

City Assessor's 2020-2021 Annual Report

To the Ames City Conference Board

CHAIRPERSON:

Ames Mayor John Haila

MEMBERS:

Ames City Council

Story County Board of Supervisors

School Boards of Directors for Ames, Gilbert, Nevada and United



1875 Bird's Eye view drawing of Ames from Andreas Atlas looking northwest. (From Ames History Museum Website)

**Ames City Assessor's Budget Proposal for the 2020-2021 Fiscal
Year For the Conference Board meeting at 5:30 p.m. on January 28, 2020**

The following report outlines the structure, programs, duties and activities of the Ames City Assessor's Office.

The Mini Conference Board met January 6, 2020, to review the Assessor's budget proposal. Members present were Amber Corrieri, Ames City Council; Lisa Heddens, Story County Board of Supervisors; Jamet Colton, Ames School Board of Directors; Joe Anderson, Nevada School Board of Directors; and Greg Lynch, Ames City Assessor. Also present were Brenda Swaim (City Assessor) and Dawn Tank (City Assessor).

CONFERENCE BOARD

Iowa assessment laws can be found in Chapter 441 of the *Iowa Code*. Other chapters affect the process, and there are numerous administrative rules. The *Code* creates a Conference Board for each county. City Assessors are optional for cities with populations over 10,000. City Assessors are created by ordinance and a Conference Board is automatically created. The City Conference Board includes the City Council, School Boards of Directors (Ames, Gilbert, Nevada and United Community) and County Board of Supervisors. The Mayor is chairperson. The Conference Board votes as three voting units, with a majority of the members present for each unit determining the unit's vote. At least two members of a voting unit must be present in order to vote. A quorum is reached when at least two members from two units are present.

The Conference Board must meet annually to propose a budget for publication. The Board must meet again to hold a budget hearing and approve a budget. The Ames City Conference Board has used a subcommittee called the Mini Conference Board to facilitate the budget discussion. Each of the three voting bodies appoints one member to the Mini Board to conduct a preliminary meeting to discuss budget proposals with the Assessor and report back to their full body. The Mini Board has also been used to draft a personnel policy handbook and advise the Assessor on policy issues.

The Conference Board appoints the Assessor, Examining Board and Board of Review. The Examining Board is activated when the Assessor position is vacant, or in the unlikely event of a Deputy Assessor appealing a termination or disciplinary action.

BOARD OF REVIEW

The Ames Board of Review has five members. Members are appointed for staggered six-year terms. The *Code* requires members to have different occupations, and that at least one is experienced in real estate or construction. The Board of Review meets annually in a limited time frame to hear appeals. Most decisions from the Assessor can be appealed (e.g. value, classification, exemption).

There is one vacant seat, which needs to be filled. The expiration date for each current board member is as follows:

Thomas Jackson	12/31/2020	Gail Johnston	12/31/2024
Ron Murphy	12/31/2022	Vacant	12/31/2025
Bill Whitman	12/31/2023		

ASSESSOR

The Conference Board appoints, or reappoints, an assessor for a six-year term. Iowa assessors are required to pass a comprehensive examination before being eligible to be appointed. In order to be reappointed, 150 hours of state-approved continuing education, of which at least 90 hours must be tested courses, are required during the six-year term.

The main duties of the Assessor are to classify and value all taxable property in the assessment jurisdiction. Iowa law requires reassessment in odd-numbered years and notification of changes of value in even-numbered years. Even-numbered year changes are typically new construction or renovation of existing structures. In odd-numbered years, the Ames office recalculates values and sends notices to property owners.

In addition, the Assessor administers multiple credit and exemption programs. The most common are the homestead credit and military service exemption. Less common, but more problematic, are exemption claims for religious and charitable organizations and business property tax credits.

In the course of classifying and valuing property in Ames, extensive property-related information is acquired. Public information laws require, and common sense dictates, that most of this information be readily available for review. This often involves considerable time and effort, but it is an essential part of the operation.

It is also important for the Conference Board members to fully understand what the Assessor does not do:

- Does not calculate or collect taxes.
- Does not set the level of value – the Assessor measures the level of value, as indicated by sales of real property in Ames.
- Does not make the laws and rules for assessments.

The most visible function of the office tends to be providing information to the public via the Internet or through requests in the office. However, the first priority and the primary effort of the office is discovering changes in real property, such as new construction, and maintaining the classification and values for the entire tax base of Ames.

