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Case Number 15067671

DISTRICT COURT
LEE COUNTY, IOWA
CLERK

State of Iowa, County of Lee

APPLICATION FOR SEARCH WARRANT

Being duly sworn, I, the undersigned, say that at the place (and on the person(s) and in the vehicle(s) described as follows:

Residence of BENJAMIN G. TRANE (BEN TRANE) located at 2416 340th Street, Keokuk, IA (Described as a single family residential structure in Attachment A)

Midwest Academy Campus located at 2416 340th Street, Keokuk, IA (described as a Boarding School and commercial outbuildings described in Attachment A)

in Lee County, there is now certain property, namely:

1. Hard copy or electronic documents which contain names and contact information for past and present students, guardians, parents.
2. Hand written logs in reference to the Out of School Suspension (OSS)/BI rooms. This includes associated student records.
3. Hard copy or electronic documents related to medical treatment, nursing records, medical records, or mental health records for students. This includes but is not limited to dates of treatment, billing codes for each session, intake/psychosocial reports, therapy progress notes, behavioral or activity notes, psychological testing reports/assessments, electronic recordings of treatment sessions, including audio and video and any associated billing paperwork
4. Hard copy or electronic documents related to Individual Education Plans (IEPS) to include any student educational transcripts, educational records, report cards or any other student education information.
5. Any and all records, including but not limited to documents or writings produced by students of the Midwest Academy.

which is:

- Property that has been obtained in violation of law.
- Property, the possession of which is illegal.

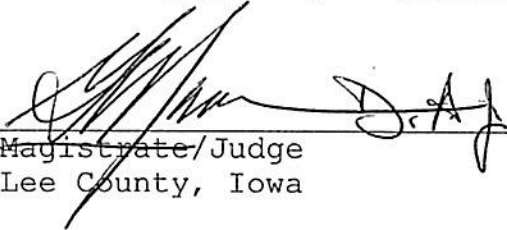
Property used or possessed with the intent to be used as the means of committing a public offense or concealed to prevent an offense from being discovered.

Property relevant and material as evidence in a criminal prosecution.

The facts establishing the foregoing ground(s) for issuance of a search warrant are as set forth in the attachments which are made part of this Affidavit.

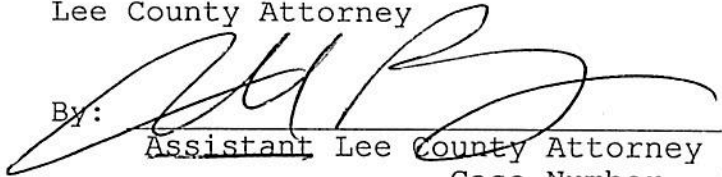

SA Joe Lestina I-83, Affiant

Subscribed and sworn to before me this 10th day of Feb, 2015


Magistrate/Judge
Lee County, Iowa

WHEREFORE, the undersigned asks that a Search Warrant be issued.

Lee County Attorney

By: 

Assistant Lee County Attorney

Case Number 15067671

ATTACHMENT C

Affiant's Name: Joe Lestina

Occupation: Peace Officer

Number of Years: 16 years

Assignment: Special Agent

Number of Years: 8 yrs

Your affiant conducted an investigation and received information from fellow officers and other sources as follows:

[N] See Attached **Attachment A-Iowa Assessor Report for Residence and Midwest Academy facility and outbuildings, & Attachment B-Affidavit**

Case Number 15067671

ENDORSEMENT ON SEARCH WARRANT APPLICATION

1. In issuing the search warrant, the undersigned relied upon the sworn testimony of the following person(s) in addition to the statements and information contained in the Application and any Attachments thereto:

<u>Name</u>	<u>Address</u>
<u>Joseph Lestina</u>	<u>1300 South Grand Avenue, Mt Pleasant, IA</u>

2. Abstract of Testimony (Information received in addition to that set forth in the Application and the Attachments thereto.)

3. The undersigned as relied, at least in part, on information supplied by a confidential informant to the Peace Officer(s) shown on Attachment(s)

~~All informant information is affidavited & by used person.~~


The informant's information appears to be credible because:

Sworn testimony indicates that the informant has given reliable information on previous occasions.

The informant or the informant's information appears credible for the reasons indicated on the attachment.

The informant or the informant's information appears to be credible for the following reasons:

*Sufficient detail to be self verifying
Verified in whole or part by photos*

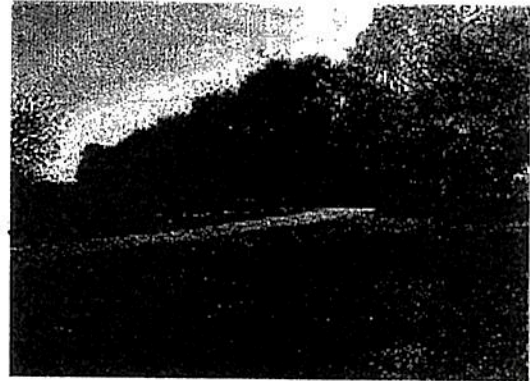

Magistrate/Judge

2-10-2016



Summary

Parcel ID	041521041000080
Alternate ID	2104100008
Property Address	2416 340th St Keokuk
Sec/Twp/Rng	4-65-5
Brief Legal Description	2416 & 2418 340TH ST N PT NW (W OF RD) 43.00A (Note: Not to be used on legal documents)
Document(s)	DED: 06S-2869 (10/30/2006) DED: 06S-3157 (12/4/2006) PLT: 21-C
Gross Acres	0.00
Exempt Acres	N/A
Net Acres	0.00
CSR	N/A
Class	L - Multi-Residential (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District	JACKSON TOWNSHP
School District	KEOKUK SCHOOL



