

FLOYD COUNTY ASSESSOR

2015

ANNUAL REPORT

2015 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. Roy Schwickerath

FLOYD COUNTY MAYORS

Mr. James Erb, Charles City
Mr. Jeff Wright, Colwell
Mr. Trevis O'Connell, Floyd
Mr. Jerry Engelhardt, Marble Rock
Ms. Deanne Lantow, Nashua
Mr. George (Andy) Andersen, Nora Springs
Mr. Scott Johnson, Rockford
Mr. Matthew Grady, Rudd

FLOYD COUNTY SCHOOL BOARDS

Mr. Jim Frisbie, Charles City
Mr. Mike Staudt, Rockford, Rudd and Marble Rock
No resident member, North Butler
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
2015**

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

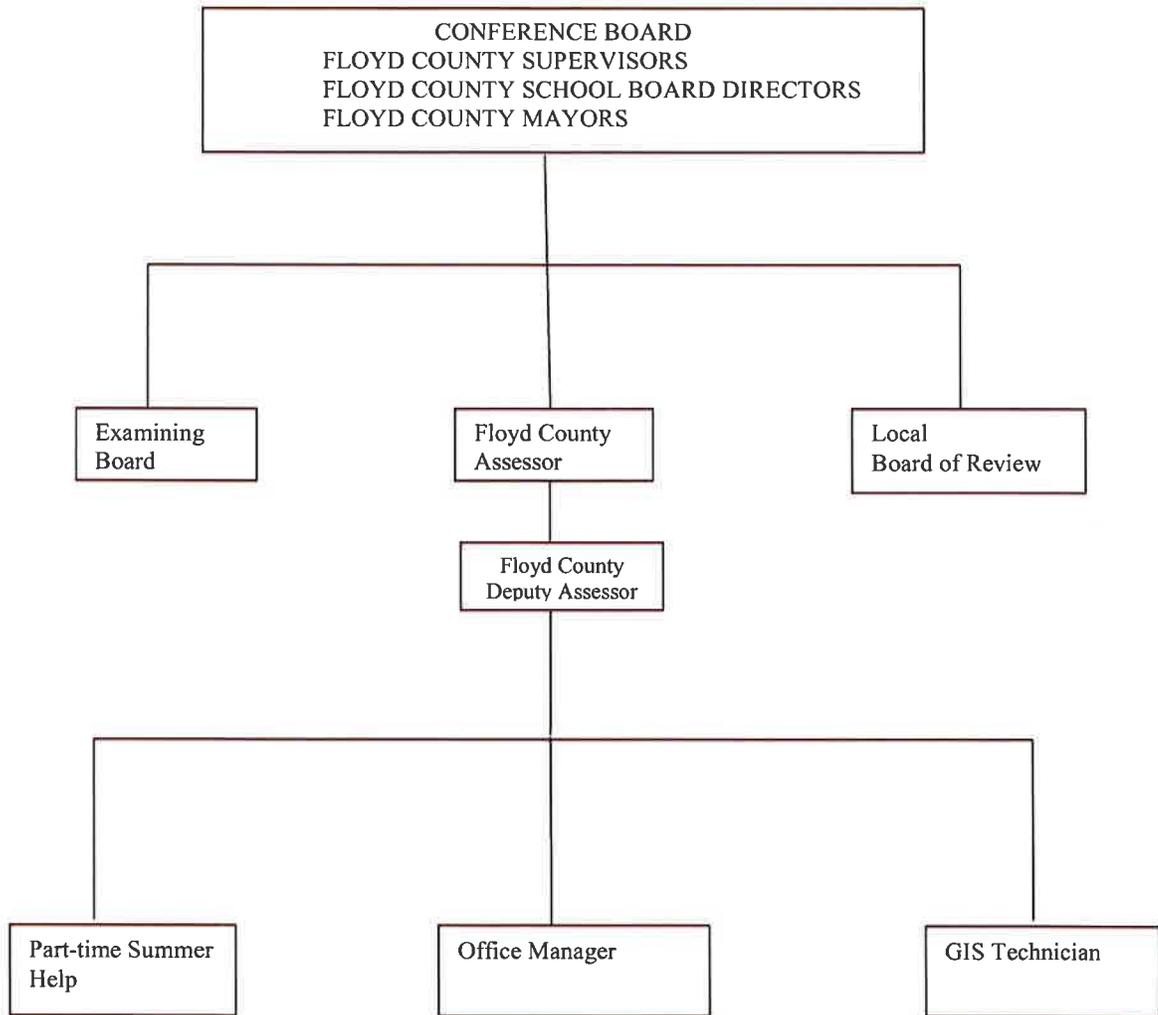
BOARD OF REVIEW

Charles Souder, Chairperson
Charles LeMaster
Ann Kabele, Clerk
Karol Kelsey
Rolland Heard

EXAMINING BOARD

Mark Huegel
Jerry Joerger
Cherie Schafer

**ORGANIZATIONAL CHART
FLOYD COUNTY ASSESSOR'S OFFICE
JULY 1, 2015**



To: Members of the Floyd County Conference Board
From: Bruce C. Hovden, Floyd County Assessor
Subject: 2015 Annual Report

I would like to take this opportunity to thank the Floyd County Conference Board for their cooperation and support over the course of 32 years. I will be retiring from the office as of December 31, 2015.

This office is in very good shape, with the latest in technology such as Geographic Information Systems (GIS), Computer Assisted Mass Appraisal (CAMA) and aerial photography. **This would not be possible without this Board's support.**

I would also like to acknowledge the employees that have worked for this office over the 32 years I have been here. Without their support and dedication to get the job done, none of this would be possible. It is truly a team effort.

