

FLOYD COUNTY ASSESSOR

2012

ANNUAL REPORT

2012 REPORT
OFFICE OF FLOYD COUNTY ASSESSOR

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FLOYD COUNTY CONFERENCE BOARD

FLOYD COUNTY BOARD OF SUPERVISORS

Mr. Mark Kuhn
Mr. Doug Kamm, Chairperson
Mr. Warren Dunkel

FLOYD COUNTY MAYORS

Mr. James Erb, Charles City
Ms. Deb Ritzman, Colwell
Mr. Trevis O'Connell, Floyd
Mr. Jerry Engelhardt, Marble Rock
Mr. John Phylfe, Nashua
Mr. George (Andy) Andersen, Nora Springs
Mr. Harry White, Rockford
Mr. Jerry Miller, Rudd

FLOYD COUNTY SCHOOL BOARDS

Mr. Randy Heitz, Charles City
Mr. Harm Eggena III, Rockford, Rudd and Marble Rock
Mr. John Moellers, Greene
Mr. Brian Biershank, Nashua
Mr. Brad Shanks, Nora Springs
No resident, Osage

**STAFF OF FLOYD COUNTY ASSESSOR'S OFFICE
MEMBERS, BOARD OF REVIEW AND EXAMINING BOARD
FLOYD COUNTY
2012**

ASSESSOR'S OFFICE

ADMINISTRATION

Bruce C. Hovden
Floyd County Assessor

Gary VanderWerf
Floyd County Deputy Assessor

OFFICE PERSONNEL

Linda Willemsen
Jewel Flood

Office Manager
GIS Technician

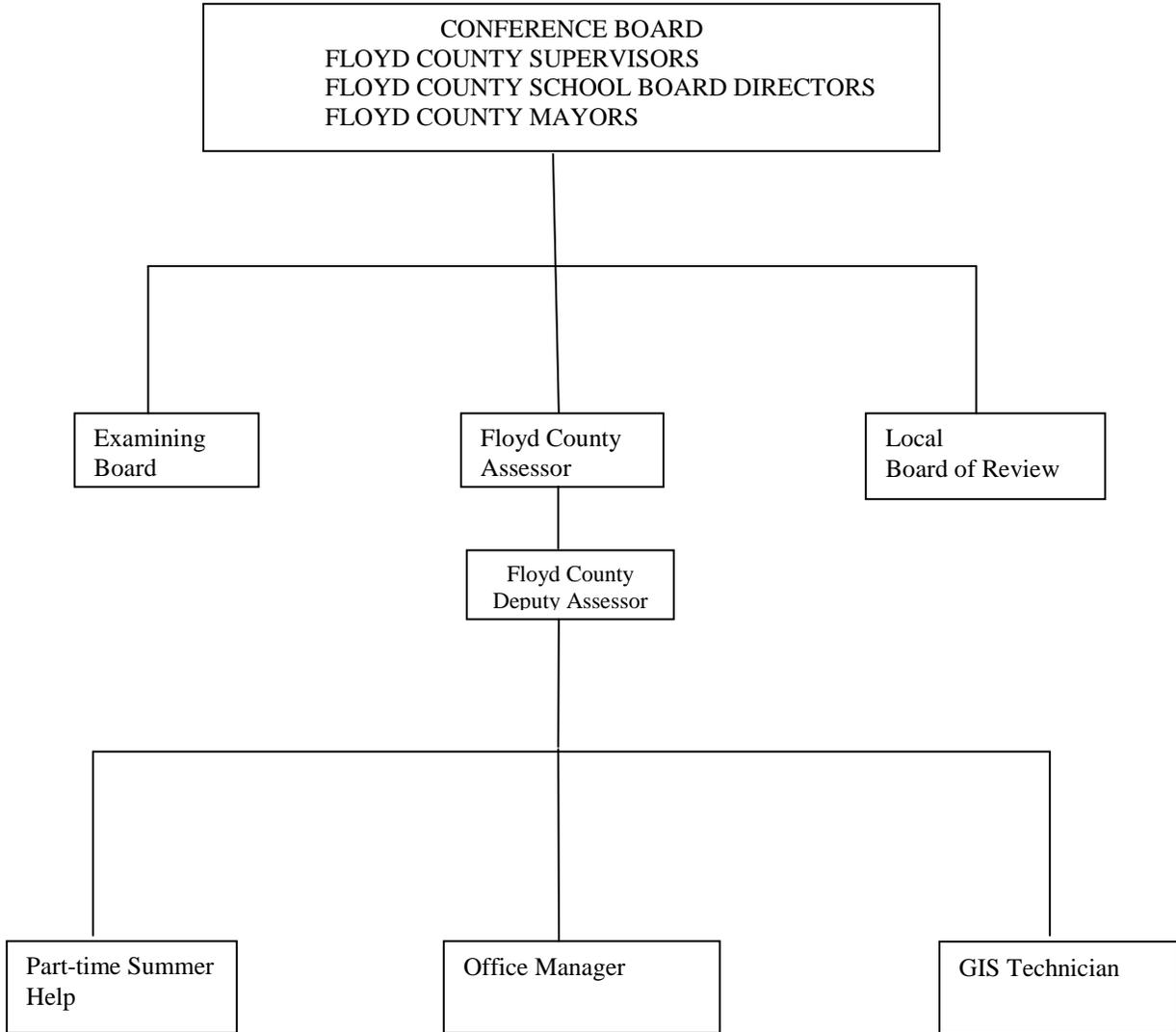
BOARD OF REVIEW

Charles Souder
Lester Trask
Ann Kabele
LeRoy Tietz, Chairperson,
Rolland Heard, Clerk

EXAMINING BOARD

Mark Huegel
Jerry Joerger
Cherie Schafer

**ORGANIZATIONAL CHART
FLOYD COUNTY ASSESSOR'S OFFICE
JULY 1, 2012**



To: Members of the Floyd County Conference Board
From: Bruce C. Hovden, Floyd County Assessor
Subject: 2012 Annual Report

Submitted herewith is our annual report covering the activities of the County Assessor's Office for 2012.

Taxes are now being paid based on our January 1, 2011 assessment. These assessments were based on the 2008 cost manual established and mandated by the Department of Revenue for use by Assessors in the State of Iowa.

This would be a good time to share with you five facts about property assessments:

1. Assessments are always as of January 1 of odd-numbered years for commercial, residential, industrial and agricultural properties - unless a property owner has obtained a building permit or a correction needs to be made. In 2011 Floyd County mailed out approximately 8000 notices to property owners vs. approximately 1200 in 2012.
2. Changes in assessments reflect the change in the value of the property over two years, not one.
3. Taxes don't begin to accrue until 6 months after the date of the assessment. The taxes you pay this year in September represent the first half of the result from your January 1, 2011, assessment.
4. Foreclosed properties aren't a part of the mix. Assessors are focused on market value. Therefore, foreclosed properties or any sales that are not considered arms-length are not taken into account.
5. The Iowa Department of Revenue regularly compares home sale prices to assessments. Assessments are based on a sample of homes and need to average between 95 – 105 percent of the sales prices. If they do not, either the Assessor or the Director of Revenue will make adjustments.

Now, with January 1, 2013 assessments coming up, let's take a look at our 2012 sales of residential properties in Floyd County. We have 97 arms-length transactions, indicating a median of 97.95% which does fall in line with the 95-105 percent criteria that the Department of Revenue looks at (see Exhibit I)

When we look at our commercial sales for 2012 thus far, it indicates a totally different picture. We have 13 sales indicating a median of 78.13%. Unfortunately, with such few sales to work with, it is very hard to judge the fair-market value within your county. (see Exhibit II) The Department of Revenue will allow input and protests from Assessors from equalization orders and will definitely keep that avenue open since we just did a complete revaluation of our commercial class for 2011.

As President-elect of our Iowa State Association of Assessors, it is one of my duties to attend our national conference. This is the first national conference I have attended and found it to be very worthwhile, with a lot of educational opportunities and social interaction with Assessors from all over the world. One of the classes was The Best and Worst of property Tax Administration, which I found interesting and maybe you will too. (see Exhibit III)

This report will be located on the internet site. Our Floyd County website is as follows: www.floydcoia.org. If you would like extra copies of this report you may print it off this site under the department of the Assessor.

If you have questions, concerning this annual report, or would like to stop in and visit our office, we would be happy to visit with and answer your questions.

My staff and I would like to thank the Conference Board members for their continued support.

ACTIONS OF THE 2012 BOARD OF REVIEW

There were 5 protests filed with the 2012 Board of Review. Of the protests filed all were on real estate assessments. The Board of Review conducted 1 oral hearing of the 5 protests. There were 4 protests denied a change of value and 1 protest was upheld. The board was in session for a total of 2 days.

