

City Assessor's 2016-2017 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:

Wayne Clinton • Rick Sanders • Paul Toot

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 2016-2017 Fiscal Year
For the Conference Board meeting at 5:30 p.m. on January 12, 2016

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

The Mini Conference Board met January 22, 2015, to review the Assessor's budget proposal. Members present were Peter Orazem, Ames City Council; Bill Talbot, Ames School Board of Directors; Rick Sanders, Story County Board of Supervisors; and Greg Lynch, Ames City Assessor. Also present were Brenda Swaim (City Assessor), and Dawn Tank (City Assessor).

For Conference Board Members, minutes from the Mini Conference Board meeting were included with the *2016-2017 Annual Report*. The public may view the minutes by visiting the Ames City Assessor's Office in City Hall.

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:

Thomas Jackson	12/31/2020	Judy Albright	12/31/2018
Tom Carey	12/31/2016	Jami Larson	12/31/2019
Roy Zingg	12/31/2017		

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.

SENATE FILE 295 AND VALUATION

In July of 2013, Senate File 295 was enacted. It deals with property tax reform. It contains the most sweeping changes to assessment practices in recent history. There are many changes within this law, but in particular, four components have or will directly impact our office. The following is a brief description of them:

1. Business Property Tax Credit (Effective January 2013)
 - We initially implemented the Business Property Tax Credit late 2013 and early 2014. Identifying 1076 qualifying “unit.”
 - As class changes, ownership changes, splits, combines and new subdivisions have occurred in 2015, we continued to maintain these credits, removing those that no longer qualify and providing pre-filled applications to the owners for newly qualifying parcels. This has now become a routine mandated process that is ongoing.
2. New rollbacks or assessment limitation & replacement claims for commercial, industrial, and railroad properties.
 - 95% for 2013 Assessment
 - 90% for 2014 Assessment
3. Changes to taxable value growth for residential & agricultural property.
 - Reduced from 4% to 3%
4. New Classifications (Effective January 2015)
 - A. **Dual Class**
 - Separate values for commercial and residential components.
 - Portions of properties less than three units, used or intended to be used for human habitation (and a portion of the land), regardless of the number of units and that is not otherwise classed residential.
 - B. **Multiresidential**
 - Properties used or intended to be used for human habitation, containing three or more separate dwelling units, as follows:
 - Commercially classed apartments
 - Commercially classed mobile home parks
 - Commercially classed manufactured home communities
 - Commercially classed nursing / retirement homes
 - Commercially classed land-leased communities
 - We classified and revalued 216 parcels for January 1, 2015 as Multi-Residential.
 - This classification has a graduated reduction of the rollback until year 2022, at which time it will equal the residential rollback. Here is the reduction schedule:
 - 2015 Assessment 86.25%
 - 2016 Assessment 82.50%
 - 2017 Assessment 78.75%
 - 2018 Assessment 75.00%
 - 2019 Assessment 71.25%
 - 2020 Assessment 67.50%
 - 2021 Assessment 63.75%
 - 2022 Assessment = Residential rollback

ASSESSED AND TAXABLE VALUES

It should be understood that when a rollback (assessment limitation is legal terminology for rollback) is applied, it reduces the taxable value. So when a rollback decreases, it also decreases the taxable value. This is shown below:

Assessed Value	\$100,000	\$100,000
Rollback	50%	45%
Taxable Value	\$50,000	\$45,000

The tax base changes for assessed and taxable values from 2014 to 2015 are shown in the following two tables:

Table 1.

Ames Taxable Valuations by Class: 100% Assessed Values (in Thousands of Dollars)				
Class	2014 Actual	2015 Actual	Difference 2014 to 2015	% Change
Ag Land & Ag Bldgs	\$ 4,205	\$ 3,575	\$ (630)	-15.0%
Residential	\$ 2,785,315	\$ 2,962,477	\$ 177,162	6.4%
Multiresidential	\$ -	\$ 123,939	\$ 123,939	N/A
Commercial	\$ 842,003	\$ 774,436	\$ (67,567)	-8.0%
Industrial	\$ 134,033	\$ 151,482	\$ 17,449	13.0%
Railroads & Utilities Minus Gas & Electric	\$ 11,708	\$ 12,198	\$ 490	4.2%
Total Except Gas & Electric	\$ 3,777,264	\$ 4,015,910	\$ 238,646	6.3%
Gas & Electric Valuation	\$ 17,023	\$ 17,702	\$ 679	4.0%
100% Assessed Values Total	\$ 3,794,287	\$ 4,033,611	\$ 239,324	6.3%
T.I.F Value Not Included	\$0	\$0	\$0	

Sources: Iowa Department of Management Reports for Story County as of January 1, 2016, published December 23, 2015.

