

**FLOYD COUNTY ASSESSOR**

**2013**

**ANNUAL REPORT**

**2013 REPORT**  
**OFFICE OF FLOYD COUNTY ASSESSOR**  
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## **FLOYD COUNTY CONFERENCE BOARD**

### **FLOYD COUNTY BOARD OF SUPERVISORS**

Mr. Mark Kuhn, Chairperson

Mr. Doug Kamm

Mr. Roy Schwickerath

### **FLOYD COUNTY MAYORS**

Mr. James Erb, Charles City

Ms. Deb Johnson, Colwell

Mr. Trevis O'Connell, Floyd

Mr. Jerry Engelhardt, Marble Rock

Mr. John Phye, 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  
2013**

**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

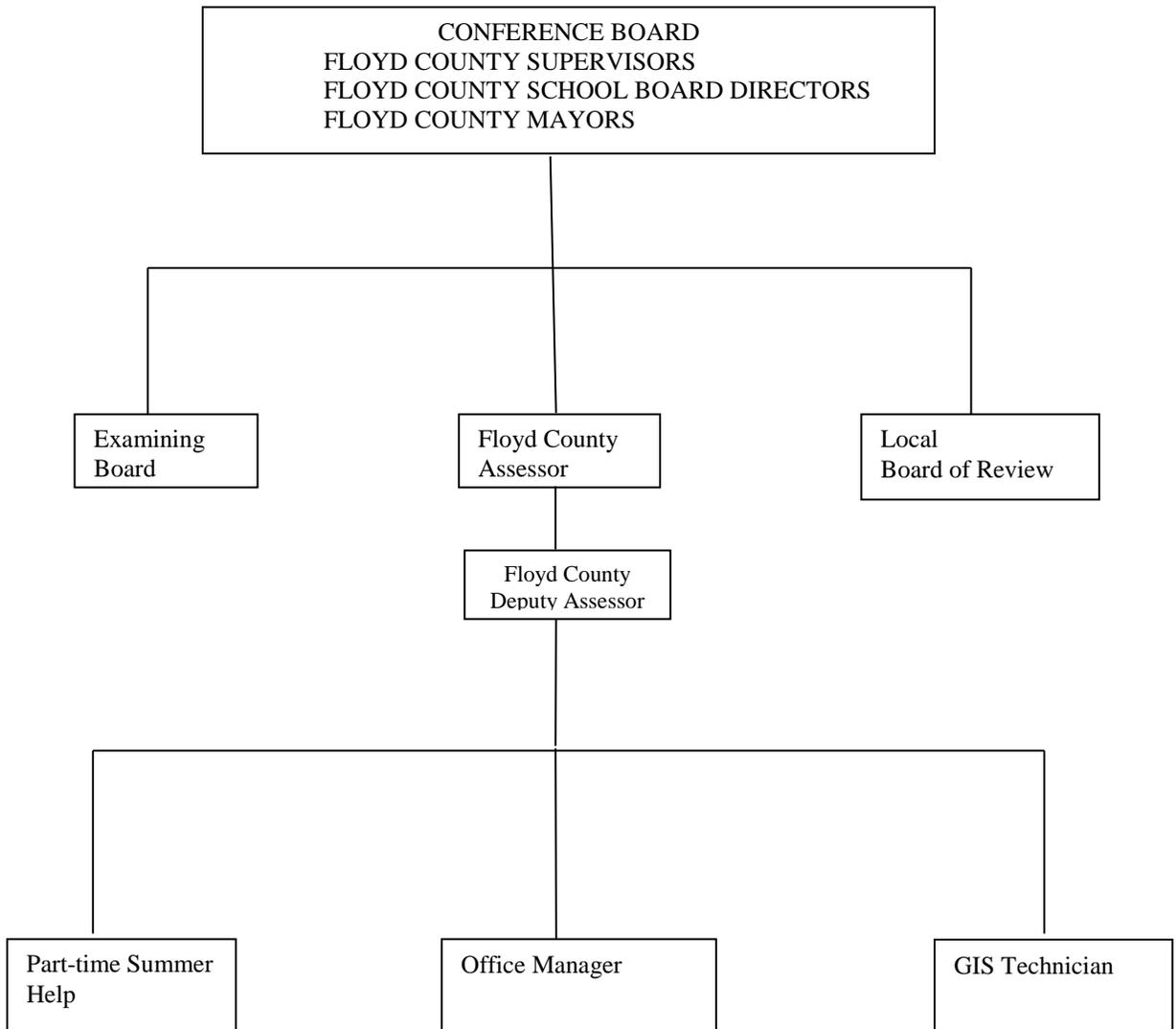
**BOARD OF REVIEW**

Charles Souder  
Lester Trask, Chairperson  
Ann Kabele, Clerk  
Karol Kelsey  
Rolland Heard

**EXAMINING BOARD**

Mark Huegel  
Jerry Joerger  
Cherie Schafer

**ORGANIZATIONAL CHART  
FLOYD COUNTY ASSESSOR'S OFFICE  
JULY 1, 2013**



To: Members of the Floyd County Conference Board  
From: Bruce C. Hovden, Floyd County Assessor  
Subject: 2013 Annual Report

Submitted herewith is our annual report covering the activities of the County Assessor's Office for 2013.

Every odd year in the State of Iowa is a revaluation year. We look at all classes of property and adjust their values to market value, or in the agricultural class, the productivity and net earning capacity of the land based on a 5 year average. Based on new productivity values our agricultural class went up 44% in valuation. However, this value will be rolled back since the State valuation in this class can not go up more than 3%. This valuation increase was put on for the January 1, 2013 year by the Assessor. Our residential valuations remained stable and did not have to make any adjustments to their values other than new construction and minor revaluation to this class.