Owners

Primary Owner
(Deed Holder)
Midwest Twister LLC
50 So. State St
Laverkin, UT 84745
Secondary Owner
Mailing Address

Doing Business As

MIDWEST ACADEMY

Land

Lot Area 43.00 Acres; 1,873,080 SF

Residential Dwellings

Residential Dwelling	
Occupancy	Single-Family / Owner Occupied
Style	1 Story Frame
Architectural Style	N/A
Year Built	2003
Condition	Normal
Grade what's this?	3
Roof	Asph / Gable
Flooring	Carp / Tile
Foundation	Conc
Exterior Material	Vinyl
Interior Material	Drwl
Brick or Stone Veneer	
Total Gross Living Area	2,160 SF
Attic Type	None;
Number of Rooms	6 above; 2 below
Number of Bedrooms	4 above; 1 below
Basement Area Type	Full
Basement Area	2,160
Basement Finished Area	1,000 - Living Qtrs. (Multi)
Plumbing	3 Full Bath;
Appliances	1 Dishwasher;
Central Air	Yes
Heat	Yes
Fireplaces	
Porches	1S Frame Enclosed (144 SF);
Decks	
Additions	
Garages	780 SF - Att Frame (Built 2003);

Commercial Buildings

Building 1:	Office - General, Brick on Block - 12", 1 Story, Built - 1960, 6676 SF, Bsmt - 0 SF, HVAC - Combination FHA - AC, Roof - Mtl/ Stl/ Insul., Condition - Normal
Addition 1:	Hotel / Motel Common Facilities, Brick on Block - 12", 1 Story, Built - 1960, 8731 SF, Bsmt - 0 SF HVAC - Combination FHA - AC, Roof - Mtl/ Stl/ Insul.
Addition 2:	Hotel / Motel Common Facilities, C'Blk or Tile - 8", 1 Story, Built - 2004, 3340 SF, Bsmt - 0 SF HVAC - Combination FHA - AC, Roof - Mtl/ Stl/ Insul.
Addition 3:	Warehouse, Vinyl - Frame, 1 Story, Built - 2005, 288 SF, Bsmt - 0 SF HVAC - Suspended Unit Heater (Gas), Roof - Mtl/ Frm/ Insul.
Addition 4:	Warehouse, Vinyl - Frame, 1 Story, Built - 2005, 144 SF, Bsmt - 0 SF HVAC - No HVAC, Roof - Mtl/ Frm/ Insul.
Plumbing:	1 - Toilet Room, 1 - Water Closet, 1 - Sink-Service (Fiberglass)
Adjustments:	Balcony, 385 SF Balcony, 385 SF Canopy - attached, 140 SF Surveillance system(>3), 5 SF
Building Extras:	#1- Elevator - Freight Hydraulic, Power Elev, 40 Feet/Min, 2 Stops, Power Door, 3,500 LB Capacity, 1960, Qty1

Building 2:	Nursing Home, (12 units), Brick on Block - 12", 2 Story, Built - 1960, 9052 SF, Bsmt - 0 SF, HVAC - Combination FHA - AC, Roof - Mtl/ Stl/ Insul., Condition - Normal
Addition 1:	Nursing Home, Brick on Block - 8", 2 Story, Built - 1960, 704 SF, Bsmt - 0 SF HVAC - Combination FHA - AC, Roof - Mtl/ Stl/ Insul.
Plumbing:	16 - Water Closet, 31 - Stall Shower or Tub, 5 - Sink-Kitchen, 3 - Toilet Room, 6 - Urinal - Wall
Adjustments:	Surveillance system(>3), 7 SF

Building 3: Nursing Home, (12 units), Brick on Block - 12", 2 Story, Built - 1960, 9052 SF, Bsmt - 0 SF, HVAC - Combination FHA - AC, Roof - Mtl/ Stl/ Insul., Condition - Normal
Addition 1: Nursing Home, Brick on Block - 8", 2 Story, Built - 1960, 704 SF, Bsmt - 0 SF HVAC - Combination FHA - AC, Roof - Mtl/ Stl/ Insul.
Plumbing: 15 - Water Closet, 21 - Stall Shower or Tub, 6 - Sink-Kitchen, 3 - Toilet Room

Building 4: Gymnasium, Mtl/ Frm/ Insul (80'-99' Wide), 1 Story, Built - 2004, 10000 SF, Bsmt - 0 SF, HVAC - Combination FHA - AC, Roof - Metal/ Stl/ Insul (80'-99' Wide), Condition - Normal
Plumbing: 12 - Water Closet, 24 - Stall Shower or Tub, 2 - Urinal - Wall, 8 - Lavatory, 1 - Hot Water Tank - 100-gal, 1 - Rough Plumbing
Adjustments: Interior - finish, 2000 SF
 Mezzanine - open storage-steel, 2000 SF