In summary, the Assessor has a variety of duties and functions and is an integral component of local government operations.

ASSESSED AND TAXABLE VALUES

The tax base changes for assessed and taxable values from 2018 to 2019 are shown in the following two tables:

Table 1. Assessed Values by Class

Ames Taxable Valuations by Class: 100% Assessed Values (in Thousands of Dollars)				
Class	2018 Actual	2019 Actual	Difference 2018 to 2019	% Change
Ag Land & Ag Bldgs	\$ 5,324	\$ 4,012	\$ (1,312)	-24.6%
Residential	\$ 3,548,646	\$ 3,602,940	\$ 54,294	1.5%
Multiresidential	\$ 215,828	\$ 262,683	\$ 46,855	21.7%
Commercial	\$ 823,144	\$ 874,300	\$ 51,156	6.2%
Industrial	\$ 157,934	\$ 157,038	\$ (896)	-0.6%
Railroads & Utilities Minus Gas & Electric	\$ 15,162	\$ 15,149	\$ (13)	-0.1%
Total Except Gas & Electric	\$ 4,766,038	\$ 4,916,123	\$ 150,085	3.1%
Gas & Electric Valuation	\$ 33,293	\$ 36,890	\$ 3,597	10.8%
100% Assessed Values Total	\$ 4,799,331	\$ 4,953,013	\$ 153,682	3.2%
T.I.F Value Not Included	\$0	\$0	\$0	

Source: Iowa Department of Management Reports for Story County as of January 1, 2020.

Table 2. Taxable Values by Class

Ames Taxable Valuations by Class: Rolled Back or Taxable Values (in Thousands of Dollars)				
Class	2018 Actual	2019 Actual	Difference 2018 to 2019	% Change
Ag Land & Ag Bldgs	\$ 2,989	\$ 3,259	\$ 270	9.0%
Residential	\$ 2,019,762	\$ 1,984,199	\$ (35,563)	-1.8%
Multiresidential	\$ 161,871	\$ 187,162	\$ 25,291	15.6%
Commercial	\$ 736,326	\$ 781,158	\$ 44,832	6.1%
Industrial	\$ 142,099	\$ 139,481	\$ (2,618)	-1.8%
Railroads & Utilities Minus Gas & Electric	\$ 14,192	\$ 14,076	\$ (116)	-0.8%
Total	\$ 3,077,239	\$ 3,109,336	\$ 32,097	1.0%
Military Exemptions	\$ (2,180)	\$ (2,128)	\$ 52	-2.4%
Taxable Total Except Gas & Electric	\$ 3,075,059	\$ 3,107,208	\$ 32,149	1.0%
Gas & Electric Valuation	\$ 7,839	\$ 8,337	\$ 498	6.4%
Taxable Values Total	\$ 3,082,898	\$ 3,115,545	\$ 32,647	1.1%
T.I.F Value Not Included	\$0	\$0	\$0	

Source: Iowa Department of Management Reports for Story County as of January 1, 2020.

Categorical changes of the 2019 taxable values are illustrated in the following table:

Table 3. Taxable Value by Class: Reasons for Value Changes

Class	2018 Taxable Value (in Thousands)	2019 Taxable Value (in Thousands)	Change from Revalue, Equalization of Existing Property	Change from Class Transfers & Annexation	Net Change from New Construction & Buildings Removed	Change from Rollback Percentage	Change from New & Expiring Exemptions, TIF, Court Reductions,	Total Change 2018 to 2019 (in Thousands)
Agricultural	\$2,989	\$3,259	(\$2,537)	\$1,488	\$48	\$1,350	(\$79)	\$270
% Changes			-84.9%	49.8%	1.6%	45.2%	-2.6%	9.0%
Residential	\$2,019,762	\$1,984,199	\$764	(\$10,888)	\$34,496	(\$65,429)	\$5,493	(\$35,563)
% Changes			0.0%	-0.5%	1.7%	-3.2%	0.3%	-1.8%
MultiResidential	\$161,871	\$187,162	\$18,150	\$12,308	\$32,478	(\$8,094)	(\$29,552)	\$25,291
% Changes			11.2%	7.6%	20.1%	-5.0%	-18.3%	15.6%
Commercial	\$736,326	\$781,158	\$38,187	(\$7,086)	\$22,291	\$0	(\$8,561)	\$44,832
% Changes			5.2%	-1.0%	3.0%	0.0%	-1.2%	6.1%
Industrial	\$142,099	\$139,481	(\$3,726)	\$231	\$16,491	\$0	(\$15,614)	(\$2,618)
% Changes			-2.6%	0.2%	11.6%	0.0%	-11.0%	-1.8%
Totals	\$3,063,047	\$3,095,259	\$50,839	(\$3,946)	\$105,805	(\$72,173)	(\$48,312)	\$32,212
% Changes			1.7%	-0.1%	3.5%	-2.4%	-1.6%	1.1%

