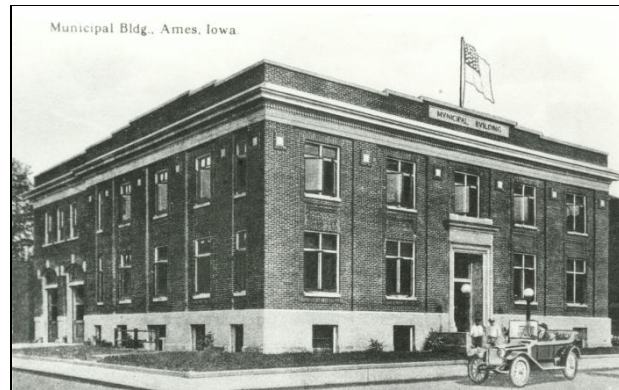


City Assessor's 2017-2018 Annual Report To the Ames City Conference Board



Conference Board Members

Chairperson:

Ames Mayor Ann Campbell

Ames City Council:

Bronwyn Beatty-Hansen • Gloria Betcher • Amber Corrieri • Tim Gartin • Chris Nelson • Peter Orazem

Story County Board of Supervisors:

Marty Chitty • Lauris Olson • Rick Sanders

School Boards of Directors:

Ames:

Rodney Briggs • Luke Deardorff • Mike Espeset • Alisa Frandsen • Tim Rasmussen
• Lewis Rosser • Bill Talbot

Gilbert:

Brian Anderson • Sean Barber • Tyler Holck • Kim Mosiman • John Nelson

United:

Valerie Brewer • Leonard Larsen • Ron Miller • Kathy Toms • Kristin Zehner

Ames City Assessor's Budget Proposal for the 2017-2018 Fiscal Year
For the Conference Board meeting at 5:30 p.m. on January 24, 2017

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

The Mini Conference Board met January 10, 2017, to review the Assessor's budget proposal. Members present were Peter Orazem, Ames City Council; Bill Talbot, Ames School Board of Directors; Lauris Olson, Story County Board of Supervisors; 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, 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). The expiration date for each of the board members is as follows:

| | | | |
|---------------|------------|----------------|------------|
| Roy Zingg | 12/31/2017 | Thomas Jackson | 12/31/2020 |
| Judy Albright | 12/31/2018 | Vacant | 12/31/2021 |
| Jami Larson | 12/31/2019 | | |

Tom Carey's term ended December 31, 2016. We thank him for his years of service. Ron Murphy has applied to become his replacement. Ron is a realtor with Friedrich Realty and his knowledge of our market would be an asset to the Board. I recommend that the Conference Board appoint him.

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 2015 to 2016 are shown in the following two tables:

Table 1. Assessed Values

| Ames Taxable Valuations by Class: 100% Assessed Values (in Thousands of Dollars) | | | | |
|---|---------------------|---------------------|----------------------------|-------------|
| Class | 2015 Actual | 2016 Actual | Difference 2015 to 2016 | % Change |
| Ag Land & Ag Bldgs | \$ 3,575 | \$ 3,652 | \$ 77 | 2.2% |
| Residential | \$ 2,962,478 | \$ 3,040,783 | \$ 78,305 | 2.6% |
| Multiresidential | \$ 123,939 | \$ 132,869 | \$ 8,931 | 7.2% |
| Commercial | \$ 774,437 | \$ 784,381 | \$ 9,944 | 1.3% |
| Industrial | \$ 151,482 | \$ 152,246 | \$ 764 | 0.5% |
| Railroads & Utilities Minus Gas & Electric | \$ 12,198 | \$ 13,330 | \$ 1,132 | 9.3% |
| Total Except Gas & Electric | \$ 4,028,108 | \$ 4,113,931 | \$ 85,823 | 2.1% |
| Gas & Electric Valuation | \$ 17,702 | \$ 24,928 | \$ 7,226 | 40.8% |
| 100% Assessed Values Total | \$ 4,045,810 | \$ 4,138,859 | \$ 93,048 | 2.3% |
| T.I.F Value Not Included | \$0 | \$0 | \$0 | |

Source: Iowa Department of Management Reports for Story County as of January 1, 2016.

