# City of Lamont

Community Background

The first non-native settlers to settle at the present site of Lamont arrived in 1853. Seymour Whitney was the first to begin construction of a log cabin, followed shortly thereafter by Mark Whitney and the Reverend J.B. Ward and their families. Within a short period of time a number of settlers had arrived in the area and began to stake claim to different tracts of land throughout the countryside. In the 1880s, it was announced that a railroad would be built and would run from Dubuque, Iowa to St. Paul, Minnesota. The people of Lamont worked successfully to secure a depot location, an act that would eventually spur much growth in the community. The town was officially incorporated in 1894.

Of local significance, but outside the city limits of Lamont, was the creation of Iowa's first state park; Backbone State Park. Prior to being named a state park, the area had historically been referred to as the Devil's Backbone region. Assuming the name would not be politically acceptable, when named a state park in 1919, the name was changed to Backbone State Park. Lamont was then given the designation as "The Official Gateway to Backbone State Park" (from "History of Lamont, Iowa, Bicentennial Edition, 1853-1976").

Demographic and Social Characteristics

The city had a population of 429 at the time of the 2020 US Census. The city represented 2.1 percent of the county's total 2020 population of 20,565. Figure L.1 shows the city's population trend since 1950. Figure L.2 is the city's projected population based on trends from 1990 through 2020.

Figure L.1: Lamont Population Trend
Source: U.S. Census Bureau
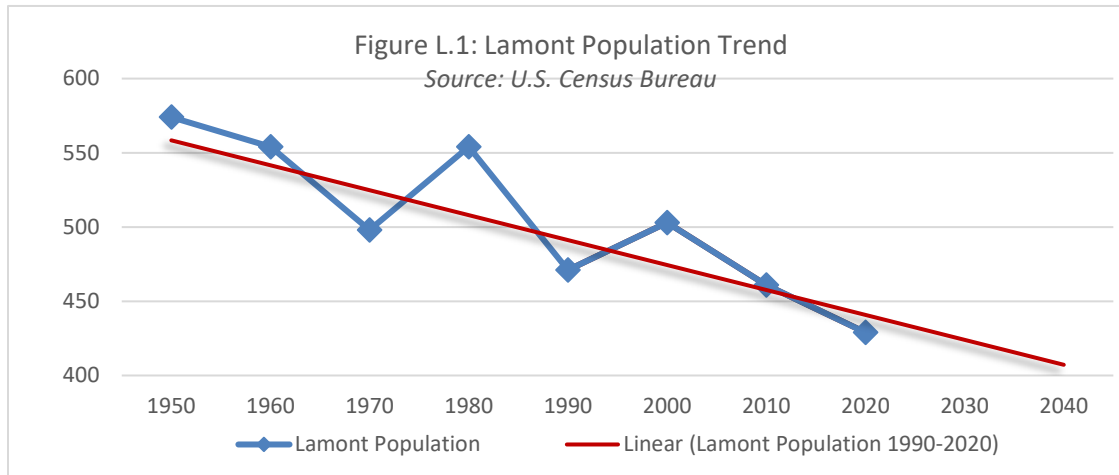
Figure L.2: Population Projections			
Year	Census Population	# Change (Linear)	% Change (Geometric)
1950	574	-	-
1960	554	-20	-3.5%
1970	498	-56	-10.1%
1980	554	56	11.2%
1990	471	-83	-15.0%
2000	503	32	6.8%
2010	461	-42	-8.3%
2020	429	-32	-6.9%
Avg. (1950-2010)		-20.7	-3.7%
Avg. (1990-2010)		-14	-2.8%
Projected 2030		415	417
Projected 2040		401	405

According to US Census data, the city's population peaked in 1900 with 636 residents. Since 1990, the city's population has decreased by an average of 2.8 percent per decade. Figure L.2 shows the historic population trends from 1950 to 2020 and 1990 to 2020. Based on the average rate of change from 1990 to 2020, the city's 2040 population is projected to be between 401 and 405 persons.

Figures L.3 provides an overview of the population characteristics of the city.

In 2020, the city's median age was 39.5 – older than the statewide (38.6) and national (38.8) median ages. Children and youth up to age 19 comprise a slightly higher percentage of Lamont's population (26.8 percent) than the statewide or nationwide population. However, seniors aged 65 or older account for a larger share of the city's population (21.9 percent) than the statewide or nationwide population.

Figure L.3: Population Characteristics	
Population	
Total Population	429
Total Males	218
Total Females	211
Median Age	39.5
Race	
One Race-White	413
One Race-Black or African American	0
One Race-American Indian an Alaskan Native	1
One Race-Asian	0
Two or More Races	13
Hispanic or Latino (of any race)	8
Households	
Total Population in Group Quarters	0
Total Family Households	109
Total Family Households with Children under 18	45
Households with individuals 65yrs and over	76
Source: 2020 US Census	