Note: Does not include state-assessed property

Source: 2019 Reconciliation Report.

Agricultural assessed values (Table 1) decreased 24.6% from 2018 to 2019. This was due primarily to revaluation.

Agricultural taxable values (Tables 2 & 3) increased 9.0% from 2018 to 2019. This was due primarily to annexation and a decrease in the roll back.

Residential assessed values (Table 1) increased 1.5% from 2018 to 2019. This was a result of an increase in new construction.

Residential taxable values (Tables 2 & 3) experienced a decrease of 1.8% from 2018 to 2019. The largest contributing factors for the decrease was due to class transfers and a roll back decrease.

Multi-Residential assessed values (Table 1) experienced an increase of 21.7% from 2018 to 2019. The largest contributing factors for the increase was revaluation, class transfers and new construction.

Multi-Residential taxable values (Tables 2 & 3) increased 15.6% from 2018 to 2019. This was mostly the result of revaluation, class transfers and new construction. The increase was offset because of a decrease of the rollback and an increase in abatements.

Commercial assessed values (Table 1) experienced an increase of 6.2% from 2018 to 2019. This is primarily the result of revaluation and new construction.

Commercial taxable values (Tables 2 & 3) experienced an increase of 6.1% from 2018 to 2019. The increase caused by revaluation and new construction was slightly offset by the loss caused by transfers and exemptions.

Industrial assessed values (Table 1) experienced a negligible decrease of 0.6% from 2018 to 2019. This is due to primarily to revaluation.

Industrial taxable values (Tables 2 & 3) experienced a slight decrease from 2018 to 2019 of 1.8%. Categorically it increased due to transfers and new construction, while decreasing because of revaluation and abatements.

The overall change for the upcoming fiscal year is 1.1% more taxable value, as shown in Table 2.

STAFF

The permanent employees of the City Assessor's Office and their starting dates with this office are as follows:

▪ Gregory P. Lynch, City Assessor	February	2006
▪ Brenda M. Swaim, Chief Deputy Assessor	December	1996
▪ Judy K. Heimerman, Appraisal Technician	January	1990
▪ Dawn M. Tank, Administrative Assistant	January	2015
▪ Scott A. Harvey, Residential Appraiser	April	2016
▪ Christopher W. Bilslend, Residential Appraiser II	January	2017
▪ Daniel A. Boberg, Appraisal Technician	August	2017
▪ Lisa M. Henschel, Database Manager	December	2017

DEPARTMENT ACTIVITIES

Revaluation of existing properties is continuous. Staff has been busy this fall and winter measuring, listing and valuing new construction and remodeled properties. The staff is constantly engaged in acquiring information about building changes, construction costs, selling prices and terms, and numerous other items that affect market value. Sales information is reviewed and investigated through phone calls, letters and inspections. Due to the efforts of the entire staff, the assessed property values assigned by the Ames City Assessor's Office consistently rank among the most uniform and equitable assessments in the state.

There is ongoing development of our Beacon website (www.AmesAssessor.org) to better serve the needs of our customers. The site continues to be our most active method of communication with them. The data files created for the website are the backbone of real property information for several city and county departments. Map files are uploaded regularly from the Story County Auditor's files, and data files are uploaded nightly from the county's real estate system and both assessors' offices. In addition, map layers for Ames zoning are updated by the city's GIS staff as Planning makes zoning changes.

Digital photos for most properties are available on our website, but continue to require ongoing maintenance.

RESIDENTIAL SALES FOR 2019

The table on **Attachment C** shows the quarterly activity of sales that are good for analysis (arms-length sales). The number of new homes built in 2019 that sold increased to 45, up a significant 29% from the 35 that were constructed in 2018.