Building 5: Metal Shop.- Steel Frame, Metal/ Stl/ Insul (<50' Wide), 1 Story, Built - 1960, 1800 SF, Bsmt - 0 SF, HVAC - Suspended Gas Unit, Roof - Metal/ Stl/ Insul (< 50' Wide), Condition - Normal
Plumbing: 1 - Water Closet, 1 - Rough Plumbing, 1 - Sink-Service (Fiberglass), 1 - Hot Water Tank - 20-gal
Adjustments: Liner - compo (SFSA), 1440 SF
 Liner - compo (SFSA), 1800 SF
Building Extras: #1- Door, O.H. Door - Manual, 9 Ft Wide, 7 Ft High, 1960, Qty2

Building 6: Apartment, (4 units), Vinyl - Frame, 2 Story, Built - 2004, 2760 SF, Bsmt - 0 SF, HVAC - Combination FHA - AC, Roof - Asph. Shingle/ Wood Dk, Condition - Normal
Plumbing: 4 - 3-Fixture Bathroom, 4 - 3-Fixture Bathroom, 4 - Sink-Kitchen
Adjustments: Concrete patio, 1200 SF
 Canopy - attached, 1200 SF

Building 7: Auditorium, Mtl/ Stl/ Insul (51'-79' Wide), 1 Story, Built - 2005, 5400 SF, Bsmt - 0 SF, HVAC - Combination FHA - AC, Roof - Metal/ Stl/ Insul (51'-79' Wide), Condition - Normal
Addition 1: Metal Warehouse - Steel Frame, Metal/ Stl/ Insul (<50' Wide), 1 Story, Built - 2005, 882 SF, Bsmt - 0 SF HVAC - Combination FHA - AC, Roof - Metal/ Stl/ Insul (< 50' Wide)
Plumbing: 1 - Sink-Kitchen, 10 - Water Closet, 2 - Urinal - Wall, 4 - Lavatory, 1 - Sink-Service (Fiberglass), 1 - Rough Plumbing, 1 - Hot Water Tank
Adjustments: Mezzanine - finished(no a/c), 1320 SF

Yard Extras

- #1 - (1) Paving 27,000 SF, Asphalt Parking, Average Pricing, Built 1980
- #2 - (1) Porch (Commercial) 520 SF, Patio - Conc / Brick, Average Pricing, Built 2004
- #3 - (1) Canopy 520 SF, Frame, Average Pricing, Built 2004
- #4 - (1) Paving 20,000 SF, Asphalt Parking, Average Pricing, Built 2004
- #5 - (1) Fencing - Chain No Barbs, 10 Ft-Hgh, 100 LF, 0 LF-Gates, Built 2004
- #6 - (1) Paving 5,000 SF, Concrete Parking, Average Pricing, Built 2004
- #7 - (1) Paving 6,300 SF, Concrete Parking, Average Pricing, Built 2005
- #8 - (1) R-CONC BASKETBALL COURT Width=50, Length=64, Quantity=3200, Built 2005
- #9 - (1) Tank - Elevated Steel 80 Ht, 30,000 Gal, Built 1960

Sales

Date	Seller	Buyer	Recording	NUTC	Type	Multi Parcel	Amount
10/17/2006	ROBERT BROWNING LICHFIELD FAMILY LIMITED PARTNERSHIP	MIDWEST TWISTER LLC	2006S3157	TRANSFERS TO CORRECT OR MODIFY CONVEYANCE	Deed		\$0.00

Date	Seller	Buyer	Recording	NUTC	Type	Multi Parcel	Amount
10/17/2006	LICHFIELD FAMILY LTD PARTNERSHIP	MIDWEST TWISTER LLC	2006S2869	UNUSEABLE SALE - OTHER	Deed		\$0.00
2/18/2003	LEE COUNTY, IOWA	LICHFIELD FAMILY LTD PARTNERSHIP	2003S686	SALE TO/BY GOVERNMENT	Deed		\$500,000.00

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

Valuation

	2015	2014	2013	2012	2011
Classification	Multi-Residential	Commercial	Commercial	Commercial	Commercial
+ Multi-Res Land	\$250,000				
+ Multi-Res Building	\$1,717,090				
+ Land		\$250,000	\$259,470	\$259,470	\$259,470
+ Building		\$1,717,090	\$1,891,760	\$1,891,760	\$1,891,760
= Total Assessed Value	\$1,967,090	\$1,967,090	\$2,151,230	\$2,151,230	\$2,151,230

Taxation

	2014 Pay 2015-2016	2013 Pay 2014-2015	2012 Pay 2013-2014	2011 Pay 2012-2013
+ Taxable Land Value	\$225,000	\$246,497	\$259,470	\$259,470
+ Taxable Building Value	\$1,545,381	\$1,797,172	\$1,891,760	\$1,891,760
+ Taxable Dwelling Value	\$0	\$0	\$0	\$0
= Gross Taxable Value	\$1,770,381	\$2,043,669	\$2,151,230	\$2,151,230
- Military Exemption	\$0	\$0	\$0	\$0
= Net Taxable Value	\$1,770,381	\$2,043,669	\$2,151,230	\$2,151,230
x Levy Rate (per \$1000 of value)	33.61205	32.68877	31.33952	31.93755
= Gross Taxes Due	\$59,506.13	\$66,805.03	\$67,418.52	\$68,705.02
- 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	\$59,506.00	\$66,806.00	\$67,418.00	\$68,706.00

Pay Taxes

[Click here to pay property taxes for this parcel.](#)