Table 2. Taxable Values

| Ames Taxable Valuations by Class: Rolled Back or Taxable Values (in Thousands of Dollars) | | | | |
|--|---------------------|---------------------|----------------------------|-------------|
| Class | 2015 Actual | 2016 Actual | Difference 2015 to 2016 | % Change |
| Ag Land & Ag Bldgs | \$ 1,649 | \$ 1,735 | \$ 86 | 5.2% |
| Residential | \$ 1,647,905 | \$ 1,731,394 | \$ 83,489 | 5.1% |
| Multiresidential | \$ 106,897 | \$ 109,617 | \$ 2,720 | 2.5% |
| Commercial | \$ 696,993 | \$ 705,943 | \$ 8,950 | 1.3% |
| Industrial | \$ 136,334 | \$ 137,021 | \$ 687 | 0.5% |
| Railroads & Utilities Minus Gas & Electric | \$ 11,523 | \$ 12,510 | \$ 987 | 8.6% |
| Total | \$ 2,601,301 | \$ 2,698,221 | \$ 96,920 | 3.7% |
| Military Exemptions | \$ (2,350) | \$ (2,323) | \$ 27 | -1.1% |
| Taxable Total Except Gas & Electric | \$ 2,598,951 | \$ 2,695,897 | \$ 96,946 | 3.7% |
| Gas & Electric Valuation | \$ 5,323 | \$ 669 | \$ (4,654) | -87.4% |
| Taxable Values Total | \$ 2,604,274 | \$ 2,696,566 | \$ 92,292 | 3.5% |
| T.I.F Value Not Included | \$0 | \$0 | \$0 | |

Source: Iowa Department of Management Reports for Story County as of January 1, 2016.

Categorical changes of the 2016 taxable values are illustrated in the following table:

Table 3. Taxable Values

| Class | 2015 Taxable Value (in Thousands) | 2016 Taxable Value (in Thousands) | Change from Revalue 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, Equalization | Total Change 2015 to 2016 (in Thousands) |
|---|--------------------------------------|--------------------------------------|--|--|--|---------------------------------|--|---|
| Residential | \$1,647,905 | \$1,731,394 | \$7,040 | \$784 | \$45,460 | \$39,934 | (\$9,728) | \$83,490 |
| % Changes | | | 0.4% | 0.0% | 2.8% | 2.4% | -0.6% | 5.1% |
| MultiResidential | \$106,897 | \$109,617 | \$1,877 | \$2,300 | \$11,456 | (\$4,983) | (\$7,931) | \$2,720 |
| % Changes | | | 1.8% | 2.2% | 10.7% | -4.7% | -7.4% | 2.5% |
| Commercial | \$696,993 | \$705,943 | \$4,883 | (\$5,136) | \$53,318 | \$0 | (\$44,114) | \$8,950 |
| % Changes | | | 0.7% | -0.7% | 7.6% | 0.0% | -6.3% | 1.3% |
| Industrial | \$136,334 | \$137,021 | \$0 | (\$18) | \$2,353 | \$0 | (\$1,647) | \$688 |
| % Changes | | | 0.0% | 0.0% | 1.7% | 0% | -1.2% | 0.5% |
| Agricultural | \$1,649 | \$1,735 | (\$521) | \$340 | \$0 | \$51 | \$217 | \$86 |
| % Changes | | | -31.6% | 20.6% | 0.0% | 3.1% | 13.1% | 5.2% |
| Totals | \$2,589,777 | \$2,685,710 | \$13,279 | (\$1,731) | \$112,586 | \$35,003 | (\$63,203) | \$95,934 |
| % Changes | | | 0.5% | -0.1% | 4.3% | 1.4% | -2.4% | 3.7% |
| <i>Note: Does not include state-assessed property</i> | | | | | | | | |

Source: 2016 Abstract of Assessment; 2016 Reconciliation Report.

Agricultural assessed values (Table 1) increased 2.2% from 2015 to 2016. This was due primarily to reclassification.

Agricultural taxable values (Tables 2 & 3) experienced an increase of 5.2% from 2015 to 2016. Categorically it decreased due to revaluation. Increases were due to transfers and annexation and an increase in the rollback.

Residential assessed values (Table 1) increased 2.6% from 2015 to 2016. This was a result of revaluation, new construction and class change from commercial.

Residential taxable values (Tables 2 & 3) experienced an increase of 5.1% from 2015 to 2016. The largest contributing factors were the increase due to revaluation, new construction and increase in rollback.

