



# **Understanding the Assessment and Tax Process**

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# Understanding the Process

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- Tax Components
- Equalization
- Protest



# Tax Components

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- Assessed Value
- Rollback
- Tax Levy

\$450,000 Assessment

X 46.3428% Rollback

\$208,682 Taxable Value

X 40.61582 Levy per \$1000

\$8,475.79 Taxes

# Assessed Value

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**441.21b (1)** The actual value of all property subject to assessment and taxation shall be the fair and reasonable market value of such property except as otherwise provided in this section (**Agricultural 441.21e**). “Market value” is defined as the fair and reasonable exchange in the year in which the property is listed and valued between a willing buyer and a willing seller, neither being under any compulsion to buy or sell and each being familiar with all the facts relating to the particular property.

# Assessment Components

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- Land
- Dwelling
- Buildings (AG)

# Assessment Components (Land)

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\*Front Foot

Site and Excess

\*Lump Sum

Acre 1 = \$\$\$

\*Site and Excess

Acres 2-9 = \$\$

Acres 9+ = \$

# Assessment Components

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## Dwelling

<https://revenue.iowa.gov/taxes/tax-guidance/property-tax/iowa-real-property-appraisal-manual>



# **Assessed Value (Classification)**

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**ZONING  $\neq$  ASSESSMENT CLASS**





# Assessed Value (Classification)

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**701-71.1(4)** Residential real estate shall include all lands and buildings which are primarily used or intended for human habitation containing fewer than three dwelling units.

**701-71(3)** Agricultural real estate shall include all tracts of land and the improvements and structures located on them which are in good faith used primarily for agricultural purposes except buildings which are primarily used or intended for human habitation as defined in subrule 71.1(4). Land and the nonresidential improvements and structures located on it shall be considered to be used primarily for agricultural purposes if its principal use is devoted to the raising and harvesting of crops or forest or fruit trees, the rearing, feeding, and management of livestock, or horticulture, all for intended profit