Figure L.4: Percent of Population by Age Group
Source: 2020 Census
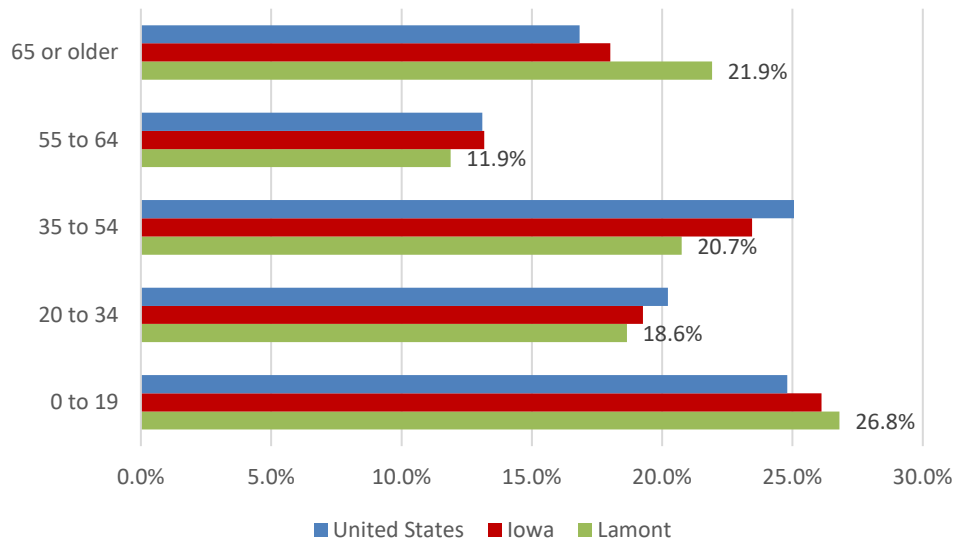
American Community Survey Housing Data

The following section consists of data gathered by the American Community Survey (ACS). The ACS is a survey conducted by the U.S. Census Bureau. Unlike the 10-year Census survey, the ACS survey is conducted on an ongoing basis, with data updated annually, of randomly sampled addresses.

Figure L.5: Home Value Characteristics, City of Lamont				
	Estimate	MOE	Percent	MOE
VALUE				
Owner-occupied units	153	±28	100%	(X)
Less than $50,000	51	±17	33.3%	±9.7
$50,000 to $99,999	74	±21	48.4%	±10.3
$100,000 to $149,999	18	±8	11.8%	±5.6
$150,000 to $199,999	8	±6	5.2%	±3.9
$200,000 to $299,999	1	±2	0.7%	±1.6
$300,000 to $499,999	0	±10	0%	±13.6
$500,000 to $999,999	1	±4	0.7%	±2.4
$1,000,000 or more	0	±10	0%	±13.6
Median value (dollars)	$71,200	±12,387	(X)	(X)
Source: ACS, 2016-2020 5-Year Estimates				

Figure L.5 shows the value of owner-occupied homes in the city. The median value is $71,200, with more than 4 in 5 homes valued under $100,000. Figure L.6 displays the rental costs and characteristics within the city. The median gross rent (including rent and tenant-paid utilities) is $668, with 85.4 percent of units renting between $500 and $999. Nearly 1 in 5 renters (19.4 percent) are paying 30 percent of income or more on housing costs. Households paying more than 30 percent of income on housing costs are considered "cost burdened."

Figure L.6: Rental Characteristics, City of Lamont				
	Estimate	MOE	Percent	MOE
GROSS RENT				
Occupied units paying rent	41	±18	100%	(X)
Less than $500	2	±3	4.9%	±6.4
$500 to $999	35	±17	85.4%	±17.4
$1,000 to $1,499	4	±7	9.8%	±16.5
$1,500 to $1,999	0	±10	0%	±38.5
$2,000 to $2,499	0	±10	0%	±38.5
$2,500 to $2,999	0	±10	0%	±38.5
$3,000 or more	0	±10	0%	±38.5
Median (dollars)	$668	±53	(X)	(X)
No rent paid	8	±11	(X)	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)				
Occupied units paying rent (excluding units where GRAPI cannot be computed)	36	±15	100%	(X)
Less than 15.0 percent	9	±7	25.0%	±18.4
15.0 to 19.9 percent	11	±11	30.6%	±26.6
20.0 to 24.9 percent	2	±3	5.6%	±8.0
25.0 to 29.9 percent	7	±7	19.4%	±18.8
30.0 to 34.9 percent	4	±7	11.1%	±18.4
35.0 percent or more	3	±4	8.3%	±11.4
Source: ACS, 2016-2020 5-Year Estimates				

Figure L.7: Housing Characteristics, City of Lamont				
	Estimate	MOE	Percent	MOE
HOUSING OCCUPANCY				
Total housing units	218	±35	100%	(X)
Occupied housing units	202	±33	92.7%	±5.7
Vacant housing units	16	±13	7.3%	±5.7
Homeowner vacancy rate	0	±13.6	(X)	(X)
Rental vacancy rate	9.3	±12.6	(X)	(X)
UNITS IN STRUCTURE				
Total housing units	218	±35	100%	(X)
1-unit, detached	204	±35	93.6%	±4.6
1-unit, attached	1	±2	0.5%	±1.1
2 units	1	±2	0.5%	±0.9
3 or 4 units	2	±2	0.9%	±1.2
5 to 9 units	0	±10	0%	±9.8
10 to 19 units	0	±10	0%	±9.8
20 or more units	0	±10	0%	±9.8
Mobile home	10	±10	4.6%	±4.7
HOUSING TENURE				
Occupied housing units	202	±33	100%	(X)
Owner-occupied	153	±28	75.7%	±9.2
Renter-occupied	49	±22	24.3%	±9.2
Source: ACS, 2016-2020 5-Year Estimates				