Table 2.

Ames Taxable Valuations by Class: Rolled Back or Taxable Values (in Thousands of Dollars)				
Class	2014 Actual	2015 Actual	Difference 2014 to 2015	% Change
Ag Land & Ag Bldgs	\$ 1,879	\$ 1,649	\$ (230)	-12.3%
Residential	\$ 1,552,353	\$ 1,647,905	\$ 95,552	6.2%
Multiresidential	\$ -	\$ 106,897	\$ 106,897	N/A
Commercial	\$ 757,803	\$ 696,993	\$ (60,810)	-8.0%
Industrial	\$ 120,630	\$ 136,334	\$ 15,704	13.0%
Railroads & Utilities Minus Gas & Electric	\$ 11,121	\$ 11,523	\$ 402	3.6%
Total	\$ 2,443,786	\$ 2,601,299	\$ 157,513	6.4%
Military Exemptions	\$ (2,514)	\$ (2,350)	\$ 164	-6.5%
Taxable Total Except Gas & Electric	\$ 2,441,272	\$ 2,598,949	\$ 157,677	6.5%
Gas & Electric Valuation	\$ 5,566	\$ 5,323	\$ (243)	-4.4%
Taxable Values Total	\$ 2,446,838	\$ 2,604,273	\$ 157,435	6.4%
T.I.F Value Not Included	\$0	\$0	\$0	

Sources: Iowa Department of Management Reports for Story County as of January 1, 2016, published December 23, 2015.

Categorical changes of the 2015 taxable values are illustrated in the following table:

Table 3.

Class	2014 Taxable Value (in Thousands)	2015 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 2014 to 2015 (in Thousands)
Residential	\$ 1,552,353	\$ 1,647,905	\$ 56,476	\$ 2,252	\$ 40,718	\$ (3,188)	\$ (707)	\$ 95,551
% Changes			3.6%	0.1%	2.6%	-0.2%	0.0%	6.2%
MultiResidential	\$ -	\$ 106,897	\$ 1,526	\$ 98,346	\$ 7,676	\$ -	\$ -	\$ 106,897
% Changes			0.2%	13.0%	1.0%	0.0%	0.0%	14.1%
Commercial	\$ 757,803	\$ 696,993	\$ 25,991	\$ (111,357)	\$ 16,534	\$ -	\$ 8,021	\$ (60,810)
% Changes			3.4%	-14.7%	2.2%	0.0%	1.1%	-8.0%
Industrial	\$ 120,630	\$ 136,334	\$ 13,586	\$ -	\$ -	\$ -	\$ 2,118	\$ 15,704
% Changes			11.3%	0.0%	0.0%	0%	1.8%	13.0%
Agricultural	\$ 1,879	\$ 1,649	\$ (383)	\$ (18)	\$ -	\$ 50	\$ 120	\$ (231)
% Changes			-20.4%	-1.0%	0.0%	2.7%	6.4%	-12.3%
Totals	\$ 2,432,665	\$ 2,589,777	\$ 97,196	\$ (10,777)	\$ 64,928	\$ (3,137)	\$ 9,553	\$ 157,111
% Changes			4.0%	-0.4%	2.7%	-0.1%	0.4%	6.5%
<i>Note: Does not include state-assessed property</i>								

Sources: 2015 Abstract of Assessment; 2015 Reconciliation Report.

Agricultural assessed values (Table 1) decreased 15.0% from 2014 to 2015. This was due primarily to revaluation and reclassification.

Agricultural taxable values (Tables 2 & 3) experienced a decrease of 12.3% from 2014 to 2015. Categorically it decreased due to revaluation and reclassification. Increases were due to an increase in the rollback from 44.7021% of the 2014 assessed value (payable fall of 2015 and spring of 2016) to 46.1068% for 2015. The net result is a decrease of 12.3% of taxable value for 2015.

Residential assessed values (Table 1) increased 6.4% from 2014 to 2015. This was a result of revaluation, new construction and class change from commercial.

