



## 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](mailto:megan@icapiowa.com).

Thank you,

A handwritten signature in black ink, appearing to read "Megan Hirst".

Megan Hirst, ICAP Program Director

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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



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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

Entity Code	Entity	Bldg Code	Building	Address	City	Co Stat	Zip	Constructed on Date	Year Const	Start	Square Footage	SOV Bid Value	HCA Bid Value	SOV Contests	HCA Contests	SOV Pric	RCA Pric. Equip. Included in RON	SOV PTC	HCA PTC	SOV Trv	HCA Trv	% Change	2025 Cont	2026 Cont	Difference	% Incr in contrb
533	City of Bloomfield	2	49 Fencing/Gates/Fences/Lighting/B	703 S. EAST ST. BLOOMFIELD	DA IA	52537	VI	JOISTED	2020	1	1,024	\$349,776.52	\$1,172,800.00	\$0.00	\$0.00	\$0.00	\$0.00	\$369,776.52	\$1,181,300.00	219.46%	\$678	\$73,385	1,002	250%		
533	City of Bloomfield	2	ADD099 Fencing/Gates/Fences/Lighting/B	703 S. EAST ST. BLOOMFIELD	DA IA	52537	3	2020	1	0	\$0.00	\$31,300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$31,300.00	\$0.00	0.00%	\$0	\$0	58	#DIV/0!			
533	City of Bloomfield	3	24 Bath House/Restroom	625 E LOUST	BLOOMFIELD	DA IA	52537	2	1991	1	2,488	\$350,841.24	\$528,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$350,841.24	\$528,500.00	50.64%	\$644	\$1,034	510	79%		
533	City of Bloomfield	3	54 Swimming Pools	625 E LOUST	BLOOMFIELD	DA IA	52537	6-FIRE-REBIESE	1991	1	4,890	\$635,054.04	\$709,100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$635,054.04	\$709,100.00	11.86%	\$1,185	\$9,305	1,111	-10%		
533	City of Bloomfield	3	ADD099 PTO - Fencing and Pool Amenities	625 E LOUST	BLOOMFIELD	DA IA	52537	3	1991	1	0	\$0.00	\$71,300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$71,300.00	\$0.00	0.00%	\$0	\$0	131	#DIV/0!		
533	City of Bloomfield	4	5 Water Treatment Facility	29485 JAGUAR	BLOOMFIELD	DA IA	52537	4	0	0	\$1,370,389.40	\$1,397,797.17	\$280,500.00	\$286,110.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,350,889.40	\$1,393,207.17	2.00%	\$3,029	\$3,080	61	2% longer in operation - not valued by HCA. Would member want to change to liability only location?	
533	City of Bloomfield	4	42 Storage Building	29485 JAGUAR	BLOOMFIELD	DA IA	52537	1	0	0	\$212,574.12	\$216,825.80	\$11,220.00	\$11,444.40	\$0.00	\$0.00	\$0.00	\$0.00	\$212,714.12	\$218,270.00	2.00%	\$957	\$976	19	2% longer in operation - not valued by HCA. Would member want to change to liability only location? Does contents still exist at this location? Move contents to another building?	
533	City of Bloomfield	7	8 Shop	208 S. COLUMBIA ST.	BLOOMFIELD	DA IA	52537	3	1986	1	5,529	\$576,828.39	\$608,500.00	\$69,533.32	\$66,300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$69,361,88	\$614,690.00	6.04%	\$2,722	\$3,238	1,484	-55%
533	City of Bloomfield	7	33 Substation/Trans/Gen.	208 S. COLUMBIA ST.	BLOOMFIELD	DA IA	52537	1	1971	1	8,840	\$4,981,296.50	\$4,449,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,391,296.50	\$5,449,500.00	9.40%	\$9,140	\$9,995	859	9%		
533	City of Bloomfield	7	48 Switch Gear Building	208 S. COLUMBIA ST.	BLOOMFIELD	DA IA	52537	3	1986	1	300	\$922,10.64	\$810,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$922,010.64	\$810,000.00	-12.15%	\$1,692	\$1,495	-206	-12%		
533	City of Bloomfield	9	16 S Airplane Hangar	20956 W 230TH	BLOOMFIELD	DA IA	52537	1	1997	1	4,680	\$278,943.48	\$289,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$278,943.48	\$289,200.00	3.68%	\$1,692	\$1,495	-206	-12%		
