



Iowa Department of  
**REVENUE**  
Property Tax Division

**DOV and NUT Codes  
Secrets to Success**

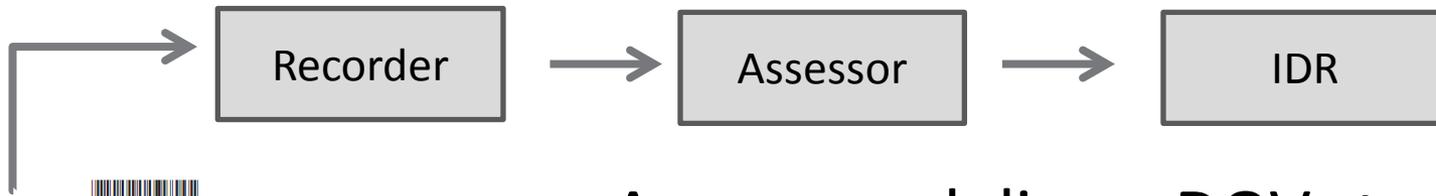
**February 16, 2016**

# Today's Agenda

- DOV Journey
- DOV Top 10 List
- Problem NUT Codes
- DOV Data - Sales Listings and Ratios
- Questions

# DOV Journey

Paper DOV travels from Recorder to Assessor (428A.1)



Assessors delivers DOVs to IDR

DOVs due to IDR 60 days after  
the end of the quarter

427.17 (6)

Recorded.....To IDR
January – March.....due June 1
April – June.....due September 1
July – September.....due December 1
October – December..due March 1

**REAL ESTATE TRANSFER - DECLARATION OF VALUE**  
Please read the instructions on the reverse side BEFORE completing and filing this form.  
**Part I - TO BE COMPLETED BY BUYER, SELLER OR AGENT**

Date of Instrument: \_\_\_\_\_ Deed\_1  Contract\_2

SELLER: \_\_\_\_\_ Phone: \_\_\_\_\_  
Seller Address: \_\_\_\_\_ e-mail: \_\_\_\_\_

BUYER: \_\_\_\_\_ Phone: \_\_\_\_\_  
Buyer Address: \_\_\_\_\_ e-mail: \_\_\_\_\_

Address of Property Conveyed: \_\_\_\_\_  
Legal Description: \_\_\_\_\_

Type of Sale:  Sale between related parties/family  Sale of partial interest  Trade  Quit Claim Deed  Auction

Was this a sale of AG LAND to:  Corporation  Trust  Alien  Non-Resident Alien  Limited Partnership

**DECLARATION OF VALUE STATEMENT**

1. Total Amount Paid \$ \_\_\_\_\_  
2. Amount Paid for Personal Property (see instructions) \$ \_\_\_\_\_  
3. Amount Paid for Real Property Only (1 minus 2) \$ \_\_\_\_\_

I HEREBY DECLARE THAT THE INFORMATION CONTAINED IN PART I OF THIS FORM IS TRUE AND CORRECT AS  
DETAILED ON THE BACK OF THIS FORM.

Printed Name: \_\_\_\_\_ Phone #: \_\_\_\_\_  
Signature \_\_\_\_\_  Buyer or  Seller or  Agent or  Attorney

**PART II - TO BE COMPLETED BY THE ASSESSOR**

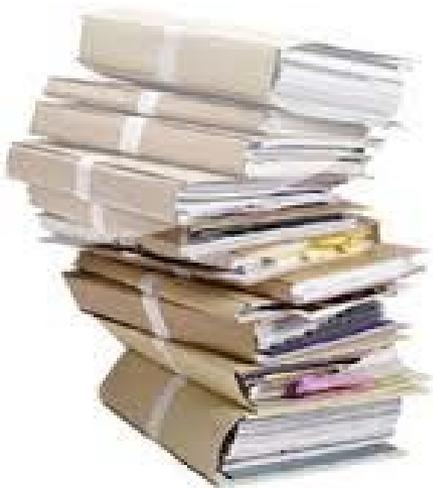
Primary Classification:  Res\_4  Com\_5  Ind\_2  Ag\_1  MultiRes\_7 City/Township \_\_\_\_\_  
Primary Parcel Number \_\_\_\_\_ YearBlt \_\_\_\_\_ Occ \_\_\_\_\_ NUTC \_\_\_\_\_

Classification	Land	Building	Dwelling	Total
Residential				
Commercial				
Industrial				
Agricultural				
Multi-Residential				

Comments: \_\_\_\_\_  
Effective On or Before 09/01/14 Iowa Department of Revenue 57006a (07/23/14)

# DOV Journey

Assessors deliver  
120,000 DOVs to  
IDR a year



DOVs are received along  
with more than 1,000,000  
paper tax returns



# DOV Journey

I DR Mail Room staff scans DOVs



I DR Data Entry staff keys data from scanned images is entered into a database



Property Tax staff reviews DOV data and images.