Residential taxable values (Tables 2 & 3) experienced an increase of 6.2% from 2014 to 2015. The largest contributing factors were the increase due to revaluation and new construction.

Commercial assessed values (Table 1) experienced a significant decrease of 8.0% from 2014 to 2015. This is the result of properties being reclassified as Multiresidential.

Commercial taxable values (Tables 2 & 3) experienced a decrease of 8.0% from 2014 to 2015. The large decrease caused by reclassification was offset by gains in revaluation and new construction.

Industrial assessed values (Table 1) experienced a solid increase of 13.0% from 2014 to 2015. This is due to revaluation.

Industrial taxable values (Table 3) mirrored the 100% assessed values from 2014 to 2015. Categorically it increased due to revaluation and expiring exemptions.

As shown in Table 3, excluding railroads and utilities, the overall change for the upcoming fiscal year is 6.5% more taxable value.

DEPARTMENT ACTIVITIES

On April 1, 2015, our office mailed out 10,868 assessment notices. Of these 10,003 were residential, 461 were commercial, 19 were industrial, 216 were multiresidential, 29 were dual class, 101 were agricultural and 39 were for exempt parcels.

I would like to publicly thank Judy Heimerman, Dawn Tank, and Brenda Swaim for the extraordinary amount of hours they spent accomplishing this. I realized while driving home at 10:30 p.m. on March 31st after having just dropped off the last of the assessment rolls at the Post Office, how lucky I was to have these dedicated, professional women as coworkers. It was also accomplished with the aid of interns and temporary help, which is discussed further under ExtraHelp/Interns.

We were able to fill the two vacant appraiser positions with Don (D.W.) Wacker and Chris Malloy. Both started in December and are busy getting familiar with our software and office work flow. They will be instrumental in inspecting all the new residential homes in addition to the existing houses that have had additions built or remodeling done.

We have been very fortunate to have two interns and three temporary employees as part of our team. Thanks to them we have been able to make significant progress migrating our residential properties into our CAMA system.

The new construction segment of the residential market remained stable. 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 2015 is shown at 26, but due to a backlog of entering this data, this number is misleading. We expect it to be similar to the 53 built in 2014.

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 4.8% as compared to 2014 (shown in the row heading “New construction sales”). It was \$189.20 in 2014 and \$198.33 in 2015. The median sales price showed an increase of 12.93% from \$286,521 in 2014 to \$323,558 in 2015 (shown in the column heading “Median Price”).

Existing House Sales: The total number of sales increased by 31.88% from 643 in 2014 to 848 in 2015. The average sale price per square foot stayed pretty much the same from \$134.51 in 2014 to \$135.04 in 2015 (shown in the row heading “Existing houses”). The median sales price showed a decrease of 6.5% from \$180,000 in 2014 to \$168,250 in 2015 (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
▪ Don (D.W.) Wacker, Residential Appraiser	December	2015
▪ Chris Malloy, Residential Appraiser	December	2015
▪ Database Manager		

BUDGET PROPOSAL

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

Salaries: The Consumer Price Index (CPI), published by the Bureau of Labor Statistics of the U.S. Department of Labor, shown in a news release dated November 17, 2015, indicates an increase of 1.9% for all items less food and energy since October of 2014.

The expense items for the Assessor and all other staff are budgeted with a 2% cost of living increase and a 1.00% merit pool, for a total of 3.0%. (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 FY 2015-2016. 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.

Extra Help/Interns: During FY 2016-2017, we would like to employ four interns to assist us with various projects that arise. This expense is estimated to be \$35,000 and it's shown on the Extra Help/Interns line item. This is an increase of \$2,000.

It should also be noted that we are estimating this line item expense for FY 2015-2016 to be \$88,500. This is almost triple the budgeted amount of \$33,000. We were fortunate to have hired two interns and three temporary employees that were instrumental in getting data entered into our CAMA database and helping out anywhere they were needed. They were needed (and affordable) because of the vacant Appraiser and Database Manager positions.

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

Additionally, this line includes a monthly cell phone allowance of \$25.00 a month for all five full-time employees 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.

Health Insurance: The amount budgeted last year was based on our current staffing and use levels. I received notice that we could expect a 7% increase in health insurance costs for the upcoming fiscal year.

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

Board of Review Expenses: This line represents payment of the Board's mileage, postage and supplies.

* **Mileage:** This line represents reimbursement to employees who use their personal auto for work purposes. It is paid at the current IRS rate. For 2016, the rate is \$0.54 per mile.