The Department of Revenue normally will do 12 appraisals in our county on the commercial class and use these appraisals like sales. Because of a shortage of appraisers in the Department of Revenue, this was not done for the 2013 revaluation year. The Department of Revenue gave a tentative equalization order to increase this class of property by 18%. I did protest this increase and was able to kick 6 sales out of the process and have the equalization order decreased to 15%, which is our final order on the commercial class. We have not taken an order on commercial since 1995, or any equalization order since 2001. There was too much insecurity on what the final sales the Department would use to be able to do any revaluation on the part of the Assessor.

This year marks one of the busiest legislative years concerning property tax reform. You will see a lot of legislation in the report that affects Assessor's.

A new Administrative Rule was also enacted by the Department of Revenue to adjust all non-crop land in the State of Iowa. This is to have uniformity throughout the State. We have been adjusting non-crop since 2001 in Floyd County. We will, however, need to make some adjustments to our parcels when we fully implement the new Administrative Rule for the 2015 assessment year.

This report will be located on the internet site. Our Floyd County website is as follows: [www.floydcoia.org](http://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 2013 BOARD OF REVIEW

There were 9 protests filed with the 2013 Board of Review. Of the protests filed all were on real estate assessments. The Board of Review conducted 1 oral hearing of the 9 protests. There were 3 protests denied a change of value and 6 protest was upheld. The board was in session for a total of 3 days.

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

AGRICULTURAL	0
RESIDENTIAL DWELLING ON AGRICULTURAL REALTY	1
RESIDENTIAL "OUTSIDE INCORPORATED CITIES"	1
RESIDENTIAL "WITHIN INCORPORATED CITIES"	5
COMMERCIAL	2
INDUSTRIAL	0
TOTAL	<hr/> 9

Total real estate protest reductions - \$74,050

## **COURT CASES**

Thomas Alden, residential property located in Nora Springs, has been resolved. Property Assessment Appeal Board (PAAB) lowered the valuation for the January 1, 2011 assessment from \$184,900 to an assessment of \$176,000.

The Floyd County Board of Review, David L. Miller and Melissa A. Frame agreed to a Stipulation of Settlement Agreement on the 2012 and 2013 assessment of their property from \$334,110 to \$310,000.

## 2013 TAX INCREMENT FINANCING VALUATION

	YEAR	FROZEN BASE	2013 ASSESSED VALUATION
Charles City Riverside Tif	1989	\$ 17,280,820	\$ 37,829,300
Charles City Park Avenue TIF	2003	970	8,344,370
Charles City SW Bypass	1992	15,129,410	45,114,840
Charles City Farmlands SW Bypass	1992	72,040	179,660
Charles City S. Grand Urban Renewal	1994	3,571,980	23,740,440
Charles City Farmlands S. Grand Urban Renewal	1994	46,440	537,510
Charles City East Park Urban Renewal	1996	290,020	1,820,920
Charles City Farmlands East Park Urban Renewal	1996	38,510	131,230
St Charles Twp SW Bypass	1992	880,160	2,495,480
St Charles Twp SW Bypass Extension	2001	1,808,490	3,879,620
St Charles Twp S. Grand Urban Renewal	1994	1,040,630	1,224,950
St. Charles Twp UR-TI Economic Development District	2009	-0-	28,202,500
Nora Springs Urban Renewal	1992	3,763,300	8,964,350
Nora Springs Urban Renewal – amended “93”	1996	765,800	1,503,390
Nora Springs Farmlands Urban Renewal	1992	91,970	525,840
Nora Springs Farmlands Urban Renewal – amended “93”	1996	5,130	18,820

Floyd			
Southside Economic Development District	1999	4,730	1,111,550
Marble Rock			
Bradford St Economic Development District (Amended 2007)	1999	799,260	
		<u>2,104,140</u>	
Total		2,903,400	8,321,490
Rudd			
Rudd Economic Development District	2000	1,448,340	2,581,000
Rudd Farmlands			
Rudd Economic Development District	2000	64,580	145,330
Rockford Twp.			
Floyd County Amended UR-1	2012	56,600	82,500

## 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 TERMINAED – 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 TERMINATED - NEW ONE WRITTEN	\$276,950	09/30/97	01/01/2004
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	TERMINATED 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	\$ 140,000	1/01/2005	06/30/2013	

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**MARBLE ROCK URBAN REVITALIZATION PROGRAM**

<b>PARCEL NUMBER</b>	<b>NAME</b>	<b>EXEMPTION AMOUNT</b>	<b>TERMINATION DATE</b>
470-14-17-201-001-00	PARCHER, DANIEL P.	\$75,000.00	2014
470-14-17-226-008-00	KRUSE, CATHY & SCHMIDT, GARY	\$75,000.00	2015
470-14-16-105-005-00	MORGAN, DOUGLAS E. & DENISE L.	\$46,160.00	2016
470-14-09-376-014-00	SCHRAGE, PHILIP P. & CAROLINE A	\$34,400.00	2017
470-14-16-128-006-00	ROHWEDDER, GORDON L.	\$30,570.00	2017
470-14-16-102-012-00	PARCHER, JANICE E. & EARL E.	\$28,390.00	2017
	<b>TOTAL</b>	<b>\$289,520.00</b>	

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**NORA SPRINGS URBAN REVITALIZATION  
PROGRAM**

<b>PARCEL NUMBER</b>	<b>NAME</b>	<b>EXEMPT AMOUNT</b>	<b>EXPIRATION DATE</b>
490-05-08-378-013-00	DIX, MARK R.	\$46,310.00	2015
	TOTAL	\$46,310.00	

## 2013 CATTLE EXEMPTIONS

<u>TOWNSHIP</u>	<u>NAME</u>	<u>PARCEL NUMBER</u>	<u>EXEMPT AMOUNT</u>
NILES	BOGE, GORDON J.	08-06-200-001-00	\$17,730
CEDAR	NOLT, WESLEY.	03-35-400-009-00	\$33,220
ST CHARLES	WINTERINK, ROBERT	12-15-300-007-00	\$1,350
ST CHARLES	FRASCHT, RODNEY	07-25-300-001-00	\$37,930
RIVERTON	LEGEL, ROBERT E. ½ et al	16-32-400-004-00	\$20,150
		TOTAL	\$110,380