# Rollback

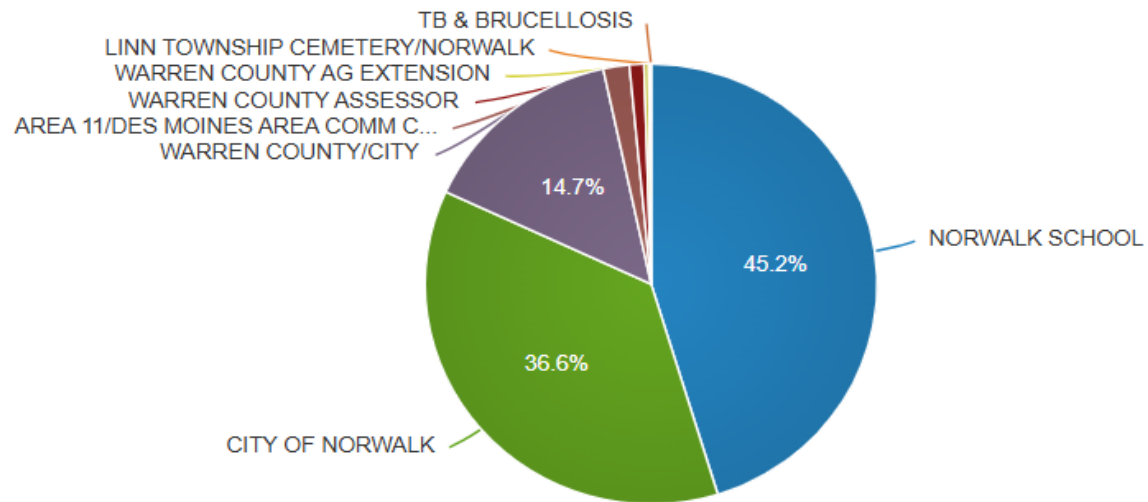
IOWA ASSESSMENT LIMITATIONS										
Assessment Limitation Factor and Allowable Growth (%) for Each Class of Property										
Assessment Year	Agricultural		Residential		Multi-Residential <i>Repealed beginning 2022</i>	Commercial		Industrial		Utilities
										Railroads *
1978	96.2480%	(6%)	78.2516%	(6%)		Not Limited		Not Limited		Not Limited
1979	94.6706%	(6%)	64.3801%	(6%)		88.9872%	(6%)	100%	(6%)	100% (10%)
1980	99.0951%	(4%)	66.7355%	(4%)		93.1854%	(4%)	100%	(4%)	100% (8%)
1981	95.7039%	(4%)	64.7793%	(4%)		87.8423%	(4%)	96.9619%	(4%)	100% (8%)
1982	99.5711%	(4%)	67.2223%	(4%)		91.6331%	(4%)	100%	(4%)	100% (8%)
1983	86.5024%	(4%)	69.8754%	(4%)		91.7230%	(4%)	97.4567%	(4%)	98.3345% (8%)
1984	90.0058%	(4%)	72.4832%	(4%)		95.4242%	(4%)	100%	(4%)	97.8637% (8%)
1985	93.5922%	(4%)	75.6481%	(4%)		98.7948%	(4%)	100%	(4%)	100% (8%)
1986	100%	(4%)	77.3604%	(4%)		100%	(4%)	100%	(4%)	100% (8%)
1987	100%	(4%)	80.5966%	(4%)		100%	(4%)	100%	(4%)	100% (8%)
1988	100%	(4%)	80.6384%	(4%)		100%	(4%)	100%	(4%)	100% (8%)
1989	100%	(4%)	79.8471%	(4%)		100%	(4%)	100%	(4%)	100% (8%)
1990	100%	(4%)	79.4636%	(4%)		100%	(4%)	100%	(4%)	100% (8%)
1991	100%	(4%)	73.0608%	(4%)		100%	(4%)	100%	(4%)	100% (8%)
1992	100%	(4%)	72.6985%	(4%)		100%	(4%)	100%	(4%)	100% (8%)
1993	100%	(4%)	68.0404%	(4%)		100%	(4%)	100%	(4%)	100% (8%)
1994	100%	(4%)	67.5074%	(4%)		100%	(4%)	100%	(4%)	97.2090% (8%)
1995	100%	(4%)	59.3180%	(4%)		97.2824%	(4%)	100%	(4%)	100% (8%)
1996	100%	(4%)	58.8284%	(4%)		100%	(4%)	100%	(4%)	100% (8%)
1997	96.4206%	(4%)	54.9090%	(4%)		97.3606%	(4%)	100%	(4%)	100% (8%)
1998	100%	(4%)	56.4789%	(4%)		100%	(4%)	100%	(4%)	100% (8%)
1999	96.3381%	(4%)	54.8525%	(4%)		98.7732%	(4%)	100%	(4%)	100% (8%)
2000	100%	(4%)	56.2651%	(4%)		100%	(4%)	100%	(4%)	100% (8%)
2001	100%	(4%)	51.6676%	(4%)		97.7701%	(4%)	100%	(4%)	100% (8%)
2002	100%	(4%)	51.3874%	(4%)		100%	(4%)	100%	(4%)	100% (8%)
2003	100%	(4%)	48.4558%	(4%)		99.2570%	(4%)	100%	(4%)	100% (8%)
2004	100%	(4%)	47.9642%	(4%)		100%	(4%)	100%	(4%)	100% (8%)
2005	100%	(4%)	45.9960%	(4%)		99.1509%	(4%)	100%	(4%)	100% (8%)
2006	100%	(4%)	45.5596%	(4%)		100%	(4%)	100%	(4%)	100% (8%)
2007	90.1023%	(4%)	44.0803%	(4%)		99.7312%	(4%)	100%	(4%)	100% (8%)
2008	93.8568%	(4%)	45.5893%	(4%)		100%	(4%)	100%	(4%)	100% (8%)
2009	66.2715%	(4%)	46.9094%	(4%)		100%	(4%)	100%	(4%)	100% (8%)
2010	69.0152%	(4%)	48.5299%	(4%)		100%	(4%)	100%	(4%)	100% (8%)
2011	57.5411%	(4%)	50.7518%	(4%)		100%	(4%)	100%	(4%)	100% (8%)
2012	59.9334%	(4%)	52.8166%	(4%)		100%	(4%)	100%	(4%)	100% (8%)
2013	43.3997%	(3%)	54.4002%	(3%)		95%		95%		100% (8%)
2014	44.7021%	(3%)	55.7335%	(3%)		90%		90%		100% (8%)
2015	46.1068%	(3%)	55.6259%	(3%)	86.2500%	90%		90%		100% (8%)
2016	47.4996%	(3%)	56.9391%	(3%)	82.5000%	90%		90%		100% (8%)
2017	54.4480%	(3%)	55.6209%	(3%)	78.7500%	90%		90%		100% (8%)
2018	56.1324%	(3%)	56.9180%	(3%)	75.0000%	90%		90%		100% (8%)
2019	81.4832%	(3%)	55.0743%	(3%)	71.2500%	90%		90%		100% (8%)
2020	84.0305%	(3%)	56.4094%	(3%)	67.5000%	90%		90%		98.5489% (8%)
2021	89.0412%	(3%)	54.1302%	(3%)	63.7500%	90%		90%		100% (8%)
2022	91.6430%	(3%)	56.4919%	(3%)		90%		90%		100% (8%)
*2022*	91.6430%	(3%)	<b>54.6501%</b>	(3%)		90%		90%		100% (8%)
2023	71.8370%	(3%)	46.3428%	(3%)		90%		90%		100% (8%)
2024	73.8575%	(3%)	47.4316%	(3%)		90%		90%		100% (8%)