Iowa Department of  
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# DOV Top Ten List

# DOV Top 10 List

## 10. Use Black or Blue Ink only

- red ink and pencil do not image and cannot be data entered

**PART II - TO BE COMPLETED BY THE ASSESSOR**

Primary Classification:  Res\_4  Com\_5  Ind\_2  Ag\_1  MultiRes\_7 City/Township \_\_\_\_\_▲

Primary Parcel Number \_\_\_\_\_▲ YearBlt \_\_\_\_\_ Occ \_\_\_\_\_ NUTC ▲

Classification	Land	Building	Dwelling	Total
Residential				
Commercial				
Industrial				
Agricultural				
Multi Residential				

Comments: \_\_\_\_\_

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# DOV Top 10 List

9. Date of Instrument is included and correct.

8. Transfer type is indicated and correct (deed or contract).



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**Part I - TO BE COMPLETED BY BUYER, SELLER OR AGENT**

Date of Instrument: \_\_\_\_\_ ▲ Deed\_1  Contract\_2  ▲

SELLER: \_\_\_\_\_ Phone: \_\_\_\_\_ ▲  
Seller Address: \_\_\_\_\_ e-mail: \_\_\_\_\_

BUYER: \_\_\_\_\_ Phone: \_\_\_\_\_ ▲  
Buyer Address: \_\_\_\_\_ e-mail: \_\_\_\_\_

Address of Property Conveyed: \_\_\_\_\_  
Legal Description: \_\_\_\_\_

Type of Sale:  Sale between related parties/family  Sale of partial interest  Trade  Quit Claim Deed  Auction

Was this a sale of AG LAND to:  Corporation  Trust  Alien  Non-Resident Alien  Limited Partnership ▲

**DECLARATION OF VALUE STATEMENT**

1. Total Amount Paid \$ \_\_\_\_\_

2. Amount Paid for Personal Property (see instructions) \$ \_\_\_\_\_

3. Amount Paid for Real Property Only (1 minus 2) \$ \_\_\_\_\_ ▲

# DOV Top 10 List

## 7. Only mark **one** Classification

Signature \_\_\_\_\_

**PART II - TO BE COMPLETED BY THE ASSESSOR**

Primary Classification:  Res\_4  Com\_5  Ind\_2  Ag\_1  MultiRes\_7 City/Township \_\_\_\_\_ ▲

Primary Parcel Number \_\_\_\_\_ ▲ YearBld \_\_\_\_\_ Occ \_\_\_\_\_ NUTC \_\_\_\_\_ ▲

Classification	Land	Building	Dwelling	Total
Residential				
Commercial				
Industrial				
Agricultural				
Multi Residential				

Comments: \_\_\_\_\_

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Exempt or abated properties have a statutory classification –  
**exempt is not a classification.**

**If Dual Class, only mark the primary classification.**  
A dual class property will be primarily commercial,  
industrial, or multiresidential

# DOV Top 10 List

6. There must be an assessed value for each parcel.

signature \_\_\_\_\_

**PART II - TO BE COMPLETED BY THE ASSESSOR**

Primary Classification:  Res\_4  Com\_5  Ind\_2  Ag\_1  MultiRes\_7 City/Township \_\_\_\_\_▲

Primary Parcel Number \_\_\_\_\_▲ YearBlt \_\_\_\_\_ Occ: \_\_\_\_\_ NUTC: \_\_\_\_\_▲

Classification	Land	Building	Dwelling	Total
Residential				
Commercial				
Industrial				
Agricultural				
Multi Residential				

Comments: \_\_\_\_\_

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**Even exempt property  
has a statutory classification and valuation.**