**FLOYD COUNTY ENTERPRIZE ZONE TAX ABATEMENTS**

<b>PARCEL NUMBER</b>	<b>NAME</b>	<b>AMOUNT</b>	<b>START DATE</b>	<b>TERMINATES</b>
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.	EXPIRED	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	\$316,010.00	1/1/2008	1/1/2015
11-11-400-005-00	CAMBREX	\$804,060.00	1/1/2009	1/1/2016
11-11-400-005-00	CAMBREX	\$763,090.00	1/1/2013	1/1/2022
16-12-400-023-00	RICHARD P. KLEINSCHMIDT	EXPIRED	1/1/2010	1/1/2013
	<b>TOTAL</b>	<b>\$25,607,180.00</b>		

## 2013 TAX EXEMPT PROPERTY SUMMARY REPORT

Assessing Jurisdiction-Floyd

### TYPE OF EXEMPT PROPERTY

A.		RELIGIOUS INSTITUTIONS		
	1.	Churches	\$18,420,370	
	2.	Recreational	\$1,408,990	
	3.	Schools	\$2,906,660	
	4.	Residential	\$1,489,500	
	5.	Church Camps	\$411,680	
	6.	Others	\$229,050	
		TOTAL ALL RELIGIOUS INSTITUTIONS		<u>\$24,866,250</u>
B.		TOTAL ALL LITERARY SOCIETIES		<u>\$1,074,700</u>
C.		TOTAL ALL LOW RENT HOUSING		<u>\$450,000</u>
D.		TOTAL ALL ASSOCIATIONS OF WAR VETERANS		<u>\$74,340</u>
E.		CHARITABLE & BENEVOLENT SOCIETIES		
	1.	Hospitals	\$192,530	
	2.	Fraternal Organizations	\$471,210	
	3.	Agricultural Societies	\$151,470	
	4.	Retirement Homes	\$0	
	5.	Nursing Homes	\$460,050	
	6.	Others	\$7,302,090	
		(Comp. Systems \$3,536,910)		
		TOTAL ALL CHARITABLE & BENEVOLENT SOCIETIES		<u>\$8,577,350</u>
F.		TOTAL ALL EDUCATIONAL INSTITUTIONS		

INDUSTRIAL PARTIAL EXEMPTION	\$42,630
POLLUTION CONTROL	\$3,662,340
NATURAL CONSERVATION (3,30.19) ACRES	\$4,494,279
FOREST AND FRUIT TREE (4,224,71)	\$6,584,860
CATTLE FACILITIES	\$110,380
URBAN REVITALIZATION	<u>\$25,954,360</u>
TOTAL ALL EXEMPT PROPERTY	<u>\$75,891,489</u>

**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	471,679,383	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	472,543,178	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	50,393,110	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	245,005,760	54,938,290	42,885,980	620,544,030	44	40	9	7
1998	279,799,330	250,253,630	56,566,450	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
2013	776,834,410	482,379,800	112,252,160	111,426,480	1,482,892,850	52	33	8	7

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

<b>Year Built</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>
Rural Residential	12	3	14
Farm Dwellings	6	11	14
Urban Residential	<u>9</u>	<u>5</u>	<u>2</u>
<b>Total</b>	<b>27</b>	<b>19</b>	<b>30</b>

<b>Year Built</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>
Charles City	3	3	0
Colwell	0	0	0
Floyd	1	0	0
Marble Rock	0	0	0
Nora Springs	0	1	1
Rockford	4	1	1
Rudd	<u>1</u>	<u>0</u>	<u>0</u>
<b>Total</b>	<b>9</b>	<b>5</b>	<b>2</b>

**ASSESSED VALUES**

<b>Year Built</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>
Rural Residential	2,399,040	772,530	2,729,440
Farm Dwellings	1,184,730	1,370,110	2,275,880
Urban Residential	<u>1,223,520</u>	<u>706,270</u>	<u>149,470</u>
<b>Total</b>	<b>4,807,290</b>	<b>2,848,910</b>	<b>5,154,790</b>

<b>Year Built</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>
Charles City	650,230	428,480	0
Colwell	0	0	0
Floyd	98,270	0	0
Marble Rock	0	0	0
Nora Springs	0	201,850	101,590
Rockford	334,280	75,940	47,880
Rudd	<u>140,740</u>	<u>0</u>	<u>0</u>
<b>Total</b>	<b>1,223,520</b>	<b>706,270</b>	<b>149,470</b>

## MISCELLANEOUS INFORMATION AND STATISTICS

Accepted 186 new Homestead Tax Credits.  
Cancelled 226 Homestead Tax Credits.  
Accepted 27 new Military Exemptions.  
Cancelled 71 Military Exemptions.  
Made Approximately 60 divisions of existing property.