Figure L.8: Homeownership Characteristics, City of Lamont				
	Estimate	MOE	Percent	MOE
MORTGAGE STATUS				
Owner-occupied units	153	±28	100%	(X)
Housing units with a mortgage	80	±20	52.3%	±8.4
Housing units without a mortgage	73	±17	47.7%	±8.4
SELECTED MONTHLY OWNER COSTS (SMOC)				
Housing units with a mortgage				
Median (dollars)	$774	±43	(X)	(X)
Housing units without a mortgage				
Median (dollars)	$327	±36	(X)	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (excluding units unable to calculate)				
Housing units with a mortgage				
Less than 20.0 percent	41	±16	51.3%	±15.7
20.0 to 24.9 percent	13	±11	16.3%	±13.6
25.0 to 29.9 percent	15	±13	18.8%	±14.9
30.0 to 34.9 percent	4	±5	5.0%	±5.8
35.0 percent or more	7	±7	8.8%	±9.5
Housing unit without a mortgage				
Less than 10.0 percent	42	±16	57.5%	±14.8
10.0 to 14.9 percent	9	±8	12.3%	±10.2
15.0 to 19.9 percent	5	±5	6.8%	±6.9
20.0 to 24.9 percent	8	±7	11.0%	±9.1
25.0 to 29.9 percent	6	±5	8.2%	±7.8
30.0 to 34.9 percent	0	±10	0%	±26.0
35.0 percent or more	3	±5	4.1%	±6.2
Source: ACS, 2016-2020 5-Year Estimates				

Figures L.7 and L.8 display general housing characteristics and homeownership characteristics. Figure B.7 indicates that there are 16 vacant housing units In Lamont, similar to the 2020 Census count of 18 vacant units. In Lamont, as in most rural Iowa communities, the housing stock is predominantly comprised of single-family detached units (93.6 percent). The homeownership rate is 75.7 percent, lower than for Buchanan County but higher than for Iowa as a whole (80 percent and 71.2 percent, respectively).

Of the city's owner-occupied units, 52.3 percent have a mortgage. Median monthly owner costs, including mortgage payments, taxes, insurance, and utilities, are $774 for owners with mortgages and $327 for owners without mortgages. An estimated 13.8 percent of owners with mortgages, and 4.1 percent of those without mortgages, have monthly costs at or above 30 percent of household income. Housing costs of 30 percent of monthly income or less are generally considered affordable.

Selected Housing Characteristics

Historic Housing Trends

Table L.9: Historic Number of Housing Units in Lamont							
Community	1980	1990	2000	2010	2020	Net Change 1980-2020	% Change 1980-2020
Lamont	**240**	**219**	**227**	**212**	**206**	**-34**	**-14.2%**
Buchanan Co. (Total)	8,222	8,272	8,697	8,968	8,886	664	8.1%
State of Iowa	1,121,314	1,143,669	1,232,511	1,336,417	1,412,789	291,475	26.0%
Source: US Census Bureau, calculated by INRCOG							

From 1980 through 2020, the number of housing units in the city has decreased by 14.2 percent. Lamont is one of two cities that are known to have a net loss in housing units between 1980 and 2010. (Stanley lost has lost housing units since 2000, but data on its housing units prior to 2000 is unavailable.) This downward trend is opposite of the housing growth experienced in the county (increase of 8.1 percent) and the state (increase of 26 percent) during this same time period.

Vacancy Rate

Figure L.10 shows the city's housing vacancy rate for the city from 2000 through 2020. Note that decennial Census data is used for 2000, 2010 and 2020, while the American Community Survey 5-year estimate is used for 2015. The 2020 vacancy rate was 8.7 percent, which is a decrease from the city's 2010 vacancy rate of 9 percent, but still higher than the countywide vacancy rate of 7.7 percent.

Figure L.10: Historic Housing Vacancy Rate Estimates, 2000-2020					
Year	**Occupied Housing Units**	**Vacant Housing Units**	**Total Housing Units**	**Vacancy Rate**	**Vacancy Rate MOE**
2020	188	18	206	8.7%	(X)
2015*	169	21	190	11.1%	+/-7.0%
2010	193	19	212	9.0%	(X)
2000	213	14	227	6.2%	(X)
*Source: Decennial Census, *2011-2015 ACS 5-Year Estimates; MOE=Margin or Error*					

Age of Housing Stock

The graph below displays the percent of Lamont's housing stock by era when the unit was built.