No equalization orders on any class of property for the 2015 assessment year were received for Floyd County. The sales ratio on residential and commercial class was within the Department of Revenue's tolerance levels. **The office adjusted the agricultural class of property based on the 5 year formula and also put in place the Department of Revenue agricultural rule that adjusts for building sites, along with any other areas that would qualify as non-cropped areas on their properties.**

The office sent out an application form to each business property owner that might qualify for the Business property Tax Credit. We received 87 additional credits from that mailing, which brought us to about 90% of Floyd County businesses signed up for the credit. **As an example of this year's credit:** If you had a property located in Charles City that was assessed at a value of more than \$183,896.00, you could get a tax credit in the amount of \$2,303.25 on your tax bill. Additionally, when there is any change in ownership, we will mail a new application for the owner to sign.

We have also changed our policy on Homestead Credits and Military Exemptions. The property owner can now request the forms and either mail or email the forms back to our office. This should make it much easier for the taxpayer that lives on the far western edges of the County.

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

If you have questions concerning this Annual Report, or would like to stop in and visit with 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.

Sincerely,

Bruce C. Hovden
Floyd County Assessor

ACTIONS OF THE 2015 BOARD OF REVIEW

There were 12 protests filed with the 2015 Board of Review. Of the protests filed all were on real estate assessments. The Board of Review conducted 1 oral hearing of the 12 protests. There were 4 protests denied a change of value and 8 protest were 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 | 2 |
| RESIDENTIAL DWELLING ON AGRICULTURAL REALTY | 0 |
| RESIDENTIAL "OUTSIDE INCORPORATED CITIES" | 1 |
| RESIDENTIAL "WITHIN INCORPORATED CITIES" | 2 |
| COMMERCIAL | 4 |
| INDUSTRIAL | 2 |
| MULTI-RESIDENTIAL | 1 |
| TOTAL | <hr/> 12 |

Total real estate protest reductions -5,066,540.00

2015 TAX INCREMENT FINANCING VALUATION

| | | YEAR | FROZEN BASE | 2015 ASSESSED VALUATION |
|---------|---|-------------|--|------------------------------------|
| 411-000 | Charles City Riverside TIF | 1989 | \$17,280,820 | \$37,195,330 |
| 410-001 | Charles City Riverside TIF | 2003 | 970 | 9,451,900 |
| 412-000 | Charles City SW Bypass | 1992 | 15,129,410 | 41,619,120 |
| 421-000 | Charles City Farmlands SW Bypass | 1992 | 72,040 | 186,500 |
| 413-000 | Charles City S. Grand Urban Renewal | 1994 | 3,571,980 | 23,726,820 |
| 422-000 | Charles City Farmlands S. Grand Urban Renewal | 1994 | 46,440 | 535,910 |
| 414-000 | Charles City East Park Urban Renewal | 1996 | 290,020 | 2,063,710 |
| 423-000 | Charles City Farmlands East Park Urban Renewal | 1996 | 38,510 | 139,420 |
| 311-000 | St. Charles Twp SW Bypass | 1992 | 880,160 | 2,511,050 |
| 311-001 | St Charles Twp SW Bypass Extension | 2001 | 1,808,490 | 3,889,830 |
| 312-000 | St Charles Twp S. Grand Urban Renewal | 1994 | 1,040,630 | 1,304,460 |
| 310-001 | St Charles Twp UR-TI Economic Development District | 2009 | 0 | 42,303,630 |
| 493-000 | Nora Springs Urban Renewal | 1992 | 3,763,300 | 9,392,000 |
| 493-001 | Nora Springs Urban Renewal-amended "93" | 1996 | 765,800 | 1,503,390 |
| 502-000 | Nora Springs Farmlands Urban Renewal | 1992 | 91,970 | 312,790 |
| 502-001 | Nora Springs Farmlands Urban Renewal-amended "93" | 1996 | 5,130 | 22,470 |
| 451,000 | Floyd Southside Economic Development Dist | 1999 | 4,730 | 1,111,550 |
| 470-001 | Marble Rock Bradford St. Economic Development Dist. | 1999 | 799,260 <u>2,104,140</u> 2,903,400 | 8,404,490 |
| 531-000 | Rudd Rudd Economic Development Dist | 2000 | 1,448,340 | 2,581,000 |

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| | | | | |
|---------|--------------------------------|------|--------|---------|
| 541-000 | Rudd Farmlands | 2000 | 64,580 | 153,180 |
| | Rudd Economic Development Dist | | | |
| 260-001 | Rockford Twp | 2012 | 56,600 | 83,380 |
| | Floyd County Amended UR-1 | | | |

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 TERMINATED | 12/31/2005 1/1/2006 |
| 18. CHARLES CITY SENIOR HOUSING LIMITED | \$ 525,696 | 06/15/98 TERMINATED | 12/31/2008+ 1/1/2009 |
| 19. ALL STATES QUALITY | \$2,610,490 | 1/1/2000 TERMINATED | 12/31/2007 1/1/2008 |
| 20. WINNEBAGO INDUSTRIES INC. | \$1,100,000 | 1/1/1999 TERMINATED | 1/1/2010 1/1/2010 |
| 21. SANVIG ENTERPRISES INC | \$1,044,550 | 1/1/200 TERMINATED | 12/31/2006 1/1/2007 |
| 22. TOUSIGNANT, PETER & JANET | \$ 210,000 | 2/22/1999 TERMINATED | 12/31/2007 1/1/2008 |
| 23. FARMERS FEED & GRAIN | \$ 352,065 | 6/05/2000 TERMINATED | 12/31/2006 1/1/2007 |
| 24. WINNEBAGO INDUSTRIES | \$ 1,250,000 | 9/1/2000 TERMINATED | 01/01/2008 1/1/2008 ABATEMENT FOR 2008-2010 |
| 25. CARTERSVILLE ELEVATOR | \$ 919,050 | 9/20/2000 TERMINATED | 06/30/2009 1/1/2010 |
| 26. MACHINE TOOL | \$ 510,962 | 8/22/2000 TERMINATED | 01/01/2007 1/1/2007 |
| 27. GROWTH PROPERTIES L.L.C. | \$ 99,230 | 1/1/2003 TERMINATED | 12/31/2009 1/1/2010 |
| 28. CASEY'S MARKETING CO | .\$ 400,050 | 1/1/2003 TERMINATED | 12/31/2009 1/1/2010 |
| 29. CRAWFORD, DANNY E | \$ 332,180 | 1/1/2003 TERMINATED | 12/31/2009 1/1/2010 |
| 30. CUSTOM WOOD PRODUCTS | \$ 989,660 | 4/1/2003 TERMINATED | 12/31/2010 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 TERMINATED | 12/31/2012 1/1/2014 |
| 33. CARTERSVILLE ELEVATOR | \$ 140,000 | 1/01/2005 TERMINATED | 06/30/2013 1/1/2014 |