Average 100% Assessment of Urban Residential Property	\$ 74,636
Average 100% Assessment of Rural Residential Property	\$ 131,497
Average 100% Assessment of Charles City Dwelling	\$ 75,044
Average 100% assessment of Agricultural Dwelling	\$ 79,038
Average per Acre value of Agricultural Land & Structures	\$ 2,358

Tax Rate per \$1,000.00 Actual Value:

**CHARLES CITY CORP.**

1984	PAYABLE IN 1985-1986	\$26.39742
1983	PAYABLE IN 1984-1985	\$26.83930
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
2012	PAYABLE IN 2013-2014	\$36.05886

## HISTORY OF ROLLEBACKS PERCENTAGE ON CLASSIFICATION OF PROPERTY

<b>YEAR</b>	<b>AGRICULTURAL</b>	<b>RESIDENTIAL</b>	<b>COMMERCIAL</b>	<b>INDUSTRIAL</b>
1991	100	73.0608	100	100
1992	100	72.6985	100	100
1993	100	68.040	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	56.2650	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
2012	59.9334	52.8166	100	100

**COMPARISON OF TAX RATE PER THOUSAND FOR TAXES PAYABLE  
FISCAL 2013-2014  
AS COMPILED BY THE FLOYD COUNTY ASSESSOR'S OFFICE**

JURISDICTION	POPULATION CENSUS				FISCAL 2012- 2013 TOTAL	FISCAL 2013- 2014 TOTAL
	1980	1990	2000	2010	2011	2012
NEW HAMPTON	3,940	3,660	3,692	3,571	29.79	30.97
WAUKON	3,983	4,019	4,131	3,897	33.27	30.98
MASON CITY	30,144	29,040	29,174	28,079	35.95	31.72
CEDAR FALLS-CF SCHL	36,322	34,298	36,145	39,260	34.53	32.24
OSAGE	3,718	3,439	3,451	3,619	36.90	34.66
CEDAR FALLS-W'LOO	36,322	34,298	36,145	39,260	37.02	35.14
NASHUA	1,846	1,476	1,618	1,663	35.94	35.20
<b>CHARLES CITY</b>	<b>8,778</b>	<b>7,878</b>	<b>7,812</b>	<b>7,652</b>	<b>37.66</b>	<b>36.06</b>
WAVERLY	8,444	8,539	8,968	9,874	35.71	36.62
DECORAH	8,068	8,063	8,172	8,127	38.51	36.80
GRUNDY CENTER	2,880	2,491	2,596	2,706	40.39	38.09
WEST UNION	2,783	2,490	2,549	2,489	39.96	38.47
INDEPENDENCE	6,392	5,972	6,014	5,966	37.51	38.68
ALLISON	1,132	1,000	1,006	1,029	38.12	39.16
OELWEIN	7,564	6,493	6,692	6,415	42.32	39.95
CRESCO	3,860	3,669	3,905	3,868	41.33	40.26
ELKADER	1,688	1,510	1,465	1,273	42.06	40.38
WATERLOO	75,985	66,468	68,747	65,998	42.69	40.61

## **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, retired, 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.

## **ASSESSOR EXAMINATION PROCESS**

### **Prior Law** \_\_\_\_\_

The Director of Revenue ("Director") is required to prepare and administer a written examination for the purpose of examining and certifying assessor and deputy assessor candidates. The examinations were to be administered two times per year in Des Moines, Iowa.

Notification of the time, place, and date of the examinations is required to be mailed to each city and county assessor, county auditor, and chairperson of each city and county conference board at least 30 days prior to the date of the examination.

The Director is required to notify, in writing, each applicant of their score on the examination.

### **New Provisions** \_\_\_\_\_

The Director must prepare and provide for an examination process for the purpose of examining and certifying assessor and deputy assessor candidates. However, the Director is no longer required to administer a written exam.

The Director is required to approve one or more examination locations and to make a list of the approved locations available to applicants. Each applicant is required to select an examination location from the list.

The Director's notification to applicants of the date and time of the examination at least 30 days prior to the date of the examination is no longer required to be mailed; the notification may be made using an alternative method.

The Director is still required to notify each applicant of their score on the examination, but the notification need not be in writing.

### **Sections Amended** \_\_\_\_\_

Section 5 of 2013 Iowa Acts Senate File 432 amends Code section 421.5, subsection 1, Code 2013. Section 6 amends Code section 421.5, subsection 4, Code 2013.

### **Effective Date** \_\_\_\_\_

July 1, 2013

**13 SF 432-D**

## FAIRGROUND PROPERTY TAX EXEMPTION

**Prior Law** \_\_\_\_\_

Fairgrounds owned by a county, when the fairgrounds are devoted to public use and not held for pecuniary profit, are exempt from property tax.

**New Provisions** \_\_\_\_\_

Fairgrounds that are owned by a county or a fair are exempt from property tax.

The use of the fairgrounds for a purpose other than a fair event by the owner or by a lessee, including the use for pecuniary profit does not affect the exempt status of the property.

**Section Amended** \_\_\_\_\_

Section 1 of 2013 Iowa Acts House File 627 amends Code section 427.1, Code 2013 by adding new subsection 39.

**Effective Date** \_\_\_\_\_

Effective July 1, 2013 for assessment years beginning on or after January 1, 2014.

13 HF 627

## **ALGAE PRODUCTION PROPERTY AS AGRICULTURAL PROPERTY**

### **Prior Law** \_\_\_\_\_

The property tax classification of algae production property was not specifically addressed in the Iowa Code.

### **New Provisions** \_\_\_\_\_

Beginning with property valuations established on or after January 1, 2013, real estate used directly in the cultivation and production of algae for harvesting as a crop for animal feed, food, nutritionals, or biofuel production is considered agricultural property. To be considered agricultural property, the real estate must be an enclosed pond or land containing a photobioreactor.

A photo bioreactor used in the production of algae for harvesting as a crop for animal feed, food, nutritionals, or biofuel production is not attached, and is therefore, not considered real property for purposes of property taxation.

### **Section Amended** \_\_\_\_\_

Section 1 of 2013 Iowa Acts House File 632 amends Code section 427A.1, subsection 4 Code 2013 by adding new paragraph d. Section 2 amends Code section 441.21, subsection 12, Code 2013.

### **Effective Date** \_\_\_\_\_

Assessment years beginning on or after January 1, 2013.

13 HF 632

## PROPERTY TAX CREDIT / RENT REIMBURSEMENT FUNDING

### Prior Law \_\_\_\_\_

Iowa Code section 425.1(1) provides an annual appropriation to reimburse counties for homestead tax credits.