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2014	March 2016	\$29,753	No		13020
	September 2015	\$29,753	No		

Year	Due Date	Amount	Paid	Date Paid	Receipt
2013	March 2015	\$33,403	Yes	2015-06-15	13001
	September 2014	\$33,403	Yes	2015-06-12	
2012	March 2014	\$33,709	Yes	2014-06-13	12970
	September 2013	\$33,709	Yes	2014-06-12	
2011	March 2013	\$34,353	Yes	2013-03-20	12964
	September 2012	\$34,353	Yes	2012-09-25	
2010	March 2012	\$32,031	Yes	2012-03-30	12916
	September 2011	\$32,031	Yes	2011-11-14	
2009	March 2011	\$31,565	Yes	2011-05-05	12862
	September 2010	\$31,565	Yes	2010-09-30	

Iowa Land Records

DED: 06S-3157 (12/4/2006)

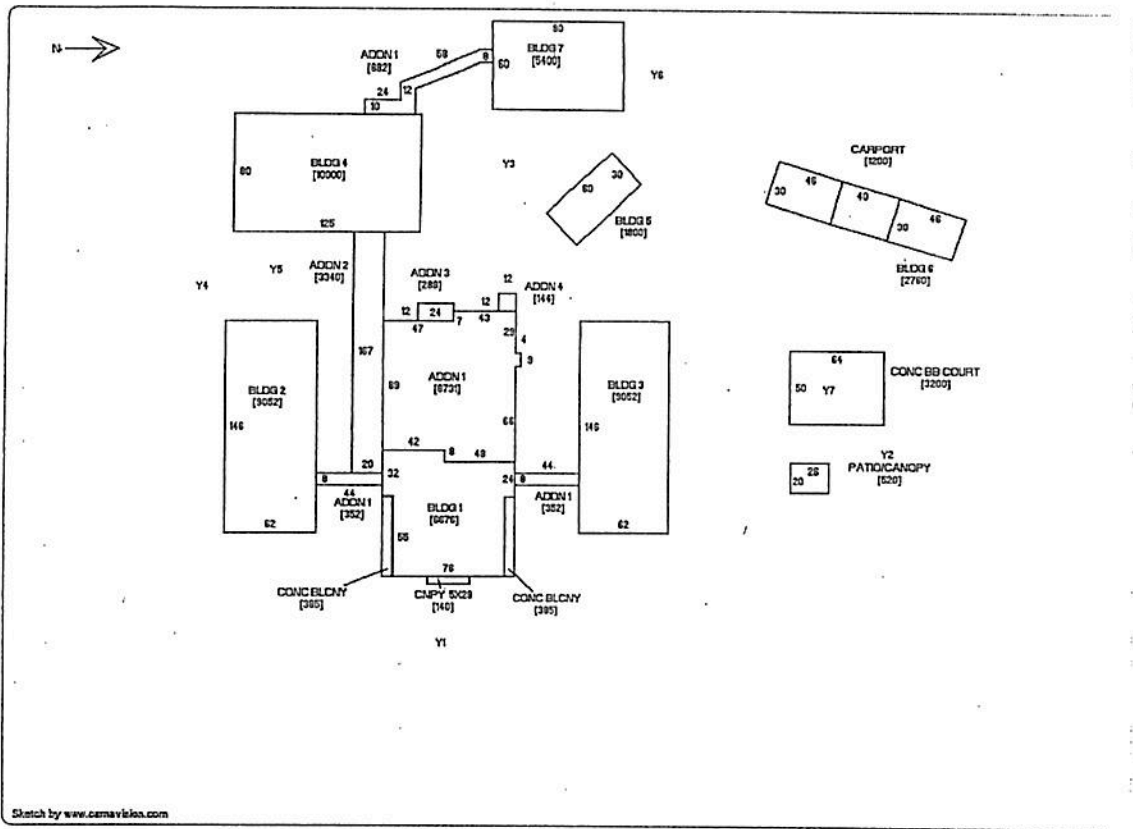
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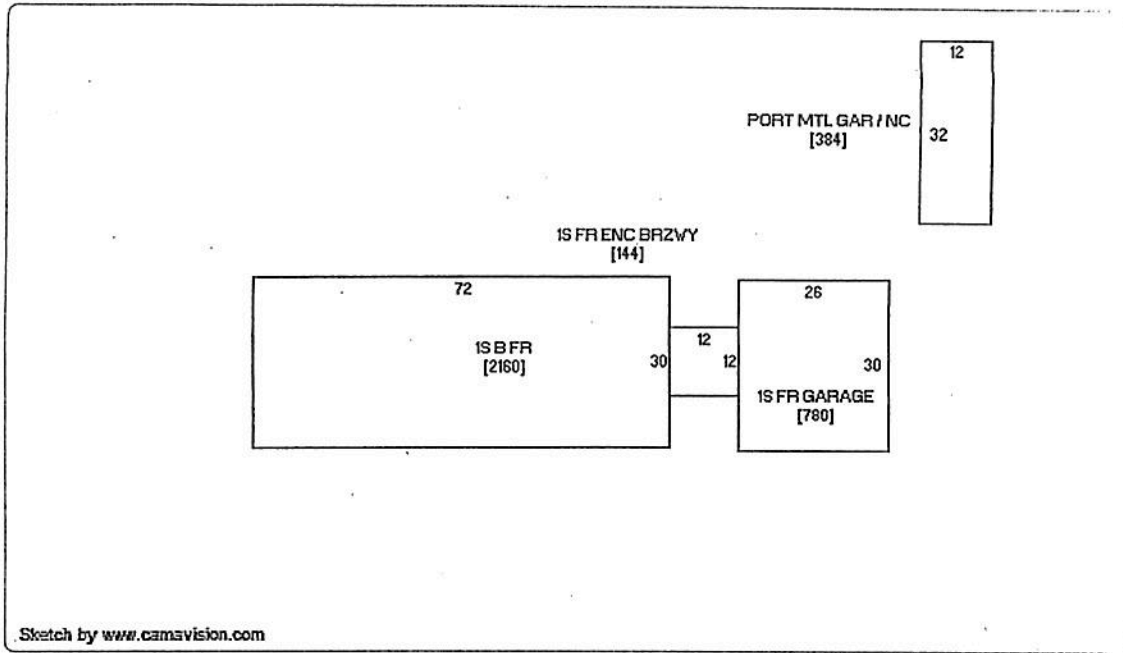
PLT: 21-C ()