The number of real estate protests by class of property was as follows:

AGRICULTURAL	0
RESIDENTIAL DWELLING ON AGRICULTURAL REALTY	0
RESIDENTIAL "OUTSIDE INCORPORATED CITIES"	3
RESIDENTIAL "WITHIN INCORPORATED CITIES"	1
COMMERCIAL	1
INDUSTRIAL	0
TOTAL	<u>5</u>

Total real estate protest reductions - \$27,990

COURT CASES

Electronic Engineering, owning a 300' guyed tower, has withdrawn their petition to the Property Assessment Appeal Board.

Thomas Alden's residential property has been rescheduled to October 8, 2012, to be conducted by conference call with PAAB.

Charles City hotel aka Sleep Inn, and Chautauqua Guest Homes located on 9th Street and 11th Street, have withdrawn their cases to District Court.

David Miller and Mellissa Frame did appeal their 2012 value to PAAB. It is a rural residential home located at 1043 Prairie View Road. The Board of Review upheld the value of \$334,110. Mr. Miller and Ms. Frame feel the value should be \$258,467. At this time, PAAB has not set a date for the hearing.

2012 TAX INCREMENT FINANCING VALUATION

	YEAR	FROZEN BASE	2012 ASSESSED VALUATION
Charles City Riverside Tif	1989	\$ 17,280,820	\$ 34,277,900
Charles City Park Avenue Tif	2003	970	8,176,310
Charles City SW Bypass	1992	15,129,410	44,965,170
Charles City Farmlands SW Bypass	1992	72,040	123,120
Charles City S. Grand Urban Renewal	1994	3,571,980	20,901,820
Charles City Farmlands S. Grand Urban Renewal	1994	46,440	374,190
Charles City East Park Urban Renewal	1996	290,020	1,741,840
Charles City Farmlands East Park Urban Renewal	1996	38,510	91,740
St Charles Twp SW Bypass	1992	880,160	2,179,380
St Charles Twp SW Bypass Extension	2001	1,808,490	3,353,650
St Charles Twp S. Grand Urban Renewal	1994	1,040,630	856,050
St. Charles Twp UR-TI Economic Development District	2009	-0-	21,151,870
Nora Springs Urban Renewal	1992	3,763,300	8,272,230
Nora Springs Urban Renewal – amended “93”	1996	765,800	1,403,840
Nora Springs Farmlands Urban Renewal	1992	91,970	423,580
Nora Springs Farmlands Urban Renewal – amended “93”	1996	5,130	11,310
Floyd Southside Economic Development District	1999	4,730	979,190

Marble Rock				
Bradford St Economic Development District	1999	799,260		Amended 2007
<u>2,104,140</u>				
	Total	2,903,400	7,509,770	
Rudd				
Rudd Economic Development District	2000	1,448,340	2,244,350	
Rudd Farmlands				
Rudd Economic Development District	2000	64,580	100,450	

FLOYD COUNTY ASSESSMENT AGREEMENTS

NAME	MINIMUM VALUE	DATE ENACTED	TERMINATION
1. AMERICAN PUBLISHING COMPANY	\$375,000	08/15/92	08/15/2000 TERMINATED 1/1/2001
2. K&E STORAGE	\$150,686	10/31/92	10/31/2002 TERMINATED 1/1/2003
3. JOHN F. NEWTON	\$130,000	10/31/93	10/31/2003 TERMINATED 1/1/2004
4. AESCULAPIUS INC.	\$545,730	11/15/93	11/15/2003 TERMINATED 1/1/2004
5. ALL STATES QUALITY FOODS	\$1,682,940	04/01/94	04/01/2004 TERMINATED – NEW ONE WRITTEN
6. F & H ALUMINUM INC.	\$250,000	09/15/94	09/15/2004 TERMINATED 1/1/2005
7. JOHN F. NEWTON	\$62,840	12/31/94	12/31/2004 TERMINATED 1/1/2005
8. STEVEN G. POPELKA	\$183,000	01/01/95	07/31/2005 TERMINATED 1/1/2006
9. SALSBURY CHEMICALS	\$7,082,670	07/01/95	06/01/2003 TERMINATED 1/1/2003
10. CHARLES CITY CEDAR MALL	\$2,450,280	01/01/97	12/31/2003 TERMINATED FOR 2001...PAID IN FULL
11. ELLYN L. DIX	\$128,000	06/01/97	12/31/2006 TERMINATED 1/1/2007
12. JAMES D. MOLITOR	\$250,000	06/30/97	12/31/2005 TERMINATED 1/1/2006
13. CHARLES LEMASTER & JOHN SIMON	\$75,000/\$300,000	01/01/99	12/31/2002 TERMINATED 1/1/2003
14. JEFFREY P. SISSON	\$306,020	10/21/96	12/31/2008 TERMINATED 1/1/2009

15. SALSBURY CHEMICALS	\$ 9,267,570	08/30/97	01/01/2003 TERMINATED 1/1/2003
16. MACHINE TOOL	\$ 276,950	09/30/97	01/01/2004 TERMINATED - NEW ONE WRITTEN
17. GERALD HARGROVE	\$ 317,590	12/31/98	12/31/2005 TERMINATED 1/1/2006
18. CHARLES CITY SENIOR HOUSING LIMITED	\$ 525,696	06/15/98	12/31/2008+ TERMINATED 1/1/2009
19. ALL STATES QUALITY	\$2,610,490	1/1/2000	12/31/2007 TERMINATED 1/1/2008
20. WINNEBAGO INDUSTRIES INC.	\$1,100,000	1/1/1999	1/1/2010 TERMINATED 1/1/2010
21. SANVIG ENTERPRISES INC	\$1,044,550	1/1/200	12/31/2006 TERMINATED 1/1/2007
22. TOUSIGNANT, PETER & JANET	\$ 210,000	2/22/1999	12/31/2007 TERMINATED 1/1/2008
23. FARMERS FEED & GRAIN	\$ 352,065	6/05/2000	12/31/2006 TERMINATED 1/1/2007
24. WINNEBAGO INDUSTRIES	\$ 1,250,000	9/1/2000	01/01/2008 TERMINATED 1/1/2008 ABATEMENT FOR 2008-2010
25. CARTERSVILLE ELEVATOR	\$ 919,050	9/20/2000	06/30/2009 TERMINATEDE 1/1/2010
26. MACHINE TOOL	\$ 510,962	8/22/2000	01/01/2007 TERMINATED 1/1/2007
27. GROWTH PROPERTIES L.L.C	.\$ 99,230	1/1/2003	12/31/2009 TERMINATED 1/1/2010
28. CASEY'S MARKETING CO	.\$ 400,050	1/1/2003	12/31/2009 TERMINATED 1/1/2010
29. CRAWFORD, DANNY E	\$ 332,180	1/1/2003	12/31/2009 TERMINATED 1/1/2010
30. CUSTOM WOOD PRODUCTS	\$ 989,660	4/1/2003	12/31/2010 TERMINATED 1/1/2010
31. CHARLES CITY CEDAR MALL	\$ 3,966,000 \$ 5,785,000	1/1/2004 1/1/2005	12/31/2019

32. HCC LEASING CORP.	\$ 1,440,820	2/29/2004	12/31/2012
33. CARTERSVILLE ELEVATOR INC.	\$ 140,000	1/01/2005	06/30/2013

2012

MARBLE ROCK URBAN REVITALIZATION PROGRAM

PARCEL NUMBER	NAME	EXEMPTION AMOUNT	TERMINATION DATE
470-14-16-107-00100	BRUNNER, PAUL J	\$75,000.00	2013
470-14-16-112-00800	KINGERY, DANIEL & LYNN	\$75,000.00	2013
470-14-17-201-00100	PARCHER, DANIEL P.	\$75,000.00	2014
470-14-17-226-00800	KRUSE, CATHY & SCHMIDT,GARY	\$75,000.00	2015
470-14-16-105-005-00	MORGAN, DOUGLAS & DENISE L.	\$46,160.00	2016
	TOTAL	\$375,000.00	

2012**NORA SPRINGS URBAN REVITALIZATION PROGRAM**

PARCEL NUMBER	NAME	EXEMPT AMOUNT	EXPIRATION DATE
490-05-18-228-002-00	BLICKENDERFER ENTERPRISES LLC	\$25,000.00	2013
490-05-08-378-013-00	DIX, MARK R.	\$46,310.00	2013
490-05-07-226-008-00	FRANKE, DAVID A. & JANE M	\$202,480.00	2013
490-05-07-257-006-00	PEDERSON, BRAD	\$149,900.00	2013
490-05-07-436-001-00	RAMON, TAMI JO SUE	\$10,710.00	2013
490-05-07-279-003-00	OWENS, JAMES M. & MAVIS M.	\$100,410.00	2013
490-05-08-378-012-00	VANLENT, MARK & ANNETTE	\$176,630.00	2013
	TOTAL	\$712,210.00	