\*2022\* Amended Residential

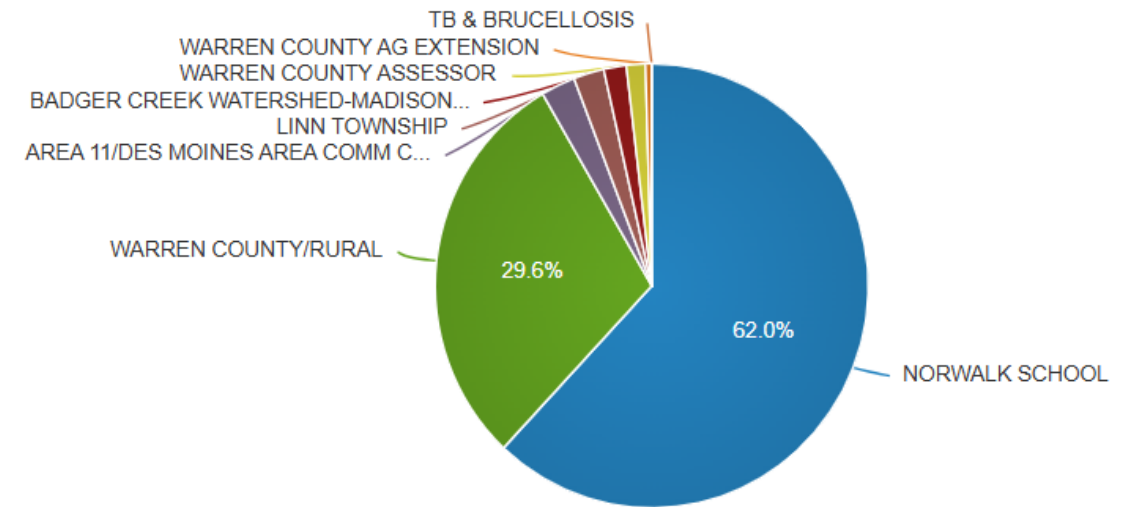
\* By statute, the percentage for railroads must be equal to the percentage for commercial property.

# Tax Levy (Urban and Rural)

Total Property Tax: \$8,278.00



Total Property Tax: \$5,930.00



# Tax Levy

## Valuation

	2025	2024	2023	2022	2021
Classification	Residential	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$74,900	\$43,200	\$43,200	\$43,200	\$43,200
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$386,600	\$407,100	\$407,100	\$334,500	\$334,500
= Gross Assessed Value	\$461,500	\$450,300	\$450,300	\$377,700	\$377,700
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$461,500	\$450,300	\$450,300	\$377,700	\$377,700

## Taxation - Treasurer

	2023 Pay 2024-2025	2022 Pay 2023-2024	2021 Pay 2022-2023
+ Taxable Land Value	\$20,020	\$23,609	\$23,384
+ Taxable Building Value	\$0	\$0	\$0
+ Taxable Dwelling Value	\$188,662	\$182,805	\$181,066
= Gross Taxable Value	\$208,682	\$206,414	\$204,450
- Homestead 65+ Exemption	\$0	\$0	\$0
- Military Exemption	\$0	\$0	\$0
= Net Taxable Value	\$208,682	\$206,414	\$204,450
x Levy Rate (per \$1000 of value)	40.61582	40.92396	41.19200
= Gross Taxes Due	\$8,475.79	\$8,447.28	\$8,421.70
- Ag Land Credit	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	(\$196.99)	(\$198.48)	(\$199.78)
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$8,278.00	\$8,248.00	\$8,222.00