533	City of Bloomfield	9	17 N Airplane Hangar	20956 W 230TH	BLOOMFIELD	DA IA	52537	1	1990	1	4,680	\$278,943.48	\$289,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$278,943.48	\$289,200.00	3.68%	\$1,193	\$1,233	44	4%		
533	City of Bloomfield	9	18 Airplane Shop Maintenance	20956 W 230TH	BLOOMFIELD	DA IA	52537	1	1968	1	3,600	\$222,685.38	\$347,800.00	\$0.00	\$0.00	\$0.00	\$0.00	\$222,685.38	\$347,800.00	56.16%	\$409	\$1,488	1,079	264%		
533	City of Bloomfield	9	AWGS & White Labeling Systems, Security Camera, Security Lights, Electrical & Wind Sock	20956 W 230TH	BLOOMFIELD	DA IA	52537	3	1968	1	0	\$0.00	\$278,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$278,200.00	\$0.00	0.00%	\$0	\$0	28	#DIV/0!		
533	City of Bloomfield	12	13 Water Tower, 300 K Gal. On	JEFFERSON ST.	BLOOMFIELD	DA IA	52537	3-	1968	1	0	\$1,424,275.00	\$2,864,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,424,275.00	\$2,894,500.00	101.12%	\$2,613	\$5,755	2,643	101%		
533	City of Bloomfield	12	Chair 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	\$8,900.00	\$0.00	0.00%	\$0	\$0	16	#DIV/0!		
533	City of Bloomfield	16	23 Maintenance Shed	800 W. CHELBUT	BLOOMFIELD	DA IA	52537	2	1940	1	2,912	\$610,570.88	\$585,800.00	\$28,050.00	\$30,000.00	\$0.00	\$0.00	\$610,570.88	\$585,800.00	-3.57%	\$1,395	\$1,345	-50	-4%		
533	City of Bloomfield	19	27 Fire Station/Garage	501-509 S. WEST ST.	BLOOMFIELD	DA IA	52537	3	2000	1	8,840	\$1,491,07.40	\$1,524,500.00	\$84,150.00	\$151,000.00	\$0.00	\$0.00	\$1,491,07.40	\$1,676,500.00	8.37%	\$2,890	\$3,074	184	6%		
533	City of Bloomfield	19	ADD099 Flagpole, Barrier Post, Lighting	501-509 S. WEST ST.	BLOOMFIELD	DA IA	52537	3	2000	1	0	\$0.00	\$26,300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$26,300.00	\$0.00	0.00%	\$0	\$0	48	#DIV/0!		
533	City of Bloomfield	20	28 City Hall/Power Plant	107-111 W. FRANKLIN	BLOOMFIELD	DA IA	52537	4	1900	1	13,446	\$12,835,68.00	\$12,874,500.00	\$448,800.00	\$600,000.00	\$0.00	\$0.00	\$12,835,68.00	\$12,874,500.00	146.34%	\$2,374	\$60,042	35,668	146% backed out. TB.		
533	City of Bloomfield	20	ADD099 Flagpole and Chain Link Fence	107-111 W. FRANKLIN	BLOOMFIELD	DA IA	52537	3	1900	1	0	\$0.00	\$9,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9,000.00	\$0.00	0.00%	\$0	\$0	17	#DIV/0!		
533	City of Bloomfield	25	19 Library	107-111 W. FRANKLIN	BLOOMFIELD	DA IA	52537	2	1912	2	8,256	\$2,738,471.50	\$2,901,800.00	\$1,013,997.30	\$1,147,200.00	\$0.00	\$0.00	\$2,738,471.50	\$2,901,800.00	7.90%	\$0	\$0	17	#DIV/0!		
533	City of Bloomfield	26	Flagpole, Bike Rack, Benches, Shelters	107-111 W. FRANKLIN	BLOOMFIELD	DA IA	52537	3	1912	1	0	\$0.00	\$10,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,500.00	\$0.00	0.00%	\$0	\$0	28	2%		
533	City of Bloomfield	26	22 Warehouse/Parking Garage	107-111 W. FRANKLIN	BLOOMFIELD	DA IA	52537	3-	1987	1	6,900	\$645,802.80	\$708,800.00	\$95,254.74	\$140,000.00	\$0.00	\$0.00	\$645,802.80	\$708,800.00	14.54%	\$1,360	\$1,557	197	15%		
533	City of Bloomfield	26	ADD099 Fencing w Barb and Bolts	208 1/2 S. COLUMBIA ST.	BLOOMFIELD	DA IA	52537	3	1987	1	0	\$0.00	\$16,400.00	\$0.00	\$0.00	\$0.00	\$0.00	\$16,400.00	\$0.00	0.00%	\$0	\$0	30	#DIV/0!		
533	City of Bloomfield	32	45 Water Tower, 300K Gal	20485 JAGUAR	BLOOMFIELD	DA IA	52537	3	2016	1	1,368	\$1,513,676.90	\$3,217,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,513,676.90	\$3,217,200.00	112.54%	\$2,777	\$5,804	1,126	113%		
533	City of Bloomfield	32	ADD099 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	\$15,000.00	\$0.00	0.00%	\$0	\$0	28	#DIV/0!		