# DOV Top 10 List

## 5. Do Land + Building + Dwelling = Total Value?

Signature \_\_\_\_\_

### PART II - TO BE COMPLETED BY THE ASSESSOR

Primary Classification:  Res\_4  Com\_5  Ind\_2  Ag\_1  MultiRes\_7 City/Township \_\_\_\_\_ ▲

Primary Parcel Number \_\_\_\_\_ ▲ YearBlt \_\_\_\_\_ Occ \_\_\_\_\_ NUTC \_\_\_\_\_ ▲

Classification	Land	+ Building	+ Dwelling	= Total
Residential				
Commercial				
Industrial				
Agricultural				
Multi Residential				

Comments: \_\_\_\_\_

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# DOV Top 10 List

4. Improvements on Residential Sales should be in the dwelling section

Signature \_\_\_\_\_

**PART II - TO BE COMPLETED BY THE ASSESSOR**

Primary Classification:  Res\_4\_  Com\_5\_  Ind\_2\_  Ag\_1\_  MultiRes\_7\_ City/Township \_\_\_\_\_▲

Primary Parcel Number \_\_\_\_\_▲ YearBlt \_\_\_\_\_ Occ \_\_\_\_\_ NUTC \_\_\_\_\_▲

Classification	Land	Building	Dwelling	Total
Residential				
Commercial				
Industrial				
Agricultural				
Multi Residential				

Comments: \_\_\_\_\_

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# DOV Top 10 List

## 3. Occupancy Codes are numeric



**PART II - TO BE COMPLETED BY THE ASSESSOR**

Primary Classification:  Res\_4\_  Com\_5\_  Ind\_2\_  Ag\_1\_  MultiRes\_7\_ City/Township

Primary Parcel Number YearBlt **Occ** NPTC

Classification	Land	Building	Dwelling	Total
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Where is the occupancy code list?

# IDR website: tax.iowa.gov



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  - [Tax Types](#)
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  - [How to Pay My Taxes](#)
  - [Iowa Fuel Tax Rate Changes Effective July 1, 2015](#)

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Welcome to the Iowa Department of Revenue

**LOOKING FOR PRIOR YEAR FORMS** 



Iowa Property Assessment Appeal Board

**Subscribe to Updates**

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eFile Iowa Income Tax

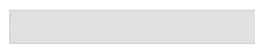
Tax Types

Small Business Q & A

How to Pay My Taxes

Submit Retailers Fuel Gallons

Annual Report Electronically



Forms

Online Services

File & Pay

Where's My Refund?

Sales Tax Lookup

Apply for a Permit

Change/Cancel a Permit

Iowa Tax Research Library

Pay Debt



Local Government

Taxpayer Information

- Credit and Exemption Forms
- Declaration of Value Form (DOV)
- Disabled Veteran Tax Credit
- Equalization and Rollbacks
- Exam Information
- Iowa Property Tax Overview
- Legislation
- Local Boards of Review
- Nonresident Property Owners (Word)
- Related Links
- Reports

Business Information

- Agriculture Adjustment Rule 71.3 for Noncropland
- Business Property Tax Credit
- Cable TV Company Forms
- Exempt Entities Construction Registration
- Utility Company Forms
- Utility Replacement Tax Task Force

For Assessors

- Agriculture Adjustment Rule 71.3 for Noncropland
- Assessor Forms
- Board of Review
- Continuing Education
- Equalization and Rollbacks
- Exam Information
- Historical Opinions
- NUTC / Sales Condition Codes
- Occupancy Codes
- Iowa Real Property Appraisal Manual

What is a Unit? & 426C.4 Business Property Tax Credit

A Unit is:

- Within the same county
- Same classification
- Same ownership
- Separate item on tax list
- Operated by that "person" for common use and purpose
- Contiguous parcels:
  - share common boundary
  - within same building or structure, regardless of boundary
  - BLL's are contiguous as long as the land upon which they sit is contiguous regardless of the land ownership.