Section 425.39 provides an appropriation to reimburse counties for property tax credits allowed to elderly and disabled homeowners and for rent reimbursements paid to elderly and disabled renters.

Section 426.1 provides an annual appropriation to counties for agricultural land tax credits.

Section 426A.1A provides an appropriation to reimburse counties for the state's portion of military service tax credits allowed to eligible military veterans.

### New Provisions \_\_\_\_\_

The following credits are fully funded and the appropriations to fund these credits for the 2014 fiscal year are as follows:

- Homestead Credit \$138,000,000
- Elderly & Disabled Credit/Reimbursement \$ 27,200,000
- Agricultural Land Tax Credit \$ 39,100,000
- Military Credit \$ 2,400,000

### Sections Amended \_\_\_\_\_

N/A

### Effective Date \_\_\_\_\_

Fiscal Year 2014

## BUSINESS PROPERTY TAX CREDIT

**Prior Law** \_\_\_\_\_

None.

**New Provisions** \_\_\_\_\_

### Eligibility

New Iowa Code chapter 426C creates a business property tax credit ("credit"). One credit is available to each eligible parcel classified and taxed as commercial property, industrial property, or railway property. A parcel that is part of a "property unit" that is claiming the credit is not eligible for a separate credit.

To qualify as a "property unit", the parcels that make up the property unit must:

- 1) be "contiguous" (i.e. touching);
- 2) be located within the same county;
- 3) have the same property classification;
- 4) be owned by the same person; and
- 5) be operated by that person for a common use and purpose.

Property that is rented or leased to low-income individuals or families and that is assessed as Section 42 housing is not eligible for the credit or may not be part of a property unit that receives the credit.

For credits claimed for fiscal years beginning July 1, 2014 and July 1, 2015, property that is a mobile home park, manufactured home community, land-leased community, assisted living facility, or property primarily used or intended for human habitation containing three or more separate dwelling units is not eligible for the credit and may not be part of a property unit that receives the credit.

### Filing for Credit

Once a claim has been filed and the credit is allowed there is no need to re-file the claim as long as the parcel or property unit continues to qualify for the credit.

To receive the credit against taxes due and payable during the fiscal year beginning July 1, 2014, businesses must file a claim not later than January 15, 2014.

For taxes due and payable for fiscal years beginning on or after July 1, 2015, businesses must file a claim no later than March 15 preceding the fiscal year in which the taxes are due and payable. So, to receive a credit for taxes due and payable for fiscal year beginning July 1, 2015, businesses must file a claim no later than March 15, 2015.

If the property ceases to qualify for the credit, the owner is required to provide written notice, by March 15 preceding the fiscal year in which the taxes are due and payable, to the county assessor informing the assessor that the property no longer qualifies for the credit.

If the ownership of all or a portion of a parcel or property unit that is allowed a credit changes, the new owner must file a new claim for the credit. If the ownership of a portion of a parcel or property unit that is allowed a credit changes, the owner of the portion or property unit for which ownership did not change must re-file the claim for credit.

The business property tax credit is paid out of a newly-created business property tax credit fund. For fiscal year beginning July 1, 2014 and 2015, there is appropriated from the general fund to the business property tax credit fund \$50,000,000 and \$100,000,000, respectively. For fiscal year beginning July 1, 2016, and each year thereafter, \$125,000,000 is appropriated from the general fund to the business property tax credit fund.

#### Audit by the Department

If the Department determines that the amount of the credit was incorrectly calculated or that the credit is not allowable, the Department shall recalculate the credit and notify the claimant and the county auditor of the recalculation or denial and the reasons for it.

The Department has three years from October 31 of the year in which the claim was filed to adjust the business property tax credit.

The claimant or board of supervisors may appeal any decision of the Department to the state board of tax review. The claimant, the board of supervisors, or the Department may seek judicial review of the action of the state board of tax review.

#### Penalty for False Claims

A person who makes a false claim for the purpose of obtaining a credit or who knowingly receives the credit without being legally entitled to it is guilty of a fraudulent practice.

#### **Section Amended** \_\_\_\_\_

Sections 3 – 11, inclusive, of 2013 Iowa Acts Senate File 295 create new chapter 426C, Code 2013.

**Effective Date** \_\_\_\_\_

Effective June 12, 2013 for property taxes due and payable in fiscal years beginning on or after July 1, 2014.

13 SF 295-A

## VALUATION GROWTH LIMITATION REDUCED TO 3 PERCENT

### Prior Law \_\_\_\_\_

For property valuations established as of January 1, 1980, and each year thereafter, the increase in the assessed value of agricultural and residential property was limited to 4 percent. The percentage of growth was required to be the same for agricultural and residential property; therefore, if one of these classes of property had less than 4 percent growth for a year, the other class was limited to the same percent of growth.

### New Provisions \_\_\_\_\_

For property valuations established as of January 1, 2013, and each assessment year thereafter, the increase in the assessed value of agricultural and residential property is limited to 3 percent. The percentage of growth must be the same for agricultural and residential property; therefore, if one of these classes of property has less than 3 percent growth for a year, the other class is limited to the same percent of growth.

### Section Amended \_\_\_\_\_

Section 17 of 2013 Iowa Acts Senate File 295 amends Code section 441.21, subsection 4, Code 2013.

### Effective Date \_\_\_\_\_

Effective June 12, 2013 for assessment years beginning on or after January 1, 2013.

## VALUATION GROWTH LIMITATION REDUCED TO 3 PERCENT

### Prior Law \_\_\_\_\_

For property valuations established as of January 1, 1980, and each year thereafter, the increase in the assessed value of agricultural and residential property was limited to 4 percent. The percentage of growth was required to be the same for agricultural and residential property; therefore, if one of these classes of property had less than 4 percent growth for a year, the other class was limited to the same percent of growth.