2015

MARBLE ROCK URBAN REVITALIZATION PROGRAM

| PARCEL NUMBER | NAME | EXEMPTION AMOUNT | TERMINATION DATE |
|----------------------|---------------------------------|---------------------|------------------|
| 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 |
| | TOTAL | \$289,520.00 | |

2015

**NORA SPRINGS URBAN
REVITALIZATION PROGRAM**

| PARCEL NUMBER | NAME | EXEMPT AMOUNT | EXPIRATION DATE |
|----------------------|--------------------------|--------------------------|----------------------------|
| 490-05-08-430-004 | CRUM, JUSTIN D. & ALY J. | \$192,840 | 2017 |
| | TOTAL | \$192,840 | |

2015 CATTLE EXEMPTIONS

| TOWNSHIP | NAME | PARCEL NUMBER | EXEMPT AMT. | FULL TAX DATE |
|--------------|---------------------------------|------------------|------------------|---------------|
| CEDAR | NOLT, SAMUEL & VERNA | 03-26-400-008-00 | \$60,860 | 01-01-2020 |
| CEDAR | NOLT, WESSLEY | 03-35-400-009-00 | \$7,310 | 01-01-2016 |
| CEDAR | ZIMMERMAN, MELVIN & RUTH ANN | 03-23-100-001-00 | \$61,650 | 01-01-2020 |
| NILES | BOGE, GORDON J. | 08-06-200-001-00 | \$3,700 | 01-01-2016 |
| NILES | BURKHOLDER, JERRE | 08-22-100-002-00 | \$31,790 | 01-01-2020 |
| NILES | SHIRK | 08-15-400-003-00 | \$20,930 | 01-01-2020 |
| NILES | TJADEN, DEAN | 08-28-100-015-00 | \$18,350 | 01-01-2020 |
| RIVERTON | LEGEL, ROBERT E et al | 16-32-400-004-00 | \$7,990 | 01-01-2018 |
| ROCKGROVE | OBERHOLTZER, LANDIS | 01-22-400-004-00 | \$17,020 | 01-01-2020 |
| ST. CHARLES | FRASCHT, RODNEY | 07-25-300-001-00 | \$15,040 | 01-01-2018 |
| TOTAL | | | \$240,940 | |

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 | EXPIRED | 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 | EXPIRED | 1/1/2008 | 1/1/2015 |
| 11-11-400-005-00 | CAMBREX | \$793,380.00 | 1/1/2009 | 1/1/2016 |
| 11-11-400-005-00 | CAMBREX | \$756,950.00 | 1/1/2013 | 1/1/2022 |
| 16-12-400-023-00 | RICHARD P. KLEINSCHMIDT | EXPIRED | 1/1/2010 | 1/1/2013 |
| | TOTAL | \$24,320,500.00 | | |

2015 TAX EXEMPT PROPERTY SUMMARY REPORT

Assessing Jurisdiction-Floyd

TYPE OF EXEMPT PROPERTY

| | | | | |
|----|----|---|--------------|---------------------|
| A. | | RELIGIOUS INSTITUTIONS | | |
| | 1. | Churches | \$18,425,880 | |
| | 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>\$25,066,350</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 | \$6,816,560 | |
| | | (Comp. Systems \$4,160,950) | | |
| | | TOTAL ALL CHARITABLE & BENEVOLENT SOCIETIES | | <u>\$8,091,820</u> |
| F. | | TOTAL ALL EDUCATIONAL INSTITUTIONS | | |

| | |
|--------------------------------------|------------------|
| GEOTHERMAN SYSTEMS | \$279,490 |
| INDUSTRIAL PARTIAL EXEMPTION | \$376,580 |
| POLLUTION CONTROL | \$2,833,850 |
| NATURAL CONSERVATION (3,30.19) ACRES | \$3,005,030 |
| FOREST AND FRUIT TREE (4,224,71) | \$4,950,240 |
| CATTLE FACILITIES | \$240,940 |
| URBAN REVITALIZATION | \$24,830,060 |
| BARN PRESERVATION | <u>\$2560</u> |
| TOTAL ALL EXEMPT PROPERTY | \$71,275,960 |

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

(AG REALTY INCLUDES AG DWELLINGS)

| YEAR | AGRICULTURAL | RESIDENTIAL | COMMERCIAL | INDUSTRIAL | MULTI-RES. | TOTAL | %AG | %R | %C | %I | %MR |
|------|--------------|-------------|-------------|-------------|------------|---------------|-----|----|----|----|-----|
| 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 | |
| 2015 | 761,114,550 | 493,761,070 | 94,666,810 | 121,529,560 | 17,650,542 | 1,488,722,532 | 52 | 33 | 6 | 8 | 1 |