2012 CATTLE EXEMPTIONS			
TOWNSHIP	NAME	PARCEL NUMBER	EXEMPT AMOUNT
RIVERTON	BIERSCHENK, BRIAN R.	16-15-100-004-00	\$7,530
NILES	BOGE, GORDON J.	08-06-200-001-00	\$22,900
CEDAR	NOLT, WESLEY	03-35-400-009-00	\$43,050
ST CHARLES	WINTERINK, ROBERT	12-15-300-007-00	\$3,160
		TOTAL	\$76,730

FLOYD COUNTY ENTERPRIZE ZONE TAX ABATEMENTS

PARCEL NUMBER	NAME	AMOUNT	START DATE	TERMINATES
11-14-229-026-00	WINNEBAGO "C" BODY FACILITY	Terminated 1-1-09 No longer met qualifications	1/1/2003	1/1/2013
11-14-229-032-00	PARCEL CHANGED NUMBER NKA CGS TIRES			
11-14-229-027-00	WINNEBAGO HARD WOODS ADDN	\$ 949,850.00	1/1/2004	1/1/2014
11-14-229-030-00	PARCEL CHANGED NUMBER			
07-35-326-003-00	WINTERINK, THOMAS C.	\$ 465,760.00	1/1/2010	1/1/2013
07-28-300-005-00	VALERO	\$ 22,737,340.00	1/1/2007	1/1/2019
11-14-229-019-00	WINNEBAGO "Q" BODY FACILITY	\$ EXPIRED	1/1/2008	1/1/2011
14-36-300-014-00	FARMERS COOPERATIVE	\$ EXPIRED	1/1/2009	1/1/2012
11-11-400-005-00	CAMBREX	\$ 314,390.00	1/1/2008	1/1/2015
11-11-400-005-00	CAMBREX	\$ 799,940.00	1/1/2009	1/1/2016
	TOTAL	\$ 22,267,280.00		

2012 TAX EXEMPT PROPERTY SUMMARY REPORT

Assessing Jurisdiction-Floyd

TYPE OF EXEMPT PROPERTY

A. RELIGIOUS INSTITUTIONS

1. Churches	\$ 18,431,570
2. Recreational	\$ 1,408,990
3. Schools	\$ 2,906,660
4. Residential	\$ 1,489,500
5. Church Camps	\$ 411,680
6. Others	\$ 453,620

TOTAL ALL RELIGIOUS INSTITUTIONS \$ 25,102,020

B. TOTAL ALL LITERARY SOCIETIES \$ 982,960

C. TOTAL ALL LOW RENT HOUSING \$ 450,000

D. TOTAL ALL ASSOCIATIONS OF WAR VETERANS \$ 74,340

E. CHARITABLE AND BENEVOLENT SOCIETIES

1. Hospitals	\$ 192,530
2. Fraternal Organizations	\$ 767,960
3. Agricultural Societies	\$ 151,470
4. Retirement Homes	\$ 0
5. Nursing Homes	\$ 460,050
6. Others	\$ 7,292,610

(Comp. Systems \$ 3,536,910)

TOTAL ALL CHARITABLE & BENEVOLENT SOCIETIES \$ 8,864,620

F. TOTAL ALL EDUCATIONAL INSTITUTIONS \$ _____

INDUSTRIAL PARTIAL EXEMPTION \$ 48,940

POLLUTION CONTROL \$ 2,969,630

NATURAL CONSERVATION (3,030.19 ACRES) \$ 3,350,960

FOREST & FRUIT TREE (4,224.72 ACRES) \$ 4,771,410

CATTLE FACILITIES \$ 76,730

URBAN REVITALIZATION \$ 26,377,960

TOTAL ALL EXEMPT PROPERTY \$ 73,069,570

**COMPARISON OF AGRICULTURAL, RESIDENTIAL, COMMERCIAL,
AND INDUSTRIAL VALUES**

AG REALTY INCLUDES AG

YEAR	DWELLINGS	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	TOTAL	%AG	%R	%C	%I
1987	258,413,848	157,779,390	38,423,396	17,117,021	471,733,655	55	33	8	4
1988	258,184,543	157,736,620	38,292,429	17,465,791	471,679,383	55	33	8	4
1989	258,074,300	157,032,780	40,442,580	17,185,610	472,735,270	55	33	8	4
1990	257,599,833	157,236,150	40,414,690	17,295,505	472,546,178	55	33	8	4
1991	240,496,293	158,917,760	44,037,390	17,058,610	460,510,053	52	35	9	4
1992	240,575,470	160,557,690	47,861,580	24,398,000	476,393,010	51	34	10	5
1993	242,749,950	178,112,480	47,526,480	28,011,900	496,400,810	49	36	10	5
1994	243,208,280	178,873,580	48,220,550	35,277,100	505,579,510	48	35	10	7
1995	245,422,330	214,161,410	50,939,110	42,043,720	552,566,570	44	39	9	8
1996	245,563,400	217,876,920	54,811,640	42,800,700	561,052,660	44	39	10	7
1997	276,714,000	246,005,760	54,938,290	42,885,980	620,544,030	44	40	9	7
1998	279,799,330	250,253,630	56,233,450	45,199,860	631,486,270	44	40	9	7
1999	308,308,890	284,242,410	57,552,570	44,686,980	694,790,850	44	41	8	7
2000	309,446,400	287,495,880	58,571,410	49,183,670	704,697,360	44	41	8	7
2001	334,619,950	321,853,130	69,412,290	50,581,680	776,467,050	43	41	9	7
2002	336,785,130	328,819,900	70,657,340	52,198,710	788,461,080	43	42	9	6
2003	285,427,030	341,876,500	70,162,090	58,568,080	756,033,700	38	45	9	8
2004	287,584,800	352,592,160	76,247,750	59,581,550	776,006,260	37	45	10	8
2005	291,984,700	381,173,340	79,895,430	59,517,450	812,570,920	36	40	10	7
2006	303,184,760	440,948,540	80,534,640	59,431,450	884,099,390	34	50	9	7
2007	338,589,950	449,717,660	83,695,810	83,220,530	955,223,950	35	47	9	9
2008	339,583,930	458,317,380	85,960,150	88,161,130	972,022,590	35	47	9	9
2009	465,955,570	461,796,580	86,385,190	88,811,730	1,103,030,070	42	42	8	8
2010	467,991,140	469,755,940	87,336,080	95,426,720	1,120,509,880	42	42	8	8
2011	560,498,080	474,184,220	94,704,410	94,202,200	1,223,588,910	46	38	8	8
2012	564,335,380	478,501,060	96,906,200	103,212,240	1,242,954,880	45	39	8	8

**COMPARISON OF NEW HOMES & MANUFACTURED HOMES
BUILT IN FLOYD COUNTY & THEIR ASSESSED VALUES**

Year Built	2009	2010	2011
Rural Residential	9	11	4
Farm Dwellings	7	9	13
Urban Residential	<u>9</u>	<u>8</u>	<u>5</u>
Total	25	28	22

Year Built	2009	2010	2011
Charles City	0	0	3
Colwell	0	0	0
Floyd	1	1	0
Marble Rock	1	0	0
Nora Springs	2	0	1
Rockford	0	4	1
Rudd	<u>1</u>	<u>1</u>	<u>0</u>
Total	9	8	5

ASSESSED VALUES

Year Built	2009	2010	2011
Rural Residential	1,399,910	1,272,910	600,090
Farm Dwellings	1,679,500	1,272,910	2,272,480
Urban Residential	<u>1,246,950</u>	<u>885,700</u>	<u>607,880</u>
Total	4,326,360	4,142,400	3,480,450

Year Built	2009	2010	2011
Charles City	942,250	643,800	351,000
Colwell	0	66,880	0
Floyd	82,310	0	0
Marble Rock	78,731	0	0
Nora Springs	64,230	334,280	196,980
Rockford	0	140,740	59,900
Rudd	<u>79,430</u>	<u>140,740</u>	<u>0</u>
Total	1,246,950	885,700	607,880

MISCELLANEOUS INFORMATION AND STATISTICS

Accepted 173 new Homestead Tax Credits.
Cancelled 207 Homestead Tax Credits.
Accepted 27 new Military Exemptions.
Cancelled 69 Military Exemptions.
Made Approximately 60 divisions of existing property.