Figure L.11: Age of Housing Stock in Lamont
Source: 2016-2020 ACS 5-year estimates
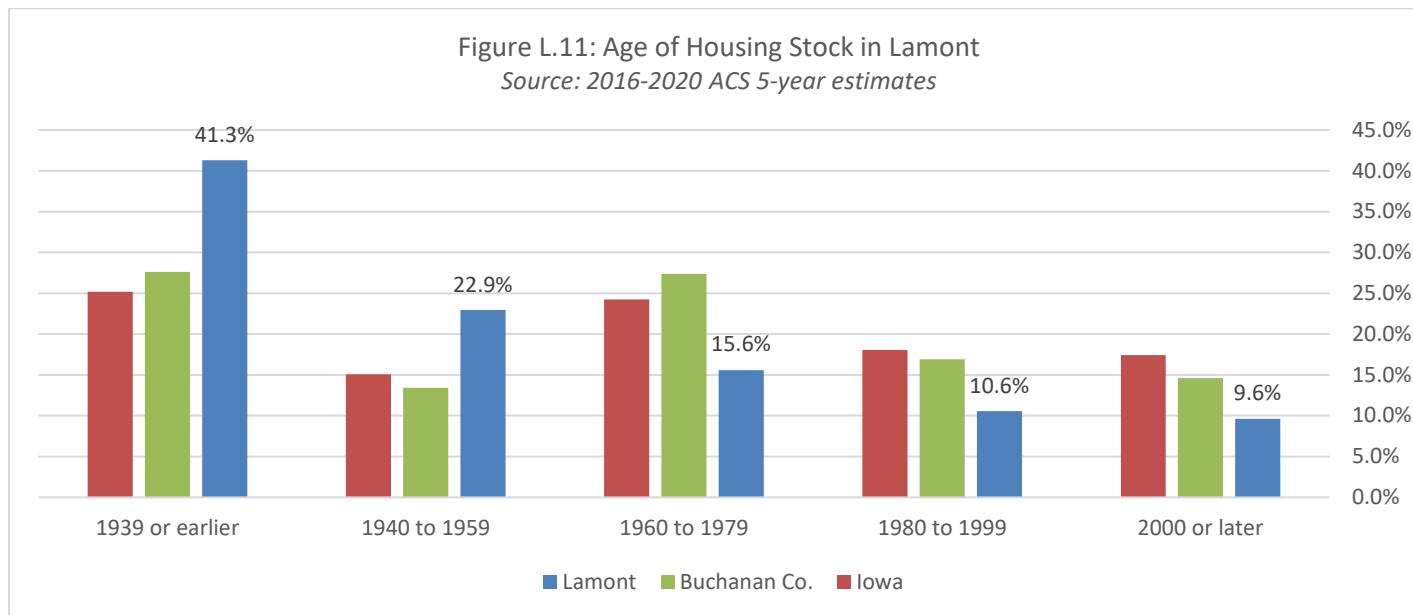
Lamont has one of the oldest housing stocks in the county. More than 2 in 5 of the city's housing units (41.3 percent) were built in 1939 or earlier. These pre-World War II homes represent a much larger portion of the city's housing compared to Buchanan County as a whole (27.6 percent) and the State of Iowa (25.2 percent).

Household Size

Lamont has a below average household size compared to the rest of the county as well as the state, though its family size is similar to the county's. Overall average household size decreased, although average family size increased, following countywide trends. In accordance with national and state trends, the city's average household size is projected to decline in the coming decades. Factors contributing to smaller households include more single and two-person households, and seniors living longer in their homes.

Figure L.12: Household and Family Size						
	Average Household Size			Average Family Size		
	2000	**2010**	**2020**	**2000**	**2010**	**2020***
Lamont	**2.36**	**2.39**	**2.28**	**2.94**	**3.06**	**3.12**
Buchanan Co.	2.61	2.53	2.51	3.13	3.05	3.11
State of Iowa	2.46	2.41	2.48	3.00	2.97	2.98
*Source: Decennial Census, *2016-2020 ACS 5-Year Estimates*						

Windshield Survey

The quality of a community's housing stock is an important component in understanding its housing needs. If poor-quality housing is widespread in a community, many low- and moderate-income households may have housing-related hardships even if they are not cost burdened. A prevalence of housing with maintenance needs may also indicate an opportunity to meet existing and future demand by rehabilitating vacant units.

Methodology

A windshield survey was conducted in 2017 in the incorporated Buchanan County cities. A windshield survey is an assessment of the external conditions of a building. A residential parcel map for each city was created by only selecting parcels which had a residential "dwelling" value associated with the parcel. The windshield survey assessed residential structures – not dwelling units. For example, a single-family detached house on one parcel and a four-unit apartment building on one parcel would each be evaluated as one structure. For this update to the Housing Needs Assessment adopted in 2018, each city provided information on changes to parcel conditions since the windshield survey was conducted.

The primary considerations for evaluation are the apparent structural soundness of the unit as well as appearance and unit's functional use as a residential structure. Parcels were evaluated and assigned on the designations shown in Figure L.13.

Figure L.13: Windshield Survey Category Condition Criteria	
Condition Categories	**Description**
Great	• No visible repairs or needed updates are apparent. • Typically new construction, recently renovated, or extremely well-maintained structures.
Good	• Building appears structurally sound (foundation, building envelope, roof). • Unit appears well maintained – most siding, gutters, trim, windows, and doors are in good repair with good exterior paint condition. Minor problems such as small areas of peeling paint and/or other routine maintenance items may exist.
Fair	• Unit shows wear but appears structurally sound (foundation, building envelope, roof). • Need for some maintenance or repair - painting the house, fixing a broken door or window, putting on new shutters, replace or fix awnings, etc. • Roof shows age and likely will need to be replaced in coming years. • Issues are primarily cosmetic but cover a sufficient portion of the structure.
Poor	• One or more visible structural defects (foundation, building envelope, or roof) but still habitable. Building requires significant work, to address items such as uneven roof lines; shingles in need of immediate replacement; falling-in porch; major cracks or shifting of the foundation, etc. • Building requires significant repairs or updates, which would be difficult to correct through normal maintenance (multiple broken doors or windows, roof needing to be re-shingled, excessive paint peeling/missing, etc.)
Dilapidated	• Unit is suffering from excessive neglect; maintenance appears non-existent; Building appears structurally unsound. • Building not fit for habitation in current condition. Multiple windows and/or doors may be boarded up. The building may be considered for demolition or, at minimum, major rehabilitation will be required.
Other Categories	**Description**
Vacant	• Parcels within residential neighborhoods that are vacant and, based on neighborhood characteristics and lot size, appear to be positioned for residential development. This is not a comprehensive list of all vacant parcels within a city.
N/A	• Dwelling structure not located on parcel. For example, a dwelling structure may be on one parcel and the dwelling's garage on an adjacent parcel. Residential parcels that did not have a dwelling on them were marked as N/A.
Undetermined	• Structure was not visible from the road or data was not recorded for the parcel.