Multiresidential assessed values (Table 1) experienced an increase of 7.2% from 2015 to 2016. The largest contributing factors were the increase due to revaluation, new construction.

Multiresidential taxable values (Tables 2 & 3) increased 2.5% from 2015 to 2016. This was a result of revaluation, new construction and class change from commercial. It decreased because the rollback decreased.

Commercial assessed values (Table 1) experienced an increase of 1.3% from 2015 to 2016. This is primarily the result of new construction.

Commercial taxable values (Tables 2 & 3) experienced a similar increase of 1.3% from 2015 to 2016. The increase caused by new construction was offset by the loss caused by exemptions.

Industrial assessed values (Table 1) experienced an increase of 0.50% from 2015 to 2016. This is due to new construction.

Industrial taxable values (Tables 2 & 3) mirrored the 100% assessed values from 2015 to 2016. Categorically it increased due to revaluation and decreased because of exemptions.

Excluding railroads and utilities, the overall change for the upcoming fiscal year is 3.7% more taxable value, as shown in Table 3.

DEPARTMENT ACTIVITIES

After much difficulty, we are happy to report that both of our appraiser positions will be filled starting January 25.

We have interviewed two different groups of applicants for the Database Manager position, but unfortunately we will have to reopen the application process for it.

We have had a very difficult time keeping up our workload. The rate at which our city is growing is too much for us to handle. We recognize that we have been at a disadvantage because of the turnover of our Appraisers, and the vacant Database Manager position.

We looked at our current workflow process and decided in the spirit of process improvement we needed a professional to help us become more efficient. I called and spoke with Peter Orazem in May of 2016 and informed him of our plan and asked him for suggestions on whom to use. He suggested we contact Rick Brimeyer. Rick has previously worked with both Fleet Services and Parks & Recreation on projects. I spoke with Corey Mellies, Director of Fleet Services, and Keith Abraham, Director of Parks & Recreation, about their experience with Rick. They both gave very favorable recommendations. I contacted Rick and he informed me that his current workload was very heavy, but that he has worked with Susan Parker who specializes in office workflow process. We then contracted with her to facilitate and lead a process improvement operation.

We met with Susan and provided information on how we currently operate, and she has conducted multiple meetings with us. After studying our office procedures and current staffing level, she has recommended that we add one more Administrative Assistant. I have budgeted for this position.

We were lucky enough this fall to employ two interns who have really excelled at getting the residential construction entered into our database. 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 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.

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 2016 that sold appears to be down from 2015.

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 increased. The average new home price per square foot is up approximately 8.3% as compared to 2015 (shown in the row heading "New construction sales"). It was \$204.16 in 2015 and \$221.02 in 2016. The median sales price showed an increase of 4.9% from \$348,538 in 2015 to \$365,500 in 2016 (shown in the column heading "Median Price").

Existing House Sales: The total number of sales decreased by 23.2% from 897 in 2015 to 689 in 2016. The average sale price per square foot shows an increase of 10.5% from \$134.81 in 2015 to \$148.97 in 2016 (shown in the row heading "Existing houses"). The median sales price showed a decrease of 2.3% from \$198,500 in 2015 to \$194,000 in 2016 (shown in the column heading "Median Price").

There is ongoing development of our Beacon website (WWW.AmesAssessor.org) to better serve our needs as well as the public's. This site continues to be our most active method of communication with the public. 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 the Planning department makes zoning changes.

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

STAFF

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

- | | | |
|---|----------|------|
| ▪ Greg Lynch, City Assessor | February | 2006 |
| ▪ Brenda Swaim, Chief Deputy Assessor | December | 1996 |
| ▪ Judy Heimerman, Office Assistant I | January | 1990 |
| ▪ Dawn Tank, Administrative Assistant | January | 2015 |
| ▪ Scott Harvey, Residential Appraiser | April | 2016 |
| ▪ Chris Bilslend, Residential Appraiser | January | 2017 |
| ▪ Database Manager | | |

