

**FLOYD COUNTY ASSESSOR**

**2014**

**ANNUAL REPORT**

**2014 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  
Mr. Roy Schwickerath, Chairperson

### **FLOYD COUNTY MAYORS**

Mr. James Erb, Charles City  
Awaiting new appointment, Colwell  
Mr. Trevis O'Connell, Floyd  
Mr. Jerry Engelhardt, Marble Rock  
Ms. Deanne Lantow, Nashua  
Mr. George (Andy) Andersen, Nora Springs  
Mr. Robert N. Farr, Rockford  
Mr. Matthew Grady, Rudd

### **FLOYD COUNTY SCHOOL BOARDS**

Mr. Jim Frisbie, Charles City  
Mr. Mike Staudt, Rockford, Rudd and Marble Rock  
Mr. John Moellers, Greene  
Mr. Brian Biershank, Nashua  
Mr. Lynn Brady, Nora Springs  
No resident, Osage

**STAFF OF FLOYD COUNTY ASSESSOR'S OFFICE  
MEMBERS, BOARD OF REVIEW AND EXAMINING BOARD  
FLOYD COUNTY  
2014**

**ASSESSOR'S OFFICE**

**ADMINISTRATION**

Bruce C. Hovden  
Floyd County Assessor

Gary VanderWerf  
Floyd County Deputy Assessor

**OFFICE PERSONNEL**

Brandi Schmidt  
Jewel Flood

Office Manager  
GIS Technician

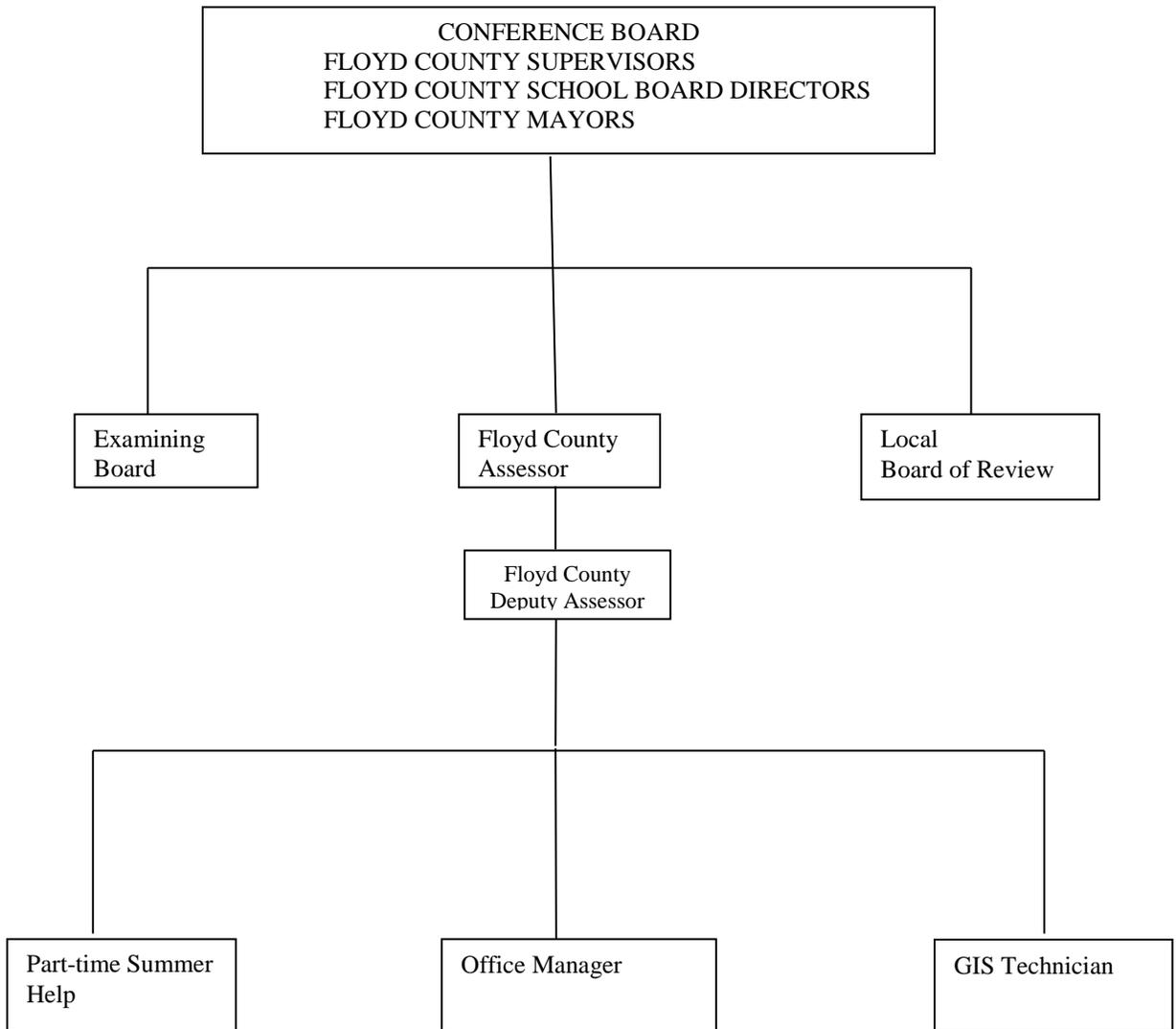
**BOARD OF REVIEW**

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

**EXAMINING BOARD**

Mark Huegel  
Jerry Joerger  
Cherie Schafer

**ORGANIZATIONAL CHART  
FLOYD COUNTY ASSESSOR'S OFFICE  
JULY 1, 2014**



To: Members of the Floyd County Conference Board  
From: Bruce C. Hovden, Floyd County Assessor  
Subject: 2014 Annual Report

Commercial property owners who qualified for the Business Property Tax Credits received a nice surprise on their 2014 tax statements. The credit varied upon the levy, but for Charles City if your assessed value was above \$59,500, your tax credit was in the amount of \$879.29. We had approximately 20% of our commercial property tax owners miss out on this credit.

These tax credits are part of the property tax reforms enacted by the Iowa General Assembly in 2013. Legislators allocated \$50,000,000 for the credits this year. Next year, this will increase to \$100,000,000 and in 2016 the annual credits will increase to \$125,000,000.

If you applied this year, but missed the January 15 filing date, your application will automatically be applied to next year. And if you haven't applied yet, you can apply anytime between now and March 15, 2015. You can get your application form at the Floyd County Assessor's Office.

Once you have applied and your credit is approved, you will receive the credit for future years while you own the property.

Property owners need to file a new application only when all or a portion of a parcel or property unit that is allowed a credit has been sold, transferred or ownership otherwise changes. The buyer, transferee or new owner who wants to receive the credit would need to refile the claim for credit.