0:00 / 1:54

Self Help & Training

- FAQs
- Presentations
- Videos
- Webinars
- Student Income Tax Packet

Payment Information

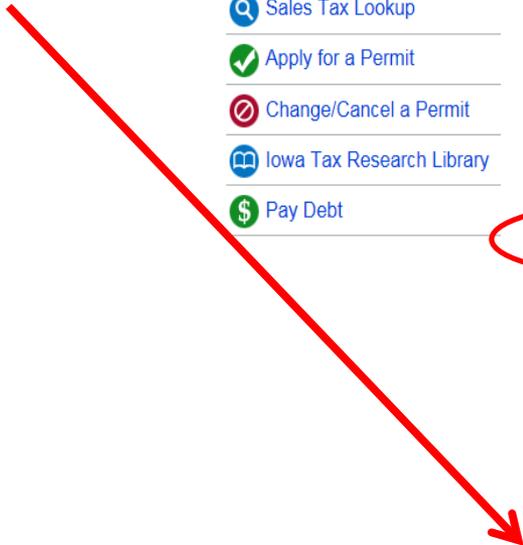
- Program Distribution Histories
- Local Option Sales Tax
- Warrant History

For Auditors and Treasurers

- Treasurer Affidavits
- Property Tax Reform
- Replacement Tax Values
- Reports
- Utility Contact Information
- Vehicle Purchase and Lease

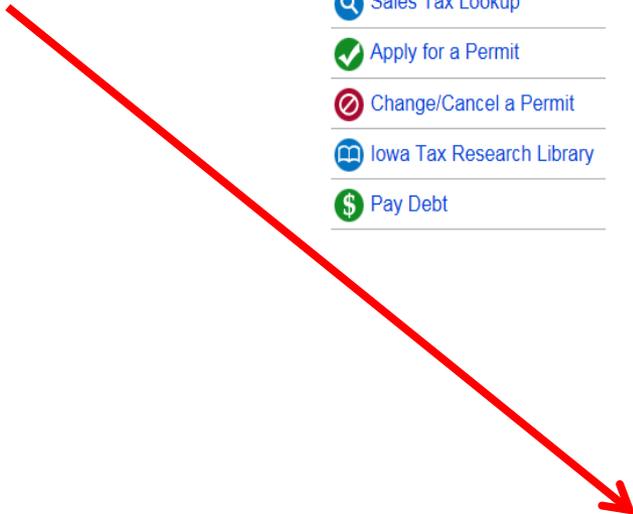
For Recorders

Occupancy Codes



# DOV Top 10 List

## 2. NUT Codes Must Match IDR List



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- [Utility Company Forms](#)
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- [Reports](#)
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- [Vehicle Purchase and Lease](#)

**For Recorders**

**What is a Unit? 1 & 426C.4 Business Property Tax Credit**

A Unit is:

- Within the same county
- Same classification
- Same ownership
- Separate item on tax list
- Operated by that "person" for common use and purpose
- Contiguous parcels:
  - share common boundary
  - within same building or structure, regardless of boundary
  - BLL's are contiguous as long as the land upon which they sit is contiguous regardless of the land ownership.

0:00 / 1:54

# DOV Top 10 List

1. NUTC must be filled out on each DOV

**PART II - TO BE COMPLETED BY THE ASSESSOR**

Primary Classification:  Res\_4\_  Com\_5\_  Ind\_2\_  Ag\_1\_  MultiRes\_7\_ City/Township 

Primary Parcel Number \_\_\_\_\_ YearBit \_\_\_\_\_ Occ \_\_\_\_\_ **NUTC**  

Classification	Land	Building	Dwelling	Total
----------------	------	----------	----------	-------



Only enter **ONE** NUTC



Iowa Department of  
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# Problem Nut Codes

# Remember



**Valuations are  
as of January 1**



## REAL ESTATE TRANSFER - DECLARATION OF VALUE

Read the instructions on the reverse side BEFORE completing and filing this form.

Part I - TO BE COMPLETED BY BUYER, SELLER OR AGENT

Deed\_1  Contract\_2

Phone: \_\_\_\_\_

**Normal  
Deed Sales**

# Code 9 – Adjoining or Adjacent Properties

- Buyer **must own** adjoining property **prior** to the date of sale.
- Purchase of 3 adjoining parcels at the same time does not qualify as adjoining land purchase.

Buyer buys 1,2,3 = Abnormal Sale

1.		
2.	<b>Buyer Owns Before Sale</b>	3.

Buyer buys 1,2,3 = Normal Sale

1.		
2.	Someone Else owns	3.