BUDGET PROPOSAL

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

Salaries: Initially I was going to propose a 3% cost of living increase and a 1% merit, for a 4.00% overall increase. I believe the 3% cost of living percentage is similar, or very close, to what the County and City employees might receive this year. The 1% merit will probably match the City. In the past, we have been instructed by the Mini Conference Board to mirror the cost of living and merit increases that the City employees receive, and since 2011 we have been trying to doing so. A problem arises when our budget is approved before the City's is finalized, and we don't match. The following table compares the overall percent increases for the City departments and our office since 2013/14:

| Year | Assessor Cost of Living Increase | Assessor Merit Increase | City Cost of Living Increase | City Merit Increase | Difference Cost of Living | Difference Cost of Living |
|----------------|----------------------------------|-------------------------|------------------------------|---------------------|---------------------------|---------------------------|
| 2013/14 | 2 | 1 | 2 | 1 | 0 | 0 |
| 2014/15 | 2 | 1 | 2 | 1 | 0 | 0 |
| 2015/16 | 2 | 1 | 2.25 | 1 | 0.25 | 0 |
| <u>2016/17</u> | <u>2</u> | 1 | <u>2.75</u> | 1 | <u>0.75</u> | 0 |
| Total | 8 | | 9 | | 1.00 | |

This table illustrates that we are 1.00 percent behind the city in cost of living increases during this time period. Based on this, the expense items for the Assessor and all other staff are budgeted with a 3.75% cost of living increase and a 1.00% merit pool, for a total of 4.75%. (As always, exact salaries for staff will be based upon individual evaluations.)

Board of Review salaries are \$17.50 per hour. Their total remains the same as it was for 2016/17. 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.

During 2017-2018, we would like to employ three interns to assist us with various projects that arise. This expense is estimated to be \$40,000 and it's shown on the Extra Help/Interns line item. This is an increase of one intern with an accompanying \$5,000 increase.

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 \$25.00 a month for the four 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, this line 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 staffing and use levels. I received notice that we could expect a 4% increase in health insurance costs for the upcoming fiscal year. The reason the increase is larger than 4% is that we have budgeted for an additional Administrative Assistant.

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 full-time employees.

Board of Review Expenses: This line represents payment of the Board's mileage, postage and supplies. The cost comes to \$1,500.

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 January 1, 2017, the rate is \$0.535 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.

Pictometry Aerial Flights: In 2013, the cost for oblique aerial photography was \$21,528 (\$7,176/yr for 3 yrs). In 2015, the cost increased to \$24,750 (\$8,250/yr for 3 yrs). In 2017, the cost increased to \$43,946, and for 2019 and 2021 the cost will be \$45,596 each year.

These aerial photographs are heavily used by our office as well as other City of Ames departments. With the rate at which our city is growing, the opportunity to receive updated imagery every two years would not only be very beneficial to our office and several other city departments, but by moving to a 2-year cycle, other city departments have agreed to help bear half of the cost for the next six years (\$11,261/yr for 6 yrs).

ASSESSMENT APPEALS

Property Assessment Appeal Board

For 2016, one case was filed with the Property Assessment Appeal Board. It was a residential property that PAAB concluded in its ruling that it hadn't been timely filed.

We will revalue all single family residential properties as well as apartments, and possibly all commercial properties for 1/1/2017. We anticipate mailing out over 16,000 assessment notices. It has been our experience when we mail out that many notices; we have a corresponding large number of appeals filed.

OFFICIAL BUDGET DETAIL

A copy of the official budget detail form to be published is **Attachment "B."**

CITIZEN SURVEY & EVALUATION

In the past, our office has conducted this survey. The City of Ames conducts an annual survey, and with their permission, we will have some questions about our office's performance incorporated into it for next year. This will save our office time and money.

Submitted January 15, 2017, by Gregory P. Lynch, Ames City Assessor.