These type of properties will be changing from Commercial to Multi-residential class for January 1, 2015 assessment date: Apartments, nursing homes, assisted living and conversion homes with three apartments or more. These properties did not qualify for the business property tax credit, but by the year 2022 will get the same roll back percentage as our residential class.

We will also have a dual class for the January 1, 2015 assessment date. Any retail building that has apartments above and retail below will be a commercial class along with a multi-residential class. The Assessor will determine the valuation for each class on that one property. If it is determined that the primary use of the property is multi-residential, then the whole property is classed multi-residential. The commercial value of a dual classed property will qualify for the business property tax credit.

In May, Governor Terry Branstad signed into law a bill passed by the Iowa Legislature that expanded the homestead credit for disabled veterans. The law now allows veterans

who have a service connected disability rating of 100% to qualify for a 100% property tax exemption. It also removes the limits of the maximum income veterans could have and allows surviving spouses to obtain the credit, if they haven't remarried.

Here are four facts you need to know to take advantage of the credit:

1. Veterans must apply annually to receive the credit.
2. Applications are due July 1 of each year.
3. Veterans must be certified by the U. S. Department of Veterans Affairs as having a disability rating of 100%.
4. Veterans who are considered 100% unemployable do not yet qualify for the property tax credit.

Floyd County received 15 applications for disabled veteran's credit this year. Of those, 8 were allowed and 7 were denied.

The percentage of approvals may increase in the future if the legislature amends the law to extend the credit to those deemed as 100% unemployable.

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 Assessor.

Of you have questions concerning this Annual Report, or would like to stop in and visit our office, we would be happy to visit with you and answer your questions.

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

## ACTIONS OF THE 2014 BOARD OF REVIEW

There were 3 protests filed with the 2014 Board of Review. Of the protests filed all were on real estate assessments. The Board of Review conducted 3 oral hearing of the 3 protests. There were 3 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	1
RESIDENTIAL "OUTSIDE INCORPORATED CITIES"	2
RESIDENTIAL "WITHIN INCORPORATED CITIES"	0
COMMERCIAL	0
INDUSTRIAL	0
TOTAL	<hr/> 3