# Code 15 - Change in Classification

State the classification changing from and changing to

January 1  
this year

**PART II - TO BE COMPLETED BY THE ASSESSOR**

Primary Classification:  Res\_4  Com\_5  Ind\_2  Ag\_1  MultiRes\_7 City/Township \_\_\_\_\_ ▲

Primary Parcel Number \_\_\_\_\_ ▲ YearBit \_\_\_\_\_ Occ \_\_\_\_\_ NUTO **15** ▲

Classification	Land	Building	Dwelling	Total
Residential	2,800		8,500	11,300
Commercial				
Industrial				
Agricultural				
Multi Residential				

Comments: **Residential to Commercial** ▲

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How it will change on  
January 1 next year

# Code 16 Improvements or Demolition after January 1 but before date of sale

List the type and value of the improvement or demolition. This includes fire or flood damage.

**REAL ESTATE TRANSFER - DECLARATION OF VALUE**  
Please read the instructions on the reverse side BEFORE completing and filing this form.

**Part I - TO BE COMPLETED BY BUYER, SELLER OR AGENT**

Date of Instrument: **8/1/16**       Deed\_1    Contract\_2    **▲**

SELLER: \_\_\_\_\_      Phone: \_\_\_\_\_      **▲**

---

**PART II - TO BE COMPLETED BY THE ASSESSOR**

Primary Classification:    Res\_4    **Com\_5**    Ind\_2    Ag\_1    MultiRes\_7   City/Township \_\_\_\_\_ **▲**

Primary Parcel Number \_\_\_\_\_      **▲** YearBlt \_\_\_\_\_      Occ \_\_\_\_\_      NU **16** **▲**

Classification	Land	Building	Dwelling	Total
Residential				
Commercial	<b>9,000</b>	<b>145,000</b>		<b>154,000</b>
Industrial				
Agricultural				
Multi Residential				

Comments: **Fire occurred 5-12-2016**      **list improvements & their value**

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Value  
Jan 1  
→



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Why value is lower or higher than sale price

# Code 25 (Partial Assessment)

New construction or incomplete structure  
as of January 1.

Applies to new construction but not remodeling

**When value January 1 does not reflect sale price**

---

Comments: **Foundation only 1/1/2016**

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Comments: **Basement finish completed after 1/1/2016 but prior to date of sale**

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# Code 34 - Vacant lot

Use only for a vacant lot with no building/dwelling value at the time of the sale

**PART II - TO BE COMPLETED BY THE ASSESSOR**

Primary Classification:  Res\_4  Com\_5  Ind\_2  Ag\_1  MultiRes\_7 City/Township \_\_\_\_\_

Primary Parcel Number \_\_\_\_\_ YearBlt \_\_\_\_\_ Occ \_\_\_\_\_ NUTO **34**

Classification	Land	Building	Dwelling	Total
Residential	8,500	0	0	8,500
Commercial				
Industrial				
Agricultural				
Multi Residential				

Comments: \_\_\_\_\_

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# Code 35 - Vacant Building

Include how long the **commercial** building has been vacant

**PART II - TO BE COMPLETED BY THE ASSESSOR**

Primary Classification:  Res\_4  Com\_5  Ind\_2  Ag\_1  MultiRes\_7 City/Township \_\_\_\_\_

Primary Parcel Number \_\_\_\_\_ YearBlt \_\_\_\_\_ Occ \_\_\_\_\_ NUTO **35**

Classification	Land	Building	Dwelling	Total
Residential				
Commercial	\$	\$		\$
Industrial				
Agricultural				
Multi Residential				

Comments: **Vacant 3 years before sale**

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# Code 38 – No Consideration

Use when the sale price on line 3 is \$0

## DECLARATION OF VALUE STATEMENT

1. Total Amount Paid \$ 0

2. Amount Paid for Personal Property (see instructions) \$ \_\_\_\_\_

3. Amount Paid for Real Property Only (1 minus 2) \$ 0 ▲

## PART II - TO BE COMPLETED BY THE ASSESSOR

Primary Classification:  Res\_4\_  Com\_5\_  Ind\_2\_  Ag\_1\_  MultiRes\_7\_ City/Township \_\_\_\_\_ ▲

Primary Parcel Number \_\_\_\_\_ ▲ YearBit \_\_\_\_\_ Occ \_\_\_\_\_ NUTC **38** ▲