### New Provisions \_\_\_\_\_

For property valuations established as of January 1, 2013, and each assessment year thereafter, the increase in the assessed value of agricultural and residential property is limited to 3 percent. The percentage of growth must be the same for agricultural and residential property; therefore, if one of these classes of property has less than 3 percent growth for a year, the other class is limited to the same percent of growth.

### Section Amended \_\_\_\_\_

Section 17 of 2013 Iowa Acts Senate File 295 amends Code section 441.21, subsection 4, Code 2013.

### Effective Date \_\_\_\_\_

Effective June 12, 2013 for assessment years beginning on or after January 1, 2013.

**COMMERCIAL, INDUSTRIAL, AND RAILROAD PROPERTY TAX  
“ROLLBACK”**

**Prior Law** \_\_\_\_\_

For property valuations established as of January 1, 1981, and each year thereafter, commercial and industrial property, and railroad company property taxed under Chapter 434 was assessed at 100 percent of its actual value.

**New Provisions** \_\_\_\_\_

For property valuations established for the assessment year beginning January 1, 2013, commercial and industrial property and railroad company property taxed under Chapter 434 is assessed at 95 percent of its actual value.

For property valuations established for the assessment year beginning January 1, 2014, and each assessment year thereafter, commercial and industrial property and railroad company property taxed under Chapter 434 is assessed at 90 percent of its actual value.

**Section Amended** \_\_\_\_\_

Section 18 of 2013 Iowa Acts Senate File 295 amends Code section 441.21, subsection 5, Code 2013. Section 19 amends Code section 441.21, subsections 9 and 10, Code 2013.

**Effective Date** \_\_\_\_\_

Effective June 12, 2013 for assessment years beginning on or after January 1, 2013.

13 SF 295-C

## COMMERCIAL AND INDUSTRIAL PROPERTY TAX REPLACEMENT

**Prior Law** \_\_\_\_\_

None.

**New Provisions** \_\_\_\_\_

Beginning with the fiscal year beginning July 1, 2014, a county may make a claim to the Department for an amount equal to the total amount of the commercial and industrial property tax replacement claims ("replacement claims") made by the taxing districts located within the county. Generally speaking, the replacement claim is the tax lost by a taxing district as a result of the rollback of the commercial property and industrial property.

For each fiscal year beginning on or after July 1, 2014, the Department will receive a general fund appropriation to pay all replacement claims for the fiscal year in which the claims are made.

For fiscal years beginning on or after July 1, 2017, the appropriation cannot exceed the total amount of money necessary to pay all replacement claims for the fiscal year beginning July 1, 2016. If the amount appropriated to the Department is not sufficient to pay all replacement claims, the Department is required to prorate the payment of replacement claims to the county treasurer and notify the county auditors of the pro rata percentage.

**Section Amended** \_\_\_\_\_

Section 20 of 2013 Iowa Acts Senate File 295 creates new Code section 441.21A, Code 2013.

**Effective Date** \_\_\_\_\_

Effective June 12, 2013 for assessment years beginning on or after January 1, 2013.

13 SF 295-D

## MULTIRESIDENTIAL PROPERTY CLASSIFICATION

### Prior Law \_\_\_\_\_

Under prior law, Iowa had four property classifications: Residential, Agricultural, Commercial, and Industrial.

When a city or county establishes an urban revitalization area, it is required to specify whether the revitalization is applicable to none, some, or all of the property assessed as residential, agricultural, commercial or industrial property within that urban revitalization area.

Commercial property consisting of three or more separate living quarters with at least 75 percent of the space used for residential purposes and residential property are eligible to receive 100 percent exemption from taxation for ten years on the actual value added by improvements if they are located within an urban revitalization area.

### New Provisions \_\_\_\_\_

Beginning with property valuations established on or after January 1, 2015, Iowa will have a fifth property classification known as "multiresidential property."

#### Definition of Multiresidential Property

The following property shall be valued as a separate class of property known as "multiresidential property" and be valued at a percentage of its actual value:

- Mobile home parks;
- Manufactured home communities;
- Land-leased communities;
- Assisted living facilities;
- Property primarily used or intended for human habitation containing three or more separate dwelling units.
- The portion of a building that is used or intended for human habitation and a proportionate share of the land upon which the building is situated, regardless of the number of dwelling units located within the building, if the use for human habitation is not the primary use of the building and such building is otherwise classified as residential property.

For parcels that partially satisfy the requirements for classification as multiresidential property, the assessor shall classify that portion of the parcel as multiresidential property. The remaining portion of the parcel shall be classified as the classification for which it qualifies.

Property that is rented or leased to low-income individuals or families which is assessed as Section 42 housing or a hotel, motel, inn, or other building where rooms or dwelling

units are usually rented for less than one month cannot be classified as multiresidential property.

Actual, Assessed, and Taxable Value

For property valuations established for the assessment year beginning January 1, 2015, the percentage of actual value of multiresidential property must be the greater of 86.75 percent or the percentage of actual value at which residential property is assessed for the same assessment year. The percentage will be reduced for each subsequent assessment year until the assessment year beginning January 1, 2022. For the assessment year beginning January 1, 2022, and each year thereafter, multiresidential property will be assessed at the same percentage of actual value as residential property for the same assessment year.

Any construction or installation of a solar energy system on property classified as multiresidential will not increase the actual, assessed, and taxable value of the property for five full assessment years.

Urban Revitalization

A city or county establishing an urban revitalization area is required to specify whether the revitalization is applicable to none, some, or all of the property assessed as residential, multiresidential, agricultural, commercial or industrial property within the urban revitalization area.

Multiresidential property located within an urban revitalization is eligible to receive 100 percent exemption from taxation for a period of ten years if the property consists of three or more separate living quarters with at least 75 percent of the space used for residential purposes.