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

| Year Built | 2012 | 2013 | 2014 |
|-------------------|-------------|-------------|-------------|
| Rural Residential | 14 | 8 | 6 |
| Farm Dwellings | 12 | 12 | 4 |
| Urban Residential | <u>2</u> | <u>8</u> | <u>13</u> |
| Total | 28 | 28 | 23 |

| Year Built | 2012 | 2013 | 2014 |
|-------------------|-------------|-------------|-------------|
| Charles City | 0 | 4 | 10 |
| Colwell | 0 | 0 | 0 |
| Floyd | 0 | 0 | 0 |
| Marble Rock | 0 | 0 | 0 |
| Nora Springs | 1 | 1 | 1 |
| Rockford | 1 | 2 | 2 |
| Rudd | <u>0</u> | <u>1</u> | <u>0</u> |
| Total | 2 | 8 | 13 |

ASSESSED VALUES

| Year Built | 2012 | 2013 | 2014 |
|-------------------|------------------|------------------|------------------|
| Rural Residential | 3,392,310 | 1,807,350 | 727,980 |
| Farm Dwellings | 4,302,230 | 1,925,020 | 526,720 |
| Urban Residential | <u>149,470</u> | <u>1,252,580</u> | <u>2,472,030</u> |
| Total | 7,844,010 | 4,984,950 | 3,726,730 |

| Year Built | 2012 | 2013 | 2014 |
|-------------------|----------------|------------------|------------------|
| Charles City | 0 | 803,730 | 1,955,320 |
| Colwell | 0 | 0 | 0 |
| Floyd | 0 | 0 | 0 |
| Marble Rock | 0 | 0 | 0 |
| Nora Springs | 101,590 | 15,480 | 223,080 |
| Rockford | 47,880 | 279,940 | 293,630 |
| Rudd | <u>0</u> | <u>153,430</u> | <u>0</u> |
| Total | 149,470 | 1,252,580 | 2,472,030 |

MISCELLANEOUS INFORMATION AND STATISTICS

Accepted 184 new Homestead Tax Credits.
Cancelled 223 Homestead Tax Credits.
Accepted 40 new Military Exemptions.
Cancelled 55 Military Exemptions.
Made Approximately 49 divisions of existing property.
Accepted 6 Disabled Veterans Homestead Credits.
Cancelled 1 Disabled Veterans Homestead Credit

| | |
|---|------------|
| Average 100% Assessment of Urban Residential Property | \$ 75,689 |
| Average 100% Assessment of Rural Residential Property | \$ 135,377 |
| Average 100% Assessment of Charles City Dwelling | \$ 75,996 |
| Average 100% assessment of Agricultural Dwelling | \$ 82,058 |
| Average per Acre value of Agricultural Land & Structures | \$ 2,300 |

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 |
| 2014 | PAYABLE IN 2015-2016 | \$36.55097 |

ROLLBACK PERCENTAGES ON PROPERTIES

| YEAR | AGRICULTURAL | RESIDENTIAL | COMMERCIAL | INDUSTRIAL |
|------|--------------|-------------|------------|------------|
| 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 |
| 2014 | 44.7021 | 55.7335 | 90.000 | 90.000 |

**COMPARISON OF TAX RATE PER THOUSAND FOR TAXES PAYABLE
FISCAL 2015-2016
AS COMPILED BY THE FLOYD COUNTY ASSESSOR'S OFFICE**

| JURISDICTION | POPULATION CENSUS | | | | FISCAL 2014- 2015 TOTAL | FISCAL 2015- 2016 TOTAL |
|---------------------|-------------------|--------------|--------------|--------------|----------------------------------|----------------------------------|
| | 1980 | 1990 | 2000 | 2010 | 2013 | 2014 |
| NEW HAMPTON | 3,940 | 3,660 | 3,692 | 3,571 | 30.33 | 29.91 |
| WAUKON | 3,983 | 4,019 | 4,131 | 3,897 | 30.84 | 30.80 |
| CEDAR FALLS-CF SCHL | 36,322 | 34,298 | 36,145 | 39,260 | 32.07 | 32.07 |
| OSAGE | 3,718 | 3,439 | 3,451 | 3,619 | 36.90 | 33.66 |
| NASHUA | 1,846 | 1,476 | 1,618 | 1,663 | 34.38 | 34.64 |
| MASON CITY | 30,144 | 29,040 | 29,174 | 28,079 | 34.70 | 35.19 |
| CEDAR FALLS-W'LOO | 36,322 | 34,298 | 36,145 | 39,260 | 36.26 | 35.25 |
| GRUNDY CENTER | 2,880 | 2,491 | 2,596 | 2,706 | 36.36 | 36.08 |
| CHARLES CITY | 8,778 | 7,878 | 7,812 | 7,652 | 36.39 | 36.55 |
| WAVERLY | 8,444 | 8,539 | 8,968 | 9,874 | 36.77 | 36.63 |
| DECORAH | 8,068 | 8,063 | 8,172 | 8,127 | 37.27 | 37.05 |
| WEST UNION | 2,783 | 2,490 | 2,549 | 2,489 | 37.54 | 37.57 |
| ALLISON | 1,132 | 1,000 | 1,006 | 1,029 | 39.34 | 39.44 |
| OELWEIN | 7,564 | 6,493 | 6,692 | 6,415 | 39.97 | 39.62 |
| INDEPENDENCE | 6,392 | 5,972 | 6,014 | 5,966 | 39.10 | 40.34 |
| CRESCO | 3,860 | 3,669 | 3,905 | 3,868 | 38.39 | 40.64 |
| ELKADER | 1,688 | 1,510 | 1,465 | 1,273 | 39.67 | 41.14 |
| WATERLOO | 75,985 | 66,468 | 68,747 | 65,998 | 41.40 | 41.49 |

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. A dwelling located on land owned by a Community Land Trust as defined in 42 U.S.C., Section 12773. 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 is equal to the tax on the first \$4,850 of actual value for each homestead. (Refer Iowa Code, Chapter 425)

Disabled Veteran's Homestead Credit

Iowa residents who are an owner of a homestead property, and meet one of the following eligibility criteria are eligible for this credit which is equal to 100% of the actual tax levy.

1a. A veteran of any of the military forces of the United States, who acquired the homestead under 38 U.S.C. §21.801, 21.802, or 38 U.S.C. §2101, 2102.