Classification	Land	Building	Dwelling	Total
Residential				
Commercial	\$	\$		\$
Industrial				
Agricultural				
Multi Residential				

Comments: \_\_\_\_\_

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# Code 46 - Sale with consideration paid for real property of \$10,000 or less

Use if the sale price on line 3 is \$10,000 or less

## DECLARATION OF VALUE STATEMENT

1. Total Amount Paid \$ 12,000  
2. Amount Paid for Personal Property (see instructions) \$ 2,000  
3. Amount Paid for Real Property Only (1 minus 2) \$ 10,000 ▲

## PART II - TO BE COMPLETED BY THE ASSESSOR

Primary Classification:  Res\_4\_  Com\_5\_  Ind\_2\_  Ag\_1\_  MultiRes\_7\_ City/Township \_\_\_\_\_ ▲  
Primary Parcel Number \_\_\_\_\_ ▲ YearBit \_\_\_\_\_ Occ \_\_\_\_\_ NUTC \_\_\_\_\_ **46** ▲

Classification	Land	Building	Dwelling	Total
Residential				
Commercial	4,250	9,840		14,090
Industrial				
Agricultural				
Multi Residential				

Comments: \_\_\_\_\_

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# Code 50 – Other with Explanation

**Do not use for Agricultural or Contract Sales**

Example:  
Residential parcel sells with garage only

**PART II - TO BE COMPLETED BY THE ASSESSOR**

Primary Classification:  Res\_4\_  Com\_5\_  Ind\_2\_  Ag\_1\_  MultiRes\_7\_ City/Township \_\_\_\_\_

Primary Parcel Number \_\_\_\_\_ YearBit \_\_\_\_\_ Occ \_\_\_\_\_ NUTC **50**

Classification	Land	Building	Dwelling	Total
Residential	\$		\$	\$
Commercial				
Industrial				
Agricultural				
Multi Residential				

Comments: **Garage only, no dwelling**

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**Include explanation**



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# DOV Data – Sales Listings and Ratios

# Sales Ratio

Assessed Value  
divided by \_\_\_\_\_  
Amount Paid for Real Property

Classification	Land	Building	Dwelling	Total
Residential				
Commercial				
Industrial				
Agricultural				
Multi Residential				

## DECLARATION OF VALUE STATEMENT

1. Total Amount Paid \$ \_\_\_\_\_
2. Amount Paid for Personal Property (see instructions) \$ \_\_\_\_\_
3. Amount Paid for Real Property Only (1 minus 2) \$ \_\_\_\_\_

- **Over 100%:** Assessment is **higher** than Sale Price
- **Under 100%:** Assessment is **lower** than Sale Price

# Sales Listings

Each jurisdiction's **Normal Deed DOVs** create sales lists for residential, commercial and multiresidential classifications.

Assessor comments to IDR on use/non-use of sales on listing or missing DOVs.

IDR reviews assessor comments and notifies assessor of decision

	Ingredient	Required Qty	Unit	Order Qty	Unit	Approx. Cost	Supplier
1	1/4 lb Puffin-Buster Paste	50.00	grams	1	kg/grams	5.00	Meats Supply
2	Albacore	4.20	grams	100	grams	13.20	Meats Supply
3	Whole Turkey Breast	1.00	grams	1	kg/grams	18.00	Food & Beverage Supplies
4	Armadillo Sausage	20	grams	1	kg/grams	2.00	Meat & Seafood Supplies
5	Whole Chicken (Market)	40	grams	1	kg/grams	8.00	Meats Supply
6	Chopped Bacon (Small)	300	grams	2	kg/grams	20.00	Food & Beverage Supplies
7	Chopped Bacon (Small)	1.25	grams	1	kg	14.50	Meat & Seafood Supplies
8	Shrimp, Tail-on	1.00	grams	2	kg/grams	89.00	Seafood Supplies
9	Shrimp	400	grams	2	kg/grams	1.20	Food & Beverage Supplies
10	Baby Back Chop	2000-5	grams	10	kg	15.00	Food & Beverage Supplies
11	Beef (Middle Cut)	27.5	grams	1	kg/grams	5.00	Meat & Seafood Supplies
12	Beef (Middle Cut)	2.00	grams	1	kg/grams	4.00	Meat & Seafood Supplies
13	Beef (Pork)	21	grams	1	kg/grams	3.17	Meat & Seafood Supplies
14	Beef (Steak)	114.47	grams	1	kg	29.70	Meat & Seafood Supplies
15	Beef (Steak)	1.2	kg/grams	1	kg/grams	1.40	Food & Beverage Supplies
16	Beef (Steak)	51.00	grams	1	kg/grams	1.20	Food & Beverage Supplies
17	Beef (Steak)	50	grams	1	kg/grams	12.00	Meat & Seafood Supplies
18	Beef (Steak)	20.00	grams	1	kg/grams	1.50	Meats Supply
19	Beef (Steak)	1.17	grams	1	kg/grams	4.00	Meat & Seafood Supplies
20	Beef (Steak)	46.47	grams	1	kg/grams	3.00	Meats Supply
21	Beef (Steak)	39.40	grams	1	kg/grams	2.00	Meats Supply
22	Beef (Steak)	0.29	grams	1	kg/grams	1.30	Meats Supply
23	Beef (Steak)	400	grams	1	kg/grams	1.20	Meats Supply
24	Beef (Steak)	200.00	grams	1	kg/grams	11.30	Meats Supply