Results

Figure L.14 displays the results of the city's windshield survey. Of structures evaluated, nearly two-thirds of homes were either in great (2%) or good (62.8%) condition. Approximately 14 percent of the city's residential structures were deemed to be in either Poor (13.6%) or Dilapidated (0.5%) conditions.

The mean (average) condition of the city's housing units was calculated by assigning the following values to the condition categories: Great=5; Good=4; Fair=3; Poor=2; Dilapidated=1. Based on these weights, the mean score of condition units in the city is 3.52. (between Good and Fair)

Overall, 199 parcels with dwelling structures were evaluated. Nine (9) parcels were identified as vacant residential lots.

Figure L.14: Windshield Survey Results, City of Lamont		
Condition of Parcels Evaluated	Number Parcels	Percent of Parcels Evaluated
Great	4	2.0%
Good	125	62.8%
Fair	42	21.1%
Poor	27	13.6%
Dilapidated	1	0.5%
Total	199	100%
Status	Number Parcels	Percent
Parcels Evaluated	199	86.5%
Vacant	9	3.9%
N/A	14	6.1%
Undetermined	8	3.5%
Total	230	100%

Future Development

Floodplain Considerations

Buchanan County's Multi-Jurisdictional Hazard Mitigation Plan (HMP) provides data on property in the regulatory floodway and floodplains identified on Flood Insurance Rate Maps (FIRMs) prepared by the Federal Emergency Management Agency (FEMA). The figure below shows the estimated value of land, buildings, and dwellings, within the city, in a floodplain.

| Figure L.15: Floodplain Data					
	Number of Parcels	Land Value	Building Value	Dwelling Value	Total Value	Percent of City Affected
1.0% Annual Floodplain	117	$529,935	$198,200	$1,987,440	$2,715,575	21.88%
0.2% Annual Floodplain	-	-	-	-	-	-
Source: Buchanan County Assessor's Office; Analysis conducted by INRCOG; Parcel values and FIRM maps as of 6/6/2016						

Lamont Creek bisects the community into northern and southern sections. Residential development in and around the floodplain should be avoided.

Areas for Development

From 2017 to 2021, two new housing units were started in Lamont. This equates to a rate of 4 units per decade.

Figure L.16: Development Areas in Lamont
Source: Google Maps (accessed 1/11/24)
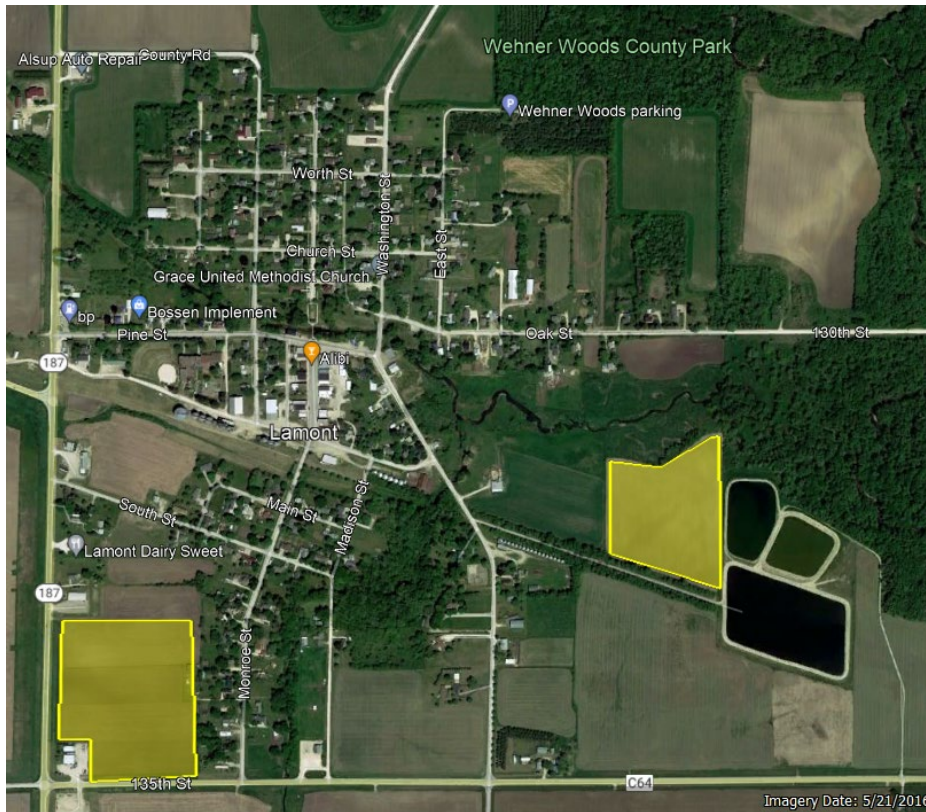
As noted above, 8 vacant, potentially buildable residential units were identified in the windshield survey. As vacant homes are removed in the future, those lots are candidates for infill development. Infill can be a more affordable home building option as infrastructure and utility services are already connected to the property.

Figure L.16 shows potential locations for residential growth (highlighted in yellow) that the city has identified.

Housing Projections

Using the information, data, and observed trends detailed in the city's profile and throughout the plan, projections for future housing demands were generated. Below is an explanation of the numbers used for the calculations followed by the city's projected housing needs in Figure L.17.