| AMES CITY ASSESSOR 2017-2018 BUDGET PROPOSAL | | | | | | |
|--|--------------------------------|---|---|---------------------|--------------------------------|--|
| Item | FY 15-16 Actual Expenses | FY 16-17 Actual Expenses for the First 13 Requisitions | FY 16-17 Projected Expenses for the Year | FY 16-17 Budget | FY 17-18 Proposed Budget | % of Change Between Proposed & Current Budget |
| Assessor (FY 16-17: Extraordinary 27th Pay Period) | \$ 127,357 | \$ 65,444 | \$ 136,144 | \$ 136,350 | \$ 137,540 | 0.9% |
| Deputy (FY 16-17: Extraordinary 27th Pay Period) | 101,861 | 52,368 | 108,942 | 109,107 | 110,058 | 0.9% |
| Staff (FY 16-17: Extraordinary 27th Pay Period) | 160,523 | 102,940 | 239,621 | 310,527 | 348,790 | 12.3% |
| Longevity | 1,120 | 580 | 1,180 | 1,180 | 1,240 | 5.1% |
| Overtime Pay | 1,120 | 473 | 2,500 | 5,000 | 5,000 | 0.0% |
| Extra Help / Interns | 65,537 | 10,148 | 35,000 | 35,000 | 40,000 | 14.3% |
| Board of Review | 1,524 | - | 7,590 | 7,590 | 2,000 | -73.6% |
| Taxable Fringe Benefits | 3,422 | 1,719 | 3,720 | 3,720 | 4,830 | 29.8% |
| F.I.C.A. @ 7.65% | 33,934 | 17,216 | 43,831 | 46,548 | 49,684 | 6.7% |
| I.P.E.R.S. @ 8.93% | 39,232 | 19,228 | 50,832 | 54,337 | 57,565 | 5.9% |
| Health Insurance & Workers' Comp | 81,369 | 46,998 | 96,739 | 132,000 | 146,943 | 11.3% |
| Unemployment Compensation | - | - | - | 500 | 500 | 0.0% |
| Life & Disability Insurance | 2,255 | 1,188 | 2,254 | 4,100 | 4,100 | 0.0% |
| Total Payroll & Related Expenses | \$ 619,254 | \$ 318,302 | \$ 728,353 | \$ 845,959 | \$ 908,250 | 7.4% |
| Board of Review Expenses | \$ 1,588 | \$ 61 | \$ 1,500 | \$ 1,500 | \$ 1,500 | 0.0% |
| Office Supplies | 4,238 | 2,224 | 4,500 | 4,500 | 4,500 | 0.0% |
| Postage & Mailing | 590 | 59 | 9,000 | 9,000 | 4,500 | -50.0% |
| Employee Mileage & Expenses | 1,944 | 723 | 2,000 | 5,640 | 5,640 | 0.0% |
| Communication Services | 4,407 | 1,862 | 4,300 | 4,300 | 4,200 | -2.3% |
| Data Processing Services / Major Software | 88,550 | 21,740 | 87,000 | 89,000 | 93,095 | 4.6% |
| Education & Training | 18,343 | 4,871 | 11,000 | 18,000 | 20,000 | 11.1% |
| Utilities (City Hall Expenses) | 15,088 | 5,616 | 15,300 | 17,280 | 17,790 | 3.0% |
| Equipment Rental & Maintenance | 1,899 | 660 | 3,000 | 5,000 | 3,000 | -40.0% |
| Equipment & Machinery (Purchases) | 3,461 | 1,854 | 9,854 | 600 | 3,000 | 400.0% |
| Assessment Appeals / Court Costs | 30,300 | 13,500 | 13,500 | 66,000 | 66,000 | 0.0% |
| Management Services / Contingency | 21,319 | 975 | 1,880 | 1,000 | 1,000 | 0.0% |
| Total Office Expenses | \$ 191,727 | \$ 54,145 | \$ 162,834 | \$ 221,820 | \$ 224,225 | 1.1% |
| Total Payroll & Office Expenses | \$ 810,981 | \$ 372,447 | \$ 891,187 | \$ 1,067,779 | \$ 1,132,475 | 6.1% |
| MAPS & GIS Project | \$ 14,200 | \$ 7,300 | \$ 14,200 | \$ 15,200 | \$ 14,200 | -6.6% |
| Revaluation Project | - | - | - | - | - | 0.0% |
| Total Special Projects | \$ 14,200 | \$ 7,300 | \$ 14,200 | \$ 15,200 | \$ 14,200 | -6.6% |
| Total Expenses | \$ 825,181 | \$ 379,747 | \$ 905,387 | \$ 1,082,979 | \$ 1,146,675 | 5.9% |
| Doc Management Software (Data Processing) | \$ - | \$ - | \$ - | \$ 17,000 | \$ - | -100.0% |
| Total Expenses with Doc Mgmt Software | \$ 825,181 | \$ 379,747 | \$ 905,387 | \$ 1,099,979 | \$ 1,146,675 | 4.2% |