**Section Amended** \_\_\_\_\_

Section 24 of 2013 Iowa Acts Senate File 295 amends Code section 404.2, subsection 2, paragraph f, Code 2013. Section 25 amends Code section 404.3, subsection 4, Code 2013. Section 26 amends Code section 441.21, subsection 8, paragraph b, Code 2013. Section 27 amends section 441.21, subsections 9 and 10, Code 2013. Section 28 amends Code section 441.21, by adding new subsection 13.

**Effective Date** \_\_\_\_\_

January 1, 2015

**13 SF 295-E**

## EXEMPTION FOR TELECOMMUNICATION COMPANY PROPERTY

### Prior Law

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Telephone and telegraph companies operating a line in the State of Iowa are centrally assessed by the Iowa Department of Revenue. The Department finds the actual value of the companies' property by considering information they report annually. The Department uses that information to calculate an actual value per Iowa line mile. As centrally assessed property, telecommunication company property currently is taxed upon 100% of its value per Iowa line mile.

### New Provisions

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Division IV of 2013 Iowa Acts Senate File 295 introduces a tiered property tax exemption for specified portions of value of the company's property. The exemption percentage is tied and applied to each specified portion of the property's value. Beginning with Assessment Year 2013, the following percentages of exemption will apply per dollar amount of value:

Total Assessed Value	\$0 - 20M Assessed Value	\$20M - \$55M Assessed Value	\$55 - \$500M Assessed Value	>\$500M Assessed Value
<b>2013 Exemption %</b>	20.00%	17.50%	12.50%	10.00%
<b>2014 Forward Exemption %</b>	40.00%	35.00%	25.00%	20.00%

For example, in Assessment Year 2013 a company valued at \$200 million will receive a 20% exemption on the first \$20 million of its value, a 17.5% exemption on the next \$35 million of its value (\$20 million plus \$35 million = \$55 million), and a 12.5% exemption on the next \$145 million of its value (\$55 million + \$145 million = \$200 million).

In Assessment Year 2014, that same company will receive a 40% exemption on the first \$20 million of its value, a 35% exemption on the next \$35 million of its value, and a 25% exemption on the next \$145 million of its value.

### Sections Amended

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Division IV of the bill amends sections 433.4, 433.5, 433.8, and 433.9, Code 2013. In addition, section 433.6, Code 2013, is repealed. The language contained in this section is incorporated into the other amended sections.

**Effective Date** \_\_\_\_\_

Division IV of 2013 Iowa Acts Senate File 295 is effective June 12, 2013 and applies retroactively for Assessment Years beginning on or after January 1, 2013.

**13 SF 295-F**

**STUDY OF PROPERTY TAX TREATMENT OF COMPANIES  
PROVIDING TELECOMMUNICATIONS SERVICES**

**Prior Law** \_\_\_\_\_

None.

**New Provisions** \_\_\_\_\_

Section 36 of 2013 Iowa Acts Senate File 295 directs the Department of Revenue, in consultation with the Department of Management and representatives of companies providing telecommunications services in Iowa by any means; including but not limited to mobile, wireless, VoIP, and landline; and other interested persons to study the current assessment process for such companies and recommend changes, including potential methods to provide equivalent property tax treatment for all companies providing telecommunications services in Iowa and recommendations for apportioning the property tax revenues back to local taxing authorities.

The report must also include draft legislation to implement the recommendations made. The Department must file the report with the Chairpersons and Ranking Members of the Ways and Means Committees of the Senate and the House of Representatives and with the Legislative Services Agency by August 1, 2015.

Once the Department's report is filed, a Legislative Telecommunications Company Property Tax Review Committee will be created. The Legislative Committee will consist of six legislators, two appointed by the Senate Majority Leader, one appointed by the Senate Minority Leader, two appointed by the Speaker of the House, and one appointed by the House Minority Leader. The Legislative Committee will then review the report and determine what legislative action to take, if any. The Department will provide additional information and analysis to the Committee upon request.

To facilitate the study, companies providing telecommunications service in Iowa are required to submit certain information, in aggregate, to the Department. The Department's confidentiality provisions for taxpayer information will apply to any information submitted by telecommunications companies pursuant to the report.

**Sections Amended** \_\_\_\_\_

None.

**Effective Date** \_\_\_\_\_

June 12, 2013.

**13 SF 295-G**

## **Property Assessment Appeal Board Extension**

### **Prior Law**

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The Property Assessment Appeal Board ("PAAB") consists of one certified real estate appraiser, an attorney, and a professional with experience in the field of accounting or finance and state and local taxation matters. The salary of the Board members is the same as the salary of a district court judge.

If taxpayers feel their property is not valued properly, they can protest the valuation and appear before the Board to contest the assessment. Taxpayers can ask for revaluation of the property, but no reduction or increase is allowed for prior years.

The assessment by the assessor and notice to the taxpayer of an increase in an assessment is to be completed no later than April 15 of each year. In addition, no changes are to be made on the assessment rolls after April 15, except by order of the Board of Review, PAAB, or a decree of court. In addition, the owners of real property are to be notified not later than April 15 of any adjustment of the real property assessment.

A property owner or aggrieved taxpayer who is dissatisfied with the owner's or taxpayer's assessment can file a protest against the assessment with the Board of Review on or after April 16 of the year of the assessment.

Appeals to PAAB are to be filed within twenty days after the date the Board of Review's letter of disposition of the protest was postmarked.

PAAB is required to provide at least thirty days' written notice of the date of an appeal. The appeal is to be considered by a less than a majority of the members of the board.

### **New Provisions**

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The Board will now consist of two real property appraisers and an attorney practicing in the area of state and local taxation or property tax appraisals. The Governor will now set board members' salary using approved ranges set by the General Assembly as a range 5 position.

Taxpayers who feel their property was not valued properly may now also contact the assessor to contest the assessment through an informal assessment review prior to protesting to the local Board of Review.

The assessment shall be completed no later than April 1 each year. If the assessor increases any assessment the assessor shall give notice of the increase in writing to the taxpayer by mail postmarked April 1. No changes shall be made on the assessment

rolls after April 1 except by order of the board of review, PAAB or a decree of court. A protest against the assessment must be filed with the board of review on or after April 7.