We had been using a pool vehicle provided by the city whenever possible. The rate for it is currently \$0.45 per mile. We plan to keep this option open for the new appraisers.

Document Management Software (Data Processing): This is a continuation of our budget from last year. I have separated it, so that it doesn't distort our historic line items.

As you may remember, our office was exploring Enterprise Content Management Systems, which would allow us to fully transition from paper hard-copy driven processes to digital documents. We were exploring two avenues to the fruition of this project. We would like to be a part of a larger city-wide initiative to a unified document management system. Our office is aware that this has been an ambition of the city for quite some time, and projects particular to an entity the size of the city of Ames can incur substantial expense and require a lot of project planning.

The City Assessor's office would still like to have an alternate contingency plan should it be determined the likelihood of a city-wide ECM system will not be imminent within the next two years. We had earmarked \$17,000 in the FY 2015-2016 budget and have included \$17,000 in the FY 2016-2017 budget to begin planning for an Enterprise Content Management System that is scaled to the needs of our office. This project will allow us to integrate many of the paper forms, applications and records into our current CAMA, appeals, and real estate system. Advantages include more efficient retrieval of information, improved customer service, and repurposing of office space that is currently used for storing documentation.

ASSESSMENT APPEALS

For 2015, eleven cases were filed with the Property Assessment Appeal Board and one with District Court (see table below). Ten cases involve commercial properties and one was residential.

Property ID or MAP ID	Address	Appellant	PAAB or District	Docket #(s) or Case #
05-28-273-020	3619 Stange Road	Fareway Stores, Inc	PAAB	2015-100-00088C
05-34-227-120	2719 Grand Avenue	DWB Family LLC (Walgreen Co. Lessee)	PAAB	2015-100-00087C
09-05-302-020	4401 Timber Ridge Drive	Gano, Dennis E. & Barbara L	PAAB	2015-100-00086R
09-11-101-040	402 Lincoln Way	Great Southern Bank	PAAB	2015-100-00095C
09-11-440-020	1220 S Duff Avenue	Best Buy Company	PAAB	2015-100-00085C
09-14-330-010	120 Airport Road	Lowe's Home Centers, LLC	District	CUCU049292
09-14-370-015	2901 S Duff Avenue	Lithia Real Estate	PAAB	2015-100-01213C
09-16-280-040	2325 University Blvd	Gateway Center Ltd	PAAB	2015-100-00092C
09-16-280-050	2101 Green Hills Drive	Gateway Center Ltd	PAAB	2015-100-00091C
09-16-425-015	2415 University Blvd	Friends of ISU Hotel Holdings, LLC	PAAB	2015-100-00089C
09-16-425-025	2329 University Blvd	Friends of ISU Hotel Holdings, LLC	PAAB	2015-100-00090C
10-06-390-010	2825 E Lincoln Way	GPT Ames Owner LLC	PAAB	2015-100-00094I

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. Due to our staff shortage, with the Mini Conference Board’s approval, we did not conduct it this year. 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 7, 2016, by Gregory P. Lynch, Ames City Assessor.