| CURRENT STAFF vs. CURRENT STAFF WITH ADDITIONAL CLERK 2017 - 2018 PROPOSED BUDGET | | | | | |
|--|---------------------|--|--|--|--------------------------|
| | Current Staff | % of Change Between Proposed & Current Budget | Current Staff with Additional Clerk | % of Change Between Proposed & Current Budget | Additional Clerk Only |
| Staff | \$ 298,818 | -3.8% | \$ 348,790 | 12.3% | \$ 49,972 |
| F.I.C.A. @ 7.65% | 22,860 | -3.8% | 26,682 | 12.3% | 3,822 |
| I.P.E.R.S. @ 8.93% | 26,684 | -3.8% | 31,147 | 12.3% | 4,463 |
| Health Insurance | 80,439 | -9.4% | 101,287 | 14.1% | 20,848 |
| Unaffected Payroll Items | 400,344 | | 400,344 | | N/A |
| Total Payroll & Related Expenses | \$ 829,145 | -2.0% | \$ 908,250 | 7.4% | \$ 79,105 |
| Total Payroll & Office Expenses | \$ 1,053,370 | -1.3% | \$ 1,132,475 | 6.1% | |
| Total Expenses | \$ 1,067,570 | -1.4% | \$ 1,146,675 | 5.9% | |

| DATA PROCESSING SERVICES / MAJOR SOFTWARE 2017 - 2018 PROPOSED BUDGET | |
|--|------------------|
| City Information Technology Costs (Network, Email, GIS, Etc.) | \$ 30,984 |
| Fiber Connectivity to Story County | 3,600 |
| OXEN Technology (Monthly Managed Services, Etc.) | 12,000 |
| Estimated CAMA Software & Ongoing Support Costs | 15,000 |
| Tyler Technologies | 6,500 |
| Pictometry Aerial Photography | 13,511 |
| Consulting on Miscellaneous Data Processing Issues | 7,500 |
| Miscellaneous Expenses | 4,000 |
| Total 2017 - 2018 Proposed Budget | \$ 93,095 |

| AMES CITY ASSESSOR 2017 - 2018 PROJECTED SOURCE OF FUNDS AND BALANCES | |
|--|-------------------------|
| Item | Assessment Expense Fund |
| Beginning Balance 7-1-2016 | \$ 489,965 |
| Estimated Property Taxes | 1,027,903 |
| Other Income (Misc, Etc.) | 40,059 |
| Transfers In | - |
| Transfers Out | - |
| Available Resources | \$ 1,557,927 |
| Expenses | (905,387) |
| Estimated Ending Balance 6-30-2017 | \$ 652,540 |
| Estimated Beginning Balance 7-1-2017 | \$ 652,540 |
| Property Tax Levy Proposed | \$ 857,867 |
| Other Income (Misc, Credits, Etc.) | \$ 2,133 |
| Transfers In | \$ - |
| Transfers Out | \$ - |
| Available Resources | \$ 1,512,540 |
| Expenses | (1,146,675) |
| Estimated Ending Balance 6-30-2018 | \$ 365,865 |

The projected ending balance is about 32% of the annual budget.

| | |
|---|--------------------------------|
| NOTICE OF PUBLIC HEARING – PROPOSED BUDGET Fiscal Year July 1, 2017 - June 30, 2018 | 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: | Meeting Time: | Meeting Location: |
| February 26, 2017 | 5:30 | Council Chambers, Ames City Hall, 515 Clark Ave, Ames, IA |

At the public hearing any resident or taxpayer may present 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 (Schedule 673-A) will be furnished upon request.

| | | |
|---------------------------|--------------------------------|------------------|
| Clerk's Telephone Number: | PROPOSED BUDGET SUMMARY | Clerk's Name: |
| 515-239-5375 | | Gregory P. Lynch |

| FUND (Use Whole Dollars) | Expenditures | | | D Transfers Out | E Estimated Ending Fund Balance FY 2018 | F Estimated Beginning Fund Balance FY 2018 | G Estimated Other Receipts | H Transfers In | I Estimated Amount To Be Raised By Taxation |
|-----------------------------|------------------------------|------------------------------------|--------------------------------|-----------------------|---|--|-------------------------------------|----------------------|---|
| | A FYE 6-30-2016 Actual | B FYE 6-30-2017 Re-estimated | C FYE 6-30-2018 Proposed | | | | | | |
| 1. Assessment Expense | 825,181 | 905,387 | 1,146,675 | | 347,124 | 633,799 | 2,133 | 0 | 857,867 |
| 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 | 825,181 | 905,387 | 1,146,675 | 0 | 347,124 | 633,799 | 2,133 | 0 | 857,867 |