1b. A veteran as defined in Section 35.1 with a permanent service-connected disability rating of 100%, or a permanent and total disability rating based on individual un-employability that is compensated at the 100% disability rate.

1c. A former member of the National Guard of any state who otherwise meets the service requirements of Iowa Code section 35.1, subsection 2, paragraph "b", subsection (2) or (7), with a permanent service-connected disability rating of 100%, or a permanent and total disability rating based on individual un-employability that is compensated at the 100% disability rate.

1d. An individual who is a surviving spouse or a child who is receiving dependency and indemnity compensation (DIC) pursuant to 38 U.S.C. §1301 et seq.

To get this credit, the applicant needs to file an application with the Assessor on or before July 1 of the year the credit is first claimed, along with a DD214 and a current Benefits Paid letter issued within 12 months of the application date. Once the application is approved, reapplication for successive years is not required as long as the property is owned by someone who falls under one of the four categories of 'owner' listed in Iowa Code section 425.15, and used as a homestead by that person on July 1 of each of those successive years.

A surviving spouse of a veteran receiving the disabled veteran homestead tax credit also continues to receive the credit, as long as the spouse lives in the homestead and does not remarry.

Written notification must be provided to the assessor if the circumstances change which would result in a taxpayer being ineligible for the credit, or conveyance of this property, or its discontinued use as your homestead.

The Veteran who qualifies for the Disabled Veteran Homestead Tax Credit may not claim a military service tax exemption on any property located in Iowa.

Military Service 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)

Business Property Tax Credit

The Business Property Tax Credit (BPTC) is a credit against taxes based on valuation, for commercial, industrial, and railroad property. For BPTC applications received and approved by January 15, 2014, the credit will be applied to the 2013 assessment and therefore calculated as a credit on the Fall 2014 and Spring 2015 property tax statement. For all future years, the deadline for applying in the local assessor's office is March 15th.

*HF 616 passed in 2015 changed the filing date starting with the 2016 Assessment year and thereafter to July 1st of the same year.

Property owners may claim and receive one credit for each eligible parcel unless the parcel is a part of a property unit for which a credit is claimed. A property unit is defined in the law as “contiguous parcels all of which are located within the same county, with the same property tax classification, are owned by the same person, and operated by that person for a common use and purpose.” Eligible parcels, or property units, must be classified and taxed as commercial, industrial, or railroad property.

The law excluded properties which will be reclassified to the new multi-residential classification in 2015. These property types include: mobile home parks, manufactured home communities, land-leased communities, assisted living facilities (as defined in section 441.21, subsection 13, enacted in this law), and any property primarily used or intended for human habitation containing three or more separate dwelling units. Therefore, apartment buildings, dwellings converted to 3 or more apartments, and Section 42 Housing are excluded. Also excluded, are residential and agricultural properties that may have home businesses or are rental properties.

Family Farm Credit

This is a tax credit on agricultural tracts of land 10 acres or more that are farmed by the owner or designated family members (this includes spouse, parent, grandparent, great grandparent, child, grandchild, great grandchild, stepchild, brother, sister uncle, aunt, niece, nephew.) Applications are filed in the Assessor's Office.

Family Farm One-Time Filing

If a claim for the family farm credit is filed by November 1, 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. A claim filed after November 1 shall be considered as a claim filed for the following year.

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 this law. (Refer to Iowa Code 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>File 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 | February 1 | One Time | 427.1(29) |
| Conversion Property | | | |
| 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 | One Time | 427.1(24) |
| Business Property Tax Credit | Contact Assessor's Office | One Time | 426C.3 |
| Disabled Vet Homestead | July 1 | One Time | 425.2 |
| Homestead | July 1 | One Time | 425.2 |
| Military | July 1 | One Time | 426A.13 |

2015 LEGISLATIVE REPORT

HOMESTEAD CREDIT FOR CERTAIN DISABLED VETERANS

Prior Law

Owners of homesteads were eligible for a homestead tax credit equal to the entire tax value assessed to the homestead if they fell into one of the following categories:

Veterans of any of the military forces of the United States who acquired the homestead under 38 U.S.C. Sections 21.801, 21.802 or 38 U.S.C. Sections 2101, 2102;

Veterans (as defined in Iowa Code section 35.1) of any branch of the U.S. Military with a service-connected disability rating of 100%, as certified by the U.S. Department of Veterans Affairs;

Former members of the national guard of any state, who otherwise meet the Iowa definition of veteran, with a service-connected disability rating of 100%, as certified by the U.S. Department of Veterans Affairs; and

Surviving spouses and children of veterans who are receiving dependency and indemnity compensation under 38 U.S.C. section 1301 *et seq.*

New Provisions

The Act modified the eligible owners in the following ways:

Veterans or former members of the National Guard who qualify by having a service-connected disability must have a permanent disability rating to be eligible.

Veterans or former members of the National Guard who do not have a service-connected disability rating of 100%, but have a permanent and total disability rating based on individual employability and are paid at the 100% disability rate, are also eligible for the credit.

Surviving spouses and children receiving dependency and indemnity compensation are eligible only if their compensation is certified by the U.S. Department of Veterans Affairs.

Surviving spouses who remarry remain eligible for the credit as long as they continue to receive dependency and indemnity compensation as certified by the United States Department of Veterans Affairs.

HF 616 amends HF 166 to provide that veterans who qualify under the new language, and who apply for the credit before July 1, 2015, shall receive the credit for fiscal year 2015, taxes due and payable in 2015 and 2016.

Section Amended

2015 Iowa Acts House File 166 amends Section 425.15, Code 2015. House File 616 amends House File 166, section 6.

Effective Date

HF 166: March 5, 2015; HF 616: June 18, 2015, retroactive to March 5, 2015

15 HF

BUSINESS PROPERTY TAX CREDIT

Prior Law

Applications for the Business Property Tax Credit ("BPTC") were to be filed on or before March 15 preceding the fiscal year during which the taxes to which the credit was applied were due and payable. A Property that had a primary use as commercial, industrial, or railway, and a portion of the property was used for human habitation was given a dual classification under Iowa Code section 441.21. The commercial, industrial or railway portion of a property that received a dual classification was eligible for the BPTC.