AMES CITY ASSESSOR
2016 – 2017 BUDGET PROPOSAL

Item	FY 14-15 Actual Expenses	FY 15-16 Actual Expenses for the First 13 Requisitions	FY 15-16 Projected Expenses for the Year	FY 15-16 Budget	FY 16-17 Proposed Budget	% of Change Between Proposed & Current Budget
Assessor	\$ 123,635	\$ 63,568	\$ 127,307	\$ 127,288	\$ 136,350	7.1%
Deputy	99,023	50,862	101,861	101,578	109,107	7.4%
Staff	190,981	55,092	183,328	289,240	310,527	7.4%
Longevity	1,230	550	1,120	1,120	1,180	5.4%
Overtime Pay	3,195	83	5,500	5,500	5,000	-9.1%
Extra Help / Interns	27,246	29,500	88,500	33,000	35,000	6.1%
Board of Review	3,909	794	4,000	7,590	7,590	0.0%
Taxable Fringe Benefits	2,866	809	2,600	2,266	3,720	64.2%
F.I.C.A. @ 7.65%	33,480	14,685	37,979	43,420	46,548	7.2%
I.P.E.R.S. @ 8.93%	38,324	16,555	45,500	50,685	54,337	7.2%
Health Insurance & Workers' Comp	72,813	33,946	91,973	116,845	132,000	13.0%
Unemployment Compensation	-	-	-	500	500	0.0%
Life & Disability Insurance	2,459	1,001	2,230	4,631	4,100	-11.5%
Total Payroll & Related Expenses	\$ 599,161	\$ 267,445	\$ 691,898	\$ 783,663	\$ 845,959	7.9%
Board of Review Expenses	\$ 294	\$ 822	\$ 1,500	\$ 1,500	\$ 1,500	0.0%
Office Supplies	4,438	1,388	4,500	4,500	4,500	0.0%
Postage & Mailing	5,007	104	5,000	8,250	9,000	9.1%
Employee Mileage & Expenses	1,401	1,028	2,500	5,640	5,640	0.0%
Communication Services	4,686	1,822	4,400	5,400	4,300	-20.4%
Data Processing Services / Major Software	110,196	28,809	79,000	72,350	89,000	23.0%
Education & Training	12,667	6,615	15,000	15,000	18,000	20.0%
Utilities (City Hall Expenses)	17,141	6,855	17,155	15,050	17,280	14.8%
Equipment Rental & Maintenance	7,168	1,230	3,500	8,000	5,000	-37.5%
Equipment & Machinery (Purchases)	52,005	1,934	7,750	48,500	600	-98.8%
Assessment Appeals / Court Costs	19,195	30,300	40,300	66,000	66,000	0.0%
Management Services / Contingency	1,141	878	1,308	1,000	1,000	0.0%
Total Office Expenses	\$ 235,339	\$ 81,785	\$ 181,913	\$ 251,190	\$ 221,820	-11.7%
Total Payroll & Office Expenses	\$ 834,500	\$ 349,230	\$ 873,811	\$ 1,034,853	\$ 1,067,779	3.2%
MAPS & GIS Project	\$ 10,750	\$ 10,750	\$ 14,200	\$ 14,200	\$ 15,200	7.0%
Revaluation Project	-	-	-	-	-	0.0%
Doc Management Software (Data Processing)	-	-	-	17,000	17,000	0.0%
Total Special Projects	\$ 10,750	\$ 10,750	\$ 14,200	\$ 31,200	\$ 32,200	3.2%
Total Expenses	\$ 845,250	\$ 359,980	\$ 888,011	\$ 1,066,053	\$ 1,099,979	3.2%

EXTRAORDINARY 27th PAY PERIOD FOR 2016 – 2017
26 PAY PERIODS VS. 27 PAY PERIODS

Item	FY 15-16 Bi-Weekly Base Salary (All Possible FT Positions)	FY 16-17 Bi-Weekly Base Salary (Proposed Budget)	% of Change Between FY 17-16 Bi-Weekly & FY 15-16 Bi-Weekly	FY 16-17 Annual Base Salary (Proposed Budget) 26 Pay Periods	% of Change Between Proposed & Current Budget 26 Pay Periods	FY 16-17 Annual Base Salary (Proposed Budget) 27 Pay Periods	% of Change Between Proposed & Current Budget 27 Pay Periods
Assessor	\$ 4,903	\$ 5,050	3.0%	\$ 131,300	3.2%	\$ 136,350	7.1%
Deputy	3,923	4,041	3.0%	105,066	3.4%	109,107	7.4%
Staff	11,165	11,501	3.0%	299,026	3.4%	310,527	7.4%
Total	\$ 19,991	\$ 20,592	3.0%	\$ 535,392	3.3%	\$ 555,984	7.3%

DATA PROCESSING SERVICES / MAJOR SOFTWARE
2016 – 2017 PROPOSED BUDGET

City Information Technology Costs (Network, Email, GIS, Etc.)	\$ 31,000
Fiber Connectivity to Story County	3,600
Heartland Technology Solutions (Monthly Managed Services, Etc.)	15,800
Estimated CAMA Software & Ongoing Support Costs	13,700
Tyler Technologies	6,200
Pictometry Aerial Photography	10,500
Consulting on Miscellaneous Data Processing Issues	5,000
Miscellaneous Expenses	3,200
Total 2016 - 2017 Proposed Budget	\$ 89,000