Data for Lee County between Beacon and Iowa Land Records is available on the Iowa Land Records site beginning in 2001.

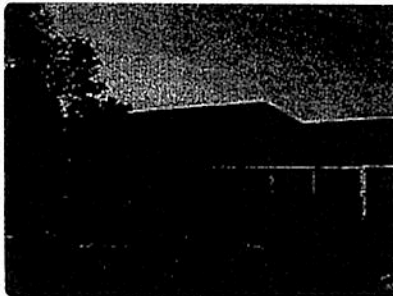
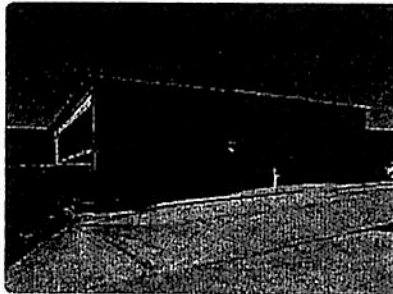
For records prior to 2001, contact the County Recorder or Customer Support at www.IowaLandRecords.org.

Sketches

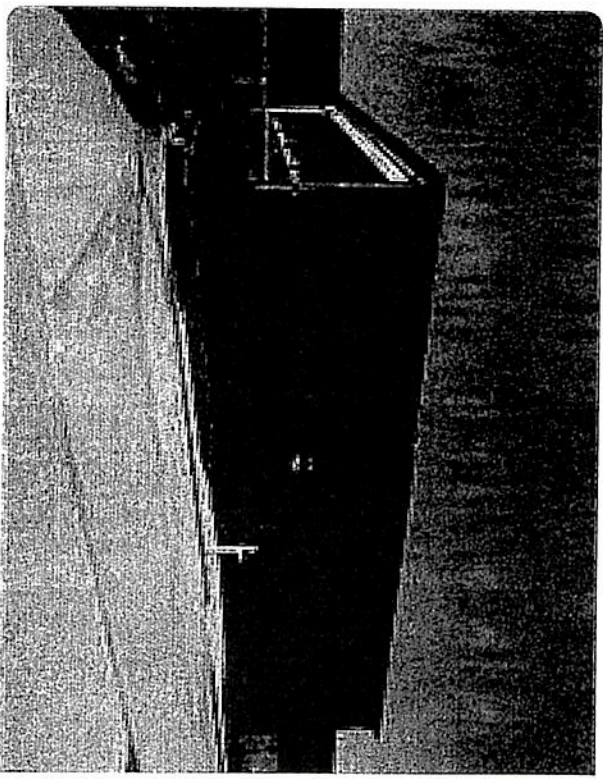
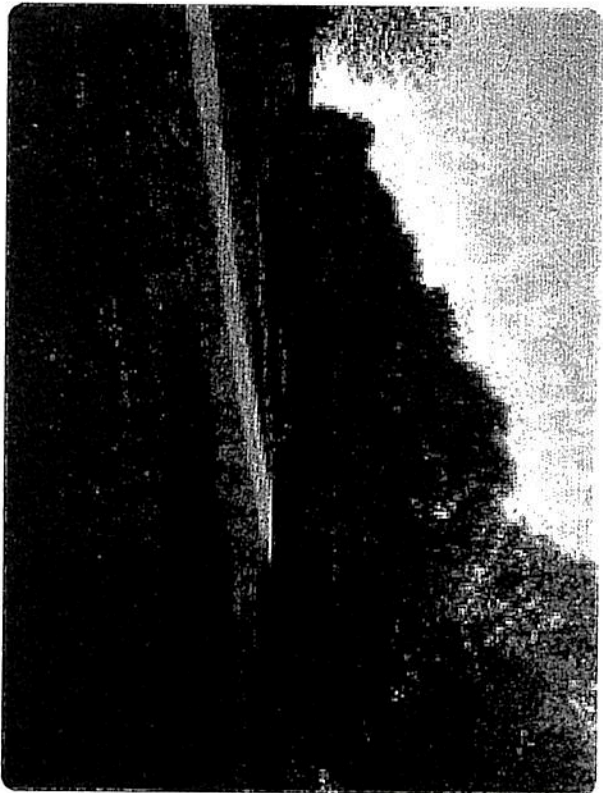