New Construction Sales: The price per square foot is the most reliable indication of price increase. Annual percentage changes and cumulative changes since 1995 are the right two columns. The report shows that the sales price for new homes decreased slightly by 2.6%. (This is shown in the row heading "New construction sales" for 2019.) Price per square foot was \$250.88 in 2018 and \$244.41 in 2019. The median sales price also showed a decrease of 17.8% from \$452,000 in 2018 to \$371,575 in 2019 (shown under the column heading "Median Price").

Existing House Sales: The total number of sales increased by 10.4% from 635 in 2018 to 701 in 2019. The average sale price per square foot remained basically unchanged. It was \$158.35 in 2018 and \$158.48 in 2018. (This is shown in the row heading "Existing houses".) The median sales price

showed an increase of 4.5% from \$210,500 in 2018 to \$220,000 in 2019 (shown in the column heading "Median Price").

ASSESSMENT ROLLS FOR 2019

We mailed out a total of 2,184 assessment rolls for January 1, 2019. The following table breaks them down by property class:

2019 Assessment Rolls by Property Class

Class	Number of Assessment Rolls
Ag	143
Ag with Ag Dwelling	6
Commercial	930
Dual Class *	40
Exempt	5
Industrial	5
Multi-Residential	221
Residential	834
Total	2,184

* Both Commercial & Multi-Residential

ASSESSMENT APPEALS

Informal Hearings: It was the fourth year for informal hearings. Prior to this, after April 1, our office could not change assessments, only the Board of Review, Property Assessment Appeal Board or District Court had that authority. The Iowa Code was amended and now we can have an informal hearing, and change a value until April 25, provided we have a written agreement with the property owner.

This new process now usurps the month of April that we previously used for Board of Review preparation. In essence, what this law change did was to lengthen the appeal process time and compress the time we have to get ready for it.

We had 66 property owners contact us about informal hearings. We completed 15 commercial, 37 residential and 2 multi-residential informal agreements. Of the 37 residential agreements, 16 of them were for the condominium units at 2355 Hamilton Circle.

2019 Informal Hearings: Number of Signed Agreements by Class

Class	Number of Signed Agreements
Agricultural	0
Residential Dwelling on Agricultural Realty	0
Residential "outside incorporated cities"	0
Residential "within incorporated cities"	37
Commercial	15
Industrial	0
Multi-Residential	2
Total	54

Board of Review: Below are the number of protests filed with the Board of Review and the results of the appeals:

CLASS	NUMBER OF PROTESTS	NUMBER UPHELD	NUMBER DENIED
Agricultural	0	0	_____
Residential Dwelling on Agricultural Realty	0	0	_____
Residential "outside incorporated cities"	0	0	_____
Residential "within incorporated cities"	952*	212*	740
Commercial	41	7	34
Industrial	3	2	1
Multi-Residential	19	2	17
TOTAL	1015	223	792

* Note: 941 of the residential protests were condominium units.

I want to publicly thank the Board members for their hard work in resolving the often-difficult differences of opinions on assessed values

Ames City Assessor
2020 Budget Proposal and Conference Board Report

PAAB and District Court: For 2019, we had nine cases filed with the Property Assessment Appeal Board and four cases filed with District Court. These are shown in the following table:

Property ID or MAP ID	Type / Use	Address	Assessed Value	Appellant	PAAB or District Court	Notes
05-27-476-020 Property ID	Walmart (North Ames)	3105 Grand Ave	\$ 18,731,000	Walmart, Inc. and Wal-mart Real Estate Business Trust	District	
05-34-150-010 Property ID	Multi-Residential (Apartments)	2001 Prairie View West	\$ 2,275,000	Prairie West Ames LLC	PAAB	
05-34-151-270 Property ID	Multi-Residential (Apartments)	2212 Prairie View West	\$ 2,376,300	Prairie West Ames LLC	PAAB	
05-34-153-010 Property ID	Multi-Residential (Retirement Community)	1801 20th St	\$ 17,969,900	Northcrest, Inc	District	
05-34-227-120 Property ID	Walgreen's	2719 Grand Ave	\$ 3,424,600	Walgreen Co. (#12108)	District	
09-10-251-040 Property ID	Multi-Residential (Apartments)	439 S Maple Avenue	\$ 805,000	His Properties LLC Her Properties LLC	PAAB	Settled 12-18-2019 \$ 665,000
09-10-477-010 Map ID	Condominiums	1407 - 1525 S Grand Ave	\$ 23,501,600	Campus Crest at Ames LLC	PAAB	Withdrew 10-11-2019
09-11-175-240 09-11-175-250 09-11-175-260 09-11-175-270 Property IDs	Multi-Residential (Apartments)	301 S 5th St 321 S 5th St 407 S 5th St 420 S Walnut Ave 428	\$ 4,695,000 \$ 2,641,000 \$ 2,660,000 \$ 1,590,000	321 South 5th Street LLC	PAAB	Withdrew 10-31-2019
09-11-176-048 Property ID	Restaurant	519 S Duff Ave	\$ 2,030,200	Texas Roadhouse	PAAB	
09-11-251-300 Property ID	Walmart (South Ames)	534 S Duff Ave	\$ 18,000,000	Walmart, Inc. and Wal-Mart Stores, Inc.	District	
09-13-100-250 Property ID	Car Dealership	1700 SE 16th St	\$ 6,350,400	Deery & Deery, LLC	PAAB	
09-15-225-025 Map ID	Condominiums	709 - 810 Bay Dr 1715 - 1917 Copper Beech 805 Coral Dr 711 - 812 Cove Dr 1717 S Grand Ave 713 - 814 Sandcastle Dr 703 - 804 Shore Dr 715 - 815 Wave Dr	\$ 31,885,500	CB At Ames LLC	PAAB	Withdrew 10-11-2019
10-07-175-010 Property ID	Office	416 S Bell Ave	\$ 6,750,000	REG Capital LLC	PAAB	

BUDGET PROPOSAL

Attachment A is the budget expense proposal. Explanations for various line item expenses follow:

Salaries: The expense items for the Assessor and all other staff are budgeted with a 3% cost of living increase and a 2% merit pool, for a total of 5%. (As always, exact salaries for staff will be based upon individual evaluations.)

Board of Review salaries are \$17.50 per hour. There is also a clerk to take the minutes. For budgeting purposes, we estimate that the clerk will need to put in 1.5 times the hours of the Board. The clerk is paid at a rate of \$15.00 per hour. Due to 2021 being a revaluation year, we budgeted the line item at \$6,000.

For extra help and interns we have budgeted \$40,000, which is the same amount we had for the current fiscal year. For FY 2019-2020 we are projecting the use of only \$9,000 of the \$40,000 by the end of June. Aside from our usual workload this fiscal year, the office has been busy trying to implement two new programs (Mobile Assessor and Enterprise Content Management), so we have not had the time to hire and train extra help. During 2020-2021, we would like to employ extra help to assist us with various projects.

Taxable Fringe Benefits: This line includes mileage allowance for four of the full-time employees who use their private auto for work purposes. Employees must provide a copy of their insurance card and driver's license annually. In return for maintaining liability insurance and a dependable vehicle that is available to the employee during working hours, each full-time employee is paid monthly as follows (less mileage reimbursement*):

Assessor	\$100
Deputy	\$90
Appraisers (2)	\$90

Also included in the amount is a monthly cell phone allowance of \$40.00 a month for the five full-time staff that have regular duties outside the office. The allowance is paid if the employee has a cell phone available for office use during work hours as well as for on-call availability for IT staff.

Additionally, it also includes a \$100 stipend to reimburse Board of Review members for the use of their laptops during sessions.

Health Insurance: The amount budgeted last year was based on our current and projected staffing and use levels. I received notice that we could expect a 3.9% increase in health insurance costs for the upcoming fiscal year.

This also includes a pro-rated amount of the group workers' compensation insurance for the fiscal year.

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This also includes a pro-rated amount of the group workers' compensation insurance for the fiscal year.

Life and Disability Insurance: This line represents life and disability insurance from the city for all benefited employees.

Board of Review Expenses: This line represents payment of the Board's mileage, postage and supplies. The cost comes to \$1,900.

Supplies, Telephone, Etc.: These amounts are mostly self-explanatory. Most are based on past experience and the city's estimate of charges for next year.

* **Mileage:** This line represents reimbursement to employees who use their personal auto for work purposes. It is paid at the current IRS rate. (As of December 30, the rate was \$0.58 per mile.)

We have access to a pool vehicle provided by the city whenever possible. The rate for it is currently \$0.45 per mile.