New Provisions

Section 2 of the Act changes the application deadline to July 1 preceding the fiscal year during which the taxes for which the credit is claimed are due and payable, beginning with credits claimed against taxes due and payable beginning July 1, 2017. The application deadline remains March 15 for credits claimed against taxes due and payable before July 1, 2017. Accordingly, applications for credits claimed against taxes due and payable in the fiscal year beginning July 1, 2016, are due March 15, 2016. Applications for credits claimed against taxes due and payable in the fiscal year beginning July 1, 2017, are due July 1, 2016. Section 3 of the Act designates a parcel that has a primary use as multi-residential property and has commercial or industrial portions shall receive a dual classification under Iowa Code section 441.21(13). Railway property is no longer eligible for dual classification. Section 1 of the Act redefines "parcel" to add the commercial and industrial portions of property newly designated as dual classification as eligible parcels for the BPTC.

Section Amended

House File 616, sections 1 and 2 amend Iowa Code sections 426C.1 and 426C.3.

Effective Date

July 1, 2015

15 HF 616-A

PROPERTY TAX DATE CHANGES

Prior Law

Assessment notices are due on April 1. The assessor could not change the assessment rolls after April 1. Taxpayers could request an informal review of an assessment from the assessor between April 1 and May 4 and file a protest against the assessment with the board of review on or after April 7, to and including May 5, of the assessment year. The assessor could file a recommendation with the local board of review related to the informal review.

The county auditor was required to give notice of equalization orders by publication in an official newspaper of general circulation before October 15. The board of review heard equalization order protests from October 15 to November 15. The board of review accepted protests only during the first ten days of the period for hearing protests.

In non-assessment years, the board of review meets to determine if any assessment values should be changed. The board was required to give notice if the assessment of all property in any taxing district was raised. Such notice was published in a newspaper located in the taxing district.

Boards of review that authorized electronic filing of protests of assessment were required to provide notice of the availability of electronic filing in the published equalization order notice.

New Provisions

Section 4 of the Act requires the notice advising taxpayers of their appeal rights that is included with the notice of assessment to be updated with the new dates for informal review and protest to the board of review.

Section 5 of the Act requires the notice advising taxpayers of their appeal rights that is included with the notice of assessment to state that the county auditor shall publish and mail notices of assessment changes due to equalization on or before October 8. Section 5 also requires that the board of review be in session from October 10 to November 15 to consider protests of assessment related to the equalization orders.

Section 6 permits the assessor to change the assessment rolls after April 1 if there is a written agreement between the taxpayer and assessor under Iowa Code section 441.30.

Section 7 changes the period that a taxpayer may request an informal review from the assessor to be on or after April 2, to and including April 25, of the year of the assessment. The assessor must file its recommendation with the board of review related to the informal review on or before April 25. The assessor may enter into a signed written agreement with the property owner or aggrieved taxpayer authorizing the assessor to correct or modify the assessment according to the agreement of the parties.

Section 8 requires the board of review to give notice required under to section 441.36 by publication in one of the official newspapers of the taxing district for any revaluation and reassessment of all of the property in a taxing district.

Section 9 changes the period for filing protests of assessment with the board of review to be on or after April 2, to and including April 30, of the year of the assessment.

Section 10 requires boards of review that authorized electronic filing of protests of assessment to provide notice of the availability of electronic filing in the published equalization order notice and also in any equalization order notice mailed to a taxpayer or property owner.

Section 11 requires the county auditor to notify individual property owners and taxpayers whose valuation has been increased by the final equalization order by mail postmarked on or before October 8. The notice must include a new statement informing the taxpayer or property owner that protests of the adjusted assessments must be filed with the board of review on or after October 9, to and including October 31. The local board of review must reconvene to consider protests of assessment related to equalization orders beginning October 10 to November 15. The board shall accept protests on and after October 9, to and including October 31.

Section Amended

House File 616, sections 4 through 11 amend Iowa Code sections 441.26, 441.28, 441.30, 441.35, 441.37, and 441.49.

Effective Date

June 18, 2015

15 HF 616-B

Classification Change-Multi-residential Property

Prior Law _____

Properties that had a primary use of commercial, industrial, or railway, but also had a use for human habitation, were given a dual classification for property tax purposes regardless of the number of dwelling units in the property. Properties that had a primary use of human habitation consisting of three or more dwelling units were classified as multi-residential regardless of whether there was also a commercial, industrial, or railway use of the property. Properties that had a primary use for human habitation consisting of fewer than three dwelling units were classified residential.

New Provisions _____

Section 3 of the Act designates a parcel that has a primary use for human habitation consisting of three or more dwelling units and also has commercial or industrial portions shall receive a dual classification under Iowa Code section 441.21(13). The human habitation portion of the property shall be classified as multi-residential and the commercial or industrial use of the property shall be classified accordingly. Railway property is no longer eligible for dual classification.

Property that has a primary use for human habitation but contains fewer than three dwelling units continues to receive a residential classification. Property that has a primary use of commercial or industrial, but also has a use for human habitation, continues to receive a dual classification, regardless of the number of dwelling units.

Section Amended

House File 616, sections 1 and 2 amend Iowa Code sections 426C.1 and 426C.3.

Effective Date

June 18, 2015

15 HF 616-C

CHURCH AND CEMETERY PROPERTY TAX EXEMPTION

Prior Law

The property of cemetery associations were required to be used exclusively for the maintenance and care of the cemeteries devoted to interment of human bodies and human remains in order to be exempt from property tax.