Average 100% Assessment of Urban Residential Property	\$ 74,343.00
Average 100% Assessment of Rural Residential Property	\$ 129,759.00
Average 100% Assessment of Charles City Dwelling	\$ 74,833.00
Average 100% assessment of Agricultural Dwelling	\$ 76,318.00
Average per Acre value of Agricultural Land & Structures	\$ 1,642.00

Tax Rate per \$1,000.00 Actual Value:

CHARLES CITY CORP.

1983	PAYABLE IN 1984-1985	\$26.83930
1984	PAYABLE IN 1985-1986	\$26.39742
1985	PAYABLE IN 1986-1987	\$25.44662
1986	PAYABLE IN 1987-1988	\$25.43359
1987	PAYABLE IN 1988-1989	\$29.00180
1988	PAYABLE IN 1989-1990	\$29.47898
1989	PAYABLE IN 1990-1991	\$31.35989
1990	PAYABLE IN 1991-1992	\$31.58680
1991	PAYABLE IN 1992-1993	\$34.07411
1992	PAYABLE IN 1993-1994	\$34.16807
1993	PAYABLE IN 1994-1995	\$34.30661
1994	PAYABLE IN 1995-1996	\$34.20088
1995	PAYABLE IN 1996-1997	\$33.90073
1996	PAYABLE IN 1997-1998	\$34.22820
1997	PAYABLE IN 1998-1999	\$33.76330
1998	PAYABLE IN 1999-2000	\$33.44469
1999	PAYABLE IN 2000-2001	\$32.40047
2000	PAYABLE IN 2001-2002	\$33.14193
2001	PAYABLE IN 2002-2003	\$33.58425
2002	PAYABLE IN 2003-2004	\$32.38763
2003	PAYABLE IN 2004-2005	\$35.30756
2004	PAYABLE IN 2005-2006	\$35.79696
2005	PAYABLE IN 2006-2007	\$36.36234
2006	PAYABLE IN 2007-2008	\$36.69549
2007	PAYABLE IN 2008-2009	\$37.05782
2008	PAYABLE IN 2009-2010	\$36.28404
2009	PAYABLE IN 2010-2011	\$38.10619
2010	PAYABLE IN 2011-2012	\$37.65729
2011	PAYABLE IN 2012-2013	\$37.28696

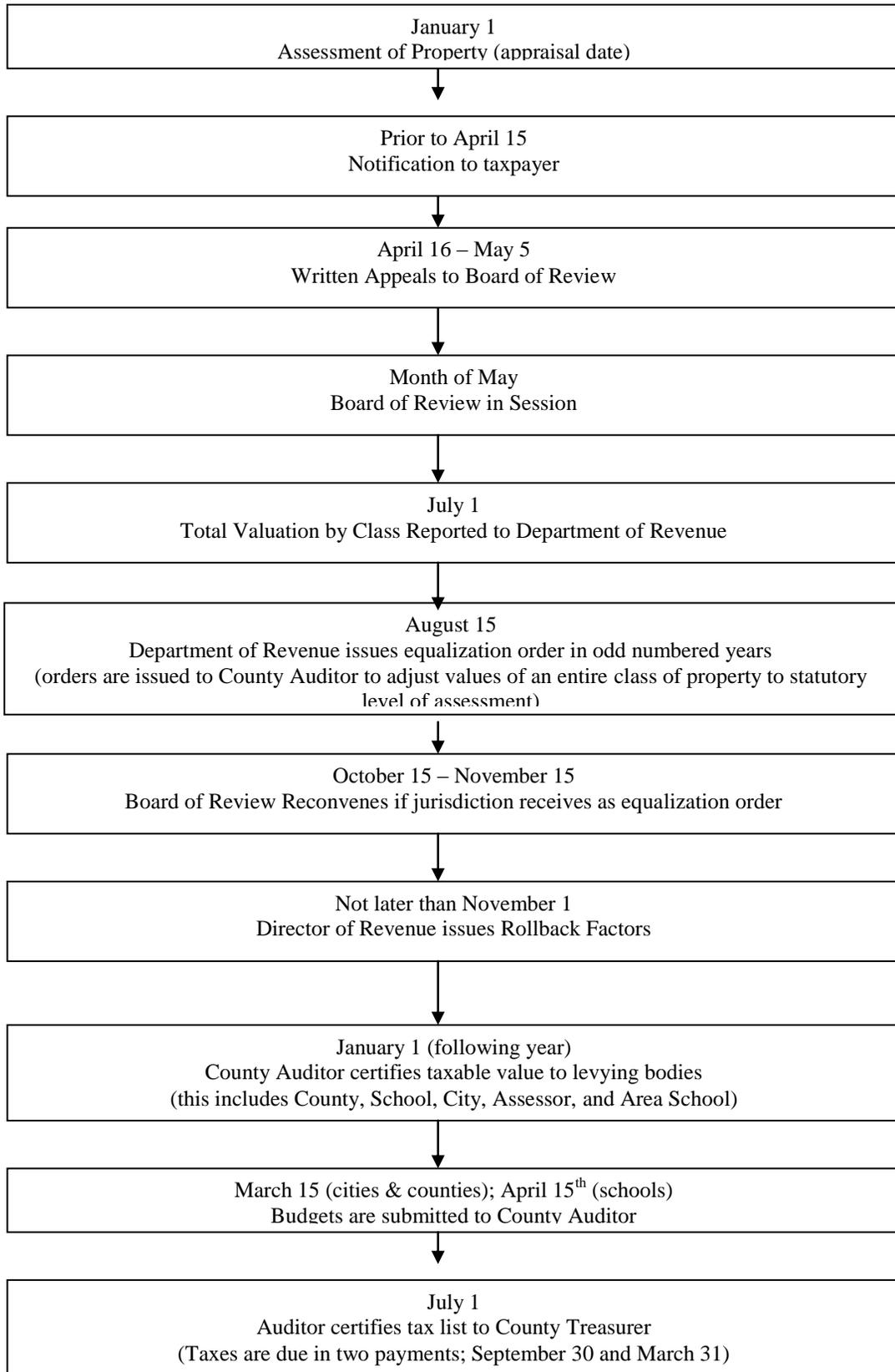
HISTORY OF ROLLEBACKS PERCENTAGE ON CLASSIFICATION OF PROPERTY

YEAR	AGRICULTURAL	RESIDENTIAL	COMMERCIAL	INDUSTRIAL
1991	100	73.0608	100	100
1992	100	72.6985	100	100
1993	100	68.0404	100	100
1994	100	67.5074	100	100
1995	100	59.3180	97.2824	100
1996	100	58.8284	100	100
1997	96.4206	54.9090	97.3606	100
1998	100	56.4789	100	100
1999	96.3381	54.8525	98.7732	100
2000	100	56.2651	100	100
2001	100	51.6676	97.7701	100
2002	100	51.3874	100	100
2003	100	48.4558	99.2570	100
2004	100	47.9642	100	100
2005	100	45.9960	99.1509	100
2006	100	45.5596	100	100
2007	90.1023	44.0803	99.7312	100
2008	93.8568	45.5893	100	100
2009	66.2715	46.9094	100	100
2010	69.0152	48.5299	100	100
2011	57.5411	50.7518	100	100

**COMPARISON OF TAX RATE PER THOUSAND FOR TAXES PAYABLE
FISCAL 2010-2011
AS COMPILED BY THE FLOYD COUNTY ASSESSOR'S OFFICE**

JURISDICTION	POPULATION CENSUS				FISCAL 2009- 2010 TOTAL	FISCAL 2010- 2011 TOTAL
	1980	1990	2000	2010	2009	2010
ALL LEVIES ARE ROUNDED TO THE NEAREST \$0.01						
NEW HAMPTON	3,940	3,660	3,692	3,571	32.56	29.79
WAUKON	3,983	4,019	4,131	3,897	32.65	33.27
CEDAR FALL-CF SCHL	36,322	34,298	36,145	39,260	35.20	34.53
WAVERLY	8,444	8,539	8,968	9,874	35.31	35.71
NASHUA	1,846	1,476	1,618	1,663	36.41	35.94
MASON CITY	30,144	29,040	29,172	28,079	35.78	35.95
OSAGE	3,718	3,439	3,451	3,619	37.81	36.90
CEDAR FALLS-W'LOO	36,322	34,298	36,145	39,260	37.49	37.02
INDEPENDENCE	6,392	5,972	6,014	5,966	37.59	37.51
CHARLES CITY	8,778	7,878	7,812	7,652	38.11	37.66
ALLISON	1,132	1,000	1,006	1,029	37.21	38.12
DECORAH	8,068	8,063	8,172	8,127	37.68	38.51
WEST UNION	2,783	2,490	2,549	2,486	35.86	39.96
GRUNDY CENTER	2,880	2,491	2,596	2,706	40.49	40.39
CRESO	3,860	3,669	3,905	3,868	39.83	41.33
ELKADER	1,688	1,510	1,465	1,273	41.20	42.06
OELWEIN	7,564	6,493	6,692	6,415	41.95	42.32
WATERLOO	75,985	66,468	68,747	65,998	42.76	42.69

PROPERTY TAX TIMELINE



CREDITS AND EXEMPTIONS

Iowa law provides for a number of credits and exemptions. It is the property owner's responsibility to apply for these as provided by law. It is also the property owner's responsibility to report to the Assessor when they are no longer eligible for any credit or exemption they have applied for. Following is a list of several credits and exemptions available in Iowa.