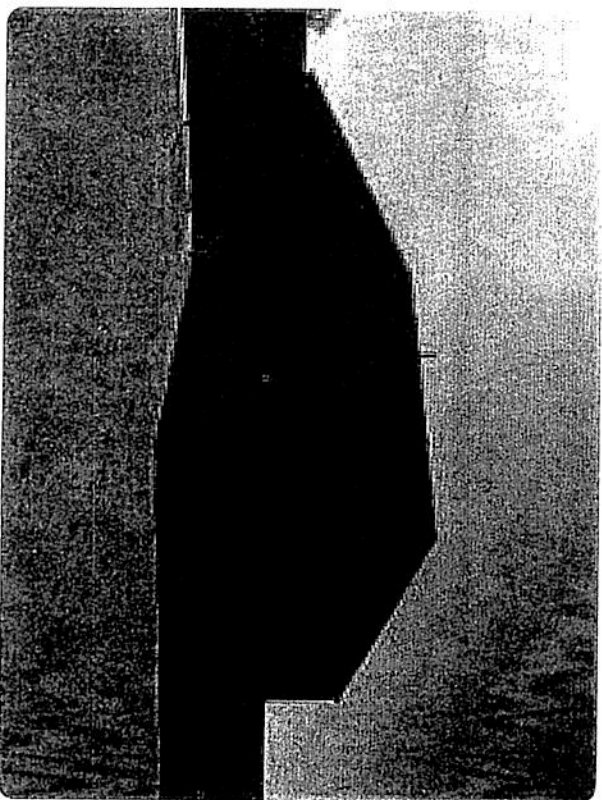
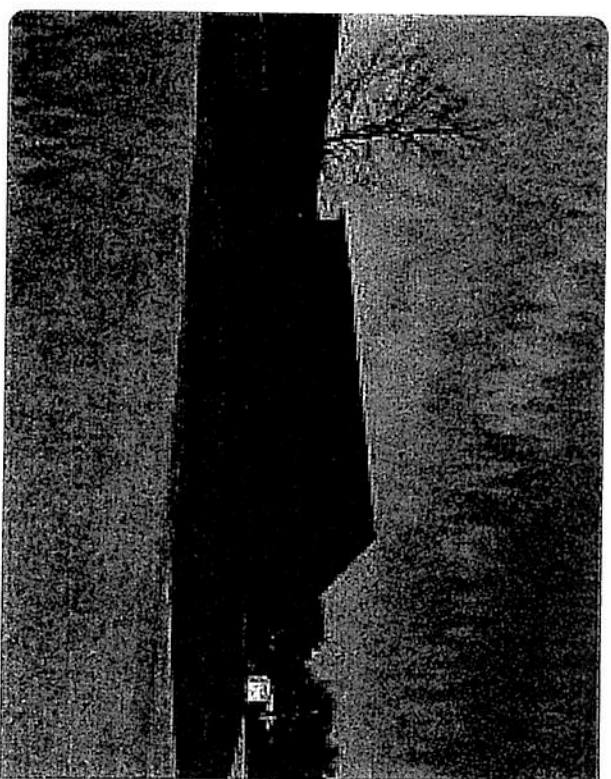
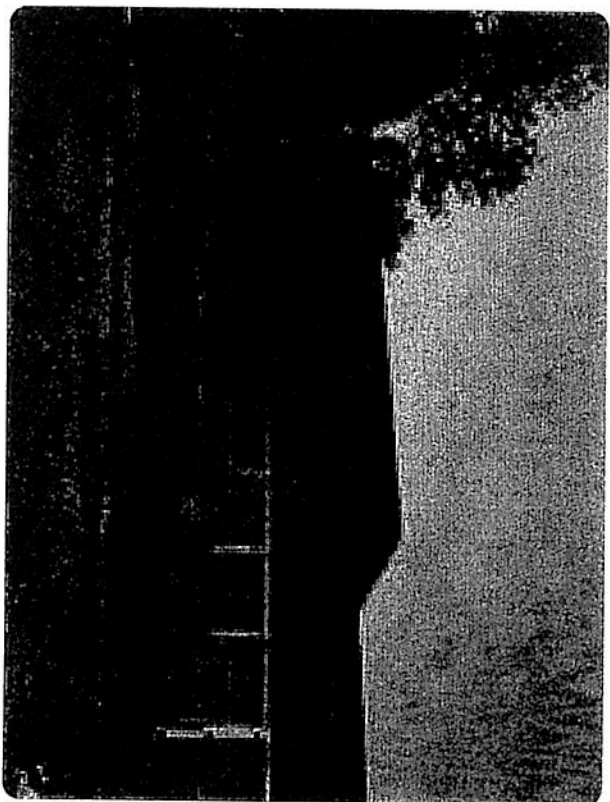