# Equalization

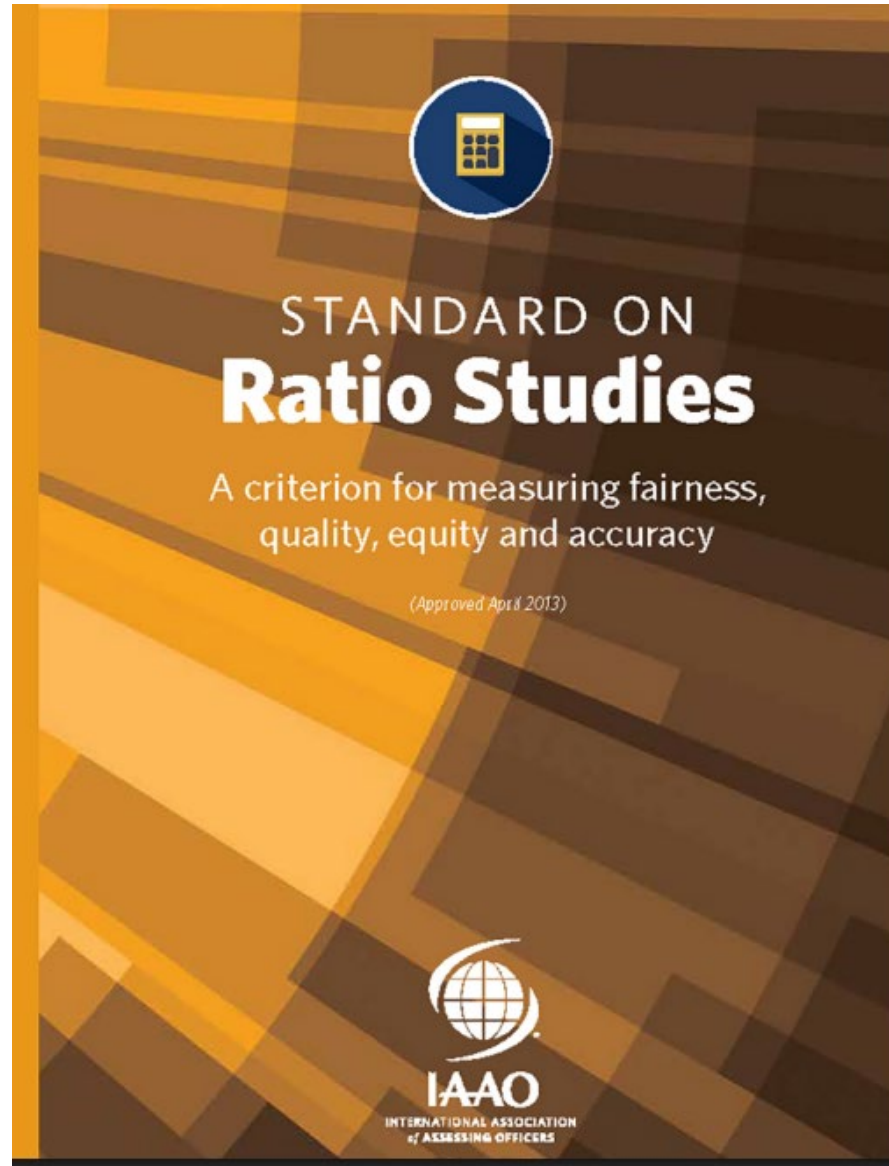


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**441.47** Adjusted valuations. The department of revenue on or about August 15, 1977, and every two years thereafter shall order the equalization of the levels of assessment of each class of property in the several assessing jurisdictions by adding to or deducting from the valuation of each class of property such percentage in each case as may be necessary to bring the same to its taxable value as fixed in this chapter, chapters 427 through 440, and chapter 443. The department shall adjust to actual value the valuation of any class of property as set out in the abstract of assessment when the valuation is at least five percent above or below actual value as determined by the department.