Homestead Tax Credit

To qualify for the credit, the property owner must be a resident of Iowa and occupy the property on July 1 and for at least six months of every year. New Applications for homestead tax credit are to be filed with the Assessor on or before July 1 of the year the credit is first claimed. Once a person qualifies the credit continues until the property is sold or until the owner no longer qualifies. This credit reduces the value on which taxes are calculated by a maximum of \$4850. (Refer to Code of Iowa, Chapter 425)

Military Tax Exemption

Iowa residents who meet one of the following service requirements are eligible for the exemption:

1. Honorably discharged veteran who served for a minimum aggregate of eighteen months.
2. Honorably discharged veteran who served fewer than eighteen months because of a service related injury.
3. Honorably discharged former member of Reserve Forces or Iowa National Guard who served at least 20 years.
4. Member of Reserve Forces or Iowa National Guard who have served at least 20 years and continue to serve.
5. Honorably discharged former member of the Armed Forces if any portion of their term of enlistment would have occurred within the Korean Conflict but who opted to serve 5 years in the reserve forces as allowed by Federal law.
6. Honorably discharged veteran who served in an eligible service period (Iowa Code Chapter 35)

Application must be made with the Assessor on or before July 1 of the year the exemption is first claimed. The military certificate of satisfactory service, order transferring to inactive status, reserve, retirement, order of separation from service or honorable discharge must be recorded in the office of the county recorder. Members of the Reserve Forces or Iowa National Guard who have served at least 20 years and continue to serve shall record the veteran's retirement points accounting statement issued by the armed forces of the United States, the state adjutant general, or the adjutant general of any other state. The exemption from taxation is \$2,778 for WWI veterans and \$1,852 for all other service periods. If the qualified veteran does not claim the exemption the spouse, unmarried widow(er), minor child or widowed parent may be eligible to claim the exemption. (Refer to Iowa Code Chapter 426A)

Family Farm Credit

This is a tax credit on agricultural tracts of land 10 acres or more farmed by the owner or immediate family member (this includes brothers/sisters, sons/daughter, Grandchildren, great-grandchildren, uncles/aunts, nephews/nieces.) Applications are taken in the Assessor's Office.

Family Farm One-Time Filing

If a claim for the family farm credit is filed by November 1, 2001, or thereafter, and approved, further filing is not required provided the claimant owns the property on July 1 of subsequent years and the designated person actively engaged in farming the property remains the same.

If the ownership changes, the new owner must re-file for the credit and if the "designated person" changes, the owner must re-file for the credit.

The owner must notify the Assessor in writing of a change in the "designated person". Failure to do so will result in a penalty.

Contact the Assessor's office for more information on the complexities of the law. (Refer to Code of Iowa Chapter 425A)

Other Credits and Exemptions

Following is a list of several other credits/exemptions administered by the Assessor's office. Filing is required on them as provided by Iowa law.

<u>Exemption</u>	<u>Filed By</u>	<u>Filing Requirement</u>	<u>Code Section</u>
Family Farm	January – November 1	One Time—Filed After November 1 is for following year	425A.4
Barn & One-Room School	February 1	One Time	427.1(31) 427.1(32)
Exempt Property-Religious, Literary, Charitable*	February 1	One Time	427.1(14)
Forest Reservation	February 1	One Time	427C.3
Fruit Tree	February 1	One Time	427C.3
Historic Property	February 1	One Time	427.16
Impoundment Structure	February 1	Annual	427.1(20)
Indian Housing Authority	February 1	One Time	427.1(33)
Industrial Property Tax	February 1	One Time	427B.4
Low Rent Housing	February 1	One Time	427.1(14)
Methane Gas Conversion Property	February 1	One Time	427.1(29)
Mobile Home Park Shelter	February 1	One Time	427.1(30)
Natural Conservation or Wildlife Areas	February 1	Annual	427.1(22)
Native Prairie	February 1	Annual	427.1(23)
Pollution Control	February 1	One Time	427.1(19)
Recycling	February 1	One Time	427.1(19)
Speculative Shell Building	February 1	One Time	427.1(27)
Urban Revitalization	February 1	One Time	404.4
Wetlands	February 1	Annual	427.1(23)
Wildlife Habitat	February 1	Annual	427.1(24)
Disabled Vet Homestead	July 1	Annual	425.2
Homestead	July 1	One Time	425.2
Military	July 1	One Time	426A.13

*Special Filing provisions enacted for 2002 only. Contact your local assessor for details.

PROPERTY TAX EXEMPTION FOR GEOTHERMAL HEATING OR COOLING SYSTEMS

Prior Law

Under prior law, the value added to residential property from any new construction or retrofitted installation of geothermal heating or cooling system was subject to property tax.

New Provisions

For any new construction or retrofitted installation of geothermal heating or cooling systems occurring on or after July 1, 2012 on residential property, the value added to the property by the construction or installation is exempt from property tax. The taxpayer should file the exemption claim with the assessor no later than February 1 of the first assessment year the exemption is requested. Once the exemption is allowed, the exemption will continue for ten consecutive years without the need for further filing the claim or until the property ceases to be classified as residential, whichever occurs first.

In the case of a retrofitted installation, the amount of the "value added" is the difference between the assessed value of the residential property on January 1 of the year prior to the year in which the geothermal system is completed and the assessed value of the property on January 1 of the year following the completion of the geothermal system.

In the case of new construction, the amount of the "value added" is the difference between the assessed value of the residential property if the property had been built with a non-geothermal heating and cooling system and the assessed value of the property with the geothermal system.

Taxpayers do not lose the right to the exemption if they fail to claim the exemption in the year directly following the year the geothermal system was completed.

Iowa Code section 25B.7 (relating to funding of property tax credits and exemptions by the state) does not apply to this newly enacted property tax exemption.

Section Amended

Section 2 of 2012 Iowa Acts Senate File 2342 amends section 427.1, Code Supplement 2011, by adding new subsection 38.

Effective Date

May 25, 2012 for assessment years beginning on or after January 1, 2013.

12 SF 2342-A

GEOTHERMAL HEAT PUMP INCOME TAX CREDIT

Prior Law

None

New Provisions

A geothermal heat pump tax credit is available for individual income tax equal to 20% of the federal residential energy efficient property tax credit allowed for geothermal heat pumps provided in section 25D(a)(5) of the Internal Revenue Code for residential property located in Iowa.

The federal credit is available for property placed in service before January 1, 2017, so the Iowa credit will be available for the 2012-2016 tax years. The federal credit is claimed on federal form 5695, Residential Energy Credits.

Any credit in excess of the tax liability is not refundable, but the excess can be carried forward to the tax liability for the next ten years or until depleted, whichever is the earlier.

Section Amended

Section 1 of 2012 Iowa Acts Senate File 2342 creates new section 422.111, Code Supplement 2011.

Effective Date

Retroactive to January 1, 2012, for tax years beginning on or after that date.

12 SF 2342-D

SOLAR ENERGY SYSTEM INCOME TAX CREDIT

Prior Law

None

New Provisions

A solar energy system tax credit is available for individual income and corporation income tax for solar energy systems located in Iowa.

For individuals, the solar energy system tax credit is equal to 50% of the federal residential energy efficient property tax credit related to solar systems provided in section 25D(a)(1) of the Internal Revenue Code for solar electric property and section 25D(a)(2) of the Internal Revenue Code for solar water heating property. The Iowa credit for an individual cannot exceed \$3,000.

For corporations, which also include partnerships, limited liability companies (LLC), and S corporations, the solar energy system tax credit is equal to 50% of the federal energy credit as provided in sections 48(a)(3)(A)(i) of the Internal Revenue Code for solar electric, heating and cooling property and 48(a)(3)(A)(ii) of the Internal Revenue Code for equipment using solar energy to illuminate structures using fiber-optic distributed sunlight. The Iowa credit for a corporation cannot exceed \$15,000.

The federal credit is available for property placed in service before January 1, 2017, so the Iowa credit will be available for the 2012-2016 tax years. The federal credit is claimed on federal form 5695, Residential Energy Credits for individuals and federal form 3468, Investment Tax Credit, for corporations.