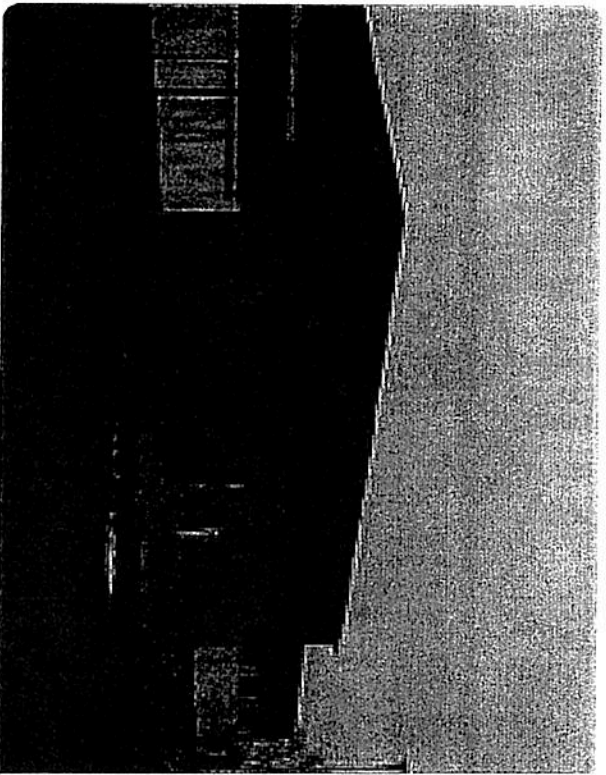
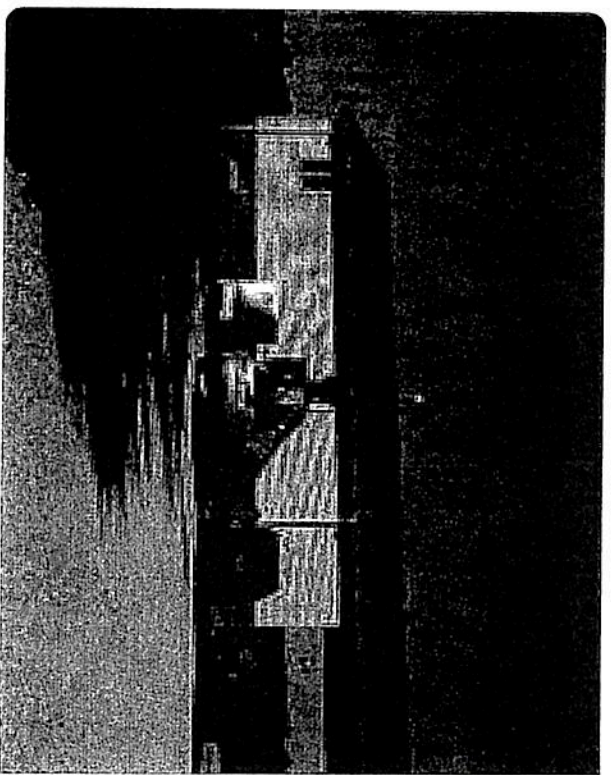
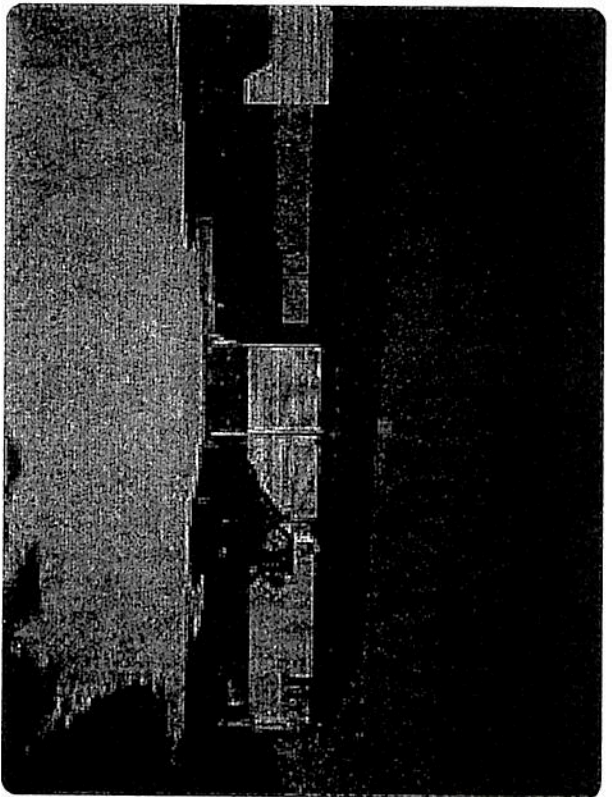
Photos