# Comments

Assessor comments to IDR on use/non-use of sales on listing or missing DOVs.

- Send in comments by email
- Send the 1<sup>st</sup> full week of month
- Provide all comments for each class
- Use Validation # to identify DOV

	Ingredient	Required Qty	Size	Units Qty	Size	Approx. Cost	Supplier
11	1/4 Cup Passion Fruit Puree	50.00	grams	1	1 kg bag	5.00	Barney's Supplies
12	Almond	4.00	grams	100	grams	12.00	Barney's Supplies
13	Apple Cider Vinegar	150.00	grams	1	liter	18.00	First 3 Ingredients Supplies
14	Almond Powder	20.00	grams	1	1 kg bag	2.00	Miscellaneous Supplies
15	Almond Meal (Blanched)	40.00	grams	1	1 kg bag	8.00	Barney's Supplies
16	Almond Meal (Blanched)	50.00	grams	2	1 kg bag	10.00	First 3 Ingredients Supplies
17	Almond Meal (Blanched)	125.00	grams	1	1 kg	14.50	Miscellaneous Supplies
18	Almond Meal (Blanched)	100.00	grams	2	1 kg bag	19.00	Supplies Supplies
19	Almond	400.00	grams	2	metric	1.50	First 3 Ingredients Supplies
20	Almond Meal (Blanched)	250.00	grams	10	100 g	15.00	First 3 Ingredients Supplies
21	Almond Meal (Blanched)	20.00	grams	1	1 kg bag	5.00	Supplies Supplies
22	Almond Meal (Blanched)	200.00	grams	1	1 kg bag	4.00	Supplies Supplies
23	Almond Meal (Blanched)	21.00	grams	1	1 kg bag	3.11	Miscellaneous Supplies
24	Almond Meal (Blanched)	150.00	grams	1	1 kg	28.50	Miscellaneous Supplies
25	Almond Meal (Blanched)	1.00	grams	1	1 kg	1.00	First 3 Ingredients Supplies
26	Almond Meal (Blanched)	100.00	grams	1	1 kg	1.00	First 3 Ingredients Supplies
27	Almond Meal (Blanched)	50.00	grams	1	1 kg bag	12.50	Miscellaneous Supplies
28	Almond Meal (Blanched)	10.00	grams	1	1 kg	1.00	Miscellaneous Supplies
29	Almond Meal (Blanched)	1.00	grams	1	1 kg	4.00	Miscellaneous Supplies
30	Almond Meal (Blanched)	100.00	grams	1	1 kg bag	3.00	Barney's Supplies
31	Almond Meal (Blanched)	100.00	grams	1	1 kg bag	2.00	Barney's Supplies
32	Almond Meal (Blanched)	100.00	grams	1	1 kg bag	2.00	Barney's Supplies
33	Almond Meal (Blanched)	100.00	grams	1	1 kg bag	2.00	Barney's Supplies
34	Almond Meal (Blanched)	100.00	grams	1	1 kg bag	2.00	Barney's Supplies
35	Almond Meal (Blanched)	100.00	grams	1	1 kg bag	2.00	Barney's Supplies
36	Almond Meal (Blanched)	100.00	grams	1	1 kg bag	2.00	Barney's Supplies
37	Almond Meal (Blanched)	100.00	grams	1	1 kg bag	2.00	Barney's Supplies
38	Almond Meal (Blanched)	100.00	grams	1	1 kg bag	2.00	Barney's Supplies
39	Almond Meal (Blanched)	100.00	grams	1	1 kg bag	2.00	Barney's Supplies
40	Almond Meal (Blanched)	100.00	grams	1	1 kg bag	2.00	Barney's Supplies



# Sales Listing

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**Sort Options :**

Only Arms-Length Deed transactions are used for Equalization of Commercial and Residential Properties.