Total real estate protest reductions - \$9,080

## 2014 TAX INCREMENT FINANCING VALUATION

	YEAR	FROZEN BASE	2014 ASSESSED VALUATION
Charles City Riverside Tif	1989	\$ 17,280,820	\$ 37,270,340
Charles City Park Avenue TIF	2003	970	8,768,430
Charles City SW Bypass	1992	15,129,410	46,064,810
Charles City Farmlands SW Bypass	1992	72,040	179,660
Charles City S. Grand Urban Renewal	1994	3,571,980	23,536,240
Charles City Farmlands S. Grand Urban Renewal	1994	46,440	537,510
Charles City East Park Urban Renewal	1996	290,020	2,062,250
Charles City Farmlands East Park Urban Renewal	1996	38,510	127,200
St Charles Twp SW Bypass	1992	880,160	2,495,480
St Charles Twp SW Bypass Extension	2001	1,808,490	3,883,610
St Charles Twp S. Grand Urban Renewal	1994	1,040,630	1,258,520
St. Charles Twp UR-TI Economic Development District	2009	-0-	35,253,050
Nora Springs Urban Renewal	1992	3,763,300	9,185,580
Nora Springs Urban Renewal – amended “93”	1996	765,800	1,503,390
Nora Springs Farmlands Urban Renewal	1992	91,970	322,570
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	8,344,620
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 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 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 TERMINATED 1/1/2014
33. CARTERSVILLE ELEVATOR	\$ 140,000	1/01/2005	06/30/2013 TERMINATED 1/1/2014

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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

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

## 2014 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	\$22,774,170.00	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>\$24,657,330.00</b>		

## 2014 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	\$2,880,360	
	4.	Residential	\$1,490,170	
	5.	Church Camps	\$411,680	
	6.	Others	\$449,750	
		TOTAL ALL RELIGIOUS INSTITUTIONS		<u>\$25,061,320</u>
B.		TOTAL ALL LITERARY SOCIETIES		<u>\$1,005,050</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	\$6,812,490	
		(Comp. Systems \$3,536,910)		
		TOTAL ALL CHARITABLE & BENEVOLENT SOCIETIES		<u>\$8,087,750</u>
F.		TOTAL ALL EDUCATIONAL INSTITUTIONS		

INDUSTRIAL PARTIAL EXEMPTION	\$84,300
POLLUTION CONTROL	\$3,368,330
NATURAL CONSERVATION (3,30.19) ACRES	\$4,299,740
FOREST AND FRUIT TREE (4,224,71)	\$6,658,520
CATTLE FACILITIES	\$80,420
URBAN REVITALIZATION	<u>\$25,204,470</u>
TOTAL ALL EXEMPT PROPERTY	<u>\$74,374,240</u>

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

**AG REALTY INCLUDES AG DWELLINGS**

YEAR	AGRICULTURAL	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
2014	779,539,480	487,620,930	112,295,370	118,509,260	1,497,965,040	52	33	7	8

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

<b>Year Built</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>
Rural Residential	3	14	9
Farm Dwellings	11	14	12
Urban Residential	<u>5</u>	<u>2</u>	<u>11</u>
<b>Total</b>	<b>19</b>	<b>30</b>	<b>32</b>

<b>Year Built</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>
Charles City	3	0	7
Colwell	0	0	0
Floyd	0	0	0
Marble Rock	0	0	0
Nora Springs	1	1	1
Rockford	1	1	2
Rudd	<u>0</u>	<u>0</u>	<u>1</u>
<b>Total</b>	<b>5</b>	<b>2</b>	<b>11</b>

**ASSESSED VALUES**

<b>Year Built</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>
Rural Residential	772,530	3,260,020	2,065,060
Farm Dwellings	1,388,750	2,283,600	1,511,150
Urban Residential	<u>797,820</u>	<u>149,470</u>	<u>1,357,000</u>
<b>Total</b>	<b>2,959,100</b>	<b>5,693,090</b>	<b>4,933,210</b>

<b>Year Built</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>
Charles City	492,580	0	911,000
Colwell	0	0	0
Floyd	0	0	0
Marble Rock	0	0	0
Nora Springs	201,850	101,590	15,480
Rockford	103,390	47,880	279,940
Rudd	<u>0</u>	<u>0</u>	<u>150,580</u>
<b>Total</b>	<b>797,820</b>	<b>149,470</b>	<b>1,357,000</b>

## MISCELLANEOUS INFORMATION AND STATISTICS

Accepted 249 new Homestead Tax Credits.  
Cancelled 247 Homestead Tax Credits.  
Accepted 49 new Military Exemptions.  
Cancelled 95 Military Exemptions.  
Made Approximately 51 divisions of existing property.  
Accepted 8 Disabled Veterans Homestead Credits.