Proposed taxation rate per \$1,000 valuation: \$ 0.31814

Residential Sales Summary by Quarter for Ames, Iowa

As of January 19, 2017

| | A | B | C | D | E | F | G | H | I |
|-----|--|------------|------------------|------------------|------------------|--------------------|------------------|------------------------|-------------------------------------|
| 1 | Sales Period: | # Sold | Average Price | Average Hse Size | Price per sq.ft. | Average Year Built | Median Price | Annual % Change per SF | Cumulative % change \$/SF 1995 base |
| 2 | 1st Quarter 1995 | 74 | \$113,790 | 1,517 | \$75.00 | 1961.1 | | | |
| 3 | 2nd Quarter 1995 | 147 | \$120,453 | 1,411 | \$85.38 | 1965.5 | | | |
| 4 | 3rd Quarter 1995 | 171 | \$107,542 | 1,362 | \$78.95 | 1962.3 | | | |
| 5 | 4th Quarter 1995 | 123 | \$123,608 | 1,480 | \$83.51 | 1963.1 | | | |
| 6 | 1995 Total Year | 515 | \$115,962 | 1,427 | \$81.29 | 1963.2 | \$97,750 | n/a | n/a |
| 7 | 1995 Sales Detail - Existing & New: | | | | | | | | |
| 8 | Existing houses | 452 | \$106,322 | 1,355 | \$78.47 | 1959 | \$92,000 | n/a | n/a |
| 9 | New construction sales | 63 | \$185,129 | 1,940 | \$95.43 | 1994 | \$172,676 | n/a | n/a |
| 182 | 1st Quarter 2013 | 81 | \$173,039 | 1,353 | \$127.89 | 1971.0 | | | |
| 183 | 2nd Quarter 2013 | 255 | \$193,185 | 1,449 | \$133.32 | 1978.1 | | | |
| 184 | 3rd Quarter 2013 | 246 | \$199,076 | 1,462 | \$136.17 | 1976.8 | | | |
| 185 | 4th Quarter 2013 | 157 | \$200,655 | 1,471 | \$136.41 | 1973.3 | | | |
| 186 | 2013 Total | 739 | \$194,525 | 1,447 | \$134.39 | 1975.9 | \$172,000 | 6.4% | 65.3% |
| 187 | 2013 Sales Detail - Existing & New processed to date: | | | | | | | | |
| 188 | Existing houses | 679 | \$183,927 | 1,423 | \$129.25 | 1973 | \$166,450 | 5.3% | 64.7% |
| 189 | Single-Family Detached | 523 | \$191,470 | 1,495 | \$128.07 | 1967 | \$170,000 | | |
| 190 | Townhouses/Condos | 156 | \$158,638 | 1,180 | \$134.44 | 1991 | \$145,500 | | |
| 191 | New construction sales | 60 | \$314,457 | 1,725 | \$182.29 | 2013 | \$296,012 | 9.3% | 91.0% |
| 192 | Single-Family Detached | 54 | \$319,409 | 1,751 | \$182.42 | 2013 | \$311,601 | | |
| 193 | Townhouses/Condos | 6 | \$269,887 | 1,494 | \$180.65 | 2013 | \$266,700 | | |
| 194 | 1st Quarter 2014 | 94 | \$202,776 | 1,461 | \$138.79 | 1978.2 | | | |
| 195 | 2nd Quarter 2014 | 219 | \$203,031 | 1,488 | \$136.45 | 1977.8 | | | |
| 196 | 3rd Quarter 2014 | 227 | \$212,447 | 1,515 | \$140.23 | 1976.4 | | | |
| 197 | 4th Quarter 2014 | 156 | \$201,384 | 1,442 | \$139.66 | 1975.9 | | | |
| 198 | 2014 Total | 696 | \$205,698 | 1,483 | \$138.72 | 1977.0 | \$189,000 | 3.2% | 70.6% |
| 199 | 2014 Sales Detail - Existing & New processed to date: | | | | | | | | |
| 200 | Existing houses | 643 | \$199,214 | 1,481 | \$134.51 | 1974 | \$180,000 | 4.1% | 71.4% |
| 201 | Single-Family Detached | 499 | \$207,719 | 1,555 | \$133.58 | 1969 | \$189,500 | | |