**Validation #** ↓

↑ **Jurisdiction**    ↑ **Class**    ↑ **Deed/Contract**

**Sales Ratio**

VALIDATIONNUMBER	Transfer Type	InstrumentNu...	BOOK	PAGE	INSTRUMENTD...	DOVLINES	ASSE\$SEDLAN	ASSE\$SEDBU...	ASSE\$SEDOV...	ASSE\$SEDTOT...	EqualizedTotal...	SalesRatioEq	Use for Equalization
111521028870008	Deed	20150460			Apr/24/2015	\$17,269	\$0	\$0	\$0	\$0	-	-	Do not Use for Equalization
111521028870009	Deed	20150459			Apr/24/2015	\$2,878	\$0	\$0	\$0	\$0	-	-	Do not Use for Equalization
221513333570009	Deed	2015-0280			Apr/20/2015	\$1	\$0	\$0	\$0	\$0	-	-	Do not Use for Equalization
221513333570011	Deed	20150208	716	238	Mar/27/2015	\$51,250	\$4,756	\$30,756	\$0	\$35,512	\$35,512	69.3%	Normal Arms-Length Tran...
221513333570012	Deed	20150209			Mar/30/2015	\$63,500	\$3,709	\$16,847	\$0	\$20,556	\$20,556	32.4%	Do not Use for Equalization
221513333580013	Deed	2015-0174			Mar/05/2015	\$105,000	\$10,495	\$52,824	\$0	\$63,319	\$63,319	60.3%	Normal Arms-Length Tran...
221513333580015	Deed	20150184	716	157	Mar/09/2015	\$70,000	\$99,676	\$10,324	\$0	\$110,000	\$110,000	157.1%	Do not Use for Equalization
221534169370011	Deed		725	301	Oct/01/2015	-	\$22,492	\$17,368	\$0	\$39,860	\$39,860	-	Do not Use for Equalization
221534169380003	Deed		725	143	Oct/20/2015	\$28,000	\$10,634	\$22,490	\$0	\$33,124	\$33,124	118.3%	Normal Arms-Length Tran...
441525165110007	Deed	ES150163			Jul/29/2015	\$125,000	\$61,932	\$326,897	\$0	\$388,829	\$388,829	311.1%	Do not Use for Equalization
441528775460005	Deed	20150697			Sep/01/2015	\$0	\$6,116	\$15,365	\$0	\$21,481	\$21,481	-	Do not Use for Equalization

**Final List posted May 1 by statute**  
**Comments must be provided within 45 days**

# Normal Deed Sales Ratios

After calculating Normal Deed Sales Ratios, they are listed in an array for each jurisdiction by class

35.7%

75.3%

92.5%

103.6%

175.1%

# The Median Ratio

The Median Ratio is the Mid Point of an array of Normal Deed Sales Ratios



Median Ratio is one component of the equalization formula

Calculated for each classification

Commercial, Residential & Multiresidential

# Finding the Median Ratio

For an odd number of  
Normal Deed Sales Ratios in the array

35.7%

75.3%

**92.5%** ← Median Ratio  
Mid Point

103.6%

175.1%

# Finding the Median Ratio

What if there is an even number of Normal Deed Sales Ratios in the array?

75.3%      **First: Add the two in the middle together**

92.5% }  $\frac{196.4}{2} = 98.2\%$  ← **Median Ratio Mid Point**

103.9% }

175.1%

**Second: Divide by 2**



Iowa Department of  
**REVENUE**

# Questions

# For DOV Questions

**Carmen.Putzier@iowa.gov**

**Karen.Cooper@iowa.gov**

# THANK YOU!!



Iowa Department of  
**REVENUE**