Special Projects:

Consulting for Updated Residential Model: We have allocated \$16,000 to have Robert Gludemans consult and develop a multiple regression model for the 2021 revaluation of our residential properties. Mr. Gludemans developed the current model we are using.

District Court Case Concerning Northcrest Exemption: The property at 1801 20th Street has gone to District Court over the taxable portion (\$381,900) of the total assessed value (\$17,969,900). At question is whether the independent living units on the property qualify for the charitable and/or benevolent exemption. We have budgeted \$25,000 to help cover trial costs.

Submitted January 16, 2020, by Gregory P. Lynch, Ames City Assessor.

**AMES CITY ASSESSOR
2020-2021 BUDGET PROPOSAL**

Item	FY 18-19 Actual Expenses	FY 19-20 Actual Expenses for the First 13 Requisitions	FY 19-20 Projected Expenses for the Year	FY 19-20 Budget	FY 20-21 Proposed Budget	% of Change Between Proposed & Current Budget
Assessor	\$ 142,946	\$ 74,964	\$ 150,065	\$ 150,202	\$ 157,716	5.0%
Deputy	114,368	59,976	120,062	120,172	126,178	5.0%
Staff	335,011	175,972	351,687	365,430	383,682	5.0%
Longevity	1,300	670	1,360	1,410	1,520	7.8%
Overtime Pay	383	-	1,000	5,000	5,000	0.0%
Extra Help / Interns	22,620	2,458	9,000	40,000	40,000	0.0%
Board of Review	1,772	-	2,000	2,000	6,000	200.0%
Taxable Fringe Benefits	5,433	2,543	5,500	5,500	5,800	5.5%
F.I.C.A. @ 7.65%	45,745	22,771	48,245	52,904	55,100	4.2%
I.P.E.R.S. @ 9.44%	58,675	29,858	59,110	64,590	68,950	6.8%
Health Insurance & Workers' Comp	118,141	61,203	120,630	122,800	127,300	3.7%
Unemployment Compensation	-	-	-	500	500	0.0%
Life & Disability Insurance	3,888	2,071	4,154	4,100	4,500	9.8%
Total Payroll & Related Expenses	\$ 850,282	\$ 432,486	\$ 872,813	\$ 934,608	\$ 982,246	5.1%
Board of Review Expenses	\$ 743	\$ 167	\$ 800	\$ 1,500	\$ 1,900	26.7%
Office Supplies	2,243	2,362	5,000	6,000	7,000	16.7%
Postage & Mailing	1,251	249	1,500	4,000	6,000	50.0%
Employee Mileage & Expenses	2,370	1,118	3,000	5,640	4,500	-20.2%
Communication Services	5,794	2,984	6,270	6,900	6,900	0.0%
MAPS & GIS Project	14,200	9,750	14,200	14,200	14,710	3.6%
Data Processing Services / Major Software	129,548	29,790	97,500	106,429	111,413	4.7%
Education & Training	21,201	16,399	22,000	25,000	25,000	0.0%
Utilities (City Hall Expenses)	18,347	1,015	18,300	18,563	18,600	0.2%
Equipment Rental & Maintenance	5,769	1,093	3,100	4,200	6,610	57.4%
Equipment & Machinery (Purchases)	17,478	-	1,930	12,930	14,500	12.1%
Assessment Appeals / Court Costs	14,700	28,296	66,000	66,000	66,000	0.0%
Management Services / Contingency	998	360	1,000	1,000	1,000	0.0%
Total Office Expenses	\$ 234,642	\$ 93,583	\$ 240,600	\$ 272,362	\$ 284,133	4.3%
Total Payroll & Office Expenses	\$ 1,084,924	\$ 526,069	\$ 1,113,413	\$ 1,206,970	\$ 1,266,379	4.9%
Consulting for Updated Residential Model (Data Processing)	\$ -	\$ -	\$ -	\$ -	\$ 16,000	N/A
District Court Case Concerning Northcrest Exemption (Assessment Appeals / Court Costs)	-	-	-	-	25,000	N/A
Revaluation Project	-	-	-	-	-	N/A
Total Special Projects	\$ -	\$ -	\$ -	\$ -	\$ 41,000	N/A
Total Expenses	\$ 1,084,924	\$ 526,069	\$ 1,113,413	\$ 1,206,970	\$ 1,307,379	8.3%