- **Total Population:** *See city population projections in Figure L.2.*
- **Population in Group Quarters** –Group Quarters include residences such as group homes, skilled nursing facilities, treatment facilities, correction facilities, or similar institutions. The city does not have any group quarters.
- **Population in Housing** – An average of the Projected Total Population range minus Population in Group Quarters.
- **Household Size** – Projected Household size based on a combination of county and city trends.
- **Total Projected Households** – The estimated number of households that will require a housing unit.
- **Assumed Vacancy Rate** – City's vacancy rate, reasonably expected vacancy rate based on a combination of historic city and county rates.
- **Total Housing Units** – Total housing needed for projected demand of occupied and vacant housing units.

Figure: L.17: Projected Housing Unit Demand			
Year	2020	2030	2040
Total Population	429	415-417	401-405
Population in Group Quarters	0	0	0
Population in Housing	429	416	403
Household Size	2.28	2.23	2.18
Total Households	188	186	185
Vacant Units (8% in projections)	18	16	16
Total Housing Units*	202	203	201
Unit Change (from 2020)	-	1	-1
Percent Change (from 2020)	-	0.3%	-0.6%
*4 of the 206 housing units are assumed uninhabitable and removed from the count.			

As shown in Figures L.1 and L.2, Lamont's population has declined overall since 1990, a trend that is projected to continue. The city's household size is expected to continue to decline, following a national trend. The total number of households is projected to decrease slightly as well, from 188 in 2020 to 185 in 2040.

Lamont's vacancy rate of 8.7 percent is higher than the countywide vacancy rate of 7.7. For the purposes of projecting needed housing supply, the future vacancy rate is assumed to be 8 percent. It is assumed that Lamont's 4 units classified as "other vacant" in the 2020 Census (data not shown) are uninhabitable or will be soon, and would not be used to meet any future housing demand. With these assumptions, Lamont will have a demand for 201 units by 2040, which is one (1) less unit than in 2020.

Now that the expected demand of number of housing units has been established, the next analysis considers recent home building and home loss trends. The forecasted change in units is shown in Figure L.18, and an explanation of the numbers used in the calculation is below.

- **2020 Housing Unit Count** – Number of Housing Units as determined by the 2020 Census.
- **Unit Loss (Housing Attrition)** – Projected rate of housing loss based on a 1 percent annual attrition rate from Iowa State University's 2009 Iowa Housing Needs Assessment, see Figure 5.12. Note, the city's rate is expected to be higher than the county rate due to the city's large percentage of older homes.
- **Unit Added (new Construction)** – Projected units added from new construction, based on the city's new housing unit start rates from 2017 to 2021.
- **Projected # of Units** – Projected number of units housing units in the community based on forecasts of units added and lost.

According to records from the Buchanan County Assessor's office, between 2017 and 2021 there were 2 new housing unit starts in the city, or 4 new units per decade. Although total housing demand is expected to decrease by 1 unit by 2040 (Figure L.17), new housing construction is needed to replace units lost to demolition and other forms of attrition. At the current construction rate and an assumed housing attrition rate of 1 percent annually, Lamont may have a shortage of 15 housing units by 2030, increasing to 25 units by 2040.

Figure: L.18: Projected Changes in Housing Units		
Year	2030	2040
2020 Housing Unit Count*	202	
Unit Loss (Housing Attrition)	-18	-34
Unit Added (New Construction)	4	8
Projected # of Units	188	176
Difference Between "Total Housing Units" in Figure L.17	15	25
*4 of the 206 housing units are assumed uninhabitable and removed from the count.		

City Housing Priorities

Key Issues

Aging Housing Stock: Lamont has one of the oldest housing stocks among cities in the county. More than 2 in 5 of the city's housing units (41.3 percent) were built in 1939 or earlier. In all, 64.2 percent of the housing stock was built before 1960.

Decrease in Housing Units: US Census and City data shows the number of city housing units has decreased from 240 in 1980 to 206 in 2020. Removal of vacant and bighted structures is beneficial to the city. However, the rate of new construction may be insufficient to replace the removed units in the coming decades.

Lack of Population Growth: Based on historic population trends from 1990-2020, the city's population is expected to continue to decrease at rate of approximately 2.8 percent between each Census.

Aging Population: The city has an aging population. People aged 65 or older account for 21.9 percent of the city's population.

Housing Goals and Action Steps

1. **Upgrade Conditions of Existing Housing Stock**

   Rationale: As discussed, the city's housing stock is quite aged. Many older dwellings require moderate to substantial rehabilitation to make them attractive, energy efficient, and in compliance with local building codes. These efforts are important to slow the city's housing loss rate.

   Action Steps:
   - Explore housing rehabilitation programs. Options to consider include establishing a city grant program to fund improvements, tax rebates/incentives/exemptions on the value of improvements, and housing rehabilitation funds from the Iowa Finance Authority (IFA), U.S. Department of Agriculture (USDA), or the Federal Home Loan Bank of Des Moines (FHLB).
   - Consider program to encourage "age in place" improvements to maintain residents and promote quality of life.
   - Maintain building code compliance enforcement program.

2. **Promote Construction of New Homes**

Rationale: The number of housing units in the city continues to decline with no new residential construction and no platted or planned subdivisions. Where possible, the city should encourage infill development. Incentives could be offered to home builders as well as buyers of new homes. Communities have guaranteed the sale of homes, waived building permit fees, and offered services to builders. Likewise, many communities have offered tax abatements and free city services to home buyers.

Action Steps:
- o   Contact and recruit developers to the City.

- o   Explore and establish tax incentive and rebate programs to incentivize developers to invest and build in the city.

- o   Encourage development on infill lots to reduce infrastructure costs and sprawl.

