencing w Barb and Bollards | 208 1/2 S. | BLOOMFIELD | DA | IA | 52537 | 3 - | 1987 | 1 | 0 | \$0.00 | \$16,400.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | | \$0 | \$16,400 | \$0 | | #DIV/0! |
| 533 City of Bloomfield | 32 | 45 | Water Tower, 300K Gal | 20485 JAGUAR | BLOOMFIELD | DA | IA | 52537 | 3 - NONCOM | 2016 | 1 | 308 | \$1,513,876.90 | \$3,217,200.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,513,876.90 | \$3,217,200.00 | 112.54% | | \$2,777 | \$5,903 | \$,3,126 | 113% | |
| 533 City of Bloomfield | 32 | AD099 | Fencing w Barb | 20485 JAGUAR | BLOOMFIELD | DA | IA | 52537 | 3 - | 2016 | 1 | 0 | \$0.00 | \$15,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | | \$0 | \$15,000 | \$0 | | #DIV/0! |