DATA PROCESSING SERVICES / MAJOR SOFTWARE 2020 - 2021 PROPOSED BUDGET	
City of Ames (Network, Email, Microsoft Office 365, GIS, EnerGov)	\$ 32,318
Story County (Fiber Connectivity)	3,600
Oxen Technology (Monthly Managed Services, Etc.)	11,373
Harris Computer Systems (ProVal)	15,350
Tyler Technologies (Incode & Eagle Recorder)	6,456
Data Cloud Solutions (Mobile Assessor)	6,487
Pictometry Aerial Photography	11,399
OPG-3 (Document Management)	12,070
Consulting on Miscellaneous Data Processing Issues	500
Miscellaneous Expenses	11,860
Total Proposed Budget	\$ 111,413

NOTICE OF PUBLIC HEARING -- PROPOSED BUDGET

Fiscal Year July 1, 2020 - June 30, 2021

Assessing Jurisdiction: AMES CITY ASSESSOR

The Conference Board of the above-named Assessing Jurisdiction will conduct a public hearing on the proposed fiscal year budget as follows:

Meeting Date: 2/25/2020 Meeting Time: 06:00 PM

Meeting Location: Council Chambers, Ames City Hall, 515 Clark Ave, Ames, IA

At the public hearing any resident or taxpayer may present their objections to, or arguments in favor of, any part of the proposed budget. This notice represents a summary of the supporting detail of receipts and expenditures on file with the Conference Board Clerk. Copies of the Supplemental Budget Detail will be furnished to any taxpayer upon their request.

	FYE June 30, 2019 Actual	FYE June 30, 2020 Re- estimated	FYE June 30, 2021 Proposed	Transfers Out	Estimated Ending Fund Balance FY 2021	Estimated Beginning Fund Balance FY 2021	Estimated Other Receipts	Transfers In	Estimated Amount To be Raised By Taxation
1. Assessment Expense	1,084,924	1,113,413	1,307,379		273,632	506,011	2,889	0	1,072,111
2. FICA				0	0	0	0		0
3. IPERS				0	0	0	0		0
4. Emergency				0	0	0	0		0
5. Unemployment Comp.	0	0	0	0	0	0	0		0
6. Tort Liability	0	0	0	0	0	0	0		0
7. TOTAL	1,084,924	1,113,413	1,307,379	0	273,632	506,011	2,889	0	1,072,111