Any credit in excess of the tax liability is not refundable, but the excess can be carried forward to the tax liability for the next ten years or until depleted, whichever is the earlier.

The cumulative amount of tax credits that can be issued to both individuals and businesses cannot exceed \$1.5 million.

An individual can claim the tax credit earned by a partnership, LLC, S corporation, or estate or trust electing to have income taxed directly to the individual. The amount claimed by the individual is based on the pro rata share of the individual's earnings in the partnership, LLC, S corporation, or estate or trust.

Taxpayers who claim this credit are not eligible to claim a renewable energy tax credit under Iowa Code chapter 476C.

The Department is required to submit a written report to the Governor and the General Assembly by January 1 of each year regarding the number and value of tax credits claimed related to this credit, along with any other information deemed relevant by the Department.

Sections Amended

Section 7 of 2012 Iowa Acts Senate File 2342 creates new section 422.11L, Code Supplement 2011. Section 8 amends section 422.33, Code 2011, by adding new subsection 29. Section 9 amends section 476C.2, Code Supplement 2011, by adding new subsection 3.

Effective Date

Retroactive to January 1, 2012, for tax years beginning on or after that date.

12 SF 2342-E

IOWA URBAN RENEWAL AND TAX INCREMENT FINANCING REFORM

Prior Law

Counties, cities, and rural improvement zones were required to prepare and publish annual reports showing financial information about, among other things, financial conditions, results of operations, collections and receipts, and amounts due the city or county.

Prior to the approval of an urban renewal plan, a municipality was required to mail a proposed plan by regular mail to the affected taxing entities.

New Provisions

New Reporting Requirements: Cities, counties, and rural improvement zones have new requirements to annually report information about urban renewal and tax increment financing (TIF) areas.

Publicly Available Internet Site: The Department of Management must create and maintain a public internet site that contains a searchable database of all the information in the annual reports.

Analysis of Alternatives to TIF Funding: If a proposed urban renewal plan or area includes the use of TIF money for a tax-exempt, public building, the municipality must provide an analysis of alternative development and funding options that were considered. This information must also be included in the annual reports.

Modification of Urban Renewal Plan: An urban renewal plan can be modified at any time. However, a municipality can, but is not obliged to, require that if the urban renewal plan is modified after the lease or sale of real property in the urban renewal project area, the modification first be approved by the owner, lessee, or successor in interest.

New Urban Renewal Projects: A municipality cannot approve a new urban renewal project for an urban renewal area unless the governing body of the local government has amended or modified the adopted urban renewal plan to include the new urban renewal project.

Classification of Urban Renewal Area: Once a municipality has classified an urban renewal area as a blighted area, a slum area, or an economic development area, the municipality cannot reclassify the urban renewal area for the duration of the urban renewal area's existence.

"Anti-piracy" Provision: Money from the TIF fund cannot be used to relocate a commercial or industrial enterprise not presently in the municipality unless one of the following occurs:

1. There is a written agreement between the local governing bodies of the municipality where the enterprise is currently located and the municipality where the enterprise is proposing to be relocated; or
2. The local governing body of the municipality where the enterprise is proposing to relocate finds that the use of the money in special fund for relocation is in the "public interest."

Use of Money Deposited into Special TIF Fund: Earnings received on the money deposited into the special TIF fund and the proceeds from the sale of assets purchased using money from the special fund must be deposited into the special fund and used to, among other things, pay principal and interest on loans, or indebtedness incurred by the municipality to finance or refinance an urban renewal area.

Sections Amended

Section 1 of 2012 Iowa Acts House File 2460 amends section 2.48, paragraph b, subparagraph (2), Code 2011, by striking the subparagraph. Section 2 amends section 2.48, subsection 3, paragraph c, Code 2011, by adding new subparagraph (6). Section 3 amends section 11.11, Code Supplement 2011. Section 4 amends section 24.21, Code 2011. Sections 5 and 6 amend section 331.403, subsection 3 and add new subsection 4. Sections 7 and 8 amend section 331.434, Code 2011. Section 9 amends section 357H.9, Code 2011. Section 10 amends section 384.16, Code 2011. Section 12 amends section 384.22, Code 2011. Sections 13 through 22 provide various amendments to Chapter 403, Code and Code Supplement 2011.

Effective Date

July 1, 2012

12 HF 2460-A

PROPERTY TAX ON JOINT COUNTY-CITY BUILDINGS

Prior Law

A county, along with its county seat, can establish an "authority" for the purpose of operating a joint county, city, or school district building. The "authority" then leases the building to the county or city.

The county or city could then levy and collect, on behalf of the "authority," basic property tax levies sufficient to pay the annual rent. The tax revenue was credited to the debt service fund of the county or city.

The county board of supervisors could certify supplemental levies to the extent basic levies were insufficient to pay rent to the "authority." In addition, a city could certify additional taxes sufficient to pay annual rent under the lease.

New Provisions

Taxes realized from the tax levy imposed by a county or city for a joint county-city building must now be deposited into a *separate* account in the applicable county or city debt service fund for the payment of the annual rent.

The county board of supervisors or the city may no longer certify supplemental levies to the extent basic levies are insufficient to pay the charges of the "authority" for control of joint county-city property. Additionally, property taxes levied and collected for the purpose of paying annual rent on joint county-city buildings cannot be subject to tax increment financing.

Sections Amended

Section 1 of 2012 Iowa Acts Senate File 2137 amends section 331.424, subsection 1, paragraph a, Code 2011, by striking the subparagraph (5). Section 2 amends section 331.430, Code 2011, by adding the new subsection 6. Section 3 amends section 346.27, Code 2011, by amending subsection 22. Section 4 amends section 384.4, Code 2011, by adding the new subsection 4. Section 5 amends section 384.12, Code 2011, by striking subsection 15. Section 6 amends section 403.19, Code Supplement 2011, by amending subsection 2.

Effective Date

July 1, 2012 for property taxes due and payable in fiscal years beginning on or after July 1, 2013.

12 SF 2137

**2012 TOP 15 ASSESSED VALUE HOMES
IN FLOYD COUNTY**

	PARCEL NUMBER	ASSESSED VALUE
*1.	12-07-426-004-00 through 12-07-426-111-00	\$2,033,760
2.	11-01-377-001-00	\$580,400
3.	11-02-461-038-00	\$541,600
4.	08-10-201-002-00	\$507,060
5.	11-02-461-005-00	\$498,670
6.	11-02-461-001-00	\$460,150
7.	14-34-200-012-00	\$454,200
8.	12-07-205-005-00	\$452,770
9.	07-21-400-018-00	\$438,080
10.	05-31-100-001-00	\$435,070
11.	12-17-252-001-00	\$419,340
12.	12-17-276-008-00	\$418,880
13.	11-02-127-006-00	\$397,650
14.	12-05-400-003-00	\$392,290
15.	11-02-461-040-00	\$389,360

*1. Adventure Properties, LLC - Condos

LARGEST ASSESSED VALUES IN FLOYD COUNTY 2012 ASSESSED VALUATION

No.	NAME	REAL ESTATE VALUE
1	Solvay Animal Health Inc.	\$28,346,480
2	*Valero Charles City, LLC	\$28,961,130
3	MidAmerican Energy	\$21,151,870
4	*Salsbury Chemicals Inc.	\$8,958,370
5	*Farmer's Cooperative Exchange	\$6,980,250
6	Charles City Cedar Mall	\$5,785,000
7	CGS Tires, U.S., Inc.	\$5,381,780
8	Sherman Nursery Co	\$4,235,200
9	Beek, Gary E & Florence M	\$3,250,550
10	Chautauqua Guest Home, Inc.	\$3,243,120
11	Troy CMBS Property LLC (K-Mart)	\$3,034,560
12	*Winnebago Industries	\$2,965,480
13	Merfeld, Joseph J. & Judith A.	\$2,886,850
14	Knapp, Carl H. & Armella/Knapp Diversified	\$2,695,610
15	Trettin Farms	\$2,585,410
2*	Valero Charles City, LLC includes \$22,737,340 Urban revitalization exemption	
4*	Salsbury chemical includes \$669,760 pollution control and \$1,114,330 urban revitalization exemptions	
5*	Farmers Cooperative Exchange includes \$36,010 pollution control	
12*	Winnebgo Industries includes \$949,850 urban Revitalization exemption	

Sales Ratio Group Statistics

Study Name All Residential Sales 2011
 Study Date 01/01/2012-12/31/2012
 Table Basis Historical (VOS)

PDFs 1-2, 4-5
 Time Adj. None
 NUTC 0.0, 3.2, 4.2, 6.2, 8.1, 9.1, 10.3, 14.2, 20.3, 20.4, 20.5, 23.2, 24.2, 25.2, 27.2, 29.1, 34.2, 34.3, 35.1, 43, 44, 3, 49, 1, 000

Group Tally Number of sales in group = 97 Deeds: 97; Contracts: 0; Other: 0 Value Source: Current Values (Apprsd, B of R, and SEO).