The property of religious, literary, and charitable societies were required to be used solely for their appropriate objects and not leased or otherwise used with a view to pecuniary profit in order to be exempt from property tax.

New Provisions

Section 24 of the Act permits a cemetery association to receive the exemption if it leases agricultural land to another person for agricultural use, and the revenues resulting from the lease are used exclusively for the maintenance and care of cemeteries owned by the cemetery association and devoted to interment of human bodies and human remains.

Section 24 of the Act also permits a religious institution or society to receive the exemption on grounds not exceeding a total of fifty acres even if the land is leased or not used for its appropriate objects, so long as all profits resulting from the use or lease of the grounds are used exclusively by the religious institution or society for its appropriate objects.

Section Amended

Section 24 of 2015 Iowa Acts House File 616, amends Iowa Code section 427.1, subsections 6 and 8, 2015.

Effective Date

July 1, 2015

15 HF 616-G

REPEAL OF STATE BOARD OF TAX REVIEW

Prior Law

The State Board of Tax Review ("State Board") consisted of three appointed members who each served a six-year term. The State Board could review actions taken by the Director of Revenue on its own motion or on appeal by any **affected taxpayer**. The State Board's decisions were subject to judicial review under the Iowa Administrative Procedure Act (Iowa Code chapter 17A). Either the taxpayer or the Director could appeal a decision of the State Board to District Court. The State Board was the court of original jurisdiction on the following decisions made by the Director:

The disallowance of a claim for the Homestead Tax Credit under Iowa Code chapter 425;

The denial or recalculation of a Rent Reimbursement claim or claim for the Elderly and Disabled Property Tax Credit under Iowa Code chapter 425;

The disallowance of the Military Service Tax Credit under Iowa Code chapter 426A;

The denial or recalculation of the Business Property Tax Credit under Iowa Code chapter 426C;

Central assessments under Iowa Code chapters 428, 433, 434, 437, and 438. The State Board considered evidence from both the taxpayer and the Department;

Determination of noncompliance of the conference board with the plan of action for the assessor to comply with the rules of the Department relating to valuation of property or the Real Property Appraisal Manual; and

Issuance of final equalization orders to cities or counties.

New Provisions

Section 1 of the Act extends the sunset provision for the Property Assessment Appeal Board (PAAB) from July 1, 2018, to July 1, 2021.

Section 2 of the Act repeals the State Board of Tax Review effective upon the earlier of:

- (1) The final disposition by the State Board of all cases pending before it on the effective date of the Act;
- (2) or July 1, 2016.

Under section 1 of the Act, effective May 22, 2015 the State Board may not accept any new appeals.

Sections 3 through 74 of the Act insert the Director of Revenue in place of the State Board in the areas where the State Board was the court of original jurisdiction. These sections also insert the Department of Revenue in place of the Director of Revenue in order to avoid the conflict of interest that would result from the Director hearing an appeal of his or her own **15 HF 626** decision. Unless otherwise noted below, the Director must grant a hearing within **30 days of the decision that is being appealed. The Director's decisions in these instances** are subject to judicial review under Iowa Code chapter 17A.

The areas where the Director will now hear appeals in place of the State Board are:

The disallowance of a claim for the Homestead Tax Credit under Iowa Code chapter 425. (Section 7);

The denial or recalculation of a Rent Reimbursement claim or claim for the Elderly and Disabled Property Tax Credit under Iowa Code chapter 425. (Section 11);

The disallowance of the Military Service Tax Credit under Iowa Code chapter 426A. (Section 14);

The denial or recalculation of the Business Property Tax Credit under Iowa Code chapter 426C. (Section 15);

Central assessments under Iowa Code chapters 428, 433, 434, 437, and 438. The Director shall grant a hearing within one year of the taxpayer's request for hearing and will only consider evidence presented by the taxpayer. (Sections 20-21);

A determination of noncompliance of the conference board with the plan of action for the assessor to comply with the rules of the Department relating to valuation of property or the Real Property Appraisal Manual. The conference board may also seek judicial review of the Director's decision from the initial hearing on assessor compliance. (Section 64); and

Issuance of final equalization orders to cities or counties. Appeals on final equalization orders to the Director are now subject to the provisions of the Iowa Administrative Procedures Act under Iowa Code chapter 17A that establish the procedure for informal settlement and contested cases. (Sections 5 & 74)

Sections Amended

Section 1 of 2015 Iowa Acts House File 626 amends 2005 Iowa Acts, chapter 150, section 134, as amended by 2013 Iowa Acts, chapter 123, section 62.

Sections 2 through 74 of House File 626 amend 2015 Iowa Code sections 421.1, 68B.35, 421.17, 421.60, 425.7, 425.17-18, 425.26-27, 425.29, 425.31, 426A.6, 426C.7-8, 428.28-29, 429.1-3, 433.1-5, 433.7-9, 434.2, 434.12, 434.14-17, 434.22, 437.2, 437.4-10, 437.12, 438.3-9, 438.11-15, 440.2, 440.5-7, 441.17, 441.21, 441.24, 441.47-49.

Effective Date

The amendments to Iowa Code sections 68B.35 and 421.60 are effective July 1, 2016. The remainder of the Act is effective May 22, 2015

PROPERTY TAX INCENTIVES FOR BROADBAND INFRASTRUCTURE

Prior Law _____

Broadband infrastructure that is not considered telephony is assessed by the local county or city assessor. A telephone or telegraph company centrally assessed by the Iowa Department of Revenue (IDR) under Iowa Code chapter 433 may also have broadband infrastructure property. The value of the broadband infrastructure of such companies is typically picked up in the unit value calculated by IDR. There is no property tax exemption for broadband infrastructure.