Proposed taxation rate per \$1,000 valuation: 0.34504

Residential Sales Summary by Quarter for Ames, Iowa

As of January 15, 2020

Sales Period:	# Sold	Average Price	Average Hse Size	Price per SF	Average Year Built	Median Price	Annual % Change per SF	Cumulative % Change \$/SF 1995 base
1st Quarter 1995	74	\$113,790	1,517	\$75.00	1961.1			
2nd Quarter 1995	147	\$120,453	1,411	\$85.38	1965.5			
3rd Quarter 1995	171	\$107,542	1,362	\$78.95	1962.3			
4th Quarter 1995	123	\$123,608	1,480	\$83.51	1963.1			
1995 Total Year	515	\$115,962	1,427	\$81.29	1963.2	\$97,750	n/a	n/a
1995 Sales Detail - Existing & New:								
<i>Existing houses</i>	452	\$106,322	1,355	\$78.47	1959	\$92,000	n/a	n/a
<i>New construction sales</i>	63	\$185,129	1,940	\$95.43	1994	\$172,676	n/a	n/a
1st Quarter 2016	138	\$213,692	1,493	\$143.13	1972.1			
2nd Quarter 2016	245	\$220,832	1,443	\$153.04	1976.2			
3rd Quarter 2016	188	\$238,469	1,497	\$159.30	1975.6			
4th Quarter 2016	150	\$225,579	1,461	\$154.40	1976.9			
2016 Total	721	\$225,052	1,470	\$153.06	1975.4	\$195,000	10.2%	88.3%
2016 Sales Detail - Existing & New processed to date:								
<i>Existing houses</i>	688	\$217,570	1,458	\$149.22	1973	\$195,000	10.7%	90.2%
<i>Single-Family Detached</i>	563	\$224,367	1,516	\$148.00	1970	\$199,000		
<i>Townhouses/Condos</i>	125	\$186,953	1,196	\$156.32	1990	\$167,500		
<i>New construction sales</i>	33	\$381,044	1,724	\$221.02	2015	\$365,500	8.3%	131.6%
<i>Single-Family Detached</i>	26	\$401,525	1,828	\$219.65	2016	\$377,990		
<i>Townhouses/Condos</i>	7	\$304,972	1,339	\$227.76	2015	\$320,000		
1st Quarter 2017	71	\$234,114	1,511	\$154.94	1976.5			
2nd Quarter 2017	261	\$256,752	1,584	\$162.09	1977.2			
3rd Quarter 2017	223	\$242,145	1,485	\$163.06	1979.4			
4th Quarter 2017	154	\$237,740	1,530	\$155.39	1974.9			
2017 Total	709	\$245,761	1,534	\$160.23	1977.3	\$225,000	4.7%	97.1%
2017 Sales Detail - Existing & New processed to date:								
<i>Existing houses</i>	653	\$234,007	1,514	\$154.56	1974	\$215,000	3.6%	97.0%
<i>Single-Family Detached</i>	524	\$242,540	1,574	\$154.09	1969	\$221,750		
<i>Townhouses/Condos</i>	129	\$199,349	1,273	\$156.60	1993	\$174,900		
<i>New construction sales</i>	56	\$382,819	1,763	\$217.14	2017	\$348,662	-1.8%	127.5%
<i>Single-Family Detached</i>	42	\$424,715	1,912	\$222.13	2017	\$389,750		
<i>Townhouses/Condos</i>	14	\$257,128	1,315	\$195.53	2017	\$237,355		
1st Quarter 2018	120	\$227,403	1,481	\$153.55	1976.8			
2nd Quarter 2018	202	\$257,350	1,518	\$169.58	1980.0			
3rd Quarter 2018	214	\$244,806	1,468	\$166.79	1975.9			
4th Quarter 2018	134	\$235,622	1,447	\$162.88	1974.7			
2018 Total	670	\$243,634	1,481	\$164.51	1977.1	\$215,000	7.5%	102.4%
2018 Sales Detail - Existing & New processed to date:								
<i>Existing houses</i>	635	\$231,039	1,459	\$158.35	1975	\$210,500	2.5%	101.8%
<i>Single-Family Detached</i>	499	\$239,958	1,521	\$157.76	1970	\$214,000		
<i>Townhouses/Condos</i>	136	\$198,311	1,231	\$161.10	1992	\$193,000		
<i>New construction sales</i>	35	\$472,152	1,882	\$250.88	2017	\$452,000	15.5%	162.9%
<i>Single-Family Detached</i>	30	\$473,831	1,909	\$248.21	2017	\$441,991		
<i>Townhouses/Condos</i>	5	\$462,079	1,722	\$268.34	2017	\$452,604		
1st Quarter 2019	123	\$221,558	1,417	\$156.36	1974.3			
2nd Quarter 2019	275	\$243,377	1,491	\$163.23	1975.7			
3rd Quarter 2019	192	\$258,663	1,524	\$169.73	1978.2			
4th Quarter 2019	156	\$248,859	1,517	\$164.05	1975.2			
2019 Total	746	\$244,860	1,493	\$164.04	1976.0	\$226,000	-0.3%	101.8%
2019 Sales Detail - Existing & New processed to date:								
<i>Existing houses</i>	701	\$235,177	1,484	\$158.48	1973	\$220,000	0.1%	102.0%
<i>Single-Family Detached</i>	562	\$242,490	1,544	\$157.05	1969	\$225,000		
<i>Townhouses/Condos</i>	139	\$205,608	1,242	\$165.55	1993	\$190,000		
<i>New construction sales</i>	45	\$395,701	1,619	\$244.41	2018	\$371,575	-2.6%	156.1%
<i>Single-Family Detached</i>	25	\$466,355	1,861	\$250.59	2018	\$450,067		
<i>Townhouses/Condos</i>	20	\$307,382	1,317	\$233.40	2018	\$289,000		
NOTE 1: Sales are assigned to quarters according to the month and year the deed was executed.								
NOTE 2: 1-family houses include townhouses, condominiums, detached houses, and attached houses.								
NOTE 3: Recent quarters may include unverified sales information; all sales are subject to correction.								
NOTE 4: Recent sales may not be included. New houses are not included until after they have been inspected.								