	Low	Mean	High	Total
Sale Price	12,000	86,438	327,000	8,384,510
Land Value	0	0	0	0
Improvement Value	0	0	0	0
Total Value	10,570	85,095	355,090	8,254,220

Statistical Measures

High Ratio	237.07
Low Ratio	55.42
Weighted Mean	98.45
Mean	103.12
Median	97.95
Coefficient of Dispersion - Median	17.34
Coefficient of Dispersion - Mean	17.22
Coefficient of Variance - Mean	28.79
Price Related Differential (PRD)	1.05

Exhibit I

Floyd County Assessors Office
Sales Ratio Group Statistics

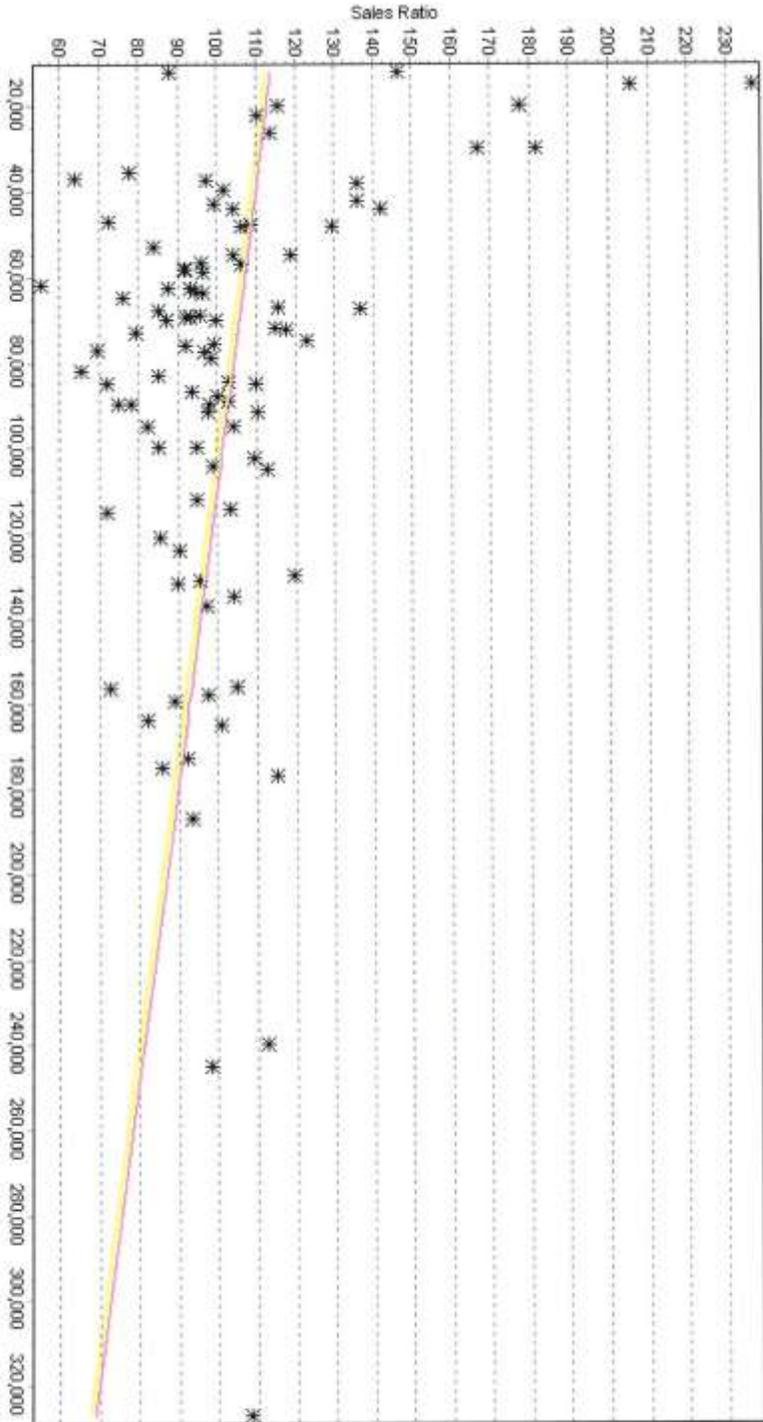
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2

Study Name All Residential Sales 2011
 Study Date 01/01/2012-12/31/2012
 Table Basis Historical (VOS)

PDFs 1-2, 4-5
 Time Adj. None
 NUTC 0.0, 3.2, 4.2, 6.2, 8.1, 9.1, 10.3, 14.2, 20.3, 20.4, 20.5, 23.2, 24.2, 25.2, 27.2, 29.1, 34.2, 34.3, 35.1, 43.4, 3.4, 9.1, 0.00



Sale Price Strata			
Weighted Mean	98.45	Coefficient of Dispersion - Median	17.34
Mean	103.12	Coefficient of Dispersion - Mean	17.22
Median	97.95	Coefficient of Variance - Mean	26.79
		Price Related Differential (PRD)	1.05

Floyd County Assessors Office

Sales Ratio Group Statistics

Study Name Commercial Sales
 Study Date 01/01/2012-12/31/2012
 Table Basis Historical (VOS)

PDFs 6.9
 Time Adj. None
 NUTC 0.0,3.2,4.2,5.2,8.1,9.1,10.3,14.2,20.3,20.4,20.5,23.2,24.2,27.2,27.2,29.1,34.2,34.3,35.1,43.4,43.4,49.1,0.00

Group Tally Number of sales in group = **13** Deeds: 13; Contracts: 0; Other: 0 Value Source: Current Values (Apprsd, B of R, and SEO)

	Low	Mean	High	Total
Sale Price	30,000	122,692	195,000	1,595,000
Land Value	0	0	0	0
Improvement Value	0	0	0	0
Total Value	32,400	102,622	266,740	1,334,080

Statistical Measures

High Ratio	136.79
Low Ratio	48.25
Weighted Mean	83.64
Mean	81.34
Median	78.13
Coefficient of Dispersion - Median	17.70
Coefficient of Dispersion - Mean	18.27
Coefficient of Variance - Mean	26.72
Price Related Differential (PRD)	0.97