AMES CITY ASSESSOR
2016 – 2017 PROJECTED SOURCE OF FUNDS AND BALANCES

Item	Assessment Expense Fund
Beginning Balance 7-1-2015	\$ 351,558
Estimated Property Taxes	915,898
Other Income (Misc, Etc.)	20,798
Transfers In	-
Transfers Out	-
Available Resources	\$ 1,288,254
Expenses	(888,011)
Estimated Ending Balance 6-30-2016	\$ 400,243
Estimated Beginning Balance 7-1-2016	\$ 400,243
Property Tax Levy Proposed	\$ 1,027,903
Other Income (Misc, Credits, Etc.)	\$ 2,097
Transfers In	\$ -
Transfers Out	\$ -
Available Resources	\$ 1,430,243
Expenses	(1,099,979)
Estimated Ending Balance 6-30-2017	\$ 330,264

The projected ending balance is about 30% of the annual budget.

NOTICE OF PUBLIC HEARING -- PROPOSED BUDGET Fiscal Year July 1, 2016 - June 30, 2017	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 23	5:30 PM	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:		
515-239-5370							Gregory P. Lynch		
FUND (Use Whole Dollars)	A	B	C	D Transfers Out	E Estimated Ending Fund Balance FY 2017	F Estimated Beginning Fund Balance FY 2017	G Estimated Other Receipts	H Transfers In	I Estimated Amount To Be Raised By Taxation
	Expenditures								
	FYE 6-30-2015 Actual	FYE 6-30-2016 Re-estimated	FYE 6-30-2017 Proposed						
1. Assessment Expense	845,250	888,011	1,099,979		330,264	400,243	2,097	0	1,027,903
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	845,250	888,011	1,099,979	0	330,264	400,243	2,097	0	1,027,903
Proposed taxation rate per \$1,000 valuation: \$					0.39544				

Residential Sales Summary by Quarter for Ames, Iowa

As of December 30, 2015

	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
170	1st Quarter 2012	92	\$177,415	1,480	\$119.88	1975.6			
171	2nd Quarter 2012	229	\$188,137	1,492	\$126.10	1975.4			
172	3rd Quarter 2012	187	\$184,675	1,491	\$123.86	1978.4			
173	4th Quarter 2012	126	\$194,139	1,438	\$135.01	1982.4			
174	2012 Total	634	\$186,753	1,479	\$126.25	1977.7	\$169,750	3.0%	55.3%
175	2012 Sales Detail - Existing & New processed to date:								
176	Existing houses	590	\$179,529	1,463	\$122.71	1975	\$162,750	2.0%	56.4%
177	Single-Family Detached	453	\$185,283	1,530	\$121.10	1970	\$167,500		
178	Townhouses/Condos	137	\$160,503	1,239	\$129.54	1992	\$137,500		
179	New construction sales	44	\$283,622	1,700	\$166.84	2012	\$271,835	6.5%	74.8%
180	Single-Family Detached	40	\$288,206	1,719	\$167.66	2012	\$275,335		
181	Townhouses/Condos	4	\$237,784	1,511	\$157.37	2011	\$228,250		
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	150	\$197,699	1,406	\$140.61	1972.1			
207	2nd Quarter 2015	250	\$223,322	1,555	\$143.62	1977.1			
208	3rd Quarter 2015	396	\$180,246	1,393	\$129.39	1983.7			
209	4th Quarter 2015	78	\$217,421	1,484	\$146.51	1973.0			
210	2015 Total	874	\$198,881	1,450	\$137.19	1978.9	\$172,000	-1.1%	68.8%
211	2015 Sales Detail - Existing & New processed to date:								
212	Existing houses	848	\$194,726	1,442	\$135.04	1978	\$168,250	0.4%	72.1%
213	Single-Family Detached	565	\$215,319	1,555	\$138.47	1969	\$192,000		
214	Townhouses/Condos	283	\$153,612	1,217	\$126.22	1996	\$134,094		
215	New construction sales	26	\$334,386	1,686	\$198.33	2014	\$323,558	4.8%	107.8%
216	Single-Family Detached	20	\$366,378	1,867	\$196.24	2014	\$353,719		
217	Townhouses/Condos	6	\$227,746	1,083	\$210.29	2014	\$211,950		
218	NOTE 1: Sales are assigned to quarters according to the month and year the deed was executed.								
219	NOTE 2: 1-family houses include townhouses, condominiums, detached houses, and attached houses.								
220	NOTE 3: Recent quarters may include unverified sales information; all sales are subject to correction.								
221	NOTE 4: Recent sales may not be included. New houses are not included until after they have been inspected.								