- o   Contact and work with local nonprofits – like Habitat for Humanity – to construct new homes on infill lots.

3. **Remove Blighted and Abandoned Buildings**

Rationale: The city should continue its efforts to remove abandoned or dilapidated homes. This would provide new vacant lots where infill housing could be constructed.

Action Steps:
- o   Identify and remove dilapidated homes and buildings.

4. **Increase Number of Multi-Unit and Rental Properties**

Rationale: There are a very limited number of rental properties. Over 90 percent of the city's dwellings are single family homes. The City should explore duplex, triplex, other multi-unit facilities to reduce construction costs of rental properties.

Action Steps:
- o   Identify area for and recruit developer to construct multi-unit rental properties.

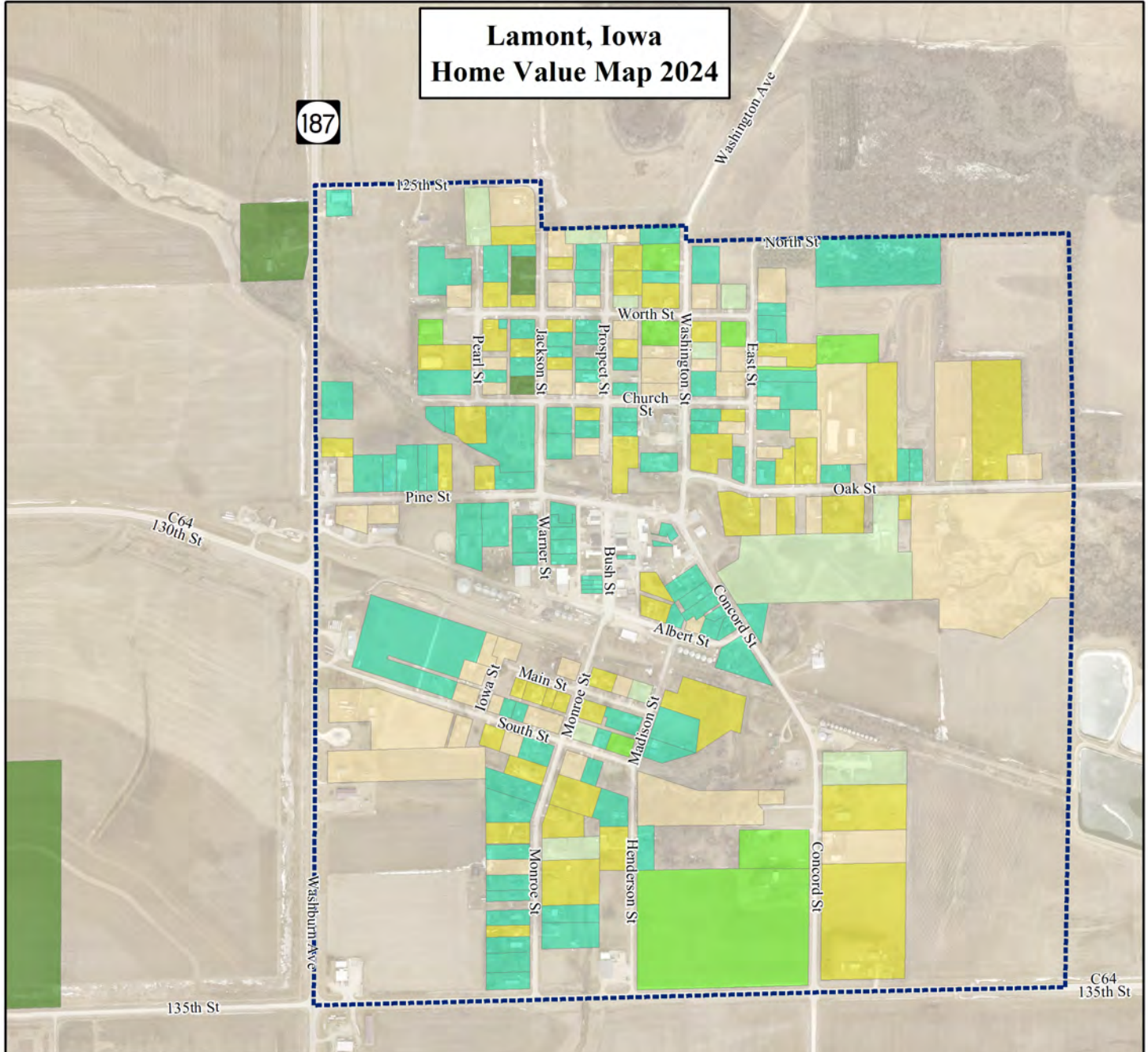5. **Establish a City Housing Task Force**

Rationale: The City Council should appoint a "housing committee" that will be responsible for investigating the housing issues. The Committee can take the lead in identifying and recruiting developers to the city.

Implementation Strategies:
The City, or its appointed committee, should prioritize the housing needs and make the necessary contacts with other communities that have successfully met those needs. The committee would also be responsible for investigating funding sources and potential project partners. The committee may determine that it should utilize the planning grants offered by the State that will assist the community in following through with their housing action plan.