# Equalization

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# Equalization

**Table 1-4.** Demonstration Ratio Study Report

Rank	Parcel #	Appraised value	Sale price*	Ratio	Statistic	Result
1	9	\$87,200	138,720	0.629	Number (n)	17
2	10	38,240	59,700	0.641	Total appraised value	\$1,455,330
3	11	96,320	146,400	0.658	Total sale price	\$1,718,220
4	12	68,610	99,000	0.693	Avg appraised value	\$85,608
5	13	32,960	47,400	0.695	Avg sale price	\$101,072
6	14	50,560	70,500	0.717		
7	15	61,360	78,000	0.787	Mean ratio	0.827
8	16	47,360	60,000	0.789	Median ratio	0.820
9	17	56,580	69,000	0.820	Weighted mean ratio	0.847
10	18	47,040	55,500	0.848		
11	19	136,000	154,500	0.880	Coefficient of dispersion	14.5
12	20	98,000	109,500	0.895	Price-related differential	0.98
13	21	56,000	60,000	0.933	PRB	−0.035
14	22	159,100	168,000	0.947	PRB coefficient (t-value)	0.135 (2.4)
15	23	128,000	124,500	1.028		
16	24	132,000	127,500	1.035	95% conf. int. mean (two-tailed)	0.754 to 0.901
17	25	160,000	150,000	1.067	95% conf. int. median (two-tailed)	0.695 to 0.933
					95% conf. int. wtd. mean (two-tailed)	0.759 to 0.935

Date: 0/0/00. No outlier trimming

\* or adjusted sale price

# Equalization

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$$100\% - 82\% = 18\%$$

$$18\% / 82\% = 22\%$$



# Equalization



**Table 1-3.** Ratio Study Uniformity Standards indicating acceptable general quality\*

Type of property—General	Type of property—Specific	COD Range**
Single-family residential (including residential condominiums)	Newer or more homogeneous areas	5.0 to 10.0
Single-family residential	Older or more heterogeneous areas	5.0 to 15.0
Other residential	Rural, seasonal, recreational, manufactured housing, 2–4 unit family housing	5.0 to 20.0
Income-producing properties	Larger areas represented by large samples	5.0 to 15.0
Income-producing properties	Smaller areas represented by smaller samples	5.0 to 20.0
Vacant land		5.0 to 25.0
Other real and personal property		Varies with local conditions

# Equalization

## Assessors Office

### Sales Ratio Sale Price Strata

Study Name 2023 Residential Sales Ratio Study.scfg

Study Date 01/01/2024-12/31/2024

Table Basis Historical (PrYr 2023)

PDFs 5

Time Adj. None

NUTC 0

Sale Price Strata	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio
0 - 9,999					
10,000 - 19,999					
20,000 - 29,999	2	1.26	347.49	2.15	347.49
30,000 - 39,999					
40,000 - 49,999					
50,000 - 59,999					
60,000 - 69,999	2	1.26	78.08	94.26	78.08
70,000 - 79,999					
80,000 - 89,999					
90,000 - 99,999					
100,000 - 119,999	3	1.89	128.76	46.58	105.42
120,000 - 139,999	3	1.89	110.94	50.14	165.73
140,000 - 159,999	3	1.89	101.23	7.99	105.79
160,000 - 179,999	3	1.89	85.22	35.03	59.48
180,000 - 199,999	3	1.89	106.11	12.07	93.39
200,000 - 249,999	19	11.95	83.95	15.23	85.23
250,000 - 299,999	20	12.58	84.53	25.18	88.85
300,000 - 349,999	10	6.29	82.45	15.59	86.02
350,000 - 399,999	23	14.47	71.54	20.38	70.16
400,000 - 449,999	13	8.18	73.60	10.14	73.92
450,000 - 499,999	9	5.66	74.02	23.24	81.03
500,000 - 599,999	28	17.61	75.36	15.03	76.67
600,000 - 699,999	11	6.92	81.20	23.01	76.27
700,000 - 799,999	1	0.63	76.99		76.99
800,000 - 899,999	4	2.52	80.70	20.65	72.44
900,000 - 999,999					
1,000,000 - & UP	2	1.26	49.35		49.35
<b>Strata Totals.....</b>	<b>159</b>	<b>100.00</b>	<b>77.82</b>	<b>28.91</b>	<b>84.61</b>

# Equalization

## Assessors Office

### Sales Ratio Sale Price Strata

Study Name 2023 Residential Sales Ratio Study.scfg

Study Date 01/01/2024-12/31/2024

Table Basis Main Tables

PDFs

5

Time Adj.