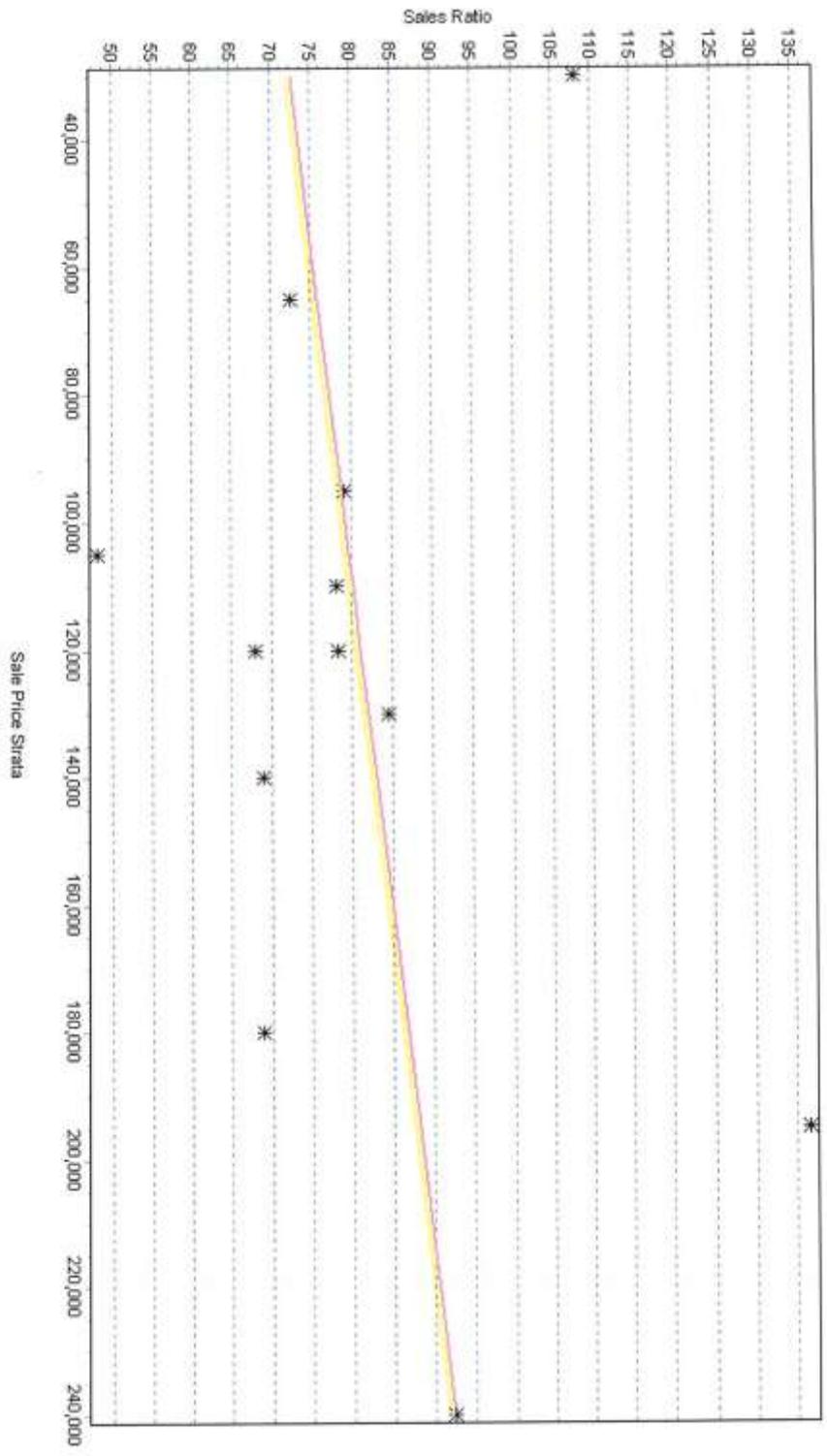
Exhibit II

Floyd County Assessors Office
Sales Ratio Group Statistics

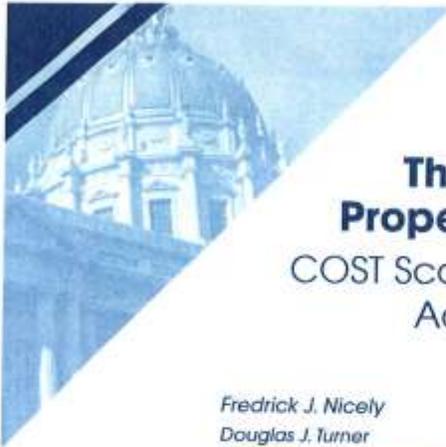
Thu, September 20, 2012 9:08 AM Page 2

Study Name Commercial Sales
 Study Date 01/01/2012-12/31/2012
 Table Basis Historical (VOS)

PDFs 6, 9
 Time Adj. None
 NUTC 0.0, 3.2, 4.2, 6.2, 8.1, 9.1, 10.3, 14.2, 20.3, 20.4, 20.5, 23.2, 24.2, 25.2, 27.2, 29.1, 34.2, 34.3, 35.1, 43.4, 44.3, 49.1, 1,000



Sale Price Strata			
Weighted Mean	83.64	Coefficient of Dispersion - Median	17.70
Mean	81.34	Coefficient of Dispersion - Mean	18.27
Median	78.13	Coefficient of Variance - Mean	26.72
		Price Related Differential (PRD)	0.97



The Best and Worst of Property Tax Administration

COST Scorecard on State Property Tax Administrative Practices

Fredrick J. Nicely
Douglas J. Turner

May 2011

The Council On State Taxation (COST) is the premier state tax organization representing multijurisdictional taxpayers. COST is a nonprofit trade organization consisting of nearly 600 multistate corporations. COST's mission is to preserve and promote equitable and nondiscriminatory state and local taxation of multijurisdictional business entities.

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EXECUTIVE SUMMARY

Fair property tax administration is critically important to both individual and business taxpayers. From an individual perspective, the property tax is often identified as "the most hated tax," surpassing both the income tax and the sales tax in taxpayers' low estimation. While much-reviled, however, it is unlikely to go away anytime soon since the property tax provides approximately 65% of local school revenues.⁴ Because state and local jurisdictions rely so heavily on the property tax, it is essential for state legislators and tax administrators to ensure the tax is administered fairly and without perceptions of bias or undue administrative burdens. Taxpayers are much more willing to fairly and fully comply with a property tax system perceived as unbiased, equitable and efficient.

Over the last 100 years, the property tax has gradually shifted from a tax generally imposed at the state level (accounting for 43% of state revenue in the early 1900s), to circumstances today where 98% of the property tax is imposed at the local level—accounting for over 70% of revenues for local governments.⁵ Property taxes today account for less than two percent of state revenues.⁶ Because of the potential burdens on businesses caused by this decentralization, it is vital for state governments to oversee the operations of local assessors to ensure property taxes are uniformly and fairly assessed.⁷ Viewed from the business community's perspective, property taxes comprise fully 36.5% of the total state and local tax burden imposed on business for FY 2009, far exceeding all other taxes imposed on businesses by state and local jurisdictions.⁸ This equates to \$215.3 billion in property taxes annually—an amount which, contrary to current economic trends, continues to steadily increase year to year.⁹ Indeed, a recent study noted that the District of Columbia, Florida, Indiana, and New Mexico were found to have increased property tax collections by over 10% annually (on a per capita basis) from fiscal year 2007 to fiscal year 2008.¹⁰

This Scorecard evaluates the following characteristics of state and local property tax systems that in our view represent fair property tax administration on a state by state basis:

- A fair property tax system must have standardized filing, remittance and appeal procedures throughout the state;

Fred Nicely is COST's Tax Counsel and the staff member assigned to assist COST's Property Tax Committee. He is formerly Chief Counsel to the Ohio Department of Taxation. Doug Turner is Director of Property Taxes for the General Electric Company and serves as chair of the COST Property Tax Committee.

Exhibit III

State	Standardized Procedures		Fair Tax Appeal Procedures		Residential v. Business Property		Other Issues	Total Score	
	Points (Max. 20)	Grade	Points (Max. 16)	Grade	Points (Max. 12)	Grade	Points	Points	Grade
AL	8	B	6	C+	10	D	1	25	C-
AK	15	C-	11	D	3	B	1	30	C-
AZ	9	B-	8	C	9	D	0	26	C-
AR	7	B	8	C	3	B	1	19	B-
CA	8	B	11	D	4	B-	2	25	C-
CO	0	A	9	C	9	D	2	20	B-
CT	15	C-	6	C+	4	B-	1	26	C-
DE	20	F	10	C-	4	B-	1	35	D-
DC	6	B	9	C	11	F	1	27	C-
FL	6	B	3	A-	5	C	0	14	B+
GA	3	A	3	A-	5	C	2	13	B+
HI	17	D	8	C	9	D	0	34	D
ID	12	C	7	C	3	B	0	22	C+
IL	17	D	9	C	8	D	1	35	D-
IN	12	C	5	B-	7	D	1	25	C-
IA	10	B-	9	C	10	D	2	31	C-
KS	7	B	8	C	7	D	1	23	C
KY	7	B	6	C+	1	A	1	15	B+
LA	13	C	9	C	8	D	2	32	D
ME	15	C-	5	B-	4	B-	1	25	C-
MD	1	A	6	C+	3	B	1	11	A-
MA	11	C+	5	B-	8	D	1	25	C-
MI	6	B	8	C	6	C-	0	20	B-
MN	11	C+	5	C	7	D	0	23	C
MS	6	B	12	D	6	C-	2	26	C-
MO	11	C+	5	B-	7	D	2	25	C-
MT	10	B-	11	D	8	D	2	31	C-
NE	9	B-	9	C	1	A	1	20	B-
NV	8	B	13	F	4	B-	1	26	C-
NH	14	C	4	B	0	A	1	19	B-
NJ	16	D	8	C	4	B-	3	31	C-
NM	11	C+	8	C	6	C-	0	25	C-
NY	20	F	10	C-	10	D	3	43	F
NC	10	B-	6	C+	0	A	3	19	B-
ND	9	B-	12	D	3	B	0	24	C
OH	7	B	6	C+	6	C-	1	20	B-
OK	5	B+	4	B	7	D	2	18	B
OR	6	B	4	B	2	B+	1	13	B+
PA	19	F	8	C	6	C-	3	36	D-
RI	15	C-	10	C-	7	D	0	32	D
SC	12	C	3	A-	11	F	1	27	C-
SD	9	B-	8	C	4	B-	1	22	C+
TN	11	C+	9	C	6	C-	1	27	C-
TX	7	B	3	A-	6	C-	3	19	B-
UT	3	A	7	C	5	C	2	17	B
VT	9	B-	10	C-	2	B+	1	22	C+
VA	18	D	8	C	2	B+	0	28	C-
WA	10	B-	9	C	1	A	1	21	C+
WV	9	B-	12	D	6	C-	1	28	C-
WI	11	C+	12	D	3	B	0	26	C-
WY	11	C+	4	B	3	B	1	19	B-