

2021 Tentative Equalization Notice

To the Auditor of Chickasaw County, Iowa

Pursuant to Iowa Code Sections 441.47 and 441.48, the Department of Revenue of the State of Iowa hereby notifies you of the percentage adjustments proposed to the 2021 valuations of real property in your county:

Class of Property	Proposed Percentage Adjustment to Reported 2021 Actual Values
Agricultural Land and Structures, Excluding Residential Dwellings on Agricultural Realty, Outside and Within Incorporated Cities	Decrease 6%
Residential Realty, Including Residential Dwellings on Agricultural Realty, Outside and Within Incorporated Cities	No Adjustment
Commercial Realty, Excluding Machinery and Equipment Referred to in Chapter 427A, Outside and Within Incorporated Cities	No Adjustment
Multiresidential Realty, Excluding Equipment Referred to in Chapter 427A, Outside and Within Incorporated Cities	No Adjustment



Julie G. Roisen, CAE, MA
Administrator, Local Government Services

August 11, 2021

CHICKASAW COUNTY ASSESSOR'S OFFICE

CHICKASAW COUNTY COURTHOUSE

8 E. PROSPECT STREET

NEW HAMPTON, IOWA 50659

641-394-2813

RAYMOND L. ARMEL, ICA

ASSESSOR

August 30, 2021

To: Ms. Julie G. Roisen, CAE, MA
Administrator
Local Government Services
Iowa Department of Revenue and Finance

Re: Equalization Order
Chickasaw County, Iowa

Ms. Roisen,

I am requesting permission to apply the 6% reduction in Agricultural values in an alternative method other than a blanket 6%. The procedure I am proposing would be to adjust our soil rating multiplier from the current \$19.82 to \$18.609 and to adjust our ag building factor from 79 to 80.

The proposed ag factor listed in the information sent out this past May indicated an ag factor of 19.74%. This would indicate a factor applied to our appraisal software of 80.26. However, the software only provides for 2 digit factors. This would then round to 80. Using a factor of 80, the resulting ag building value adjustment would be -\$1,413,600.

On the following page is a summary of my calculations. I have also included for reference a worksheet similar to that which was sent out by Susan Chambers.

The computed difference between the proposed total equalized value and the computed value using the alternative method equates to a difference of -\$6,400 OR -0.00159%. I believe this difference is negligible when spread to all ag classed parcels. By changing the ag factor and changing the CSR2 point value, this best represents how the agricultural values would have been set at had they been calculated properly.

Respectfully submitted

Raymond Armel, ICA, CGA
Chickasaw County Assessor

1-1-2021 ABSTRACT	PROPOSED	PROPOSED
AGRICULTURAL VALUE	STATE ORDER	EQUALIZED AG VALUE
\$460,338,900	-6%	\$432,718,600
1-1-2021 ABSTRACT		PROPOSED AG STRUCTURE
AG STRUCTURE VALUE		VALUE (AG FACTOR TO 80)
\$31,491,000	(\$1,413,600)	\$30,077,400
1-1-2021 ABSTRACT		RESIDUAL EQUALIZED AG
AG LAND VALUE		VALUE TO LAND
\$428,847,900	0.938890455	\$402,641,200
TOTAL CSR2 POINTS		21,636,560.71
COMPUTED VALUE PER CSR2 POINT		\$18.6093
ROUNDED VALUE PER CSR2 POINT		\$18.609
TOTAL CSR2 POINTS		21,636,560.71
	LAND VALUE	\$402,634,758
	ROUNDED	\$402,634,800
	DIFFERENCE	(\$6,400)
		-0.00159%

Ag Order							
State Order	0.9400						
Current Rate Per CSR	19.8200						
Total CSRs	21,636,560.71						
2021 - Abstract (Filed with Department of Revenue)		County Totals	Actual Value of Land Only	Actual Value of Structures	Total Values		
			428,847,900	31,491,000	460,338,900		
Equalized Values - as ordered.			403,117,070	29,601,500	432,718,570		
Proposed Alt Method Land Only Adjustment							
Percentage Adjustment from							
2021 Abstract Values			-6.1125%	-4.49%	-6.00%		
Equalized Rate Per CSR	18.609						
Equalized Values Proposed (Rounded)			402,634,758	30,077,400	432,712,158		
Value Change Caused by Alternate Method			-26,213,142	-1,413,600	-27,626,742		
Value Difference Using Alternate Method					-6,412		

September 2, 2021

Ray Armel
Chickasaw

Alternative Method Approval

Dear Ray

We have reviewed and approved your request to use an alternative method. Our approval is based on:

- The described method in your request dated Month Day, 2021
- The 2021 Tentative Equalization Notice to Agricultural realty

If your final equalization notice differs from the tentative you **must** submit a new request.

Auditor and Taxpayer Notification

Please inform your county auditor of the specific method to be used. Your auditor must notify property owners through "official newspapers of general circulation" and by mail by October 8. Please refer to Iowa Code section 441.49 for clarification.

Questions

If you have any questions, please contact Susan Chambers at (515) 474-4002.

Sincerely,

Julie G. Roisen, CAE, MA
Administrator
Local Government Services

cc: County Auditor

2021 Final Equalization Notice

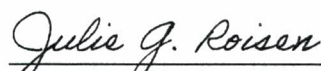
To the Auditor of Chickasaw County, Iowa

Pursuant to Iowa Code Section 441.49, the undersigned Department of Revenue of the State of Iowa hereby notifies you of the final percentage adjustments to the 2021 valuations of real property in Chickasaw County:

Class of Property	Percentage Adjustment to Reported 2021 Actual Values
Agricultural Land and Structures, Excluding Residential Dwellings on Agricultural Realty, Outside and Within Incorporated Cities	Decrease 6%
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Assessed values are equalized by the Department of Revenue every two years. Local taxing authorities determine the final tax levies and may reduce property tax rates to compensate for any increase in valuation due to equalization.

If there is an increase listed above, taxpayers may protest the final equalization order with their local board of review. Protests are accepted through October 31, 2021.



Julie G. Roisen, CAE, MA
Administrator, Property Tax Division

September 24, 2021