None

NUTC

0

Sale Price Strata	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio
0 - 9,999					
10,000 - 19,999					
20,000 - 29,999	2	1.26	489.41	3.39	489.41
30,000 - 39,999					
40,000 - 49,999					
50,000 - 59,999					
60,000 - 69,999	2	1.26	381.61	71.70	381.61
70,000 - 79,999					
80,000 - 89,999					
90,000 - 99,999					
100,000 - 119,999	3	1.89	298.41	48.22	311.87
120,000 - 139,999	3	1.89	128.77	34.74	158.35
140,000 - 159,999	3	1.89	133.80	14.61	142.47
160,000 - 179,999	3	1.89	112.94	34.28	149.38
180,000 - 199,999	3	1.89	103.80	1.48	104.06
200,000 - 249,999	19	11.95	100.23	12.51	107.69
250,000 - 299,999	20	12.58	105.82	23.64	119.63
300,000 - 349,999	10	6.29	102.02	14.35	108.06
350,000 - 399,999	23	14.47	100.65	13.34	98.73
400,000 - 449,999	13	8.18	100.00	10.12	96.73
450,000 - 499,999	9	5.66	103.07	12.61	107.22
500,000 - 599,999	28	17.61	100.13	11.56	102.10
600,000 - 699,999	11	6.92	97.65	5.59	96.75
700,000 - 799,999	1	0.63	90.65		90.65
800,000 - 899,999	4	2.52	97.96	3.68	99.20
900,000 - 999,999					
1,000,000 - & UP	2	1.26	66.38		66.38
<b>Strata Totals.....</b>	<b>159</b>	<b>100.00</b>	<b>101.64</b>	<b>27.01</b>	<b>118.84</b>

# Protest


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441.21(3)b The burden of proof shall be upon any complainant attacking such valuation as excessive, inadequate, inequitable, or capricious. However, in protest or appeal proceedings when the complainant offers competent evidence that the market value of the property is different than the market value determined by the assessor, the burden of proof thereafter shall be upon the officials or persons seeking to uphold such valuation to be assessed.



# Protest Grounds

- 1) Assessment is not equitable
- 2) Assessment is more than authorized by law
- 3) Assessment is not taxable or misclassified
- 4) Assessment has an error
- 5) Fraud or Misconduct



Petition to Local Board of Review  
Regular Session

For use by Board of Review only

Petition number: \_\_\_\_\_  
Class: \_\_\_\_\_  
Parcel number: \_\_\_\_\_

This petition must be filed or mailed to your city or county assessor from April 2 to and including April 30. It must be postmarked no later than April 30. Contact information for all assessors can be found at the Iowa State Association of Assessors website: ([www.iowa-assessors.org](http://www.iowa-assessors.org)).

To the Board of Review for (jurisdiction) \_\_\_\_\_ of the State of Iowa, the undersigned (print name), \_\_\_\_\_, as owner or aggrieved taxpayer of the following described real estate: \_\_\_\_\_ with the property address: \_\_\_\_\_ and as such, liable for the payment of taxes thereon, do hereby respectfully object to the assessment made against said real estate as of current year January 1, 20 \_\_\_\_\_, in the sum of (enter total assessment) \$ \_\_\_\_\_ for the following reasons, and upon the following grounds: Check and complete all grounds that apply—see instructions on back.

☐ 1. That said assessment is not equitable as compared with assessments of other like property in the taxing district. Address and assessment of representative number of comparable properties (optional):

_____	Assessed at: \$	_____
_____	Assessed at: \$	_____
_____	Assessed at: \$	_____
_____	Assessed at: \$	_____
_____	Assessed at: \$	_____

☐ 2. That said property is assessed for more than the value authorized by law. Actual value (optional): \$ \_\_\_\_\_

☐ 3. That said property is not assessable, is exempt from taxes, or is misclassified. Reason for exemption, misclassification, or non-assessment (optional): \_\_\_\_\_

☐ 4. That there is an error in the assessment. List of errors (optional): \_\_\_\_\_

☐ 5. That there is fraud or misconduct in the assessment. State specifically the fraud or misconduct (required): \_\_\_\_\_

I, the undersigned respectfully request that the assessment made against said real estate be adjusted accordingly based upon the facts presented. I declare under penalties of perjury or false certificate, that I have examined this document, and, to the best of my knowledge and belief, it is true, correct, and complete.

An oral hearing is requested: Yes: ☐ No: ☐

Mailing address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

Signature (Owner or Duly authorized agent): \_\_\_\_\_ Date: \_\_\_\_\_

Day Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ Email: \_\_\_\_\_

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**FOR BOARD OF REVIEW:**  
Action Taken: \_\_\_\_\_ Date: \_\_\_\_\_

# Protest Dates

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- **April 2 through April 30** - Protest of assessment period for filing with Board of Review
- **May 1 thru Adjournment** - Board of Review meets each year



# Protest beyond BOR

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- Iowa Property Assessment Appeal Board (PAAB)
- District Court





# Thank you

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Brian C.S. Arnold

515-690-9109

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