Lamont, Iowa
Home Value Map 2024

187

125th St

Washington Ave

North St

Worth St

Pearl St

Jackson St

Prospect St

Washington St

East St

Church St

Pine St

Oak St

C64
130th St

Warner St

Bush St

Concord St

Albert St

Iowa St

Main St

Monroe St

Madison St

South St

Monroe St

Henderson St

Concord St

Washburn Ave

135th St

C64
135th St

Washington Ave

LEGEND

⬚ City Limits

Home Value

		Parcel Count within City Limits
🟩	$0 - $49,999	102 Parcels
🟨	$50,000 - $74,999	50 Parcels
🟧	$75,000 - $124,999	52 Parcels
🟩	$125,000 - $174,999	10 Parcels
🟩	$175,000 - $249,999	9 Parcels
🟩	$250,000 - Over	2 Parcels

DISCLAIMER

The home value displayed is based on parcel data obtained from Buchanan County on January 4th, 2024. The value displayed represents the total value of the property. This includes land + building + dwelling values. Parcels that didn't include dwelling information are not displayed.

For actual determination of a home value please contact the Buchanan County Assessor. In addition you can visit their real estate value website at:
http://buchanan.iowaassessors.com

INRCOG
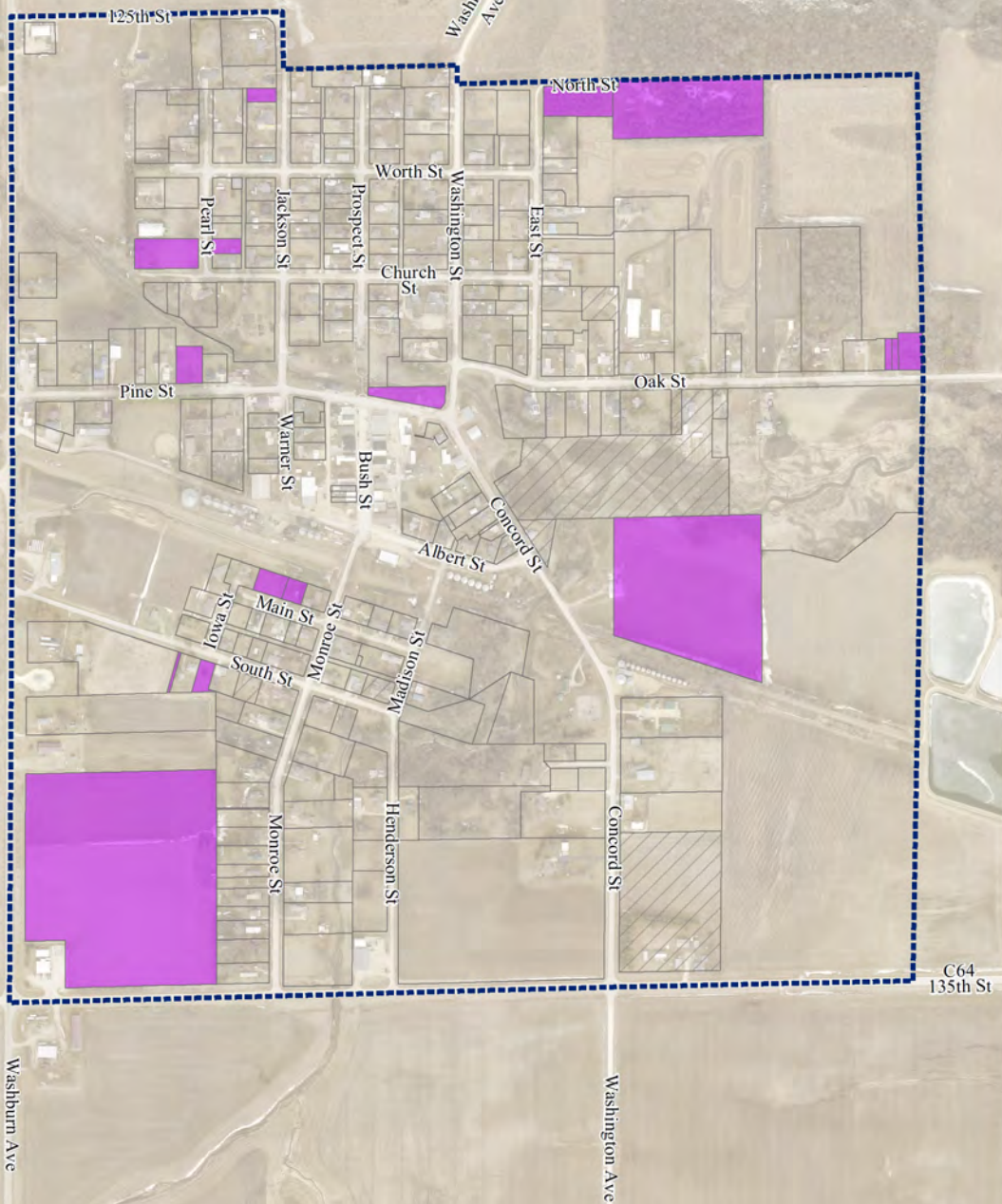Iowa Northland Regional
Council of Governments

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Aerial Photography 2023

N

0   500   1,000
Feet
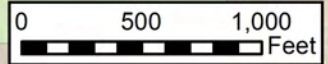
Lamont, Iowa
Windshield Survey Results 2024
Vacant Parcels Only

187

125th St

Washington Ave

North St

Worth St

Pearl St

Jackson St

Prospect St

Washington St

East St

Church St

C64 130th St

Pine St

Warner St

Bush St

Oak St

Concord St

Albert St

Iowa St

Main St

Monroe St

Madison St

South St

Monroe St

Henderson St

Concord St

C64 135th St

135th St

Washburn Ave

Washington Ave

Aerial Photography 2023

LEGEND

City Limits

Condition of Housing	Parcel Count within City Limits
Vacant Lot	16
Other Residential Parcel	237
No Data	8

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0   500   1,000
Feet