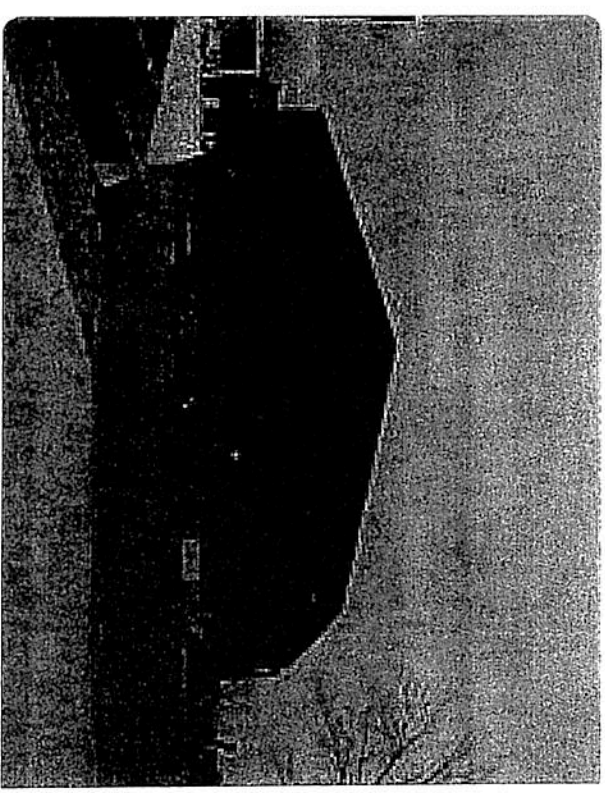
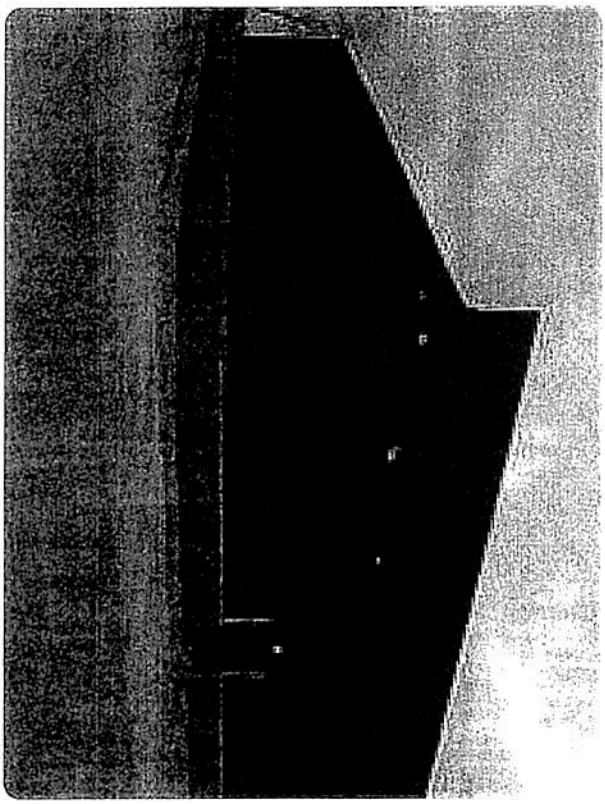
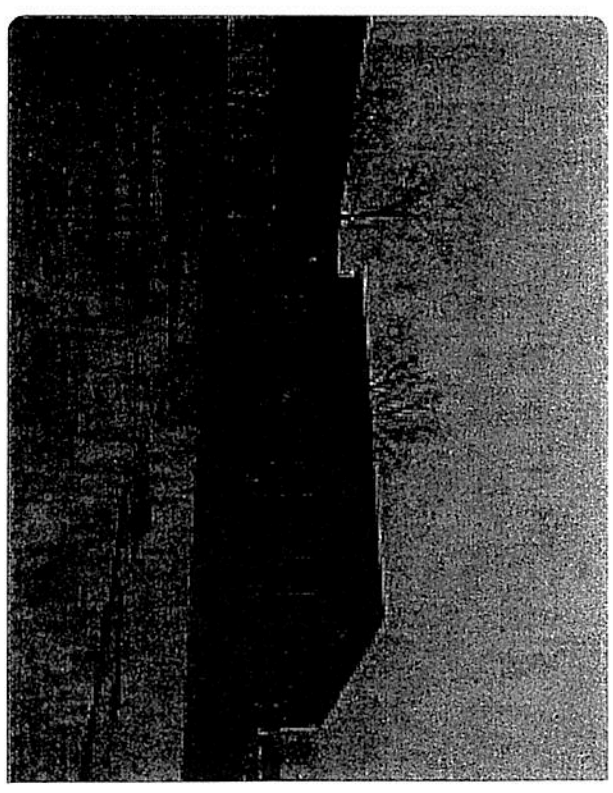
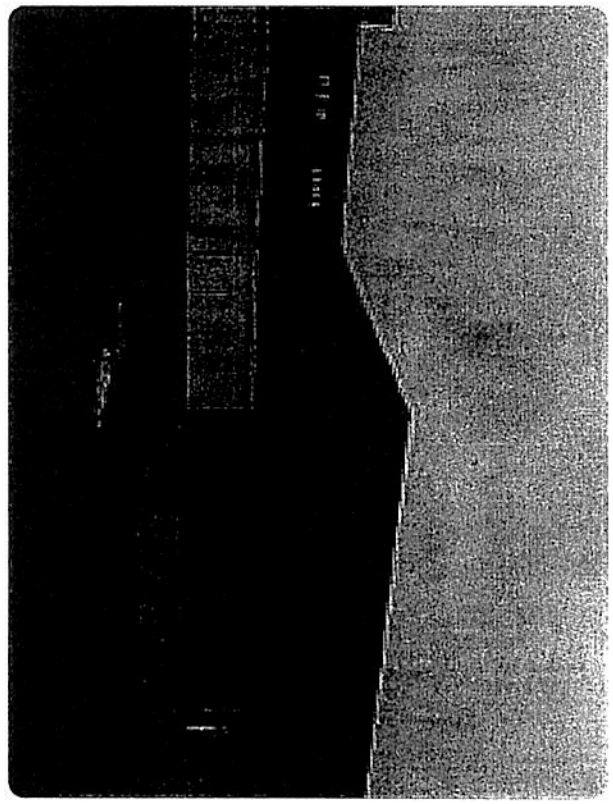


Photos









No data available for the following modules: Ag Soils, Agricultural Buildings, Permits, Tax Sale

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