New Provisions _____

Among other things, 2015 Iowa Acts House File 655 creates a ten-year property tax exemption for companies that build broadband infrastructure in "Targeted Service Areas." A Targeted Service Area is defined as a United States Census Bureau census block located in this state, including any crop operation located within the census block, within which no

communications service provider offers or facilitates broadband service at or above 25 megabits per second of download speed and three megabits per second of upload speed. After receiving certification from the Office of the Chief Information Officer (OCIO), the company seeking the exemption must first certify to the appropriate county assessors that the project will take place within a targeted service area. In addition, the company must submit an application either to IDR or to the local county board of supervisors, as appropriate. The application must provide, at a minimum, the following information:

The nature of the broadband infrastructure installation;

The percentage of homes, farms, schools, and businesses in the targeted service areas that will be provided access to broadband service;

The actual cost of installing the broadband infrastructure under the project;

The certification received from the OCIO;

Certification of the date of commencement and the estimated date of completion; and

A copy of any non-wireless broadband-related permit issued by a political subdivision.

The exemption is for 100% of the value added by the broadband infrastructure for ten years so long as the minimum download and upload speeds are maintained. The actual value added by the broadband infrastructure will be determined by the local assessor for companies not centrally assessed by IDR under Iowa Code chapter 433. IDR will determine the actual value added by the broadband infrastructure for companies assessed under Iowa Code chapter 433. New applications will not be accepted on or after July 1, 2020.

At any time after an exemption is granted, under the direction of the OCIO, IDR or the local county board of supervisors may require a company to substantiate that it is still providing the required download and upload speeds.

Sections Amended

Division I of 2015 Iowa Acts House File 655 creates new Code chapter 8C. Division II amends Code chapters 8B and 8D. Division IV, sections 39 and 40 of the bill amend sections 421.1A, subsections 3 and 4; section 41 of the bill amends subsection 427.1 by creating new subsection 40; section 42 of the bill amends subsection 433.8.

Effective Date

Effective June 22, 2015 for assessment years beginning on or after January 1, 2016.

**2015 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 | \$516,310 |
| 5. | 14-34-200-012-00 | \$511,710 |
| 6. | 11-02-461-005-00 | \$498,670 |
| 7. | 14-34-200-008-00 | \$498,660 |
| 8. | 11-02-461-004-00 | \$488,820 |
| 9. | 12-07-205-005-00 | \$452,770 |
| 10. | 07-21-400-018-00 | \$438,080 |
| 11. | 12-17-252-001-00 | \$419,340 |
| 12. | 11-02-177-008-00 | \$411,090 |
| 13. | 11-02-461-040-00 | \$389,360 |
| 14. | 11-02-127-010-00 | \$403,650 |
| 15. | 12-17-477-013-00 | \$395,710 |

*1. Adventure Properties, LLC - Condos

**LARGEST ASSESSED VALUES IN FLOYD COUNTY
2015 ASSESSED VALUATION**

| No. | NAME | REAL ESTATE VALUE |
|-----|--|-------------------|
| 1 | MidAmerican Energy | \$42,303,630 |
| 2 | *Valero Charles City, LLC | \$28,961,130 |
| 3 | PAH WHC 2 LLC | \$23,475,280 |
| 4 | *Salsbury Chemicals Inc. | \$10,001,670 |
| 5 | *Farmer's Cooperative Exchange (ViaField | \$7,993,450 |
| 6 | Charles City Cedar Mall | \$6,057,850 |
| 7 | CGS Tires, U.S., Inc. | \$5,381,780 |
| 8 | Merfeld, Joseph J. & Judith A. | \$4,791,090 |
| 9 | Knapp, Carl H. & Armella/Knapp Diversified | \$4,515,190 |
| 10 | Beek, Gary E. & Florence M. | \$4,438,050 |
| 11 | Rademacher Farms, LLC | \$4,331,240 |
| 12 | Chautauqua Guest Home, Inc. | \$3,718,860 |
| 13 | Seritage KMT Finance, LLC (K-Mart) | \$3,489,750 |
| 14 | Trettin Farms | \$3,410,820 |
| 15 | Beverly Land Company | \$3,360,100 |
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| 2* | Valero Charles City, LLC includes \$22,774,170 Urban revitalization exemption | |
| 4* | Salsbury chemical includes \$669,730 pollution control and \$1,546,330 urban revitalization exemptions | |
| 5* | Farmer's Cooperative Exchange includes \$49,050 pollution control | |
| | | |
| | | |

Iowa Property Tax Assessment Cycle

1. January 1 Assessment date
2. April 1 Assessors complete assessments and notify taxpayers.
3. April 2 - 25 Taxpayers may request informal review of assessment by assessor
4. On or before April 25 Following informal review, Assessor may enter into a signed written agreement with the property owner or aggrieved taxpayer authorizing the assessor to correct or modify the assessment according to the agreement of the parties
5. April 2 - 30 Taxpayers may appeal assessments to local boards of review.
6. May 1 - May 31 Local boards of review consider appeals. This time may be extended to July 15 by the Iowa Department of Revenue Director.
7. June 15 Local boards of review submit reports to the Director.
8. July 1 Assessors submit abstracts of the assessments to the Director.
9. August 15 The Director issues tentative equalization notices to county auditors.
10. September The Director holds equalization hearings, which are held for public input.
11. October 1 The Director issues final equalization orders to county auditors.
12. October 2 - 12 Assessing jurisdictions may apply for alternative methods of implementing equalization orders.
13. By October 8 The county auditor publishes notices of the final equalization order and sends taxpayer notice by mail when valuation is increased.
14. October 9 - 31 Taxpayers may protest the final equalization order to local boards of review.
15. October 10 - November 15 Local boards of review meet to hear equalization protests.
16. November 1 The Director certifies assessment limitation percentages to county auditors.

17. November 15 Local boards of review submit a report about the equalization protests to the Department.
18. Dec. 1 - Feb. 28 The taxing authorities adopt the budgets based on the valuations.
19. March 1 The county board of supervisors levies the taxes.
20. July 1 The county treasurer receives authorization to collect taxes.
21. September 30 First half of taxes are due.
22. March 31 Second half of taxes are due.