| 202 | Townhouses/Condos | 144 | \$168,743 | 1,223 | \$137.97 | 1991 | \$148,165 | | |
| 203 | New construction sales | 53 | \$284,365 | 1,503 | \$189.20 | 2013 | \$286,521 | 3.8% | 98.3% |
| 204 | Single-Family Detached | 34 | \$323,467 | 1,709 | \$189.27 | 2013 | \$325,910 | | |
| 205 | Townhouses/Condos | 19 | \$214,394 | 1,134 | \$189.06 | 2013 | \$220,309 | | |
| 206 | 1st Quarter 2015 | 149 | \$198,221 | 1,407 | \$140.88 | 1972.1 | | | |
| 207 | 2nd Quarter 2015 | 251 | \$223,905 | 1,557 | \$143.81 | 1977.1 | | | |
| 208 | 3rd Quarter 2015 | 409 | \$187,218 | 1,406 | \$133.16 | 1985.3 | | | |
| 209 | 4th Quarter 2015 | 135 | \$211,514 | 1,469 | \$143.99 | 1972.9 | | | |
| 210 | 2015 Total | 944 | \$202,184 | 1,455 | \$138.93 | 1979.3 | \$173,750 | 0.2% | 70.9% |
| 211 | 2015 Sales Detail - Existing & New processed to date: | | | | | | | | |
| 212 | Existing houses | 897 | \$194,399 | 1,442 | \$134.81 | 1977 | \$198,500 | 0.2% | 71.8% |
| 213 | Single-Family Detached | 607 | \$213,870 | 1,550 | \$137.98 | 1969 | \$189,900 | | |
| 214 | Townhouses/Condos | 290 | \$155,644 | 1,215 | \$128.10 | 1996 | \$134,094 | | |
| 215 | New construction sales | 47 | \$350,755 | 1,718 | \$204.16 | 2014 | \$348,538 | 7.9% | 113.9% |
| 216 | Single-Family Detached | 38 | \$377,525 | 1,865 | \$202.43 | 2014 | \$374,010 | | |
| 217 | Townhouses/Condos | 9 | \$237,725 | 1,097 | \$216.70 | 2014 | \$220,590 | | |
| 218 | 1st Quarter 2016 | 138 | \$213,692 | 1,493 | \$143.13 | 1972.1 | | | |
| 219 | 2nd Quarter 2016 | 246 | \$220,446 | 1,442 | \$152.88 | 1975.9 | | | |
| 220 | 3rd Quarter 2016 | 193 | \$237,247 | 1,491 | \$159.12 | 1975.4 | | | |
| 221 | 4th Quarter 2016 | 145 | \$224,219 | 1,459 | \$153.68 | 1976.2 | | | |
| 222 | 2016 Total | 722 | \$224,404 | 1,468 | \$152.84 | 1975.1 | \$197,500 | 10.0% | 88.0% |
| 223 | 2016 Sales Detail - Existing & New processed to date: | | | | | | | | |
| 224 | Existing houses | 689 | \$216,902 | 1,456 | \$148.97 | 1973 | \$194,000 | 10.5% | 89.9% |
| 225 | Single-Family Detached | 565 | \$223,366 | 1,513 | \$147.63 | 1969 | \$197,500 | | |
| 226 | Townhouses/Condos | 124 | \$187,449 | 1,197 | \$156.60 | 1990 | \$168,625 | | |
| 227 | New construction sales | 33 | \$381,044 | 1,724 | \$221.02 | 2015 | \$365,500 | 8.3% | 131.6% |
| 228 | Single-Family Detached | 26 | \$401,525 | 1,828 | \$219.65 | 2015 | \$377,990 | | |
| 229 | Townhouses/Condos | 7 | \$304,972 | 1,339 | \$227.76 | 2015 | \$320,000 | | |
| 230 | NOTE 1: Sales are assigned to quarters according to the month and year the deed was executed. | | | | | | | | |
| 231 | NOTE 2: 1-family houses include townhouses, condominiums, detached houses, and attached houses. | | | | | | | | |
| 232 | NOTE 3: Recent quarters may include unverified sales information; all sales are subject to correction. | | | | | | | | |
| 233 | NOTE 4: Recent sales may not be included. New houses are not included until after they have been inspected. | | | | | | | | |