On even-numbered assessment years when property has not been reassessed and there has been a decrease in value of property from the previous reassessment year, the protestor can show the decrease in value by comparing the market value of the property as of January 1 of the current assessment year and the actual value of the property for the previous reassessment year.

Boards of Review may allow taxpayers to file protests electronically, and PAAB may also provide for filing of a notice of appeal and petition by electronic means. Also, participation in a PAAB hearing may be by telephone or other means of electronic communication.

Appeals to PAAB must now be filed within twenty days after the adjournment of the local Board of Review or May 31, whichever is later. This filing period is now consistent with the time for filing an appeal in District Court.

The thirty day notice PAAB is required to provide for an appeal date can be waived by mutual agreement of all parties to the appeal. The appeal may be considered by one or more members of the Board.

Code sections 7E.6, 13.7, 428.4, 441.19, 441.35, 441.38, 441.39, 441.43, 441.49, and 445.60, and enacting section s421.1A and 441.37A are repealed effective July 1, 2018. Code section 441.28 as it relates to PAAB was set to expire July 1, 2018.

**Section Amended** \_\_\_\_\_

Section 47 of 2013 Iowa Acts Senate File 295 amends section 421.1A, subsection 2, paragraph b, Code 2013. Section 48 amends section 421.1A, subsection 6, Code 2013. Section 49 amends section 421.1A, subsection 7, Code 2013, by striking the subsection. Section 50 amends section 441.21, subsection 3, Code 2013. Section 51 amends section 441.23, Code 2013. Section 52 amends section 441.26, subsection 1, Code 2013. Section 53 amends section 441.28, Code 2013. Section 54 adds new section 441.30, Code 2013. Section 55 amends section 441.35, subsection 2, Code 2013. Section 56 amends section 441.37, subsection 1, paragraphs a and b, Code 2013. Section 57 amends section 441.37, by adding new subsection 2A, Code 2013. Section 58 amends section 441.37A, subsection 1, paragraphs a and b, Code 2013. Section 59 amends section 441.37A, subsection 1, by adding new paragraph e, Code 2013. Section 60 amends section 441.37A, subsection 2, Code 2013. Section 61 amends section 441.37A, subsection 3, paragraph a, Code 2013. Section 62 amends 2005 Iowa Acts, chapter 150, section 134.

**Effective Date**\_\_\_\_\_

June 12, 2013 for assessment years beginning on or after January 1, 2014, except for the following:

- June 12, 2013 for the change in members of the Property Assessment Appeal Board
- The fiscal year beginning on or after July 1, 2013 for the amendment to 421.1A, subsection 6, and the amendment to 2008 Iowa Acts, chapter 1191, section 14, subsection 5
- January 1, 2013, for assessment years beginning on or after that date, for the amendment of section 441.37A, subsection 2

**13 SF 295-I**

**ASSESSOR INFORMATION USING GEOGRAPHIC INFORMATION  
SYSTEM**

**Prior Law** \_\_\_\_\_

Under prior law, the Director of Revenue ("Director") did not have explicit statutory authority to use geographic information system ("GIS") technology or to require certain assessing authorities and local governments to provide information to the Department electronically using electronic GIS file formats.

**New Provision** \_\_\_\_\_

The Director may use GIS technology and may require assessing authorities and local governments that have adopted technology that is compatible with GIS technology to provide information to the Department electronically using electronic GIS file formats.

**Section Amended** \_\_\_\_\_

Section 4 of 2013 Iowa Acts Senate File 432 amends Code section 421.17, subsection 2, Code 2013 by adding new paragraph d.

**Effective Date** \_\_\_\_\_

July 1, 2013

13 SF 432-C

**2013 TOP 15 ASSESSED VALUE HOMES  
IN FLOYD COUNTY**

	<b>PARCEL NUMBER</b>	<b>ASSESSED VALUE</b>
*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.	14-34-200-012-00	\$454,200
7.	12-07-205-005-00	\$452,770
8.	07-21-400-018-00	\$438,080
9.	12-17-252-001-00	\$419,340
10.	11-02-127-006-00	\$397,650
11.	11-02-461-040-00	\$389,360
12.	16-12-226-011-00	\$387,520
13.	05-20-251-003-00	\$380,300
14.	16-13-200-012-00	\$379,220
15.	12-17-476-013-00	\$379,660

\*1. Adventure Properties, LLC - Condos

## LARGEST ASSESSED VALUES IN FLOYD COUNTY 2013 ASSESSED VALUATION

No.	NAME	REAL ESTATE VALUE
1	*Valero Charles City, LLC	\$28,961,130
2	PAH WHC 2 LLC	\$28,436,210
3	MidAmerican Energy	\$28,202,500
4	*Salsbury Chemicals Inc.	\$9,842,470
5	*Farmer's Cooperative Exchange	\$7,969,290
6	Charles City Cedar Mall	\$6,652,750
7	CGS Tires, U.S., Inc.	\$5,381,780
8	Beek, Gary E. & Florence M.	\$4,659,960
9	Sherman Nursery Co.	\$4,653,800
10	Knapp, Carl H. & Armella/Knapp Diversified	\$4,083,000
11	Merfeld, Joseph J. & Judith A.	\$4,082,040
12	Chautauqua Guest Home, Inc.	\$3,718,860
13	Trettin Farms	\$3,581,900
14	Troy CMBS Property LLC (K-Mart	\$3,489,750
15	Beverly Land Company	\$3,361,820
1*	Valero Charles City, LLC includes \$22,737,340 Urban revitalization exemption	
4*	Salsbury chemical includes \$669,760 pollution control  and \$1,883,160 urban revitalization exemptions	
5*	Farmer's Cooperative Exchange includes \$41,410 pollution control	