Average 100% Assessment of Urban Residential Property	\$ 74,980
Average 100% Assessment of Rural Residential Property	\$ 133,611
Average 100% Assessment of Charles City Dwelling	\$ 75,253
Average 100% assessment of Agricultural Dwelling	\$ 80,231
Average per Acre value of Agricultural Land & Structures	\$ 2,364

Tax Rate per \$1,000.00 Actual Value:

**CHARLES CITY CORP.**

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
2013	PAYABLE IN 2014-2015	\$36.39482

## ROLLBACK PERCENTAGES ON PROPERTIES

<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
2013	43.3997	54.4002	95.000	95.000

**COMPARISON OF TAX RATE PER THOUSAND FOR TAXES PAYABLE  
FISCAL 2014-2015  
AS COMPILED BY THE FLOYD COUNTY ASSESSOR'S OFFICE**

JURISDICTION	POPULATION CENSUS				FISCAL 2013- 2014 TOTAL	FISCAL 2014- 2015 TOTAL
	1980	1990	2000	2010	2012	2013
NEW HAMPTON	3,940	3,660	3,692	3,571	30.97	30.33
WAUKON	3,983	4,019	4,131	3,897	30.98	30.84
CEDAR FALLS-CF SCHL	36,322	34,298	36,145	39,260	32.24	32.07
NASHUA	1,846	1,476	1,618	1,663	35.20	34.38
MASON CITY	30,144	29,040	29,174	28,079	31.72	34.70
CEDAR FALLS-W'LOO	36,322	34,298	36,145	39,260	35.14	36.26
GRUNDY CENTER	2,880	2,491	2,596	2,706	38.09	36.36
<b>CHARLES CITY</b>	<b>8,778</b>	<b>7,878</b>	<b>7,812</b>	<b>7,652</b>	<b>36.06</b>	<b>36.39</b>
39WAVERLY	8,444	8,539	8,968	9,874	36.62	36.77
OSAGE	3,718	3,439	3,451	3,619	34.66	36.90
DECORAH	8,068	8,063	8,172	8,127	36.80	37.27
WEST UNION	2,783	2,490	2,549	2,489	38.47	37.54
CRESCO	3,860	3,669	3,905	3,868	40.26	38.39
INDEPENDENCE	6,392	5,972	6,014	5,966	38.68	39.10
ALLISON	1,132	1,000	1,006	1,029	39.16	39.34
ELKADER	1,688	1,510	1,465	1,273	40.38	39.67
OELWEIN	7,564	6,493	6,692	6,415	39.95	39.97
WATERLOO	75,985	66,468	68,747	65,998	40.61	41.40

## **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)

### **Disabled Veterans Homestead Tax Credit**

This is a new credit for the State of Iowa. To qualify for the credit, you must meet one of the following requirements:

1. Be a veteran who acquired the property under the provision of United States Code 38 U.S.C. §21.801, §21.802, OR 38 U.S.C. §21.01, §21.02.
2. Be a veteran as defined in Iowa Code Section 35.1 with a service-connected disability rating of one hundred percent.
3. Be a former member of the National Guard of any state who otherwise meets the service requirements of Iowa Code §35.1, subsection 2, paragraph "b", subsection (2) or (7), with a service-connected disability rating of one hundred percent.
4. Be a surviving spouse or child who is receiving dependency and indemnity compensation pursuant to 38 U.S.C. §1301 et seq.

Applicants cannot receive the Military Tax Exemption described in the preceding section and receive the Disabled Veterans Homestead Tax Credit at the same time.

Applicants must reapply each year with current proof of one-hundred percent disability.

### **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.

2014 Legislative report not available at the time of this printing.

**2014 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	\$516,310
5.	11-02-461-005-00	\$498,670
6.	14-34-200-012-00	\$509,900
7.	14-34-200-008-00	\$459,570
8.	12-07-205-005-00	\$452,770
9.	07-21-400-018-00	\$438,080
10.	12-17-252-001-00	\$419,340
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	\$372,660

\*1. Adventure Properties, LLC - Condos

## LARGEST ASSESSED VALUES IN FLOYD COUNTY 2014 ASSESSED VALUATION

No.	NAME	REAL ESTATE VALUE
1	MidAmerican Energy	\$35,253,050
2	*Valero Charles City, LLC	\$28,961,130
3	PAH WHC 2 LLC	\$28,436,210
4	*Salsbury Chemicals Inc.	\$9,842,470
5	*Farmer's Cooperative Exchange (ViaField	\$7,994,130
6	Charles City Cedar Mall	\$6,057,850
7	CGS Tires, U.S., Inc.	\$5,381,780
8	Merfeld, Joseph J. & Judith A.	\$4,689,700
9	Beek, Gary E. & Florence M.	\$4,659,960
10	Knapp, Carl H. & Armella/Knapp Diversified	\$4,518,200
11	Sherman Nursery Co.	\$3,790,230
12	Chautauqua Guest Home, Inc.	\$3,718,860
13	Trettin Farms	\$3,593,890
14	Troy CMBS Property LLC (K-Mart	\$3,489,750
15	Beverly Land Company	\$3,360,100
1*	Valero Charles City, LLC includes \$22,774,170	
	Urban revitalization exemption	
4*	Salsbury chemical includes \$669,730 pollution control	
	and \$1,882,160 urban revitalization exemptions	
5*	Farmer's Cooperative Exchange includes	
	\$49,050 pollution control	